

**COUNTY REGULATIONS
FOR
SUBDIVISIONS
AND TRACT SURVEYS
WITHIN THE
CITIES AND
THE COUNTY
OF BROWN COUNTY,
TEXAS**

*revised
10-22-07
5/7/07*

*Adapted
April 1, 2002
by Commissioner
Carr*

*Margaret Stodd
County Clerk*

1. **SUBDIVISION:**

For the purposes of these rules, a subdivision is defined as:

“Any tract of land which divided into two (2) or more parts, of which one or more said tracts will be offered for sale to the Public.” The plat must comply with all rules and regulations outlined herein. Finally, these rules are applicable to all subdivisions and the “piecemeal subdivisions of land” regardless of whether they are to be used for construction of permanent homes or for mobile homes/trailer parks. Those comply with the rules outlined herein. Said Subdivision must comply with all Rules and Regulations of the Texas Board of Professional Land Surveying.

2. **PRELIMINARY PLAT:**

Persons, Corporations, Partners, or others contemplating the conversion of raw or other type of lands into subdivisions or acreage as defined herein, should develop a preliminary plan and will inform and discuss with the developer the results of the review.

Who Must Prepare The Plat: The developer shall cause to be prepared a plat by a Registered Professional Land Surveyor licensed by the State of Texas.

How The Plat Must Be Prepared: The plat shall be prepared in accordance with the regulations and shall be submitted on a scale of not more than Four Hundred (400) feet per inch and certified as to accuracy by the surveyor preparing the subdivision plat.

3. **DESCRIPTION:**

The subdivision, or addition, shall accurately be described by Metes and Bounds and located with the respect to an original corner of the original survey of which it is a part of, and /or the adjoining Subdivision, giving the dimensions thereof said subdivision or addition and the dimensions of all lots, streets, alleys, or other portions of same intended to be dedicated to public use of purchasers or owners of lots fronting thereon or adjacent thereto.

4. **PLAT MATERIAL:**

The plat shall be drawn with a durable permanent ink on Mylar Drafting film, tracing cloth or a permanent type of material, consisting of one or more sheets not to exceed measuring 24” wide by 36” long in size. It shall be drawn to scale of not more than 400 feet to the inch and where the area being subdivided will not fit in the aforesaid dimensions, two or more sheets shall be used. A key map with a scale of one (1) inch to 2,000 feet shall show the entire area and be drawn on the first sheet or on a separate sheet.

5. **ACKNOWLEDGMENTS:**

Every such plat shall be duly acknowledged by owners or proprietors of the land or by some duly authorized agent of said owners or proprietors in the manner required by acknowledgements of deeds.

6. SURVEY OF THE GROUND:

The subdivision plat must be made from an actual recent on the ground survey by or under the supervision of a Registered Professional Land Surveyor licensed by the State of Texas, and his certificate to the effect must appear on said plat or map.

7. METHODOLOGY:

Boundary lines must be shown by bearings and distances, calling for the lines of established surveys and land marks, sufficient to locate the property on ground. In order to add a measure of permanence to the locations of all the lot corners and lot lines, all curve points, angle points and block corners should be monumented with permanent monuments. Said monuments reflecting the Surveyor's name and registrations number according to the rules and regulations of the Texas Board of Professional Land Surveying. There shall be at least two (2) monuments set in concrete on a control boundary line of said Subdivision. These monuments should be protected by any means possible, and should survive the construction of streets, utilities, houses, etc. In addition, the entire subdivision should be tied and oriented to the Texas State Coordinate Systems using NAD 83 in English measurements. This control system can use G. P. S. surveying methods, either by actual G. P. S. shots or by using control set using G. P. S. or other monuments referenced in said system. The accuracy of said subdivision should meet specifications set out by the Texas Board of Professional Land Surveying or exceed said requirements. A coordinate list containing the coordinates of each and every corner, including curve points, radius points, etc should be filed for record along with the plat. The plat should show the location of every Concrete Monument set and permanent markers of each corner. This same coordinate list shall also be furnished to the County on a 3.5 inch disk as part of the filing process and with a hard copy or print out of said coordinates. Said Computer disk is to be on ASCII format. To accompany the coordinate list in addition to an electronic drawing will be furnished of the final plat in one of the three formats being: .DWG, .DGN, or .DXF., with the coordinates being on ASCII. This will permit the various County Departments to upgrade their base maps to show the subdivision in its proper location. All Rules and Regulations set out by the Texas Board of Land Surveying should be followed.

