Copies of this and other Development Packet Chapters are available online at: https://www.roundrocktexas.gov/departments/planning-and-development-services/land-development-permits/

Contents:
- Important Notes about Plat Recordation
- Plat Recordation Process
- Memo: Recordation Fees
- Recordation Application for Plats in the City of Round Rock
- Affidavit for Recordation
- Letter of Acceptance for Mandatory Parkland Conveyance
- Staff Contacts

Planning and Development Services Department
City of Round Rock, Texas
Updated November 26, 2018
**Important Notes about Plat Recordation**

1) Recordation packets must be submitted in person. A completeness check must be performed at the time of submittal. Couriered applications will be returned by mail the following business day.

2) The application and supporting documents must be originals. Copies or electronic versions cannot be accepted.

3) The City’s recordation review process takes an average of **ten (10) business days** after a complete and accurate packet of recordation materials is submitted to the Planning Department. Please note, if property is conveyed or conveyed by separate document to the City (e.g., drainage easements, parkland conveyance deeds, etc.), allow **an additional fifteen (15) business days** for the City’s legal staff to draft these documents. Donation Deed applications must be submitted prior to submitting for recordation. Applications for recordation will not be accepted until the deed process (Step 2) is completed (if necessary).

4) Williamson and Travis County Clerks will review Plats and related materials when they are presented for recording. It is the applicant’s responsibility to ensure all County Clerk’s requirements have been satisfied.

5) The Planning Director or designee shall obtain the required City signatures on the Plat.

6) The official copy of the Recorded Plat shall be maintained at the Office of the County Clerk.
Plat Recodation Process

Step 1 – Pre-Recodation

In order for the approved Plat to be recorded,

_____ The plat must satisfy ALL conditions of the Planning & Zoning Commission's approval;

_____ The plat **must include notarized signature(s) of**

_____ All current owners;

_____ All current lien holders, if any

The Applicant is responsible for ensuring all obligations from the following departments have been satisfied:

_____ Planning & Development Services Dept. (PDS): Prior to submitting your plat recordation packet, please contact the Planning & Development Services Department at 512-218-5428 for all development-related fees and documents which may be required prior to plat recordation. These may include: Fiscal, Oversize Fee(s), Regional Detention Fees, Offsite Easements, and/or Subdivision Improvement Permit Approval.

_____ Parks & Recreation Dept. (PARD): Please contact the Parks & Recreation Department at 512-218-5540 to verify any Parkland Fees or Parkland Donation Deed requirements have been satisfied. See Step 2, below:

Step 2 – Plats Requiring Donation Deeds

* If property **will not be conveyed** to the City in conjunction with the plat, skip this step.

* If a right-of-way donation deed, parkland donation deed, drainage lot deed, etc. is associated with this plat, **the applicant must complete the following process before moving to Step 3.**

  a) Provide the exhibits required by the Donation Deed Application

  b) The City Attorney will review the packet and prepare a deed for the conveyance. **Please note: This review and preparation process may take two to three weeks.**

  c) The Planning & Development Services Department will forward the prepared deed to the applicant for signature.

Note: Steps 1 and 2 can be initiated simultaneously. However, you must **complete** Steps 1 and 2 before moving to Step 3.
Step 3 – Recordation Check List

The Applicant must submit this check list with the following recordation materials to a Planner or Planning Technician in the Planning & Development Services Department. When all the items listed below have been assembled, please contact the Planning & Development Services Department to schedule a packet completeness review.

_____ Signed application form (see Recordation Application form in the following pages);

_____ Completed and signed (by property owner or authorized agent and PARD Director) Letter of Acceptance for Mandatory Parkland Conveyance (see form in the following pages);

_____ If applicable, an applicant-executed (signed and notarized, but not recorded) deed for the conveyance of property as prepared by the City Attorney in Step 2;

_____ A deed for any parkland conveyance or cash contribution in lieu of parkland conveyance, if applicable. If the final plat is a phase of the total tract to be platted and it does not include the parkland to be conveyed, the developer must provide a temporary access easement to the parkland acceptable to the city in a form approved by the city attorney;

