

STATE OF TEXAS     §  
COUNTY OF ROCKWALL §  
CITY OF ROCKWALL   §

BE IT REMEMBERED that the City Council of the City of Rockwall on this the 7th day of March, 1955, passed the following order, to-wit:

There is hereby created in the City of Rockwall a City Planning Commission and the following named persons are appointed as the members thereof whose term of office shall expire two years from this date, viz:

Metz Williams  
Ellison Slaughter  
Ned Cain  
Odis Lowe  
Frank Futrell

(5 members, the chairman to be elected from the members)

Said City Planning Commission is created and the aforesaid members thereof are appointed as the Zoning Commission of said City and shall hereafter perform all the duties and be possessed with all the rights conferred by law upon such Commissioners, and the members thereof. The following "Rules and regulations for land sub-division" are made a part hereof:

REGULATIONS FOR LAND SUBDIVISION  
FOR THE  
CITY OF ROCKWALL, TEXAS

These regulations are adopted by the City Council of the City of Rockwall, Texas, as a guide for persons or corporations intending to subdivide land located within the City Limits. The exercise of this supervision is in accordance with the Charter of the City of Rockwall, Texas.

1. GENERAL

All property not subdivided into lots, blocks, and streets within the City shall hereafter be laid out under the direction of the City Planning Commission or, in the absence of such a commission, by the City Council, or subject to its approval, and no other subdivision will be recognized by the City. Prior to the consideration of the plat by the City Planning Commission, the City Engineers will check the plat and make recommendations.

It shall be unlawful for any owner, or agent of any owner, to lay out, subdivide, or plat any land into lots, blocks, and streets within the City, or to sell property therein, which has not been laid off, subdivided, and platted according to these regulations and the rules of the City Planning Commission.

No officer or employee of the City shall perform, or cause to perform, any work upon any street or in any addition or subdivision of the City, unless all requirements of these regulations have been complied with by the owner of said addition or subdivision.

The City hereby defines its policy to be that the City will withhold improvements of any nature whatsoever, including the maintenance of streets and furnishing of sewage facilities and water service from all additions, until the subdivision plat has been approved by the City Planning Commission or, in the absence of such a commission, by the City Council. No improvements should be begun nor any contracts made until this approval has been given.

11. DEFINITIONS

"Subdivision" shall mean the division of a lot, tract, or parcel of land into two or more lots or other divisions of land, for the purpose, whether immediate or future, of transfer of ownership or building development, expressly excluding development for agricultural purposes, and shall include re-subdivision.

"Re-subdivision" shall mean the division of an existing subdivision, together with any change of lot size therein, or with the relocation of any street lines.

111. PRELIMINARY PLAT

An application, in writing, for the tentative approval of the Preliminary Plat, together with six (6) prints, shall be filed with the City Planning Commission at least two (2) weeks before the meeting of the Commission, if the plat is to be acted upon at such meeting.

The plat shall be drawn to a scale of one hundred (100) feet to the inch, or larger, and shall show:

- A. The proposed name of the subdivision.
- B. North point, scale, and date.
- C. The names and addresses of the subdivider and of the engineer or surveyor.

- D. The tract designation and other description according to the real estate records of the City or County Auditor and Recorder, also, designation of the proposed uses of land within the subdivision.
- E. The boundary line (accurate in scale) of the tract to be subdivided.
- F. Contours with intervals of five (5) feet or less, referred to sea-level datum.
- G. The names of adjacent subdivisions or the names of record owners of adjoining parcels of unsubdivided land.
- H. The location, widths, and names of all existing or platted streets or other public ways within or adjacent to the tract, existing permanent buildings, railroad rights of way, and other important features, such as section lines, political subdivision or corporation lines, and school district boundaries.
- I. Existing sewers, water mains, culverts, or other underground structures within the tract and immediately adjacent thereto with pipe sizes, grades, and locations indicated.
- J. All parcels of land intended to be dedicated for public use or reserved in the deeds for the use of all property owners in the proposed subdivision, together with the purpose of conditions or limitations of such reservation, if any.
- K. The layout, names, and widths of proposed streets, alleys, and easements.
- L. A plan and profile of each street with tentative grades on plan-profile sheets. Scales shall be 1" equal 40 feet horizontally, and 1" equal 4 feet or 6 feet vertically.
- M. The cross-section of proposed streets showing the width of roadways, location and width of sidewalks, and the location and size of utility mains.
- N. A plan and profile of proposed sanitary and storm sewers, with grades and pipe sizes indicated, and a plan of the proposed water-distribution system showing pipe sizes and the location of valves and fire hydrants.
- O. The layout, numbers, and approximate dimensions of proposed lots.

#### IV. FINAL PLAT

Six copies, one in sepia, of the final plat shall be submitted only after all changes and alterations have been made and the preliminary plat has been approved. Such plats shall be filed with the City Planning Commission at least two (2) weeks prior to the meeting at which approval is requested. All final plats must be approved by the City Council, and their action is final, regardless of the action taken by the City Planning Commission. The final plat shall be drawn to a scale of one hundred (100) feet to the inch, or larger, and shall show or be accompanied by the following:

- A. The boundary lines with accurate distances and bearings, the exact location and width of all existing or recorded streets intersecting the boundary of the tract.

