

HOW MUCH LAND IS REQUIRED FOR SEWAGE-SEPTIC

FACILITY?

This is not an easy question to answer. The general state minimums are:

- 1 acre for land with a water well and sewage/septic facility, **OR**
- 1/2 acre for land with only a sewage facility.

The size requirements of a piece of property apply when it is divided. If you have an existing piece of land smaller than the above, then you must submit to the Tarrant County Health Department a professional design showing how you can get a legal system on your property. No matter how big or how small, each piece might not have enough if they have a well, stock pond, creek, big house, garage, etc. Be sure to read the next question.

I AM SPLITTING UP A PIECE OF LAND, HOW SMALL CAN I MAKE IT?

If you will have On-Site Sewage/Septic Facilities, the state law has 2 possibilities: **You will need:**

- 1 acre if you might have a well, **OR**
- 1/2 acre if you will only have a public water supply.

However, you must have enough land to meet the requirements for the system you need. In Fort Worth's ETJ, you are required to have a minimum of 1 acre.

Remember, old, existing, recorded property is treated on an individual basis.

WHAT IS THE COST?

The City of Fort Worth charges \$15.00 for parcel review and verification.

We accept cash, checks, and credit cards. Make checks payable to the City of Fort Worth.



CITY OF FORT WORTH
DEVELOPMENT DEPARTMENT
LOWER LEVEL, NORTHEAST CORNER
1000 THROCKMORTON ST
FORT WORTH, TX 76102

RESIDENTIAL ON-SITE-SEWAGE/SEPTIC FACILITIES REQUIREMENTS



City of Fort Worth
 Department of Development
 1000 Throckmorton St,
 Fort Worth, TX 76102
 Phone (817)-392-2328

REQUEST FOR PLATTING VERIFICATION FOR AN ON-SITE-SEWAGE/SEPTIC FACILITY
 Within the Extraterritorial Jurisdiction of the City of Fort Worth

Applicant: _____ Contact Number: _____

Complete Mailing Address: _____

Subject Property Address: _____

Lot(s): _____ Block(s): _____

Subdivision Name: _____

Survey Name: _____

Abstract Number: _____ Tract Number(s) _____

MapSCO: _____ Size in acres: _____

WATER SOURCE:

- Private Well Public Water through _____
 Providers Telephone Number (_____) _____ - _____
 Account Number: _____

The following information is necessary for verification and approval. Any one of the **three** criteria noted below may be met:

1. A copy of a current warranty deed / vendor's lien complete with survey and legal description and filing information – AND – a copy of all warranty deeds filed dating back and including the date of **April 26, 1993**, complete with survey and legal description and filing information; **or**,
2. A copy of a current recorded plat noting subdivision, lot and block information and filing information – AND – a copy of all recorded plats filed dating back and including the date of **April 26, 1993**, noting subdivision, lot and block information and filing information; **or**,
3. A copy of a current warranty deed and a copy of all warranty deeds filed **after April 27, 1993** – AND – a notarized statement from your surveyor or title company attesting that the property was thoroughly researched and did not discover and/or find any other recorded deeds or plats filed for record **prior to April 27, 1993**.

The above information may be obtained from the County Court House for the County in which the property is located. Upon receipt of this information a thorough review will be made, if all requirements are met a Property-Subdivision letter will be issued.

There is a \$25.00 Fee due at time of application. Make checks payable to the City of Fort Worth.

RESIDENTIAL ON-SITE-SEWAGE/SEPTIC FACILITY

HISTORY

On April 27, 1993, the Tarrant County Commissioner's Court ruled that, consistent with state platting law, no permit shall be issued by the County Health Department for a septic type on-site-waste system unless the platting requirements of the city with jurisdiction have been met. On June 30, 1993, the Fort Worth City Plan Commission issued a policy that **lots existing prior to April 27, 1993, MUST BE PLATTED BUT BE A MINIMUM 1-ACRE.** Any Lot greater than 5 acres is **EXEMPT** from platting but must be verified by the city having jurisdiction before a septic system permit will be granted.

From time to time, property in the FTJ is either subdivided without benefit of patting or a home is actually constructed and cannot comply with the lot size requirements. We ask you to please inform your respective **Real Estate Associates and Builders** of this requirement so that further problems can be averted.

REQUIREMENTS

When applying for a residential-on-site-sewage/septic facility permit, approval must first be obtained from the City. The following information is necessary for verification and approval and may meet any one of the 3 criteria noted below:

Applicant Name, Contact Number, Complete Mailing Address, and Property Address, **PLUS:**

1. A copy of a **CURRENT** warranty deed complete with survey and legal description and filing information – AND – a copy of all warranty deeds filed dating back and including the date of April 27, 1993, complete with survey and legal description and filing information; **OR,**
2. A copy of a **CURRENT** recorded plat noting subdivision, lot and block information and filing information – AND – a copy of recorded plats filled dating back and including the date of April 27, 1993, noting subdivision, lot and block information and filing information; **OR,**
3. A copy of a **CURRENT** warranty deed and a copy of all warranty deeds filed after April 27, 1993 – AND – notarized statement from your surveyor or title company attesting that the property was thoroughly researched and did not locate any other recorded deeds or plats filed for record prior to April 27, 1993.

The information above may be obtained from the County Court House in which the property is located. Upon receipt of this information a thorough review will be made, if **ALL** requirements are met a Property-Subdivision letter will be issued.

FREQUENTLY ASKED QUESTIONS ARE ON THE BACK. ⇒