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ROCKWALL COUNTY

SUBDIVISION REGULATIONS

NOVEMBER 1992

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SECTION I: GENERAL PROVISIONS

101 : Title

This law, in accordance with the authority granted by the Legislature of the State of Texas in Articles 6626, 6626 (a), and 6626(c), of the Revised Civil Statutes; as well as, Section 12.002, of the Texas Property Code; shall be known and may be cited as the Rockwall County Subdivision Regulations.

102 : Purpose

The regulations contained herein are intended to protect the health, safety, and welfare of the citizens of Rockwall County. These regulations have been adopted to provide minimum standards by which land may be subdivided and developed for the benefit of the citizens of Rockwall County.

103 : Jurisdiction

These regulations apply to the owner or owners of any tract of land situated outside of the jurisdiction of any incorporated town or city in Rockwall County, Texas and who may hereafter divide the same into two (2) or more parts for the purpose of sale, rental, lease or building development.

These regulations are not intended to prohibit or to be applied to testamentary land divisions, dividing of land among family members or the division of land as a result of the dissolution of a corporation or partnership.

These regulations include the subdivision of land into lots for rental purposes, mobile home parks and or other land uses.

104 : Definitions

1. Block: A parcel of land entirely surrounded by public highways, streets, streams, railway rights-of-way, parks, etc., or a combination thereof. The County Engineer serves as the County's authority as to the determination of questions regarding the limits or extent of a block.

2. Building or Setback Line: A line established, in general, parallel to the front street line. No building or structure may be permitted in the area between the building line and the street right-of-way.

3. Commissioners Court: The Commissioners Court of Rockwall County.
4. County: Rockwall County
5. County Engineer: The County Engineer or Road Administrator of Rockwall County
6. County Judge: The County Judge of Rockwall County
7. County Road: See definition of "Street"
8. Easement: A right given by the owner of a parcel of land to another person, public agency or private corporation for specific and limited use of that parcel.
9. Flood Plain: That area subject to inundation by flood, having a given percentage of probability of occurrence in any given year, based on existing conditions of development within the watershed area, as determined by the Rockwall County Engineer.
10. Floodway: The channel and adjacent areas of water course within which no obstructions to flow are allowed, so that the 100 year flood may pass without cumulatively increasing the 100 year flood plain elevation more than one (1) foot. The floodway will be defined by the Rockwall County Engineer.
11. Geometric Design Standards: The minimum allowable engineering geometric standards adopted by Rockwall County affecting the functional traffic level operation, service and safety of highways, and roads and streets in Rockwall County.
12. Homeowners Association: A formal nonprofit organization operating under recorded land agreements through which (a) each lot and/or homeowner in a specific residential area is automatically a member, (b) each lot or property interest is automatically subject to a charge for a proportionate share of the expenses for the organization's activities, such as the maintenance of common property, and (c) charges, if unpaid, becomes a lien against the nonpaying member's property.
13. Lot: Any plot of land occupied or intended to be occupied by one building or a group of buildings and accessory buildings, and having its principal frontage on a street.

14. Planned Unit Development (PUD): An area with a specified minimum contiguous acreage to be developed as a single entity according to a unified site design plan, containing one or more residential areas, office uses, commercial uses, industrial uses, public and quasi-public uses, or any combination thereof.

15. Plat: A map of a tract of land which represents the plan for the development of a subdivision.

Preliminary Plat: A map of a proposed land subdivision showing the character and proposed layout of the tract in sufficient detail to indicate the suitability of the proposed development.

Final Plat: A map of a land subdivision prepared in a form suitable for filing of record with necessary affidavits, dedications and acceptances, and with complete bearing and dimensions of all lines defining lots, blocks, streets, alleys, public areas, 911 addressing and other important information.

16. Resubdivision: The redesign of an existing subdivision, together with any changes of lot size, or the relocation of any street or lot line.

17. Roadway: That portion of any street or road located between curbs or shoulders, and designated for vehicular traffic.

18. Street: Any public or private street within a subdivision.

Primary Arterial: An expressway, freeway, or thoroughfare whose function is the movement of traffic.

Secondary Arterial: A primary thoroughfare whose predominate function is the movement of traffic but which provides more access than normally associated with a primary arterial.

Collector Street: A street designed to serve equally the functions of access and movement. Collector streets serve as links between local streets and arterials.

Local Street: A neighborhood or minor street whose primary purpose is to provide access to abutting properties.

Cul-de-Sac: A street having one end open to vehicular traffic and having one closed end terminated by a turnaround.

