

AUG 14 2023



JOHNSON COUNTY COMMISSIONERS COURT

BY April Long DEPUTY
County Clerk, Johnson County Texas

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS
COUNTY OF JOHNSON

§
§
§

ORDER 2023-61

ORDER APPROVING PLAT

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County; and

WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended; and

WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Bartlett Estates**, Lots 1-4, Block 1, in Precinct 3 and clarify that the filing of the plat which dedicates roads and streets to the public does not make those roads and streets county roads subject to county maintenance."

Said motion was approved by a vote of the Commissioners Court on the 14th day of August 2023.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

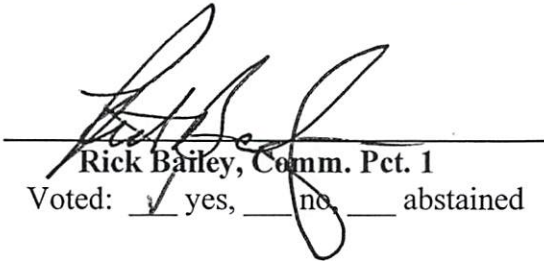
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Bartlett Estates**, Lots 1-4, Block 1, in Precinct 3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads and streets county roads subject to county maintenance.

WITNESS OUR HAND THIS, THE 14TH DAY OF AUGUST 2023.

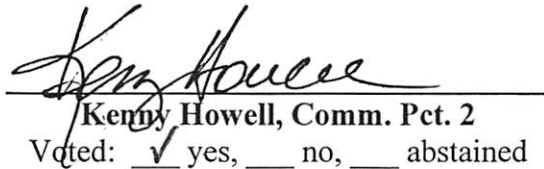


Christopher Boedeker, Johnson County Judge

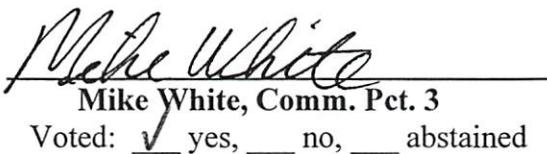
Voted: yes, no, abstained



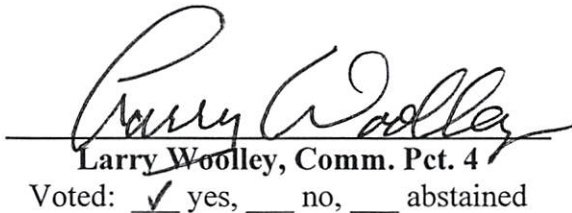
Rick Bailey, Comm. Pct. 1
Voted: yes, no, abstained



