



# Platting in the ETJ

## Information for Williamson County

Planning & Development Services Department (PDS) 512-218-5428

### Platting in Round Rock's ETJ – Williamson County

#### **IMPORTANT NOTICE FOR PLATS IN ROUND ROCK'S EXTRATERRITORIAL JURISDICTION in WILLIAMSON COUNTY**

**All proposed subdivisions in Round Rock's ETJ in Williamson County must contain standard Williamson County plat notes (see following pages) and must be reviewed by the FEMA Flood Plain Administrator for compliance with applicable floodplain management requirements. Additionally, if the subdivision is proposing the use of an onsite water or wastewater facility, the application must be reviewed by the Williamson County and Cities Health District for compliance with applicable environmental requirements.**

#### **FEMA Floodplain Management**

All construction in Williamson County must adhere to federal floodplain regulations. Regulations are established by the Federal Government and implemented by the Federal Emergency Management Agency (FEMA). The Flood Plain Administrator for Williamson County, currently J. Terron Evertson, P.E., CFM, is responsible for examining proposed subdivisions for compliance with federal floodplain regulations.

Prior to submitting a **final plat, minor plat, amending plat, or replat application** to the City of Round Rock, the applicant must complete a review with the FEMA Flood Plain Administrator. The Administrator or associated staff will specify appropriate flood plain, elevation, and benchmark notes which will be added to the plat.

A signature block for the FEMA Flood Plain Administrator shall be affixed to the plat and shall be signed prior to submitting an application to Round Rock which states:

Based upon the representations of the engineer or surveyor whose seal is affixed hereto, and after review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

Please note, if the subdivision is the FEMA flood plain, additional permits or certificates may be required. For more information on FEMA flood plain management, please contact:

J. Terron Evertson, P.E., CFM  
Williamson County Engineer  
Email: [tevertson@wilco.org](mailto:tevertson@wilco.org)  
Unified Road System  
3151 S. E. Inner Loop, Ste.B  
Georgetown, TX 78626  
(512) 930-3330

### **Onsite Water and/or Wastewater Facilities**

The Williamson County and Cities Health District (WCCHD) Environmental Health Services is the authorized agent of the [Texas Commission on Environmental Quality](#) (TCEQ) for Williamson County. Each new or altered single family dwelling, multi-family dwelling, business, commercial, or industrial structure must be connected to an approved On-Site Sewage Facility (OSSF), or be connected to an authorized wastewater disposal system.

Prior to submitting a **final plat, minor plat, amending plat, or replat application** to the City of Round Rock, the applicant must complete a review with the WCCHD if onsite water or wastewater facilities are proposed. Environmental Services staff will specify any appropriate notes which will be added to the plat.

A signature block for the Executive Director of WCCHD shall be affixed to the plat and shall be signed prior to submitting an application to Round Rock which states:

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County and Cities Health District (WCCHD) and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it.

For more information on permitted onsite water or wastewater facilities, please refer to: <http://www.wcchd.org/Services/Environmental/OSSF.htm> or contact:

Steve Gilmer, RS, OS6592  
Email: [sgilmer@wcchd.org](mailto:sgilmer@wcchd.org)  
303 Main Street  
Georgetown, Texas 78626  
(512) 930-3620

## Williamson County Plat Notes

The following plat notes shall be included **on all plats** that lie outside of the city limits of Round Rock, Texas but lie within portions of the Round Rock extraterritorial jurisdiction (ETJ) and within Williamson County, Texas (as per the adopted Interlocal Agreement between Round Rock and Williamson County).

1. Rights of way or easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any road widening easement for the construction, improvement or maintenance of the adjacent road.

The landowner assumes all risks associated with improvements located in the right-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner shall indemnify and hold the County, its officers, and employees harmless from any liability owing to property defects or negligence not attributable to the County, its officers, and employees and acknowledges that the improvements may be removed by the County and that the owner of the improvement will be responsible for the relocation and/or replacement of the improvement.

2. The construction of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the property covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those drainage or protecting the road systems and streets.

The County assumes no responsibility for the accuracy of representation by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

3. All public roadways, rights-of-way and easements shown on this plat are free of liens.
4. Where rural mail boxes are in use, such boxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right-of-way shall meet the current TXDOT standards. Any mailbox that does not meet this requirement may be removed.

Department of Infrastructure  
County Engineer's Office  
3151 SE Inner Loop, Ste B  
Georgetown, TX 78626  
T: 512.943.3330  
F: 512.943.3335



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## SUBDIVISION CHECKLIST

Subdivision Name: \_\_\_\_\_

Surveyor/Engineer contact: \_\_\_\_\_ Telephone: \_\_\_\_\_

Surveyor/Engineer's Address: \_\_\_\_\_

Surveyor/Engineer's Email: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Owner's Email: \_\_\_\_\_

**REVIEW:** Each survey plat requires formal review and signature by Williamson County Engineer's office. Reviews by the County Engineer's office require a site visit with profile holes open for inspection and a review for plat notes listed below. Plats will be reviewed within 10 days. Please review plat for correct notes on checklist.