Frontage or Service Road: A collector or local street generally parallel to and adjacent to arterials, which provides access to abutting properties and protection from through traffic.

19. Subdivider or Developer: Any person, partnership, firm, association, corporation (or combination thereof), or any officer, agent employee, servant or trustee thereof, who performs or participated in the performing of any act toward the subdivision of land, within the intent, scope and purview of these regulations.

20. Subdivision: The division of a tract or parcel of land into two (2) or more parts for the purpose of laying out lots, streets, and other land uses for purchase, rent, lease, or use by members of the public.

21. Thoroughfare Plan: The Rockwall County Thoroughfare Plan is the official plan for the physical development of highways, roads, and streets in Rockwall County.

22. Vacate: To annul or cancel a subdivision plat, street, or easement.

SECTION 2: Procedure

201. Concept Plan: Prior to the submission of a preliminary plat of the subdivision of land within the jurisdiction of Rockwall County, a Subdivider shall submit a Concept Plan to the Rockwall County Engineer. The Concept Plan serves the purpose of showing an intent to subdivide, and it gives the Subdivider an opportunity to discuss general concepts, details, policies, laws, etc. at an early stage in the subdivision process.

The Concept Plan should contain the following information:

1. The location of the tract in relation to the surrounding area.
2. The approximate location of all existing structures within the tract.
3. The names of the owners of all property adjoining the tract as disclosed by the most recent Central Appraisal District records.
4. All existing streets, roads, wet and dry weather water courses, and other significant physical features both within the tract and within two hundred (200) feet of it.
5. The approximate location of proposed streets and property lines.
6. The water supply source for the tract.

7. The sewage disposal system to be used on the tract.
8. A north arrow and a graphic scale.
9. The direction of and the approximate distance(s) to the nearest major road/highway intersection(s).

The Rockwall County Engineer will review the Concept Plan as soon as practicable and report to the Subdivider his/her opinion as to the merits, general feasibility, and recommendations for the project. A similar report will be furnished the Commissioners' Court.

202: Preliminary Plat: The Subdivider must prepare a preliminary plat , and submit two (2) copies 'on mylar or other plastic drafting film , thirty (30) days before the meeting at which the approval of the Rockwall County Commissioners Court is requested. The preliminary plat will remain valid for six (6) months from the date of approval, after which date, it will automatically become void. A fee of Five Hundred (\$500.00) Dollars must accompany the plat. The preliminary plat must conform to the Rockwall County Thoroughfare Plan and Open Space Plan (when adopted) must show or be accompanied by the following:

1. Subdivision Name: The proposed name of the subdivision. The name must not duplicate or be easily confused with other subdivisions located in Rockwall County.
2. Subdivision Ownership: The names, addresses and telephone number of the Owner(s) of the proposed subdivision and the name, address and telephone number of the Engineer, Site Planner, or Surveyor responsible for the preparation of the preliminary plat.
3. Boundary Lines: The location of boundary lines and their relation to the original corner of the original survey.
4. Vicinity Map: A vicinity map.

5. Lot, Block and Street Layout: The location and width of existing and proposed streets, roads, lots, blocks, alleys, building lines, easements, parks, school sites, and any other features relating to the proposed subdivision. The plat must show the outline of adjacent properties for a distance of not less than two hundred (200) feet, and how the streets, in the proposed subdivision will connect with adjacent land or subdivision. The acreage of the proposed subdivision must be shown on the plat.

6. Street Names: The proposed names of all streets in the subdivision. The names must not duplicate or be easily confused with any other street in Rockwall County or any city in Rockwall County. (911 addressing standards are required)

7. Drainage and Topography: The preliminary plat must show a drainage plan, including the physical features of the property, water courses, the one-hundred (100) year flood plain boundaries with source of data, ravines, bridges, culverts, present structures, and other features of importance to lot and street layout, prepared by a professional engineer who is registered in the State of Texas. Stormwater drainage facilities must be designed so as to minimize any increase in the quantity or velocity of stormwater runoff from the subdivision. Preliminary drainage and street plans and profiles, and calculations may be required with the drainage plan. This information must demonstrate compliance with Chapter 26, and Article 16, respectively, of the Texas Water Code. The topography of the tract must be shown on the preliminary plat by means of contours of ten (10) foot intervals ties to United States Geological Survey (USGS) maps. Contours of lesser intervals may be required to more accurately determine direction of the drainage.

8. Land Use: The designation of the proposed uses of land within the subdivision whether for residential, commercial, industrial or public use.

