

**WEBB COUNTY**  
**SUBDIVISION REGULATIONS**

SECTION I: ADOPTION

WHEREAS, Under the laws of the State of Texas, hereafter every owner of any tract of land situated within the limits of Webb County, but outside the corporate limits of any city, who may hereafter divide the same in two (2) or more tracts for the purpose of laying out any subdivision of such tract of land, or for laying out residential lots, commercial sites, building lots, or any lots, and streets or roads, parks, or other areas intended for public use, or the use of purchasers, or owners or property fronting thereon or adjacent thereto, are required to submit a plat of such subdivision for approval of the Webb County Commissioners' Court; and

WHEREAS, the Webb County Commissioners' Court is empowered by law, pursuant to Article 6626a V.A.C.S., as amended, to establish reasonable specifications to be followed in the construction of roads, streets, parks and drainage, and

WHEREAS, a public hearing was conducted by the Commissioners' Court of Webb County, Texas on the 8th & 29th day of November, 1982 as per a notice published in a newspaper of general circulation in Webb County advising the public of said hearing, which notice was published on the 24th & 31st day of October, 1982.

NOW THEREFORE, be it resolved and ordered by the Commissioners' Court of Webb County, Texas:

1. That the following regulations, to be known as the Webb County Subdivision Regulations, are adopted this 13th day of December, 1982; and hereafter every person, firm, or corporation shall comply with these regulations before any plat will be approved, whether platted by lots and blocks or by metes and bound; and

2. IT IS FURTHER ORDERED that no plat shall be filed for record in Deed Records of Webb County without first having obtained the approval of the Commissioners' Court of Webb County, unless authorized by the Laws of the State of Texas.

3. A copy of the Webb County Subdivision Regulations is attached hereto and incorporated herein in this Resolution and Order as fully as set out herein in Haec Verba.

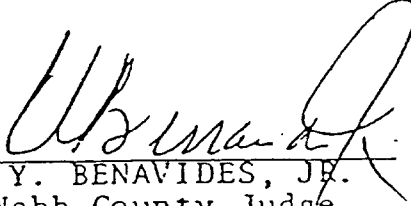
4. SEVERABILITY; Waiver; and applicability of these regulations in the extra-territorial jurisdiction of the City of Laredo.

A. If any section or part of any section, paragraph or clause of these Subdivision Regulations should be declared invalid or unconstitutional for any reason, such declaration shall not invalidate or impair the validity, force or effect of any other section, part of section, paragraph, or clause of these Subdivision Regulations.


B. The requirements of these regulations may be waived by a motion adopted by a majority vote of the Commissioners' Court. Waiver by the Court of any portion of the regulation shall cite the section and paragraph so waived. Waiver by the Court shall constitute compliance with that section, only; all other sections or parts of sections not specifically waived by notation in the Courts' Order must be complied with as fully as if no section had been waived.

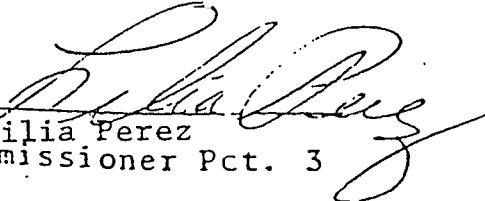
C. In the event that an incorporated City located wholly or in part in Webb County shall affirmatively exercise it's extra-territorial jurisdiction over property which would otherwise be under these regulations, the regulations of said City shall apply; unless these requirements of all or part of these regulations are more stringent than those of the City, in which case these regulations shall apply to said part or parts.

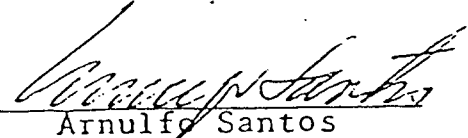
PASSED by the Commissioners' Court this 13<sup>th</sup> day of December, 1982.

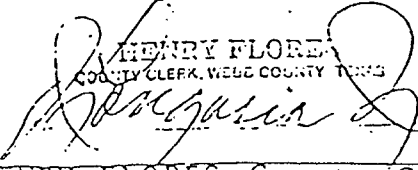
  
C.Y. BENAVIDES, JR.  
Webb County Judge

  
R.C. CENTENO  
Commissioner Pct. 1

  
L.H. GUERRA, JR.  
Commissioner Pct. 2

  
Lilia Perez  
Commissioner Pct. 3

  
Arnulfo Santos  
Commissioner Pct. 4

  
HENRY FLORES  
COUNTY CLERK, WEBB COUNTY TEXAS  
HENRY FLORES, County Clerk

WITEST:

SECTION II: PURPOSE

1. These regulations have been prepared in general aid in the orderly development of the unincorporated areas of Webb County, Texas within the strict limitations imposed upon counties by the laws of the State of Texas.
2. 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 a plat.
  - B. To offer some protection to the citizens of Webb County, by means of the limited standard of these subdivision regulations.
  - C. To provide for certain minimum specifications in an effort to prevent substandard streets, roads, parks, and drainage facilities: however, the principal obligation for proper construction and inspection of these facilities lies with the subdivider and his designated agents.

SECTION III: DEFINITION OF TERMS:

1. Subdivision:

The division of any tract of land into two (2) or more parts for the purpose of, (1) laying out any subdivision of any such tract of land or creating an addition without the corporate limits of any town or city; or (2) laying out suburban lots or building lots; or (3) laying out streets, alleys, or parks, or other portions intended for public use, or the use of purchasers or owners of tracts fronting thereon or adjacent thereto.

2. Street or Roads:

The terms street or road may be used interchangeably and mean a vehicular way or a way for vehicular traffic and will be used to describe all vehicular ways regardless of other designations they may have.

A. Arterial streets or roads shall be designated as those principally used to carry through, fast or heavy traffic and shall be divided into three classifications.

- (1) Streets or roads which primarily serve vehicular traffic beyond the limits of the subdivision.
- (2) Streets or roads which serve as collectors for vehicular traffic from minor streets but will not serve vehicular traffic from beyond the limits of the subdivision.
- (3) Streets and roads which are existing county roads.
- (4) That the developer shall not retain any size of strip of land between the dedicated road and the adjacent property owners.

B. Minor streets or roads are those which principally provide access to abutting property.

3. Plat:

A map, drawing or chart on which a Subdividers plan or subdivision is shown graphically and which he submits for approval and intends to record in final form.

4. Right-of-Way:(R. O. W.)

Is that portion of the subdivision dedicated to public use for streets and roads and extends from property line to property line.

5. Mobile Home Parks:

A. Mobile Home Park "A"

Mobile home park "A" means a parcel of land under single ownership which has been planned and improved for the placement of mobile home coaches for transient use, supplementary structures and accessory used not otherwise prohibited by this order.

B. Mobile Home Park "B"

Mobile home park "B" means a parcel of land which is:

- (1) under multiple ownership or which is developed under multiple ownership.
- (2) recorded in it's entirety as a subdivision plat with the appropriate right of way dedications for streets, alleys and/or easements, lots and blocks; and
- (3) for the placement of mobile home coaches for nontransient use, supplementary structures and accessory uses not prohibited by this order.

C. Mobile Home Coach:

Mobile home coach means single family dwelling unit which is or may be mounted on wheels suitable for year round occupancy and containing the same water supply, waste disposal and electrical convenience as immobile housing.

SECTION IV: PROCEDURES

1. The following procedures shall be followed by the subdivider in order to secure approval of a subdivision by the Webb County Commissioners' Court.