8. NAMES:

The names of the proposed Subdivision or any of the physical features (such as streets, alleys, etc.) must not be so similar to the features in Brown County or in any incorporated town or city therein, as to cause confusion. Streets which are a continuation of any existing street shall take on the name of the existing name of the existing street or as designated by the appropriate officials of the City, County, or State. Street names and numbers will be coordinated with the appropriate U. S. Post Office.

9. LOT AND BLOCK:

Lot and block numbers are to be arranged in a systematic order on the plat in distinct and legible figures. The area of each lot must be shown in acres and/or fractions thereof in decimals to the nearest 100th of an acre. Show total number of lots or tracts.

10. **LOCATIONS:**

Locations of lots, streets, driveways, easements and other features must be shown with accurate dimensions in feet and decimals of feet. Length of radii and area of all curves, with bearings and distances of long chord, must be shown, also dimensions from all angle points of curve to lot lines.

11. **ROADWAY:**

Roads and streets to be constructed shall have a minimum width of right of way of fifty (50) feet and must provide unhampered circulation through the subdivision. Where a dead end road or street is designed to be so permanently, a turn-around shall be provided at the closed end having an outside finished roadway diameter of eighty (80) feet and road or street right of way diameter of one hundred (100) feet. All roads and streets are preferred to intersect at a ninety (90) degree angle, where this is not possible, the intersection on the side of the acute angle must be cut back, as specified by the appropriate Commissioner, or City Engineer, but in no case shall the cut back be less than 25 feet. In cases where the new roads and streets, as platted, intersect with established roads and streets, the new roads and streets shall be in practicable, a continuation without offset, of any intersecting road or street on the opposite side of the established road or street. If at all avoidable, roads or streets shall not have abrupt offsets or jogs in them. Where a part of a road or street has been dedicated and deeded in an adjoining subdivision adjacent to and along the common property line of the two subdivisions, enough width of right of way must be dedicated in the new subdivisions to provide the minimum width specified herein. Square "islands" or other obstructions to traffic shall not be reserved within the right of way, this shall not exclude small parts where roads and streets are properly curved and expanded.

12. **UTILITIES:**

Appropriate dedication by easement for utilities must be provided where needed. Subdivision plats must be coordinated with the utility companies, as to the proper location of utility easements, which easements or reference hereto are to be shown on the subdivision plat.

13. **DRAINAGE:**

The exact location, dimension, description and flow line of existing drainage structures (and drainage structures proposed to be installed by the owner, or owners, or developers) and the location, flow line and flood plain of existing water sources within the proposed subdivision must be shown on the preliminary plat. A topographical plat or map may be required when near a water way.

14. **AUTHORIZATION:**

The Surveyor or maker of the Plat or Map must show on the plat or map a "North Arrow". A graphical scale must be prominently shown. The file name that the Surveyor has it stored in his personal records (this should be same as the file name shown on the coordinate listing and computer disk). The Surveyor's name, Registration Number, listed with the State of Texas, Company name, address, and phone number.

15. REFERENCES:

References must be made to the original patented survey and the number of tracts in each survey with the abstract number of same and reference made to the volume and page in the deed records of the tract being subdivided. Reference must also be made to the number of acres in each survey with the numbers of same for all dedicated areas. Deed references of all of the adjoiner's properties of the Subdivision shall be shown. Listing of owner's name, deed reference and date of signing of the proper instrument according to the Rules and Regulations of the Texas Board of Professional Land Surveying.

