



SECTION 4: PLATS

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- Flow Chart: Plat Process
- Planning & Zoning Commission Plat Submittal Schedule
- Preliminary Plat Checklist
- Final Plat Checklist
- Official Master Notes List for Final Plats in the ETJ & City Limits of Sugar Land
- City of Sugar Land Certification Blocks & Plat Owner's Dedication Block
- Plat Recordation Checklist



PLATS

Introduction

When a plat application is submitted, staff will review the request and send comments to the applicant after the initial 2-week review. The applicant may be directed to resubmit the corrected materials and/or provide additional materials for staff to review for clearance. If outstanding review comments remain after the third submittal, the applicant team must meet with staff for a Comment Review Meeting before the fourth submittal will be accepted. This meeting will also be required for all subsequent resubmittals (Version 4 and beyond) if outstanding comments persist. When all staff comments have been addressed, the plat is certified as “filed.” (Note: The 30-day statutory review period for plats commences on the date the plat is certified as “filed.”)

Preliminary, Final, Short Form Final, Replats, and Vacation Plats

The Planning and Zoning Commission (P&Z) is the final authority for platting as per Chapter 5 of the Development Code and City Charter, (other than Administrative Plats) unless a subdivision variance is sought, requiring the approval of City Council. Once staff has certified a plat as “filed,” the plat will be placed on the next P&Z agenda for action.

The City will provide to the applicant a copy of the staff recommendation/report. If staff recommends denial, the applicant has the option to withdraw the plat. The Planning and Zoning Commission will consider the plat and the written recommendation at the regularly scheduled meeting and will either approve, approve with conditions, or deny the proposed plat with reasons. Staff will furnish the applicant a letter indicating the outcome of the P&Z meeting. If the plat is approved, the letter will serve as the “Plat Certificate” under state law. If the plat is denied, the applicant must follow state law and update the plat for the ability to be approvable.

Administrative Plats: Amending Plats and Minor Plats

Staff, by recommendation to the City Manager, may review an amending plat or minor plat for compliance with Section 5-15 or 5-16 of the Development Code in accordance with state law. When all comments are addressed and staff approves the amending or minor plat, the City Manager and Mayor sign the plat for recordation. Staff may elect to present the amending plat to the Planning & Zoning Commission for approval or denial, as in the case of other plats. The City staff will not disapprove an amending or minor plat. If the City does not administratively approve the plat, it will be referred to the Planning and Zoning Commission for action under Chapter 5 of Sugar Land’s Development Code and Chapter 212 of the Texas Local Government Code.

Extension of Approval

Per the Development Code, preliminary plat approval expires if a final plat is not approved after one year. A final plat expires after one year if it is not recorded in the Fort Bend County plat records. The Commission may grant an extension of up to one year. To request an extension, the applicant must submit:

- a) Plat application,
- b) Letter of request 30 days prior to expiration date of approved final plat including reason for the extension request, and
- c) A PDF of approved plat.

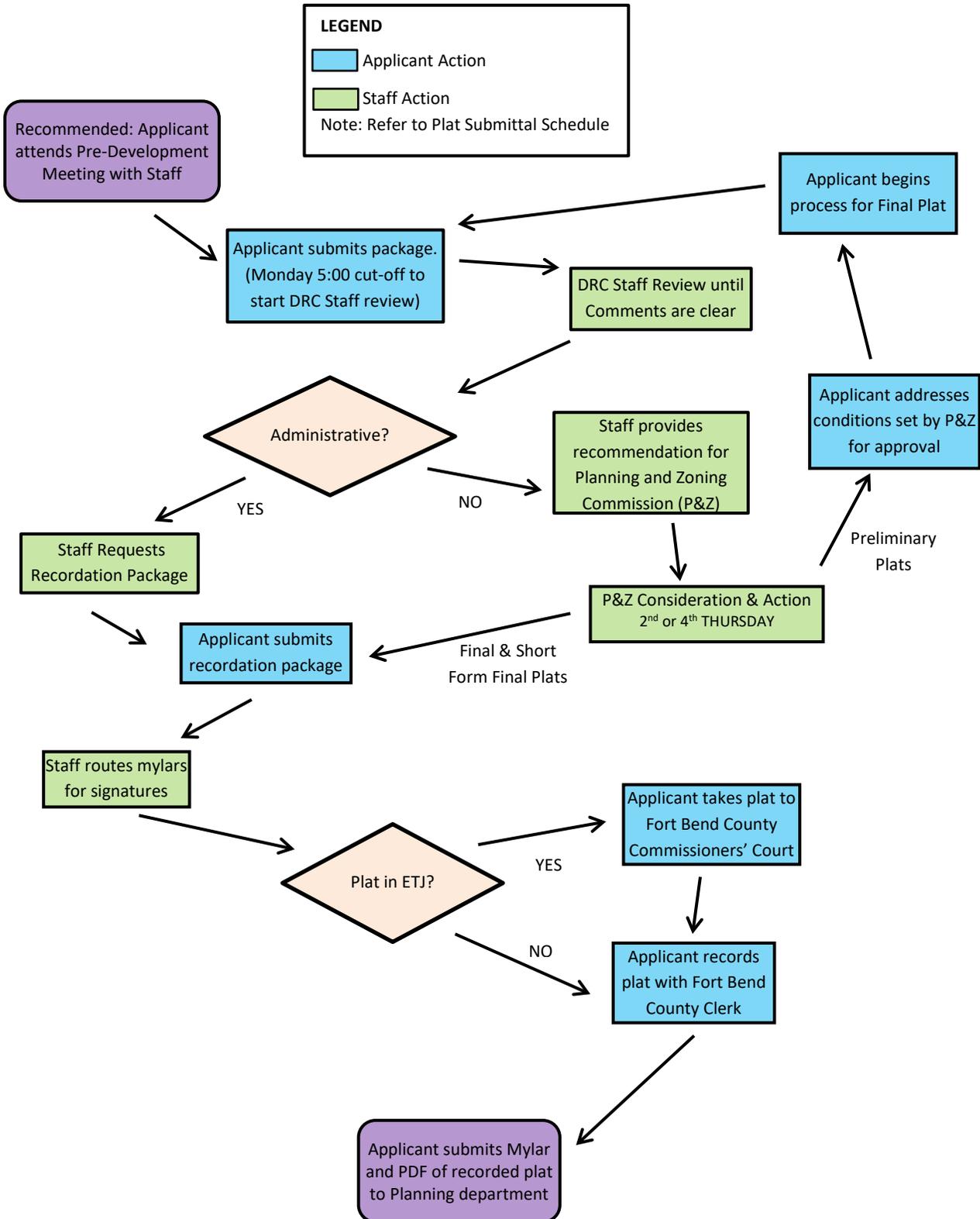
Plat Recordation

Following the approval by the Planning and Zoning Commission or the City of a standard plat, amending or minor plat, the procedures on page 27 apply to recordation.

Please be advised that any incomplete applications submitted to the city for review will result in an extended review timeline. Additionally, staff reserves the right to return any incomplete applications back to the applicant.