- B. True bearings and distances to the nearest established street lines or official monuments, which shall be accurately described on the plat; municipal, township, county, or section lines accurately tied to the lines of the subdivision by distances and bearings.
- C. An accurate location of the subdivision in reference to the real estate records of Rockwall County.
- D. The exact layout including:
  - 1. Street and alley names.
  - 2. The length of all arcs, radii, internal angles, points of curvature, length and bearing of the tangents.
  - 3. All easements for rights of way provided for public services or utilities and any limitations of the easements.
  - 4. All lot numbers and lines with accurate dimensions in feet and hundredths and with bearings and angles to street and alley lines.
- E. The accurate location, material, and approximate size of all monuments.
- F. The accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property owners in the subdivision.
- G. Set-back building lines.
- H. Private restrictions.
- I. Proposed name of the subdivision.
- J. Name and address of the subdivider.
- K. North point, scale, and date.
- L. Certificate of approval from the City Engineers on plans and specifications for water, sewer, paving, and drainage.
- M. Certification by a registered professional civil engineer or surveyor to the effect that the plan represents a survey made by him and that all the monuments shown thereon actually exist, and that their location, size, and material are correctly shown.
- N. A certificate of ownership and dedication of all streets, alleys, parks, and playgrounds to public use forever, signed and acknowledged before a Notary Public by the owner and lienholder of the land and a complete and accurate description of the land subdivided and the streets dedicated.
- O. Certificates of approval to be signed by the City Planning Commission.
- P. Three (3) sets of plans and specifications for water, sewer, paving, and drainage, prepared by a registered civil engineer, to be approved and retained by the City Council prior to any construction in the subdivision.

V. GENERAL REQUIREMENTS

- A. Adequate off-street parking must be provided for lots set aside or planned for business use.
- B. Streets:
  - 1. Minimum width shall be fifty (50) feet with a pavement not less than twenty-seven (27) feet wide.
  - 2. Streets shall be in line with existing streets in adjoining subdivisions and shall be named to provide continuity with existing streets.

3. Dead ends shall be avoided unless they conform with future planning.
  4. Streets shall be platted to allow for two tiers of lots, when possible, with regard to topographic features lending themselves to attractive treatment and layout of utilities.
- C. Alleys shall have a minimum width of fifteen (15) feet. Alley turnouts shall be paved to the property line and shall be ten (10) feet wide at that point.
  - D. Lots shall be a minimum of sixty (60) feet wide and one hundred (100) feet deep and shall have a minimum area of 7000 square feet.
  - E. Concrete sidewalks four (4) feet wide shall be provided on both sides of each street.
  - F. Easements at least ten (10) feet wide, five (5) feet on each side of the rear lot lines or side lines, shall be provided wherever necessary for utilities.

## VI. MONUMENTS AND MARKERS

- A. Permanent Survey Reference Monuments.  
Concrete monuments, six (6) inches in diameter and twenty-four (24) inches long, shall be placed on all boundary corners, block corners, curve points, and angle points. A copper pin one-fourth ( $\frac{1}{4}$ ) inch in diameter embedded at least three (3) inches in the monument shall be placed at the exact intersection point on the monument. The monuments shall be set at such an elevation that they will not be disturbed during construction, and the top of the monument shall be not less than twelve (12) inches below the natural ground.
- B. Lot Markers.  
Lot markers shall be a one-half ( $\frac{1}{2}$ ) inch reinforcing bar, eighteen (18) inches long, or approved equal, and shall be placed at all lot corners flush with the ground, or counter sunk if necessary, in order to avoid being disturbed.

## VII. IMPROVEMENTS

- A. Paving
  1. All roadways shall be paved. Pavement shall be of suitable width for the traffic on the street.
  2. The right of ways shall be graded for their full width to provide suitable finish grades for pavements, sidewalks, and planting strips with adequate surface drainage and convenient access to the lots.
  3. Minimum acceptable pavements shall be:
    - a. Five (5) inch reinforced concrete pavement (2500 p.s.i.) with six (6) inch integral concrete curbs.
    - b. Asphaltic concrete pavement, four (4) inches of coarse graded binder course and two (2) inches of fine graded surface course, with a six (6) inch concrete curb and eighteen (18) inch gutter (24" overall).
- B. Storm Sewers  
An adequate storm sewer system consisting of inlets, piped and other underground drainage structures with approved outlets shall be constructed where the runoff of storm water and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities.

C. Sanitary Sewers

Sanitary sewer facilities shall be provided to adequately service the subdivision and meet the City of Rockwall Sewer Plan.

1. All sewer pipe shall be vitrified clay sewer pipe.
2. A minimum of eight (8) inch sewer pipe is preferred. Six (6) inch lines shall be acceptable only where so approved by the City Engineers.
3. All joints shall be sealed with a poured bituminous compound.
4. In general, sewers shall be located in the alleys or easements and shall be five (5) feet to six and one-half (6½) feet deep to invert.


D. Water

Water systems shall have sufficient number of outlets and shall be of sufficient size to furnish adequate domestic water supply, to furnish fire protection to all lots, and to meet the City of Rockwall Water Plan.

1. Where possible, water mains shall be located in the streets at a distance of approximately one-third (1/3) the width of the street from the north or east property line.
2. All water mains shall be cast iron pipe and shall have a minimum cover of forty-two (42) inches.
3. In general, fire hydrants shall be placed on block corners or near the center of the block in such a manner as to put all of every lot within a radius of 500 feet (preferably 400 feet) of a fire hydrant.
4. All fire hydrants shall be a minimum of five (5) inches in size and shall be placed on mains of not less than six (6) inches. Six (6) inch valves shall be placed on all fire hydrant leads.

E. Utility Services

All services for utilities shall be made available for each lot in such a manner as will obviate the necessity for disturbing the street pavement, curb, gutter, and drainage structures when connections are made.

  
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 Mayor, by order of the City Council

Passed and approved this the 7th day of March, 1955.

ATTEST:

  
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 City Secretary

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