

City of East Bernard
Subdivision Platting Policies

Adopted by
Board of Alderman
August 16, 2004

**CITY OF EAST BERNARD SUBDIVISION PLATTING POLICIES
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II. PROCEDURE

- A. Fourteen (14) DAYS PRIOR TO ACTION REQUESTED BY THE Board of Alderman, the owner/developer shall submit the following:
1. A copy of the subdivision plat, construction drawings, design information, name verification, and other pertinent information to the City Secretary.
 2. A copy of the subdivision plat and additional information that may be required to the City Secretary for approval concerning flood data and compliance with the "Rules of Wharton County, Texas, for Private Sewage Facilities."
 3. After approval has been received from those indicated above, the subdivider/owner will submit the proposed plat and the required bonds to the Board of Alderman for their consideration.
- B. After approval by the Board of Aldermen and fulfillment of all the requirements of this Policy, the subdivider/owner will have an original of the approved plat filed in the Office of the County Clerk.

III. PLAT REQUIREMENTS

A. Title and Survey

1. A certification by a registered Texas Land Surveyor certifying to the accuracy of the survey and plat.
2. The developer/owner, or his legal representative, will provide adequate proof of title for the property involved in the proposed subdivision.

B. Form and Content

The plat shall be drawn with ink of linen or equal on sheets 18" wide and 24" long, with margins of not less than one-half inch ($\frac{1}{2}$ "). When more than one sheet is necessary to accommodate the entire area, an index sheet showing the entire subdivision at an approximate scale shall be attached to the plat. The plat shall show the following:

1. Name and address of the subdivider, record owner, engineer, and surveyor.
2. Proposed name of the subdivision, which shall not have the same spelling or be pronounced similar to the name of any other subdivision located within Wharton County.
3. Names of contiguous subdivisions and other owners of contiguous parcels of un-subdivided land, and indicate if such contiguous properties are platted.
4. Metes and bounds of the subdivision.
5. Primary control points or descriptions, and ties to such control points or descriptions, to which all dimensions, angles, bearings, block numbers, and similar data shall be referred.
6. A key location map located in the upper right-hand corner or on a cover sheet, showing the location of the subdivision with respect to well-known points, highways, etc., within the City.
7. Subdivision boundary lines, indicated by heavy lines and the computed acreage of the subdivision.
8. Existing sites as follow:
 - a. The exact location, dimension name, and description of all existing or recorded streets, alleys, reservation easements, or other public rights-of-way within the subdivision, intersecting or contiguous with its boundaries or forming such boundaries.

- b. The exact location, dimension, description, and name of all existing or recorded residential lots, parks, public areas, permanent structures, and other sites within or contiguous with the subdivision.
9. The exact location, dimension, description, and name of all proposed streets, alleys, drainage structures, parks, other public areas, reservation easements, or other rights-of-way, blocks, lots, and other sites within the subdivision. Proposed street names shall not have the same spelling or be pronounced similar to the name of any other street name within the County.
10. Date of preparation, scale of plat, and North arrow.
11. Topographical information which shall include contour lines on a basis of five (5) vertical feet in terrain with a slope of two percent (2%) or more, and on a basis of two (2) vertical feet in a terrain with a slope of less than two percent (2%).
12. A number or letter to identify each lot or site and each block and street designation. Installation and maintenance of all street signage shall be the responsibility of the developer.
13. Front building set-back lines on all lots and side set-back requirements.
14. All lot elevations taken at the center of the lot.
15. Designated location for potable water wells, septic tanks and drain fields when not provided by an organized disposal system as defined in "Rules of Wharton County, Texas for Private Sewage Facilities.:
15. Permanent benchmark at the two extremes of the subdivision with the elevation being based on coast and geodetic survey, latest date.
17. Flood plain designation with all lots lower than the 100 year flood elevation so designated.

C. Acknowledgments

The following acknowledgments will be placed on the plat or on the cover sheet if required in the format indicated below. The City Secretary and the County Clerk will not accept the plat for filing until all such acknowledgments have been completed.

1. **Owner's Acknowledgment**

THE STATE OF TEXAS §

THE CITY OF EAST BERNARD §

I, _____, Owner, acting herein individually, do hereby accept the foregoing plat as a correct subdivision of acres of land out of the _____ Survey, Abstract No _____, in the City of East Bernard, Texas and the County of Wharton, Texas, and will cause the lots herein shown to be sold and conveyed by lot as shown on this plat, and I hereby dedicate to the use of the public forever all streets, easements, and public places shown for the purpose and consideration therein.