FLOW CHART: PLAT PROCESS



City of Sugar Land Planning & Zoning Commission Plat Submittal Schedule 2026 (Rev. 03/2026)

Please Note: Schedule is subject to change without notification. Please verify schedule with Development Planning Staff. Estimated Commission meetings are based on staff comments being cleared once resubmitted.

Initial Submittal (2-week review)	Comment Letter Sent	Last Day to Resubmit	Planning & Zoning (Estimate)	Notes:
Dec 29, 2025***	Jan 16***	Jan 29	Feb 26	***3-week initial review due to holidays
Jan 5***	Jan 16***	Jan 29	Feb 26	***3-week initial review due to holidays
Jan 12	Jan 23	Feb 12	Feb 26	
Jan 16*	Jan 30	Feb 12	Mar 12	*Friday Submittal - Closed Monday 01/19/26
Jan 26	Feb 6	Feb 12	Mar 12	
Feb 2	Feb 13	Feb 25	Mar 26	
Feb 9	Feb 20	Feb 25	Mar 26	
Feb 16	Feb 27	Mar 11	Apr 9	
Feb 23	Mar 6	Mar 11	Apr 9	
Mar 2	Mar 13	Mar 25	Apr 23	
Mar 9	Mar 20	Mar 25	Apr 23	
Mar 16	Mar 27	Apr 15	May 14	
Mar 23*	Apr 6	Apr 15	May 14	*Monday Letter Sent - Closed Friday, 04/03/26
Mar 30	Apr 10	Apr 15	May 14	
Apr 6	Apr 17	Apr 29	May 28	
Apr 13	Apr 24	Apr 29	May 28	
Apr 20	May 1	May 13	June 11	
Apr 27	May 8	May 13	June 11	
May 4	May 15	May 27	June 25	
May 11	May 22	May 27	June 25	
May 18	May 29	June 10	July 9	
May 22*	June 5	June 10	July 9	*Friday Submittal - Closed Monday 05/25/26
June 1	June 12	June 10	July 9	
June 8	June 19	June 24	July 23	
June 15	June 26	July 15	Aug 13	
June 22	July 6*	July 15	Aug 13	*Monday Letter Sent - Closed Friday, 07/03/26
June 29	July 10	July 15	Aug 13	
July 6	July 17	July 29	Aug 27	

Initial Submittal (2-week review)	Comment Letter Sent	Last Day to Resubmit	Planning & Zoning (Estimate)	Notes:
July 13	July 24	July 29	Aug 27	
July 20	July 31	Aug 12	Sep 10	
July 27	Aug 7	Aug 12	Sep 10	
Aug 3	Aug 14	Aug 26	Sep 24	
Aug 10	Aug 21	Aug 26	Sep 24	
Aug 17	Aug 28	Sep 9	Oct 8	
Aug 24	Sep 4	Sep 9	Oct 8	
Aug 31	Sep 11	Sep 23	Oct 22	
Sep 4*	Sep 18	Sep 23	Oct 22	*Friday Submittal - Closed Monday 09/07/26
Sep 14	Sep 25	Sep 23	Oct 22	
Sep 21	Oct 2	Oct 14	Nov 12**	**1 meeting in November
Sep 28	Oct 9	Oct 14	Nov 12**	**1 meeting in November
Oct 5	Oct 16	Nov 11	Dec 10**	**1 meeting in December
Oct 12	Oct 23	Nov 11	Dec 10**	**1 meeting in December
Oct 19	Oct 30	Nov 11	Dec 10**	**1 meeting in December
Oct 26	Nov 6	Nov 11	Dec 10**	**1 meeting in December
Nov 2	Nov 13	Dec 14	Jan 14, 2027	
Nov 9	Nov 20	Dec 14	Jan 14, 2027	
Nov 16	Dec 4***	Dec 14	Jan 14, 2027	***3-week initial review due to holidays
Nov 23	Dec 11***	Dec 14	Jan 14, 2027	***3-week initial review due to holidays
Nov 30	Dec 11	Dec 14	Jan 14, 2027	
Dec 7	Dec 18	Dec 30	Jan 28, 2027	
Dec 14*	Jan 4, 2027***	Jan 13, 2027	Feb 11, 2027	***3-week initial review due to holidays *Monday Letter Sent - Closed Friday, 01/01/27
Dec 21	Jan 8, 2027***	Jan 13, 2027	Feb 11, 2027	***3-week initial review due to holidays
Dec 28	Jan 8, 2027	Jan 13, 2027	Feb 11, 2027	



Preliminary Plat Checklist

Plat Name:	Reviewer:
Plat Type:	
<input type="checkbox"/> In COSL Zoning District:	<input type="checkbox"/> In ETJ*

Submittal Requirements – The following shall be provided with the plat submittal via the CSS Portal:

- Required fee paid
 - Preliminary Plat: \$1,392.25 + \$3.50/lot + \$19.25/acre or fraction thereof
 - Preliminary Replat: \$1,294.00 + \$3.50/lot + \$19.25/acre or fraction thereof
- PDF Copy of the plat 24" x 36"
- Copy of utility one-line drawings with pipe sizes shown
- Letters verifying that the plat has been sent to the following entities for review:
 - For all plats:**
 - CenterPoint Energy
 - MUD
 - LID
 - Appropriate ISD (Fort Bend or Lamar Consolidated)
 - Any other applicable district or entity with jurisdiction in the area to verify adequate capacities and applicable fees. Provide name(s) here:

Additional letters required for plats in COSL ETJ*

- FB County Drainage District
- FB County Engineer
- Box Exhibit, **Residential Plats only**
- 11" x 17" copy of the approved General Land Plan with proposed section shown, **if applicable**
- Copy of each existing easement filed by separate instrument, **if applicable**
- Copy of each abandoned easement filed by separate instrument, **if applicable**
- Variance request, **if applicable**: request must include justification based on variance criteria in Chapter Five, Article VI, Sec. 5-42 of the Development Code
- Specific Approval Request Form, **if applicable**: request must include justification based on the criteria found in Division 1.8.2 of the Design Standards

* ETJ plats require Fort Bend County Commissioner's approval following City of Sugar Land approval.

Plat Submittal Schedule can be found above as well as the Planning Department page on the City's website.

Graphic Requirements – The following items shall be shown on the face of the plat:

Complete	Items Required on Preliminary Plat
1.	<input type="checkbox"/> All information provided is legible and easily read
2.	<input type="checkbox"/> Title block in the lower right-hand corner with the following elements: <ul style="list-style-type: none"> <input type="checkbox"/> Type of plat (Preliminary Plat of...) <input type="checkbox"/> Name of plat <input type="checkbox"/> Name and address of both owner and developer <input type="checkbox"/> Name of development <input type="checkbox"/> Date <input type="checkbox"/> Location ETJ or COSL <input type="checkbox"/> Total Acreage <input type="checkbox"/> County <input type="checkbox"/> Survey and Abstract # <input type="checkbox"/> Prepared by:
3.	<input type="checkbox"/> North Arrow, Date, and other pertinent data oriented to the top of the sheet
4.	<input type="checkbox"/> Scale – 1":10', 1":20', 1":30', 1":40', 1":50', 1":60', 1":100' or as approved by the Director
5.	<input type="checkbox"/> Vicinity map located in the upper right-hand corner of the sheet (delineates the location of the proposed subdivision with respect to major thoroughfares, freeways, watercourses and ditches)
6.	<input type="checkbox"/> Plat boundary is solid bold line (all other boundary lines should be a solid thin line)
7.	<input type="checkbox"/> Contours or spot elevations (Contours with intervals of one foot or less shown for the area with all elevations on the contour map referenced to the latest NAVD. If no contours exist on-site or immediately adjacent to the site, spot elevations may be used as a substitute for contour lines. Spot elevations shall be no farther apart than five hundred feet)
8.	<input type="checkbox"/> The following are shown and labeled, when applicable : <ul style="list-style-type: none"> <input type="checkbox"/> Sugar Land City Limits <input type="checkbox"/> ETJ Limits (Sugar Land & others) <input type="checkbox"/> All special district boundaries <input type="checkbox"/> Abstract lines <input type="checkbox"/> Survey lines <input type="checkbox"/> Existing easements, in italics, including recordation information <input type="checkbox"/> Public access easements <input type="checkbox"/> Existing or proposed highways and streets, including proposed street names (Street names shall be shown and shall not duplicate existing street names in the City or the extraterritorial jurisdiction. Extensions of streets shall have the same name as the existing street. Similar spelling or pronunciations should be avoided to prevent confusion. Street names must be finalized by the time of Final Platting) <input type="checkbox"/> 100-year flood plain according to Federal Emergency Management Agency information <input type="checkbox"/> Watercourses/ditches <input type="checkbox"/> Railroad ROWs
9.	<input type="checkbox"/> The name and location of the following if within 200 feet of the plat boundary (drawn to the same scale and shown in dotted lines): <ul style="list-style-type: none"> <input type="checkbox"/> All subdivision boundaries and recordation information, if land within 200 feet unplatted provide deed information including name of owners, size in acres, and instrument number <input type="checkbox"/> Corporate city limits (Sugar Land & others) <input type="checkbox"/> ETJ Limits (Sugar Land & others)

		<input type="checkbox"/> All special district boundaries <input type="checkbox"/> Abstract lines <input type="checkbox"/> Survey Lines <input type="checkbox"/> Existing easements, including recordation information <input type="checkbox"/> Existing or proposed streets & alleys <input type="checkbox"/> 100-year flood plain according to Federal Emergency Management Agency information <input type="checkbox"/> Watercourses/ditches <input type="checkbox"/> Railroad ROWs												
10.	<input type="checkbox"/>	Land uses consistent with General Land Plan and/or zoning												
11.	<input type="checkbox"/>	Proposed arrangement of residential blocks: <ul style="list-style-type: none"> <input type="checkbox"/> 500' minimum block length <input type="checkbox"/> 1200' maximum block length 												
12.	<input type="checkbox"/>	Single-family residential lot details (per zoning district if in City, per subdivision regulations if in ETJ): <ul style="list-style-type: none"> <input type="checkbox"/> Lot and block numbers <input type="checkbox"/> Lot dimensions (to the nearest whole number) <input type="checkbox"/> Minimum lot depth <input type="checkbox"/> Minimum lot width – corner lots require extra 10' <input type="checkbox"/> Minimum lot area 												
13.	<input type="checkbox"/>	Single-family building setbacks (per zoning district if in City, per subdivision regulations if in ETJ): <ul style="list-style-type: none"> <input type="checkbox"/> Front building lines <input type="checkbox"/> Street side building lines <input type="checkbox"/> Rear building lines on lots directly adjacent to arterials, with no landscape reserve, shall have front building lines on both frontages and shall include Master Note 34 regarding access to double frontage lots 												
14.	<input type="checkbox"/>	Proposed arrangement of all non-single-family reserves , including commercial, multifamily & all types of open space reserves: <ul style="list-style-type: none"> <input type="checkbox"/> Labeled using letters <input type="checkbox"/> Reserve dimensions (to the nearest whole number) <input type="checkbox"/> For reserves intended for structures, include the minimum building lines along all streets 												
15.	<input type="checkbox"/>	<p>If reserves are present, provide a Reserve table that depicts designation by letters, states allowed uses and if no restrictions are applied, label as unrestricted (see example below):</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Reserve</th> <th style="text-align: center;">Land Use</th> <th style="text-align: center;">Size (Acres)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">Commercial</td> <td style="text-align: center;">1.09</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">Landscape/drainage</td> <td style="text-align: center;">.13</td> </tr> <tr> <td style="text-align: center;">C</td> <td style="text-align: center;">Unrestricted</td> <td style="text-align: center;">.59</td> </tr> </tbody> </table>	Reserve	Land Use	Size (Acres)	A	Commercial	1.09	B	Landscape/drainage	.13	C	Unrestricted	.59
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B	Landscape/drainage	.13												
C	Unrestricted	.59												
16.	<input type="checkbox"/>	Parkland dedicated as required by Development Code and/or General Land Plan												
17.	<input type="checkbox"/>	Major streets in compliance with: <ul style="list-style-type: none"> <input type="checkbox"/> Master Thoroughfare plan <input type="checkbox"/> Transportation Impact Analysis (TIA) <input type="checkbox"/> General Land Plan 												
18.	<input type="checkbox"/>	All streets and other ROW dedications in compliance with: <ul style="list-style-type: none"> <input type="checkbox"/> Street Centerline radius <input type="checkbox"/> Maximum cul-de-sac length (1200' for residential streets, 500' for commercial streets) 												

