

Johnson County Platting Application Requirements

Basic Requirements – more information is available in the Subdivision Rules & Regulations of Johnson County as Amended through September 28, 2020

Review Stage Requirements

Review Stage information may be emailed to development@johnsoncountytexas.org

Subdivision or Re-Plat

1. 1 - 18” x 24” Blue Line copy (Scale 1” equals 100 ft.)
2. Application for Plat Approval
3. Warranty Deed
4. Waiver of Taking Impact Assessment Form (TIA)
5. Sworn Statement of Ownership (Notarized)
6. Letters of Service from Utility Providers (not applicable when combining lots)
7. Subdivision Restrictions
8. Drainage Plans *applicable to subdivisions with more than one lot*
9. Water Service Plans *applicable to subdivisions with more than one lot*
10. Sewer System Plan (if other than private OSSF)
11. Any entrance from a State Highway or Farm to Market Road requires acknowledgement or permit of driveway from Texas Department of Transportation
12. It is the responsibility of the developer/property owner to contact the United States Postal Service regarding mail receptacle locations and requirements.

Subdivision with Roads/Road only

1. Same as 1 – 12 as listed above.
2. 24” x 36” road and drainage plans (*same plans may be used for final stage if there are no changes*)
3. 911 Address Coordinator must approve all named roads in a new subdivision

You will be notified of any changes that must be made prior to turning it in for “Final Stage Requirements”.

PLEASE NOTE: The owner shall not sell any lots in the subdivision until the streets and drainage facilities are properly constructed and completed, all utility construction is completed, and all street and traffic signs are installed, and each are approved by the Public Works Department as conforming with the submitted plat and associated studies and the Subdivision Rules and Regulations of Johnson County and other applicable law.

Final Stage Requirements

Basic Requirements – more information is available in the Subdivision Rules & Regulations of Johnson County as Amended through September 28, 2020

Subdivision or Re-Plat: 1 - 5 lots = \$420.00

6 - 10 lots = \$540.00

11 lots and over = \$1,200.00

Subdivision with Roads: \$2,400.00 + \$30.00 per lot over 10 lots

Road only, no lots : \$420.00

Subdivision or Re-Plat

1. 3 - 18" x 24" Mylars
2. Certified Tax Statement from the previous year. You may obtain this statement from the Tax Office located on the first floor in the Johnson County Annex Building at 2 North Mill St.
3. Storm Water Permit from TCEQ when disturbing 5 acres or more.
4. Plat Fee Paid

Subdivision with Roads/Road only

1. Same as listed above (Steps 1- 4).
2. One of the following items: *Construction Bond, Funds in Escrow, Certificate of Deposit, or an Irrevocable Letter of Credit* is required to provide adequate financial security to the county and assure that the project is constructed in compliance with county regulations. The financial security shall be for a period of one year (unless another period is specifically approved by the Commissioners Court upon good cause shown by the sub divider or developer), be made payable to the County Judge. (See plat application for more information). A representative of the sub divider or developer is requested to attend the presentation of the financial security to the Commissioners Court.

PLEASE NOTE: All applicable paperwork and requirements described in the "Final Stage Requirements" listed above must be turned in to the Johnson County Public Works office for application to be considered complete.

***It must be received by the deadline preceding the date for which your plat will appear on the Commissioner's Court agenda, also allowing time for any required legal notice**

APPLICATION FOR SUBDIVISION PLAT APPROVAL

Johnson County, Texas

THIS PAGE MUST BE RETURNED TO JOHNSON COUNTY PUBLIC WORKS

Subdivision w/Roads Subdivision w/o Roads Re-Plat **Road only**

SUBDIVISION

Proposed Name: _____

Lots & Blocks: _____

APPLICANT (Developer)

Name: _____ Phone: _____

Address: _____ Fax: _____

Email: _____ Cell: _____

RECORD OWNER OF PROPERTY (List all names)

Name: _____ Phone: _____

Address: _____ Fax: _____

Email: _____ Cell: _____

ENGINEER / SURVEYOR

Name: _____ Phone: _____

Address: _____ Fax: _____

Email: _____ Cell: _____

SUBDIVISION SPECIFICATIONS

General Location: _____ Precinct: _____

Survey Name: _____ Abstract: _____ Acres: _____

Single Family Residential _____ Multi-Family Residential _____ Apartment _____

Commercial _____ Type _____

Industrial _____ Type _____

Road Type : Public (Name: _____) Private (Name: _____)

Other _____

SWORN STATEMENT OF OWNERSHIP

I, _____ (Owner/Developer), do state on my oath under the penalty of perjury, that I have knowledge of the owners of the above described property. I further swear that on the reverse side of this document all the owners of the property affected by the "WAIVER OF 'TAKING IMPACT ASSMENT (TIA)', including equitable owners, have executed said waiver. I understand that Johnson County is relying upon me and my integrity to its detriment if I have misrepresented the ownership of said property. I understand this is a "government document" and the statements I make in this documents are material to the determination by the County as to whether submitted documents and requested actions are approved by the County.