9. Drawing Requirements: The Preliminary Plat must show the North point, scale and date. It must be drawn to a scale not exceeding one (1) inch equal to two-hundred (200) feet. The Preliminary Plat must be presented on 18x24 inch sheets. If the proposed subdivision is too large to be accommodated by a single sheet, then two or more sheets may be used, with alignment lines clearly shown. If the original plat has been photographically reduced, then the reduction must be no more than fifty percent (50%) of the original.

10. Water Service: An approved water service plan from a municipal water supply, rural water supply corporation, municipal utility district, or privately owned water system or individual wells. The location of all fire-hydrants must be clearly shown. Fire hydrants shall only be placed on line of adequate size and pressure to provide fire water per state standards. Water sources to fill fire trucks may be required in the subdivision. Verification must be provided by letter from the applicable water supplier, accompanied by a copy of the minutes of the board and/or other corporate approval, which certifies that the water supply and proposed meter/water distribution system are sufficient in quality, quantity, and pressure to adequately meet the future needs of the inhabitants of the proposed subdivision. The minimum standards consist of six inch lines-looped.

11. Sewage Disposal: The plan for a sewage disposal plan must be shown; i.e., municipal sewer service, municipal utility district, privately owned/organized sewage treatment plant and disposal system, individual sewage facilities, etc. If the Subdivider intends that each lot purchaser will provide private sewage facilities to his/her own lot, then copies of percolation tests performed by a professional engineer registered in Texas, registered sanitarian, or a reputable testing laboratory must be provided, together with a letter stating the recommendations as to the type of sewage facilities to be installed. If the private sewage facilities are to be used, the location of each percolation test must be noted on the Preliminary Plat, and the area covered by that test must be clearly outlined on the Plat. All proposed private sewage facilities must be constructed and operated in accordance with the provision contained in the Rockwall County Rules for Private Sewage facilities. Additionally, the person(s) conducting the percolation tests on the subdivision which he deems to be unsuitable for ordinary septic tank operation. Such areas will require special systems approvals from the office of the Rockwall County Engineer.

12. Sewage Treatment Plant Operations Plan: When applicable, the following documents must accompany the Plat to the Commissioners Court:
- a. A copy of the permit issued by the Texas Water Commission for installation/operation of a proposed private-owned and operated sewage treatment plant,
 - b. An Environmental Impact Study conducted by a Registered Engineer to the effect that the study presented represents a study made by him/her, and that such study correctly represents the impact of the plant on environmental factors such as air pollution and watershed/stream pollution in Rockwall County.
 - c. A Five-Year Plan prepared jointly by a Registered Engineer and a reputable testing laboratory showing the on site, day-to-day management responsibilities for operation of the plant, all inspection programs, and definitive sludge removal and disposal programs which will serve the proposed subdivision when fully developed. All information provided by the Subdivider must demonstrate absolute compliance with Chapter 26 and Article 16, respectively, of the Texas Water Code.
13. Tax Certificate: A certificate from the tax collector of each applicable tax entity showing that all taxes owned on the subdivision tract have been paid in full.
14. Subdivision Within Extraterritorial Jurisdictions: If the location of the proposed subdivision is within the extra-territorial jurisdiction of any city or town within Rockwall County, the Preliminary Plat must be approved by the governing body of that jurisdiction prior to the submission of that Plat to the Commissioners' Court. Where the subdivision lies within the jurisdiction of both Rockwall County and the town or city, the more stringent of the regulations will apply.

15. Approval Procedure: If the Commissioners' Court does not approve, disapprove, or ask for clarification of the preliminary plat within ninety (90) days of the date of the initial meeting for the consideration of such plat, the plat will be deemed approved by the Commissioners Court.

a. Approval of the Preliminary Plat in no way constitutes acceptance of the proposed subdivision, but is merely an authorization for the Subdivider to proceed with the preparation of the Final Plat.

b. No grading of streets or construction shall be authorized in the proposed subdivision until the Final Plat is approved by the Commissioners' Court.

203. Final Plat

After the Preliminary Plat has been approved by the Commissioners' Court, a Final Plat for recording must be prepared and submitted to the Rockwall County Engineer at least thirty (30) days prior to the regularly scheduled Commissioners' Court Meeting at which Court approval is requested. The Final Plat must show all information required by the Preliminary Plat. Additionally, the Final Plat must show or contain attachments of documentation for the following:

1. Drawing Requirements: The recording Plat shall be on a sheet size of 18x24 inches. The Plat shall be on mylar or other permanent type material. If the recording Plat is a photographic reduction of a larger scale original then the scale shall be shown in graphic form, however, the reduction shall be no more than fifty percent (50%). All figures and letters shown must be plain, distinct, and of sufficient size as to be easily read, and must be of sufficient density to make a lasting and permanent record. Six (6) prints of the recording Plat shall be submitted to the Commissioners' Court at the time the Plat is submitted.

2. Subdivision Name: The name of the subdivision, scale, date and North Point; names of streets, and lot, block and section numbers within the subdivision.

3. Subdivider(s) Name(s): The names, addresses and telephone numbers of the subdivider(s) of the proposed subdivision.

4. Boundary Lines: The perimeter boundary of the proposed subdivision shall be shown with bearings and distances, referenced to a corner of the original survey, along with the name and a vicinity map showing adjacent property, if any. The boundary line description of the tract being subdivided shall close to an accuracy of at least one in ten thousand (1:10,000).

5. Location and Accuracy: Location of lots, streets, roads, public highways, utility easements, parks, one-hundred (100) year flood plain boundaries and source of flood plain boundaries and source of flood plain information, and other pertinent features, must be shown with accurate dimensions in feet and decimals of feet and bearing, with length, radii and angle of all curves, and with all other information necessary to duplicate the Final Plat on the ground. The location of building lines on all street, and drainage easements, other public rights-of-way must be shown on the Final Plat.

6. Certification and Dedication of the Owner(s): Certification must be provided by the Owner of his dedication of all public streets, public highways, alleys, utility and drainage easements, parks, if any, and other any land dedicated for public use forever. It must be signed and acknowledged before a Notary Public by the Owner.

7. Certification by a Registered Public Surveyor: Certification must be provided by a Registered Public Surveyor that the plat correctly represents a survey made by him/her, and that all of the lot corners and boundary markers are correctly placed as shown thereon; including dimensions, bearings and other technical information needed for platting each lot on the subdivision.

8. Re-certification of Water System: A recertification of the requirement in Section 2, Sub-section 202,(10), must be provided if the time frame between the preliminary plat approval and final plat approval request exceeds 150 days.

9. Certification of Sewage Treatment Plants and Individual Sewage System: If applicably, certification must be provided by the Texas Department of Health which certifies that the proposed Sewage Treatment Plant is technically adequate in design, and that the operational and inspection programs planned by the Subdivider(s) are adequate in design to meet and/or exceed the health and safety needs of each resident in the proposed system. Septic tanks must be approved by the County Engineer, or Sanitarian.

10. Utilities Approval: All utility company's must approve final plat. All utilities located on street right-of-way will be at minimum depth of 36" below the flow line of the drainage ditch or as approved by the Commissioners Court.

11. Certification and Approval by Cities: Certification must be provided by appropriate official(s) of any city having extraterritorial jurisdiction over the land area in which the subdivision is located. Appropriate officials refers to the city council membership and a certified copy of the council minutes of the meeting in which the Plat was approved will suffice for certification.

12. Deed Restrictions/Covenants: A copy of the deed restrictions/covenants to be imposed within the proposed subdivision must accompany the Final Plat. These restrictions shall include, the minimum following data:

a. If sewage disposal is to be done by means of a private sewage facility, the restriction shall indicate that a private sewage facility license shall be obtained from the County Sanitarian for each lot within the Subdivision.

b. All driveway culverts shall be sized and installed in accordance with the policies of Rockwall County.

c. No building occupancy shall be allowed until the final plat is filed and the subdivision has been accepted by the County.

13. Lots, Streets, Easements and Set-Back Line Layout and Drainage. Location of lots, streets, roads, public highways, utility easements, parks, 100 year flood plain boundaries, source of flood plain information and other pertinent features shall be shown with accurate dimensions in feet and decimals of feet, bearing, with length, radii and angle of all curves, and with all other information necessary to duplicate the plat on the ground. Drainage plans to include easements are required.

The location of building set back lines on all streets, drainage easements, and other public right-of-way and future rights-of-way shall be shown.

14. Certification and Dedication by Subdivider(s): Certification by the Subdivider(s) of his/her dedication of all public streets, public highways, alleys, utility and drainage easements, parks, if any, and other land dedicated for public use forever, signed and acknowledged before a Notary Public by said Subdivider(s).

204. Approval by Commissioners' Court: After examining the Final Plat, the Commissioners' Court must approve or disapprove the Plat. Reason(s) for any disapproval must be furnished to the Subdivider(s) in writing within thirty (30) days of the date of disapproval. Upon approval by the Commissioners' Court, the Subdivider(s) has the following options relative to filing the Final Plat.