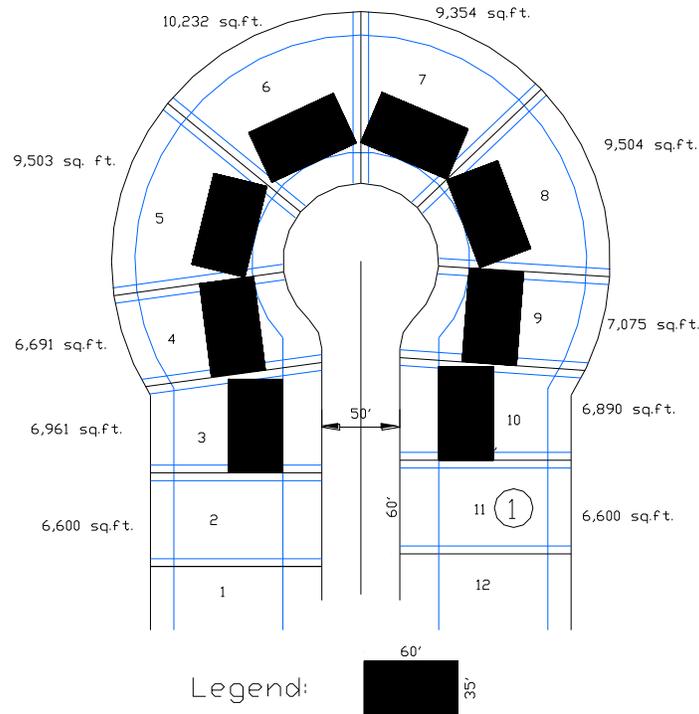
		<input type="checkbox"/> Intersections at 90° angles <input type="checkbox"/> Minimum right-of-way widths <input type="checkbox"/> Intersection spacing																						
19.	<input type="checkbox"/>	Access to a collector street for every 75 lots																						
20.	<input type="checkbox"/>	Dead end streets are temporary in nature; if over 150 feet, a temporary turnaround is provided (per Fire Code)																						
21.	<input type="checkbox"/>	One-foot buffer reserve along ROW adjacent to unplatted land																						
22.	<input type="checkbox"/>	Legend showing only those abbreviations found on the plat (see example below): <table border="1" data-bbox="534 516 1230 926" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="2" style="text-align: center;">Abbreviation Legend</th> </tr> </thead> <tbody> <tr> <td>B.L.</td> <td>Building Line</td> </tr> <tr> <td>C.P.E.</td> <td>CenterPoint Energy Easement</td> </tr> <tr> <td>D.E.</td> <td>Drainage Easement</td> </tr> <tr> <td>F.B.C.O.P.R.</td> <td>Ft. Bend County Official Public Records</td> </tr> <tr> <td>F.B.C.P.R.</td> <td>Ft. Bend County Plat Records</td> </tr> <tr> <td>P.L.</td> <td>Property Line</td> </tr> <tr> <td>S.S.E.</td> <td>Sanitary Sewer Easement</td> </tr> <tr> <td>STM. S.E.</td> <td>Storm Sewer Easement</td> </tr> <tr> <td>U.E.</td> <td>Utility Easement</td> </tr> <tr> <td>W.L.E.</td> <td>Water Line Easement</td> </tr> </tbody> </table>	Abbreviation Legend		B.L.	Building Line	C.P.E.	CenterPoint Energy Easement	D.E.	Drainage Easement	F.B.C.O.P.R.	Ft. Bend County Official Public Records	F.B.C.P.R.	Ft. Bend County Plat Records	P.L.	Property Line	S.S.E.	Sanitary Sewer Easement	STM. S.E.	Storm Sewer Easement	U.E.	Utility Easement	W.L.E.	Water Line Easement
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U.E.	Utility Easement																							
W.L.E.	Water Line Easement																							
23.	<input type="checkbox"/>	The following are not shown: <ul style="list-style-type: none"> <input type="checkbox"/> Proposed easements (unless providing a public access easement) <input type="checkbox"/> Master notes <input type="checkbox"/> Certification blocks 																						

Separate Exhibit – The following item shall be included with residential plats:

24.	<input type="checkbox"/>	<p>Box Exhibit information (see additional information & example below):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Required building line shown per Zoning District or Subdivision Regulations <input type="checkbox"/> Boxes situated directly on required building lines <input type="checkbox"/> Table showing square footage for all lots not comprised of right angles
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Box Exhibit: On residential plats, the applicant shall provide a *separate exhibit* showing the graphic portion of the plat only. This exhibit shall be dimensioned and plotted at the same scale as the preliminary plat itself. It shall include the area, in square feet, of each lot. On each non-perpendicular lot (lots on any curved street or cul-de-sac), it shall include a box that fits between the side *lot lines* and is equal to the minimum lot requirements. Note that corner lots will be larger in most zoning districts and shall have a different box size, as necessary. The box shall be placed along the shortest tangent to the *required front building line* of the lot (see Section 5-24 of the City of Sugar Land Subdivision Regulations). The box is for graphical purposes only, and does not represent the proposed building footprint. (The box exhibit example shown below represents those lots located in the R-1 or the HR-1 districts in the City and the minimum lot width required in the ETJ.)

Box Exhibit:



NOTE: The boxes are not house pads.

Disclaimer:

Plats are required to comply with all applicable Development Code & Design Standard regulations regardless of whether said regulations are found on this checklist.



Final Plat Checklist

(Includes Short Form Final, Amending, & Minor Plats)

Plat Name:	Reviewer:
Plat Type:	
<input type="checkbox"/> In COSL Zoning District:	<input type="checkbox"/> In ETJ*

Submittal Requirements: The following shall be included with plat submittal in digital format:

- Required fee paid
 - Final Plat: \$1,392.25 + \$3.50/lot + \$19.25/acre or fraction thereof
 - Final Replat: \$1,294.00 + \$3.50/lot + \$19.25/acre or fraction thereof
 - Amending & Minor Plat & Replat: \$615.25
- PDF Copy of the plat 24" x 36"
- Signed & sealed closure reports that meet the Texas Board of Professional Land Surveying requirements
- A recent copy of title report/city planning letter
- Copy of Metes & Bounds Description
- Public Infrastructure Requirements
 - Final & Short Form Final Plats:** Construction Plans:
 - Included with Final Plat **OR:**
 - Submitted at an earlier time:
 - Name of plan & Date Submitted
 - Amending & Minor Plats:** Copy of utility one-lines showing existing public utilities
- No objection letters from all applicable entities:
 - For all plats:**
 - CenterPoint Energy
 - MUD
 - LID
 - Appropriate ISD (Fort Bend or Lamar Consolidated) (only for plats containing residential land use)
 - Any other applicable district or entity with jurisdiction in the area to verify adequate capacities and applicable fees. Provide name(s) here:

Additional letters required for plats in COSL ETJ*

- FB County Drainage District
- FB County Engineer
 - Note:** If staff has not received all required approval letters by the date of the Planning and Zoning Commission meeting, the plat is considered incomplete.
- Replats and Amending Plats:** Copy of the original plat
- 11" x 17" copy approved General Land Plan with the proposed section shown, **if applicable**
- Copy of each existing easement filed by separate instrument, **if applicable**
- Copy of each abandoned easement filed by separate instrument, **if applicable**
- Variance application, **if applicable:** request must include justification based on variance criteria in Chapter Five, Article VI, Sec. 5-42 of the Development Code
- Specific Approval Request Form, **if applicable:** request must include justification based on the criteria found in Division 1.8.2 of the Design Standards

*** ETJ plats require Fort Bend County Commissioner's approval following City of Sugar Land approval**
Plat Submittal Schedule can be found above as well as the Planning Department page on the City's website.

Graphic Requirements – The following items shall be shown on the face of the plat:

Complete	Items Required For Final Plat
1.	<input type="checkbox"/> All information provided is legible and easily read.
2.	<input type="checkbox"/> Title block in the lower right-hand corner with the following elements: <ul style="list-style-type: none"> <input type="checkbox"/> Type of plat (“Final Plat” shall not be included in the title, but Replat & Amending Plat shall be included when applicable), for example: <ul style="list-style-type: none"> Correct: Shady, Acres, Section One, A Replat Correct: Shade Acres, Section One, An Amending Plat Incorrect: Shady Acres, Section One, A Final Plat Incorrect: A Final Plat of Shady Acres, Section One <input type="checkbox"/> Name of plat <input type="checkbox"/> Name and address of both owner and developer <input type="checkbox"/> Name of development (if not part of plat name) <input type="checkbox"/> Date <input type="checkbox"/> Location ETJ or COSL <input type="checkbox"/> Total Acreage <input type="checkbox"/> County <input type="checkbox"/> Survey and Abstract # <input type="checkbox"/> Prepared by: <input type="checkbox"/> Reason for replat or amending plat, if applicable
3.	<input type="checkbox"/> North Arrow, Date, and other pertinent data oriented to the top of the sheet
4.	<input type="checkbox"/> Scale – 1”:10’, 1”:20’, 1”:30’, 1”:40’, 1”:50’, 1”:60’, 1”:100’ or as approved by the Director
5.	<input type="checkbox"/> All dimensions shown to the hundredth decimal point
6.	<input type="checkbox"/> Vicinity map located in the upper right-hand corner of the sheet (delineates the location of the proposed subdivision with respect to major thoroughfares, freeways, watercourses and ditches)
7.	<input type="checkbox"/> Plat boundary is solid bold line (all other boundary lines should be a solid thin line)
8.	<input type="checkbox"/> Contours or spot elevations (Contours with intervals of one foot or less shown for the area with all elevations on the contour map referenced to the latest NAVD. If no contours exist on-site or immediately adjacent to the site, spot elevations may be used as a substitute for contour lines. Spot elevations shall be no farther apart than five hundred feet)
9.	<input type="checkbox"/> The following are shown and labeled, when applicable , with in the plat boundary: <ul style="list-style-type: none"> <input type="checkbox"/> Sugar Land City Limits <input type="checkbox"/> ETJ Limits (Sugar Land & others) <input type="checkbox"/> All special district boundaries <input type="checkbox"/> Abstract lines <input type="checkbox"/> Survey lines <input type="checkbox"/> Existing easements, in italics, including recordation information <input type="checkbox"/> Existing or proposed highways and streets, including street names (Street names shall be shown and shall not duplicate existing street names in the City or the extraterritorial jurisdiction. Extensions of streets shall have the same name as the existing street. Similar spelling or pronunciations should be avoided to prevent confusion. Street names must be finalized by the time of Final Platting) <input type="checkbox"/> 100-year flood plain according to Federal Emergency Management Agency information <input type="checkbox"/> Watercourses/ditches <input type="checkbox"/> Railroad ROW

10.	<input type="checkbox"/>	<p>The name and location of the following if within 200 feet of the plat boundary – (drawn to the same scale and shown in dotted lines):</p> <ul style="list-style-type: none"> <input type="checkbox"/> All subdivision boundaries and recordation information, if land within 200 feet unplatted provide deed information including name of owners, size in acres, and instrument number <input type="checkbox"/> Corporate City limits (Sugar Land & others) <input type="checkbox"/> ETJ Limits (Sugar Land & others) <input type="checkbox"/> All special district boundaries <input type="checkbox"/> Abstract lines <input type="checkbox"/> Survey Lines <input type="checkbox"/> Existing easements, including recordation information <input type="checkbox"/> Existing or proposed streets & alleys <input type="checkbox"/> 100-year flood plain according to Federal Emergency Management Agency information <input type="checkbox"/> Watercourses/ditches <input type="checkbox"/> Railroad ROWs 												
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12.	<input type="checkbox"/>	<p>Proposed arrangement of residential blocks:</p> <ul style="list-style-type: none"> <input type="checkbox"/> 500’ minimum block length <input type="checkbox"/> 1200’ maximum block length 												
13.	<input type="checkbox"/>	<p>Single-family residential lot details (per zoning district if in City, per subdivision regulations if in ETJ):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Lot and block numbers <input type="checkbox"/> Lot dimensions (dimensions required to the decimal point) <input type="checkbox"/> Minimum lot depth <input type="checkbox"/> Minimum lot width – corner lots require extra 10’ <input type="checkbox"/> Minimum lot area 												
14.	<input type="checkbox"/>	<p>Single-family building setbacks (per zoning district if in City, per subdivision regulations if in ETJ):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Front building lines <input type="checkbox"/> Street side building lines <input type="checkbox"/> Rear building lines on lots directly adjacent to arterials, with no landscape reserve, shall have front building lines on both frontages and shall include Master Note 33 regarding access to double frontage lots 												
15.	<input type="checkbox"/>	<p>Proposed arrangement of all non-single-family reserves, including commercial, multifamily & all types of open space reserves:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Labeled using letters <input type="checkbox"/> Reserve dimensions (dimensions required to the decimal point) <input type="checkbox"/> For reserves intended for structures, include the minimum building lines along all streets 												
16.	<input type="checkbox"/>	<p>If Reserves are present, provide a Reserve table that depicts designation by letters, states allowed uses and if no restrictions are applied, label as unrestricted (see example below):</p> <table border="1" data-bbox="456 1633 1133 1808" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: center;">Reserve</th> <th style="text-align: center;">Land Use</th> <th style="text-align: center;">Size (Acres)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">Commercial</td> <td style="text-align: center;">1.09</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">Landscape/drainage</td> <td style="text-align: center;">0.13</td> </tr> <tr> <td style="text-align: center;">C</td> <td style="text-align: center;">Unrestricted</td> <td style="text-align: center;">0.59</td> </tr> </tbody> </table>	Reserve	Land Use	Size (Acres)	A	Commercial	1.09	B	Landscape/drainage	0.13	C	Unrestricted	0.59
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17.	<input type="checkbox"/>	Parkland dedicated as required by Development Code and/or General Land Plan												
18.	<input type="checkbox"/>	Major streets and other ROW dedications in compliance with:												

	<input type="checkbox"/>	<input type="checkbox"/> Master Thoroughfare plan <input type="checkbox"/> Transportation Impact Analysis (TIA) <input type="checkbox"/> General Land Plan																											
19.	<input type="checkbox"/>	All streets in compliance with: <ul style="list-style-type: none"> <input type="checkbox"/> Street Centerline radius <input type="checkbox"/> Maximum cul-de-sac length (1200' for residential streets, 500' for commercial streets) <input type="checkbox"/> Intersections at 90° angles <input type="checkbox"/> Minimum right-of-way widths <input type="checkbox"/> Intersection spacing 																											
20.	<input type="checkbox"/>	Access to a collector street for every 75 lots																											
21.	<input type="checkbox"/>	Dead end streets are temporary in nature; if over 150 feet, a temporary turnaround is provided (per Fire Code)																											
22.	<input type="checkbox"/>	One-foot buffer reserve along ROW adjacent to unplatted land																											
23.	<input type="checkbox"/>	Line and curve tables (see examples below): Curve Table: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Curve</th> <th>Radii</th> <th>Arc Length</th> <th>Chord Direction</th> <th>Chord Length</th> <th>Central Angle</th> </tr> </thead> <tbody> <tr> <td>C1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>C2</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Line Table: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Line</th> <th>Bearing</th> <th>Length</th> </tr> </thead> <tbody> <tr> <td>L1</td> <td></td> <td></td> </tr> <tr> <td>L2</td> <td></td> <td></td> </tr> </tbody> </table>	Curve	Radii	Arc Length	Chord Direction	Chord Length	Central Angle	C1						C2						Line	Bearing	Length	L1			L2		
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24.	<input type="checkbox"/>	Legend showing only those abbreviations found on the plat (see example below): <table border="1" style="margin-left: 40px; text-align: center;"> <thead> <tr> <th colspan="2">Abbreviation Legend</th> </tr> </thead> <tbody> <tr> <td>B.L.</td> <td>Building Line</td> </tr> <tr> <td>C.P.E.</td> <td>CenterPoint Energy Easement</td> </tr> <tr> <td>D.E.</td> <td>Drainage Easement</td> </tr> <tr> <td>F.B.C.O.P.R.</td> <td>Ft. Bend County Official Public Records</td> </tr> <tr> <td>F.B.C.P.R.</td> <td>Ft. Bend County Plat Records</td> </tr> <tr> <td>P.L.</td> <td>Property Line</td> </tr> <tr> <td>S.S.E.</td> <td>Sanitary Sewer Easement</td> </tr> <tr> <td>STM. S.E.</td> <td>Storm Sewer Easement</td> </tr> <tr> <td>U.E.</td> <td>Utility Easement</td> </tr> <tr> <td>W.L.E.</td> <td>Water Line Easement</td> </tr> </tbody> </table>	Abbreviation Legend		B.L.	Building Line	C.P.E.	CenterPoint Energy Easement	D.E.	Drainage Easement	F.B.C.O.P.R.	Ft. Bend County Official Public Records	F.B.C.P.R.	Ft. Bend County Plat Records	P.L.	Property Line	S.S.E.	Sanitary Sewer Easement	STM. S.E.	Storm Sewer Easement	U.E.	Utility Easement	W.L.E.	Water Line Easement					
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25.	<input type="checkbox"/>	Benchmark description: Provide a permanent benchmark and description shown as part of the City of Sugar Land Geodetic Survey Control. The control map and descriptions can be found on the Engineering web page. In addition, provide the description of the Temporary Benchmark utilized for the site and confirm (via description) it was tied to SGR14R. The permanent benchmark should be used to set the temporary benchmark (see example below): City of Sugar Land Geodetic Control Station, SGR-14R, located at the intersection of Brooks Street (Spur 58) and Brooks Lake, from the intersection of SH6 and Brooks Street, North 0.2 miles to the benchmark on the right. Elev. =79.1700'																											

