

TARRANT COUNTY  
SUBDIVISION REGULATIONS  
AND  
MINIMUM ROADWAY CONSTRUCTION STANDARDS

UPDATED FEBRUARY 28, 2012

Court Order No. 81591

Court Order No. 92557, 4-13-04	Add requirements for gas well sites.
Court Order No. 92854, 5-25-04	Revise guide sign standards.
Court Order No. 93677, 9-21-04	Add Property Access and Driveway Culvert Policy and add construction staking requirements.
Court Order No.104848, 1-27-09	Increase the Post Construction Maintenance Period from one year to two years.
Court Order No.112291, 2-28-12	Revise the Construction and Maintenance Bonds to more Clearly Define the Requirements of the Principals and the County.

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# CHECKLIST FOR FINAL PLAT SUBMISSION

**YES**

**NO**

\_\_\_\_\_

\_\_\_\_\_

1. Reproducible plat (24" x 36" sheet, scale 1"=200') approved and signed by city exercising its extraterritorial jurisdiction authority.

\_\_\_\_\_

\_\_\_\_\_

2. Name, address and phone number of developer, surveyor and/or engineer.

\_\_\_\_\_

\_\_\_\_\_

3. Name of subdivision along with all street names.

\_\_\_\_\_

\_\_\_\_\_

4. Date plat was prepared.

\_\_\_\_\_

\_\_\_\_\_

5. North arrow and a graphic scale.

\_\_\_\_\_

\_\_\_\_\_

6. A location or vicinity map showing the location of the proposed subdivision within the County and the nearest incorporated areas with a north arrow and scale.

\_\_\_\_\_

\_\_\_\_\_

7. Number of acres being subdivided.

\_\_\_\_\_

\_\_\_\_\_

8. Sufficient data to reproduce, on the ground, the bearing and length of all streets, blocks, lots and easements.

\_\_\_\_\_

\_\_\_\_\_

9. The accurate location of adjacent subdivision streets, blocks, lots and easements, or the property owners if the adjacent land is undeveloped.

\_\_\_\_\_

\_\_\_\_\_

10. The number of all lots and blocks arranged in a systematic order, and clearly shown on the plat in distinct and legible figures.

\_\_\_\_\_

\_\_\_\_\_

11. The name, location, width and dimensions of proposed and existing utility and pipeline easements within and adjacent to the property.

\_\_\_\_\_

\_\_\_\_\_

- 11a. The location of an existing well and/or the location of reservations of property for future drill site.

\_\_\_\_\_

\_\_\_\_\_

12. The location of the 100-year flood plain and all lots, or any part of a lot, that lies within the 100-year floodplain. The finished floor elevation must be shown for all lots within the 100-year floodplain.

- |       |       |     |  |
|-------|-------|-----|--|
| _____ | _____ | 13. | The floodplain restrictions, if any, shall appear on the plat.   |
| _____ | _____ | 14. | Private streets, etc. must be identified by note on plat.  |
| _____ | _____ | 15. | Execution of a Takings Impact Assessment (TIA).  |
| _____ | _____ | 16. | Master plan of entire subdivision if proposed subdivision is portion of tract which will be subdivided in its entirety in the future.  |
| _____ | _____ | 17. | A legal description of the property, and locate the same with respect to an original corner of the original survey corner of the original survey of which it is a part.  |
| _____ | _____ | 18. | A dedication by the developer of all streets, roadways, alleys, utility easements, parks and other land intended for public use.   |
| _____ | _____ | 19. | Certification by the developer that all parties with an interest in the title to the subject property have joined in such dedication, duly executed, acknowledged and sworn to by said developer before a Notary Public. |
| _____ | _____ | 20. | Seal and signature of the surveyor responsible for surveying the subdivision, and preparing plat.  |
| _____ | _____ | 21. | Space for the approval of the Commissioners' Court of Tarrant County, Texas.   |
| _____ | _____ | 22. | Space for the approval of the City exercising its extraterritorial authority.  |
| _____ | _____ | 23. | Surety Bond for construction of streets and drainage structures.   |
| _____ | _____ | 24. | Certificate from each Tax Collector of a political subdivision in which the property is located stating that all taxes are paid and not delinquent.  |
| _____ | _____ | 25. | Two sets of all construction plans.  |

# **Introduction**

## **Court Order No. 81591**

The purpose of this Court Order is to provide for the safety, health and well being of the general public by requiring that adequate streets, drainage facilities and sewage facilities are provided in all subdivisions, and to provide facilities which can be maintained without imposing a burden to the taxpayers.

All departments and agencies of Tarrant County stand ready to assist individuals, builders, and developers in achieving overall performance standards as outlined in the following chapters.

In specific cases where literal interpretation of any section would work an undue economic hardship, variances may be sought, provided the overall performance standards are met. It should not be inferred, however, that specific requirements may be ignored. Enforcement authority and penalties for violations are outlined and the Commissioners' Court will press their legal rights to gain total compliance. If any questions arise as to the interpretation of the language in any sections, the Transportation Services Department will resolve all differences.

These regulations are in no way intended to restrict residential or commercial development in Tarrant County. Rather, it is hoped that through public and private sector cooperation, Tarrant County can achieve and maintain a quality and standard of life which reflects the highest traditions and standards of its citizens.

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## SECTION B. DEFINITIONS

1. **BUILDING LINE 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.
2. **COMMISSIONERS' COURT** - The Tarrant County Commissioners' Court.
3. **COUNTY ENGINEER** - The County Engineer of Tarrant County or their designated agent.
4. **DEPARTMENT OF TRANSPORTATION SERVICES** - Transportation Services Department of Tarrant County.
5. **DEVELOPER** - Persons, corporations, organizations, government or governmental subdivision or agency, estates, trust, partnerships, associates, incorporations or other entities, which undertake the activities covered by these regulations.
6. **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.
7. **ENGINEER** - Any person registered and currently licensed to practice engineering by the Texas State Board of Registration for Professional Engineers.
8. **EXTRATERRITORIAL AUTHORITY (ETJ)** - The unincorporated area, not a part of any city, which is contiguous to the corporate limits of any city. The extraterritorial jurisdiction of the various population classes of cities (as defined in Chapter 42 of the Texas Local Government Code) shall be as follows:
  - a. The extraterritorial jurisdiction of any city having a population of less than five thousand (5,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within one-half (1/2) mile of the corporate limits of such city.
  - b. The extraterritorial jurisdiction of any city having a population of five thousand (5,000) or more inhabitants, but less than twenty-five thousand (25,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within one (1) mile of the corporate limits of such city.
  - c. The extraterritorial jurisdiction of any city having a population of twenty-five thousand (25,000) or more inhabitants, but less than fifty thousand (50,000) inhabitants, shall consist of all the contiguous unincorporated area, not a part of any other city within two (2) miles of the corporate limits of such city.



- d. The extraterritorial jurisdiction of any city having a population of fifty thousand (50,000) or more inhabitants, but less than one hundred thousand (100,000) inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within three and one-half (3 1/2) miles of the corporate limits of such city.
  - e. The extraterritorial jurisdiction of any city having a population of one hundred thousand (100,000) or more inhabitants shall consist of all the contiguous unincorporated area, not a part of any other city, within five (5) miles of the corporate limits of such city.
9. **FEMA** - Federal Emergency Management Agency
  10. **BASE FLOOD PLAIN** - that area subject to inundation by flood, having a one percent probability of occurrence in any given year, based on existing conditions of development within the watershed area, as determined by the Flood Insurance Study for Tarrant County provided by the Federal Emergency Management Agency (FEMA).
  11. **LOT** - An undivided tract or parcel of land having frontage on a road, which parcel of land is designated as a separate and distinct tract. All lots, so far as practical, shall have their side lines at right angles to the road on which they face, or radial to curved road lines.
  12. **MAJOR THOROUGHFARE** - means four lanes of traffic divided by a fourteen-foot (14') median. This section shall be provided where, in the judgment of the Tarrant County Department of Transportation Services, they are necessary and normally would carry high volumes of traffic.
  13. **MAY** - is permissive.
  14. **MINOR ARTERIAL** - means a two-lane undivided street or road. This section is intended primarily for use as a residential street or road, and would normally have less than 500 vehicles per day.
  15. **PLAT** - a map depicting the division or subdivision of lands into lots, blocks, parcels, tracts, or other portions. A replat or re-subdivision will be considered a plat.
- PRELIMINARY PLAT** - one or more drawings showing the physical conditions of a tract of land and the surrounding area intended to be subdivided. This plat shall show the developer's intended development program in order to assure that all regulations are complied with.

- FINAL PLAT** - a map or drawing and any accompanying material of a proposed land subdivision prepared in a form suitable for filing in the County records and prepared as described in these regulations.
16. **PRINCIPAL ARTERIAL** - an undivided four-lane street or road. This section is intended primarily for use as a secondary street or road for use to get from a residential section to a Major Thoroughfare, and normally will have more than 500 vehicles per day. This section should also be used in business districts.
17. **SHALL** - is mandatory and not discretionary.
18. **SUBDIVISION** -
- a. Any tract of land divided into two or more contiguous lots for the purpose of laying out lots, streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts.
  - b. A subdivision which has been platted or recorded with the County Clerk of Tarrant County, or which is required by Statute to be recorded.
19. **SURVEYOR** - any person licensed to practice surveying by the Texas Board of Professional Land Surveying.
20. **TNRCC** - Texas Natural Resources Conservation Commission
21. **TxDOT** - Texas Department of Transportation
22. **GAS WELL** – Gas Well means any well drilled, to be drilled, or used for the intended or actual production of natural gas. (CO #92557)
21. **DRILL SITE** – Drill site means the premises used during the drilling or re-working of a well or wells located there and subsequent life of a well or wells or any associated operation. (CO #92557)

## **SECTION C. ENFORCEMENT AREA**

- A. The Commissioners' Court of Tarrant County shall have the authority to refuse to approve and authorize any map or plat of any such subdivision, unless such map or plat meets the requirements as set forth in these Land Development Rules and Regulations; and there is submitted at the time of approval of such map or plat such financial security as may be required by these rules.
  