16. OWNERSHIP CERTIFICATE:

A certificate of ownership and lien holder must accompany the plat to be recorded from any abstract or title company operating in Brown County, Texas.

17. PRIOR PLATS:

Where a prior subdivision plat has been filed, a vacating plat must be filed or included on the subdivision plat as to what is being re-subdivided.

18. SIGNATURE BLOCK:

The required certificates shall be executed and attached to the plat sheet evidencing ownership, acceptance, and approval by the developer and by the governmental entity having regulatory authority over the subdivision. If the subdivision lies within the city limits of a city or within the extraterritorial jurisdiction of that city, the approval of said plat shall be evidenced by the appropriate signature of the Planning and Zoning Commission or the City Council. If the subdivision lies outside the city limits or extraterritorial jurisdiction of any city, acceptance and approval of the plat shall be evidenced by the appropriate signatures of the Commissioners Court of Brown County.

19. REVIEW PROCEDURE:

If the subdivision is located within the city limits or within the extraterritorial jurisdiction of any city, a preliminary plat of said subdivision shall be presented to the Planning and Zoning Commission or to the City Council of said city for review and approval before filing of said plat. If the subdivision is located outside the city limits or the extraterritorial jurisdiction of any city, then a preliminary plat of the subdivision shall be presented to the Commissioners Court of Brown County for approval and to the County Surveyor for review before filing of said plat. The County Surveyor shall be afforded adequate time to review said plat or map and consult with the County Commissioner's Court before final approval and filing of said plat.

20. CERTIFICATES:

The following certificates, as appropriate, must be placed on the original for filing:

**OWNER CERTIFICATE
PLANNING AND ZONING CERTIFICATE (from appropriate City)
CERTIFICATE OF APPROVAL FROM CITY
CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR
CERTIFICATE OF APPROVAL FROM COMMISSIONERS COURT
COUNTY SURVEYOR CERTIFICATE OF FILING
(OTHER CERTIFICATES OF REGULATORY AGENCIES
WHERE APPROPRIATE)**

21. ORIGINALS FOR FILING:

There shall be one (1) Mylar original containing the original signatures required for the filing of said map. The original shall be filed with the County Surveyor's office, within the plat records. Additionally, a 3.5" computer disk and list of coordinates shall be provided to the County Surveyor. A duplicate Mylar bearing all required signatures shall be delivered to the County Surveyor.

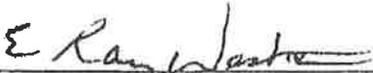
22. COPY:

There shall be a copy of the Subdivision Plat reduced to 8 ½" by 11" size to be filed with restrictions within the Real Property Records of said County. There shall be a minimum of five (5) full size blue line copies of said plat and a reduction copy of said Subdivision plat furnished to the County Clerk for distribution to local authorities and abstract companies within said County. Additionally, one (1) 3.5" computer disk and list of coordinates shall be provided to the County Clerk's Office for distribution to appropriate local authorities and agencies.

AMENDMENT TO BROWN COUNTY SUBDIVISION RULES

All subdivisions abutting or contiguous to F. M. Highways shall be subject to access location approval by the Texas Department of Transportation.

Signed this the 7th day of May, 2007



BROWN COUNTY JUDGE

*Exhibit #5
May 7, 2007*

OWNERS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

that the _____, being the owner of the above tract described as _____ to the City of Brownwood, Brown County, Texas, by and through its duly authorized agent _____ does hereby dedicate to the public the streets, alleys, and easements, as shown hereon, or on the attached plat or map.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 20 ____.

By: OWNER OR AGENT

THE STATE OF TEXAS:

COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for the County, and State, on this day appeared, _____, known to be the person or persons whose names are subscribed to the foregoing instrument and acknowledge to me that the same was the acts of said persons for the purpose and considerations herein expressed as in the capacity therein stated.

Given under my hand and seal of this office, this ____ day of _____, 20 ____.