**The survey needs the following to be addressed as indicated by asterisk (\*)**

( ) **1. SIGNATURE BLOCK:** "Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the survey as represented by the said engineer or surveyor, I find that this blue line (survey) complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this blue line (survey) and the documents associated with it."

\_\_\_\_\_  
J. Terron Evertson, PE, DR, CFM  
County Engineer

\_\_\_\_\_  
Date

( ) **2. MAP:** The review must include an accurate map of the subdivision location in relation to major roads.

( ) **3. FEES:** A review submittal must be accompanied by the payment of the appropriate fees: \$125.00 per subdivision PLUS \$20.00 per lot.

( ) **4. EDWARDS AQUIFER RECHARGE ZONE (EARZ):** The following notation should be included IN the engineer or surveyors signature statements over the seal and signature: "**This tract is/is not located within the Edwards Aquifer Recharge Zone.**"

( ) **5.** If the tract is located within the EARZ and the lots are 5 acres or less, include the following plat note: **“No construction in the subdivision may begin until the Texas Commission on Environmental Quality (TCEQ) has approved the Water Pollution Abatement Plan (WPAP) in writing.”**

( ) **6.** If in the EARZ submit copy of approved WPAP. Williamson County Engineer’s office requires that any mapped recharge features found in the WPAP geologic assessment be shown on the plat with all required OSSF setbacks. If exempted from a WPAP submit written exemption from TCEQ. Contact TCEQ at 512.339.2929.

( ) **7. EDWARDS AQUIFER RECHARGE ZONE (EARZ) DESIGN:** For lots over the EARZ, include the following note: **“On-Site Sewage Facilities must be designed by a Registered Professional Engineer or Registered Sanitarian.”**

( ) **8. WATER SERVICE:** Include the following note: **“Water service for this subdivision will be provided by \_\_\_\_\_.”**

( ) **9. WATER SERVICE:** If a water district or corporation supplies water services to the proposed lot(s), then a letter from the supplier(s) must be provided verifying that services or a meter will be provided for each lot.

( ) **10. SEWER SERVICE:** Include the following note: **“Sewer service for this subdivision will be provided by On-Site Sewage Facilities.”**

( ) **11. WELLS AND OSSF:** If the lots are to be served by private wells and OSSF’s, the plat must show a 100’ sanitary easement around the approved well site within which no absorptive type of OSSF may be located. **PROPOSED WELLS MUST BE LOCATED 50’ FROM THE PROPERTY LINE.** The easements of neighboring wells that encroach the subdivision must also be shown.

( ) **12. OSSF:** The locations of existing septic systems and absorption fields must be shown on a scale drawing.

( ) **13. 100 YEAR FLOOD PLAIN MAP:** The blue line must show the 100 year flood plain and flood way.

( ) **14. LOT SIZE:** If lots will utilize an OSSF, the review must show the square footage of each lot. All lots utilizing OSSFs must be at least one (1) acre in size. Lots that are NOT supplied by organized water must be at least two (2) acres in size. The minimum lot size shall equal the number of houses times the minimum lot size for each house. Special requirements apply for duplex, triplex and multifamily residential. In calculating minimum lot sizes for compliance with these rules, recognizable bed and banks of wet weather creeks, bodies of water and dedicated public road easements shall be excluded from the overall square footage of the lot.

( ) **15. CONTOURS:** If OSSFs will be constructed, the submittal must include a topographic map showing ten-foot (10’) contours.

( ) **16. DRAINAGE PLAN:** If served by OSSF’s, a comprehensive drainage impact plan must be provided. This report must relate how current and future drainage patterns will or will not effect the proper function of On-Site Sewage Facilities (OSSF). This report must state that positive drainage will occur throughout the entire tract and improvements will be made if drainage problems become apparent.

( ) **17. SOILS:** If the subdivision is to be served by OSSFs, a representative number of test holes, located in representative areas of the subdivision, are required in order to acquire an adequate profile of soil conditions in the area. The results of these test holes must be submitted, addressing depth and type of soils, percolation potential, depth to rock or bedrock, and location / depth of any evidence of seasonal groundwater strata. Any other information which will influence the expected long-term function or design of OSSFs must be included. If seasonal groundwater is indicated at a depth shallower than six-and-a-half feet (78”), holes must be provided on adjacent lots until the horizontal limits of the shallow groundwater strata are identified. A Registered Professional Engineer (P.E.) or Registered Sanitarian (R.S.) must provide this information. A copy of our site/soil evaluation form is available upon request.

