

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

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

Revised July 23, 2019

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

On this 23rd day of July, 2019, the Commissioners Court of Fort Bend County, Texas, sitting as the governing body of Fort Bend County, upon a motion of Commissioner Morales, seconded by Commissioner Meyers, 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 July 23, 2019

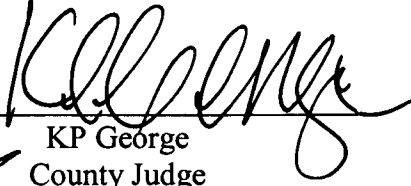
Paragraph 2.2.I, to be deleted

- I. ~~The owner of a tract of land located outside the limits of a municipality who divides the tract in to two or more parts may request a variance from the platting requirements if:~~
1. ~~The owner does not lay out a part of the tract described by (Section 2, 2.1, 4.3),~~
 2. ~~The tract of land is divided into five (5) or fewer parts and each part contains two (2) or more acres,~~
 3. ~~Each tract of land has adequate access to a public road, (common or shared entrances are not permitted),~~
 4. ~~Each tract of land has adequate drainage, water and sewer service facilities available and,~~
 5. ~~Fort Bend County Commissioners Court grants approval of the variance.~~

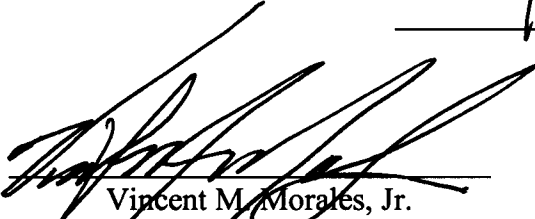
Paragraph 6.3.C, to be changed as follows

- C. The County Engineer will perform an **initial** inspection. The County Engineer will develop and issue a composite list of deficiencies. **The inspection will cover all the items noted above for the construction completion inspection. The project engineer should schedule the final inspection within ninety (90) calendar days of the initial inspection. A complete re-inspection and a new punch list may be required after expiration of such ninety (90) day period.**

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.

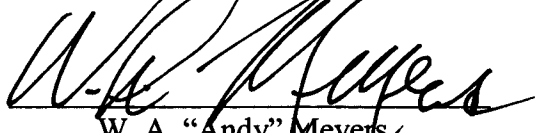


KP George
County Judge



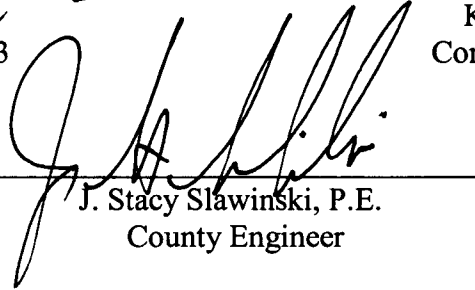
Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2




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

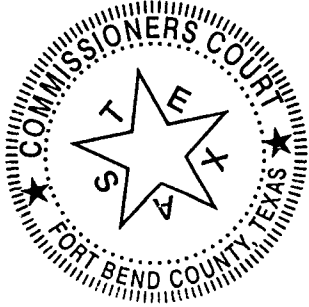
Ken R. DeMerchant
Commissioner, Precinct 4



J. Stacy Slawinski, P.E.
County Engineer

ATTEST:


Laura Richard
County Clerk



- agricultural use or for farm, ranch, wildlife management, or timber production use, the platting requirements of this subchapter apply.
- B. The owner of a tract of land located outside the limits of a municipality who divides the tract into four or fewer parts and does not lay out a part of the tract described by *(Section, 2 2.1 A.3.)* is not required to have a plat of the subdivision prepared if each of the lots is to be sold, given, or otherwise transferred to an individual who is related to the owner within the third degree by consanguinity or affinity, as determined under *(Chapter 573, Government Code)*. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements of this subchapter apply.
 - C. The owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts is not required to have a plat of the subdivision prepared if:
 - 1. all of the lots of the subdivision are more than 10 acres in area; and
 - 2. the owner does not lay out a part of the tract described by *(Section 2, 2.1 A.3.)*
 - D. The owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts and does not lay out a part of the tract described by *(Section 2, 2.1 A 3.)* to have a plat of the subdivision prepared if all the lots are sold to veterans through the Veterans' Land Board program.
 - E. The provisions of this subchapter shall not apply to a subdivision of any tract of land belonging to the state or any state agency, board, or commission or owned by the permanent school fund or an other dedicated funds of the state unless the subdivision lays out a part of the tract described by *(Section 2, 2.1 A.3.)*.
 - F. The owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts is not required to have a plat of the subdivision prepared if:
 - 1. the owner of the land is a political subdivision of the state;
 - 2. the land is situated in a flood plain; and
 - 3. the lots are sold to adjoining landowners.
 - G. The owner of a tract of land located outside the limits of a municipality who divides the tract into two parts is not required to have a plat of the subdivision prepared if:
 - 1. the owner does not lay out a part of the tract described by *(Section 2, 2.1 A.3.)*, and;
 - 2. one new part is to be retained by the owner, and the other new part is to be transferred to another person who will further subdivide the tract subject to the plat approval requirements of this chapter.
 - H. The owner of a tract of land located outside the limits of a municipality who divides the tract into two or more parts is not required to have a plat of the subdivision prepared if:
 - 1. the owner does not lay out a part of the tract described by *(Section 2, 2.1 A.3.)*, and;
 - 2. all parts are transferred to persons who owned an undivided interest in the original tract and a plat is filed before any further development of any part of the tract.

- C. After notification that all deficiencies have been corrected and a final inspection has been completed, the County Engineering Department will issue a recommendation to Commissioners Court for the preliminary acceptance of construction and to establish the date of Construction Completion.
- D. Final inspection should be scheduled within 60 day of the initial inspection. A complete re-inspection and a new punch list may be required after the sixty day period.
- E. Upon approval of Commissioners Court, the bond for the roads and street may be reduced as shown in (*Section 3, 3.9 E.*) of these regulations and the bonds for the drainage facilities may be reduced as shown in (*Section 3, 3.9 F.*).

6.2 One Year Maintenance Period

- A. To qualify for acceptance into the County Road Maintenance System, the roads or streets and subdivision drainage and detention systems must be maintained by the Developer for a minimum of one year after the date of construction completion.

6.3 Acceptance into the County Road Maintenance System

- A. Requests for County acceptance of roads and streets shall be directed to the appropriate County Commissioner by the developer or lot owners.
- B. A permanent bench mark brass disk shall be obtained from the County Engineer as referenced in (*Section 4, 4.17 D.*).
- C. The County Engineer will perform an initial inspection. The County Engineer will develop and issue a composite list of deficiencies. The project engineer should schedule the final inspection within ninety (90) calendar days of the initial inspection. A complete re-inspection and a new punch list may be required after expiration of such ninety (90) day period.
- D. After the deficiencies are corrected, the County Engineer will issue a recommendation to the respective County Commissioner with road or street names and lengths, and bond number, amount and bond release information.
- E. Upon approval and recommendation of the Precinct Commissioner, the Commissioners' Court will consider accepting road(s) into the County Road Maintenance System.

6.4 Acceptance into the Drainage District Maintenance System

- A. Request for Drainage District acceptance of drainage channel(s) shall be directed to the Drainage District Engineer by the developer or lot owners.
- B. The Drainage District Engineer will perform an inspection and develop and issue a composite list of deficiencies.
- C. After the deficiencies are corrected, the Drainage District will issue a recommendation to the respective County Commissioner.
- D. Upon approval and recommendation of the Precinct Commissioner, the Drainage District Board of Directors will consider accepting the channel(s) into the

AS PER ORIGINAL