

BAILEY COUNTY SUBDIVISION REGULATIONS

These regulations are adopted by the Bailey County, Texas, Commissioners Court ("the Commissioners Court") pursuant to Chapter 232, Subchapter A, of the Texas Local Government Code. They apply to the subdivision of any real property in Bailey County that occurs on or after 01 November, 2025.

I. PURPOSE

The purpose of these regulations is to facilitate orderly development in Bailey County, and to accomplish these further purposes:

- A. To assist developers in presenting, and obtaining approval of, platted subdivisions;
- B. To insure the orderly development of residential, commercial, and industrial subdivisions in Bailey County, for the protection of Bailey County residents;
- C. To ensure uniformity and safety in the location, design, and construction of roads, intersections, drainage features, water supply, waste water facilities, and other features that accompany development;
- D. To regulate on-site sewage facilities and to protect the rights of landowners in groundwater;
- E. To achieve valid health and safety objectives for the public with minimal regulation; and
- F. To effectuate the purposes of Chapter 232, Subchapter A, of the Texas Local Government Code.

II. DEFINITIONS

- A. "Arterial street," as used herein, means a street or road that is principally regional in nature and that carries a heavy flow of traffic. The term includes streets that:
 - 1. serve traffic beyond the limits of the subdivision or connect a collector street or arterial street with another collector or arterial street; and
 - 2. already exists as a county road with a numerical or alphabetical designation.
- B. "Collector street," as used herein, means a street or road that connects an arterial street with a local street.
- C. "Daughter tract," as used herein, means a tract or subdivision created by the division of a parent

tract, and includes the remainder of the parent tract, regardless of whether the remainder has been platted pursuant to these regulations.

- D. "Developer," as used herein, means any person or entity that undertakes an activity covered by these regulations, but who is not an owner.
- E. "District engineer," as used herein, means any person employed by the Texas Department of Transportation to oversee the design, construction, and superintendence of state roads and highways in the geographic area in which the subdivision lies, or a Department of Transportation employee with similar responsibilities and authority in that geographic area.
- F. "Local commissioner," as used herein, means the Bailey County Commissioner for the precinct in which the subdivision lies.
- G. "Local street," as used herein, means a street that principally provides direct access to lots within a subdivision.
- H. "Owner," as used herein, means the person or entity that holds title to the property from which a subdivision is created, and includes any agent or employee who possesses authority to act for the owner.
- I. "Parent tract," as used herein, means any original tract of real property as it exists prior to a subdivision or re-subdivision under these regulations.
- J. "Set-back line," as used herein, means the distance from a street at which a building may be erected on a lot or lots.
- K. "Street," as used herein, shall encompass all thoroughfares for vehicular traffic.
- L. "Subdivision," as used herein, means the division of a tract of land into two or more parts, regardless of whether the division is made in a deed of conveyance, a contract for deed, a contract for sale, another executory contract to convey, or any other method.
- M. "Tie-in," as used herein, means a driveway, street, or other traffic entrance or exit to the subdivision constructed to afford vehicular access to any part of the subdivision.
- N. "Urban street," as used herein, means:
 - 1. A street along which the spacing of driveways is less than one hundred feet apart; or
 - 2. Any street bounded by a curb and gutter.

III. PLAT NOT NEEDED

- A. The exceptions to the requirement for a plat found in Section 232.0015 of the Texas Local Government Code are hereby adopted for the purposes of these regulations.

- B. An owner or developer who claims an exception to the plat requirement or to the application of these regulations must state in writing to the Bailey Commissioners Court the exception being claimed and provide evidence to substantiate that claim.
- C. The Bailey Commissioners Court shall consider the written request and shall determine whether the proposed subdivision requires a plat under these regulations.