Option 1: Should the Subdivider desire to file the Final Plat prior to the completion of the construction of the streets in the subdivision, the Subdivider must provide Rockwall County with an appropriate construction bond or financial security to assure the county that all roads and/or streets will be constructed in accordance with these regulations (See Section 4, Road Acceptance Procedure). Financial security may be arranged only by one of the following methods:

- a. A construction bond filed by the Subdivider(s) payable to Rockwall County in the amount of 100 % of the cost of construction. The bond must be a surety bond provided by a surety company licensed to conduct business within the State of Texas, or
- b. The Subdivider(s) may escrow funds to include certificates of deposit or other financial instruments as maybe deemed satisfactory by the Commissioners' Court and in the amount of the total cost of construction.

Subsequent to establishing the financial security arrangement outlined above, the County Judge will sign the Final Plat and the Subdivider(s) must then file the Final Plat of record in the County Clerk's office.

205. Drainage and Paving Design and Construction Plans: Drainage and paving design and construction plans must be prepared by an Engineer registered in the State of Texas, comply with Section 3: Design Standards and Required Improvements, and be submitted with Final Plat. The plans must be on 24 by 36 inch sheets and drawn to a scale of one(1) inch equals forty (40) feet horizontally, and one (1) inch equals four (4) feet vertically. Plans must conform to good engineering practice.

206. Approval by the County Judge: A space must be provided on the Final Plat for the approval of the Plat by the County Judge acting on behalf of and for the Rockwall County Commissioners' Court.

207. Copy Retained by County Engineer: A copy of the Final Plat as accepted for filing by the County Cler, as well as any field notes describing the recorded plat, will be retained by the Rockwall County Engineer.

208. Vacation of a Subdivision: Whenever a Subdivider(s) desires to vacate a subdivision in which the Subdivider(s) has an ownership interest, the party(s) may petition the Rockwall County Commissioners' Court. The petition must contain a description of the subdivision to be vacated and the names of all persons who would be affected by the action. Petitions for such vacation must be submitted to the County Engineer for review of it's affect on existing and proposed streets, utilities, drainage, easements, etc. The Engineer shall report his findings, to the Commissioners' Court along with a recommendation to Court to approve, with requirements or disapprove. The Commissioners' court will inform the Subdivider(s) of the Engineers recommendation(s). Should the subdivider(s) choose to proceed with the vacation process, the petition will be submitted to the Rockwall County Clerk. The Clerk will publish the proposed vacation petition in a newspaper of general circulation for a period of not less than thirty (30) days prior to a public hearing which will be held to consider the vacation. The subdivider(s) shall pay all cost for publishing the petition.

209. Replatting: In order for a subdivision to be replatted, it must first be vacated. Replatting of a subdivision must follow the same procedures as described in Sub-Section 201 to 208 of these regulations.

A fee of \$500.00, plus \$ 5.00 per lot shall be submitted with a subdivision replat.

SECTION 3: Design Standards and Required Improvements

301. General: General design standards and required improvements pertaining to Subdivisions within Rockwall County, Texas shall be as follows:

1. All plats submitted for approval in Rockwall County must clearly show the location of all lots, streets, roads and utilities easements, drawn to scale, together with accurate dimensions in feet and decimals of feet with bearings, curve data and other information necessary to duplicate the subdivision on the ground as it will be constructed.

2. Building lines must be no less than fifty (50) feet from all streets and roads.

3. Utilities easements must be located and dedicated in widths sufficient to serve the entire subdivision.

4. All streets and roads designed for subdivisions shall conform to the latest issue of the American Association of State Highway and Transportations Officials (AASHTO) publication, " A Policy on Geometric Design of Highways and Streets", or a design approved by the County Engineer and Commissioners' Court.

302: Lots: The lot size shall be 1.5 acres or greater. All lots, so far as practical, shall have the side lines at right angles to the street on which the lot faces, or radial to curved street lines. All lot corners, angle points, point of curve shall be marked with steel rods of at least eighteen (18) inches in length or with concrete markers acceptable to the County Engineer.

303: Cul-de-sacs: Cul-de-sacs may be permitted where the form or contour of the land makes it difficult to plat to other streets. Such cul-de-sacs shall provide proper access to all lots, and a turn-around shall be provided at the closed end, with an outside property line radius of at least fifty (50) feet and a street line (outside the edge of pavement) radius of at least forty (40) feet.