A. Preliminary Approval:

- (1) Two (2) copies of the preliminary plat shall be transmitted to the Road Administrator for review and submitted to the Commissioners' Court.
- (2) One copy of the plat as approved, or marked to show the changes necessary for approval, will be returned to the subdivider.
- (3) A preliminary plat which has been reviewed by the Commissioners' Court and altered at their direction will not be approved until such changes have been agreed to, in writing, by the applicant.
- (4) Approval of the preliminary plat by the Commissioners' Court will indicate their approval for construction, but will not constitute approval for recording.
- (5) Approved preliminary plats shall be filed with the minutes of the meeting at which approval was given.

B. Final Approval:

- (1) After completion of drainage, roads, streets, alleys, parks, and other portions intended for public use or the use of purchasers and owners of lots fronting thereon or adjacent thereto, a final plat shall be prepared and three (3) copies submitted to the Road Administrator.
- (2) The Road Administrator, or other persons designated by the Commissioners' Court, will review the location and layout on the ground and, if found to be satisfactory, present the final plat to the Commissioners' Court and will certify that the requirements of Section I of Article 6626a V.A.C.S., as amended, have been complied with.
- (3) Upon approval by the Commissioners' Court, one copy of the final plat will be returned to the Subdivider.
- (4) Subdivider may then file plat for record with the County Clerk of Webb County and submit to the Road Administrator a full size reproducible of the recorded plat.

2. The following alternate procedures may solely at subdividers election, be followed by subdivider who desires approval of and premission to file final plat prior to the complete construction of roads and streets in the subdivision.
- A. Final plat complying with Section VII of these regulations shall be transmitted to the Road Administrator for review and submission to the Commissioners' Court for approval.
- (1) Performance bond required by Section VI, Article P. shall be in the amount of the actual cost of roadway and drainage construction. This cost shall be determined by the Subdivider awarding a firm bonded contract to a reputable contractor skilled in the performance of such work. A copy of the contract and a performance bond, in favor of Webb County, shall be submitted with the final plat.
- ~~(2) The maintenance bond required by Section VII, Article 4J, shall be for a term of two (2) years from the date of acceptance of the complete roadway by the Road Administrator.~~
- (3) The acceptance of the roadways after completion shall be by the Road Administrator, and shall be in writing.
- B. Final plat will contain an approval section for the Road Administrator's signature. This signature must be on the plat, prior to the plat being submitted to the Webb County Commissioners' Court. The Road Administrator's signature will be given after he is satisfied that the drawings and specifications are acceptable to him.



SECTION V: INSPECTION, TESTING, AND COMPLIANCE:

1. Submission of the preliminary plat for approval shall constitute notice of all the requirements of these Subdivision Regulations.
2. It shall be the total and entire responsibility of the Subdivider, or a qualified agent employed by him, to inspect the work as it is being performed to assure compliance with these regulations. Copies of all laboratory tests shall be submitted to the Road Administrator.
3. Subdivider solely shall be responsible to determine and assure that all complete work complies fully with all requirements of the Subdivision Regulations.
4. Subdivider's request for (1) inspection of any phase of the work or (2) final inspection of the complete work, shall constitute notice and certification by said Subdivider that he, or a qualified agent employed by him, has inspected and found the work to be in compliance with all requirements of the Subdivision Regulations.
5. Minimum testing requirements are listed in the sections covering the particular work on which test must be made by the owner.
6. Failure to comply with any testing required or failure to obtain the test and inspections required before proceeding with the next phase of the work shall automatically cause a determination of noncompliance with the Subdivision Regulations by default.
7. Determination of noncompliance caused by failure to obtain required tests and inspections may only be corrected by:
  - A. Complete removal of the work and reconstruction in conformance with the Subdivision Regulation Requirements:  
or
  - B. Testing of representative samples taken by core drilling or by removal of specified sections to reach the areas to be tested; or
  - C. Any reasonable method, approved in writing, by the Commissioners' Court, that will prove complete compliance with the Subdivision Regulations.
8. All cost of work, repairs, or testing as described in Item 5, 6 and 7 above shall be solely at the expense of the Subdivider and all such work, repairs, or testing shall be as follows:

- A. In accordance with a plan which has been presented to and approved, in writing, by the Commissioners' Court, and
  - B. Under the direction of the Road Administrator or other person designated by the Commissioners' Court, and
  - C. Performed by a person or firm qualified to produce and furnish accurate results. Such person or firm shall be approved, in writing, by the Commissioners' Court, and
  - D. Completed within a reasonable time as set by the Commissioners' Court.
9. Webb County shall perform the minimum amount of inspection and testing, as set forth in these regulations, to assure compliance; it is intended that the burden of inspection, testing, and responsibility for compliance shall rest within the Subdivider and/or property owner.
10. Inspection, approval, and acceptance by the Commissioners' Court, or their authorized agent, does not relieve the Subdivider of his responsibility to inspect, test and construct the work in complete compliance with the Subdivision Regulations.
11. Inspection, approval, and acceptance by the Commissioners' Court shall not constitute a waiver of any rights, including the right to collect under any bond furnished.
12. A copy of all tests must be submitted to the Road Administrator of Webb County.
13. Should additional testing be required by Webb County, the County shall bear the expense unless the testing indicates failure to comply, in which case contractor is responsible for making repairs and paying for the testing.

SECTION VI: PRELIMINARY PLAT

1. Two (2) copies of the preliminary plat and pavement and drainage improvements shall be submitted to the Road Administrator for review a minimum of 15 days prior to consideration of said plat by the Commissioners' Court for approval.
2. No construction work shall begin on the proposed improvements until approval of the preliminary plat by the Webb County Commissioners' Court.
3. Approval of the preliminary plat by the Commissioners' Court shall expire and become null and void twelve (12) months after the date of approval. Upon good cause shown, an extension of time may be requested; however, if the request is denied, then a new preliminary plat must be submitted for consideration and approval.
4. Approval of the preliminary plat by the Commissioners' Court will indicate their approval for construction, but will not constitute approval for recording.
5. The plat shall show or be accompanied by the following information;
  - A. Title and name of the owner and subdivider.
  - B. Name of Licensed Land Surveyor or the name and seal of the Registered Professional Engineer responsible for design of the plat and pavement and drainage improvements.
  - C. Lien holder's signature.
  - D. Plat and drawing sheet shall be 24" x 36".
  - E. When more than one sheet is required for a plat, a key map showing the entire subdivision to a smaller scale shall be shown on one of the the sheets or on a separate sheet of the same size.
  - F. If the proposed subdivision is a portion of a tract which is later to be subdivided further, a tentative Master Plat of the entire subdivision shall be submitted. Such Master Plat shall be to a scale of not more than 1 inch to 400 feet.
  - G. North point, date, and a scale not to exceed 1 inch to 200 feet may be used if the lots are no less to 2 acres.
  - H. Vicinity or project location map.