NOTARY PUBLIC IN AND FOR
BROWN COUNTY, TEXAS
MY SEAL EXPIRES _____

OWNERS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

that the _____, being the owner of the above tract described as _____ to the City of Early, Brown County, Texas, by and through its duly authorized agent _____ does hereby dedicate to the public the streets, alleys, and easements, as shown hereon, or on the attached plat or map.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 20__.

By: OWNER OR AGENT

THE STATE OF TEXAS:

COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for the County, and State, on this day appeared, _____; known to be the person or persons whose names are subscribed to the foregoing instrument and acknowledge to me that the same was the acts of said persons for the purpose and considerations herein expresses as in the capacity therein stated.

Given under my hand and seal of this office, this ____ day of _____, 20__.

NOTARY PUBLIC IN AND FOR
BROWN COUNTY, TEXAS
MY SEAL EXPIRES _____

OWNERS CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

that I, _____, being the known as the owner or the agent of this property, do hereby adopt this plat or map known as _____ being situated in Brown County, Texas, and dedicate all roads and streets alley ways or easements, to the public.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 20__.

By: OWNER OR AGENT

THE STATE OF TEXAS:

COUNTY OF BROWN:

BEFORE ME, the undersigned Notary Public in and for the County, and State, on this day appeared, _____, known to be the person or persons whose names are subscribed to the foregoing instrument and acknowledge to me that the same was the acts of said persons for the purpose and considerations herein expresses as in the capacity therein stated.

Given under my hand and seal of this office, this ____ day of _____, 20__.

NOTARY PUBLIC IN AND FOR
BROWN COUNTY, TEXAS
MY SEAL EXPIRES _____

CITY OF BROWNWOOD

THE DEDICATION FILED IN CONNECTION WITH THIS PLAT is hereby approved and all streets, alleys, easements and public areas shown hereon or on attached plat or map are accepted on behalf of the public by the City Council of THE CITY OF BROWNWOOD, TEXAS.

APPROVED BY THE CITY OF BROWNWOOD PLANNING AND ZONING COMMISSION

CHAIRMAN-PLANNING & ZONING COMMISSION

CITY OF EARLY

THE DEDICATION FILED IN CONNECTION WITH THIS PLAT is hereby approved all streets, alleys, easements, and public areas shown hereon or on attached plat or map are accepted on behalf of the public by the City Council of THE CITY OF EARLY, TEXAS

APPROVED BY THE CITY OF EARLY PLANNING AND ZONING COMMISSION

CHAIRMAN-PLANNING & ZONING COMMISSION

MAYOR

COMMISSIONER'S COURT

THIS PLAT OR MAP is hereby approved by the Commissioners Court of the County of Brown, Texas, and that the County Surveyor is hereby authorized to file said plat in accordance with the provisions of Article 974a Vernon's Annotated Civil Statutes and Article 972b, Penal Code of Texas as amended.

Date: _____ County Judge: _____

NEW

COUNTY INSPECTOR

Based upon the representations of the Engineer, Surveyor, and or Registered Sanitarian attached to the submitted plat, and after a review of the plat and planning materials as prepared by the said Engineer, Surveyor, and or Registered Sanitarian, I find that this plat complies with the requirements of Brown County On-Site Sewage Facilities Order and Brown County Flood Damage Prevention Order. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Brown County disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Date _____ Approved by: _____

Exhibit # 2
October 22.

DESIGNATED REPRESENTATIVE 04

This subdivision is in compliance with the Texas development review regulations for on-site sewage facilities and FEMA Floodplain Administration.

Date _____ Approved by: _____

COUNTY SURVEYOR CERTIFICATE

I HEREBY CERTIFY that the plat or map described or shown hereon was filed for record on _____, File No. _____, Volume _____, Page _____, Plat _____, Records of Brown County, Texas.