Witness my hand this _____ day of _____, 20____.

Owner

STATE OF TEXAS §

CITY OF EAST BERNARD §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, who is known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me and in the capacity instated, executed the same for purposes and considerations therein.

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

Notary Public in and for the State of Texas

2. **Board of Aldermen Certificate**

STATE OF TEXAS §

CITY OF EAST BERNARD §

The above and foregoing Plat was approved by the Board of Aldermen of East Bernard, Texas, this the _____ day of _____, 20_____.

Alderman, Pos. 1

Alderman, Pos. 2

Alderman, Pos. 3

Alderman, Pos. 4

Alderman, Pos. 5

Mayor

3. **City Secretary Certificate**

STATE OF TEXAS

CITY OF EAST BERNARD

I, _____, City Secretary of East Bernard, Texas, do hereby certify the foregoing Plat was filed in my office on the _____ day of _____ 20_____, at _____ o'clock _____m.

City Secretary

3. **County Clerk's Certificate**

STATE OF TEXAS

COUNTY OF WHARTON

I, _____, County Clerk of Wharton County, Texas, do hereby certify the foregoing Plat was filed in my office on the _____ day of _____ 20_____, at _____ o'clock _____ .m., in the Plat Records File Number _____ of the Plat Records Slide № _____ of the County of Wharton, Texas.

County Clerk

4. **Surveyor's Certificate**

STATE OF TEXAS

CITY OF EAST BERNARD

This is to certify that I have platted the above Subdivision from an actual survey made on the ground, and that all lots are properly marked with iron rods, and this plat correctly represents that survey made under my supervision.

Registered Public Surveyor № _____

D. **Filing Fees**

Filing fee to the City Secretary must be paid at the time of filing. Contact the City Secretary's office for fee amounts. Plat sizes shall be 18" x 24" or 36" x 24".

IV. BOND REQUIREMENT

- A. The Board of Aldermen will not approve any plat of any subdivision or re-subdivision unless such plat is accompanied by a bond, the amount of which shall be determined by the Board of Aldermen from time to time and shall be made payable to the City Secretary. The bond will guarantee that the owner or owners will construct and maintain the roads, streets, driveway entrance structures, and all storm drainage and retention facilities in the subdivision in accordance with the specification set out herein and in the Wharton County Drainage Criteria Manual, and Design Standards and Details and as shown on the approved plat, construction plans and specifications and other city requirements. The form of the bond must be approved by the City's attorney.
- B. At the time of this order, the bond requirements for the roads and streets are as follows:
1. For curb and gutter sections - \$50.00/lineal foot of roadway.
 2. For boulevard sections (major thoroughfares) - \$100.00/lineal foot of roadway.
 3. For each bridge of two lane width - \$1,400.00/lineal foot of roadway.
- C. The drainage construction bond shall cover 100 percent of the design engineer's estimated construction cost for the open ditch and retention facilities shown on the approve construction plans. The said cost estimate shall be reviewed by the City Engineer. At the time of this order, the bond requirements for drainage structures are as follows:
1. For excavation of open ditch and retention pond - \$1.75 - \$5.00 / cubic yard.
 2. For Vegetation Establishment - \$1000/surface acre measured in the plane of all areas planted.
 3. Cast-in-Place Concrete - \$200.00/cubic yard
 4. Drop pipe -- 18" diameter - \$18.00/linear foot
 5. Drop pipe -- 24" diameter - \$24.00/linear foot
- D. After road construction has been certified complete by the development engineer and accepted by the City Engineer, the bond requirements may be reduced as follows:
1. For curb and gutter sections - \$25.00/lineal foot of roadway
 2. For boulevard sections (major thoroughfares) - \$50.00/lineal foot of roadway.
 3. For each bridge of two lane width - \$500.00/lineal foot of roadway
 4. For street lights and sidewalks - \$15.00/lineal foot of sidewalk

- E. After drainage facilities construction has been certified as complete by the development engineer and accepted by the City Engineer, the drainage portion of the bond may be reduced to \$1,250 per acre for all dedicated public open ditch/retention pond areas shown on the approved plat. A new bond may be submitted for the original bond. This substitution must be approved by the City Engineer.
- F. The bond shall remain in full force and effect until all roads, streets, driveway entrance structures, and all storm drainage and retention facilities in the subdivision have been completed and approved by the City Engineer. Roads and streets that are private shall be bonded for a one (1) year maintenance period and accepted for maintenance by the Homeowners Association or parties responsible for the maintenance. At the end of twelve (12) months from the date the project is completed, the developer will make an official petition to the Board of Alderman to take over the maintenance of said roads, streets, and drainage ditches.

