



CITY OF FULSHEAR

PO Box 279 / 6611 W. Cross Creek Bend Ln
Fulshear, Texas 77441
Phone: 281-346-8860 ~ Fax: 281-346-2556
www.fulsheartexas.gov

Subdivision/Development Platting Application

Date: 5/28/2024 Date Received by the City of Fulshear: 5/24/2024
Subdivision: Bray Tract Development: Bray Tract

SUBMITTAL OF PLAT: (Check Appropriate Selection) Master Signage Plan Submittal

☐ Preliminary ☒ Final ☐ Short Form Final
☐ Replat ☐ Vacation Plat ☐ Admin. (Minor) Plat
☐ Amending Plat

TYPE OF PLAT: (Check Appropriate Selection)

☒ Single-Family Residential ☐ Zero Lot Line/ Patio Home ☐ Multi-Family Residential
☐ Planned Development ☐ Commercial ☐ Industrial

Plat Location: ☒ City ☐ ETJ (Extraterritorial Jurisdiction)

Being a 70.69 acre tract of land located in the Churchill Fulshear League, A-29, and the John Randon Survey, A-76, Fort Bend County, TX; said 70.69 acre tract being all of a called 70.681 acre tract of land recorded in the name of Tri Pointe Homes Texas, Inc. in C.F. No. 2021205549 of the O.P.R.F.B.C.

Variance: ☐ Yes (Attach a Copy of Approval Letter) ☒ No

Total Acreage: 70.69
Number of Streets: 4
Number of Lots: 38
Number and Types of Reserves: 4 reserves, landscape/open space,
Total Acres in Reserve: 24.70 detention/drainage

Owner: Tri Pointe Homes Texas, Inc.
Address: 16340 Park Ten Place, Suite 250
City/State: Houston, TX, 77084
Telephone: 281-675-3200
Email Address: Tim.Cleary@TriPointeHomes.com

Engineer/Planner: Pape-Dawson Engineers
Contact Person: Alex Khoshakhlagh
Telephone: 713-428-2400
Fax Number: _____
Email Address: AKhoshakhlagh@pape-dawson.com

Platting Fees

Preliminary Plat - \$500.00 plus 3.50 per lot, plus \$12.50 per acre

Final Plat - \$500.00 plus \$5.00 per lot plus \$25.00 per acre

Replat - \$500.00 plus 5.00 per lot plus \$25.00 per acre

Amending or Minor Plat - \$200.00

Plat Vacation - \$500.00

2nd Review of plats - \$100.00 (each additional review)

TOTAL PLATTING FEE _____

Park Fees (due at Final Plat Application) _____

This is to certify that the information on this form is complete, true and correct and the undersigned is authorized to make this application. I understand that if all necessary information, required documents, and plat fees are required at time of submittal or the City of Fulshear will not complete the review needed in order to submit to the P&Z board.

SIGNATURE

Tim Cleary/Land Development Manager

TYPED OR PRINTED NAME/TITLE

5/28/2024

DATE



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FINAL PLAT APPLICATION CHECKLIST

(Final Plat Applications must include the following list)

For Mylar Submission see Fort Bend County Filing Checklist

- ___ Filing Fee
- ___ 8 copies 24x36 paper prints folded to eight and one-half inches by fourteen inches
- ___ 1 electronic format of the original plat drawing in either pdf or cad format
- ___ Title Report
- ___ Environmental Assessment
- ___ Drainage District
- ___ Traffic Study, any required Special Studies
- ___ Letters from Utilities
- ___ Drainage District Review Form
- ___ Water & Sewer Certificate
- ___ Texas Department of Transportation letter of No Objection or a Permit
- ___ Approval from other Jurisdictions ie: applicable governmental entity, district, or entity with jurisdiction in the subdivision, although not required to have County approval
- ___ Form and Content shall contain the following:
 - ___ Proposed Name
 - ___ Legal Description
 - ___ Total acreage and total number of lots blocks and reserves
 - ___ Name of the owners of the property
 - ___ Name and seal of the person or firm who prepared the plat
 - ___ Date the plat was drawn
 - ___ Plat shall have all engineering and surveying data as required in the City Subdivision Ordinance

Final Plat Applications should be submitted no later than 5:00pm on the third Monday before the commissions next regularly scheduled meeting.

PLATS

To comply with state statutes and/or ensure archival quality plat records the following items are required to file a plat:

1. Plat size is 24" x 36".
2. All drawings, printing and signatures must be in permanent black ink.
3. Ink must be on mylar with image on top.
4. 3 mil or greater matte finish mylar material.
5. An engineering or surveying firm must prepare the plat. Architectural plans are not acceptable.
6. The engineering or surveying firms' name and address and the engineer's or surveyor's signature and seal.
7. Owner's printed name and notarized signature.
8. Key Map reference number(s).
9. Provide one (1) or more original of each plat page. The clerk will retain one (1) original and return it to the filer within five business days after recording and scanning.
10. Provide adequate space for the clerk's certificate information including: "Filed in Plat No. _____ of the Plat Records of Fort Bend County, Texas" (volume and page are not used as the clerk's file reference number).
11. Municipal approved plats must include the following or similar wording: "All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of _____, Texas".
12. Current original tax certificates from all the property's taxing entities.
13. A letter on letterhead from the person or company filing that lists all taxing entities and states it is a complete list. The signer must print their name and title under their signature. Refer to *(Appendix S)* for the sample letter.
14. Filing fee is \$150 per plat page.

Note: A plat will be rejected for filing if any of the above requirements are not met.