Kenny Howell, Comm. Pct. 2
Voted: yes, no, abstained



Mike White, Comm. Pct. 3
Voted: yes, no, abstained

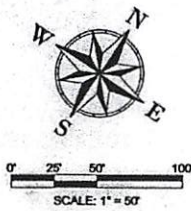
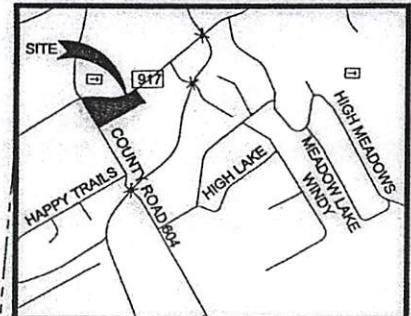
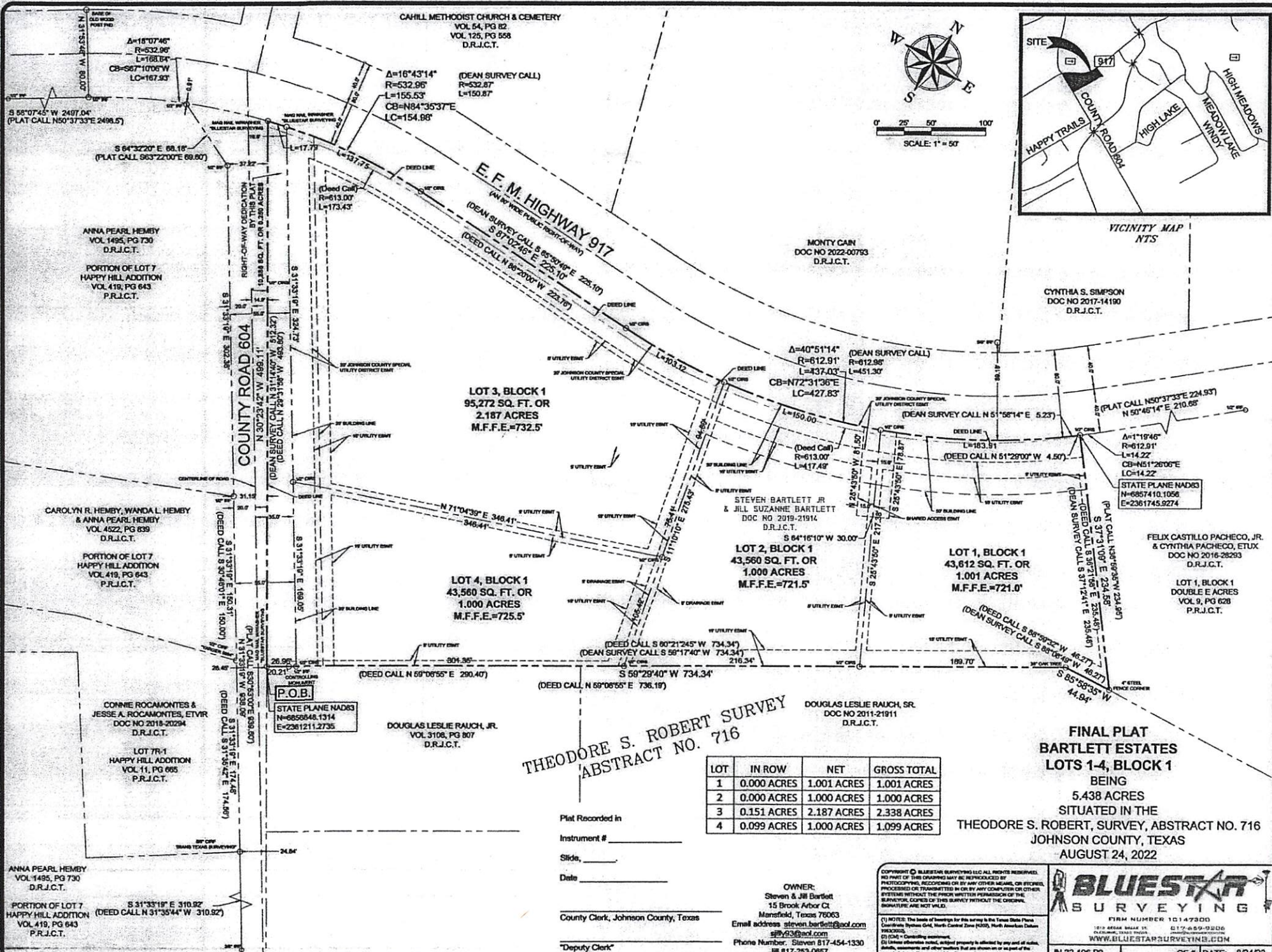


Larry Woolley, Comm. Pct. 4
Voted: yes, no, abstained



ATTEST: April Long, County Clerk





VICINITY MAP
NTS

CYNTHIA S. SIMPSON
DOC NO 2017-14190
D.R.J.C.T.

LOT 3, BLOCK 1
95,272 SQ. FT. OR
2.187 ACRES
M.F.F.E.=732.5'

STEVEN BARTLETT JR
& JILL SUZANNE BARTLETT
DOC NO 2019-21914
D.R.J.C.T.

LOT 2, BLOCK 1
43,560 SQ. FT. OR
1.000 ACRES
M.F.F.E.=721.5'

LOT 1, BLOCK 1
43,612 SQ. FT. OR
1.001 ACRES
M.F.F.E.=721.0'

LOT 4, BLOCK 1
43,560 SQ. FT. OR
1.000 ACRES
M.F.F.E.=725.5'

FELIX CASTILLO PACHECO, JR.
& CYNTHIA PACHECO, ETUX
DOC NO 2016-28293
D.R.J.C.T.