V. ACCEPTANCE OF IMPROVEMENT WITHIN SUBDIVISIONS

A. General Acceptance Procedures

1. When construction of the roads, streets, utilities, and drainage facilities is complete the project engineer should notify the City Secretary and request an inspection of the work. The following documents must be submitted for review and approval prior to the scheduled inspection date:
 - a. Development Engineer Affidavit of Construction Compliance.
 - b. Independent Testing Laboratory Report of Materials Compliance.
 - c. Contractor/Contractors Affidavit of Construction Compliance.
 - d. One complete set of Record Documents of all underground utilities, streets, and drainage improvements that have been constructed.
 - e. All public improvements that were required by the city.
2. The City Engineer will inspect the improvements and issue a punch list of any deficiencies.
 - a. The inspection shall document the existing condition of all roads, streets, bridges, driveway structures, sidewalks and pedestrian access structures, related roadside drainage facilities, signage and traffic control devices, and all other appurtenances related to a complete system of public roads, streets along with all related appurtenances must be in strict compliance with all Federal, State, County and Municipal regulations, codes, statutes, and policies in effect at the time of the request for acceptance. Conditions that will be notified on this inspection report will consist of, but not be limited to:
 - 1) Curb and Gutter roads: pavement cracks, pavement settlement, birdbaths, lack of joint sealing, spalling joints, other pavement irregularities, cracked curbing, missing curbing, dirt, trash, or other debris in right-of-way, broken, cracked, sunken or debris-filled storm sewer inlets, broken driveways or sidewalks.
 - 2) Bridges, drainage structures, utilities, and all construction located within the road or street right-of-way or directly affecting the proper function of the system of public streets.

- 3) A complete system of signage and traffic control devices in compliance with the *Texas Manual on Uniform Traffic Control Devices*.
 - 4) Any and all other items related to the safe operation and maintenance of a complete system of public streets and drainage.
3. After notification that all deficiencies have been corrected and a final inspection has been completed, the City Engineer will issue a recommendation to the Board of Aldermen for the preliminary acceptance of construction and to establish the date of construction completion.
 4. Final inspection should be scheduled within sixty (60) days of the initial inspection. A complete re-inspection and a new punch list may be required after the sixty (60) day period.
 5. Upon approval of the Board of Aldermen, the bond for the roads and street may be reduced as shown in Section 3 of these regulations and the bonds for the drainage facilities may be reduced as shown herein.

B. One-Year Maintenance Period

1. To qualify for acceptance into the City Road Maintenance System, the roads or streets and subdivision drainage and retention systems must be maintained by the Developer for a minimum of one (1) year after the date of construction completion.

C. Acceptance into the City Road Maintenance System

1. Requests for City acceptance of roads and streets shall be directed to the City Secretary by the developer or lot owners.
2. The City Engineer will perform an inspection and develop and issue a composite list of deficiencies, if any. The inspection will cover all the items noted above for the construction completion inspection.
3. After the deficiencies are corrected, the City Engineer will issue a recommendation to the Board of Aldermen with road or street names and length, and bond number, amount, and bond release information.
4. Upon approval and recommendation of the City Engineer, the Board of Aldermen will consider accepting road(s) into the City Road Maintenance System.

D. Conditions of Acceptance

1. Acceptance of the road(s) and street(s) into the City Road Maintenance System will only constitute acceptance of roads, streets, bridges, open ditch drainage and their related appurtenances. The City of East Bernard does not accept or assume maintenance, liability, or responsibility of sidewalks, utilities, storm sewer systems, or related construction located within public right-of-way.
2. Retention facilities will not be accepted for maintenance by the City of East Bernard.

E. Release of Bond

1. The bond will be released when the roads are accepted into the City Road maintenance System.
2. The bond will be released when the drainage facilities covered by such bonds have been inspected and approved.