COUNTY SURVEYOR

OWNER'S CERTIFICATE

THE STATE OF TEXAS:
COUNTY OF BROWN:
CITY OF BROWNWOOD:

WHEREAS, _____ is the owner of a _____ acre tract of land in the _____ Survey, Abstract No. _____ situated in the City of Brownwood, Brown County, Texas and being that tract described in Vol. _____ Page _____ of the Deed (or Plat) records of Brown County, Texas, and being more particularly described as follows:

SEE ATTACHED FIELD NOTES

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT _____ does hereby adopt this plat of _____, an addition to the City of Brownwood, Brown County, Texas, and does hereby dedicate to the public use forever the right-of-way and easements shown hereon. These easements shown hereon are hereby reserved for the purposes as indicated. The utility easements shall be open for all City or franchised public utilities for each particular use. No buildings or auxiliary structures shall be constructed, reconstructed, or placed upon, over, or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodations of all public utilities using, or desiring to use same. Any City or franchised utility shall have the full right to remove and keep removed all or parts of any fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the easements and all City or franchised utilities shall at all times have the full right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. This plat is subject to all platting ordinances, rules, regulations and resolutions of the City of Brownwood, Brown County, Texas.

WITNESS MY HAND this the _____ day of _____, 200_____.

(Signature of Owner)

(Title)

OLD

COUNTY INSPECTOR

This subdivision is in compliance with the Texas development review regulations for on-site sewage facilities and FEMA Floodplain Administration.

Date _____ Approved by: _____

REVIEW PROCESS FOR SUBDIVISION PLATS TO BE FILED IN BROWN COUNTY PLAT RECORDS

Preliminary Plat to be submitted to County Clerks office Includes the filing fee(to be paid by the Developer and or Land Owner or assigned Representative), of plat or property to be platted, (plat only not including supporting documents to be brought in at later date), and electronic files,(AUTOCAD FILES, ASCII POINTS, PDF OF PLAT, and Hard copy of Plat to Scale)

County Surveyor to be notified Plat and fees have been paid to Clerk and to start the review process.

Review process begins on Plat and the First and Last Check is included in the Filing Fee of Plat, additional review(s) will be subject to Normal Survey fees, and time will be dependant upon the plat.

Any man hours of time over the First and Last Check will be subject to standard Surveyor Fee's per the Natural Resource Code and The Texas Constitution Art XVI, Sec 61, of the State of Texas

After approval of County Surveyor, and appropriate Government entities approval (City of Brownwood, is Exempt from Preliminary Plat Process they have their own OC, QA) the Final filing, the Fees are to be paid to County Clerk for Filing (includes supporting documents, additional County Surveyor Fees)

County Surveyor notified Final Fees have been paid and in receipt of Plat for Filing to approve the Filing of the Plat.



DON KING ELECTED COUNTY SURVEYOR OF BROWN COUNTY, TEXAS

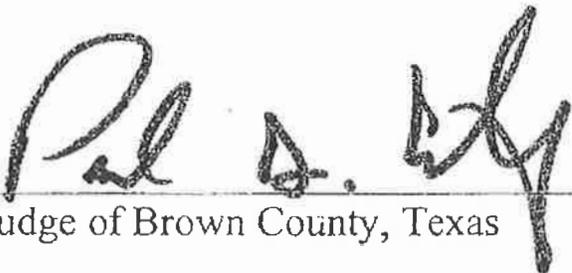


FILING FEES OF PLATS \$ 350 PER PAGE 18" X 24" OR HALF SLIDE of which:

\$ 100 will go to the County Clerk for Cabinets, materials, and storage,
\$ 250 to go to the County Surveyor (filing fees Local Government Code Art 5282c, Sec 28(b)), for First and Last Review of Plat (anything other hours to be charged Normal Survey Fees per the Natural Resource Code, Texas Constitution Art XVI, Sec 61, of the State of Texas for County Surveyor office) for QC & QA of the Subdivision Rules and Regulations of Brown County, Texas

