

Plat Approval Process for Border Counties

Developer Files Plat

Plat Requirements:

Two or more lots of 5 acres or less intended for residential use.
Prohibits >1 single family dwelling per lot.
Describes lots, streets, alleys, parks & public spaces.
Describes water and wastewater services, associated easements & roadways (in English and Spanish). States when utility facilities will be operable.
Provides for stormwater drainage.
Identify floodplains, if any.
Certifies that water, sewer, electric, gas on each lot meets minimum state standards.
Financial guarantee required if facilities are not installed prior to final plat approval.

Developer Files Final Engineering Report

Water Supply Options

1. Connect to existing public water system.
2. Create new public water utility provider.
3. Install private water wells that meet standards.
4. Describe water facilities and corresponding easement in English and Spanish. Specifically state when water facilities will be fully operable.
5. Certificate from engineer that water facilities meet state standards.
6. Estimate the cost to install water facilities.

#1 requires public system to accept new component & contract for service for 30 years.
#2 requires CCN & permit from TCEQ.
#3 requires water availability study.

Wastewater Options

1. Connect to existing public wastewater system.
2. Create new public waste water utility provider.
3. Install private septic tanks that meet standards.
4. Describe waste water facilities and corresponding easement in English and Spanish. Specifically state when waste water facilities will be fully operable.
5. Certificate from engineer that water facilities meet state standards.
6. Estimate the cost to install water facilities.

#1 requires public system to accept new component & contract for service for 30 years.
#2 requires CCN & permit from TCEQ.
#3 requires plans to be reviewed & approved by TCEQ or agent.

Additional requirements

1. Provide drainage to avoid draining to another lot & away from buildings.
2. Certificate required from engineer or surveyor regarding floodplain.
3. Certificate from water, wastewater, gas and electric utility the service to each lot meets minimum state standards.

City/County vote on Final Plat

County approves order for final plat. Enters order in minutes.
Publishes minutes and order in English and Spanish in newspaper of general circulation in the county.

County requires subdivision to:

Provide right of way easements for roads in the subdivision.
Provide roadway widths.
Provide road construction specifications.
Provide drainage specifications for each road.
Provide statement in each purchase contract describing how and when water, wastewater, electricity and gas will be made available.
Bond or financial guarantee ensuring the completion of water and wastewater services.

TWDB may review compliance as part of EDAP application