- B. At the request of the Commissioners' Court of Tarrant County, the District Attorney or other prosecuting attorney representing the County may file an action in a court of competent jurisdiction to:
  - (1) enjoin the violation or threatened violation of a requirement established by or adopted by the Commissioners' Court under Chapter 232 of the V.T.C.A., Local Government Code; or
  - (2) recover damages in an amount adequate for the County to undertake any construction or other activity necessary to bring about compliance with a requirement established by the Commissioners' Court under Chapter 232 of the V.T.C.A., Local Government Code.
  
- C. A person commits an offense if the person knowingly or intentionally violates a requirement established by or adopted by the Commissioners' Court under Chapter 232 of the V.T.C.A., Local Government Code. An offense under this subsection is a Class B Misdemeanor.
  
- D. A requirement that was established by or adopted under Chapter 436, Acts of the 55<sup>th</sup> Legislature, Regular Session, 1957, as amended (Article 6626a, Vernon's Texas Civil Statutes), or Chapter 151, Acts of the 52<sup>nd</sup> Legislature, Regular Session, 1951 (Article 2372k, Vernon's Texas Civil Statutes), before September 1, 1983, and that after that date, continues to apply for subdivision of land is enforceable under Subsection (B). A knowing or intentional violation of the requirement is an offense under subsection C of this section.

## SECTION D. POLICY FOR TAKINGS IMPACT ASSESSMENT

In 1995, the Texas Legislature passed Senate Bill 14, the Private Real Property Rights Preservation Act, which is codified in Chapter 2007 of the Texas Government Code. Beginning September 1, 1997, counties must begin complying with these provisions. Section 2007.043 of the Act requires that every county action, including every regulation, policy, guideline, court resolution or order, be analyzed to determine whether the action may result in a "taking" of private real property. This may be done in one of two ways:

- (1) by determining that the action is not a taking because it falls within one of several predetermined categories of actions that by their nature will have no adverse effect on private real property; actions not subject to the Act include:
  - An action taken which is mandated by state or federal law;
  - Action taken to prohibit or restrict a condition or use of private real property if the governmental entity proves that the condition or use constitutes a public or private nuisance;
  - An action taken out of a reasonable good faith belief that the action is necessary to prevent a grave and immediate threat to life of property;
  - A formal exercise of the power of eminent domain;
  - A rule of proclamation adopted for the purpose of regulation water safety, hunting, fishing, or control of non-indigenous or exotic aquatic resources;
  - An action taken to regulate construction in a floodplain;
  - An action taken to regulate on-site sewage facilities;
  - An action taken pursuant to statutory authority to prevent waste or protect rights of owners of interest in groundwater;
  - The appraisal of property for the purpose of ad valorem taxation;
  - An action that
    - a) is taken in response to a real and substantial threat to public health and safety;
    - b) is designed to significantly advance the health and safety purpose; and
    - c) does not impose a greater burden than is necessary to achieve the health and safety purpose.
- (2) by performing a takings impact assessment (TIA).

If a TIA study is done, the County is required to provide at least 30 days' notice of its intent to engage in any such proposed action. The notice must be published in a newspaper of general circulation in Tarrant County and it must include a reasonably specific summary of the TIA.

Failure to perform a TIA on any governmental action not exempt from the provisions of Chapter 2007 results in that action being void. Even if a TIA has been performed, an affected property owner can sue, within 180 days, to invalidate the action and/or declare a taking, if they can prove that the action reduced the value of their property by 25% or more. Additionally, the prevailing side in these suits is entitled to court costs and attorney's fees from the loser.

In consideration of expediting and shortening the approval process for platting, the Developer may elect to waive the rights granted under the Private Real Property Right Preservation Act by executing a "Waiver of Takings Impact Assessment (TIA)". The Waiver must be included with the final plat if the Developer elects to exercise this option.

# Tarrant County Takings Impact Assessment Policy

## **PURPOSE:**

The purpose of this policy is to establish guidelines and procedures for Takings Impact Assessment (TIA), pursuant to the provisions of Chapter 2007, Texas Government Code. This policy will be applicable to all county departments who submit items for consideration and formal action by the Commissioners Court.

## **BACKGROUND:**

In 1995, the Texas Legislature passed Senate Bill 14, the Private Real Property Rights Preservation Act, which is codified in Chapter 2007 of the Texas Government Code. Beginning September 1, 1997, counties must begin complying with these provisions. Section 2007.043 of the Act requires that every county action, including every regulation, policy, guideline, court resolution or order, be analyzed to determine whether the action may result in a “taking” of private real property. This may be done one of two ways:

- (1) by determining that the action is not a taking because it falls within one of several pre- determined categories of actions that by their nature will have no adverse effect on private real property or
- (2) by performing a takings impact assessment (TIA). Even if a TIA has been performed, an affected property owner can sue, within 180 days, to validate the action and/or declare a taking, if they can prove that the action reduced the value of their property by 25% or more.

## **PROCEDURE:**

Each item submitted for inclusion on the official Commissioners Court agenda for action by the Commissioners Court shall have attached a completed “Takings Impact Assessment Checklist. This checklist has been designed to insure that TIAs are properly per- formed in compliance with statutory requirements. This checklist will then become part of the Court record and maintained by the County Clerk

## **TIA Waiver:**

In consideration of expediting and shortening the approval process for platting, the developer may elect to waive the rights granted under the Private Real Property Right Preservation Act, by executing a “Waiver of Takings Impact Assessment (TIA).” The Waiver must be notarized and included with the final plat if the developer elects to exercise this option.

**WAIVER OF "TAKINGS IMPACT ASSESSMENT" (TIA)**

Under the Private Real Property Rights Preservation Act

Comes now \_\_\_\_\_ owner(s) of the property described as  
\_\_\_\_\_ located in Pct. \_\_\_ of Tarrant County, Texas.

I(we) have been informed that I(we) have certain rights under a law that went into effect September 1, 1997, for county governments in Texas called "The Private Real Property Rights Act which is codified at Chapter 2007 of the Government Code of Texas.

I(we) understand that county governments are now required to expressly consider or assess whether their governmental actions may result in "takings" of private property. I(we) further understand that the act also provides whether a governmental action constitutes a "taking" and, if so, to ask for invalidation of the governmental actions if the county fails to pay the damages assessed.

I(we) further understand that a "taking" is any county action that affects an owner's private real property whether in whole or in part, temporarily or permanently. Any county action, ordinance or regulation that affects my rights as owner of the property, that would otherwise exist in the absence of any action by the county, is actionable. If the action of the county would reduce the value of my private real property by 25 percent or more, I(we) understand that the county is required to do a study called a "Takings Impact Assessment" (TIA). If such TIA is done, the county is required to provide at least 30 days notice of its intent to engage in any such proposed actions. The notice must be published in a newspaper of general circulation in Tarrant County, and it must include a reasonably specific summary of the TIA.

I(we) understand that any action is void if such an assessment is not prepared and that, as the OWNER of the land affected by a county action for which a TIA should be prepared, I(we) have the right for 180 days after I(we) know or should have known about the "taking" to bring a suite against the county. If I(we) should choose to bring such a suit, I(we) would be awarded reasonable and necessary attorney's fees, costs of court, and even damages, especially if the action of the county had reduced the value of my land by 25 percent or more. I(we) could also have the county action declared void.

In consideration of expediting and shortening the approval process for the platting of the above described property so that my property may be placed on the market for sale as soon as possible, and understanding that I(we) have the aforementioned rights and possibly others, I(we) hereby freely and voluntarily waive these rights and any and all other rights that I(we) may have under the Private Real Property Right Preservation Act, that I(we) may have under the Private Real Property Right Preservation Act, and I(we) specifically request the Tarrant County Commissioners Court to proceed to consider and approve the final plat on the above described property.

This Waiver is signed on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Holder of Equitable Interest

**STATE OF TEXAS  
COUNTY OF TARRANT**

**BEFORE ME**, the undersigned authority appeared \_\_\_\_\_  
Who swore on his/her oath the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

\_\_\_\_\_  
Notary Public in and for the State of Texas

## **SECTION E. PLATTING PROCEDURE**

### **1. PRELIMINARY PLATS:**

- a. The submission of preliminary plats is necessary to:
  - (1) eliminate the duplication of subdivision names and street names.
  - (2) assure proper alignments of streets and drainage facilities.
  - (3) assure that the provisions of the FLOODPLAIN REGULATIONS will be complied with, and that no lot will have a drainage problem.
  - (4) assure that the provisions of the SEWAGE REGULATIONS will be complied with.
  - (5) assure that all necessary permits or plan approvals have or will be applied for.
- b. Two (2) blue-line copies of the preliminary plats shall be submitted prior to or concurrent with the submission of any preliminary plats to a city exercising its extraterritorial authority.
- c. Preliminary plats shall be approved by the Tarrant County Department of Transportation Services before a final plat can be submitted. No preliminary plat will be approved by the Tarrant County Services Department prior to approval of the plat by a city exercising its extraterritorial authority.
- d. Preliminary plats shall be drawn on a 24" x 36" sheet at a scale of 1" = 200' except in those instances where a city exercising its extraterritorial authority requires a different sheet size and/or scale, or upon prior approval of the Tarrant County Department of Transportation Services.
- e. Preliminary plats shall show, or be accompanied by the following information:
  - (1) the name, address and telephone number of the developer, surveyor and/or engineer.
  - (2) the proposed name of the subdivision, and the names, locations, width and dimensions of all proposed and existing streets within the property.
  - (3) the location of the existing boundary lines in sufficient detail to accurately locate the property.
  - (4) the description, location, width and dimensions of proposed and existing utility and pipeline easements within and adjacent to the property.



- (5) the name, location and dimensions of all adjacent subdivisions and streets. Where there are no adjacent subdivisions, the preliminary plat shall show:
  - (a) the name of all adjacent property owners with the volume and page of recordation.
  - (b) the location and distance to the nearest subdivisions, and how the streets in the proposed subdivision may connect with those in the nearest subdivisions or other roads in the area.
- (6) existing and proposed contour lines at the following intervals:
  - (a) when the land has less than a five percent (5%) slope, the contour interval shall not be greater than two feet (2').
  - (b) when the land has more than a five percent (5%) slope, the contour interval shall not be greater than five feet (5').
- (7) the exact location, dimensions, description and flowline of all existing and proposed drainage structures.
- (8) the location of the 100-year flood plain and all lots, or any part of a lot, that lies within the 100-year floodplain.
- (9) the existing drainage areas upstream of the proposed subdivision, along with the drainage calculations of the amount of water coming into, across, and leaving the subdivision in sufficient detail to show any changes in the 100-year flood elevation across the proposed subdivision, and on the property both upstream and downstream from the proposed subdivision.
- (9a) the location of an existing gas well and/or the location of reservation of property for future drill site. (*CO #92557*)
- (10) the date the plat was prepared.
- (11) a north arrow and the scale of the plat.
- (12) a location or vicinity map showing the location of the proposed subdivision within the county and to the nearest incorporated areas with a north arrow and scale of the vicinity map.

- (13) preliminary water and sewer plans if applicable.
- (14) execution of a Takings Impact Assessment (TIA) Waiver.
- f. All information listed in item "e" above is considered to be the minimum amount of information needed to assure compliance with this Court Order. Any deviations from items "a" through "e" shall have the written approval of the Tarrant County Department of Transportation Services prior to submittal of the preliminary plat.
- g. If the proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, than a tentative master plan of the entire subdivision shall be submitted with the preliminary plat of the portion first to be subdivided.
- h. The Tarrant County Department of Transportation Services will review the preliminary plat and:
  - (1) send written comments to the developer stating the conditions of approval, if any, if the subdivision is outside the extraterritorial authority of a city.
  - (2) send written comments to the city and developer stating the conditions of approval, if any, if the subdivision is in the extraterritorial authority of a city.
- i. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat for record. The approval will expire after one year unless one or more phases have completed a final plat.

## 2. FINAL PLATS:

- a. The submission of final plats is necessary to:
- (1) assure proper identification and location of all streets, lots and easements.
  - (2) assure that the streets will be properly constructed and maintained.
  - (3) assure that the sewer systems have been approved by the Tarrant County Health Department.
  - (4) assure that all proper dedications have been made for streets, easements and public spaces.
  - (5) assure that all necessary permits have been obtained or applied for.

A final plat is required unless the subdivision meets the requirements for exceptions detailed in Senate Bill No. 710.

- b. For subdivisions outside of the extra territorial authority of any city, the developer shall submit to the Tarrant County Department of Transportation Services the original and two (2) blue-line copies of the final plat, at least ten (10) calendar days prior to the Commissioners' Court approval.
- c. For subdivisions located, wholly or in part, within the extraterritorial authority of any city, the developer shall submit to the Tarrant County Department of Transportation Services two (2) blue-line copies of the final plat, prior to or concurrent with the submission of the final plat to a city exercising its extraterritorial authority. No final plat will be presented to the Commissioners' Court before the plat has been approved by a city exercising its extraterritorial authority, and the signed plat original has been presented to the Tarrant County Department of Transportation Services at least seven (7) calendar days prior to the Commissioners' Court approval.
- d. Final plats shall be drawn on a 24" x 36" mylar sheet at a scale of 1" = 200' except in those instances where a city exercising its extraterritorial authority requires a different sheet size and/or scale, or upon prior approval of the Tarrant County Department of Transportation Services.
- e. The following statements shall be noted on the face of the final plat:

All drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.

An Access Permit shall be obtained from Tarrant County prior to constructing driveways and entrances onto any of the streets shown on this plat.

*(CO #93677)*

- f. In addition to the requirements for preliminary plats, final plats shall show or be accompanied by the following information:
- (1) The name of the subdivision, the names of the streets, the date that the plat was prepared, a north arrow and a graphic scale.
  - (2) sufficient data to reproduce, on the ground, the bearing and length of all streets, blocks, lots and easements. Curves on streets, blocks and easements shall include the radius, length and central angle of the curve. Curves on lots shall show the radius and length of the curve.
  - (3) the accurate location of adjacent subdivision streets, blocks, lots and easements, or the property owner if the adjacent land is undeveloped.
  - (4) the number of all lots and blocks arranged in a systematic order, and clearly shown on the plat in distinct and legible figures.
  - (5) the 100-year floodplain as identified on the most current Tarrant County Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency.

Subdivisions that are located in a flood zone as shown on the current Flood Insurance Rate Map (FIRM) for Tarrant County will have the following requirements:

- a) Permanent type benchmarks shall be set in appropriate locations with the description and elevation shown on the plat. The elevation of the benchmark shall be tied to a benchmark shown on the FIRM panel.
- (b) A note on the plat stating "A flood permit will be required from Tarrant County for any construction in the floodplain."
- (c) All subdivision proposals shall be consistent with Tarrant County's Floodplain Regulations.
- d) Contours at one-foot (1') intervals shall be shown on the plat.
- (e) The finished floor elevation must be shown for each lot located in the floodplain.

The following note shall appear on the Final Plat:  
Floodplain/Drainage Way Maintenance. The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the adjacent property owner, or the Home Owners Association, if applicable. The County will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. The home owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances which would result in unsanitary

conditions, and the County shall have the right of entry for the purposes of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow damages resulting from the storm water overflow and/or bank erosion that cannot be defined. The County shall not be liable for any damages resulting from the occurrence of these phenomena, nor the failure of any structures within the drainage ways. The drainage way crossing each lot is contained within the floodplain/drainage easement line as shown on the plat. (CO # 93677)

- (6) a legal description of the property, and locate the same with respect to an original corner of the original survey of which it is a part, and the number of acres being subdivided.

All blocks, corners and angles shall be marked in accordance with minimum standards set forth by the Texas Board of Professional Land Surveyors. All corners shall be marked with caps stamped with the Surveyor and/or company name.

- (6a) the location of an existing gas well and/or the location of reservation of property for future drill site. (CO #92557)

- (7) a dedication, by the developer, of all streets, roadways, alleys, utility easements, parks and other land intended for public use, and the developer's certification that all parties with any interest in the title to the subject property have joined in such dedication, duly executed, acknowledged and sworn to by said developer before a Notary Public.

- (8) the following statement shall appear on any plat containing private streets, drives, emergency access easements, recreation areas and open spaces:  
NOTE: TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

- (9) the seal and signature of the surveyor responsible for surveying the subdivision and/or the preparation of the plat.
  - (10) a space for the approval of the Commissioners' Court of Tarrant County, Texas.
  - (11) a space for the approval of a city exercising its extraterritorial authority.
- g. All information listed in item "f" above is considered to be the minimum amount of information needed to assure compliance with this Court Order. Any deviations shall have the written approval of the Tarrant County Department of Transportation Services prior to submittal of the final plat.
  - h. The Tarrant County Department of Transportation Services will review the final plat for its conformance, and place the subdivision on the Commissioners' Court Agenda and recommend either approval or denial.
  - i. The final plat shall be accompanied by:
    - (1) a surety bond for construction of streets
    - (2) a certificate from each Tax Collector of a political subdivision in which the property is located stating that all taxes are paid and not delinquent.
    - (3) two (2) sets of construction plans
  - j. After the plat has been approved and signed by the Commissioners' Court, the plat will be returned to the developer for recording with the County Clerk. The final plat must be recorded within six months of approval by the Commissioners' Court. A single six-month extension may be granted by the Commissioners' Court.
  - k. The plat shall contain the following statement under the County's signature block: Construction not complete within two years of the recording date shall be subject to current County Subdivision Standards and Regulations.
  - l. Commissioners' Court may refuse to approve a plat if it does not meet the requirements prescribed by these rules or if any bond required under these rules is not filed with the County.

### 3. CONSTRUCTION PLANS:

All construction plans, drawings and calculations shall be sealed by a Registered Professional Engineer licensed to practice in Texas.

