

# Johnson County Platting Application Requirements

*Basic Requirements – more information is available in the Subdivision Rules & Regulations of Johnson County as Amended through January 23, 2023*

## Review Stage Requirements

*Review Stage information may be emailed to [development@johnsoncountytexas.org](mailto: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) from all owners
5. Sworn Statement of Ownership (Notarized) from all owners
6. Letters of Service Intent or Abandonment of Easement from Utility Providers
7. Subdivision Restrictions
8. Flood study, Drainage Exhibit, or Civil Plans
9. Water Service Plans or Groundwater Accessibility Certification for private water wells
10. Sewer System Plan and TCEQ Permit (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. Road Construction bid with draft of financial security
4. 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 January 23, 2023*

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

**6 - 10 lots = \$540.00**

**11 lots and over = \$1,200.00**

**Plat Revision Legal Notice Fee = \$260.75 minimum**

**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 (and Legal Notice Fee paid if a Plat Revision)

### **Subdivision with Roads/Road only**

1. Same as listed above (Steps 1- 4).
2. One of the following items: *Construction Bond, Cash 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 \_\_\_\_\_

MH Rental Community \_\_\_\_\_ Type \_\_\_\_\_

MUD: \_\_\_\_\_ MMD: \_\_\_\_\_ 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 all the owners of the property affected by the **“WAIVER OF ‘TAKING IMPACT ASSESSMENT (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 these 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

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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 all the owners of the property affected by the **“WAIVER OF ‘TAKING IMPACT ASSESSMENT (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 these documents are material to the determination by the County as to whether submitted documents and requested actions are approved by the County.

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\_\_\_\_\_  
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

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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: \_\_\_\_\_