IV. REQUIREMENTS FOR LAYING OUT SUBDIVISIONS

- A. Lots in a subdivision must be at least one-half acre in size per single family residence unless a private water well is to be placed on the lot, in which case the lot must be at least one acre in size.
- B. Streets shall be laid out so that they reasonably align with existing streets in adjoining or nearby subdivision so that the streets may be joined in the future.
- C. A dead-end street shall have a cul-de-sac with a minimum right-of-way radius of one hundred feet, and the owner or developer must place "Dead End" or "No Outlet" signs placed above the street name sign.
- D. An owner or developer may not intentionally leave a void within the subdivision that would frustrate the purpose of these regulations regarding the layout of roads and adjoining subdivisions.
- E. The owner or developer must erect visible street name signs at each intersection and assign house numbers in conjunction with the Bailey County 9-1-1 coordinator.
- F. The owner or developer must install traffic-control signs, which shall be placed in compliance with the current standards promulgated and published by the Texas Department of Transportation; proposed placement of signs shall be shown on all construction plans.
- G. The owner or developer shall post signs at the end of any street proposed to be extended in the future that state, "Future expansion of [name of street]."
- H. Bailey County shall have no obligation to construct, to repair, or to maintain any streets or drainage until and unless Bailey County accepts an easements over those areas.
- I. The owner or developer must consult with the local commissioner or district engineer, or both, if the owner or developer intends to construct more than one tie-in to an existing county-or state-owned roadway or street.
- J. All construction of streets and drainage, as well as placement of all required signage, must be completed prior to the approval of the plat or the acceptance of the dedication, unless the owner or developer meets the security requirements set forth in Section IX.C. and D., below.

V. PLATTING PROCEDURE

- A. To obtain approval for a plat under these regulations, the owner or developer shall file the preliminary or final plat, as applicable, and any other required information, with the Bailey County

Special Projects Coordinator, who will review the plat and accompanying information for compliance with these regulations.

- B. The Special Projects Coordinator shall note any deficiencies in the plat or accompanying information to the owner and developer, who shall then submit a corrected plat or information, or additional information.
- C. The Special Projects Coordinator shall then forward the plat and accompanying information to the local commissioner.
- D. The local commissioner who receives the plat and accompanying information shall place the approval of the plat on the agenda of the Bailey Commissioners Court.
- E. The Bailey Commissioners Court, if all requirements under these regulations for a preliminary or final plat, as applicable, shall approve the plat.
- F. An owner or developer who wishes to request a variance from these regulations shall submit the request to the Bailey Commissioners Court in writing, and the request must state the variance sought and must state in detail the reasons for seeking the variance.
- G. If an owner or developer requests the Bailey Commissioners Court to approve a variance from these regulations:
 - 1. The Bailey Commissioners Court must consider and vote on the request for variance prior to placing approval of the plat on the agenda for approval; and
 - 2. If a variance is approved, the owner or developer shall submit a plat and information that contains and recognizes the variance.
- H. The refusal of the Bailey Commissioners Court to approve a variance from these regulations is not subject to appeal or other challenge.
- I. An owner or developer may not submit a final plat unless a preliminary plat has already been submitted and approved.
- J. If the parent tract or daughter tract lies within the extraterritorial jurisdiction of a municipality, the owner or developer must obtain all necessary approvals and permissions from the municipality prior to requesting approval from Bailey County.
- K. Following recording of the final plat, the Bailey County Clerk shall return the copy to the owner or developer. The Clerk shall retain the original plat in the County's plat records.
- L. Throughout the approval process, the owner or developer of a subdivision bears the responsibility to submit information and to provide or to publish any required notices. The owner or developer also bears the responsibility to determine whether the proposed name of the subdivision and the proposed street names are proper and are not duplicative of any existing subdivision or street

names.

- M. The owner or developer must meet all requirements under these regulations before the Bailey Commissioners Court may approve a final plat.
- N. The owner or developer must submit a final plat, and obtain its approval, within one year of the approval of the preliminary plat, or the preliminary plat will lapse. In the event of a lapse, the approval process, beginning with the submission of a preliminary plat, must begin again.
- O. The final plat must be recorded within six months of the date of its approval. The Bailey Commissioners Court may grant a single six-month extension for recording.

VI. REQUIREMENTS FOR PRELIMINARY PLATS

- A. A preliminary plat must be drawn to scale no smaller than one hundred feet to one inch, and shall include the following information on the plat:
 1. The proposed name of the subdivision, which may not have the same spelling or pronunciation as the name of any other recorded subdivision located within Bailey County;
 2. The date of preparation of the plat, the scale of the plat, and a compass rose;
 3. A number on each lot within the subdivision;
 4. The amount of acreage within each lot in the subdivision and the proposed approximate property line dimensions of each lot;
 5. Tangent lengths, centerline radii, names, and right-of-way dimensions for all proposed and existing roads and streets.
 6. The names of all existing streets and proposed streets, which may not have the same spelling or pronunciation as any existing road or street located within Bailey County, unless the proposed road or street is an extension of an existing road or street. An extension of an existing road or street must have the same name.
 7. Proposed or existing easements and detention ponds;
 8. The names and owners of any recorded subdivisions contiguously located to the proposed subdivision;
 9. The identification of owners of any contiguously-located un-subdivided land;
 10. Topographical information on the basis of either:
 - a. Five vertical feet in terrain with a slope of two percent or less; or

- b. Two vertical feet in terrain with a slope of two percent or more.
- 11. A statement whether the proposed subdivision is within the extraterritorial jurisdiction of a municipality; and
- 12. A vicinity sketch showing the relative location of the proposed subdivision to well-known streets, roads, railroads, and water courses in a one-mile radius.