_____ A title insurance policy, naming the city as the holder, covering the parkland to be conveyed;

_____ A deed for drainage, right-of-way and/or detention lots to be conveyed to the city or a Homeowners Association as applicable;

_____ An Abstractor’s Certificate/Ownership and Lien Certificate, which shall state the names and addresses of all current owners and current lien holders of the property described in the Plat. The abstractor's certificate shall be dated no earlier than thirty (30) days prior to request for recordation of the Plat if applicable; A “Nothing Further” certificate will only suffice if the original Abstractor’s Certificate/Ownership and Lien Certificate is submitted simultaneously;

_____ Current original tax certificates: County, City and Schools. The City of Round Rock’s and Round Rock Independent School District’s tax information is included on the tax certificate from Williamson County. NOTE: During the month of January, tax certificates showing monies owed for the prior year need to be accompanied with a receipt of taxes paid in full;

_____ Original Williamson County affidavit certifying tax certificates for each owner (see Affidavit for Recordation form, in following pages);

Fees:

_____ City of Round Rock GIS recording fee and fees for preparing reproducible drawings required to record the Plat (by check made payable to “City of Round Rock”);
The prescribed County recordation fees (by check made payable to “Williamson County” and/or “Travis County”, whichever is applicable);

** All items must be submitted as a set and will be subject to a completeness check **

If you have further questions about the recordation process, please contact the Planning & Development Services Department at 512-218-5428.
MEMORANDUM

TO: Development Community

FROM: Planning & Development Services Department
City of Round Rock

DATE: September 1, 2013

SUBJECT: Recordation Fees

Please refer to the following tables for the appropriate check amounts and payable information.

City of Round Rock recording fees:
- Mylar reproduction fee: $10.00 per page
- GIS fee: $25.00 per lot

Please make the check payable to “City of Round Rock.”

Williamson County recording fees: (revised 9/1/2013)

<table>
<thead>
<tr>
<th>Plat Size</th>
<th>1 page</th>
<th>2 pages</th>
<th>3 pages</th>
<th>4 pages</th>
<th>5 pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount</td>
<td>$91.00</td>
<td>$166.00</td>
<td>$241.00</td>
<td>$316.00</td>
<td>$391.00</td>
</tr>
</tbody>
</table>

Please make the check payable to “Williamson County.” Checks more than 60 days old will not be accepted.

Please share this information with the appropriate individuals within your organization. Thank you for your cooperation in this matter.
Recordation Application
for Plats in the City of Round Rock
Planning & Development Services Department (PDS)  512-218-5428

<table>
<thead>
<tr>
<th>Subdivision/Plat Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>(attach additional sheets as needed)</td>
</tr>
<tr>
<td>Name: ____________________________</td>
</tr>
<tr>
<td>Total # of Lots: _______________  Acreage: _______________</td>
</tr>
<tr>
<td>Legal Description: ____________________________</td>
</tr>
<tr>
<td>Property Owner(s): ____________________________</td>
</tr>
<tr>
<td>Lien Holder(s): ____________________________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant/Primary Contact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: ____________________________</td>
</tr>
<tr>
<td>Firm/Agency: ____________________________</td>
</tr>
<tr>
<td>Address: ____________________________</td>
</tr>
<tr>
<td>Ph: __________  Fax: __________  Email: ____________________________</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>This is to certify that the materials submitted for plat recordation are complete and correct. Ownership and/or lien holder information as listed on the plat is accurate as of the date of this application and as of the date of plat recordation.</td>
</tr>
<tr>
<td>Signature: ____________________________</td>
</tr>
<tr>
<td>Print name: ____________________________  Date: ____________________________</td>
</tr>
</tbody>
</table>
AFFIDAVIT FOR RECORDATION

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned affiant, who, first duly sworn upon his/her oath, did state:

“My name is _________________________________. I am over the age of eighteen years. _______________________________ (the “Owner”, whether one or more) is/are the sole owner(s) of the property described in the plat of the subdivision to be known as _______________________________. (the “Subdivision”). I am the Owner or authorized representative of the Owner. The original tax certificate(s) attached to the plat of the Subdivision describe all of the property contained within the Subdivision and all taxing entities with jurisdiction over the Subdivision.”