- a. Two (2) sets of all construction plans must be submitted to and approved by the Tarrant County Department of Transportation Services, unless a waiver is granted prior to the start of any construction. The construction plans shall consist of:
  - (1) street plans
  - (2) drainage plans, including outfall channels, storm sewers and inlets design.
  - (3) plans for water system, if any.
  - (4) plans for sewage treatment and sewer system, if applicable.
  - (5) plans for adjustment of utility lines and pipelines.
  - (6) location and description of all easements.
- b. Street construction plans shall show:
  - (1) the plan of the street, in no larger than a 1" = 50' scale, showing the location of the proposed pavement, ditches and drainage structures within the street right-of-way.
  - (2) the profile of the street in no larger than a 1" = 50' scale horizontal and a 1" = 5' scale vertical.
  - (3) the street grades and elevations.
  - (4) vertical and horizontal curve information.
  - (5) the ditch grades, design flow of water, design depth of water and design velocity of water.
  - (6) typical street sections.
  - (7) the seal and signature of the engineer responsible for the design on all sheets.

c. Drainage construction plans shall show:

- (1) the plan of the drainage ditches in no larger than a 1" = 50' scale.
- (2) the profile of the drainage ditches in no larger than a 1" = 50' scale horizontal and a 1" = 5' scale vertical.
- (3) the ditch grades, design flow of water, design depth of water and design velocity of water.
- (4) a plan and profile of all culverts under any street with the design flow of water, headwater and tailwater depths and the tailwater velocity.
- (5) the size of all driveway culverts to carry the design flow of water at each lot in the subdivision when the culvert is installed at the designed ditch grade.
- (6) typical ditch sections.
- (7) the seal and signature of the engineer responsible for the design on all sheets.

d. Water construction plans shall show:

- (1) the location and size of all proposed water lines in relation to the right-of-way or easements in which the lines are to be located.
- (2) the location of all appurtenances proposed to be installed.
- (3) the minimum depth to which the water lines are to be installed.
- (4) the seal and signature of the engineer responsible for the design on all sheets.

e. Sewer construction plans shall show:

- (1) the plan of the sewer line in no larger than a 1" = 50' scale, showing the location and size of all proposed sewer lines in relation to the right-of-way or easements in which the lines are to be located.
- (2) the profile of the sewer line in no larger than a 1" = 50' scale horizontal, and a 1" = 5' scale vertical.
- (3) the location of all appurtenances proposed to be installed.
- (4) the sewer line grades and elevations at all junction points.



- (5) the seal and signature of the engineer responsible for the design on all sheets.
- f. All construction plans shall be submitted with the final plat.
- g. The Tarrant County Department of Transportation Services will review the construction plans for their conformance, and return one (1) set of the construction plans to the developer stating:
  - (1) that the plans have been approved.
  - (2) the changes that will need to be made before the plans will be approved. If any changes are required, the developer shall have the necessary changes made and submit two (2) copies of the corrected plans to the Tarrant County Department of Transportation Services. If all necessary changes have been made, the Tarrant County Department of Transportation Services will return one (1) set of the corrected plans to the developer stating that the plans have been approved.

## **SECTION F. WATER AND SEPTIC SYSTEM REQUIREMENTS**

The owner(s) must submit a plan for providing utility service within the proposed subdivision. The proposed water supply should be clearly indicated, i.e., municipal water, rural water supply corporation, privately owned water system, individual wells, etc., including location of fire hydrants, if any.

The plan for sewage disposal should be clearly indicated, i.e., municipal sewer service, privately owned/organized sewage disposal system, private sewage facilities, etc. If it is the Owner's intent that each lot purchaser shall provide private sewage facilities, those facilities must meet the requirements of the Tarrant County Health Department.

Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar uses and utilizing OSSFs for sewage disposal must submit planning materials for these developments to the permitting authority. The planning materials must include an overall site plan, detailing the types of OSSFs to be considered and their compatibility with area wide drainage and groundwater. A comprehensive drainage and 100-year floodplain impact plan must also be included in these planning materials. Planning materials shall also address potential replacement areas. A response to the submitted planning material from the permitting authority will be provided within 45 days of receipt.

## **Section G. SUBDIVISION REQUIREMENTS**

### **1. Roads or Streets**

Minor arterials shall have a minimum width of right-of-way of sixty feet (60'), and shall provide unhampered circulation through the subdivision. If the developer elects to use a curb and gutter section, the minimum right-of-way width may be reduced to fifty feet (50').

Principal arterials shall be provided where, in the judgment of the Tarrant County Department of Transportation Services, they are necessary. Minimum width of right-of-way of principal arterials shall be eighty feet (80').

Major thoroughfares shall be provided where, in the judgment of the Tarrant County Department of Transportation Services, they are necessary. The width of the right-of-way shall be sufficient to install the proposed pavement, and shall be approved by the Tarrant County Department of Transportation Services.

All roads or streets more than one hundred feet (100') in length shall either be connected at both ends to a dedicated street, or be provided with a turnaround having a minimum radius of fifty feet (50').

All roads or streets shall have a minimum grade of four-tenths percent (0.4%). Grades of more than ten percent (10%) shall only be allowed upon approval of the Department of Transportation Services.

A proposed subdivision that adjoins or encompasses an existing public street, that does not conform to minimum right-of-way requirements of these regulations, shall provide for the dedication of additional right-of-way along either or both sides of said street so that the minimum right-of-way required by these regulations can be established. If the proposed subdivision abuts only one side of said street, then a minimum of half of the required right-of-way shall be dedicated by such subdivision.

Where any portion of a road or street has been dedicated in an adjoining subdivision, adjacent to and along the common property line of the two subdivisions, enough width of right-of-way must be dedicated in the new subdivision to provide the minimum width specified herein.

Roads or streets which are a continuation of any existing road or street shall take the name of the existing road or street.

All roads or streets preferably shall intersect at a ninety-degree angle. Where this is not possible, the intersection, on the side of the acute angle, shall be rounded with a curve or a cutback, but in no case, shall the curve have less than a twenty-five foot (25') radius.

New roads or streets, which are a continuation of an existing road or street, shall be a continuation, without offset, of the existing road or street.

Where roads or streets in an adjoining subdivision end at the property line of the new subdivision, the said roads or streets shall be continued throughout the new subdivision. Where there are no adjacent connections platted, the roads in the new subdivision shall be a reasonable projection of the roads or streets in the nearest subdivisions.

All principal arterials in the new subdivision shall be platted so that a continuation of the arterials can be made in future subdivisions.

New street entrances on roads designated or classified as principal arterials or major thoroughfares shall not be less than 1,500 feet apart, and new street entrances on roads designated or classified as minor arterials, shall not be less than 500 feet apart, unless an exception is granted by the Department of Transportation Services to enhance the safety and operation of the arterial.

No decorative squares, trees, "islands", ornamental entrances or any other obstruction to traffic shall be constructed or preserved within the right-of-way of a road dedicated to the public without the written permission of the Department of Transportation Services. If landscaping and/or irrigation is proposed within the right of way, the owner shall create a body (municipal utility district, home owners association, neighborhood association, etc.), that will be responsible for the maintenance and liability of the landscaping and/or irrigation system. This body shall have assessment authority to insure the proper funding for maintenance.

## **2. Private Roads**

Private roads cannot be included in a subdivision without prior approval of the Commissioners' Court. When a request for a private road is received by the Department of Transportation Services, it will be presented to Commissioners' Court for their approval or disapproval.

Private streets, roads, emergency access easements, etc. shall be termed as a vehicular access way under private ownership and maintenance.

Private roads shall meet the same construction standards and specifications as public roads and streets.

The following statement shall appear on any Plat containing private streets, drives, emergency access easements, recreation areas and open spaces:

NOTE:

TARRANT COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; AND THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS TARRANT COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.

**3. Drainage and Utility Easements**

Utility easements shall be a minimum of ten feet (10') in width, and normally located along a property or lot line. It shall be the duty of the developer to insure that all easements are of the proper width and location to serve the using utility companies.

Utility lines crossing a road shall be installed a minimum of 24" below the ditch line or a minimum of 36" below the crown line of the road, whichever is greater. All lines carrying liquid products must be encased in metal or PVC schedule 40 from the centerline of the road to beyond the ditch lines.

If new roads are constructed over existing petroleum pipe line crossings, the pipe lines must meet the following requirements:

1. Encased pipe must be at least 3 feet below the deepest proposed ditch grade.
2. Non-cased pipe (of extra wall thickness meeting Federal Regulations) must be at least 4 feet below the deepest proposed ditch.

Drainage easements shall generally be located along the existing drainage way, and shall meet the following standards:

- a) Open channels with top widths from 0' to 50' and side slopes greater than 4:1 require top width plus 25'.
- b) Open channels with top widths greater than 50' and side slopes greater than 4:1 require top width plus 25'.
- c) Enclosed pipes require 20' minimum width.

All easements shall be so designed to allow maintenance equipment to enter the easement, and be able to perform the necessary work.

#### **4. Lots and Building Setbacks**

In subdivision where buildings are to be served by septic systems, the size of lots shall be sufficiently large to accommodate adequate drainage fields and to meet the standards set forth by the Tarrant County Health Department.

For lots with on-site septic systems, minimum lot size shall be 1.0 acres net. Net acreage is defined as the total acreage minus any area included in drainage easements or floodplain easements.

Side lot lines should normally be at a ninety-degree angle to the street.

All straight lines shall clearly show the length of the line, and the plat shall show enough information to readily determine the bearing of all lot lines.

All curved lot lines shall clearly show the length of the arc and radius of the curve, or show enough information on the plat to readily determine the radius of the curve.

Building and setback lines shall be 50 feet from the edge of the right-of-way on all state and federal roads, and 25 feet on all other roads. Building and set-back lines shall be shown on both the preliminary and final plats. If the above set-back lines differ from those adopted by a municipality with extraterritorial jurisdiction, the set-backs of the municipality shall apply.