VI. ENGINEERING REQUIREMENTS

A. Minimum Lot Sizes

1. All lots in a subdivision platted for single family residences with both potable water and sewage disposal facilities provided by on-site units shall contain a minimum surface area of one and a half (1.5) acres of land. The 1.5 acre minimum size must be clear, free from any easements, roads, ponds, or lakes pursuant to state requirements for water well and septic systems, **except** that the minimum lot size may include front road easements only.
2. All lots in a subdivision platted for single family residences served with public water systems and on-lot disposal of sewage shall contain a minimum surface area of 20,000 square feet. *1/2 acre*
3. All single family residences in a platted subdivision served by both public water and public sewage disposal systems shall contain a minimum of 70 foot frontage, 100 foot depth, and 7,000 square foot surface area.
4. All lots for condominiums, townhouse, or other multi-family developments shall be reviewed by the City Engineer and by the Board of Aldermen to ensure adequate property size for parking, fire protection, emergency vehicles, or other required services.
5. All mobile home or manufactured home lots shall conform to the same requirements as single family residences contained herein.
6. In addition to the minimum required in Items 1-5 above, all lots shall have the minimum requirements as outlined by Wharton County Policy "Rules of Wharton County, Texas for private Sewage Facilities" as published by the Texas Department of Health, latest edition.
7. Lot Shapes
Lots should be designed, so far as possible, with side lot lines being at right angles or radial to any adjacent street right-of-way line. Lots should have a depth to width ratio of 3 to 1. Key or flag lots will not be permitted.

B. Utilities

1. All public utilities serving part or all of any proposed subdivision shall be approved by the appropriate local or state agency and shall be constructed as shown on the plans.

2. Utility easement shall be provided for proposed or future utilities with a minimum overall width of twenty feet (20'), whether adjoining other lots or not.

C. Drainage Design

1. Prior to the submission of any plat of a proposed subdivision to the Board of Aldermen, a complete Engineering Report, Drainage Design and Construction Drawings shall be prepared by a civil engineer, licensed and registered in the State of Texas. The report, calculations, and construction drawings shall be submitted to the City Secretary for review and approval by the City Engineer a minimum of fourteen (14) days prior to the requested date of action by the Board of Aldermen.
2. Drainage design shall be based on the following criteria:
 - a. A minimum slope of 1½ percent per hundred feet of ditch length shall be constructed on all outfall ditches.
 - b. A minimum slope of 3 percent per hundred feet shall be constructed for all curb and gutters.
 - c. All culverts under all dedicated roads shall be made of reinforced concrete to be installed as per approved engineering plan.

3. Determination of Run-off

Run-off from subdivisions will be determined by the "Rational Method," from the equation below based on a rainfall intensity of 2.8 inches per hour and a C factor based on total development of the proposed subdivision.

$$Q = CIA, \text{ where}$$
$$Q = \text{cubic feet per second}$$
$$I = \text{intensity in inches per hour}$$
$$A = \text{area in acreage}$$
$$C = \text{run-off coefficient}$$

4. Outfall ditches or constructed drainage ways shall enter at or above the grade of drainage channel. If necessary, drop or other type outfall structures shall be installed to prevent erosion. These structures shall be placed so as to not interfere with maintenance of the channel.

D. Streets and Roads

All public roads or streets to be constructed in platted subdivision shall be constructed in accordance with the following design requirements prior to the roads, streets, drainage, or other improvements being accepted by the Board of Aldermen for city maintenance.

1. Easements

- a. Main Arterial Streets or Roads: The City must be provided with a fifty feet (50') wide minimum road easement for streets containing curb and gutter drainage.
- b. The Board of Aldermen shall determine which streets or roads are main arterial and those which are not main arterial.
- c. No dead-end roads or stub streets shall be allowed in a subdivision unless constructed with a cul-de-sac. In the event a subdivision is planned in progressive sections, the sale of property shall be restricted so that no lot or lots are to be sold within one hundred feet (100') from the end of any dead-end street or road unless the developer provides property for use as a cul-de-sac in the event the development of the subdivision is discontinued. The easement for a cul-de-sac shall be as detailed on the attached drawing.