__________________________________
(Signature)

__________________________________
(Printed Name)

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared ________________________________, known to me to be the person whose name is subscribed to the foregoing instrument.

Given under my hand and seal of office on this the _____ day of ____________, 20____.

_______________________
NOTARY PUBLIC in and for the State of Texas

My commission expires: ____________________
Letter of Acceptance
for Mandatory Parkland Conveyance
Parks & Recreation Department (PARD) 512-218-5540
Planning & Development Services Department (PDS) 512-218-5428

Project name: _____________________________________________________________
Project acreage: ____________________  (Proposed) Zoning: ____________________

Property owner or authorized agent
Name: ________________________________
Contact Person: ________________________________
Phone: ___________  Fax: ___________  Email: ________________________________

Parkland Contribution
Parkland contribution requirements are given in the Zoning & Development Code Sections 4-61 through 4-69, available online at https://www.municode.com/library/tx/round_rock. For further information regarding parkland conveyance, contact Park Development Mgr. Katie Baker, 512-341-3355, kbaker@roundrocktexas.gov.

Park Zone(s) for proposed project (refer to Park Zone map): ________________________________
Number of park acres required to be conveyed: ________________________________
  Number of park acres to be conveyed: ________________________________
  AND / OR
  Amount for Fee in Lieu of Parkland Conveyance to be paid: $_____________________

Other improvements or items related to Parkland Conveyance (list):


Signature of Property Owner or Authorized Agent

Date

Signature of Acceptance by PARD Director

Date
City of Round Rock Development Contacts

Planning and Development Services Department (PDS)

301 W. Bagdad, Suite 210, Round Rock, TX 78664 512-218-5428 Fax: 512-218-3286

Easement Dedications/Vacations and Fiscal Posting
Roxanne Valadez, Senior Engineering Tech. 512-218-6658 rvaladez@roundrocktexas.gov

Encroachment Agreements
Diane Buck, Planner 512-341-3166 dbuck@roundrocktexas.gov

Floodplain and Drainage Requirements
Jeff Dunsworth, PE, CFM, Senior Engineer 512-341-3363 jdunsworth@roundrocktexas.gov

Forestry and Landscaping
David Bost, Senior Planner 512-341-3175 dbost@roundrocktexas.gov

Platting Application Requirements, Review and Approval Process, and Plat Recordation
Juan Enriquez, Planner 512-218-5429 jenriquez@roundrocktexas.gov
Veronica Chandler, Planning Tech 512-341-3320 vchandler@roundrocktexas.gov

Presubmittal Meetings
Cecilia Chapa, Planning Tech 512-218-5428 pdsintake@roundrocktexas.gov
Savina McCarter, Planning Tech

Project Closeout
Alice Guajardo, Planning Tech 512-341-3161 aguajardo@roundrocktexas.gov

Signs
Diane Buck, Planner 512-341-3166 dbuck@roundrocktexas.gov

Utilities and Subdivision Improvements
Jeff Brooks, Engineering Associate 512-341-3363 jbrooks@roundrocktexas.gov

Zoning and PUD Applications, Annexation
Clyde von Rosenberg, AICP, Senior Planner 512-341-3174 cvonrosenberg@roundrocktexas.gov

Fire Department
203 Commerce Blvd., Round Rock, TX 78664 512-218-5590 Fax: 512-218-5594

Fire Code
Mark Selby, Prevention Division Captain 512-218-6633 selby@roundrocktexas.gov

Parks and Recreation Department (PARD)
301 W. Bagdad, Suite 250, Round Rock, TX 78664 512-218-5540 Fax: 512-218-5548

Parkland Dedication and Trails
Katie Baker, Park Development Mgr. 512-341-3355 kbaker@roundrocktexas.gov

Transportation Department
2008 Enterprise Drive, Round Rock, TX 78664 512-218-7044 Fax: 512-218-3242

Transportation Requirements
Ed Polasek, Transportation Senior Planner 512-341-3167 epolasek@roundrocktexas.gov