



## **PLATTING REQUIRED**

Every owner of every tract of land located within the corporate limits or extraterritorial jurisdiction of the City of Benbrook who divides the tract into two or more parts as provided in Chapter 212, Subchapter A and B, of the Local Government Code shall cause a plat to be made by a registered public surveyor which shall accurately describe all of the said tracts by previously platted lot and block number, or by metes and bounds if necessary and locate same as required by the Subdivision Ordinance.

All platted lots shall meet the minimum frontage required by the City of Benbrook Zoning Regulations onto a paved street meeting the right-of-way and pavement requirements of the City of Benbrook Thoroughfare Plan and Subdivision Ordinance.

No lot may be sold and no transfer of title to any part of such tract shall be made until a Final Plat, meeting the requirements of the Subdivision Ordinance, is approved by the City and recorded in the Plat Records of Tarrant County, Texas.

No building permit shall be issued on any tract of land until a plat of said tract meeting the requirements of the Subdivision Ordinance is approved by the City and recorded in the Plat Records of Tarrant County, Texas.

### **APPROVAL OF PLATS**

1. No Final Plat shall be recorded, no lot may be sold and no transfer of title to any part of such tract shall be made, and no tract of land within the corporate limits or extraterritorial jurisdiction of the City of Benbrook shall be improved until a Preliminary Plat shall have been approved by the Planning and Zoning Commission, in accordance with these provisions and Subchapter A or B of Chapter 212 of the Texas Local Government Code, or a Minor Plat that has been approved by City Staff, in accordance with the Subdivision Ordinance, and recorded in the plat records of Tarrant County, Texas.
2. No Preliminary Plat shall be approved by the Planning and Zoning Commission unless the plat contains a dedication of land for public improvements and public purposes in accordance with the minimum requirements and standards set forth in the Subdivision Ordinance. Every owner of property which shall hereafter be subdivided into two or more parts or platted into a single lot, shall be required to dedicate to the City that portion of such property as is necessary for the orderly development of streets, roadways, thoroughfares, utilities, emergency access, or other public purposes, and such dedication requirements, as imposed, shall be a prerequisite to plat approval.
3. No Preliminary Plat shall be approved by the Planning and Zoning Commission unless it generally conforms to the Comprehensive Plan and adopted development policies, and unless each lot, block, or tract therein fronts upon a dedicated public street, approved private street, or other approved access.

### **DEDICATION AND IMPROVEMENTS REQUIRED**

1. Every owner of any tract which is required to be platted as provided herein shall be required to dedicate to the City a reasonable portion of such property as is necessary for the orderly development of streets, roadways, thoroughfares, drainage, utilities, emergency access, or other public purposes, and such dedication requirements as imposed shall be a prerequisite to plat approval.
2. The developer shall enter into an agreement with the City providing for the installation of streets, paving, curbs, gutters, street lighting, street signs, provision for underground utilities, and drainage facilities in that subdivision in accordance with the standards, and provisions of the City Development policies. The developer shall assure construction of the necessary improvements by posting a surety or performance bond or an irrevocable letter of credit for one hundred percent (100%) of the developer's share of construction costs, as approved by the City Manager.

3. The developer shall enter into an agreement with the Benbrook Water Authority for the installation of the water and sewer system in that subdivision in accordance with the Policies and Procedures of the Benbrook Water Authority. The developer shall assure construction of the necessary improvements by providing a surety or performance bond for one hundred percent (100%) of the developer's share of construction costs, as approved by the Manager of the Benbrook Water Authority (817-249-1250).