- I. Be on or include a contour map with contour intervals of not more than five (5) feet.
- J. Description of subdivision by metes and bounds and locate same with respect to an original corner of the original survey of which it is a part.
- K. Dimensions of the subdivision and dimensions and location of all roads, streets, alleys, squares, parks or other portions of same intended to be dedicated to public use, or for the use of purchasers or owners of tracts or lots fronting thereon or adjacent thereto.
- L. Typical roadway sections from R. O. W. to R. O. W. including ditches, subgrade, base and type and width of paving.
- M. All drainage including direction of all flows and all drainage structure sizes and locations. A letter from the Registered Engineer stating that the drainage facilities have been designed to handle the flows of a 10 year frequency storm.
- N. A copy of any protective or restrictive covenants proposed to regulate land use or construction.
- O. A Construction Schedule showing, at a minimum, the scheduled start and completion dates of each item of work required to construct drainage, subgrade, base and pavement.
- P. A corporate Surety Bond in the amount of the cost of construction of the roads. The bond shall be executed by a Surety Company authorized to do business in the State of Texas and shall be made payable to the County Judge or his successors in office, of Webb County, Texas. The condition of the bond shall be that the owner or owners of the tract of land to be subdivided will construct the roads or streets within such subdivision in accordance with the WEBB COUNTY SUBDIVISION REGULATIONS. A letter of Credit written in favor of Webb County Commissioners' Court written by a financial institution acceptable to the court may be acceptable in lieu of a Bond.
- Q. Certificate of a Surveyor, licensed by the State of Texas, or a Professional Engineer, registered in the State of Texas, placed on the plats 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 the Webb County Subdivision Regulations.

Seal of Licensed Surveyor,  
or Registered Engineer

\_\_\_\_\_  
Signed

- R. Certificate of the Registered Professional Engineer who designed the pavement and drainage, placed on the plats as follows:

KNOW ALL MEN BY THESE PRESENTS:

That I, \_\_\_\_\_, do hereby certify that I prepared all drainage calculations and designed all drains and appurtenances and pavement improvements in accordance with the Webb County Subdivision Regulations.

(Seal of Desing Engineer)

\_\_\_\_\_  
Signed

- S. Written approval, from the Webb County Health Department, of proposed sanitary facilities.
- T. A notation should be included with the submittal as to whether there will be sidewalks provided by the Developer or by Deed Restrictions in the Subdivision.

SECTION VII: FINAL PLAT

1. Two (2) copies of Final Plat, and all other required documents, shall be submitted to the Road Administrator with a request for acceptance.
2. One approved copy will be returned to applicant after acceptance by the Commissioners' Court.
3. Final Plat, after approval, may be filed for record with the County Clerk of Webb County with the recordation and a reproducible of the plat, submitted to the County Road Administrator.
4. Final Plat shall show or be accompanied by the following information.
  - A. All items required for the preliminary plat.
  - B. The dimensions of all lots.
  - C. The numbers of lots and blocks and the name of streets (to conform whenever possible to existing street names).
  - D. All necessary dimensions and other surveying information necessary to reproduce the plat on the ground shall be shown on plat.
  - E. All survey monuments shall be shown on plat.
  - F. All Deed Restrictions.
  - G. An Instrument of Dedication showing all restrictions, reservations, and/or easements if any, to be imposed or reserved in connection with the subdivision.
  - H. A Certificate of Dedication of all roads, streets, alleys, parks or other land intended for public use, or for the use of purchasers or owners of tracts fronting thereon or adjacent thereto shall be shown on the plat.
  - I. An Easement Deed conveying to Webb County all property within the R. O. W. dedicated for the public purpose of streets, road, or alleys.
  - ~~5. A Corporate Surety Maintenance Bond in the amount of five dollars (\$5.00) per linear foot of roads or streets. Term of the bond shall be for two (2) years from the date of the acceptance of the final plat by the Commissioners' Court, and the condition of the bond shall be that the Subdivider shall maintain all streets, roads, and drainage except for that caused by Force Majeure, for a period of~~

~~two (2) years. The Webb County Commissioners; Court shall be the sole judge of maintenance required. Subject bond shall be executed by a Surety Company authorized to do business in the State of Texas and made payable to the County Judge of Webb County or his successor in office.~~

K. Certificate of approval by the Webb County Commissioners' Court, as follows, shall be shown on the plat:

1. I hereby certify this plat was approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by the Webb County Commissioners' Court, and may be filed for record in the Deed Records of Webb County by the County Clerk.
  
2. Notice is hereby given that the County of Webb does not assume any obligation, now or in the future, to furnish any service or facilities to any land situated within this subdivision in connection with water, sanitary sewer, street lights, fire protection, garbage collection or other facilities or services. The only services to be furnished by Webb County while such area is outside the limits of any incorporated city or not otherwise subject to city control as authorized by State law, are street and storm drainage maintenance and repair after final acceptance of the streets and storm drainage constructed by the owner or developer and at the end of their bond guaranty period required by these subdivision regulations or any amendment thereto; and Police protection in areas within the jurisdiction of the Sheriff's Department.

\_\_\_\_\_  
County Judge

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

\_\_\_\_\_  
Notary Public

SECTION VIII: MOBILE HOME PARKS

1. Mobile Home Parks are these where the lots or spaces are exclusively rental areas and title or ownership of the lots or spaces is retained in the name of the original owner or developer or his assignees.
  - A. Mobile Home Parks are subject to the Regulations as adopted by the Webb County Health Department. Roads in such parks are not maintained by Webb County.
  - B. Mobile Home Parks are not subject to these regulations except where their location or development affects an existing county road, street, or other public R. O. W..
  - C. Tracts of land or lots subdivided and sold for establishment of homes, either permanent or mobile, or both, pursuant to the provisions of Article \*6626a V.A.C.S., as amended are subject to these Subdivision Regulations.
  - D. The transfer of title of one or more lots or units, but less than the whole, of any tract will cause these Subdivision Regulations to become applicable.

TEXAS HIGHWAY DEPARTMENT ITEM:

1. This refers to the Texas Standard Specifications for Construction of Highways, Streets, and Bridges adopted by the State Highway Department of Texas on January 3, 1972.
  - A. Copies of these specifications may be reviewed in the County Engineer's Office, or may be purchased from the Texas Highway Department, Austin, Texas.



SECTION IX: MINIMUM REQUIREMENTS

1. Streets or roads as defined under Part 2 Section III,  
Definition of Terms:

Subsection (A) (1) - Streets which primarily serve vehicular traffic beyond the limits of the Subdivision:

Minimum right-of-way:.....	60' (100' max.)
Minimum crown of roadway .....	6"
Minimum section if curbed (face to face of curbs) .....	36'
Minimum compacted depth of base material .....	10"
Minimum ditch depth (below subgrade crown) .....	12"
Minimum pavement width .....	<del>24'</del> (32' min. - 56' max.)
Maximum allowable grade .....	6%

Subsection (A) (2) - Streets or roads which serve as Collectors:

Minimum right-of-way .....	50' (100' max.)
Minimum crown of roadway .....	6"
Minimum section if curbed .....	31'
Minimum compacted depth of base material .....	8"
Minimum ditch depth (below subgrade crown) .....	12"
Minimum pavement width .....	<del>20'</del> (32' min. - 56' max)
Maximum allowable grade .....	6%

Subsection (A) (3) - Streets or roads which are existing County roads:

Where the subdivision affects a County road, the Commissioners' Court shall determine the minimum right-of-way width which will be necessary. This right-of-way requirement may be as wide as 120 feet if the County road is a potential major artery. Where the subdivision affects only one side of a County Road, adequate right-of-way shall be provided for one half the additional width to provide right-of-way as prescribed by the Commissioners' Court. Where the development is on both sides of the existing County Road, right-of-way for the total prescribed width shall be provided.

Any improvements proposed by the developer for existing County roads shall be:

- (1) Made according to the minimum regulations for street or roads in Subsection (A) (1).
- (2) Approved by the Commissioners' Court in writing prior to the construction of such improvements.
- (3) Equal to, or better than, the existing road, in the sole judgement of the Commissioners' Court of Webb County.