B. The preliminary plat shall be accompanied with a transmittal letter that contains the name, address, telephone number, and fax number of the owner or developer.

VII. REQUIREMENTS FOR FINAL PLATS

- A. The owner or developer must submit an original and one copy of the final plat to the Bailey County Clerk's office at least one week prior to the Bailey Commissioners Court meeting in which approval of the final plat appears on the agenda.
- B. The final plat must be drawn in permanent ink on reproducible film sheets eleven inches wide and seventeen inches long, with a border of at least one inch on all sides, to a scale of at least one hundred feet to one inch.
- C. If more than one sheet is necessary to accommodate the plat of a subdivision, an index showing the entire subdivision, at a scale necessary to allow the index to appear on only one sheet, shall be attached to the plat sheets.
- D. The spaces for the approval and signature of the County Clerk and County Judge shall appear on the last page of the plat, in the lower right-hand corner. The Clerk's approval space shall follow the Judge's approval space.
- E. The final plat must contain, on its face, the following information (forms are found in the Appendix to these regulations):
 - 1. Perimeter field notes certified by a Registered Professional Land Surveyor;
 - 2. Dimensions for the subdivision, and for each lot or other part of the tract;
 - 3. The location and dimensions of any easements for streets, alleys, drainage, or utilities;
 - 4. A dedication to the public, by the owner and any lien holders, of the fee ownership in any easements for streets, alleys, drainage, or utilities;
 - 5. A certificate stating that all streets and public easements have been dedicated free of liens, except any liens allowed under these regulations;
 - 6. A statement of the total length of streets in the proposed subdivision;

7. All easements of record;
8. Plat notes placing the burden on maintaining easements with unconstructed improvements on the owner of the property from which the easement springs;
9. The location of any hazard boundary area, as identified by the most recent Bailey County Flood Hazard Boundary Map published by the Federal Emergency Management Agency, as well as a statement if any of the property falls within a floodplain;
10. An acknowledgment by the owner or developer that the owner or developer bears the responsibility to comply, and to ensure compliance, with all local, state, and federal laws and regulations relating to the environment.
11. Certification by a registered engineer under his or her professional seal that all engineering for roads and drainage within the subdivision have been completed in compliance with these regulations and with generally-accepted engineering standards;
12. Certification from the Bailey County Special Projects Coordinator that the plat complies with state and local regulations for the construction of on-site sewage facilities.
13. A written statement from the local commissioner or district engineer, or both, that confirms that all tie-ins contemplated in the plat can be constructed according to any applicable state or federal regulations or county or precinct policies.

F. All lot and block boundary monumentation shall be set by a Registered Professional Surveyor before recording of the plat.

G. The owner or developer must also provide the following documentation to the Bailey Commissioners Court prior to approval of a final plat:

1. Any required release of any lien necessary to accomplish proper dedication of streets, alleys, or easements for drainage or utilities;
2. A letter from a provider of water service stating that service is available to the subdivision, or if service is not available within three hundred feet, a certification from a registered engineer that adequate groundwater is available for use in the subdivision and that the lots in the subdivision are suitable for private wells; and
3. A certificate from each taxing entity which may levy ad valorem taxes on the property that no delinquent taxes, including rollback taxes, are owed on the property.

H. The owner or developer must acknowledge the plat in the manner required for the acknowledgment of deeds.

VIII. RE-SUBDIVISION

- A. The owner or developer of an existing lot or lots in an existing legally-platted subdivision may re-subdivide by following the same procedures outlined in section IV.
- B. The owner or developer who proposes the re-subdivision must publish notice of the Bailey Commissioners Court's hearing on the matter in a local newspaper of general circulation, at the owner or developer's expense. Notice must be published at least seven days prior to the hearing.
- C. The owner or developer must also post signs giving notice of the public hearing. The signs must be posted on the property to be subdivided, next to any adjacent streets, in no more than a three-hundred-foot interval. The owner or developer must provide written certification of the placement of the signs for at least twenty-one days prior to the hearing.
- D. The Bailey Commissioners Court must consider whether the re-subdivision will affect any established legal rights in property around the re-subdivision. The Bailey Commissioners Court shall approve the re- subdivision, as long as all necessary requirements are met.
- E. If the re-subdivision will affect any established legal rights, the owner or developer must obtain written consent to the re-subdivision from any person who is so affected.
- F. A public hearing on re-subdivision is not required if a municipality holds a hearing on the re- subdivision.