304: Street Arrangement: The following design features must be provided: These standards apply to both public and private streets.

1. Unless otherwise approved by the Commissioners' Court, provision must be made for the extension of existing dead-end streets within recorded adjacent subdivision.

2. Proposed streets must conform to existing topography as near as possible in order that suitable drainage can be provided.

3. Streets should, whenever possible, follow natural drainage so as to form a collection system for surface waters.

4. The Subdivider(s) shall provide county approved street signs at all street corners.

5. Minimum width of street right-of-way within and bordering the subdivision shall be sixty (60) feet. A fifty (50) feet right-of-way may substitute if curb and gutter is installed. The design must be approved by the Commissioners Court.

305. Street Design: The following standards are required on new streets created by the Subdivision; not on existing county roads, state highways or roads bordering the Subdivision. These standards are required for all subdivision streets both public and private.

1. Construction: Residential streets shall be a minimum of 20-foot wide and 6 inch thick concrete pavement without curbs and with 3-foot wide flexible base shoulders. The subgrade and pavement shall conform to the specifications of Section 3, subsection 305, and subdivision street specification shown on Exhibit A.

2. Miscellaneous street design features: All other street and road design features shall conform to the Rockwall County Standards.

3. Materials: Materials shall be as specified in the North Central Texas Council of Governments, "Standard Specifications for Public Works Construction.

306. Drainage. All drainage must be designed according to the generally accepted engineering standards of the area subject to the approval of the Commissioners' Court and the recommendations of the County Engineer.

1. Roads with Side Ditches:

a. Side road ditch shall be designed to carry a 10 year frequency run off.

b. Cross road culverts shall be designed to carry 25 year frequency runoff.

c. Drainage channels shall be designed to carry a 100 year frequency runoff.

d. The entire subdivision shall be designed so that no flooding of buildings will occur with a 100 year frequency runoff.

307. Ditches :The widths and depths of all ditches in the Subdivision shall be designed to carry the appropriate runoff and conform to the typical sections shown in Exhibit "B", or shown on drainage plans.

308. Required Improvement: All required improvements must be designed according to generally accepted engineering standards subject to the approval of the Commissioners' Court and the recommendations of the Rockwall County Engineer.

1. Perimeter Streets: The subdivider(s) shall deposit in escrow with the County an amount equal to one half (1/2) the estimated cost of the width and surface type of the street which border the perimeter of the subdivision as proposed in the Rockwall County Thoroughfare Plan not to exceed the cost of a collector street.

2. Markers: All street right-of-way lines and utilities easement boundaries shall be marked with steel rods or with concrete markers acceptable to the County Engineer.

309. Construction: Construction of roads and drainage facilities in the Subdivision shall conform to the Standard Specifications for Public Works Construction, as prepared by the North Central Texas Council of Governments, or to any other construction specifications adopted by the Rockwall County Commissioners' Court. The Subdivider(s) shall contact the County Engineer forty-eight (48) hours prior to the commencement of any construction. Saturdays and Sundays and legal holidays shall not be considered as part of the notification period. The County Engineer, or his authorized representative, shall periodically inspect the construction of all street drainage or other structures and in the Subdivision for compliance with existing regulations and specifications. Free access to the Subdivision shall be accorded to the County Engineer, or his authorized representative, by the Subdivider(s), his agent(s) and employees. Inspection by the County Engineer or a failure by him to inspect construction described herein shall in no way impair or diminish the obligation of the Subdivider(s) to install improvements in the Subdivision in accordance with plans and specifications as approved by the County Engineer, and in accordance with all County regulations. All street paving must be inspected by the County Engineer or his representative at the time of pour.

310. Testing: All testing required by the County Engineer to determine conformance to specifications shall be performed by a soil testing laboratory approved by the County Engineer. The cost of all testing shall be borne by the Subdivider(s).

SECTION 4: Road Acceptance Procedure

401. General: All conditions of the final plat approval must be met. Acceptance of streets and alley improvements must be evidenced by an instrument approved by Commissioners' Court, and signed by the County Judge. No acceptance will be issued until a certificate has been granted by the County Engineer stating that all improvements have been completed in accordance with these regulations and good engineering practices. In the case of a subdivision within extraterritorial jurisdiction of a city, a certificate of approval from the appropriate City Engineer, City Manager, Mayor or other applicable member of the governing authority, together with a copy of the recording minutes of the meeting where such approval was granted, will be provided to County Engineer for approval. All cost associated with furnishing the necessary certificate hereunder shall be borne by the Subdivider(s).