2. Street and Road Requirements

- a. Unpaved roads shall not be permitted in any portion of the subdivision development.
- b. Curbed and guttered roads must be a minimum of thirty-two feet (32') wide from outside of curb to outside of curb. The base must be of compacted gravel, or equivalent, a minimum of six inches (6" _ in depth, which shall extend one foot (1') beyond the outside of the curb on each side. Refer to curb detail illustration for construction design.
- c. The minimum requirement for asphaltic concrete shall be as follows:
 - 1) Prime Coat – This item shall consist of an application of asphaltic material MC 30 on the completed flexible base course. Prime coat shall be applied at a rate of .25 of a gallon per square yard and at a temperature of 175 degrees F. Items 300 and 310 of the 1993

Standard Specifications of the Texas Highway department shall govern.

- 2) Asphalt – This item shall consist of a 1½ compacted HMAC as indicated in Item 340 of the 1993 Standard Specifications of the Texas Highway Department. Item 340 of the 1993 Standard Specifications of the Texas Highway Department shall govern.

3. General

- a. *Subgrade* for all types of roads shall be accurately shaped prior to placing flexible base material thereon. All unstable or otherwise objectionable material shall be removed from the subgrade and replaced with approved material. All holes, ruts, and depressions shall be filled with approved material.

Testing: Soil tests conducted by a recognized private laboratory shall be performed to determine the plasticity index (P.I.) of the subgrade; soil conditions where 20 or greater P.I. exists will require lime stabilization at a minimum rate of five percent (5%) lime content of subgrade weight by volume. The material will be mixed to a minimum depth of 6" with an approved mechanical pulvimixer. When the P.I. is less than 5, suitable material shall be incorporated into the subgrade to raise the P.I. to a minimum of 5. Subgrade shall be compacted 95% Standard Proctor density. All P.I. and Proctor tests shall be conducted by the laboratory and copies of all test results shall be provided to the City of East Bernard. Intervals, or number of tests required, shall be determined by subgrade condition and soil make-up. All costs related to laboratory tests shall be paid by the developer.

- b. The base material may be either of the following:
 1. The *flexible base material* shall be six inches (6") compacted and meet the requirements hereinafter specified meeting State Department of Transportation specifications item 247, type A or B, where lime stabilization is required.

2. The flexible base material shall be eight inches (8") compacted, meeting State Department of Transportation specifications, item 247, type A or B.
 3. Compaction to be accomplished by the use of approved and acceptable compaction equipment.
- c. All streets indicated on the plat are to be dedicated to the use of the general public or for the use of purchasers or owners of lots fronting thereon or adjacent thereto.
 - d. All new liquid fuel, high pressure and low pressure gas lines shall be buried a minimum of sixty inches (60") below ditch grade, cased and vented.
 - e. All cable TV and telephone lines shall be buried a minimum of twenty-four inches (24") below the ditch grade.

VII. OTHER CONDITIONS/GENERAL

- A. The provisions of the subdivision regulations of this ordinance shall not apply to:
1. The combining of two contiguous tracts, lots or parcels for the purpose of creating one legal lot, provided that the two contiguous tracts have been previously legally platted and recorded and no easements need to be abandoned;
 2. Existing cemeteries complying with all state and local laws and regulations (exemptions do not apply to new cemeteries or expansion of existing cemeteries); or
 3. Division of land created by order of a court of competent jurisdiction; or
 4. Divisions of land into parts greater than five (5) acres where each part has access and no public improvement is being dedicated pursuant to Chapter 212 section 212.004(a) of the Texas Local Government code; or
 5. Subdivision development that is exempt by other law.
- B. These rules and any preceding rules shall apply to land which has been divided on or after August 1, 2004. A division of a tract referenced in this section is defined as using a metes and bounds description in a deed of conveyance or in a contract for a deed, using a contract of sale or other executory contract, purchase option rental agreement, or using any other method to convey property.
- C. Approval of a Plat by the Board of Aldermen shall not be deemed an acceptance of the proposed dedications, if any shown thereon, and shall not impose any duty upon the City concerning maintenance or improvements of any such dedications. The Board of Aldermen determines which dedications will be accepted for City maintenance after the Owner maintenance period has expired.
- D. **Manufactured Home Rental Communities.** A property developed as a manufactured home rental community and not subdivided from another tract as defined in these Regulations is not subject to the subdivision regulations established herein. However, the owner who intends to use the land for a manufactured home rental community must have an infrastructure development plan prepared that complies with the

Can't create cemeteries or expansions

minimum infrastructure standards established in these regulations and also meet the standards established in any other policy, regulation or ordinance set forth by the Board of Aldermen. A Manufactured Home Rental Community is a plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences. Regulations pertaining to Manufactured Home Rental Communities may be addressed in other ordinances and said ordinances may supersede this ordinance.