LOT 1, BLOCK 1
DOUBLE E ACRES
VOL 9, PG 628
P.R.J.C.T.

**THEODORE S. ROBERT SURVEY
ABSTRACT NO. 716**

| LOT | IN ROW | NET | GROSS TOTAL |
|-----|-------------|-------------|-------------|
| 1 | 0.000 ACRES | 1.001 ACRES | 1.001 ACRES |
| 2 | 0.000 ACRES | 1.000 ACRES | 1.000 ACRES |
| 3 | 0.151 ACRES | 2.187 ACRES | 2.338 ACRES |
| 4 | 0.099 ACRES | 1.000 ACRES | 1.099 ACRES |

**FINAL PLAT
BARTLETT ESTATES
LOTS 1-4, BLOCK 1
BEING
5.438 ACRES
SITUATED IN THE
THEODORE S. ROBERT, SURVEY, ABSTRACT NO. 716
JOHNSON COUNTY, TEXAS
AUGUST 24, 2022**

Plat Recorded in _____
Instrument # _____
Slide, _____
Date _____
County Clerk, Johnson County, Texas
"Deputy Clerk"

OWNER:
Steven & Jill Bartlett
15 Brook Arbor Ct
Mansfield, Texas 76063
Email address: steven_bartlett@aol.com
spv33@icloud.com
Phone Number: Steven 817-454-1330
Jill 817-253-0657

BLUESTAR SURVEYING
1514 ARKAM BLVD SU 101
DALLAS, TEXAS 75246
WWW.BLUESTARSURVEYING.COM

FORM NUMBER 10147300
1514 ARKAM BLVD SU 101
DALLAS, TEXAS 75246
WWW.BLUESTARSURVEYING.COM

JN 22-196-P2 GF # DATE: 8/24/22

ANNA PEARL HEMBY
VOL 1495, PG 730
D.R.J.C.T.

PORTION OF LOT 7
HAPPY HILL ADDITION
VOL 419, PG 643
P.R.J.C.T.

ANNA PEARL HEMBY
VOL 1495, PG 730
D.R.J.C.T.

PORTION OF LOT 7
HAPPY HILL ADDITION
VOL 419, PG 643
P.R.J.C.T.

CONNIE ROCAMONTES &
JESSE A. ROCAMONTES, ETVR
DOC NO 2018-20294
D.R.J.C.T.

LOT 7R-1
HAPPY HILL ADDITION
VOL 11, PG 665
P.R.J.C.T.

STATE PLANE NAD83
N=6856848.1314
E=2361211.2735

CAROLYN R. HEMBY, WANDA L. HEMBY
& ANNA PEARL HEMBY
VOL 4522, PG 839
D.R.J.C.T.

PORTION OF LOT 7
HAPPY HILL ADDITION
VOL 419, PG 643
P.R.J.C.T.

ANNA PEARL HEMBY
VOL 1495, PG 730
D.R.J.C.T.

PORTION OF LOT 7
HAPPY HILL ADDITION
VOL 419, PG 643
P.R.J.C.T.

CAHILL METHODIST CHURCH & CEMETERY
VOL 54, PG 82
VOL 125, PG 558
D.R.J.C.T.

(DEAN SURVEY CALL)
R=532.87
L=150.87

Δ=16°43'14"
R=532.86
L=155.53
CB=N84°35'37"E
LC=154.88'

OWNER'S CERTIFICATE

WHEREAS Steven Bartlett Jr. and Jill Suzanne Bartlett, are the sole owners of a tract of land situated in the THEODORE S. ROBERT SURVEY, ABSTRACT NO. 716, in Johnson County, Texas, being that certain tract of land described in a deed to Steven Bartlett Jr. and Jill Suzanne Bartlett, recorded in Document Number 2019-21914, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail with washer stamped "BLUESTAR SURVEYING" set for the common corner of said Bartlett tract, and a tract of land described in a deed to Douglas Leslie Rauch Jr., recorded in Volume 3108, Page 807, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 804, more or less;