The above two pages Approved by the Commissioners Court of Brown County, Texas

This 29th day of Apr., 2019



County Judge of Brown County, Texas

SHARON FERGUSON
BROWN COUNTY CLERK
200 SOUTH BROADWAY
BROWNWOOD, TEXAS 76801
1-325-643-2594

**DO NOT MAKE COPIES OF PLAT BEFORE BEING
SIGNED BY GOVERNING BODY.**

FEE AND REQUIREMENTS FOR FILING PLATS

ALL PLATS AND FILING FEE MUST BE PRESENTED TO THE COUNTY CLERK. THE CLERK WILL ISSUE AN ESCROW RECEIPT AND NOTIFY THE BROWN COUNTY SURVEYOR. **ALL PLATS MUST BE APPROVED BY THE BROWN COUNTY SURVEYOR (all city and county plats).** THE COUNTY SURVEYOR HAS 10 DAYS TO REVIEW THE PLAT, AFTER ACCEPTANCE OF THE RECORDING FEE. AFTER IT IS REVIEWED YOU WILL BE NOTIFIED, BY THE COUNTY SURVEYOR, OF ANY REVISIONS AND/OR ACCEPTANCE.

PLAT REQUIREMENTS

**1 - 8 1/2 X 14 BONDED PAPER COPY OF PLAT TO BE RECORDED
IN THE OFFICIAL PUBLIC RECORDS (LAND)**

**3 MYLAR'S PLASTIC WITH BLACK PRINT WITH ORIGINAL
SIGNATURES, NO LARGER THAN 24x36**

(County)

*4 Mylars if within
out of town*

**5 BLUE LINE PAPER COPIES MADE FROM THE ORIGINAL
MYLAR WITH SIGNATURES**

Black Lines

TAX CERTIFICATE FROM APPRAISAL DISTRICT (LAND)

5 COPIES OF LEGAL AND/OR RESTRICTIONS (LAND)

3 3X5 COMPUTER DISK or FLASH DRIVES

*ASCII, PDF, Auto Cad
2000 or later*

A PRINTED LIST OF ALL COORDINATES (LAND)

PLAT FILING FEE:

MYLAR/up to 36 x 24 per plat.....\$700.00 Full Jacket
18 x 24.....\$350.00 Half Jacket

FILING FEE FOR RECORDING

OFFICIAL PUBLIC RECORDING.....\$26.00 1ST PAGE
ADDITIONAL PAGES.....\$4.00 PER PAGE

RECORDING DOCUMENT WILL CONSIST OF:

8 ½ X 14 BONDED PAPER COPY OF PLAT

LEGAL AND /OR RESTRICTIONS

COPY OF TAX CERTIFICATE

PRINTED COPY OF COORDINATES

REVIEW PROCESS FOR SUBDIVISION PLATS TO BE FILED IN BROWN COUNTY PLAT RECORDS

Preliminary Plat to be submitted to County Clerks office Includes the filing fee(to be paid by the Developer and or Land Owner or assigned Representative), of plat or property to be platted, (plat only not including supporting documents to be brought in at later date), and electronic files,(AUTOCAD FILES, ASCII POINTS, PDF OF PLAT, and Hard copy of Plat to Scale)

County Surveyor to be notified Plat and fees have been paid to Clerk and to start the review process.

Review process begins on Plat and the First and Last Check is included in the Filing Fee of Plat, additional review(s) will be subject to Normal Survey fees, and time will be dependant upon the plat.

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After approval of County Surveyor, and appropriate Government entities approval (City of Brownwood, is Exempt from Preliminary Plat Process they have their own OC, QA) the Final filing, the Fees are to be paid to County Clerk for Filing (includes supporting documents, additional County Surveyor Fees)

County Surveyor notified Final Fees have been paid and in receipt of Plat for Filing to approve the Filing of the Plat.