Subsection (b) Minor Streets or Roads:

Minimum right of way .....	50' (70' max.)
Minimum crown of roadway .....	6"
Minimum section if crubed .....	31'
Minimum compacted depth of base material .....	8"
Minimum ditch depth (below subgrade crown) .....	12"
Minimum pavement width .....	<del>10'</del> (25' min. - 35')
Maximum allowable .....	9%

2. Cross Streets and Dead End Streets:

Cross streets shall ne provided at a mazimum spacing of 1,500' to facilitate the movement of emergency vehicles.

Dead end streets which may subsequently be developed may remain as dead end streets but must be extended to the subdivision property line. Dead end streets which will remain as dead end streets shall end on a cul-de-sac with a minimum right-of-way of 50' radius. The maximum length of a cul-de-sac street is 1,000 feet.

All work shall be constructed and finished in accordance with good Engineering practices.

Reserve stripes of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the County in fee simple.

SECTION X: DRAINAGE

1. All drains, drainage structures, and appurtenances shall be designed by a person authorized to practice the profession of engineering under the provisions of the Texas Engineering Registration Act, and Amendments thereto.
2. Drainage calculations shall be made using Texas Department of Highways and Public Transportation accepted methods approved in writing by the Road Administrator.
  - A. Drainage for major drainage outfalls shall be designed for a minimum of 25 years frequency.
  - B. Drainage for arterial streets or roads shall be designed for a minimum of 10 years frequency.
  - C. Drainage for minor streets or roads shall be designed for a minimum of 5 year frequency.
  - D. A drainage master plan shall be submitted to the Road Administrator prior to plat approval.
  - E. All drainage facilities shall be located in street right-of-ways or drainage easements. The right-of-way for easements shall be wide enough for maintenance.
3. All data and calculations shall be presented to the Road Administrator.
4. All roads and streets that have ditches, shall have ditches which are a minimum depth of 12 inches below the shoulder of the subgrade. Greater depths shall be provided as required to accomodate the design flows.
5. All drains, drainage structures, and appurtenances shall be inspected and approved in writing, by the Road Administrator or other person designated by the Commissioners' Court, prior to acceptance of the subgrade and prior to the placement of any base material on the subgrade.
6. All plats shall contain a certificate by the design Engineer as follows:

KNOW ALL MEN BY THESE PRESENT:

THAT I, \_\_\_\_\_, do hereby certify that I prepared all drainage calculations and designed all drains and appurtenances and pavement improvements in accordance with the Webb County Subdivision Regulations.

Seal Of Design Engineer

\_\_\_\_\_  
Signed

SECTION XI: SUBGRADE

1. Roads and streets shall be constructed and conform to the requirements of the Texas State Department of Highways and Public Transportation " Standard Specifications for Construction of Highways, Streets and Bridges" latest edition.
2. Subgrades shall be constructed and finished with a minimum density of 95% of standard proctor at +/- 2% of optimum moisture.
3. Test reports showing density compliance, from a certified testing laboratory, shall be submitted to the Road Administrator. Minimum tests made and submitted shall be one for each 2,000 square yards of roadway crown surface with a minimum of one report per project. Such tests shall be by and at the expense of the owner. Additional testing may be required and, if necessary, will be made by the Road Administrator and cost thereof paid by Webb County. Unless the test indicate failure to comply, in which case, contractor is responsible for making repairs and paying for testing.
4. The subgrade shall be inspected and approved, in writing, by the Road Administrator, or other person designated by the Commissioners' Court, prior to the placement of any base on subject grade.
5. The Road Administrator, or other person designated by the Commissioners' Court, will not inspect the completed subgrade until after receipt of the required test reports showing compliance.

SECTION XII: BASE MATERIAL

1. All roads and streets shall receive base material in the minimum amount as shown in Section IX Minimum Requirements.
2. Subbase must be approved, in writing, before the placement of any base material.
3. Roadway base material shall conform to the requirements of the Texas Department of Highways and Public Transportation Standard Specifications for construction of Highways, Streets and Bridges. Item 232 thru 244, 248, or 259, as applicable, except as modified herein:
4. Base material shall meet the following requirements:

Retained on 2½" screen	0 to 10%
Retained on No. 4 sieve	35 to 75%
Retained on 40 mesh sieve	60 to 85%
Liquid limit shall not exceed	.40
Plasticity index shall not exceed	.12
5. Standard methods of compaction shall be used, and base material shall be applied and compacted in a minimum of two (2) courses, and to minimum density of 95% standard proctor within 2% of optimum moisture.
6. Test reports showing base material compliance, from a certified testing laboratory, shall be submitted to the Road Administrator. Minimum tests made and submitted shall be one for each 1,000 cubic yards of base material place, within a minimum of one per project. Such test shall be made by and at the expense of the owner. Additional tests may be required. Additional tests, if required, will be made by the Road Administrator at the expense of Webb County.
7. Compliance test reports shall be submitted prior to request for inspection of completed base.
8. Certified reports of the quantity of base material applied shall be submitted to the Road Administrator prior to final inspection of completed base.
9. Completed base shall be inspected and approved, in writing, by the Road Administrator or other person designated by the Commissioners' Court, prior to placement of any pavement.

SECTION XIII: PAVEMENT

1. All roads and streets shall be paved with one of the following three types and shall conform to the requirements for the respective type used. Only concrete pavement and Hot Mix Asphaltic Pavement will be acceptable within residential subdivisions.

A. CONCRETE PAVEMENT

Concrete pavement shall have a minimum thickness of 6" and a minimum compressive strength of 3,000 lbs. When concrete pavement, including but not limited to, all materials, joints, reinforcing, and construction methods, procedures, and designs shall be submitted to the Road Administrator for approval. Approval shall be in writing before construction commences.

B. HOT MIX ASPHALTIC CONCRETE PAVEMENT

Compacted depth of hot mix asphaltic pavement shall be a minimum of 1½ inches. Asphaltic concrete shall conform to the requirements of the Texas Department of Highways and Public Transportation Standard Specifications of Highways, Streets and Bridges. Item 340, Hot Mix Asphaltic Concrete Pavement, Class A, Type C or Type D. Hot mix asphaltic concrete pavement shall not be placed when general weather conditions, in the opinion of the Road Administrator, are not suitable. Test reports showing material compliance, from a certified testing laboratory, shall be one for each days production, or one per 1,000 tons placed, whichever is least, with a minimum of one per project. Such tests shall be made by and at the expense of the owner. Additional tests may be required. Such additional testing will be made by the Road Administrator and the cost thereof will be born by the County. If the tests fail the requirements, the test will be paid for by the Contractor.

C. SURFACE TREATMENT PAVEMENT

Surface treatment pavement for shoulders only shall consist of a minimum of a prime coat and a one course surface treatment. Surface treatment type pavement may be constructed only between March 1 and December 1. All work shall conform to requirements of the Texas Highway State Department Standard Specifications of Highways, Streets and Bridges. Item 310 for Prime Coats and Items 301 and 302, and Items 320, 322, or 324 for Surface Treatments. The type and grade of all asphaltic materials and aggregate shall be approved by the Road Administrator prior to application. Variations in asphaltic materials may be required due to various conditions. Certified reports showing the type, grade, and quantities used of asphaltic material and aggregate must be furnished to the Road Administrator.

(1) PRIME COAT:

Prime coat asphaltic material shall be applied at a minimum rate of 0.25 gallons per square yard.

