Platting Application Requirements

Basic Requirements – more information is available in the Subdivision Rules & Regulations of Johnson County 11/8/2010

Review Stage Requirements

Review Stage information may be emailed to drenda@johnsoncountytx.org & dhume@johnsoncountytx.org (Please send to both)

Subdivision or Re-Plat

1. 1 - 18ò x 24ò Blue Line copy (Scale 1ò 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 Sever System Plan (if other than OSSF)
8. 1 computer diskette in an óAuto Cadô or ódfxô format

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

1. Same as 1 ï 8 as listed above.
2. 2 - 24ò x 36ò 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".

Final Stage Requirements

Please refer to Rules & Regulations of Johnson County 11/8/2010 for more detailed information

Subdivision or Re-Plat

1. 1 - 18ò x 24ò Blue Line of Final
2. 3 - 18ò x 24ò 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) ï Application Attachment
5. Sworn Statement of Ownership (Notarized) ï 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 Sewer System Plan (if other than OSSF)
10. 1 computer diskette in an óAuto Cadô or ódfxô format
11. Storm Water Permit from TCEQ *(817-469-6750)* when disturbing 5 acres or more.
12. 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 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 Roads** ☐ **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.
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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WAIVER OF óTAKING 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 ótakingsô 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 ótakingô 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 ótakingô is any county action that affects an ownerôs 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 countyôs rule, ordinance, regulation, or action I (we) understand that the county is required to do a study called a óTaking Impact Assessmentô (TIA). If such TIA is done, the county is required to provide a least 30 daysô 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 ótakingô 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 attorneyôs 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:_____