

Pursuant to § 232 of the Texas Local Government Code, and §2007 of the Texas Government Code, notice is hereby given regarding the intention of Montague County, Texas, acting by and through its Commissioners Court, to conduct a public hearing on May 28, 2024, at 9:45 AM in the Commissioners' Courtroom located at the Montague County Annex, Montague, Texas, to consider the adoption of subdivision regulations in unincorporated areas in Montague County, Texas, and to receive public comment on said proposed actions. The proposed actions will include new regulations concerning the following general areas: • Requirement for surveys and development of plans and specifications for any Subdivision of Land, as defined by Chapter 232 of the Local Government Code, as defined by statute. • Requirement for specification and standards for the provision of water, wastewater, and drainage of such subdivisions of land. • Requirement for specifications regarding access roads, streets, and infrastructure for emergency vehicles to such subdivisions. As required by Section 2007.043 of the Texas Government Code, a Takings Impact Assessment of the proposed regulations was completed. The TIA, using the analysis outlined by the Texas Attorney General, has determined that the adoption of these regulations does not constitute an unconstitutional taking of real property, as defined by Section 2007.002 of the Texas Government Code. The proposed actions were determined to be exempted from the Texas Private Real Property Rights Preservation Act ("Act"), in accordance with TGC §2007.003(b)(13) due to the County's intent to protect public health and safety by establishing minimum requirements for the subdivision of land. Land previously lawfully subdivided may be permitted to continue operations in their current status so long as such property is not altered in use, enlarged or expanded. Copies of the proposed regulations and the Takings Impact Assessment are available for inspection in the office of the County Clerk, Montague, Texas 76251, during normal business hours. Copies of the proposed regulations may be obtained at a cost of \$1.00 per page. The Taking Impact Assessment and the proposed regulations will also be available online at <http://www.co.montague.tx.us>. Any persons interested in expressing their views on the takings impact assessment are encouraged to attend the public hearing.