

INFRASTRUCTURE DEVELOPMENT PLAN LANGUAGE AND CERTIFICATIONS

McLennan County, Texas

The following are examples of general plan language and certifications that may apply partly or wholly to a particular manufactured home rental community. This appendix, however, is not all inclusive and additional and/or revised language and/or certifications may be required based on individual circumstances, as determined by the County Engineer.

Individual Property Owner(s) Certification (except plans for private street developments):

THE STATE OF TEXAS §
COUNTY OF McLENNAN §

That I (We), _____, being the owner(s) of the property described above and wishing to develop said property into a manufactured home rental community, do hereby adopt this infrastructure development plan attached hereto and titled “_____, McLennan County, Texas. All easements and right(s)-of-way shown hereon shall be dedicated by separate instrument(s) for recording in the Official Public Record of McLennan County, Texas. Any private improvements placed in said rights-of-way and/or easements shall be placed at no risk or obligation to the public and McLennan County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements.

(signature)
Printed Name of Property Owner(s)
Mailing Address
City, State and Zip Code

THE STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public In And For The State of Texas

My Commission Expires On: _____

Corporation or Partnership Certification (except plans for private street developments):

THE STATE OF TEXAS §
COUNTY OF McLENNAN §

That I (we) _____ of _____ (name of corporation/partnership), acting herein by and through its duly authorized officers and being the owner(s) of the property described above and wishing to develop said property into a manufactured home rental community, do hereby adopt this infrastructure development plan attached hereto and titled “_____, McLennan County, Texas”. All easements and right(s)-of-way shown hereon shall be dedicated by separate instrument(s) for recording in the Official Public Record of McLennan County, Texas. Any private improvements placed in said rights-of-way and/or easements shall be placed at no risk or obligation to the public and McLennan County and the County shall have no responsibility to repair or replace such improvements if they are damaged or destroyed in the utilization of these rights-of-way and/or easements..

Name of Corporation

(signature)
Printed Name of Authorized Representative/Partner
Title
Mailing Address
City, State and Zip Code

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed, in his (her) capacity as _____ of _____, a Texas corporation (limited partnership), on behalf of said corporation (partnership).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public In And For The State of Texas

My Commission Expires On: _____

Corporation or Partnership Certification (for plans with private street developments):

THE STATE OF TEXAS §
COUNTY OF McLENNAN §

That I (we) _____ of _____ (name of corporation/partnership), acting herein by and through its duly authorized officers and being the owner(s) of the property described above and wishing to develop said property into a manufactured home rental community, do hereby adopt this infrastructure development plan attached hereto and titled “_____, McLennan County, Texas”. All easements and right(s)-of-way shown hereon shall be dedicated for the use, benefit, and accommodation of the County for any purpose related to the exercise of a governmental service or function, including, but not limited to emergency vehicle access, inspection services and code enforcement, and for the mutual benefit, use and accommodation of all public utility entities and renters or lessors of rental spaces fronting on or adjacent to these rights-of-way. Such dedications shall be accomplished by separate instrument(s) for recording in the Official Public Record of McLennan County, Texas. All streets show hereon are private streets and are not dedicated for use as public streets or rights-of-way, and the public shall have no right to use any portion of such private streets.

Name of Corporation

(signature)
Printed Name of Authorized Representative/Partner
Title
Mailing Address
City, State and Zip Code

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed, in his (her) capacity as _____ of _____, a Texas corporation (limited partnership), on behalf of said corporation (partnership).

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public In And For The State of Texas

My Commission Expires On: _____

Deed of Trust (Lien) Holder Acknowledgement:

The Deed of Trust (Lien) Holder signed below hereby acknowledges that they have reviewed the infrastructure development plan on the property described hereon and are familiar with the effect of this development on property on which they hold a deed of trust (lien). Those signing below hereby concur in and will join in the dedication of any easements and right(s)-of-way. Such dedication(s) shall be accomplished by separate instrument(s) for recording in the Official Public Record of McLennan County, Texas, and be jointly agreed upon and signed by those below, or their designee.

Name of Deed of Trust (Lien) Holder:

 Mailing Address

 City, State and Zip Code

By: _____
 Printed Name of Authorized Official

Title: _____

Property on which you hold a Deed of Trust (Lien):

“ _____ , McLennan County, Texas”

STATE OF _____ §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he (she) executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

Notary Public In And For The State of _____

My Commission Expires On: _____

McLennan County Engineer's Certification:

I hereby certify that the attached and foregoing infrastructure development plan entitled "_____, McLennan County, Texas" was approved on this the ____ day of _____, 20___, such approval not to be construed as an obligation on the part of the County for the construction and/or maintenance of any road(s) or other improvements shown thereon.

By: _____

Title: _____

Surveyor's Certification:

I do hereby certify that I made an actual and accurate survey of the property on the ground by men working under my supervision during the month of _____, 20____, that all markers or monuments are correctly shown.

Name of Surveying Company or Surveyor

Surveyor's Seal

By: _____

(Surveyor's Name)

R.P.L.S. # _____

Engineer's Certification:

I do hereby certify that proper engineering consideration has been given to the foregoing plan, in accordance with the Infrastructure Development Regulations for Manufactured Home Rental Communities of McLennan County, Texas.

Name of Engineering Company or Engineer

Engineer's Seal

By: _____

(Engineer's Name)

P.E. # _____

Date: _____

On-Site Sewage Certifications:

The following statement certifies that an engineering suitability report prepared by _____, on the ____ day of _____, 20____, has been submitted and accepted for this infrastructure development plan. All on-site sewage facility designs must be submitted for approval and built to Texas Commission on Environmental Quality (TCEQ) regulations prior to occupation of any manufactured home. This infrastructure development plan approved and accepted by the Designated Representative of McLennan County on this the ____ day of _____, 20____.

By: _____
(Printed Name of Representative)
Designated Representative for and
on behalf of McLennan County

Floodplain [and Floodway] Language:

The following applies for manufactured home rental communities located wholly or partially within a floodplain [and floodway]:

Rental spaces _____, as shown on this plan, are wholly or partially located within the 100-year floodplain [and regulatory floodway]. [The floodway area(s) depicted on this plan shall be dedicated to the public use forever for drainage and floodway purposes by separate instrument filed in the Official Public Record of McLennan County, Texas. McLennan County is not responsible for the construction and maintenance of facilities within this (these) drainage easement(s).] The drainage channels and creeks, as in the case of all natural channels, are subject to stormwater overflow and natural bank erosion to an extent that cannot be definitely defined. In accordance with County requirements, all development within the 100-year floodplain shall comply with all applicable orders and regulations, including but not limited to McLennan County’s “Flood Damage Prevention Order”. A floodplain development permit shall be obtained from the County Engineer’s Office prior to the construction/placement of any structure(s) within the floodplain.