EXECUTED on this _____ day of _____ . 20 _____

Printed Name of Owner / Developer

Signature of Owner / Developer

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority appeared _____ (Owner / Developer)
Who swore on his/her oath that the above and foregoing SWORN STATEMENT OF OWNERSHIP was true and correct.

EXECUTED on this _____ day of _____ . 20 _____

Notary Public in and for the State of Texas

I, _____ (Owner/Developer), do state on my oath under the penalty of perjury, that I have knowledge of the owners of the above described property. I further swear that on the reverse side of this document all the owners of the property affected by the "WAIVER OF 'TAKING IMPACT ASSMENT (TIA)', including equitable owners, have executed said waiver. I understand that Johnson County is relying upon me and my integrity to its detriment if I have misrepresented the ownership of said property. I understand this is a "government document" and the statements I make in this documents are material to the determination by the County as to whether submitted documents and requested actions are approved by the County.

EXECUTED on this _____ day of _____ . 20 _____

Printed Name of Owner / Developer

Signature of Owner / Developer

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority appeared _____ (Owner / Developer)
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EXECUTED on this _____ day of _____ . 20 _____

Notary Public in and for the State of Texas

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Project Information:

Signature of Employee/Official Preparing Waiver: \_\_\_\_\_

Printed Name of Employee/Official preparing Waiver: \_\_\_\_\_

Department of Individual Preparing Waiver: JOHNSON COUNTY PUBLIC WORKS

Project Name: \_\_\_\_\_

Description of Proposed Action: \_\_\_\_\_

How was ownership determined? \_\_\_\_\_

Are there other owners? Yes No (circle one) If yes who are the other owners? \_\_\_\_\_

Are there equitable owners? Yes No (circle one) If yes who are the other owners? \_\_\_\_\_

Contact person for project: \_\_\_\_\_ Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

# WAIVER OF 'TAKING IMPACT ASSESSMENT (TIA)

Under the Private Real Property Rights Preservation Act

Comes now \_\_\_\_\_, owner(s) of the property described as

Located in Precinct # \_\_\_\_\_ of Johnson County, Texas.

I (we) have been informed that I (we) have certain rights under a law that went into effect September 1, 1997 for County governments in Texas called *The Private Real Property Rights Preservation Act* which is codified in Chapter 2007 of the Government Code of Texas.

I (we) understand that county governments are now required to expressly consider or assess whether their governmental actions may result in 'takings' of private real property. I (we) further understand that the act also provides a remedy for an owner of a legal or equitable interest in private real property to seek a judicial determination of whether a governmental action constitutes a 'taking' and, if so, to ask for invalidation of the governmental action if the county fails to pay the damages assessed.

I (we) further understand that a 'taking' is any county action that affects an owner's private real property whether in whole or in part, temporarily or permanently. Any county action, ordinance, or regulation that affects my rights as owner of the property that would otherwise exist in the absence of any action by the county is actionable. If the action of the county would reduce the value of my private real property by 25 percent or more, I (we) am entitled to be compensated.

In order to study the effect of the county's rule, ordinance, regulation, or action I (we) understand that the county is required to do a study called a 'Taking Impact Assessment' (TIA). If such TIA is done, the county is required to provide a least 30 days' notice of its intent to engage in any such proposed action. The notice must be published in a newspaper of general circulation in Johnson County and it must include a reasonably specific summary of the TIA.

I (we) understand that any action is void if such an assessment is not prepared and that as the OWNER of the land affected by a county action for which a TIA should be prepared. I (we) have the right for 180 days after I (we) know or should have known about the 'taking' to bring a suit against the county. If I (we) should choose to bring such a suit, I (we) would be awarded reasonable and necessary attorney's fees, costs of court, and even damages, especially if the action of the county has reduced the value of my land by 25 percent or more. I (we) could also have the county action declared void.

In consideration of expediting and shortening the approval process for the platting of the above described property so that my property may be placed on the market for sale as soon as possible, and understanding that I (we) have the aforementioned rights and possibly others, I (we) hereby freely and voluntarily waive these rights and any and all other rights that I (we) may have under the *Private Real Property Preservation Act*, and I (we) specifically request the Johnson County Commissioners Court to proceed to consider and approve the final plat on the above described property.

The Waiver is signed on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Holder of Equitable Interest

By: \_\_\_\_\_