



TECHNICAL STANDARDS SUMMARY

Water Well Guidelines

A coordinated reference for well planning, permitting, shared systems, flood protection, construction, and long-term operation.

ISSUED July 28, 2026	COMMUNITY River Ranch on the Brazos
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This booklet is a summary for convenient reference. Recorded River Ranch governing documents and shared-water-well agreements, governmental permits, engineering requirements, district rules, and applicable law remain controlling.

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Use this guide during site planning, permit coordination, well-house design, shared-system documentation, construction, and ongoing maintenance.

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ABOUT THIS SUMMARY

This document summarizes applicable provisions of the “Declaration of Covenants, Conditions and Restrictions for River Ranch on the Brazos,” the River Ranch Architectural Guidelines, the Parker County Floodplain Ordinance and permitting instructions, the Upper Trinity Groundwater Conservation District Rules, and Texas water-well construction standards. These guidelines are intended to assist owners, builders, well drillers, pump installers, engineers, and the Architectural Review Board (ARB). They do not replace the recorded Declaration, a recorded shared-water-well agreement, governmental permits, engineering requirements, or applicable law. If a conflict exists, the more restrictive controlling requirement shall apply.

01 Approval And Permitting Requirements

- Prior written ARB approval is required for the proposed location and design of a water well, pump, pressure tank, well house, utility enclosure, related piping, electrical service, grading, fill, screening, and access improvements.
- The well and septic-system locations must be approved by the ARB and the applicable Parker County authority. Installation must be performed by properly licensed professional installers.
- A new well must be registered with and authorized by the Upper Trinity Groundwater Conservation District before drilling. The well must be drilled at the location approved by the District, subject to the location tolerance and all spacing requirements in the District Rules.
- If the tract or proposed improvements are in a FEMA Special Flood Hazard Area, obtain the required Parker County Floodplain Development Permit before grading, placing fill, pouring a slab, constructing the well house, or installing associated development.
- Governmental approval does not replace ARB approval, and ARB approval does not replace any required governmental authorization.

02 Required Application Materials

- Owner name, lot number, property address, and contact information.
- A current survey or scaled site plan showing property lines, easements, setbacks, the shared boundary when applicable, existing and proposed improvements, septic components, drainage features, watercourses, floodplain and floodway boundaries, and the proposed well location.
- The FEMA flood zone, Base Flood Elevation (BFE), existing grade, proposed finished grade, proposed well-house lowest-floor elevation, and proposed wellhead/sleeve elevations.
- Well-house elevations and specifications identifying dimensions, height, roof pitch, roofing, exterior materials, colors, doors, vents, screening, anchoring, and flood-resistant materials.
- A utility plan showing the well casing, pump, pressure tank, controls, disconnects, meter, conduit, wiring, water mains, shutoff valves, backflow protection, and service lines to each residence.
- Upper Trinity registration or authorization, Parker County floodplain approval when applicable, and any required professional certifications.
- For a shared well, the executed and recordable shared-water-well agreement, easement exhibit, legal descriptions, cost-allocation provisions, and access plan.

03 Well Location And State Construction Standards

- Wells should be located outside areas generally subject to flooding whenever a compliant and reasonably practicable location is available.
- All wells must satisfy 16 Texas Administrative Code Chapter 76, Upper Trinity spacing, minimum-tract-size and completion requirements, and approved separation distances from septic systems and potential contamination sources.
- A well located in a flood-prone area must be completed with a watertight sanitary well seal maintaining the junction between the casing and pump column, together with a steel sleeve extending at least thirty-six (36) inches above ground level and twenty-four (24) inches below the ground surface.

- The casing, cap, annular seal, concrete slab or approved alternative surface completion must be constructed to prevent pollutants and surface water from entering the well. The surface around the well must drain away from the casing.
- The Texas flood-zone wellhead requirements apply independently of the elevation or floodproofing of the surrounding well house. A well house is not a substitute for the required sanitary seal and steel sleeve.
- Upper Trinity may impose additional completion requirements when necessary to protect groundwater quality, well integrity, or prevent the loss of groundwater.

04 Floodplain And Floodway Requirements

- FEMA Zone A or AE / Special Flood Hazard Area: Parker County regulates development, including buildings, slabs, fill, grading, utilities, and other improvements. A Floodplain Development Permit is required before construction.
- Nonresidential structure: A new well house or similar nonresidential structure must generally have its lowest floor elevated at least two (2) feet above the applicable BFE or be designed and certified as floodproofed to two (2) feet above the BFE, subject to Parker County approval.
- Regulatory floodway: Fill, construction, slabs, and other encroachments are prohibited unless hydrologic and hydraulic analyses prepared by a registered professional engineer demonstrate that the proposed development will cause an absolute zero rise in flood levels during the base flood.
- Elevation documentation: Parker County may require design elevations and a post-construction Elevation Certificate signed and sealed by a professional engineer, registered land surveyor, or architect.
- Project elevation: The River Ranch Architectural Guidelines identify 714 feet as the BFE used for certain lower-level guidance. The current FEMA map, flood study, project-specific survey, applicable datum, and written determination of the Parker County Floodplain Administrator shall control for each individual location.