26.	<input type="checkbox"/>	Metes & bounds description is consistent with the closure report
27.	<input type="checkbox"/>	Label controlling monuments
28.	<input type="checkbox"/>	Label Point of Beginning (POB) and Point of Commencement (POC) with state plane coordinate as required
29.	<input type="checkbox"/>	State basis of bearing, for example: Basis of bearing is the North Line of XYZ Road (insert recorded bearing) as recorded by plat in Vol. 1234, page 567, plat records of Fort Bend County
30.	<input type="checkbox"/>	The minimum Finish Floor (slab in ETJ) elevation shall be labeled on each individual lot that back up to creeks, channels, ponds, ditches, SFHA, drainage easement, etc., for example: FF = 74.5 ft (per Sec. 8.2 of Design Standards)
31.	<input type="checkbox"/>	<p>Certification & dedication blocks:</p> <ul style="list-style-type: none"> <input type="checkbox"/> City of Sugar Land Plat Certification Blocks (Planning and Zoning Commission Approval, Administrative Approval- Amending Plat, Administrative Approval- Minor Plat) <input type="checkbox"/> County Clerk’s Certification Block <input type="checkbox"/> Owner’s Dedication Block & Notary Block <input type="checkbox"/> A signature block for Lien holder's certification (include printed name & title) and notarization (if applicable) <input type="checkbox"/> Surveyor’s Certification Block <input type="checkbox"/> Adequate space for clerk’s certificate information including: “Filed in Plat No. _____ of the Plat Records of Fort Bend County, Texas” <p>County Engineer & Commissioners’ Court certification block (only on plats in COSL ETJ)</p>
32.	<input type="checkbox"/>	Master Notes are matched to the correct note numbers; If a note is omitted, label as “ Master Note N/A ” (all omitted notes shall be removed from mylars, see instructions on Master Notes List)
33.	<input type="checkbox"/>	Plat is consistent with approved Preliminary Plat, and all Planning & Zoning Commission conditions of Preliminary Plat approval have been met

Additional Requirements (separate documents as required):

34.	<input type="checkbox"/>	For any easement that crosses or overlaps another easement, documentation has been provided stating whether the easement is exclusive or non-exclusive
35.	<input type="checkbox"/>	Title report/city planning letter is consistent with owners, easements, and lienholders shown on the plat
36.	<input type="checkbox"/>	<p>Metes & bounds legal description including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Ownership <input type="checkbox"/> Deed Reference <input type="checkbox"/> Survey, abstract, county and state <input type="checkbox"/> Metes and Bounds (Matching the graphic) <input type="checkbox"/> Total area in Acres and square feet

Disclaimer: Plats are required to comply with all applicable Development Code & Design Standard regulations regardless of whether said regulations are found on this checklist.

Revised March 2023
MASTER NOTES LIST FOR PLATS
IN THE ETJ AND CITY LIMITS OF SUGAR LAND

The following Master Notes are intended to create consistency amongst plats filed within the City of Sugar Land City Limits and Extraterritorial Jurisdiction. The plat preparer should use professional judgment, in coordination with City Staff, to determine which notes apply and are to be utilized on each plat. Any language below in bold typeface or italics indicate a clarifier provided to the plat preparer, and is not intended to be placed on the face of the plat. **All notes shall be shown on the plat in the order they appear, using the number assigned in the following Master Note List. Prior to preparation of plat mylars, all Master Notes listed as “Master Note N/A” shall be removed from the face of the plat; however, remaining notes shall not be renumbered.**

Required Notes:

Note: Notes 1 – 13 shall not be modified unless Staff indicates otherwise.

- 1.) Elevations used for delineating contour lines are based upon NAVD 1988 datum, 2021 adjustment.
- 2.) All bearings referenced to the Texas Plane coordinate system, south central zone.
- 3.) This plat was prepared to meet City of Sugar Land and Fort Bend County requirements.
- 4.) This plat was prepared from information furnished by _____, g.f. no. _____, effective date _____. The surveyor has not abstracted the above property.
- 5.) This plat lies wholly within Municipal Utility District No. _____, Levee Improvement District No. _____, Fort Bend Subsidence District, Fort Bend County Drainage District, Fort Bend Independent School District **(or)** Lamar Consolidated Independent School District, and the ETJ of the City of Sugar Land **(or)** City limits of Sugar Land, and Fort Bend County.
- 6.) *Use the following note for plats requiring Planning and Zoning Commission approval:*
Approval of this plat will expire one year from Planning and Zoning commission approval if not recorded in the Real Property Records of the county of Fort Bend.

OR

Use the following note for plats requiring administrative approval:

Approval of this plat will expire one year from City approval if not recorded in the Real Property Records of the county of Fort Bend.

- 7.) There are no pipelines or pipeline easements within the limits of the subdivision

OR

The pipelines and/or pipeline easements within the limits of the subdivision are as shown.

- 8.) All landscaping and structures, including fences, at intersections shall conform to the City of Sugar Land and AASHTO site distance requirements for motorists.

- 9.) No owner of the land subject to an easement may place, build or construct any permanent building, structure or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway/parking lot under the following conditions. The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access, and there shall be no obligation of the City to replace/repair any paving removed in the exercise of this easement.
- 10.) Wood shingles are hereby prohibited within this subdivision.

SIDEWALK NOTES:

- 11.) *Use the following note for residential plats:*
Sidewalks shall be constructed as required by Section 5.8 of the Design Standards of the City of Sugar Land. Prior to the acceptance of streets within the subdivision by the City of Sugar Land, sidewalks shall be constructed by the developer along all streets where houses will not front or side. (Does not apply to US59 and Grand Parkway) Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before certificates of occupancy will be issued.