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## Section H. TYPICAL SECTIONS

### (1) Minor Arterials:

	Asphalt	Curb & Gutter	Concrete
Crown	4"	5"	5"
Crown Width	36'	30'	33'
Subgrade Width	26'	33'	33'
Subgrade Thickness	6"	6"	6"
Base Width	26'	26'	
Base Thickness	6"	6"	
Surface Width	24'	26'	30'
Surface Thickness	2"	2"	6"
Curb Height		6"	6"
Minimum Design Speed	30 mph	30 mph	30 mph

### (2) Principal Arterials:

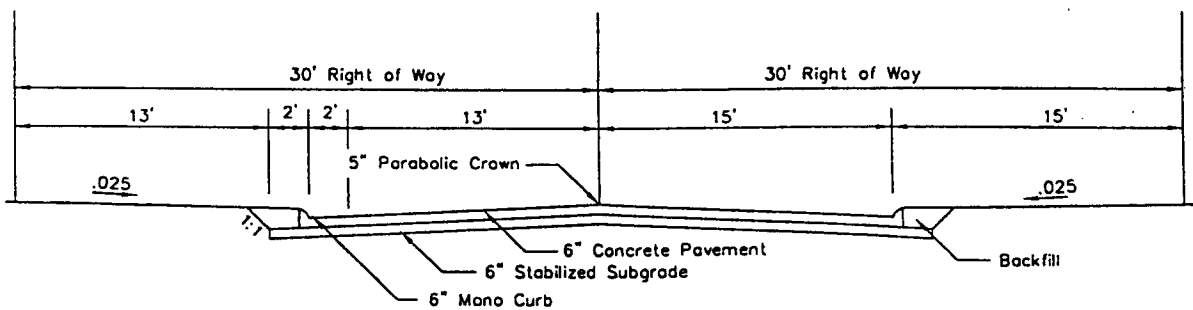
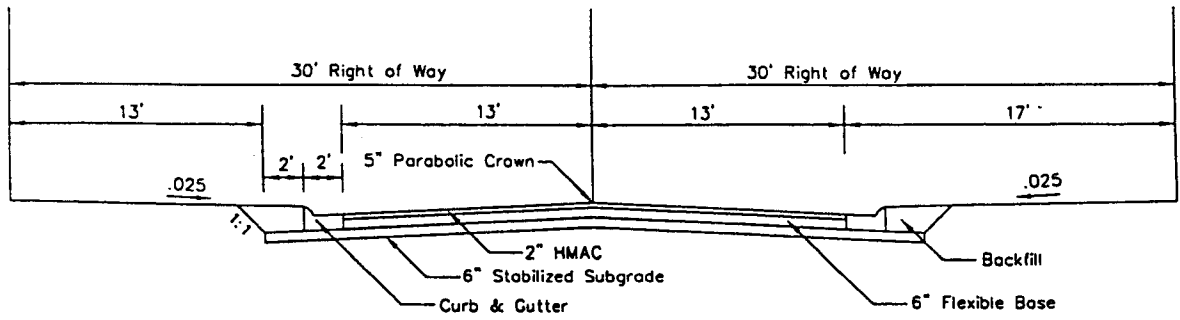
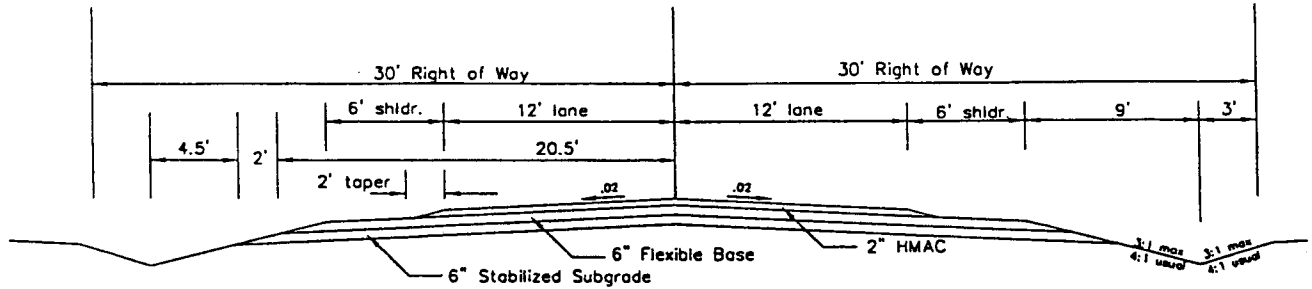
	Asphalt	Curb & Gutter	Concrete
Crown	4"-5"	7"	7"
Crown Width	60'	55'	55'
Subgrade Width	50'	58'	58'
Subgrade Thickness	8"	8"	6"
Base Width	50'	51'	
Base Thickness	8"	8"	
Surface Width	48'	51'	55'
Surface Thickness	2"	2"	6"
Curb Height		6"	6"
Minimum Design Speed	40 mph	40 mph	40 mph

### (1) Major Thoroughfares:

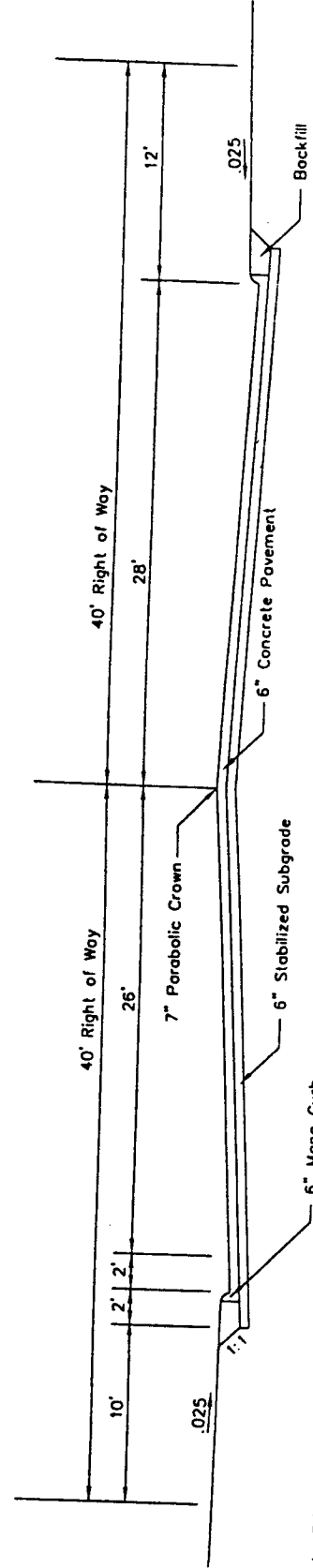
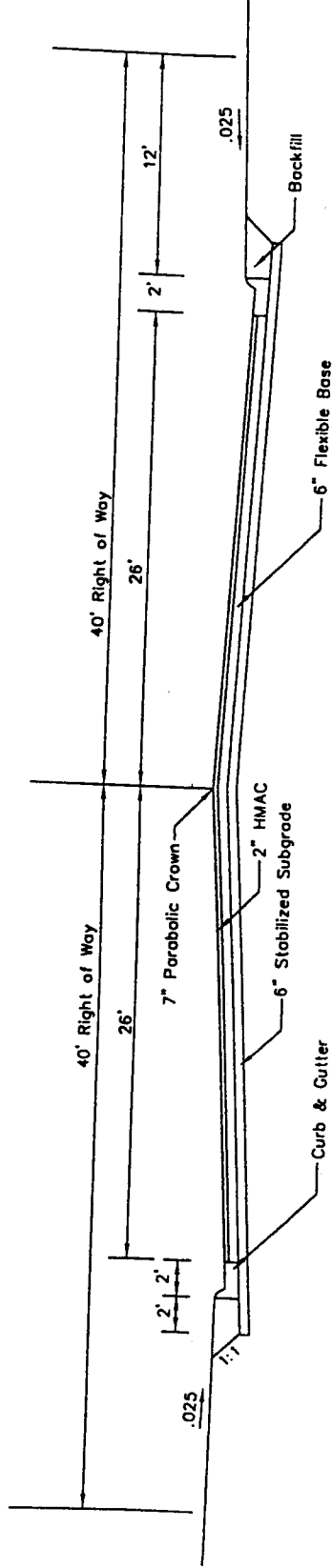
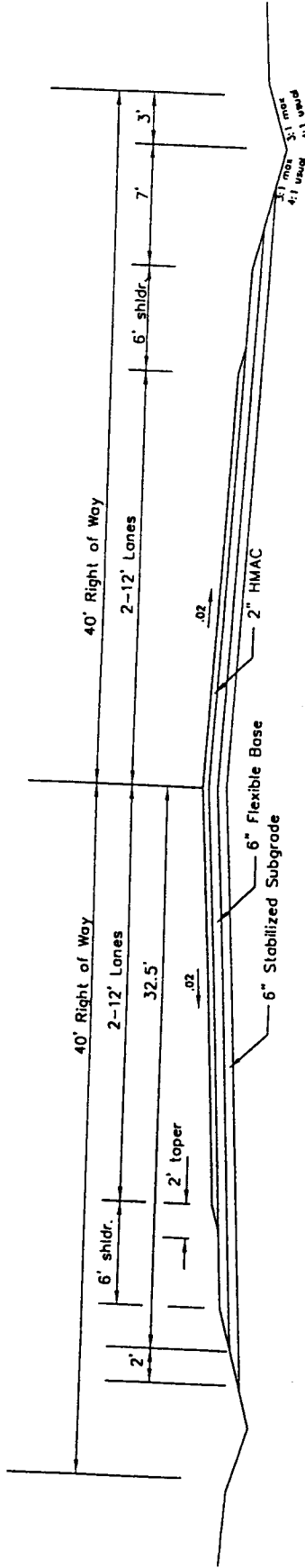
	Asphalt	Curb & Gutter	Concrete
Crown	6"-7"	6"	6"
Crown Width			
Subgrade Width	26'	33'	33'
Subgrade Thickness	8"	8"	8"
Base Width	26'	26'	
Base Thickness	8"	8"	
Surface Width	24'	26'	30'
Surface Thickness	2"	2"	8"
Curb Height		6"	6"
Median Width	14'	14'	14'
Minimum Design Speed	40 mph	40 mph	40 mph