(2) SURFACE TREATMENT:

Surface treatment asphaltic material shall be applied at a minimum rate of 0.3 gallons per square yard.

- (a) The total asphaltic material for both the prime and surface course shall be not less than 0.6 gallons per square yard.

(3) COVER AGGREGATES:

Approved aggregate, complying with the Texas State Department of Highways and Public Transportation Standard Specifications for Construction of Highways, Streets and Bridges. Item 301 and 302, for cover material shall be applied at the rate of not less than 1 cubic yard per 110 square yards.

SECTION XIV: ACCEPTANCE OF ROADS

1. The Subdivider, upon completion of drainage, roads, alleys, parks and other facilities intended for use of the public or purchasers or owners of lots fronting thereon or adjacent thereto, shall submit a final plat and necessary supporting document to the Road Administrator and request a final inspection and acceptance.
2. The Road Administrator, or other person designated by the Commissioners' Court, will within 15 days, review the plat and inspect the completed work for compliance and, if found to be satisfactory, present the final plat to the Commissioners' Court, and will certify to compliance with the Subdivision Regulations and Section I of Article 6626a V.A.C.S., as amended.
3. The Subdivider will be notified, in writing, of any work found not in compliance with the Subdivision Regulations. The Commissioners' Court will establish a reasonable time for correction of the defective work and the Subdivider shall make the necessary corrections within the time set, or such corrections will be made by action taken upon performance bond.
4. The Commissioners Court shall return one approved copy of the final plat to the Subdivider with written notice of acceptance.
5. The written notice of acceptance shall constitute acceptance of the roads for maintenance by the County. However, any maintenance found necessary by the Commissioners' Court, for a period of two (2) years after the date of notice of acceptance, except for that caused by Force Majeure, shall be by the Subdivider. A two (2) year maintenance bond in the amount of five dollars (\$5.00) per linear foot of road or street shall be submitted with the final plat.



SECTION XV: STATUTES

ART. 6626a. Subdivision plats; recordings; counties of less than 190,000 population; powers of Commissioners' Court.

Section 1. Hereafter, in all counties having a population of less than one hundred ninety thousand (190,000) according to the last preceding Federal Census, every owner of any tract of land situated without the corporate limits of any city in the State of Texas, who may hereafter divide the same in two (2) or more parts for the purpose of laying out any subdivision of any such tract of land or an addition without the corporate limits of any town or city, or for laying out suburban lots or building lots, and for the purpose of laying out streets, alleys, or parks or other portions intended for public use, or the use of purchasers or owners of lots fronting thereon or adjacent thereto, shall cause a plat to be made thereof, which shall accurately describe all of said subdivision or addition by metes and bounds and located the same with respect to an original corner of the original survey of which it is a part, giving the dimensions thereof of said subdivision of addition and the dimensions of all lots streets, alleys, parks, or other portions of same, intended to be dedicated to public use or for the use of purchasers or owners of lots fronting thereon or adjacent thereto, provided, however, that no plat of any subdivision of any tract of land or any addition shall be recorded unless the same shall accurately describe all of said subdivision or addition by metes and bounds and locate the same with respect to an original corner of the original survey of which it is a part giving the dimensions thereof of said subdivision or addition, and dimensions of all streets, alleys, squares, parks or other portions of same intended to be dedicated to public use, or for the use of purchasers or owners of lots fronting thereon or adjacent thereto.

Section 2. That 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 for acknowledgement of deeds, and the said plat, subject to the provisions contained in this Act V shall be filed for record and be recorded in the office of the County Clerk of the County in which the land lies.

- Section 3. The Commissioners' Court of any such counties may, by an order duly adopted and entered upon the minutes of the Court, after a notice published in a newspaper of general circulation in the county, be specifically authorized to make the following requirements:
- (a) To provide for right-of-way on main artery streets or roads within such subdivision of a width of not less than fifty (50) feet nor more than one hundred (100) feet.
  - (b) To provide for right-of-way on all other streets or roads in such subdivision of not less than forty (40) feet nor more than fifty (50) feet.
  - (c) To provide that the street cut on main arteries within the right-of-way be not less than thirty (30) feet nor more than forty-five (45) feet.
  - (d) To provide for the street cut on all other street or roads within such subdivision within the right-of-way to be not less than twenty-five (25) feet nor more than thirty-five (35) feet.
  - (e) To promulgate reasonable specifications to be followed in the construction of any such roads or streets within such subdivision, considering the amount and kind of travel over said streets.
  - (f) To promulgate reasonable specifications to provide adequate drainage in accordance with standard engineering practices for all roads or streets in said subdivision or addition.
  - (g) To require the owner or owners of any such tract of land, which may so subdivided; to give good and sufficient bond for the proper construction of such roads or streets affected, with such sureties as may be approved by the Court; and in the event a surety bond by a corporate surety is required, such bond shall be executed by a surety company authorized to do business in the State of Texas. Such bond will be made payable to the County Judge or his successor in office, of the County wherein such subdivision lies, and conditioned that the owner or owners of any such tract of land to be subdivided will construct any roads or streets within such subdivision in accordance with the specifications promulgated by the Commissioners' Court of such county. The bond shall be in such an amount as may be determined by the Commissioners' Court, not to exceed the estimated cost of constructing

such roads or streets Sect. 3 Amended by Acts 1979,  
66th Leg. P. 809, ch. 367 Sect. 1 eff. Aug. 27, 1979.

Section 4. The Commissioners' Court of any such county shall have the authority to refuse to approve and authorize any map or plat of any such subdivision, unless such map or plat meets the requirements as set forth in this Act; and there is submitted at the time of approval of such map or plat such bond as may be required by this Act.

Acts 1957, 55th Leg. P. 1302, ch. 436. Amended by Acts 1961, 57th Leg. P. 1022, ch. 449, 1, eff. June 17, 1961.

ART. 6626C. Recording maps or plats of subdivision of real estate.

Section 1. No party shall file for record or have recorded in the official records in the County Clerk's office any map or plat of a subdivision or resubdivision of real estate without first securing approval therefore as may be provided by law, and no party so subdividing or (resubdividing) any real estate shall use the subdivision's or resubdivision's description in any deed of conveyance or contract of sale delivered to a purchaser unless and until the map and plat of such subdivision or resubdivision shall have been duly authorized and aforesaid and such map and plat thereof has actually been filed for record with the clerk of the County Court of the county in which the real estate is situated.

Section 2. Any party violating any provision of Section 1 of this Act shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not less than Ten Dollars (\$10.00) nor more than Five hundred Dollars (\$500.00) or confined in the County jail not exceeding ninety (90) days, or both such fines and imprisonment, and each act of violation shall constitute a separate offense; and in addition to the above penalties any violation of the provisions of Section I of this Act shall constitute prima facie evidence of an attempt to defraud. Acts 1931. 42nd Leg., P. 266, ch. 16.

A RESOLUTION AND ORDER OF THE COMMISSIONERS' COURT OF  
WEBB COUNTY, TEXAS AMENDING THE SUBDIVISION REGULATIONS OF WEBB  
COUNTY PREVIOUSLY ADOPTED ON DECEMBER 13, 1982, AND PROVIDING FOR  
A UNIFORM NUMBERING SYSTEM FOR HOUSES AND REVIEW OF STREET NAMES  
BY THE LOCAL U.S. POSTAL SERVICE.