OR

Use the following note for non-residential plats:

Sidewalks shall be constructed as required by Section 5.8 of the Design Standards of the City of Sugar Land. Prior to the acceptance of streets within the subdivision by the City of Sugar Land, sidewalks shall be constructed by the developer along all streets non-residential construction will not front or side. (Does not apply to US59 and Grand Parkway) Commercial building developers shall construct sidewalks along streets on which non-residential construction front and along streets on which non-residential construction side before certificates of occupancy will be issued.

SIDEWALK NOTE MODIFICATION ON ETJ PLATS:

For ETJ plats, replace “acceptance of streets” with “certification of compliance of streets” and remove “before certificates of occupancy will be issued”

DRAINAGE NOTES:

- 12.) **(Subdivision name)** lies within **(shaded or unshaded)** zone _____ as per flood insurance rate map, map number _____, dated _____.

OR

If a Letter of Map Revision (LOMR) has been issued for the area to be platted, the applicant shall create a custom note to be approved by the City of Sugar Land Engineering Department.

- 13.) New construction is elevated sufficiently so that the minimum Finish Floor (Slab) elevation is at least 2 feet above the Base Flood Elevation as established by Atlas 14, Vol. 11, Texas, 1.5 feet above adjacent natural ground, or 1 foot above top of curb, whichever is the higher elevation. Provided, however:
- a. If the Atlas 14, Vol. 11, Texas Base Flood Elevation is not available, the minimum elevation will be 2 feet above the effective 500-year floodplain elevation provided in the then effective FEMA Flood Insurance Study (FIS) or best available data; and

b. For new construction located inside Levee protected areas (i.e., levee improvement districts), the minimum finished floor elevation is at least 2 feet above maximum ponding elevations (established using Atlas 14, Vol. 11, Texas), 1.5 feet above adjacent natural ground, or 1 foot above top of curb, whichever is the higher elevation.

- 14.) The drainage system for this subdivision shall be designed to meet the requirements of the City of Sugar Land and the Fort Bend County drainage criteria manual which allows street ponding during intense rainfall events.
- 15.) Prior to any construction on subject lots or non-residential tracts, the City of Sugar Land shall review and approve drainage calculations performed by a registered professional engineer illustrating available outfall and/or detention capacity.

ADDITIONAL NOTES:

Note: If any notes are not applicable, please indicate “Master Note N/A” next to the applicable note number

(Example: 16. “Master Note N/A”)

NOTES REQUIRED ONLY FOR PLATS IN THE CITY OF SUGAR LAND:

- 16.) *Use the following note for plats located in a primary zoning district:*
This property is subject to zoning by City of Sugar Land ordinance and all regulations set forth therein.

OR

Use the following note for plats located in a Planned Development (PD) zoning district:
This property is subject to zoning by City of Sugar Land ordinance and all regulations set forth therein. This property is also subject to Planned Development Ordinance No. _____ and all regulations set forth therein.

- 17.) *Use the following note for plats located in a primary zoning district:*
All lots and reserves shall have minimum side and rear setbacks as specified in Chapter Two, Article II of the Development Code of the City of Sugar Land, as prescribed by the applicable Zoning District regulations.

OR

Use the following note for plats located in a Planned Development (PD) zoning district:
All lots and reserves shall have minimum side and rear setbacks as defined by Planned Development Ordinance No. _____ or as specified in Chapter Two, Article II of the Development Code of the City of Sugar Land, as prescribed by the applicable Zoning District regulations.

- 18.) As required by Chapter Five, Article V, Section 5-35(f) of the Development Code, the City shall not issue any permits for construction within the subdivision within the corporate limits, except permits to construct public improvements, until such time as all public improvements of the subdivision have been constructed and accepted by the City or a certified check, performance bond or letter of credit is provided to and accepted by the City.

NOTE FOR SUBDIVISION PLATS (RESIDENTIAL OR NON-RESIDENTIAL) WITH STREET RIGHT-OF-WAY ABUTTING UNPLATTED PROPERTY:

- 19.) One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, their heirs, assigns or successors.

OR

For private streets abutting adjacent unplatted property:

One foot strip of land reserved for buffer purposes, as a separation between end of private streets where such private streets abut adjacent unplatted property. Platted private streets adjacent to unplatted property shall not provide street access to the unplatted property, with the exception of essential property maintenance. When the adjacent property is subdivided or re-subdivided in a recorded plat, street access shall be granted from the private street to the adjacent platted property through an approved approach with curb cut.

NOTES FOR NON-RESIDENTIAL PLATS:

- 20.) *Use one of the following notes for plats within the City Limits:*

For plats in a primary zoning district:

Building height restrictions shall apply when non-residential property abuts residential property as specified in the Development Code of the City of Sugar Land.

OR

For plats in a Planned Development (PD) zoning district:

Building height restrictions shall apply when non-residential property abuts residential property as defined by Planned Development Ordinance No. _____ or as specified in the Development Code of the City of Sugar Land

- 21.) *The following note or a similar note should be placed only on plats where it is determined cross access or joint access is appropriate:*

Cross access (**or joint access**), is provided for the reserves as noted within the separate instrument of FBCC File No. _____.

NOTES FOR NON-RESIDENTIAL PLATS:

- 22.) Site plans shall be submitted to the City of Sugar Land for staff review and approval prior to construction. Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to the standards in Chapter Five, Article VII of the Development Code of the City of Sugar Land.

NOTES FOR RESIDENTIAL PLATS:

- 23.) All building line transitions shall be at 45 degree angles to the straight side lot line where the transition occurs.

- 24.) Driveway requirements for the locations, widths and offset from an intersection and any existing driveways or proposed driveways, shall conform to Chapter Five, Article VII of the Development Code of the City of Sugar Land.

NOTES FOR PLATS WITH PRIVATE COMMON SPACES:

- 25.) All lake/detention tracts, easements, open space, or other common areas within the boundaries of this plat shall be maintained by the applicable homeowners' association, Levee Improvement District, or other perpetual private entity. Homeowners' associations shall be established in accordance with Chapter Five, Article IV, Section 5-34 of the Development Code of City of Sugar Land.

NOTE REQUIRED FOR PLATS CONTAINING STREETS: (CITY ONLY)

- 26.) Street light design plans, in accordance with the City of Sugar Land Design Standards, shall be submitted to the City of Sugar Land for staff review and approval prior to installation of street lights.

NOTES REQUIRED ONLY FOR PLATS IN THE ETJ:

- 27.) All lots and reserves shall have minimum side and rear building setbacks as specified in Chapter Five, Article III, Section 5-22 Building Lines, of the Development Code of the City of Sugar Land.
- 28.) *Use the following note for residential plats in the ETJ:*
Within Sugar Land's ETJ, all garages shall be set back a minimum of twenty (20) feet from the street right-of-way on corner lots, when said lot is a side loading lot. A side loading lot is a corner lot with a side loading garage or carport.

