

RURAL DEVELOPMENT RULES

For

BOSQUE COUNTY, TEXAS

Adopted: 3/17/2025

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(Revised and Adopted: _____, 202__)

The Bosque County Commissioners Court hereby adopts the title of “Rural Development Rules” to replace the previous title of this document: “Order . . . for Manufactured Home Rental Communities.” The Court intends by the term “Rural Development” to include not only Manufactured Home Rental Community, as that term is defined below. Note: The Bosque County Commissioners Court hereby retains the power and right to further define the term “Rural Development” and to decide, on a case-by-case basis, whether or not these Rules apply to any particular development within the Commissioners Court’s jurisdiction.

The Bosque County Commissioners Court further finds that minimum standards for Rural Development, including Manufactured Home Rental Communities, are necessary:

- To promote public health and safety;
- To provide adequate emergency access;
- To provide for orderly growth within the County; and
- To ensure that the ultimate tenants or residents of any Rural Development have adequate access, proper utilities and other health and safety assurances.

“Manufactured Home” means any manufactured home or mobile home manufactured to the code or specifications of the federal Department of Housing and Urban Development, and/or any residence as defined by the Texas Manufactured Housing Standards Act, used collectively, the term “Manufactured Home” refers to both manufactured homes and mobile homes.

“Manufactured Home Rental Community” shall mean: A plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than sixty (60) months without a purchase option, for the installation of manufactured homes for use and occupancy as residences, and as defined in §232.007, Local Government Code, VTCA.

“Manufactured Home Subdivision” means a Manufactured Home Community in which two or more of the spaces or lots are to be sold or offered for sale. Unless exempted by some provision of state law, Manufactured Home Subdivisions are “subdivisions” within the meaning of the Bosque County Subdivision Rules and Regulations.

“Owner” shall mean the Owner of a proposed Manufactured Home Rental Community or the Owner’s designated representative.

“Sale” shall be construed to include any and all transactions in which legal, beneficial, or equitable ownership of the space or lot is transferred to another. It is immaterial whether such transfer occurs by deed, contract of sale, option contract, lease-purchase, long term ground lease, or any other method. Without limitation to the foregoing, “sale” includes both (1) any rental or lease agreement for a term of 60 months or more and (2) any rental or lease agreement with a purchase option.

I. Procedures

For the purposes of these Rules, “owner” shall mean the owner of a proposed area of Rural Development, including a Manufactured Home Rental Community, or said owner’s designated representative. On or after the effective date of these Rules, all owners of proposed Rural Development, *except those set out in Part III of these Rules*, shall submit a Rural Development Plan to the Bosque County Judge’s Office which complies with the minimum Development Standards adopted by this Commissioners Court.

On Site Assessment – The developer will consult at the proposed development site informally with the Commissioner in whose precinct said developer is working to give an overview of the proposed Rural Development.

Pre-Application Meeting - The developer will consult informally with the Commissioner prior to preparing a Rural Development Plan and before formal application for its approval in order to save time and money. The Rural Development packet will be handed to the developer and the process and requirements will be reviewed.

Formal Presentation of Plan – A Rural Development Plan shall be submitted by filing an application together with a copy of the proposed Rural Development Plan with the Bosque County Judge’s Office.

RURAL DEVELOPMENT PLAN

Requirements of the Rural Development Plan

Each application for a Rural Development plan shall be submitted to the Bosque County Judge’s Office at least thirty (30) days, and no more than sixty (60) days, prior to the desired Commissioners Court meeting, and said application shall be accompanied by the following information and materials:

- (a) Three (3) copies or prints of the proposed Rural Development drawn on a sheet maximum size of 24 inches by 36 inches and drawn to a scale of 100 feet to the inch (1-inch equals 100 feet) shall be submitted in the number specified herein above. In case of large developments which would exceed the dimensions of the sheet of 100-foot scale, Rural Development plans may be 200 feet to the inch (1-inch equals 200 feet).

- (b) Boundary lines, bearing and distances sufficient to locate the exact area proposed for the Rural Development and shall identify the Rural Development with respect to an original corner of the original survey of which it is a part, and distance and direction to the nearest State or U.S. Highway. All corners are to be marked with a permanent marker stamped with the name of the surveyor.
- (c) The name and location of all adjoining subdivisions or Rural Developments shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for Rural Development in sufficient detail to show accurately the existing roads and other features that may influence the layout of development of proposed Rural Development. Adjacent unplanted land shall be so designated.
- (d) The location, widths and length of all roads and ways existing or proposed within the Rural Development limits. In case of easements, a written statement as to the easement use shall be included on the plan.
- (e) The location of all existing property lines, buildings, sewers, or water mains, gas mains, or other underground structures, easements or other existing features within the area proposed for Rural Development.
- (f) Proposed arrangement of buildings and measurements between them.
- (g) The title under which the proposed Rural Development is to be recorded, the name and address of the owner with the name of the Land Planner, Licensed Land Surveyor or Registered Professional Engineer platting the tract.
- (h) Sites, if any, to be reserved or dedicated for parks, playgrounds, or other public uses.
- (i) Scale, North arrow, date and other pertinent data.
- (j) Contours with intervals of five feet (5') or less shall be shown for the area. All elevations on the contour map shall be referenced to the latest U.S.C. and G.S. data.
- (k) All physical features of the property, including location and size of all water courses, ravines, bridges, culverts, existing structures, and other features pertinent to the Rural Development. The outline of wooded areas or the location of important individual trees may be required.
- (l) If the Rural Development does not intake all of the property owned by the developer a division line should be drawn differentiating property usage for roll back purposes.
- (m) The Rural Development Plan shall also include a written narrative which provides explanation as to how the owner proposes to satisfy the various requirements of the Rural Development Plan and these Rules.
- (n) A letter of verification of consultation by licensed sanitarian.