WHEREAS, a uniform numbering system for houses in subdivisions within the County of Webb and the proper naming of streets within said subdivisions is necessary to expedite the delivery of mail service and facilitate the rendering of service to people of said subdivisions by both public agencies and private business establishments; and,

WHEREAS, the Commissioners' Court desires to amend the subdivision Regulations of Webb County previously adopted December 13, 1982, in order to establish a procedure for the proper naming of streets and numbering of houses within said subdivisions.

NOW THEREFORE, be it resolved and ordered by the Commissioners' Court of Webb County, Texas;

Section I: Amend Section II of the Subdivision Regulations of December 13, 1982, by adding a new subsection "D" to read as follows:

"D" - "To provide a uniform numbering system for houses for postal service."


Section II: Amend Section IV, subsection 1.A.(2) by deleting said subsection and inserting in lieu thereof the following:

"Section IV: Procedure  
subsection 1.A.(2) - One copy of the plat with house numbers provided by the County as approved, or marked to show the changes necessary for approval, will be returned to the Subdivider."

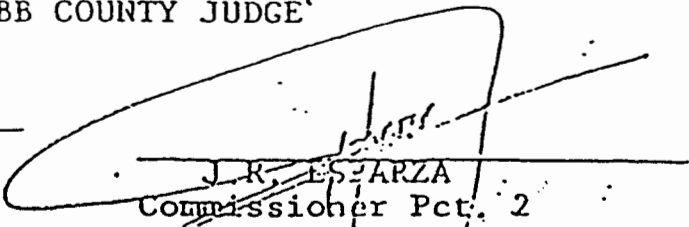
Section III: Amend Section VII, subsection 4.C. by eliminating said present subsection and inserting in lieu thereof the following:


"Section VII: Final Plat  
subsection 4.C. - The numbers of lots and blocks and the name of streets (to conform whenever possible to existing street names). The house numbers provided by Webb County and the street names to be verified by the U.S. Postal Service for pronunciation, spelling, absence of duplication, and accuracy."

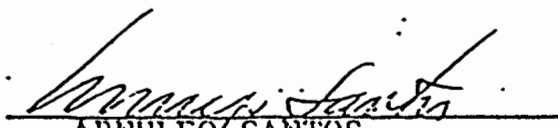
PASSED by the Commissioners' Court this 25<sup>th</sup> day of March, 1983.

  
C.Y. BENAVIDES, JR.  
WEBB COUNTY JUDGE

  
R.C. CENIENO  
Commissioner Pct. 1

  
J.R. ESPARZA  
Commissioner Pct. 2

  
LILIA PEREZ  
Commissioner Pct. 3

  
ARNULFO SANTOS  
Commissioner Pct. 4

ATTEST:

  
HENRY FLORES  
COUNTY CLERK

# COPY

A RESOLUTION AND ORDER OF THE COMMISSIONERS COURT OF WEBB COUNTY, TEXAS AMENDING THE SUBDIVISION REGULATIONS OF WEBB COUNTY PREVIOUSLY ADOPTED ON DECEMBER 13, 1982, AND AS FURTHER AMENDED, TO PROVIDE FOR EXEMPTIONS TO PLATTING OR PLATTING REQUIREMENTS FOR CERTAIN SUBDIVISIONS OF REAL PROPERTY.

WHEREAS, the Webb County Commissioners Court recognizes that there are certain subdivisions of real property that do not constitute a public interest or concern, and to require platting of such divisions of property may result in an undue financial hardship to the property owner; and

WHEREAS, the Webb County Commissioners Court recognizes that there are certain existing subdivisions of real property that front private roads/access easements and to require dedication of such roads/easements may not be in the best interest of the public as maintenance costs associated with such roads/easements far exceed any benefit to the public, and therefore such roads should remain under private ownership and maintenance; and

WHEREAS, the Webb County Commissioners Court further recognizes that there are certain existing streets or roads under private ownership and maintenance which should be exempt from paving requirements based upon the amount and kind of travel over such streets or roads provided that such streets or roads remain under private ownership and maintenance; and

WHEREAS, pursuant to Section 232.0015, Texas Local Government Code, a county is authorized to define and classify certain divisions of property which may be exempt from platting; and

WHEREAS, pursuant to Section 232.003, Texas Local Government Code, a county may adopt reasonable specifications relating to the construction of streets or roads within each subdivision based upon the the amount and kind of travel over each street or road; and

WHEREAS, the Webb County Commissioners Court desires to amend their Subdivision Regulations in order to define and classify those divisions of land for which a plat is not required; and

WHEREAS, the Webb County Commissioners Court desires to further amend their Subdivision Regulations in order to adopt reasonable specifications for construction of privately owned and privately maintained streets or roads in certain subdivisions based upon the amount and kind of travel over such streets or roads; and

WHEREAS, a public hearing regarding the above amendments to the Subdivision Regulations of Webb County was conducted by the Commissioners Court of Webb County, Texas on the 25th day of July, 1994 as per notice published in a newspaper of general circulation in Webb County advising the public of said hearing pursuant to Section 232.003, Texas Local Government Code, which notice was published on the 14th day of July, 1994 and on the 22nd day of July, 1994.

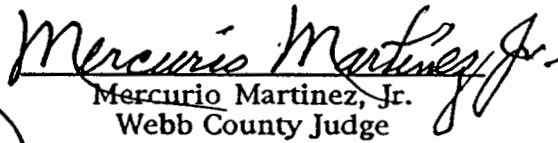
NOW THEREFORE, be it RESOLVED and ORDERED by the Commissioners Court of Webb County, Texas that:

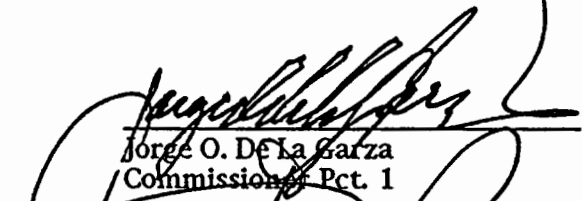
1) The Subdivision Regulations of Webb County, Texas are hereby amended by adding Section XVI as attached and appended hereto, and entitled "SECTION XVI: EXEMPTIONS", and hereafter shall apply to all unincorporated areas of Webb County; and

2) The regulations attached and appended hereto are incorporated herein as though fully set forth in writing in this Resolution and Order; and

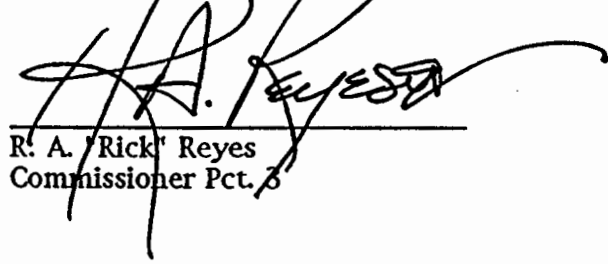
3) These rules supersede any conflicting regulations of the county.

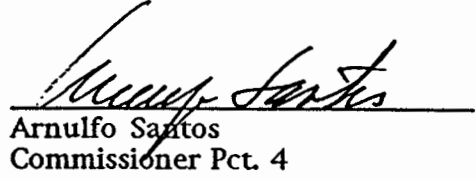
**PASSED** by the Webb County Commissioners Court on this the 25th day of July, 1994.