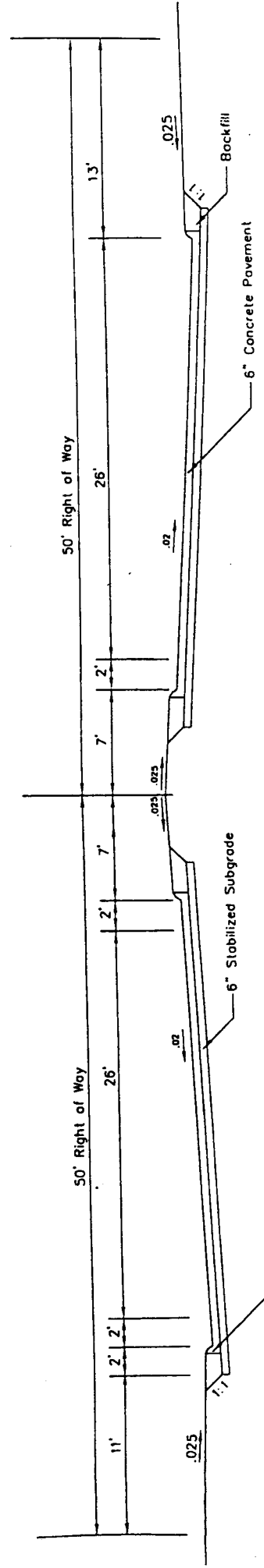
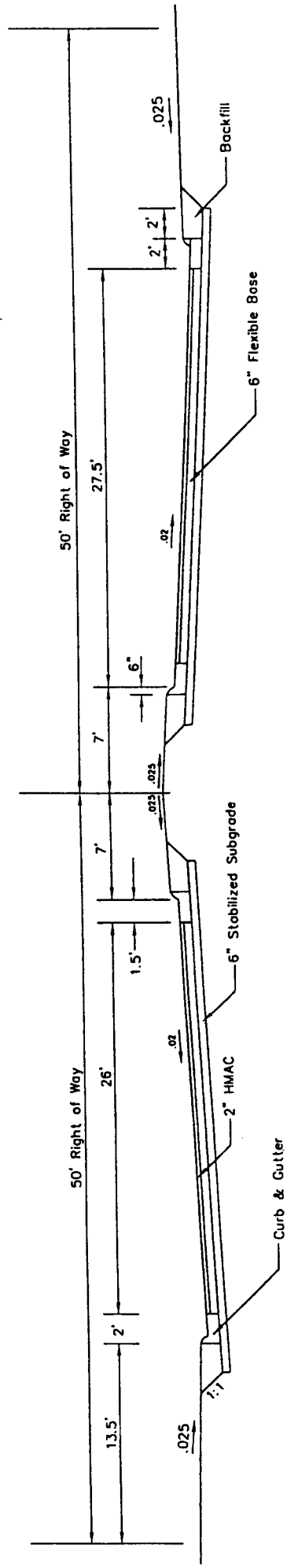
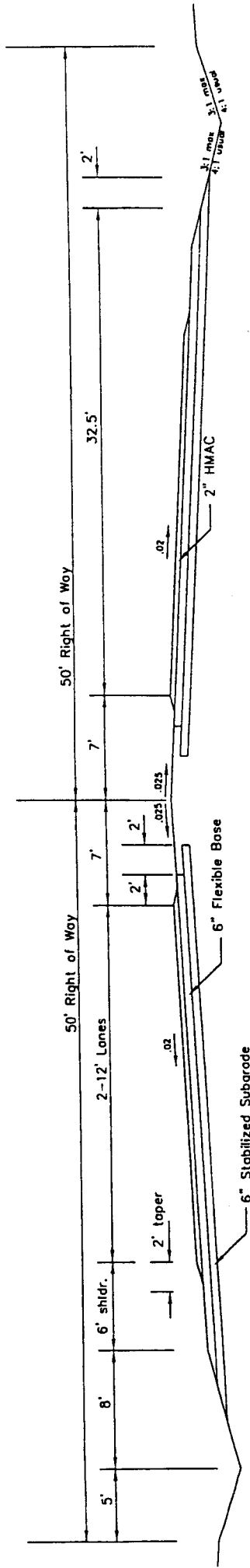
# MINOR ARTERIALS



# PRINCIPAL ARTERIALS



# MAJOR THOROUGHFARES



## Section I. CONSTRUCTION STANDARDS

### 1. General

The Department of Transportation Services shall be notified forty-eight (48) hours prior to the commencement of any major construction items such as sub-grade stabilization, concrete paving, concrete curb and gutter and asphalt paving. The County will periodically inspect all subdivision roads and drainage structures, while under construction, to ascertain that the construction work, methods, and materials meet County specified standards. All construction and testing reports shall be furnished to the Director of Transportation certifying that the construction requirements of this regulation have been met. The test results must be approved by the Department of Transportation Services prior to constructing the next course of the pavement.

The County Engineer or their representative shall issue a STOP WORK ORDER whenever the Developer or his Contractor fail to adhere to the plat, plans or specifications approved by Commissioners' Court. The Developer may not continue development until the deficiencies listed in the STOP WORK ORDER are corrected. If the Developer or his Contractor fail to correct the deficiencies, the subdivision will not be accepted by Commissioners' Court.

The following shall be the minimum specifications for the preparation and construction of streets dedicated to the public. All work, methods, materials, and equipment, not covered by these Regulations shall conform to the 1993 issue of TxDOT's Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges.

The Contractor shall provide all staking necessary to provide alignments and grades for construction of roadways, structures, and miscellaneous items. All benchmarks provided in the plans shall be established by the Contractor. Construction stakes shall be set at sufficiently frequent intervals to assure that all roadway, structures, and miscellaneous items are constructed in accordance with the lines and grades shown in the construction plans. The Contractor shall, upon request, make available to the Engineer all survey records made in the performance of this work. (CO #93677)

### 2. Preparing Right of Way

All preparing of the right-of-way and/or clearing and grubbing shall be completed before starting the subgrade preparation.

Subgrade shall be free of boulders, stumps and other foreign matter.

### 3. Subgrade

Prior to the start of construction on subgrade, a soil analysis shall be made by a certified soil laboratory to determine what type of soil stabilizer (lime, cement, liquid chemical, etc.) is required.

Tests must be made to determine the appropriate stabilizers and optimum quantities for desired results to meet road design.

The subgrade shall be scarified and shaped in conformity with the typical sections and the lines and grades indicated, or as established by the Engineer, by the removal of existing material or addition of approved material. All unsuitable material shall be removed and replaced with approved material.

Fills must be placed and compacted on horizontal lifts of not over twelve inches (12") depth to the specified density. Fill sections whose depth exceed eight feet (8'), at any point on the cross section, shall require a slope stability analysis and/or approval of the Department of Transportation Services.

The subgrade shall be compacted by approved mechanical equipment to a density of not less than ninety-five (95%) percent. Prior to the placement of any base material, tests from a certified soils laboratory shall be supplied by the owner/developer to the Department of Transportation Services stating that the subgrade has been compacted to 95% density to a depth of six inches (6") for all subgrade and for the full depth of all fills. If the subgrade fails to meet the density specified, it shall be reworked as necessary to obtain the density required.

#### **4. Base Materials**

The base material must meet the requirements of TxDOT Item 247, Flexible Base, Type "A" Grade 2.

The base material shall be compacted to not less than 95 percent density for a full depth of six inches (6").

Base course shall be maintained by blading, and the surface, upon completion, shall be smooth and in conformity with the typical section indicated, and to the established lines and grades.

All irregularities, depressions or weak spots which develop shall be corrected immediately by scarifying the areas affected, adding suitable material as required, reshaping and recompacting by sprinkling and rolling.

Should the base course, due to any reason or cause, lose the required stability, density or finish before the surface is complete, it shall be recompacted and refinished at the sole expense of the contractor.

## **5. Surface**

### **(a) Hot Mix Asphaltic Concrete Pavement (HMAC)**

The asphaltic material for Prime Coat shall meet the requirements for Item 310, Prime Coat, TxDOT Specifications. Prime Coat shall be applied at a rate not to exceed 0.35 gallon per square yard of surface.

The surface course shall be two inches (2") of HMAC meeting the specifications of Item 340, Type D, in the current TxDOT Specifications. Aggregate used in the mix shall be on the TxDOT Quality Monitoring Schedule.

Prior to placing HMAC, the base shall be proof rolled and any soft spots repaired and the area proof rolled again.

All asphaltic mixtures shall be placed with a spreading and finishing machine. The mix shall be compressed thoroughly and uniformly compacted immediately after placing to the required density. All compaction rolling shall be complete before the material cools below 175 degrees F. The completed surface shall meet the approval of the Developer's Engineer and the County Engineer for riding surface, finish and appearance.

### **(b) Two- and Three-Course Surface Treatments**

A two- or three-course surface treatment may not be used in lieu of hot mix asphaltic concrete as a final surface unless approved by the Department of Transportation Services.

The road bed must be primed with an asphalt primer coat the full width of the bed, applied at a minimum of 0.30 gallon per square yard, before the application of seal coatings, or surface treatments.

Emulsified Asphalt for seal coat, plant mix asphalt and cover stone shall meet the standard that Tarrant County Currently uses on County Roadways. Specifications may be obtained from the Department of Transportation Services.

Surface treatments shall not be applied when the air temperature is below 60 F and falling, but it may be applied when the air temperature is 50 F and rising. Surface treatments will not be applied when temperature of the roadway surface is below 60 F.