- (o) The Rural Development shall have a drainage plan. An engineering drainage plan shall be submitted with the plan unless waived by the Commissioners Court. The engineering drainage plan shall be prepared by a registered professional engineer for the State of Texas and qualified in the field of storm run-off and drainage design. The drainage study will show the width of the right-of-way required to provide property drainage ditches and structures in order to properly dispose of the expected storm flow run-off. A typical cross section of the road and drainage ditches shall be provided in the report.
- (p) A letter of verification of consultation with Middle Trinity Groundwater Conservation District.
- (q) Lots with access to State or U.S. highways must have the approval of Texas Department of Transportation.
- (r) A letter of verification of consultation with utility provider(s).
- (s) Paid Tax Certificate.
- (t) A letter of verification of consultation with Bosque County 911 addressing.
- (u) A letter of verification of consultation with Bosque County Floodplain Administration.

Further, in order for said Rural Development Plan to be considered for acceptance and filing by the Bosque County Clerk, said plan must contain thereon the following statement verbatim:

“Note: This plan is for the location of rental spaces only. It is not intended to be used to convey real property to any party or, particularly, to convey title to the streets and any other improvements to Bosque County, Texas. The owner of the present property hereby acknowledges that this plan does not meet Bosque County’s requirements for a Subdivision *per se* but does meet Bosque County’s requirements for and comply with Bosque County’s Rural Development Rules.”

Designated County Official – Bosque County designates the Bosque County Commissioners Court as that entity responsible for approval or rejection of the Rural Development Plan. During review of the Plan, the Bosque County Commissioners Court shall, if deemed necessary by the Court, consult with the County Attorney and anyone else they see fit to carry out their duties.

Time Limits for Approval – Not later than the 60th day after the date the owner of a proposed Rural Development submits a Rural Development Plan, the Plan shall be approved or rejected by the Bosque County Commissioners Court. The Bosque County Commissioners Court shall notify the applicant of its determination in writing. If the plan is rejected, the Bosque County Commissioners Court shall specify the reasons for the rejection in the written determination.

Expiration

1. Approval of a Development Plan shall expire and be of no further force and effect within twelve (12) months following the date the Commissioners Court approves the Development Plan.
2. In the case of a multi-phase Rural Development, where phases are depicted on the approved Development Plan, approval for a phase shall extend the expiration date for the remaining portion of the original Development Plan for a period of not more than six (6) months after the date of approval of the original plan. Approval of a subsequent Plan within such period shall extend the expiration date for the portion of the original plan for which no Final Plans have been approved for an additional six (6) months from the date of approval of such plan.
3. Each extension period for the expiration of the original Development Plan runs from the date of the latest plan approval; extension periods are not cumulative. If a Final Plan is not approved during the extension period, the original Development Plan, together with any unapproved plan applications or expired plans, expires.
4. The filing of a revised Development Plan after approval of the original Development Plan but prior to Plan approval shall cause the prior Development Plan to expire immediately. If a phase of the development already has received Plan approval, the Developer shall submit a revised Development Plan for all phases of the Rural Development that have not received Plan approval. In either case, all regulations in effect on the date of filing of the revised Development Plan shall be applied to the new plan application.

Construction Prohibited without Approved Plan – Construction of any proposed Rural Development may not begin before the Bosque County Commissioners Court approves the proposed Rural Development Plan.

Performance Bond

The county shall require bonding or a letter of credit in relation to the construction of public improvements. Performance bonds are required of all owners as set forth below.

1) Performance Bond

- (a) The owner or owners of any tract of land to be developed shall give a good and sufficient bond for the proper construction of the roads and drainage facilities in all Rural Developments. Such bond may be either a Performance Bond executed by a Surety Company authorized to do business in the State of Texas, or an irrevocable Letter of Credit from an acceptable Texas bank.
- (b) Such Performance Bond or Letter of Credit shall be made payable to “Bosque County or his/her successors in office,” conditioned that the owner or owners shall subdivide any such tract of land and all improvements shall be constructed in accordance with these Regulations.

- (c) The Performance Bond or Letter of Credit shall be in an amount equal to the actual cost or contract amount of constructing such roads and drainage facilities.
- (d) The Performance Bond or Letter of Credit, in an amount as established herein, shall be presented to the Commissioners Court when the Rural Development Plan is presented to the court for approval. The County's Auditor or County Judge must approve, in writing, the form of said bond or letter prior to the date of submission to the Commissioners Court. No Rural Development Plan will be approved by the Commissioners Court without being accompanied by a Performance Bond or Letter of Credit meeting the requirements of this section.
- (e) The Performance Bond or Letter of Credit shall go into effect on the day the Rural Development Plan receives County approval. Bond must remain in full force and effect until after all roads and all associated drainage improvements in the Rural Development have been completed and have been accepted by the County in accordance with these regulations as certified by the Commissioners Court.
- (f) When the owner or owners of any tract of land to be subdivided has or have finished construction all of these roads and drainage facilities in said Rural Development in accordance with these regulations, the owner or owners shall give written notice of this fact to the Commissioners Court by giving notice to the County Judge.
- (g) Before release of the Performance Bond, three County Commissioners shall inspect the roads and the owner shall remedy all deficiencies prior to release of the security. If the deficiencies are not properly remedied, the County shall draw on the security to make the necessary repairs.