DON KING ELECTED COUNTY SURVEYOR OF BROWN COUNTY, TEXAS

April 29, 2019

(EXHIBIT #14)



FILING FEES OF PLATS \$ 350 PER PAGE 18" X 24" OR HALF SLIDE of which:

\$ 100 will go to the County Clerk for Cabinets, materials, and storage,
\$ 250 to go to the County Surveyor (filing fees Local Government Code Art 5282c, Sec 28(b)), for First and Last Review of Plat (anything other hours to be charged Normal Survey Fees per the Natural Resource Code, Texas Constitution Art XVI, Sec 61, of the State of Texas for County Surveyor office) for QC & QA of the Subdivision Rules and Regulations of Brown County, Texas

The above two pages Approved by the Commissioners Court of Brown County, Texas

This 29th day of Apr., 2019



County Judge of Brown County, Texas

SHARON FERGUSON
BROWN COUNTY CLERK
200 SOUTH BROADWAY
BROWNWOOD, TEXAS 76801
1-325-643-2594

**DO NOT MAKE COPIES OF PLAT BEFORE BEING
SIGNED BY GOVERNING BODY.**

FEE AND REQUIREMENTS FOR FILING PLATS

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PLAT REQUIREMENTS

TAX CERTIFICATE FROM APPRAISAL DISTRICT

3 MYLAR'S PLASTIC WITH BLACK PRINT WITH ORIGINAL SIGNATURES , NO LARGER THAN 24x36

5 BLUE LINE COPIES MADE FROM THE ORIGINAL MYLAR WITH SIGNATURES, ONE FOR THE APPRAISAL DISTRICT AND THE 3 ABSTRACT COMPANIES

5 COPIES OF LEGAL AND/OR RESTRICTIONS

3 3X5 COMPUTER DISK or FLASH DRIVES

A PRINTED LIST OF ALL COORDINATES

PLAT FILING FEE:

MYLAR/up to 36 x 24 per plat.....\$200.00 Full Jacket →
18 X 24.....100.00 Half Jacket

FOR OFFICIAL PUBLIC RECORDING

8 ½ X 14 BONDED PAPER COPY OF PLAT

LEGAL AND /OR RESTRICTIONS

COPY OF TAX CERTIFICATE

PRINTED COPY OF COORDIANTES (TO BE FILE STAMPED BY SURVEYOR)

FILING FEE:

OFFICIAL PUBLIC RECORDING.....26.00 1ST PAGE
ADDITIONAL PAGES.....4.00 PER PAGE

RESOLUTION OF THE BROWN COUNTY
COMMISSIONER'S COURT

Regarding acceptance of roads for County maintenance.

Because of the growing number of roads being constructed by home developers to serve new residential areas, it has become necessary for the Brown County Commissioner's Court to pass the following resolution:

BE IT RESOLVED, that the Commissioner's Court of Brown County, Texas, in regular session on the 10th day of January, 1977, hereby adopts the position that when an individual divides his property into lots or small tracts he must first bring the plat before the Commissioner's Court for approval. The developer will be responsible for seeing that the roads meet the requirements of the Brown County maintenance program.

TO-WIT; the road shall be graded on a fifty foot right-of-way to provide a twenty foot crowned driving area with ditches on each side to provide ample drainage, and culverts where needed. The road must have a minimum of six inches of a good grade caliche or base material to provide an eighteen foot driving area.

TO-WIT; said road base shall be compacted and rolled with a Pneumatic Roller and Sheepsfoot Roller to meet Texas Highway Department specifications. Also, the base material shall meet Highway Department specifications after compaction requirements have been complied with. The 18 foot surface will be topped with two (2) coats of asphalt, being not less than four-tenths (4/10) of a gallon per square yard and each covered with an adequate amount of No#4 or No#5 coverstone to prevent bleeding.

IT IS FURTHER RESOLVED, that after all specifications have been complied with, the developer or interested citizens may request or petition the Commissioner's Court to accept the roads into their maintenance program. The Commissioner's Court, however, reserves the right to accept or reject said request at its discretion upon such factors as, need, location and availability of funds.

Dated, this 10th day of January, 1977.