  
Mercurio Martinez, Jr.  
Webb County Judge

  
Jorge O. De La Garza  
Commissioner Pct. 1

\_\_\_\_\_  
Judith G. Gutierrez  
Commissioner Pct. 2

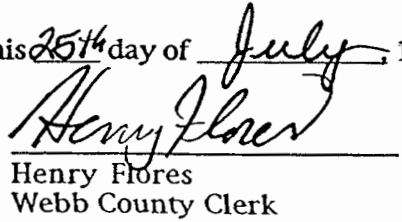
  
R. A. 'Rick' Reyes  
Commissioner Pct. 3

  
Arnulfo Santos  
Commissioner Pct. 4

STATE OF TEXAS  
COUNTY OF WEBB

I, Henry Flores, County Clerk of Webb County, Texas, do hereby certify that the above and foregoing is a true and correct copy of a Resolution and Order made and entered by the Commissioners Court in a regular session, on the 25th day of July, 1994, as it appears of record in the Minutes of said Court in Volume \_\_\_\_\_, Page \_\_\_\_\_, and is a true and correct copy of said Minutes.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25th day of July, 1994.

  
Henry Flores  
Webb County Clerk

## SECTION XVI: EXEMPTIONS

### 1. Platting Exemptions:

A. The following subdivisions of real property shall be exempt from platting requirements of the Webb County Subdivision Regulations:

(1) Tracts of land used exclusively by a public utility service provider for the delivery of a public utility service (i.e., water, sewer, electricity, gas, telephone or any other public utility).

(2) Tracts of land used for the exclusive purpose of erecting and/or operating a radio or communications tower provided that such property is restricted against use for the construction of office space, or other similar structure to house employees on the premises, and all other nonconforming uses (i.e., residential, commercial, industrial, or other business-oriented uses).

(3) Tracts of land used exclusively for the purpose of collection, distribution or transmission of oil, gas or other natural resources provided that said land is restricted against use for the construction of office space, or other similar structure to house employees on the premises, and all other nonconforming uses (i.e., residential, commercial, industrial, or other business-oriented uses).

(4) Tracts of land used exclusively for the purpose of a temporary construction yard or complex required for a federal, state, county or municipal public works or infrastructure project including, but not limited to, construction, expansion, maintenance or repair of public utility facilities, highways, streets, roads, bridges, drainage facilities and appurtenances, or other similar public infrastructure improvements or facilities. Under this subsection, all requests for a "Certificate of Compliance with Plat Requirements", or authorization permits to connect to utilities, shall be temporary and shall be limited to the construction period. Upon completion of the project, the "Certificate of Compliance with Plat Requirements" and any other authorization permit for utility connection shall become null and void.

(5) The subdivision of property into tracts of land in which the smallest tract consists of at least fifty (50) acres and such land is restricted against commercial, industrial and other business-oriented uses.

B. Pursuant to the provisions of subsection C (below), the following properties or divisions of property may be considered for an exemption to platting on a case-by-case basis:

(1) Tracts of land owned, leased or subdivided by a governmental entity, excluding public and private schools, colleges or universities that are used exclusively in the administration or delivery of public services.

(2) The subdivision of property into tracts of land in which the smallest subdivided tract consists of at least twenty-five (25) acres and each tract within the subdivision has at least fifty (50) feet of frontage along a public right-of-way as defined under subsection C(4).

C. To be considered for an exemption under subsection B (above), the governmental entity, property owner or developer must submit an application for an exemption, in writing, to the Planning Department at least fifteen (15) days prior to consideration by the



Planning Advisory Board. A proposed site plan, legal description of the property, brief description of the proposed uses and a copy of all proposed or existing land/deed restrictions must accompany the application. The Planning Advisory Board and the Planning Director shall provide recommendations to the Commissioners Court, and the Court shall consider the granting of exemptions, based on the following criteria:

- (1) The subdivision or proposed use of the property will not conflict with any other federal, state or local law or regulation; and
- (2) The subdivision will not interfere with any property rights or accessibility of any other property owner nor will it create, directly or indirectly, a public nuisance or public health or safety hazard; and
- (3) The division of the property will not, in any way, impact a public interest or concern; and
- (4) The subdivision of property does not create, nor purport to create, any new streets, roads or access easements - whether public or private - to provide access to any of the subdivided tracts and each tract within the subdivision has adequate frontage along an existing public right-of-way. Under this section, a public right-of-way is defined as a public highway, street or road which is maintained with public funds or, any privately owned highway, street or road which has been properly platted, constructed, approved and accepted by all appropriate authorities having jurisdiction over the same and for which a perpetual maintenance agreement has been executed and properly recorded; and
- (5) The subdivision or proposed use of the property does not have an adverse impact, directly or indirectly, on existing public utilities, rights-of-way or other public facilities including, but not limited to, the creation of additional traffic loads that exceed the existing design and use of public roads, bridges, drainage facilities or right-of-way widths.

## 2. Paving Exemptions:

A. Residential subdivisions, or colonias, platted and approved by the Webb County Commissioners Court prior to September 1, 1989 may be granted an exemption from paving and other street and road improvements under the following conditions:

- (1) The subdivision, or colonia, has been provided with water and/or sewer improvements that meet or exceed the minimum standards of the Model Subdivision Rules adopted under Section 16.343, Texas Water Code; and
- (2) The rights-of-way of the streets or roads considered under this subsection meet or exceed the minimum right-of-way widths for subdivision roads as established by state statutes and adopted by order of the commissioners court; and
- (3) The commissioners court has determined, by order entered into the minutes of the court, that the streets or roads considered under this subsection are required for the installation of the water distribution and sewer collection systems and appurtenances; and said streets or roads meet or exceed the criteria of a public road as established by order of the court; and
- (4) A properly executed dedication instrument which meets the provisions of state law and acceptable to the county attorney has been submitted to the county for each street or road or for each portion thereof; and
- (5) In the event of any conflict between the rules established under this subsection and any regulations established pursuant to an interlocal agreement with the City

of Laredo to provide with water and/or sewer improvements to the subdivision, or colonia, then the provisions established by said agreement shall supersede the rules established under this subsection.

B. Subdivisions, or subdivided tracts, which were subdivided on or before January 1, 1988, may be considered for an exemption from the paving requirements established by the Subdivision Regulations. Only a deed, contract for deed or other executory contract to convey, by purchase or lease purchase, which has been filed for recorded in the Webb County Clerk's Deed Records on or before January 1, 1988, will be acceptable evidence as compliance with the date restrictions established under this section.

Under this section, the property owner or developer must submit an application for an exemption, in writing, to the Planning Department at least fifteen (15) days prior to consideration by the Planning Advisory Board. An application for a paving exemption under this section does not relieve the property from any platting requirements established by state law, or the county's subdivision regulations and model subdivision rules.

To be considered for an exemption, the application for exemption must be accompanied with a proposed plat, a survey or site plan of the entire subdivided area showing, at minimum, accurate dimensions of all existing roads and the acreage of each subdivided tract, documentation evidencing the date of subdividing for each tract, a brief description of the current and proposed land uses, a copy of all proposed or existing land/deed restrictions and any other item that may be deemed pertinent by the Planning Director to accurately review said subdivision for compliance with the criteria established by this section.