DEVELOPMENT AND RECORDED PLAN

Application for Development and Recorded Plan

An application for approval of Development and Recorded Plan shall include the following:

- (a) Engineer Certification. - All of the drainage plans and specifications of the drainage improvements contained in the Developer's application to Commissioners' Court shall be prepared by a Texas Registered Professional Engineer and all of the drainage improvements contained in the application shall be built under the supervision of such Engineer. Such Engineer shall certify in writing to the Commissioner's Court that as each segment or phase is completed, that such segment or phase has been built true and correct in accordance with the submitted plans and specifications and that the same was built under his supervision. This written certification shall be signed and sealed by such Engineer. All of the expenses of such engineering shall be paid for by the Developer.
- (b) Final Inspection – A Final inspection of any proposed Rural Development upon its completion is required. Final inspection shall be made by two (2) Commissioners,

i.e., the Commissioner in whose precinct the Development is situated as well as one other Commissioner to be appointed by the County Judge. Final inspection shall be made prior to the Commissioners Court's approval and issuance of a Certificate of Compliance. Said Commissioners shall make the final inspection not later than the second business day after the Bosque County Commissioners Court receives written confirmation of completion from owner.

- (c) Certificate of Compliance by Commissioners Court – If the Bosque County Commissioners Court determines that the Development Plan has been properly carried out, the Commissioners Court shall issue a Certificate of Compliance within five (5) business days after the final inspection is completed. The Commissioners Court may delegate issuance of the Certificate of Compliance to the County Judge's office.

Corrective Action if Construction Not Approved – If the Bosque County Commissioners Court determines that the Development has not been properly carried out, then the owner shall be advised in writing and shall have thirty (30) days from the date of notification to make the required corrections or to perform the additional work required. On completion of the corrective work, the owner shall again follow the procedures set out in Section I, of this Order, before the owner is eligible to receive a Certificate of Compliance.

- (d) The owner or owners of any tract of land to be developed shall give a good and sufficient bond for the proper construction of the roads and drainage facilities in all Developments.

- (e) Standards for Approval.

The Commissioners Court shall approve a Development Plan if it satisfies the following standard(s):

- (a) The Plan conforms to each of the requirements contained in these Regulations
- (f) After being considered at a meeting of the Commissioners Court, with a quorum being present, the Development Plan shall be acted upon by the Court. If the Development Plan is approved by order of the Court, then the County Judge and County Commissioners shall sign the Plan and shall so state the date of approval. The following certification shall be provided on the Development Plan:

"I hereby certify that this Development Plan was approved this _____ day of _____, 20__, by the Bosque County Commissioners Court, and may be filed for record in the Plan Records of Bosque County by the County Clerk, pending TCEQ septic approval.

County Judge"

II. Minimum Standards for Plans: Roads/Streets, Water Drainage, Sewage Disposal Systems, and Utilities; Particular Rules for RV Parks

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Bosque County hereby adopts the following minimum standards for any Rural Development Plan.

ROADS

Required Streets and Roadway

A. All streets within a Manufactured Home Rental Community shall be classified as Private Streets to be maintained by an approved maintenance entity, unless the Commissioners Court determines that the public health, safety or general welfare requires dedication of the street to the public.

B. A Proposed Development Plan shall satisfy the requirements of these Regulations relating to the provision of rights-of-way for, design of, and construction of roadways, and shall contain a written certification from a Registered Professional Civil Engineer or Surveyor that the locations and dimensions of roadways, as set forth and laid out in the Development Plan, are in accordance with these Regulations.

Roadway Layout

A. Internal streets shall be so laid out that their use by through traffic will be discouraged, but access may be provided to adjacent Development.

B. The Manufactured Home Rental Community shall provide at least one point of access to an arterial or collector street and shall provide no less than one (1) entrance for each twenty-five (25) lots, including stubs for future Development or connection to an existing major collector or arterial.

C. The Commissioners Court may require gates and/or warning devices at all road crossings where a storm event is anticipated to flow over the road surface.

D. Roads should avoid abrupt offsets insofar as possible. Roads should provide for continuation of appropriate projection of existing roads in surrounding areas. New roads of like alignment shall bear the names of existing roads and shall be dedicated at equal or greater widths than existing roads.

Design Criteria and Construction Standards for Streets

A. Proposed streets must conform to existing topography, as nearly as possible, in order that drainage problems may be reduced and/or avoided. Streets should, whenever possible, follow valleys or depressions so as to form a collection system for surface water.

B. All streets shall be constructed in accordance with the Standards of Bosque County attached hereto.

C. Street (Block) Length. The maximum length of any block or street segment shall be one thousand eight hundred feet (1,800'), as measured along the street centerline from the point(s) of intersection with other through (i.e., not dead-end or cul-de-sac) streets.

D. Cul-De-Sacs. A street ending in a cul-de-sac shall not be longer than six hundred feet (600'), as measured from the centerline of the intersecting street to the center point of the bulb, and shall have a properly designed turnaround at the closed end. If a central water system exists, with properly placed fire hydrants, then the turnaround shall have a minimum outside roadway (i.e., pavement) diameter of at least eighty (80'), and a minimum bulb right-of-way diameter of at least one hundred feet (100). If no central water system exists, then the turnaround shall have a minimum outside roadway (i.e., pavement) diameter of at least one hundred feet (100'), and a minimum bulb right-of-way diameter of at least one hundred and twenty feet (120'). Dead end streets are prohibited.

Street Names and Signs

1. Street Names and Numbers

New streets and roads in Manufactured Home Rental Communities shall be names so as to provide continuity of names with existing streets and so as to prevent conflict with identical or similar street and road names in other parts of Bosque County. All street names shall be approved by Bosque County 911 Coordinator. Roads or streets which are a continuation of any existing road or street shall take the name of the existing road or street.