VIII. PENALTY

A. Violation of any provision(s) of this ordinance that governs fire safety, zoning, or public health and sanitation, including dumping of refuse shall be subject to a fine not to exceed two thousand dollars (\$2,000.00). All other violations of this ordinance shall be subject to a fine not to exceed five hundred dollars (\$500.00). Each day of the occurrence of any such violation or failure to perform such act shall constitute a separate offense.

B. The imposition of a fine upon conviction shall not prevent the revocation or suspension of any license, franchise or permit issued or granted by the city, nor shall it be deemed to prevent, impede or delay the rights of the city to proceed in any other court of competent jurisdiction to secure other equitable relief, including but not limited to, injunctions or to file suits in the name of the city or as a member of a class for damages or other relief as provided by law.

C. Any person or corporation who permits, aids, assists or employs another person or corporation in doing any prohibited act or failing to do any act as shall be required in this ordinance shall be deemed in violation as if such person or corporation had actually committed such act or failed to actually perform such act as herein required. Such person or corporate representative need not actually be present at the time of the violation; and a person or corporation may be deemed in violation whenever the act of permitting, aiding, assisting or employing occurs before or after the violation.

D. In addition to the penalties hereinabove provided, any condition caused or permitted to exist in violation of any of the provisions of this ordinance shall be deemed a public nuisance and may be abated by the city as provided by law.

**SECTION IX
SEVERABILITY, REPEALABILITY AND INTERPRETATION**

Severability

If any term, condition, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, such invalid term, condition, or provision shall not invalidate or impair the validity, force, or effect of the entire Ordinance, and this Ordinance shall be construed as if it did not contain the invalid term, condition, or provision.

Repealing clause

Any ordinance, or any part of any ordinance, in conflict with this Ordinance is hereby repealed.

Interpretation

- (A) Neither this Ordinance, nor any provisions thereof, shall be interpreted as an inverse condemnation of property.
- (B) The Board of Aldermen reserves unto itself the right and privilege of being the final determining body within the City of any interpretation of this Ordinance and its provisions.

Variations, modifications, and interpretations

- (A) The Board of Aldermen reserves unto itself the right and privilege to grant any variations or modifications of this Ordinance when in its judgment special or particular factors and conditions warrant such variations, and such variations do not affect the general application or spirit of the provisions of this Ordinance.
- (B) The granting by Board of Aldermen of a variation or modification of this Ordinance shall not create an obligation upon the Board of Aldermen to grant other variations or modifications. This shall be without regard as to whether factors or conditions involved are similar to, or different from, any previously-granted variation(s) and modification(s).

Effective date

This Ordinance shall be effective upon the date of its passage and approval by the Board of Aldermen.

ORDINANCE № 2004-017


**AN ORDINANCE OF THE CITY OF EAST BERNARD, TEXAS
ESTABLISHING PROCEDURES FOR FILING WITH THE CITY
OF EAST BERNARD PRELIMINARY AND FINAL PLATS FOR
THE DEVELOPMENT OF SUBDIVISIONS; AND PROVIDING
FOR PENALTIES FOR VIOLATION OF THIS ORDINANCE.**

WHEREAS, it is the intention of the Board of Aldermen that the procedures, standards and requirements provided for in this ordinance shall be followed for the platting and developing of subdivisions in the city and its extraterritorial jurisdiction;

WHEREAS, it is the Board of Aldermen's intention with this ordinance to provide for the orderly, safe, and healthful development of the area within the city and its extraterritorial jurisdiction and to promote the health, safety, morals and welfare of the community;


NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF ALDERMEN FOR THE CITY OF EAST BERNARD the following subdivision and building design standards ordinance is hereby adopted.

PASSED AND APPROVED by a vote of 5 "AYES" in favor and 0 "no's" against on this first and final reading on this, the 16th day of August, 2004.



BUCK BOETTCHER, Mayor

ATTEST:



Melvin Sands, City Secretary

