

Grimes County Platting – Administratively Complete Checklist

First Submittal - Administratively Complete Checklist

- Development Application
- Fees
- Tax Certificate showing Taxes are Paid [\(Grimes County Appraisal District\)](#)
- Title Information showing Property Ownership [\(Grimes County Appraisal District\)](#)
- Digital Plat File (24x36 PDF for review)
- Verification of Water/Sewer

Final Submittal - include all requirements in [Grimes County Subdivision Rules and Regulations](#)



**DEVELOPMENT APPLICATION
GRIMES COUNTY'S REPRESENTATIVE**

1010 Hwy. 90 South
Anderson, TX 77830
Phone (936) 873-4404
Fax (936) 873-9909

Proposed (or existing) Name of Subdivision:

Landowner(s) Name:

Landowner(s) Representative:

Address:	List City ETJ or None:	Property ID	R#	Place <input type="checkbox"/> next to plat type
				Preliminary Plat
				Amending Plat
				Re-Plat
				Consolidation
				Final Plat
				Master Planned Community

			Yes	No
Total Acreage		Community water availability		
Number of Sections		Private Water System		
Number of Blocks/Lots		Private Sewage Facilities		
Average Lot size		Property Taxes Current		
Residential Lots		Covenants/Restrictions		
Reserve acreage		Infrastructure Development Plan (Mobile Home Rental Comm.)		
Roads Required		Located in 100 yr Flood Plane		

New Road(s) to access State? **YES** or **NO** If Yes answer→

What State Road?

New Road(s) to access County? **YES** or **NO** If Yes answer→

What County Road?

Surveyor name, address and phone number:	Engineer name, address and phone number:

I acknowledge, by my signature below, that I have the legal authority to make this application and have read and understand the Subdivision Rules and Regulations of Grimes County and all that apply. I understand and agree I am responsible for all fees associated with this application and with this development. I understand this is only an application and does not constitute an approval until it has been approved in a scheduled Commissioners Court session, of which I must submit a plat a minimum of 15 working days prior to being placed on an agenda.

Date

Signature

Grimes County Permits Fee Schedule

Fees May be Paid Online at CertifiedPayments.net or in-person (check or money order only) at 1022 Hwy 90 South, Anderson, TX 77830.

Plat/Replat, Variance, and Plan Fees are non-refundable.

Plat Fees: Based on Total Development Acres

Up to 10 acres	\$200
Up to 25 acres	\$300
Up to 50 acres	\$400
Up to 75 acres	\$500
Each additional increment of 25 acres	\$200

Plan Review Fees: Based on Total Development Acres

Up to 10 acres	\$500
Up to 25 acres	\$750
Up to 50 acres	\$1,000
Up to 75 acres	\$1,250
Each additional increment of 25 acres	\$250

Replat Fees: \$350 Plus Plat Fee per acre as listed above

Variance Request: \$50 per request

Infrastructure Development Plan for Manufactured Home Rental Communities^{6a}

\$200 plus \$10 per rental space

Recording Fees:

Shall be the amount as determined by the County Clerk of Grimes County and are subject to change.

Plats and Replats:

\$370 for each plat to be recorded	Amendment to previously recorded plat	\$370
Plus \$100 for any additional pages to each plat	Certified copy of plat	\$50
Plus \$2 for each lot in a subdivision	Tax Certificate	\$4 each
Plus \$10 for each acre in reserve		

Inspections:

The developer shall bear the expense throughout the entire construction and development for **ALL** inspection and review fees associated therewith by outside firms or a designated representative of Grimes County.

Inspections will be billed at \$100 per trip to the construction site.^{6a}

Floodplain Verification

Floodplain Determination: No Cost
Floodplain Development Permit Fee: \$100

Special Road Use – Individual Permit

Required for any Vehicle weighing over 34,000 pounds or over 10,000 pounds per axle:

90 Days	\$40
180 Days	\$80
270 Days	\$120
365 Days	\$160

Applicant may select time period and auto-renewal option, up to one year

Special Road Use - Project Permit – Private development project requiring 10 heavy truck passes per day OR duration exceeding 14 calendar days:

Application Fee	\$50
Pre-inspection of County Road	\$100
Post-Inspection of County Road	\$100
Interim Inspections as Required (standard 1 inspection per 2-week period)	\$100

Fees for the entire project must be paid before Permits are issued. Fees are non-refundable.

Driveways/Culverts:

Driveway/Culvert Permit	Type I:	\$25	includes permit and inspection
	Type 2A:	\$50	within 5 days of posted notice of violation
	Type 2B:	\$75	within 30 days of posted notice of violation
	Type 2C:	\$100	after 30 days of posted notice of violation



Residential Subdivision Bond Calculator

The County may accept at its discretion a bond based on a signed and sealed estimate of construction cost from a TX licensed professional engineer, in lieu of these requirements.

Average Lot Size 1 acre +			
Acres			
50 or less	\$ 625,000.00	\$ 260,000.00	\$ 250,000.00
100	\$ 1,250,000.00	\$ 520,000.00	\$ 500,000.00
150	\$ 1,875,000.00	\$ 780,000.00	\$ 750,000.00
200	\$ 2,500,000.00	\$ 1,040,000.00	\$ 1,000,000.00
250	\$ 3,125,000.00	\$ 1,300,000.00	\$ 1,250,000.00

**minimum*

Average Lot Size 1 acre -			
Acres			
50 or less	\$ 750,000.00	\$ 350,000.00	\$ 350,000.00
100	\$ 1,500,000.00	\$ 700,000.00	\$ 700,000.00
150	\$ 2,250,000.00	\$ 1,050,000.00	\$ 1,050,000.00
200	\$ 3,000,000.00	\$ 1,400,000.00	\$ 1,400,000.00
250	\$ 3,750,000.00	\$ 1,750,000.00	\$ 1,750,000.00

**minimum*

Extrapolate bond requirement in 50 acre increments for any residential subdivision development exceeding 250 acres.

Bond requirement for a water treatment plant or wastewater treatment plant is \$2M per plant.

Verification of Water/Sewer

Water:

If Public Water is available:

1. Signed Letter of Service from Water Supplier verifying water service to the proposed development.
2. If there is no Water Supplier: Certificate of Convenience and Necessity (CCN) from TCEQ for the development.

If Water System is Private (well):

1. Statement by Engineer or Geoscientist certifying the adequate groundwater is available.

Sewer:

If Public Sewer System is available:

1. Signed Letter of Service from wastewater service provider verifying sewer service to the proposed development.
2. If there is no wastewater service provider: CCN from TCEQ for the development.

If Sewer System is Private:

1. For plat approval, site must meet the minimum lot size requirements established by the TCEQ for residential lots.
 - a. Public Water + Private Sewer – 1 acre minimum
 - b. Private Water + Private Sewer – 2 acre minimum