05 Well House And Pump Equipment Design

- A well house is treated as an improvement, outbuilding, or accessory structure and requires prior written ARB approval.
- The well house must be architecturally compatible with the residence and community. Materials, roofing, colors, scale, and detailing must be approved by the ARB.
- Unless otherwise approved by the ARB, an accessory structure must comply with the applicable Architectural Guidelines, including matching roofing materials, a maximum seven-foot (7') plate height, a minimum 4:12 roof pitch, and placement or screening that limits visibility from streets, adjacent lots, and above fence lines.
- The well house may not obstruct a drainage path, interfere with a flood opening, displace floodwater in a prohibited manner, or hinder access to a water-system easement.
- Floodwater-resistant materials must be used below the required flood-protection elevation. The structure and equipment must be anchored or otherwise designed to resist flotation, collapse, lateral movement, hydrostatic forces, hydrodynamic forces, and debris impact as required.
- Doors, walls, penetrations, vents, piping, conduits, and utility connections must be configured consistently with the approved elevation or floodproofing method.
- Mechanical equipment and utility components must be screened from neighboring lots, streets, and adjacent property without restricting ventilation, inspection, repair, or emergency access.

06 Equipment And Utilities In Flood-Prone Areas

- Primary electrical equipment - including the service panel, meter, disconnect, generator connection, transfer switch, pump controls, and similar components - must be installed above the applicable flood-protection elevation unless a specific alternative is approved by the proper authority.
- Non-submersible pumps, pressure tanks, water-treatment equipment, backflow devices, controls, and other non-submersible components should be installed above the flood-protection elevation.
- Components below the flood-protection elevation must be specifically suitable for the location, resistant to flood forces and water entry, capable of isolation from the remainder of the system, and positioned for practical restoration or replacement.
- Electrical work must comply with the applicable electrical code and be performed by properly licensed professionals. Openings and penetrations must not provide a route for floodwater to enter the well casing or protected portions of the system.
- Fuel tanks or fuel-powered equipment, if approved, must comply with the River Ranch prohibition on above-ground propane tanks and all anchoring, elevation, floodplain, and fire-safety requirements.

07 Shared Water Well Requirements

- Only the lots identified in the recorded shared-water-well agreement may connect to or receive water from the well. Water may not be sold or supplied to another person or property.
- The shared system includes the well, pipes, pumping equipment, pressure components, mains, electrical wiring, conduits, controls, and other structural, mechanical, and electrical components serving both properties.
- Costs for maintenance, repair, replacement, testing, and restoration of shared components are allocated as provided in the recorded agreement. Components serving only one lot remain that owner's responsibility.
- Each participating owner must preserve the easements and reasonable physical access needed to construct, inspect, test, operate, maintain, repair, and replace the shared system. Access does not extend into a residence unless separately authorized.
- No owner may install landscaping, fences, walls, paving, buildings, or other improvements that interfere with the well, water lines, electrical service, drainage, required flood openings, or access easements.
- No owner may relocate, modify, enclose, disconnect, or materially alter a shared component in a manner affecting the other property without all required written approvals and the other owner's written consent when required by the recorded agreement.
- The shared agreement must remain consistent with Upper Trinity's minimum-tract-size, registration, production-capacity, and well-plugging requirements. Termination may require plugging the well.

08 Construction And Closeout

- Do not begin drilling, grading, filling, slab construction, utility installation, or well-house construction until all required written approvals have been issued.
- The approved well location, finished elevations, drainage, access, materials, and equipment layout must be followed. Proposed field changes must be submitted before implementation.
- The licensed driller must submit the required state well report and Upper Trinity completion documentation within the applicable deadlines.

- The owner must provide the ARB with copies of final governmental approvals, the completed well report, required floodplain certifications, and an as-built site plan or survey when requested.
- Construction areas must be restored, drainage maintained, debris removed, and damaged common or private improvements repaired as required by the governing documents and shared agreement.

09 Ongoing Operation And Maintenance

- Keep the sanitary seal, casing, cap, sleeve, well house, drainage, electrical equipment, piping, controls, and screening in safe and serviceable condition.
- Maintain unobstructed access to the well and all shared-system easements. Do not store materials or hazardous substances in a manner that could contaminate the well or prevent maintenance.
- After flooding or suspected inundation, discontinue potable use until the well and equipment have been inspected, disinfected when appropriate, restored by qualified professionals, and water quality has been confirmed as appropriate for use.
- Any repair, replacement, relocation, enlargement, or exterior modification that changes the approved location, appearance, capacity, drainage, or flood protection requires renewed review when applicable.

10 Controlling References

- River Ranch governing documents: Declaration of Covenants, Conditions and Restrictions for River Ranch on the Brazos, including Sections 5.2, 5.6, 10.3(c), 11.38, 12.12, Exhibit D, and any recorded shared-water-well agreement.
- River Ranch Architectural Guidelines: Flood venting, utilities below the flood-protection elevation, accessory structures, exterior materials, screening, ARB submissions, and Parker County permitting.
- Texas water-well rules: 16 Texas Administrative Code Chapter 76, including §76.100, Technical Requirements - Locations and Standards of Completion for Wells.
- Upper Trinity rules: Upper Trinity Groundwater Conservation District Rules, including Rules 2.1-2.3, 2.13, and 4.2-4.4.
- Parker County requirements: Parker County Floodplain Ordinance and Floodplain Development Permit Instructions.

Current online references as of July 28, 2026:

- [Texas Department of Licensing and Regulation - Water Well Laws and Rules](#)
- [Upper Trinity Groundwater Conservation District - Rules and Forms](#)
- [Parker County - Floodplain Development Requirements](#)

CONFIRM CURRENT REQUIREMENTS

Before relying on these guidelines for a particular installation, confirm the current requirements with the River Ranch ARB, Upper Trinity Groundwater Conservation District, the Parker County Floodplain Administrator, and the licensed professionals responsible for the work.