2. Street and Road Numbers/Names Required

The Developer shall install street or road name signs at all intersections in the Manufactured Home Rental Community. The proper installation of these signs is a part of the required construction standards of Bosque County. Final approval of the construction will not be given by the Bosque Commissioners Court until all signs are installed.

Mailboxes

1. Mailboxes shall be set at least one foot (1'), but no more than three feet (3'), back from the curb, paving edge, or shoulder area of the permitted street upon which the property is addressed.

2. All mailboxes within County rights-of-way shall meet current TxDOT standards if the speed limit on the County Road is more than 40 miles per hour. Mailboxes in a development with speed limits at or below 40 miles per hour must meet U.S. Post Office requirements, and must be placed in a manner that does not interfere with the efficient movement of traffic or with visibility from driveways, side streets, and other access points.

3. All mailboxes along arterials shall be of a "break-away" type design (this type of design is also encouraged along collector and local streets). Clustering of mailboxes is greatly encouraged.

WATER DRAINAGE

Lots and Private Property

Lots and private property shall be graded so that surface drainage from said property shall be taken to roads or drainage courses as directly as possible. Drainage water from roads shall be taken to defined drainage courses.

Roads without Curbs and Gutters

All roads without curbs and gutters shall have drainage ditches adjacent to and running parallel to said roads or roads. Said drainage ditches shall have minimum depth of twelve (12") inches below the level of the sub grade.

Permanent Drainage Structures

Permanent drainage structures, including but not limited to culverts, pipes, drainage boxes and bridges, shall be installed at all crossings of drainage courses, including drainage ditches with driveways and roads.

Types of Permanent Drainage Structures

The exact dimensions and type of permanent drainage structures including culverts, pipes, drainage boxes, and bridges shall be established for each Development by the Commissioners Court in its order granting or denying authorization of a Development Plan.

Driveway Drain Pipes

Placement of driveway drain pipes and drain structures shall be made at the expense of the owner or developer upon receipt of a written approval of the Bosque County Precinct Commissioner prior to installation. No driveway drain pipe will be accepted unless it has a minimum drainage of fifteen inches (15") in diameter and a minimum length of twenty-two feet (22') if ends are concreted, however, the placement, length and diameter of a drain pipe must be inspected and approved by a County Commissioner prior to installation and it is within the Commissioner's discretion to alter the required size, length and placement if deemed necessary. Larger drain pipes shall be installed if necessary to handle drainage based upon a ten-year flow frequency. An easement shall be required from any affected property owner or owners when the natural flow of water is changed.

Embankments

All roadways subject to flooding and high waters and all roadway crossing streams must have reinforced embankments to prevent erosion of said embankments, as approved by the Precinct Commissioner.

Permanent Obstacles

Permanent obstacle, such as concrete or rock retards, shall be installed on the sloping sides of drainage ditches and drainage courses to prevent erosion where specifically designated by the Commissioners Court in its order granting or denying authorization of the Development Plan.

Open Drainage Channels and Ditches

Open drainage channels and ditches shall be constructed with a proper cross-slope grade and an alignment which will facilitate proper functioning without destructive velocities of drainage waters.

Drainage Easements

All drainage easements in the land being authorized for development must be of adequate width, as determined by the Commissioners Court in its order granting or denying authorization of a Development Plan; to permit drainage and flood control for all land whose natural drainage runs through the property being authorized for development.

Drainage Plan

An engineering 20-year flood drainage plan shall be submitted with the Development Plan unless waived by Commissioners Court. The engineering drainage plan shall be prepared by a registered professional engineer for the State of Texas and qualified in the field of storm run-off and drainage design. The drainage study will show the width of the right-of-way required to provide property drainage ditches and structures in order to properly dispose of the expected storm flow run-off. A typical cross section of the road and drainage ditches shall be provided in the report.

Maximum Road Grades

Grades of roads shall be a maximum of twelve percent (12%). Exceptions to this rule may be granted by Commissioners Court.

Backfill of Pipe

All pipe shall be backfilled at six-inch (6") lifts and tamped with air tamp, with water as needed.

SEWAGE DISPOSAL SYSTEMS

A licensed sanitarian must review and approve the plan to assure that all County sanitation rules and regulations can be met.

Soil Analysis

If a State-approved disposal sewage system is not provided, the Developer will have soil tests made in accordance with applicable Bosque County and State regulations then in effect for

installation of private sewage facilities so that a minimum of ten percent (10%) of the proposed tracts or lots have been approved by a licensed sanitarian.

Lot Adequate Sizes to Meet Sanitation Requirements

All development lots that have individual septic systems shall contain a minimum of 43,560 square feet (i.e., one (1) acre) for those with community water system and a minimum of 87,120 square feet (i.e., two (2) acres) for those without a community water system. It must be noted that size alone does not assure sanitation requirement can be met. The developer or owner shall ascertain and certify that an acceptable septic tank with a proper drain field can be installed on each tract planted or offered for sale, unless public sanitary sewer collection facilities are made available to the site. A licensed sanitarian may be contacted for the specifications. All developments using a state permitted and approved sewage disposal system must meet all state requirements as to lot size. The owners or developer must ascertain and certify that lot sizes within the development meet all state requirements.

All Habitable Structures Must Have Approved Sewage Systems

All habitable structures shall be connected to septic tanks or sewer systems conforming to the regulations and recommendations of the State and Bosque County. Septic tanks shall meet State and County regulations and must be inspected by a licensed sanitarian, a licensed professional engineer or a designated agent of the T.C.E.Q. before, during, and after construction. [Note: Only one (1) habitable structure shall be connected to a single septic system.]

Additionally, the planning materials for an on-site sewage facility to be submitted for approval by the permitting authority shall be prepared by a professional engineer or professional sanitarian and shall include an overall site plan, topographic map, 100-year floodplain map, soil survey, location of water wells, locations of easements and a complete report detailing the types of on-site sewage facilities to be considered and their compatibility with area-wide drainage and groundwater. A comprehensive drainage plan shall also be included in these planning materials.

Outdoor Toilets or Cesspools Prohibited

There will be no outdoor toilets or cesspools within any development.

All Sewage Disposal Regulations of Bosque County, Texas, MUST BE MET, With No Exceptions

UTILITIES

Easements

The Owner of the Manufactured Home Rental Community or Rural Development shall coordinate with utility service provider to determine the locations and widths of required easements. Evidence of such coordination will be required as a condition of approval of the Rural Development Plan and the issuance of a Certificate of Compliance. A Rural Development Plan shall not be approved until the Owner has obtained a satisfactory agreement with utility service providers regarding the utility easements. At a minimum, utility service companies, which must be

consulted, include electric service, telephone service and any water or wastewater district or other water utility, which has jurisdiction.

Utility Lines in Rear of Homes

Utility lines which are to be above ground are preferred to be in the rear of homes or other buildings. Underground lines shall be prominently marked along the length of the lines.

County Not Liable

Bosque County will not assume any liability for damage to utility lines suffered while maintaining roads.

RECREATIONAL RENTAL PARKS

Rules and Regulations Particular to Recreational Rental Parks (Development) – Additionally, Bosque County hereby adopts the following Rules and Regulations applicable specifically and only to Recreational Rental Parks (Development) [including but not limited to RVs, campers, cabins, tiny homes, tents, glamping, yurts, any structures permanent or temporary with expectations to live, vacation or rent], said Rules and Regulations being promulgated in furtherance of the public's safety:

1. **Ingress and Egress:** Each Development shall have a separate Entrance- and Exit-roadway, each of which shall not be less than 28 (twenty-eight) feet wide from flow line to flow line. No overhead obstructions shall be allowed at such entrances and exits. Minimum obstruction height on the Development's interior roads shall be 15 (fifteen) feet. No entrance or exit from any Development shall be permitted through or allow movement through a residential district or subdivision.
2. **Address Signage:** Development shall have designated 911-addressing posted in minimum six (6) contrasting lettering visible from the roadway. Each individual Development space shall have a designated signage posted in contrasting letters with a minimum size of four (4) inches at each space clearly visible from the adjoining road.
3. **Minimum spacing:** The minimum distance between each parked recreational vehicle shall be twenty (20) feet. Foldouts and slide length shall be included in determining spacing.
4. **Parking:** Off-road parking allotment shall be included in the site plan. No parking of vehicles shall be allowed in park-access roadways.
5. **Setback:** A minimum of ten (10) feet of setback shall be allowed between RV parking and any outbuilding or adjacent property.
6. **Fire Prevention and Protection:** No outdoor fires shall be allowed except in grills, ovens, stoves or park-provided fire boxes designed for the specific use of food preparation. LP gas, fuel oil, gasoline and other flammable liquids shall not be stored inside or beneath any vehicle. LP tanks shall be limited to 100-pound size or less. Storage buildings, lean-tos, or outside storage shall not be allowed at individual Development sites.
7. **Flammable Material:** Trees, brush, grass, trash bins and landscaping shall be kept neat, clean and in accordance with accepted NFPA fire-safety guidelines.

8. **Fire Extinguishers:** Twenty-pound class ABC fire extinguisher must be mounted, tagged, and located at or inside an office-area that is accessible by the public. Extinguisher shall be subject to annual inspection by a Texas State Fire Marshal licensed service company.

III. Variances and Exceptions

- A. **General** – The Commissioners Court of Bosque County recognizes that there are vast differences in terrain and population density in Bosque County. In instances when the Commissioners Court finds that extraordinary hardships or extreme practical difficulties will result from strict compliance with these Rural Development Rules and/or the purposes of these Rules may be fulfilled to a greater extent by an alternative proposal, the Commissioners Court may approve variances, or exceptions to these Rules so that substantial justice may be done and the public interest secured. Variances may be made, provided that the variance or exception shall not have the effect of nullifying the intent and purpose of these Rules, further provided that the variance is allowed by Texas law.
- B. **Evidence Required** – The Commissioners Court shall not approve variances or exceptions unless it shall make finding based upon evidence presented to it in each specific case that:
 1. The granting of the variance or exception will not be detrimental to the public health, safety or welfare, or injurious to other property;
 2. The conditions upon which the variance request is based are unique to the property for which the relief is sought and are not applicable generally to other property;
 3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these Rules is carried out.
- C. **Authority** – Authority to make final approval of all variances and exceptions is vested in the Commissioners Court. Request for variances shall be filed at the time of application and may be taken up at only posted meeting of Commissioners Court while the application is pending.

IV. Enforcement; Penalties; Appeals

- A. **Category of Offense.**

A person commits an offense if the person knowingly or intentionally violates a requirement of these regulations, including the road design and construction specifications incorporated into these regulations, the rules of Bosque County for on-site sewage facilities, and any appendices attached to these regulations. An offense under this provision is a Class B misdemeanor punishable by fine or imprisonment or both.

B. Enforcement Actions.

At the request of the Commissioners Court, the County Attorney or other prosecuting attorney for the County may file an action in a court of competent jurisdiction to:

1. Enjoin the violation or threatened violation of a requirement established by or adopted by the Commissioners' Court under these regulations; or
2. Recover damages in an amount adequate for the County to undertake any construction or other activity necessary to bring about compliance with a requirement established by or adopted by the Commissioners Court under these regulations.

C. Enforcement of Building Lines.

If a structure is erected, constructed or reconstructed in violation of a building setback line established in accordance with these regulations, then the Commissioners Court, the District or County Attorney, or an owner of real property in the County may institute an injunction, mandamus, abatement or other appropriate action to prevent, abate, remove or enjoin the unlawful erection, construction or reconstruction (see Texas Local Government Code, Chapter 233, Section 233.006).

D. Appeal of Building and Setback Lines.

An owner of property who is aggrieved by an action or order adopted by the Commissioners Court may appeal the decision within thirty (30) days after the date adopting the action or order.

A property owner in the County who is aggrieved by a final order of the Court may appeal to the District Court or to another court with proper jurisdiction, in accordance with Section 233.007 of the Texas Local Government Code.

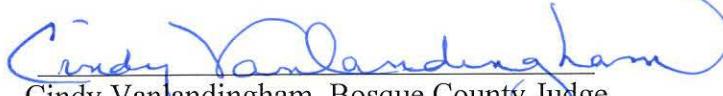
V. Applicability

- A. Effective Date – These Rules are effective upon the date of final approval by Commissioners Court.
- B. Date Construction Commenced – These Rules apply to any Rural Development for which construction, or expansion (as defined herein), is commenced on or after the date that the original development standards were adopted by this Commissioners Court.
- C. Expansion of Existing Areas of Rural Development – These Rules are applicable to any expansion of any existing Rural Development after the original effective date of these Rules. “Expansion” includes but is not limited to any improvement concerning roads, water systems, septic systems and/or utilities and is ultimately defined at the discretion of the Commissioners Court.
- D. Applicable Outside City Limits – These Rules are applicable in Bosque County outside the city limits of any incorporated city.

VI. Interpretation – Conflict, Severability, Savings and Amendments

- A. Interpretation – In their interpretation and application, the provision of these Rules shall be held to be minimum requirements for the promotion of the public health, safety, and general welfare. These Rules shall be construed broadly to promote the purposes for which they are adopted.
- B. Public Provisions – These Rules are not intended to interfere with, abrogate, or annul any other County regulation, state statute, or other provision of law except as provided in these Rules. Where any provision of these Rules or any other rule or regulation or other provisions of law are in conflict, the provision which is more restrictive or imposes higher standards shall control.
- C. Private Provisions – These Rules are not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that were the provisions of these Rules are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these Rules shall govern.
- D. Severability – If any part or provision of these Rules, or the application of these Rules to any person or circumstance is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operation to the part, provision, or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of these Rules or application of them to other persons or circumstances. The Commissioners Court hereby declares that it would have enacted the remainder of these Rules, even without any such part, provision, or application which is judged to be invalid.
- E. Saving Provision – These Rules shall not be construed as abating any action now pending under or by virtue of, prior existing development regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm, or corporation, or as waiving the right of the State or County under any section or provision existing at the time of adoption of these Rules, or as vacating or annulling any rights obtained by any person, firm, or corporation by lawful action of the County except as shall be expressly provided for in these Rules.
- F. Amendments – For the purpose of protecting the public health, safety, and general welfare or for any other valid purpose, the Commissioners Court may, from time to time, amend these Rules at a public meeting following public notice in the manner prescribed by law.

Adopted and finally approved by unanimous vote of the Bosque County Commissioners Court, in regular session, on this the 17th day of March, 2025.



Cindy Vanlandingham, Bosque County Judge

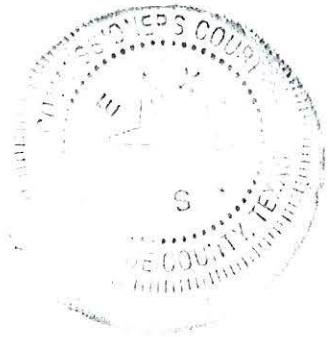

Billy Hall, Commissioner Pct 1


Terry Townley, Commissioner Pct 2


Larry Philip, Commissioner Pct 3


Ronny Liardon, Commissioner Pct 4

Attest: 
Tab Ferguson, Bosque County Clerk



APPENDIX “A”

FEE SCHEDULE

Development Fees:

1-5 lots in Development	\$350.00 + \$10 per lot
6-10 lots in Development	\$450.00 + \$10 per lot
11 lots and up in Development	\$650.00 + \$10 per lot
Cancellation of Development	\$200.00
Variance Request	\$150.00
Development Plan (Rural Development Rules)	\$300.00

APPENDIX "B"

RURAL DEVELOPMENT APPLICATION FORM AND CHECKLIST BOSQUE COUNTY, TEXAS

Item(s) Submitted:

Development Plan _____

Replat/Plan Revision _____

FOR BOSQUE COUNTY COMMISSIONERS MEETING ON: _____
(Date)

Rural Development name: _____

Applicant's or Owner's Name: _____

Company Name (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone No.: _____ Fax: _____

Physical location of property: _____

Current legal description of Property:

(Abstract/Survey Number or previously platted name.)

Acreage (to the nearest tenth of an acre) _____ Number of Rental Spaces _____

ACKNOWLEDGMENT BY APPLICANT:

“Applicant herein agrees and acknowledges by evidence of signature below that the submission of this Application with plans, plats or drawings makes such items public record and that the Applicant understands that the general public may view the above-listed items.”

“Further, Applicant agrees and acknowledges that the plan and/or plat submitted herewith is for the location of rental spaces only. It is not intended to be used to convey real property to any party or, particularly, to convey title to the streets and any other improvements to Bosque County, Texas. The owner of the property described herein acknowledges that this plan and/or plat does not meet Bosque County’s requirements for a Subdivision *per se* but does meet Bosque County’s requirements for and comply with Bosque County’s Rural Development Rules.”

(Applicant’s Signature)

(Printed Name)

Date: _____

DEVELOPMENT PLAN CHECKLIST

- ☐ Four (4) copies of the Development Plan

All copies shall have Development Plan placed on the face. The title under which proposed Development is to be recorded.

Name and address of the owner with the name of the Land Planner, Licensed Land Surveyor or Registered Professional Engineer platting the tract.

Each page shall be marked/stamped with the name of the Registered Public Surveyor or Licensed Land Surveyor.

- ☐ Distance and direction to the nearest State or U.S. Highway
- ☐ Location and widths of all roads
- ☐ Scale, North arrow, date and pertinent data
- ☐ Engineering drainage plan and Drainage Engineer certification
- ☐ Consultation verification from Licensed Sanitarian
- ☐ Consultation verification from Middle Trinity Ground Water District
- ☐ Consultation verification with utility providers
- ☐ Consultation verification with 911 addressing
- ☐ Texas Department of Transportation approval (Lots with State/U.S. highway access.)
- ☐ Filing fee
- ☐ Paid Tax Certificate
- ☐ Consultation verification with Bosque County Floodplain Administrator or certificate
- ☐ Performance Bond
- ☐ Verification of compliance from Commissioner

APPENDIX "C"

ROAD CONSTRUCTION STANDARDS OF BOSQUE COUNTY

A. General Requirements

General requirements pertaining to subdivisions within Bosque County, Texas shall be as follows and shall, when appropriate, be reflected on the plat sought to be approved:

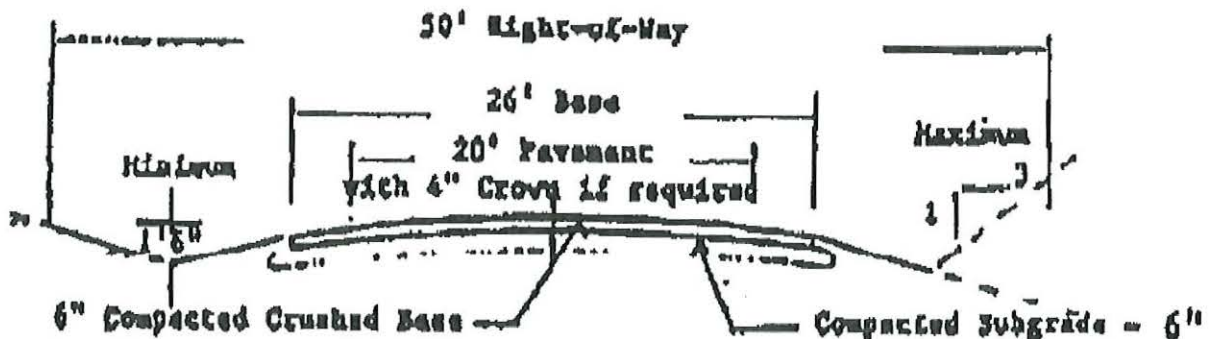
1. Unless otherwise approved by the Commissioners Court, provision must be made for the extension of existing dead-end streets within recorded adjacent subdivisions, if any. Proposed streets must conform to existing topography as nearly as possible in order to reduce drainage problems. Further, streets should, whenever possible, follow valleys or depressions so as to form a collection system for surface water.
2. The minimum width of a street right-of-way within the subdivision shall be fifty (50) feet and the minimum width of a roadbed shall be twenty-six (26) feet with a four (4) Inch crown. (See TYPICAL SECTION Fig. I.)
3. The minimum gradient shall be four-tenths (0.4) percent and maximum gradient shall be twelve (12) percent. In addition to the requirement of a fifty (50) foot width for right-of-ways, and land adjacent to the right-of-ways must have a minimum of a three-to-one (3:1) slope (cuts and fills).
4. The road right of-way shall be cleared of trees and roots and the road bed graded up to an approved level and said road must have U-TYPE bar ditches. (Curb and Gutter-Type streets may be required in certain instances and may be substituted at any time, if desired.)
5. Drainage Pipe: The developer will be required to install corrugated metal pipe culverts according to the drainage plan submitted and approved by the commissioners Court. Grading at all culverts will be on a 3-1 slope (See Fig. 3 Typical Section).
6. The road sub-grade must be graded to the finished sub- grade level. The sub-grade shall be inspected and where the plasticity index (P.I.) of the raw sub-grade is 20 or less, the top 6 inches of sub-grade shall be scarified, mixed and re-compacted to a minimum of 95% of the maximum density as determined by TxDOT test method Tex -113 B at a moisture content between 2% below and 4% above the optimum moisture content. Where the P.I. of the raw sub-grade is greater than 20, the top 6 inches of the sub-grade shall be stabilized with Hydrated Lime Slurry at a rate of 27 lbs. of Hydrated lime per square yard and

compacted to 95% of maximum density as determined by TxDOT Test method Tex 121, Part II. Lime slurry shall be Type B as defined in TxDOT Item 264, "Lime and Lime slurry, and placement shall conform to TxDOT Item 260, "Lime Treatment for Materials Used as sub-grade" (Road Mixed)

