

THE COUNTY OF SABINE

STATE OF TEXAS

On this the 26th day of January, 1970, the Commissioners' Court met in regular session with the following members present, to-wit:

O. A. Beauchamp	County Judge
R. E. Smith	Commissioner, Precinct No. 1
T. A. Seales	Commissioner, Precinct No. 2
Paul Lout	Commissioner, Precinct No. 3
H. E. Wilbuhn	Commissioner, Precinct No. 4
W. W. Cavender	Clerk of the Court

Motion by Paul Lout and Seconded by T. A. Seales the Court voted to adopt the "Suggested Rules Governing SubDivisions".

SUGGESTED RULES GOVERNING SUBDIVISIONS

Revised Civil Statutes Article 6626a, Section I, provides County Commissioners Court an opportunity to suggest regulation of some aspects of subdivision development prior to their acceptance by the Court. Section I of Article 6626a is quoted and is followed by suggested standards which may be considered by the court for adoption. These standards were developed by another county which may be adjusted to this court's needs.

ARTICLE 6626a, Section I: "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 thereafter divide the same into 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 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 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."

ARTICLE I - PLAT

1. Shall not exceed an overall dimension of eighteen (18) inches by twenty-four (24) inches.
2. May be drawn on tracing cloth or film type material.
3. Must be neat and legible and drawn to a scale of not over two-hundred (200) feet to the inch.
4. Must be made by a registered surveyor or registered engineer, with certification made of the correctness of the surveying on the ground and the work shown on the plat.
5. Boundary lines and lot lines must be shown by bearings and distances calling for the lines established surveys or landmarks, and other data furnished sufficient to locate the plat on the ground.
6. The North point must be indicated, The scale must be prominently shown.
7. The numbering of lots and blocks are to be arranged in a systematic order and shown on the plat in distinct and legible figures.
8. Must show acreage of all land in the subdivision area such as lakes, parks, reserved areas, etc, that are not specifically dimensioned, to the end that all the area can be accounted for by the Tax Authority.
9. A title of the subdivision and section number shall be displayed prominently.
10. Certificate of approval to be filled out by the Commissioners' Court shall be provided on plat.
11. Reference must be made to the Original Patented Survey with abstract number of same and reference made to the volume and page in the Deed Records of tract being subdivided.

12. A certificate of ownership and dedication, duly acknowledged, of all streets, public highways, alleys, parks, playgrounds, and other land intended for public use shall be a part of the plat.
13. Location of lots, roads, public highways, alleys, parks, and other features must be shown and accurately dimensioned. Length of radii and arcs of all curves, with bearings of all tangents must be shown, also dimensions from angle points and p points of curve to lot lines.
14. Roads which are continuation of any existing road shall take the names of the existing roads.
15. Location of all existing easements, pipeline, electric transmission, etc. must be accurately shown.
16. Location of all flowage easements taken in connection with reservoir projects must be accurately shown.
17. There shall be one (1) original and five (5) copies of each plat furnished to the Commissioners' Court.
18. The copy of the map MUST be drafted with such skill and distinctness that when recorded by photostat or other mechanical process, ALL of the lettering and figures thereon will clearly show up on the record.
19. Where a subdivision is sold in tracts or lots of more than one (1) acre showing lots or irregular dimensions, each lot must bear up on its face the amount of acreage contained therein.

ARTICLE II - ROADS

1. All streets of the subdivision, and ingress and egress roads subject to County maintenance, must be not less than 40 feet in width and crowned 24 feet with 4 inch compact gravel, or other suitable material to make an all weather road. All weather roads must be composed of natural materials; however, the County Road Commissioners must inspect same and render an opinion in writing to the Commissioners' Court.
2. All designated streets must be cleared of trees and other obstructions.
3. All dead end streets must provide a cul-de-sac of a radii of not less than 40 feet.
4. All drainage pipes or culverts must be installed and be of adequate size to accommodate the flow of water. County Road Commissioner must inspect same and render an opinion in writing to the Commissioners' Court before County assumes maintenance.
5. County will not assume the maintenance of the roads and designated streets of the subdivision until three (3) years after the subdivision has been completed, including all roads, unless the same be assumed at an earlier date at the option of the Commissioners' Court. Roads will be conveyed to the County by easement when maintenance is assumed.
6. County will not assume any responsibility for construction, maintenance, or liability for any structure used to impound water.

ARTICLE III - UTILITIES

1. All pipes, water, gas, or otherwise, must be buried with the top of the pipe not less than 18" below the level of the ground, or below ditch level when street.
2. All main water lines, gas lines, or any lines of any nature must be in the rear of the homes or other buildings, or not in excess of 3 feet from the front lines adjacent to streets or as approved by the County Road Commissioner in writing.
3. All utility poles must be not in excess of 3 feet from the front lot lines adjacent to streets.
4. County will not assume any liability for damage to lines when maintaining roads.