IX. ROAD AND DRAINAGE CONSTRUCTION

- A. Any streets located within a proposed subdivision shall be constructed according to the standards and specifications set forth by the Bailey Commissioners Court.
- B. Streets may not be less than forty feet, and not more than 100 feet, wide, with a maximum causeway spacing of 16 feet.
- C. If the owner or developer desires to have the final plat approved before completion of construction of the streets, alleys, or drainage, the owner or developer must give a good and sufficient bond, cash, or a letter of credit to the County to secure the completion of the construction.
- D. The security for completion of construction shall be made payable to the Bailey County Judge and his successors in office, in the amount equal to or greater than the estimated cost of construction, as calculated by a registered engineer, and conditioned upon completion of the construction in compliance with all applicable laws and regulations, or standards and specifications, for such streets, alleys, and drainage.
- E. The owner or developer may submit a request for a reduction in the amount of the security commensurate with the rate of completion of construction of any streets, alleys, or drainage.
- F. The owner or developer shall submit construction plans for streets, alleys, drainage, and utilities

within a subdivision to the Bailey Commissioners Court for the Court's approval prior to the beginning of construction.

- G. If landscaping or irrigation is proposed within the right-of-way of any street, alley, or drainage, the owner or developer shall create an entity, such as a homeowners' association, that will be liable for the maintenance and premises liability of the landscaping or irrigation. The entity shall have the authority to assess fees from property owners in the subdivision to fund the maintenance of the landscaping or irrigation.
- H. If a plat contains "flag lots" that the Bailey Commissioners Court determines to be detrimental to the public welfare, the Court may require the owner or developer to construct streets within the subdivision.
- I. The owner or developer, following construction of any streets, alleys, or drainage, shall submit as-built plans to be attached to, and recorded with, the plat.

X. ROAD AND DRAINAGE MAINTENANCE

- A. The approval of a plat for filing by the Bailey Commissioners Court does not constitute an acceptance of any dedicated public areas by Bailey County for purposes of ownership or maintenance by the County.
- B. Acceptance of a dedicated public area by Bailey County shall occur only upon the express action by the Bailey Commissioners Court, accompanied by a written order or resolution stating acceptance of the dedication.
- C. Bailey County shall not accept a street for maintenance unless the following conditions occur:
 1. Receipt of written certification by a registered engineer concerning the construction of the street, as provided in Section VII.E.11., above; and
 2. Receipt of written certification by a registered engineer that the street is currently in compliance with all applicable standards and regulations regarding its construction. The owner or developer shall have liability for the cost of making any improvements or repairs necessary to bring the street up to standard.
- D. Bailey County shall assume no responsibility for any drainage not located and running along a street accepted for maintenance and ownership by Bailey County, and Bailey County shall assume no responsibility or ownership of any parks or other similar areas dedicated to the public by the owner or developer.
- E. The maintenance of any landscaping along any right-of-way shall be the responsibility of the owner, developer, or any entity created under Section IX.G., above, except that Bailey County may remove or alter landscaping in order to maintain or to repair a street or a drainage area running along a street.

XI. PRIVATE STREETS

- A. An owner or developer who desires to create a subdivision with private streets shall state that fact on the face of the plat, and shall provide that the owner or developer, or the subsequent owners of the property in the subdivision, through an appropriate mechanism, shall maintain the streets in perpetuity.
- B. Private streets shall be constructed according to the regulations and standards created by Bailey County, and the plat shall still contain the certification required by Section VI.E.10, above.
- C. The owner or developer shall include appropriate language related to the creation and maintenance of private streets in the subdivision in the deed restrictions recorded by the owner or developer.
- D. Private streets shall be dedicated to the homeowners' association or other entity created to maintain them.
- E. Every deed conveying property in the subdivision must contain a notice: that the streets therein are private; that the owners are perpetually liable for the maintenance; that Bailey County will never accept the streets for maintenance; and that the quality of the streets may affect access by emergency services, such as fire, ambulance, and police.
- F. The owner or developer shall place a sign at each entrance to the subdivision that clearly states that the streets therein are private.
- G. The owner or developer, in creating the homeowners' association or other entity for maintenance of the streets, shall take steps to make membership in the association or other entity mandatory for all property owners in the subdivision.
- H. If the owner or developer erects gates at the entrances to the subdivision, he shall ensure that emergency services will have twenty-four-hour access to the subdivision through the gates, and shall obtain approval from any emergency service entities for the erection of the gate.