NOTES REQUIRED FOR PLATS WITHIN THE BOUNDARIES OF THE SUGAR LAND REGIONAL AIRPORT LAND USE ZONING MAP:

- 29.) This property is located within the boundaries of the Sugar Land regional airport land use zoning map and is subject to Sugar Land regional airport zoning regulations as contained within Chapter Nine of the Development Code of the City of Sugar Land.

OTHER NOTES REQUIRED IN SPECIAL CIRCUMSTANCES:

- 30.) *Use the following note when property has avigation-related easements with City of Sugar Land filed for record. Ex. Telfair & Imperial:*
This property is subject to an avigation and noise intrusion easement granted to the City of Sugar Land, as recorded in F.B.C.C.F. No. _____.
- 31.) *Use the following note when private streets are included in a plat (to provide emergency access and maintenance):*
Private street reserve "**(street name)**" shall provide access to police, fire, emergency vehicles, utility operations and maintenance, and other municipal personnel as needed.

- 32.) *Use the following note for zero lot line residential subdivisions (a.k.a. patio homes) to provide maintenance access to the side of the building at the zero property line:*
▶ indicates zero lot line side of the lot and a 3 foot maintenance access easement is dedicated in the abutting lot along the side property line of each zero lot line indicated.
- 33.) *Use the following note when a double frontage lot fronts on an arterial street as identified in the Master Thoroughfare Plan:*
Lot(s) **(lot # - lot #)** of Block _____ shall not have direct access to **(arterial name)**.
- 34.) All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.

Required Note:

- 35.) All numbers omitted above are City of Sugar Land Master Notes that do not apply to this property and were intentionally omitted.

All Custom Notes Shall be in Chronological Order Starting with Note 36.

City of Sugar Land Plat Certification Blocks

Planning and Zoning Commission Approval

This is to certify that the Planning and Zoning Commission of the City of Sugar Land, Texas has approved this plat and subdivision of _____ in conformance with the laws of the State of Texas and the ordinances of the City of Sugar Land as shown hereon and authorizes the recording of this plat this _____ day of _____, 20__.

Matthew Caligur, Chair

Linda Mendenhall, City Clerk

Administrative Approval- Amending Plat

This is to certify that this plat is an amending plat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of the Subdivision Regulations Section 5-15 Chapter 5 of the Subdivision Regulations of the City of Sugar Land. The City of Sugar Land has approved and authorizes the recording of this plat this _____ day of _____, 20__.

Carol McCutcheon, Mayor

Linda Mendenhall, City Clerk

Michael W. Goodrum, City Manager

Administrative Approval- Minor Plat

This is to certify that this plat is a minor plat under the provisions of the Texas Local Government Codes Section 212.0065 and meets all the requirements of the Subdivision Regulations Section 5-16 Chapter 5 of the Subdivision Regulations of the City of Sugar Land. The City of Sugar Land has approved and authorizes the recording of this plat this _____ day of _____, 20__.

Carol McCutcheon, Mayor

Linda Mendenhall, City Clerk

Michael W. Goodrum, City Manager

County Clerk Approval Block

I, Laura Richard, County Clerk in and for Fort Bend County, do hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20, ____, at _____ o'clock __.M., in Plat No. _____ of the plat records of said county.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

Owner' Dedication Block

The Undersigned, _____, a **(state)** Corporation (herein called "Owner"), Owner of the property subdivided in the above and foregoing plat of _____ do/does hereby make subdivision of said property according to the lines, streets, lots, building lines, and easements shown thereon and designate said subdivision as _____, _____ acres, located in the _____ League, Abstract Number _____, Fort Bend County, Texas, and hereby dedicates to public use as such, the streets and easements shown thereon forever and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets dedicated or occasioned by the alteration of the surface of any portion of streets to conform to such grades, and does hereby bind itself, its successors and assigns to warrant and defend forever the title to the land so dedicated.

In testimony, whereof, _____, has caused these presents to be signed by _____, and its common seal hereunto affixed this _____ day of _____, 20 ____.

Notary Public in and for the state of _____

My commission expires: _____

Lienholder's Acknowledgement and Subordination Statement

I (or we), **(name of mortgagee or names of mortgagees)**, owner and holder **(or owners and holders)** of a lien **(or liens)** against the property described in the plat known as _____, against the property described in instrument of record in Volume _____, Page _____, of the Official Records **(or Deed of Trust Records)** of Fort Bend County, Texas, do hereby in all things subordinate to said plat said lien(s) and I **(or we)** hereby in all things subordinate to said plat said lien(s) and I **(or we)** hereby confirm that I am **(or we are)** the present owner **(or owners)** of said lien(s) and have not assigned the same nor any part thereof.

This _____ day of _____, 20__.

By: _____

Name: _____

Title: _____

Notes:

- **Repeat as necessary and provide additional Notary Public Block.**
- **At recordation, the signed Lienholder's Acknowledgement and Subordination Statement may be submitted as a separate sheet.**

Notary Public Acknowledgement for all Signatures

State of _____

County of _____

Before me, the undersigned authority, on this day personally appeared **(names of persons signing the plat, owners, corporation officers and lienholder), (corporation titles if appropriate)**, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge to me that they executed the same for the purposes and considerations therein expressed **(for corporations add: “and in the capacity therein and herein set out, and as the act and deed of said corporation”)**.

Given under my hand and seal of office, this _____ day of _____, of 20__.

Notary Public in and for the state of _____

My commission expires: _____

Registered Surveyor’s Block

“I, **(full name)**, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Engineers and Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the (optional: perimeter) boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8-inch diameter iron rod with surveyor’s cap.”

If only perimeter corners are set at the time the plat is signed and sealed, add the following statement:

“The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corners are expected to be set after construction of the public infrastructure and final grading within the subdivision.”

(Surveyor’s Name), R.P.L.S.
Texas Registration No. _____

Date

**Additional Certification Block for Plats in the ETJ
County Engineer and Commissioners' Court Approval Block**

I, _____, Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting artery or parent stream or on any other area or subdivision within the watershed.

Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20__.

Precinct 1, County Commissioner

Precinct 2, County Commissioner

Precinct 3, County Commissioner

Precinct 4, County Commissioner

County Judge



Plat Recordation Checklist

Plat Type:

- P&Z Approval
- Administrative Approval

Recordation Package Checklist:

- 1 Plat mylar (only 1 copy is required, additional copies may be submitted)
 - Verify Title Report Note is completed (Master Note #4) and matches.
 - Verify all outside signatures and dates (Owner, Surveyor, Notary, etc.) are completed and legible (not blurred)
 - No stickers for stamps (unless very sticky and well affixed)
- Plat in DGN, DXN, DWG format
- 1 Title Commitment or City Planning Letter, not more than 30 days old
- 1 Taxing Entity Letter listing applicable taxing entities (check against Master Note #5)
- 1 set of original Tax Certificates for each applicable taxing entity (only 1 copy is required, additional copies may be submitted)
 - City/County/School District (Obtained from FBCAD)
 - MUD
 - LID
 - Other: _____
- Park dedication fees, if applicable
- Transportation fees, if applicable
- Utility connection fees, if applicable
- Public infrastructure addressed, if applicable
 - Surety to guarantee public infrastructure; OR
 - Public infrastructure is complete (City has issued Initial Acceptance Letter)

NOTES:
