

**ORDER ADOPTING AN AMENDMENT TO FORT BEND COUNTY REGULATIONS  
OF SUBDIVISIONS IN FORT BEND COUNTY**

On this 26<sup>th</sup> day of February, 2019, the Commissioners Court of Fort Bend County, Texas, sitting as the governing body of Fort Bend County, upon a motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, a duly put and carried;

**WHEREAS**, the Commissioners' Court of Fort Bend County approved an amendment to the **REGULATIONS OF SUBDIVISIONS of Fort Bend County**, by revising the following sections:

**Cover Page, to read:**

Add: Revised February 26, 2019

**Paragraph 4.21, to be revised to include County Assistance Districts**

**4.21 Public Facilities Listing**

- A. The names of all existing County Assistance Districts, Municipal Utility Districts, Levee Improvement Districts, Water Control and Improvement Districts, Drainage Improvement Districts, School Districts, Fire Districts, Impact Fee Areas, City or City ETJ and Utilities Companies who provide service in which the property is located shall be shown on the plat in a table format as shown below.

<b>District Names</b>	
COUNTY ASSISTANCE DISTRICT	
WCID	
MUD	
LID	
DID	
SCHOOL	
FIRE	
IMPACT FEE AREA	
CITY OR CITY ETJ	
UTILITIES CO.	

**IT IS ORDERED, ADJUDGED AND DECREED** by the Commissioner's Court of Fort Bend County, Texas, that the above amendments be and are hereby approved effective on the date of approval of this order.

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KP George  
County Judge

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Vincent M. Morales, Jr.  
Commissioner, Precinct 1

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Grady Prestage  
Commissioner, Precinct 2

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W. A. "Andy" Meyers  
Commissioner, Precinct 3

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Ken R. DeMerchant  
Commissioner, Precinct 4

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Richard W. Stolleis, P.E.  
County Engineer

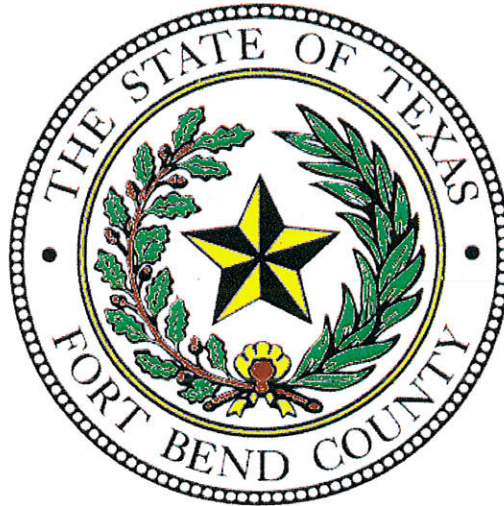
ATTEST:

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Laura Richard  
County Clerk

# **FORT BEND COUNTY**

## **REGULATIONS OF SUBDIVISIONS**



**FORT BEND COUNTY ENGINEERING**  
301 Jackson Street, Suite 401, Richmond, TX 77469  
Phone (281) 633-7501  
[Development@FortBendCountyTx.gov](mailto:Development@FortBendCountyTx.gov)

**ADOPTED August 27, 2002**

Revised September 9, 2003

Revised January 6, 2004

Revised August 24, 2004

Revised April 26, 2005

Revised January 24, 2017

Revised October 2, 2018

Revised October 23, 2018

Revised January 8, 2019

Revised February 26, 2019

#### **4.18 Surveyor Certification**

- A. The plat must be in full accordance with the required certification made upon the plat by the Registered Public Surveyor ascertaining that the subdivision boundary represents a survey made by him and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes or rods having a minimum outside diameter of five eighths (5/8) inch and a minimum length of three (3) feet. The monuments shall be driven securely into solid ground and the top of the monument shall be flush with the ground.

#### **4.19 Survey Closure**

- A. The boundary survey shall close to within one in ten thousands (1:10,000) and shall be tied to an original corner of the original abstract survey. The metes and bounds description of this tie shall be shown on the plat.

#### **4.20 Dedication Statements and Certificates**

- A. All dedication statements and certificates shall be made a part of the plat drawing and shall include and not be limited to the following statements: The general form and content of these statements are provided in the Appendix of this Manual.
1. Owner's Acknowledgment. Refer to *(Appendix A)*.
  2. Execution of Owner's Acknowledgment. Refer to *(Appendix B)*.
  3. Lienholder's Acknowledgment and Subordination Statement. Refer to *(Appendix C)*.
  4. Notary Public Acknowledgment for all signatures. Refer to *(Appendix D)*.
  5. Certificate for Surveyor. Refer to *(Appendix E)*.
  6. Certificate for Fort Bend County Engineer and Commissioners' Court. Refer to *(Appendix F)*.
  7. County Clerk's Filing Acknowledgment Statement. Refer to *(Appendix G)*.
  8. Engineer's Plat Affidavit. Refer to *(Appendix H)*.
  9. A certificate of City approval shall be included on the plat if the subdivision is within the extraterritorial jurisdiction of a city. Use the form required by the city.

#### **4.21 Public Facilities Listing**

- A. The names of all existing County Assistance Districts, Municipal Utility Districts, Levee Improvement Districts, Water Control and Improvement Districts, Drainage Improvement Districts, School Districts, Fire Districts, Impact Fee Areas, City or City ETJ and Utilities Companies who provide service in which the property is located shall be shown on the plat in a table format as shown below.

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**4.22 Drainage Statement**

- A. The plat shall have a note requiring that all drainage easements be kept clear of fences, buildings, vegetation and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity. The plat shall also have a note requiring all property to drain into the drainage easement only through an approved drainage structure.

**4.23 Easements**

- A. All easements or fee strips created prior to the subdivision of any tract of land shall be shown on the subdivision plat of said land with appropriate notations indicating the name of the holder of such easement or fee strip and the purpose of the easement, and the dimensions of the easement or fee strip tied to all adjacent lot lines, street right-of-way and plat boundary lines and the recording reference of the instruments creating and establishing said easement or fee strip. In those instances where easements have not been defined by accurate survey dimensions such as "over and across" type easements, the subdivider shall request the holder of such easement to accurately define the limits and location of his easement through the property within the subdivision boundaries. If the holder of such undefined easement does not define the easement involved and certifies his refusal to define such easement to the County Engineer, the subdivision plat shall show accurate recorded information as to the centerline location of all such undefined easements and the centerline of all existing pipelines or other utility facilities placed in conformance with the easement holder's rights. Building setback lines must be established a minimum of 15 feet on each side of and parallel to the centerline of any pipelines, pole lines, or other utility facilities located in such undefined easement.