XII. SET-BACK

- A. The setback line on an arterial street shall be a minimum of thirty-five (35) feet from the edge of the right-of-way.
- B. The setback line on all other streets shall be a minimum of twenty-five (25) feet from the edge of the right-of-way.

XIII. PENALTIES

- A. The penalties set forth in Sections 232.0048 of the Texas Local Government Code, regarding conflicts of interest; in Section 232.005 of the Texas Local Government Code, regarding a violation of Chapter 232, Subchapter A of the Texas Local Government Code or these regulations; and in

Section 12.002 of the Texas Property Code, regarding the wrongful filing of a plat, are hereby noted and adopted into these regulations.

- B. Besides criminal penalties, an owner or developer may be liable for civil penalties for a violation of these regulations or of Chapter 232, Subchapter A, of the Texas Local Government Code.
- C. Any requirement set forth in Chapter 232, Subchapter A, of the Texas Local Government Code, that is not expressly stated in these regulations, shall still apply to the creation and approval of subdivisions in Bailey County, and a violation of that requirement may still form the basis for the imposition of criminal or civil penalties.
- D. A tract that has been subdivided in violation of these regulations shall be ineligible to receive a permit for the construction or modification of an on-site sewage facility on the tract.

XIV. Building Code Standards

All new residential construction in the subdivision must comply with the Subchapter F of the Texas Local Government Code (Section 153.151 et seq) in effect at the time of construction regarding compliance with the International Residential Code and Inspections.

XV. SAVINGS CLAUSE

Any provision of these regulations that is found to be unenforceable or illegal shall be severed from these regulations, and the remainder shall remain in full force and effect to the fullest extent possible.

APPENDIX: FORMS

The following forms are provided for use by owners and developers in the preparation of plats for approval by the Bailey Commissioners Court. The statements and certifications required to appear on a preliminary or final plat should be the same, or substantially the same, as the forms set forth herein.

1. Plat Note for Road-Widening Easements

"Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner or developer until a road or drainage improvement is actually constructed on the property. The County has the right at any time to take possession of any road-widening easement for the construction, improvement, or maintenance of the adjacent road."

2. Plat Note for Owner's Responsibility

"The approval of this plat by the Bailey Commissioners Court of Bailey County, Texas, does not relieve the owner or developer of the subdivision shown herein of the responsibility for the construction of all streets, roads, other public thoroughfares, bridges, or culverts necessary to be constructed and placed in the subdivision. Bailey County, Texas, has no obligation to construct any of the streets, roads, or public thoroughfares, bridges, culverts, or drainage improvements shown on this plat. The County will assume no responsibility for drainage or drainage easements in the subdivision, other than drainage and drainage easements that run along streets accepted for ownership and maintenance by the County".

"The County shall not accept the dedication of any streets, roads, other public thoroughfares, bridges, or culverts, until they are fully and completely constructed according to the County's specifications, and until all signage and traffic control devices have been properly placed on them.

"The County does not assume or accept responsibility for the accuracy of representations made by any party in this plat, or in relation to this plat."

3. Certificate of Ownership and Dedication

The following statement shall appear on all final subdivision plats:

"I (or We), NAME OF OWNER(S), owner (or owners) of the property subdivided in the above and foregoing map of the NAME OF SUBDIVISION, do hereby make subdivision of said property, according to the lines, streets, lots, parks, and easements therein shown, and designate said subdivision as NAME OF SUBDIVISION in the NAME OF SURVEY, Bailey County, Texas, and dedicate to public use, as such, the streets, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved, or the streets dedicated, or occasioned by the alteration of the surface of any portion of streets to conform to such grades; and I (or we) do hereby bind myself (or ourselves), my (or our) heirs and assigns to warrant and to forever defend title to the land so dedicated."