**(c) Rigid Pavement**

Aggregate used in the mix shall be on the TxDOT Quality Monitoring Schedule. Test beams will be required for each 50 CY or a minimum of one beam of each class of concrete. A slump test will be required with each set of test beams. Air entraining and retarding agents used shall be from the approved TxDOT list.

The driving surface shall be six inches (6") of Class "A" (3,000 lb. in 28 days) concrete with number three (#3) bars at eighteen inch (18") centers both ways. Concrete shall not be placed when the ambient temperature is below 40 F and falling, without permission from the County Engineer.

No concrete shall be laid at any time unless the County Engineer's office is notified twenty-four hours in advance.

**6. Installation of Street Signs (CO #92854)**

Signs and guard posts shall be installed by the Developer in accordance with the 2003 edition of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). The current version of this manual can be found at [www.dot.state.tx.us/trf/mutcd.htm](http://www.dot.state.tx.us/trf/mutcd.htm).

The Developer of a subdivision shall install the street name signs on new streets. The proper installation of these signs is a part of the required construction standards of Tarrant County, and will be inspected for approval prior to the release of the maintenance bond.

The Developer of a subdivision shall be not be required to install any traffic control sign or device. The installation of such control signs or devices shall be the responsibility of Tarrant County or other affected governmental agencies only.

Street Name Sign Standards:

Street Name sign assemblies shall be post-mounted with at least one assembly at each intersection of streets or roadways.

Sign Faces:

Sign blanks shall be double-faced so as to indicate street names on both sides. They shall be a minimum of nine inches (9") high and twenty-four inches (24") to forty-eight inches (48") in length, as needed to adequately space six inch (6") series "C" lettering without crowding. They shall be extruded anodized aluminum blanks, and covered with high intensity green reflective sheeting with silver (white) borders and optional three-eighths inch (3/8") silver (white) borders. Designations such as Street, Road, etc. shall be standard abbreviations as indicated below:

Standard Abbreviations:

Standard abbreviations listed shall be used. Periods, hyphens, commas, and questions marks are not to be included on standard faces.

ALLEY . . . . .	ALLEY
AVENUE . . . . .	AVE
BOULEVARD . . . . .	BLVD
CIRCLE . . . . .	CIR
COURT . . . . .	CT
DRIVE . . . . .	DR
EAST . . . . .	E
FREEWAY . . . . .	FRWY
HIGHWAY . . . . .	HWY
HILL . . . . .	HILL
JUNCTION . . . . .	JCT
LANE . . . . .	LN
NORTH . . . . .	N
NORTHEAST . . . . .	NE
NORTHWEST . . . . .	NW
PARKWAY . . . . .	PKWY
PLACE . . . . .	PL
PLAZA . . . . .	PLZ
ROAD . . . . .	RD
SOUTH . . . . .	S
SOUTHEAST . . . . .	SE
SOUTHWEST . . . . .	SW
SQUARE . . . . .	SQ
STREET . . . . .	ST
TERRACE . . . . .	TER
THRUWAY . . . . .	TWY
TRAIL . . . . .	TR
WAY . . . . .	WAY
WEST . . . . .	W

Posts and Mounting Hardware:

Posts, foundations and mountings shall be the same type and manufacturer that the Precinct sign crew is using at time of installation, and shall be installed to hold signs in a proper and permanent position, and to resist swaying in the wind. Signs blanks shall be positioned, when mounted, so as to have their faces parallel to the roadway they name.



The street name sign blank shall be mounted at sufficient height to allow the placement of a thirty inch (30”) stop sign below the sign blank that meets the placement standards found in the TMUTCD, Section 2A.18, Mounting Height.

Placement:

The street name sign assembly should be located two feet (2') behind the curb on curbed roadways, or six (6') to ten (10') feet beyond the edge of the pavement on non-curbed roadways. It should be placed as near as possible to the tangent point on the edge of the less important roadway, with the radius of the curve at the intersection.

The streets or roads in any subdivision will not be accepted for final maintenance by the Commissioners' Court until all the requirements and conditions regarding street names and street signs have been compiled with.

**7. Mailboxes**

Mailboxes shall be set a minimum of 3 feet from the edge of the pavement or one foot behind curbs. All mailboxes within the County right-of-way shall meet the current TxDOT standards if the speed limit on the County road is more than 40 mph.

Mailboxes in subdivisions with speed limits at or below 40 mph must meet Post Office requirements, and must be placed in a manner that does not interfere with the traffic's line of vision.

## **Section J. STORM WATER POLLUTION PREVENTION PLAN (SW3P)**

A site's Storm Water Pollution Plan shall govern the control measures necessary to prevent and control soil erosion, sedimentation, and water pollution which may degrade receiving waters including rivers, streams, lakes, reservoirs, groundwater and wetlands. The control measures contained herein shall be installed and maintained throughout the construction contract, and coordinated with any permanent or temporary pollution control features specified elsewhere on the plans, and in the specifications to assure effective and continuous water pollution control throughout the construction and post construction periods. These control measures shall not be used as a substitute for the permanent pollution control measures, unless otherwise directed by the OWNER'S representative in writing. The controls may include silt fences, straw bale dikes, rock berms, diversion dikes, interceptor swales, sediment traps and basins, pipe slope drains, inlet protection, stabilized construction entrances, seeding, sodding, mulching, soil retention blankets, or other structural or non-structural storm water pollution controls. Additional information regarding these controls can be found in NCTCOG's guidance manual entitled *Storm Water Quality Best Management Practices for Construction Activities - North Central Texas*.

The Contractor is responsible for obtaining all permits required for Storm Water Pollution Prevention.

The construction plans must include a Storm Water Pollution Prevention Plan (SW3P). A copy of the plan, as approved by the Department of Transportation Services, and any applicable permits must be available for review at the construction site.

Drainage ditches shall be seeded or sodded within 14 days of final grading. (CO #93677)

All erosion control measures will be maintained in good working order. Disposal areas and stockpiles shall not be located in any wetland, waterbody or streambed. The Contractor shall clean paved surfaces as necessary to remove sediment which has accumulated on the roadway. Tarrant County reserves the right to inspect any construction site and request changes be made to a SW3P if the site is causing pollution to the environment.

## Section K. DRAINAGE STANDARDS

Surface drainage from private property shall be taken to roads, streets, or drainage courses as directly as possible. Drainage water from roads and streets shall be taken to defined drainage courses as directly as possible. Roads and streets shall not be used as major drainage courses.

All road and street drainage structures shall be complete within twenty-four months from the date of plat approval, unless an extension of time is granted by the Department of Transportation Services.

Drainage is to be designed by a Registered Professional Engineer. Drainage calculations shall be based on the assumption that all the property in the subdivision, and all the area in the watershed, will be fully developed.

Detention ponds, when needed, shall be designed to restrict drainage from the platted area so that the peak discharge rate is equal to or less than when the property was in its natural state.

The following design criteria shall be used when designing bar ditches:

Maximum ditch slop	8.0%
Minimum ditch slope	0.3%
Maximum side slope	3:1
Minimum depth	1.0'

All structures located within County right-of-way shall be reinforced concrete pipe or concrete boxes, unless prior approval is obtained from the Department of Transportation Services. Minimum pipe diameter for cross drainage structures is twenty-four inches (24"). Minimum pipe diameter for driveways is eighteen inches (18"). Pipe ends shall be protected by headwalls or safety end treatments. If the developer proposes to construct a major structure, such as a box culvert or bridge, such structures shall conform to current standards for culverts and bridges and TxDOT specifications.

The driveway pipes shall be sized by a Registered Professional Engineer and a map or list containing the size of each pipe shall be shown in the drainage plan.

Minor Arterials shall:

- (1) have the bar ditches along the pavement designed to carry at least a two-year rain within the ditches.
- (2) have the driveway culverts designed to carry a two-year rain, with the headwater depth not exceeding the diameter of the pipe.
- (3) have the streets with curbs designed to carry a two-year rain without topping the curbs.
- (4) be designed so that a 100-year rain will be contained within the right-of-way of the road or street.

Principal Arterials shall:

- (1) have the bar ditches along the pavement designed to carry at least a two-year rain within the ditches.
- (2) have the driveway culverts designed to carry a two-year rain, with the headwater depth not exceeding the diameter of the pipe.
- (3) have the streets with curbs designed to carry a two-year rain without topping the curbs.
- (4) be designed so that a 100-year rain will be contained within the right-of-way of the road or street, and at least one lane of traffic open at all times.

Major Thoroughfares shall:

- (1) have the bar ditches along the pavement designed to carry at least a five-year rain within the ditches.
- (2) have the driveway culverts designed to carry a five-year rain, with the headwater depth not exceeding 1.2 times the diameter of the pipe.
- (3) have the streets with curbs designed to carry a five-year rain without topping the curbs.
- (4) be designed so that a 100-year rain will be contained within the right-of-way of the road or street and at least one lane of traffic in each direction open at all times.

Open drainage ditches or channels, other than those within the right-of-way of a road or street, shall:

- (1) be designed to carry a 100-year rain within the limits of the channel
- (2) be so designed that the maximum velocity of a 100-year rain will be less than the erosive velocity of the ditch material or lining.

Drainage structures at crossings of drainage courses with roads or streets be designed to:

- (1) carry a 100-year rain without overtopping the roadway by more than one foot (1'), and provide a minimum of forty feet (40') clear roadway on all minor arterials.
- (2) carry a 100-year rain without overtopping the roadway and provide a minimum of sixty-four feet (64') clear roadway on all principal arterials.
- (3) carry a 100-year rain without overtopping any of the driving surface, and provide a clear roadway of the width of the pavement plus five feet (5') on each side on all major thoroughfares.

All drainage ways shall be designed so as to function properly without permitting settlement or erosive velocities.