402. Establishment of a date of construction completion: At such time as the road construction is complete, the Subdivider(s) shall notify the County Engineer in writing. The County Engineer will then inspect the roads and improvements and give written notice of any deficiencies. Upon rectification of deficiencies and reinspections, the County engineer shall establish a date to be the "Date of Completion of Construction."

403. Return of Construction Bond: After the Date of Completion of Construction has been established and a Maintenance Bond as defined in Section 404 (1) has been provided to the County, the remaining portion of the Construction Bond, or other financial securities, required by Section 204, Option 1 shall be released by County.

404. Maintenance Bond: The Subdivider(s) will be responsible for the maintenance of all streets, rights-of-way and other improvements within the subdivision for a period of not less than two (2) years after the "Date of Completion of Construction"

1. In order to insure adequate maintenance, each Subdivider(s) must, commensurate with the establishment of a Date of Construction Completion as define in Sub-section 402 above, shall provide County a Maintenance Bond, executed by a surety company authorized to do business in the State of Texas, payable to Rockwall County in an amount of ten (10) percent of the total construction cost.

2. The Maintenance Bond must guarantee to the satisfaction of the Commissioners' Court and the Rockwall County Engineer, that all of the streets drainage and other construction shown on the Final Plat are in a good state of repair and will remain in a good state of repair for a period of not less than two (2) years from the Date of Completion of Construction."

3. At the Subdivider(s) option, he/she may deposit with Rockwall County cash or a cashier's check in an amount equal to the face value of the Maintenance Bond specified above in lieu of the maintenance bond. Such bonds will be held by Rockwall County for a period of two (2) years and may be used by Rockwall County during this period for costs of such preventative maintenance as the Subdivider(s), after written notice, fails or refuses to perform.

4. Return of Construction Bond: Where applicable, after the Maintenance has been posted, the Construction Bond, or other securities, will be returned to the Subdivider(s).

5. Final Acceptance: Twenty (20) months after the " Date of Completion of Construction," the Subdivider(s) shall request in writing to the County Engineer that a final acceptance inspection be conducted. Upon rectification of deficiencies, if any, and re-inspection, the County Engineer shall recommend acceptance of street, in writing to the Commissioners' Court , or release the securities to the owner or homeowners association.

6. Periodic inspections of all streets, drainage and other facilities accepted by Rockwall County will be made during the period of liability covered by the maintenance bond or cash deposit. In the event any or all of the streets, drainage, and other facilities are not being maintained in a good state of repair, the Subdivider(s) will be so advised in writing. If after a reasonable time he/she fails to properly maintain the streets, drainage and other facilities, funds from the bond or cash deposit will be used for such maintenance.

7. Two (2) years after Date of Construction Completion if such streets and other improvements are maintained in good repair, Rockwall county will accept such streets and other improvements for maintenance. The County is authorized to release the County's claim toward Maintenance Bond or cash deposits when the Commissioners' court certifies in the Court minutes that the Subdivision roads have been accepted for maintenance.

SECTION 5: Administration

501. Responsibility for Administration: It will be the responsibility of the Rockwall County Engineer to serve as administrative officer for purposes of this Law.

502. Appeals: A person aggrieved by an action or decision of the County Engineer pertaining to this Law may, within thirty (30) days of the date of the notice of the action or decision, appeal same to the Rockwall County Commissioners' Court. These appeals are not exclusive, but are cumulative of any other remedies at law or in equity.

503. Amendments: The Rockwall County Commissioners Court may, from time to time, adopt and amend these regulations, and the rules, procedures, and policies associated with this Law. This Law may be amended by the Commissioners Court after a public hearing in which due notice has been given to the citizens of Rockwall County.

504. Validity and Repeal: If any part, section, paragraph, clause, provision or portion of state Law is held to be invalid or unconstitutional by a court of competent jurisdiction, such a holding will not affect any other part, section, paragraph, clause, provision or portion of this Law. All ordinances or parts of ordinances of Rockwall County in conflict with this Law are hereby repealed.