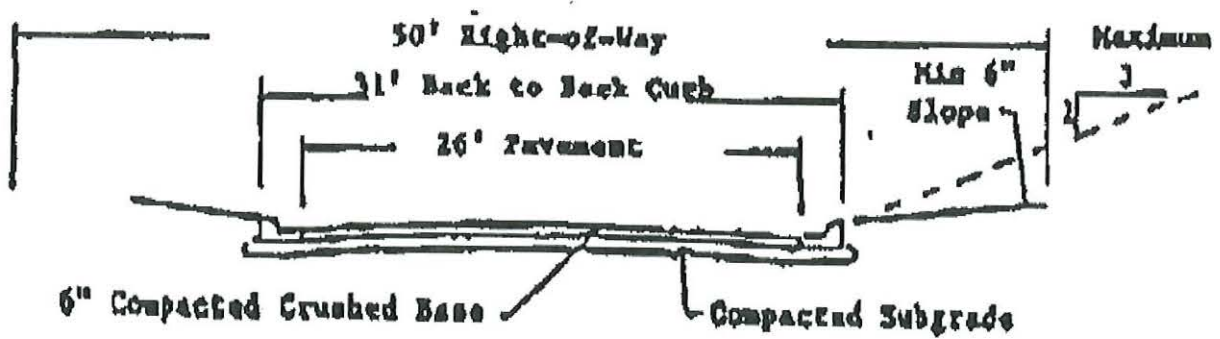
7. All embankment constructed under streets and roadways shall be constructed in layers not exceeding 8" in compacted thickness and shall be compacted to 95% of maximum density as determined by TxDOT Test Method Tex -113-E at a moisture content between 2% below and 4% above optimum moisture.
8. Flexible Base: After sub-graded has been completed and approved, the road bed shall be covered to a minimum width of twenty-six (26) feet and with a minimum compacted depth of 6" with crushed stone (TxDOT, Item 247, Grade A, number 2). The crushed stone shall be mixed, watered and compacted to a minimum 95% of maximum density as determined by TxDOT Test method Tex-113-E at a moisture content between 2% below and 4% above the optimum moisture content.

B. Roadway Sections

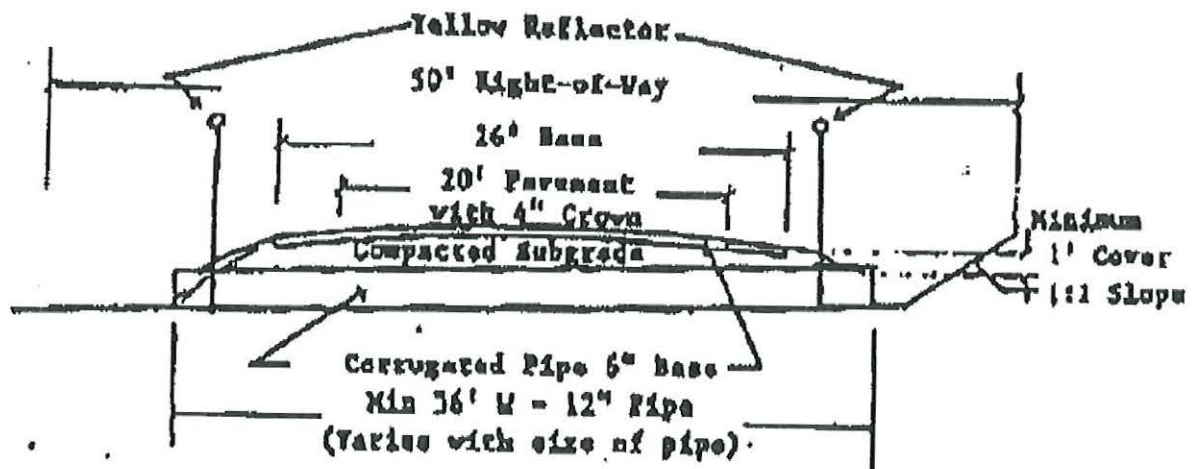
**TYPICAL SECTION – COUNTY ROAD
FIGURE I**



TYPICAL SECTION – COUNTY ROAD
FIGURE II



TYPICAL SECTION – COUNTY ROAD
FIGURE III



APPENDIX "D"

BONDS FORMS

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS

THAT _____, (hereinafter called "Obligor"), and _____, (hereinafter called "Surety"), a corporation authorized under the laws of the State of Texas to act as Surety, are held and firmly bound unto the County of Bosque, State of Texas, through its County Judge, or his successor in office, (hereinafter called "Obligee") in the full and just sum of _____ Dollars (\$ _____), lawful money of the United States, for the payment whereof Obligor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Obligor is required by the Bosque County Rural Development Regulations, under the authority granted by the laws of the State of Texas, to file a bond with the Bosque County Judge in the amount of 100% of the estimated construction cost of constructing such roadways and drainage facilities within a certain subdivision to be known as _____ as platted by Obligor.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, the owners of the tract of land to be developed will construct all roadways and drainage facilities within such subdivision in accordance with the specifications promulgated by and within one year from date of which final plat is approved by Commissioners' Court, If Obligor has not completed the improvement within one year this bond may be extended an additional one(1) year, if it can be demonstrated by Obligor to Commissioners' Court that a good faith effort is being made to complete the required improvements. In the event the required improvements are not completed within the time allowed then the Commissioners' Court can complete the improvements and request reimbursement funds from the Obligor or Surety without requiring approval of the Obligor. This bond shall remain in force and in effect until all roads, streets, drainage and drainage structures in the subdivision have been completed and approved by the Bosque County Commissioners Court, and the bond has been released by a Court Order from the Commissioners' Court.

No right of action shall accrue on this bond to or for the use, of any person or corporation other than the Commissioners' Court herein named or successors of Commissioners' Court.

SIGNED and SEALED this ____ day of _____ 20__, in the presence of _____ (Witness)

By: _____ (Obligor)

By: _____ (Surety)