Calculations and methods for determination of design frequency discharges are subject to approval by Department of Transportation Services. For small watersheds (up to 200 acres), the Rational Method should be used. Other methods are available for the determination of peak discharges and hydrographs and their use may be warranted for a particular situation or for larger watersheds. If an alternate hydrologic method is applied, it must meet the approval of the Department of Transportation Services.

## **SECTION L. CONSTRUCTION AND MAINTENANCE BONDS**

### **1. Construction Bonds**

All construction shall be complete within 2 years after approval of final plat. To insure roads, streets and required drainage and drainage structures are constructed in a timely manner, and in accordance with the terms and specifications contained in this Order, the developer shall file a Construction Bond, executed by a Surety Company authorized to do business in this State, and made payable to the County Judge of Tarrant County, Texas or his successor in office.

The bond amount shall be equal to one hundred percent of the estimated cost of construction including drainage structures.

The construction bond shall be presented to the Department of Transportation Services for submission to the Commissioners' Court with the final plat.

The construction bond shall remain in full force and in effect until all the roads, street and drainage and drainage structures in the subdivision have been completed to the satisfaction of the Department of Transportation Services, and the construction bond has been released by a Court Order from the Commissioners' Court.

In the event any or all of the streets, roads, drainage and drainage structures, as constructed by the Owner, fail to meet the requirements of the foregoing specifications, and the said Owner fails or refuses to correct the defects called to his attention in writing by the Department of Transportation Services, the unfinished improvements shall be completed at the cost and expense of obligees as provided.

### **2. Maintenance Bonds**

To insure roads, streets and required drainage and drainage structures are maintained to the satisfaction of the Department of Transportation Services, a maintenance bond executed by a Surety Company authorized to do business in this state, and made payable to the County Judge of Tarrant County, Texas or his successor in office, shall be substituted for the construction bond at the time of release of said construction bond.

The bond amount shall be equal to ten percent of the estimated cost of construction including drainage structures.

The conditions of the maintenance bond shall be that the Owner shall guarantee to maintain, to the satisfaction of the Department of Transportation Services, all of the streets, roads, drainage structures and drainage ditches and channels which have been constructed to specifications with construction security released by Court Order from Commissioners' Court, in a good state of repair for a period of two years from the date of official release of construction security. (CO# 104848)

Periodical inspection of all the streets, roads, drainage and drainage structures for which maintenance security is held, will be made by the Department of Transportation Services during the period of liability covered by the maintenance bond. In the event any or all of the streets, roads, drainage and drainage structures are not being maintained in a good state of repair, the Owner will be so advised in writing and, if after a reasonable time, he fails or refuses to repair said items, they shall be maintained at the cost and expense of obligees as in said orders provided.

The release of any bond shall be by order of the Commissioners' Court. To request a release the developer who posted the bond in question shall present a written request to release said bond. The request shall contain a statement by the Engineer responsible for the design of said work stating that he has made an inspection of such improvements and recommends their acceptance by the County. Attached to his letter shall be one set of "as built" drawings showing the work to be accepted for use by the County. A 3-1/2" diskette containing the "as built" plan sheets in the format and medium specified by the County may be submitted in lieu of the drawings. The written request of bond release shall be received by the Tarrant County Department of Transportation Services at least 14 days prior to the next regularly scheduled meeting of Commissioners' Court.

### **3. Final Inspection**

The Developer, upon completion of drainage, roads, streets and other facilities intended for the use of the public, or purchasers or owners of lots fronting or adjacent there to, shall request from the County a final inspection. The Precinct Commissioner or his designee will inspect the completed work for compliance. The Developer will be notified in writing of any work not found in compliance with the Subdivision Regulations.

### **4. Irrevocable Letter of Credit (In Lieu Of Bond)**

An Irrevocable Letter of Credit may be submitted in lieu of bonds, for the purpose of insuring a developer's promise to construct and maintain the roads and drainage of facilities in a subdivision.

Irrevocable Letters of Credit in lieu of Bonds are required under the same conditions as Construction and Maintenance Bonds.

## **5. Other Security**

Any type of security for Construction and Maintenance other than Bonds and Irrevocable Letter of Credit shall be by written request to the Tarrant County Department of Transportation Services, and approval by the Tarrant County District Attorney's Office.

### **SECTION M. SEVERABILITY**

If any provision of this Order, or the application thereof, to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the Order which can be given effect without the invalid provision or application, and to this end, the provisions of this Order are declared to be severable.



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**CONSTRUCTION BOND**

STATE OF TEXAS §  
COUNTY OF TARRANT §

**KNOW ALL MEN BY THESE PRESENTS:**

THAT we, \_\_\_\_\_ of \_\_\_\_\_, Texas, as Principal, and \_\_\_\_\_ as Surety, whose address is \_\_\_\_\_, are held and firmly bound unto the County of Tarrant, State of Texas, as Obligee, through its County Judge, or his successor in office, in the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal desires to sub-divide and plat a certain tract of land located outside the limits of an incorporated city or town in Tarrant County, Texas, said subdivision to be known as \_\_\_\_\_, more fully described as \_\_\_\_\_; and

WHEREAS, the said Principal is required by Section L. 1 of the *Tarrant County Subdivision and Land Use Regulations* to file a bond with the Tarrant County Commissioners Court in the amount of 100% of the estimated construction cost of constructing the roads and streets in and drainage requirements for any subdivision sought to be platted by the Principal.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the Principal, who owns the tract of land to be subdivided under the name of \_\_\_\_\_, must construct the roads and streets in and the drainage requirements for such subdivision in accordance with the specifications contained in the *Tarrant County Subdivision and Land Use Regulations*. This bond shall remain in full force and in effect until all the roads and streets in and the drainage requirements for such subdivision have been constructed and completed by the Principal and approved by the Tarrant County Services Department, and until this Construction Bond has been released by a Court Order from the Tarrant County Commissioners Court.

No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court herein named or successors of Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**PRINCIPAL**

**SURETY**

By: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**MAINTENANCE BOND**

STATE OF TEXAS §  
COUNTY OF TARRANT §

**KNOW ALL MEN BY THESE PRESENTS:**

THAT we, \_\_\_\_\_ of \_\_\_\_\_, Texas, as Principal, and \_\_\_\_\_ as Surety, whose address is \_\_\_\_\_, are held and firmly bound unto the County of Tarrant, State of Texas, as Oblige, through its County Judge, or his successor in office, in the sum of \_\_\_\_\_ dollars (\$\_\_\_\_\_), for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal has sub-divided and platted a certain tract of land located outside the limits of an incorporated city or town in Tarrant County, Texas, said subdivision known as \_\_\_\_\_, more fully described as \_\_\_\_\_;

WHEREAS, the said Principal has dedicated to the public certain roads and streets as indicated on the plat, and the Principal desires Tarrant County, Texas, to accept for maintenance and operation on behalf of the public these dedicated improvements;

WHEREAS, Tarrant County will not accept for maintenance and operation on behalf of the public the dedicated roads and streets UNLESS AND UNTIL the said Principal has constructed, maintained and operated the said improvements, together with any associated drainage improvements, for a period of two consecutive years, beginning on the date this Bond is fully executed, with said dedicated roads, streets and associated drainage improvements being constructed, maintained and operated by said Principal: (1) in conformity with the specifications contained on the plat recorded in the Tarrant County Clerk's Office in \_\_\_\_\_; (2) in accordance with the *Tarrant County Subdivision & Land Use Regulations* promulgated by the Commissioners Court of Tarrant County, Texas; and (3) to the satisfaction of the Transportation Services Department of Tarrant County.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the obligation begins as of the date this Bond is fully executed and will remain in effect until:

(1) the Principal has constructed, maintained and operated all dedicated roads, streets and associated drainage improvements for a period of two consecutive years, beginning on the date this Bond is fully executed:

(a) in conformity with the specifications contained on the plat recorded in the Tarrant County Clerk's Office in \_\_\_\_\_;

(b) in accordance with the *Tarrant County Subdivision & Land Use Regulations* promulgated by the Commissioners Court of Tarrant County, Texas; and

(c) to the satisfaction of the Transportation Services Department of Tarrant

County;

and

**Bond Number:** \_\_\_\_\_

(2) the Commissioners Court of Tarrant County, Texas, formally releases by a Court Order the Principal and Surety from liability under this Bond.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

**PRINCIPAL**

**SURETY**

By: \_\_\_\_\_

By: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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# IRREVOCABLE LETTER OF CREDIT

No. \_\_\_\_\_

\_\_\_\_\_  
Date

Tarrant County  
100 E. Weatherford Room 401  
Fort Worth, Texas 76196

Attention: Honorable County Judge and Commissioners

We hereby establish our Irrevocable Letter of Credit No. \_\_\_\_\_ in your favor for the amount of \_\_\_\_\_ dollars and \_\_\_\_\_/100 (\$ \_\_\_\_\_). This Letter of Credit is for the account of \_\_\_\_\_ and is available by your draft drawn on the \_\_\_\_\_. This Letter of Credit will apply to the total amount of \_\_\_\_\_ and will be in effect until all roads, streets, and drainage structures have been maintained for a period of one year (after approval of construction) to the satisfaction of the Transportation Services Department, and the Irrevocable Letter of Credit has been released by a Court Order from Commissioners Court.

This Letter of Credit is issued to Tarrant County in reference to \_\_\_\_\_  
\_\_\_\_\_, and in accordance with Section D, *Tarrant*

Subdivision's Name

*County Subdivision and Land Use Regulations* for the insurance of construction on roadways in said subdivision.

\_\_\_\_\_  
Signature/Title

\_\_\_\_\_  
Printed Name

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