The Planning Advisory Board and the Planning Director shall provide recommendations to the Commissioners Court, and the Court shall consider exemptions, based on the following criteria:

- (1) Each subdivided lot or tract within a subdivision described under this section has an area of at least ten (10) acres; and
- (2) The total number of lots or tracts which are fronting or, provided access by, the streets or roads considered under this section, do not exceed twenty (20) lots or tracts; or, the maximum number of lots or tracts served by said streets or roads is less than twenty (20) lots or tracts per mile of said streets or roads; and
- (3) The Road & Bridge Superintendent has certified, in writing, that the streets or roads considered under this section are not included or considered in any existing or proposed transportation plan nor does said streets or roads exhibit any potential for placement on any future transportation plan(s); and
- (4) The Road and Bridge Superintendent has certified, in writing, that granting an exemption to paving under this section will not adversely impact any existing county road nor will the enforcement of paving requirements help to alleviate traffic congestion or excessive maintenance costs associated with any existing county road; and
- (5) A recorded deed and plat restriction, in a form approved by the county attorney's office, has been submitted for each affected street/road considered under this section; said restrictions will notice the public and property owners that:
  - (a) the streets/roads are private and will not be maintained by Webb County until said streets/roads are constructed to adopted county standards; and
  - (b) the tracts/lots are restricted against further division until said

streets/road are constructed in compliance with adopted county standards by the property owner or developer; and

(c) that the roads/streets are reserved for public dedication which right may be exercised by the public at the time the streets/roads are constructed to the above described standards; and

(6) The streets or roads considered for a paving exemption(s) under this section, complies with the following requirements:

(a) Each street or road meets or exceeds the minimum right-of-way widths established by state law and adopted standards of all local governments having applicable jurisdiction over said streets or roads; and

(b) Each street or road complies with the minimum and maximum allowable grade standards adopted by commissioners court for subdivision streets and roads; and

(c) Each street or road has has been properly graded and cleared to adequately provide access to each subdivided lot or tract; and

(d) The Road and Bridge Superintendent has certified, in writing, that an on-site visual inspection has been performed under his personal direction and that said inspection has revealed that each street or road has met the minimum standards established by this section and said streets or roads are of adequate design to serve the subdivided lots or tracts.

**RESOLUTION AND ORDER  
OF THE COMMISSIONERS COURT OF WEBB COUNTY, TEXAS**

**ADOPTED MONDAY, SEPTEMBER 9, 2002**

**AMENDING THE WEBB COUNTY SUBDIVISION REGULATIONS**

**WHEREAS**, the Webb County Commissioners Court on July 25, 1994 amended the Webb County Subdivision Regulations, previously adopted on December 13, 1982, by adding Section XVI: EXEMPTIONS thereby defining and classifying exemptions to platting pursuant to the provisions of Chapter 232, Local Government Code; and

**WHEREAS**, the 76<sup>th</sup> Texas Legislature enacted Section 232.0015(f), Texas Local Government Code, that prohibits counties from requiring platting of certain tracts that are greater than ten (10) acres in area and that meet certain criteria; and

**WHEREAS**, the provisions of Section 232.0015(f), Texas Local Government Code conflicts with Section XVI.1.B.(2), of the Webb County Subdivision Regulations; and

**WHEREAS**, the language of Section XVI.1.A.(5) of the Webb County Subdivision Regulations may be construed as requiring deed restrictions or covenants to prohibit commercial, industrial, and other business oriented uses; and

**WHEREAS**, the Webb County Commissioners Court recognizes that imposing deed restrictions or covenants on land classified under Section XVI.1.A.(5) of the Webb County Subdivision Regulations may create an undue hardship and is not consistent with the intent of the Commissioners Court in their classification of platting exemptions; and

**WHEREAS**, on August 28, 2002, the Webb County Planning Advisory Board recommended that the Webb County Commissioners Court consider the adoption of amendments to Section XVI.1.A.(5) and Section XVI.1.B.(2) of the Webb County Subdivision Regulations as defined herein; and

**WHEREAS**, the Webb County Commissioners Court desires to amend their Subdivision Regulations to conform with the provisions of state law and to adopt reasonable classification standards for subdivisions of land that are not required to be platted; and

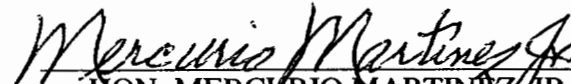
**NOW THEREFORE BE IT RESOLVED AND ORDERED BY THE COMMISSIONERS COURT OF WEBB COUNTY, TEXAS that:**

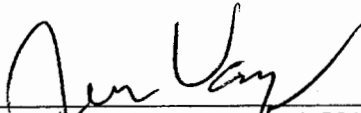
1. SECTION 1. Section XVI.A.(5) of the Webb County Subdivision Regulations is hereby amended to read as follows:
  - (5) The subdivision of property into tracts of land in which the smallest tract consists of at least fifty (50) acres and such land is ~~restricted against~~ not used for the purpose of commercial, industrial and other business-oriented uses.


2. SECTION 2. Section XVI.1B.(2) of the Webb County Subdivision Regulations is hereby amended to read as follows:

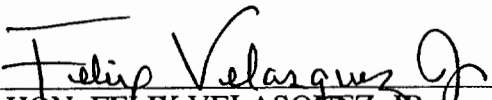
(2) The subdivision of property into tracts of land in which the smallest subdivided tract consists of at least ~~twenty five (25)~~ ten (10) acres and each tract within the subdivision has at least fifty (50) feet of frontage along a public right-of-way as defined under subsection C(4).

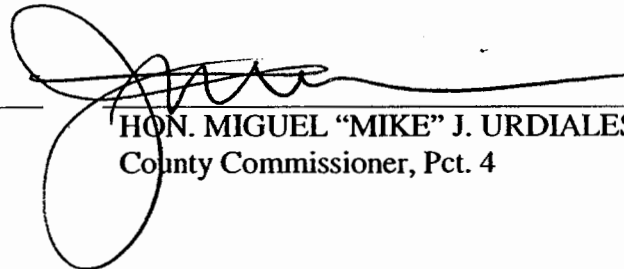
On motion of Commissioner \_\_\_\_\_, Precinct \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_ Precinct \_\_\_\_\_, duly put and carried, THIS RESOLUTION AND ORDER IS HEREBY ADOPTED by the Commissioners Court of Webb County, Texas duly convened and acting in its capacity as governing body of Webb County on this 9<sup>th</sup> day of September, 2002.

  
\_\_\_\_\_  
HON. MERCURIO MARTINEZ, JR.  
WEBB COUNTY JUDGE

  
\_\_\_\_\_  
HON. GERARDO "JERRY" VASQUEZ  
County Commissioner, Pct. 1

  
\_\_\_\_\_  
HON. JUDITH G. GUTIERREZ  
County Commissioner, Pct. 2

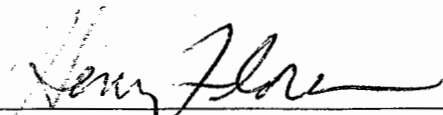
  
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HON. FELIX VELASQUEZ, JR.  
County Commissioner, Pct. 3

  
\_\_\_\_\_  
HON. MIGUEL "MIKE" J. URDIALES  
County Commissioner, Pct. 4

STATE OF TEXAS  
COUNTY OF WEBB

I Henry Flores, County Clerk of Webb County, Texas, do hereby certify that the above and foregoing is a true and correct copy of an Order made and entered by the Webb County Commissioners Court in a regular session, on the 9<sup>th</sup> day of September, 2002, as it appears of record in the Minutes of Said Court, in ~~Volume \_\_\_\_\_~~ the electronic records, Page \_\_\_\_\_ and is a true and correct copy of said Minutes.

Given under my hand and seal of office this 9<sup>th</sup> day of September, 2002.

  
\_\_\_\_\_  
HON. HENRY FLORES  
Webb County Clerk