

# Platting Application Requirements

*Basic Requirements – more information is available in the Subdivision Rules & Regulations of Johnson County as Amended through July 10, 2017*

[See Subdivision Rules and Regulations under the “Land Development and Platting” in the Public Works section on the JohnsonCountytx.org website.]  
<http://www.johnsoncountytexas.org/home/showdocument?id=2835>

## **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 Subdivision Plat Approval
3. Warranty Deed

Please supply the following if applicable (same plans may be used for final stage if there are no changes)

4. 2 copies Subdivision Restrictions
5. 2 copies Drainage Plans
6. 2 copies Water Service Plans
7. 2 copies Sewer System Plan (if other than OSSF)
8. 1 computer diskette in an ‘Auto Cad’ or ‘dxf’ format

### **Subdivision with Roads** (Check with 911 Coordinator for duplication of road names)

1. Same as 1 – 8 as listed above.
2. 2 - 24” x 36” road and drainage plans (*same plans may be used for final stage if there are no changes*)

**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

*Please refer to the Subdivision Rules & Regulations of Johnson County as Amended through July 10, 2017 for more detailed information*

### Subdivision or Re-Plat

1. 1 - 18" x 24" Blue Line of Final
2. 3 - 18" x 24" Mylars
3. Certified Tax Statement from the previous year. You may obtain this statement from the Tax Office located on the first floor in the Johnson Co. Annex Building at #1 N. Main.
4. Taking Impact Assessment Form (TIA) – Application Attachment
5. Sworn Statement of Ownership (Notarized) – Application Attachment
6. Letter of Commitment from each utility company
7. 2 copies Subdivision Restrictions (if applicable)
8. 2 copies Drainage Plans (if applicable)
9. 2 copies Water Service Plans (if applicable)
10. 2 copies Sewer System Plan (if other than OSSF)
11. 1 computer diskette in an 'Auto Cad' or 'dxf' format
12. Storm Water Permit from TCEQ (817-469-6750) when disturbing 5 acres or more.
13. Plat Fee Paid

**Subdivision or Re-Plat: 1 - 5 lots = \$350.00  
6 - 10 lots = \$450.00  
11 lots and over = \$1,000.00**

**Subdivision with Roads: \$2,000.00 + \$30.00 per lot over 10 lots**

### Subdivision with Roads

1. Same as listed above (Steps 1- 12).
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 subdivider or developer) and be made payable to the County Judge. (See plat application for more information).

**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. It must be received by the deadline preceding the date for which your plat will appear on the Commissioner's Court agenda.**

# APPLICATION FOR SUBDIVISION PLAT APPROVAL

## Johnson County, Texas

**THIS PAGE MUST BE RETURNED TO JOHNSON COUNTY PUBLIC WORKS**

Subdivision with Road     Subdivision without Roads     Re-Plat

### **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 \_\_\_\_\_

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 ae 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 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 ae 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

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Signature of Owner / Developer

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**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_ . 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public in and for the State of Texas

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 \_\_\_\_\_

# 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: \_\_\_\_\_