ARTICLE IV - SEWAGE AND GARBAGE

1. No septic tank drainage shall drain, directly or indirectly, into any ditches or streets that need or require maintenance.
2. Provisions must be made for the disposal of garbage.

ARTICLE V.- GENERAL

1. All subdivisions to be accepted are tentative, subject to full compliance with the above rules and regulations, with such final acceptance, if any, to be evidenced by an order of the Commissioners' Court on the minutes of the Court.
2. These rules, regulations, and requirements, are subject to change, amendment, or alteration without notice, whenever the Court in its Judgment deems it to be in the best interest of the public.
3. A certificate from the County Tax Collector must accompany the plat to be recorded showing that all taxes owing to the State and County have been paid in full to date.

4. Certificate from an abstractor, or written opinion from the attorney of the developer must be attached, showing ownership of property and all liens against same, certifying that property is subject to the purchase of an insured Title Policy if so desired.

The Court voted unanimously that the following salary basis be used for the year 1970.

1970 Salary Schedule

Bacon, O'Neal	40.00
Barlow, William Jack	305.80
Barlow, William Jack (expense)	200.00
Beauchamp, O. A.	371.80
Beauchamp, O. A. (expense)	75.00
Cavender, W. W.	426.80
Grøger, Blan	418.00
Greer, Blan (expense)	375.00
Gooch, Minnie A.	200.20
Lane, Mary L.	46.98
Lout, Paul	284.90
Lout, Paul (expense)	125.00
Love, Henderson	231.00
McLemore, Ira	137.50
McLemore, Ira (expense)	50.00
Martin, Bill (expense)	33.33
Martin, Robert L.	110.00
Miers, Frank	102.57
Miers, Frank, (expense)	41.66
Minton, Edith	290.40
Moody, Jesse J.	394.90
Moody, Jesse J. (S.S. Ledger)	10.00
Parker, Mary Elizabeth	200.20
Pate, O. P.	220.00
Pate, O. P. (expense)	50.00
Payne, James Allen	350.00
Seales, T. A.	284.90
Seales, T. A. (expense)	125.00
Smith, Barbara Ann	109.50
Smith, Carl E.	421.30
Smith, Carl E. (title)	10.00
Smith, Loßs	231.00
Smith, R. E.	284.90
Smith, R. E. (expense)	125.00
Todd, Corene	290.40
Wilburn, H. E.	284.90
Wilburn, H. E. (expense)	125.00
Wright, H. W.	140.00
Wright, H. W. (expense)	60.00

The County Treasurer is directed to transfer the amount of \$3084.00 from the Jury Fund to Officers Salary Fund to pay Salary and Social Security for District Court personnel.

The County Treasurer is directed to transfer the amount of \$2646.00 from the Permanent Improvement Fund to pay Salary of the Building Custodian.

The following bids were submitted to the Court as advertised:

JONES CHEVROLET, INC.

P. O. BOX 6

HEMPHILL, TEXAS 75948

Jan. 24, 1970

Sabine County Commissioners Court
Hemphill, Texas

Dear Sir:

We will be able to furnish you one Chevrolet 1970 model two ton truck with the following specifications:

156" Wheelbase
292 Cu. In. Motor 6 cyl Engine
4 Speed Transmission
2 Speed Rear Axle
Heavy Duty Main Leaf Springs
15000 capacity Overload Springs
Heater & Defroster
2- 750x20 8 ply Nylon Tires Tubes front
4- 825x20 10 ply Nylon Tires & Tubes on rear

for \$3398.00. This price does not include Federal Tax.

Very truly yours,

Don Jones /s/
Jones Chevrolet Inc.

HEMPHILL MOTOR COMPANY, INC.

SALES AND SERVICE

Hemphill, Texas 75948

January 24, 1970

Commissioners Court
Sabine County
Hemphill, Texas

Dear Sir:

I would like to submit our bid on 1970 F600 1/2 ton truck with the following specifications:

300 Cubic inch 6 cyl.
156 Wheel base
4 Speed Transm
2 Speed Rear Axle
H. D. Main Leaf
Overload Rear Springs
Heater & Defroster
2 750x20 8 Ply Nylon Tires & Tubes (Front)
4 825x20 10 Ply Nylon Tires & Tubes (Rear)

Price \$3,454.00
This price has Federal Tax deducted.

Yours truly,

Hemphill Motor Company, Inc.

James Payne, Jr. /s/
James Payne, Jr.

The bid submitted by Jones Chevrolet, Inc. was accepted and approved.

All accounts were allowed and made payable.

There being no further business, the court adjourned.

O A Beauchamp
Judge

R. E. Smith
Commissioner, Precinct No. 1

Paul Lant
Commissioner, Precinct No. 3

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J. A. Lester
Commissioner, Precinct No. 2

Harold Wilburn
Commissioner, Precinct No. 4

[Signature]
Clerk of the Court