

MOTHER NATURE

•Some properties being sold in Lubbock County are located in flood prone areas. When building a home in the county, we recommend that you obtain professional assistance in locating your building elevation.

- Drainage along county roads is a very important part of Lubbock County road maintenance. Property owners are required to construct driveways that will not impede drainage. Any driveway constructed that diverts water onto a public road or an adjoining property will have to be removed and properly constructed at the property owner's expense.
- Unpaved roads generate dust. Some farming operations generate dust. Mother Nature generates dust. Although people in West Texas recognize dust as a fact of life, rural areas are affected to a greater degree.
- Farming and ranching is a major industry in Lubbock County. Living in the rural areas of the county might place you in close proximity to farming and ranching operations. Please be aware of the following:
 - During certain times of the year, farming operations might continue around the clock. It is possible that some of these operations might disturb your peace and quiet.
 - Animals and their manure can cause objectionable odors. What else can we say?

Lubbock County's road maintenance operation is almost entirely funded by the \$10.00 Road & Bridge Fee accessed on each vehicle registered in Lubbock County. Property tax revenues are not used for road maintenance. The amount of fees collected from rural residents does not cover the cost of maintaining county roads. In reality, those living in the cities subsidize rural areas by making up the shortfall between the cost of services and the revenues received from rural residents. For example, 85% of county road maintenance is funded by taxpayers living in the City of Lubbock.

This information is by no means exhaustive. There are other issues you may encounter that we have overlooked and we encourage you to do your own research and examine the advantages and disadvantages of rural living.

We have offered this information in the sincere hope that it will help you become better informed about living in the county. Please feel free to contact your County Commissioner (806) 775-1335 or the Lubbock County Consolidated Road and Bridge Department, (806) 832-4352 if you have any questions regarding these issues.

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COUNTRY LIVING

(The Rest of the Story)

For many people, living in the country can be an enjoyable and rewarding experience. However, it is important for you to know that life in the country is different from life in the city. County governments are not able to provide the same level of service that city governments provide. To that end, we are providing the following information in order for you to be better informed about the realities of living in the unincorporated areas of Lubbock County.

- The fact that you can drive to your property does not necessarily guarantee that you, your guests and emergency service vehicles can achieve that same level of access at all times. In some areas of the county, extreme weather conditions may restrict access or make roads impassable for days at a time.
- There can be problems with the legal aspects of access, especially if you gain access across property belonging to others. It is wise to obtain legal advice and understand both public and private easements that may be necessary when these types of questions arise.
- You may experience problems with the maintenance and the cost of maintaining your road. Lubbock County maintains over 1100 miles of public roads. There are also a number of private roads and roads that were never accepted for maintenance by Lubbock County. Make sure you know what type of maintenance to expect on your road and who will provide the maintenance.
- During extreme weather conditions, school buses generally travel on paved roads only. At times, you may need to drive your children to the nearest paved road so they can get to school. Please check with your school district regarding their policies and procedures. Weather may also affect mail delivery.
- If your road is unpaved, it is highly unlikely that Lubbock County will pave it in the foreseeable future. Please check with the Lubbock County Transportation Department when any statement is made by the seller regarding paving of an unpaved road by Lubbock County.
- Unpaved roads are not always smooth and are often slippery when wet. You will experience an increase in vehicle maintenance costs when you regularly travel on rural county roads.

authority, thus very limited control of animals (strays, etc.). You can contact the Lubbock County Sheriff's Department if a problem occurs. Counties also have very limited control over trash in unincorporated areas, if necessary you can contact the Lubbock County Environmental Officer at 775-1182.

Counties have very limited ordinance