The following statement may appear on the plat, if there is a lien against the property, or a separate instrument may be recorded:

"I (or We), NAME OF MORTGAGEE(S), owner and holder (or owners and holders) of a lien (or liens) against the above-described property, said lien (or liens) being evidenced by an instrument of record in the Real Property Records of Bailey County, Texas, do hereby in all things subordinate to said subdivision and dedication said lien (or liens), and (or we) do hereby confirm that I am (or we are) the present owner (or owners) and holder (or holders) of said lien (or liens) and that I (or we) have not assigned the same nor any part thereof."

4. Dedication for Overhead Lines in Easements

"There is also dedicated for utilities an obstructed aerial easement five (5) feet wide from a plane rising upward twenty (20) feet above the ground located adjacent to all easements shown here on."

5. Dedication of Natural Drainage

"Further, I (or we) do hereby dedicate forever to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in said subdivision, as easements for drainage purposes. I (or we) give Bailey County and/or any other public agency the right to enter upon said easement at any and all times for the purpose of construction and/or maintenance of drainage work and/or structures. Further, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title of the property, and shall be enforceable, at the option of Bailey County or any citizen thereof, by injunction, as follows:

1. The drainage of septic tanks into roads, streets, or other public ditches, either directly or indirectly, is strictly prohibited;
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1 3/4) square feet; and
3. Culverts or bridges must be used for driveways or walkways which span a drainage course of any kind."

6. Statement of Purpose

"I (or We) hereby covenant that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted on the plat."

7. Statement of Lot Size and Sewage Facilities

"I (or we) hereby covenant and agree with Bailey County and any property owner that no dwelling shall be constructed, located, or occupied on any lot having less than eight thousand two hundred fifty (8,250) square feet, or on any lot that is not connected to a sanitary sewer system or that does not contain an approved and permitted on-site sewage facility."

8. Statement Preventing Rear Driveway Access to Any Street and Side Driveway Access to a Major Street

"I (or we) hereby covenant and agree with Bailey County that lots backing or siding on NAME OR STREET OR HIGHWAY shall not have direct driveway access to said street."

9. Certificate of Registered Professional Survey or Registered Engineer

"This is to certify that I, NAME OF SURVEYOR (OR ENGINEER), a Registered Professional Surveyor (or Registered Engineer) of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are properly marked with iron pipes, and that this plat correctly represents that survey made by me.

"[Signature of Surveyor (or Engineer)]
"[Seal]
"[Texas Registration Number]"

10. Acknowledgment by Owner or Developer

"WITNESS my (or our) hand in Bailey County, Texas, this ____ day of MONTH, YEAR.

"[Signature of Owner(s) or Developer(s)]

"STATE OF TEXAS

"COUNTY OF

BAILEY

BEFORE ME, the undersigned authority, personally appeared on this day NAME OF OWNER(S) OR DEVELOPERS, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instruments, and acknowledged to me that they have executed the same for the purposes and considerations therein set forth.

"GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of MONTH, YEAR.

"[Signature of Notary Public]
"[Seal]"

11. Certification by Special Projects Coordinator

"Based upon the representations of the surveyor or engineer whose seal is affixed hereto, and after review of the plat as represented by the said surveyor or engineer, I find that this plat complies with all the requirements of the Bailey County Subdivision Regulations, and all requirements of any floodplain regulations and on-site sewage facility regulations. This certification is made solely upon such representations made on the plat and by the owner or developer of the subdivision, and this certification should not be relied upon as proof of any facts alleged. Bailey County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

"[Signature of Special Projects Coordinator]
"(Date)"

12. Certification by County Judge on Final Plat

"I, NAME, County Judge of Bailey County, Texas, do hereby certify that this map or plat, with field notes hereon, of that certain subdivision known as NAME OF SUBDIVISION, has been fully presented to the Bailey Commissioners Court of Bailey County, Texas, and by the said Court duly and properly considered. I further certify that a majority of a quorum of said Court has approved this plat, and the County Clerk of Bailey County, Texas, is authorized to register and to record this plat in the Official Public Records of Bailey County, Texas."

"[Signature of County Judge]
"[Date]"

13. Certification by County Clerk on Final Plat

"I, NAME, County Clerk of Bailey County, Texas, do hereby certify that the foregoing instrument in writing with its certificate of authentication was filed and duly recorded in my office on the _____ day of MONTH, A.O., YEAR, at TIME o'clock A./P.M. as Document Number _____, in the Official Public Records of Bailey County, Texas.

"WITNESS my hand and seal of office, at Muleshoe, Bailey County, Texas, on the day and date last above written.

"[Signature of County Clerk]
"(Seal)"