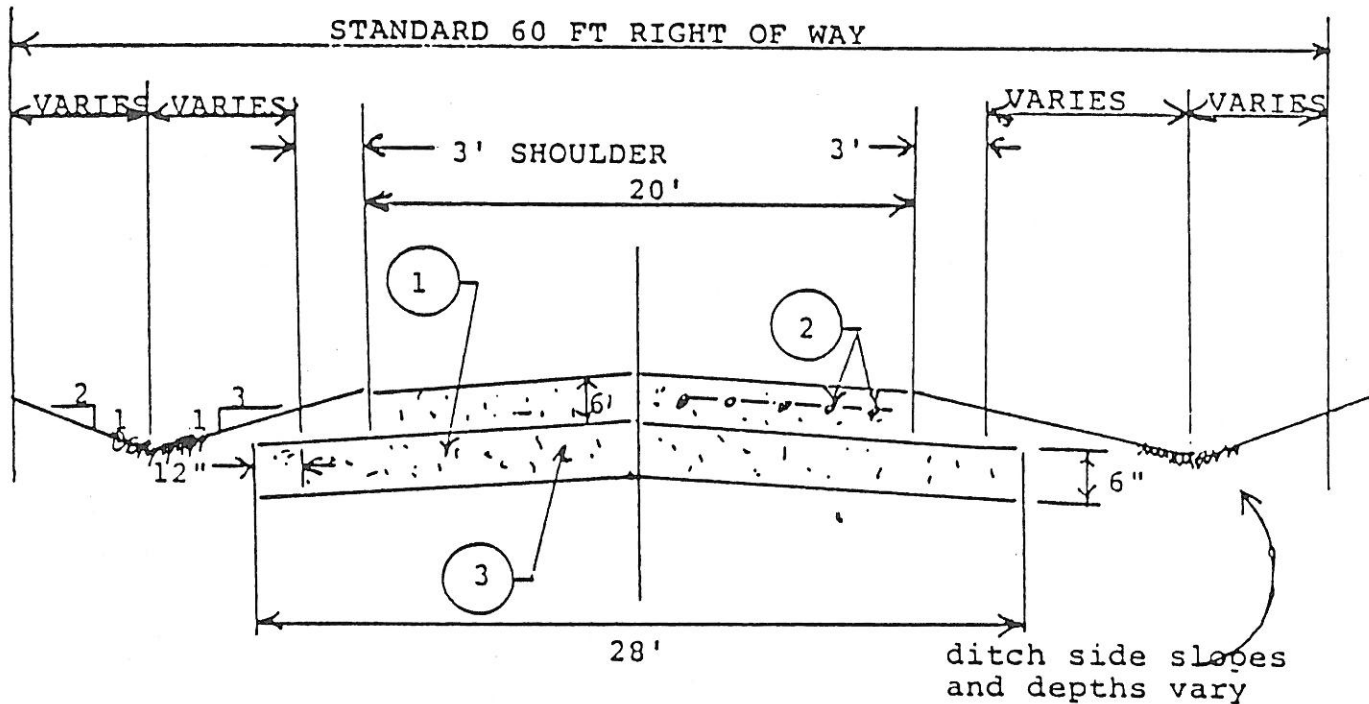
505. Enforcement and Penalties:

Civil Penalties: Whenever it appears that a violation or the threat of a violation of any of the terms and conditions of these regulations exists, the County Engineer may institute a suit in a court of competent jurisdiction in Rockwall County through his/her office's attorney seeking injunctive relief or other appropriate civil penalties, or both against the person(s) committing or threatening to commit the violation.

Criminal Penalties: A person who violates any provision of these regulations is subject to a Class B Misdemeanor which shall be punishable by a fine set by a court of competent jurisdiction. Each day that a violation exists constitutes a separate offense.

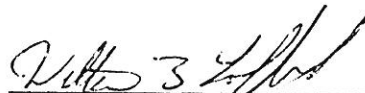
EXHIBIT A

MINIMUM
SUBDIVISION STREET SPECIFICATIONS



- ① 3000 psi concrete @ 28 days
- ② No. 3 Bars on 24" ctrs. Both Ways
- ③ 7 % lime stabilized subgrade
Compacted 95% Modified Proctor density
- ④ Any utilities located on any street right-of-way shall be at a minimum depth of 36" below the flow line of the drainage ditch.


We the undersigned, Commissioner's Court, on December 14, 1992,
did adopt the revised subdivision standards for the county
dated November, 1992.




William B. Lofland
County Judge



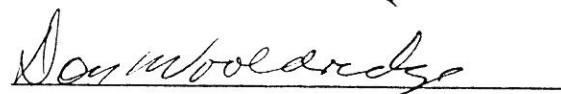
Jerry Wimpee, Commissioner
Precinct # 1



Dale Trout, Commissioner
Precinct # 2



Buford Waldrop, Commissioner
Precinct # 3



Don Wooldridge, Commissioner
Precinct # 4