James Bunnell

COUNTY JUDGE

Kenneth Boyd

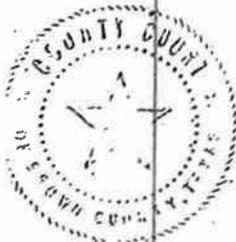
COMMISSIONER PREC. #1

COMMISSIONER PREC. #2
M. Stovall

COMMISSIONER PREC. #3

[Signature]

COMMISSIONER PREC. #4



Reecie Bell

ATTEST ----- REECIE BELL, COUNTY CLERK

ADDENDUM TO ABOVE RESOLUTION, ADOPTED BY THE
BROWN COUNTY, TEXAS COMMISSIONER'S COURT ON
APRIL 16, 1979

With Byron Levisay and Raymond Boyd voting Aye and Kenneth Boyd and Melvin Stovall voting Nay, and County Judge James Bunnell voting Aye to break the tie vote, the Court approved the following Addendum to the Resolution dated January 10, 1977: Any road within an approved plat that does not meet the requirements or specifications set forth in the above named resolution, but has been a school bus route and/or a mail route and/ or has heavy traffic by the general public for a period of at least ten (10) years may petition with signatures of 80% of the residents involved for consideration for acceptance as a designated county road. A majority vote of the court would constitute such an acceptance. This addendum applies only to approved plats filed prior to January 10, 1977 specifications.

Certificate of Approval of the Brown County Commissioners Court,
as follows, shall be shown on the plat:

COUNTY COURT

I hereby certify this plat was approved this _____ day of _____, 19____, by the Brown County Commissioners Court, and may be filed for record in the Plat Records of Brown County by the County Clerk.

Brown County Judge

Attest:

Brown County Clerk

This plat becomes valid only if filed for record within three (3) months after date of approval.

COUNTY CLERK

I hereby certify that the subdivision plat described hereon was filed for record on:

Date: _____ File Number: _____
County Clerk: _____
Deputy: _____

Certificate of a Surveyor, licensed by the State of Texas,
registered in the State of Texas, placed on the plat as follows:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with Brown County Subdivision Regulations.

Seal of Licensed Surveyor
or Registered Engineer

(Signed)

Requirements) on the real property deeds of both properties (properties 1 and 2). The deed recording shall state that the properties cannot be sold separately.

(c) Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.

(1) The planning materials must be prepared by a professional engineer or professional sanitarian and must include:

- (A) an overall site plan;
- (B) a topographic map;
- (C) a 100-year floodplain map;
- (D) a soil survey;
- (E) the locations of water wells;
- (F) the locations of easements, as identified in §285.91(10) of this title (relating to Tables);
- (G) a comprehensive drainage plan;
- (H) a complete report detailing the types of OSSFs to be considered and their compatibility with area-wide drainage and groundwater; and
- (I) other requirements, including Edwards Aquifer requirements that are pertinent to the proposed OSSF.

(2) If the proposed development includes restaurants or buildings with food service establishments, the planning materials must show adequate land area for doubling the land needed for the treatment units. The designer may consider increasing the amount of land area for the treatment units beyond doubling the minimum required area.

(3) The permitting authority will either approve or deny the planning materials, in writing, within 45 days of receipt.

Adopted December 5, 2012

Effective December 27, 2012

§285.5. SUBMITTAL REQUIREMENTS FOR PLANNING MATERIALS.

(a) Submittal of planning material. Planning materials required under this chapter shall be submitted by the owner, or owner's agent, to the permitting authority for review and approval according to this section. All planning materials shall comply with this chapter and shall be submitted according to §285.91(9) of this title (relating to Tables). A legal description of the property where an on-site sewage facility (OSSF) is to be installed must be included with the permit application. Additionally, a scale drawing of the OSSF, all structures served by the OSSF, and all items specified in §285.30(b) of this title (relating to Site Evaluation) and §285.91(10) of this title must be included with the permit application.

(1) Planning materials prepared by an owner or installer. Either the owner or installer may prepare the planning materials for any proposed OSSF not requiring the preparation of plans according to paragraphs (2) or (3) of this subsection.

(2) Planning materials prepared by a professional engineer or professional sanitarian. OSSF planning materials shall be prepared by a professional engineer or professional