THENCE N 30°23'42" W, along the west line of said Bartlett tract, and along the centerline of said County Road 604, more or less, a distance of 469.11 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for northwest corner of said Bartlett tract, and being in the southern right-of-way line of E. F.M. Highway 917 (an 80 foot wide public right-of-way), said point being in a curve to the right having a radius of 532.96 feet, a delta angle of 16°43'14";

THENCE along the north line of said Bartlett tract, along the south right-of-way line of said E. F.M. Highway 917, and along said curve to the right, an arc distance of 165.53 feet, a chord bearing and distance of N 84°35'37" E, 154.98 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 87°02'46" E, along the north line of said Bartlett tract, along the south right-of-way line of said E. F.M. Highway 917, a distance of 225.10 feet to a 1/2 inch iron rod with plastic stamped "BLUESTAR SURVEYING" set for corner, said point being the beginning of a curve to the left having a radius of 612.91 feet, a delta angle of 40°51'14";

THENCE along the north line of said Bartlett tract, along the south right-of-way line of said E. F.M. Highway 917, and along said curve to the left, an arc distance of 437.03 feet, a chord bearing and distance of N 72°31'36" E 427.83 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Bartlett tract, and Lot 1, Block 1, Double E Acres, an addition in the City of Alvarado, Johnson County, Texas, according to the plat thereof recorded in Volume 9, Page 628, Plat Records, Johnson County, Texas;

THENCE S 37°31'09" E, along the common line of said Bartlett tract, and said Lot 1, Block 1, a distance of 234.58 feet to a 4 inch steel fence corner post found for the common corner of said Bartlett tract, and said Lot 1, Block 1, said point being in the north line of a tract of land described in a deed to Douglas Leslie Rauch Sr., recorded in Document Number 2011-21911, Deed Records, Johnson County, Texas;

THENCE S 85°58'35" W, along the common line of said Bartlett tract, and said Douglas Leslie Rauch Sr. tract, a distance of 44.94 feet to a 3/8 inch oak tree found for the common corner of said Bartlett tract, and said Douglas Leslie Rauch Sr. tract;

THENCE S 59°29'40" W, along the common line of said Bartlett tract, and said Douglas Leslie Rauch Sr. tract, passing a 1/2 inch iron rod found online at a distance of 714.13 feet, and continuing a total distance of 734.34 feet to the POINT OF BEGINNING, and containing 236,890 square feet or 5.438 acres of land, more or less.

OWNER'S DEDICATION

That Steven Bartlett Jr., owner of the above described tract of land, do hereby adopt this plat designating the herein described property as BARTLETT ESTATES, LOTS 1-4, BLOCK 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public areas shown hereon.

WITNESS OUR HAND, this the 1st day of August, 2023

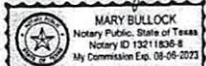
By: [Signature]
Steven Bartlett Jr.

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Steven Bartlett Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 1st day of August, 2023

[Signature]
Mary Bullock
Notary Public in and for
The State of Texas
My Commission expires: 8/6/2023



That Jill Suzanne Bartlett, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as BARTLETT ESTATES, LOTS 1-4, BLOCK 1, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public areas shown hereon.

WITNESS OUR HAND, this the 2nd day of August, 2023

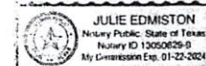
By: [Signature]
Jill Suzanne Bartlett

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Suzzanne Jill Bartlett, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 2nd day of August, 2023

[Signature]
Julie Edmiston
Notary Public in and for
The State of Texas
My Commission expires: 1-22-2024



GENERAL NOTES:

This subdivision or any part thereof is not located within the ETJ of any City or Town.

The designation of the proposed usage of the area shown on plat is for single family residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Johnson County Special Utility District 817-760-5200
Electricity: United Co-Op 817-656-4000
Septic: Private Individual Septic Systems.

Private Sewage Facility

On-site sewage facility performance cannot be guaranteed even though at provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

Inspection and/or acceptance of a private sewage facility by the Public Works Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with County, State and Federal regulations. Private Sewage Facilities, although approved after meeting minimum standards, must be upgraded by the owner at the owner's expense if normal operation of the facility results in objectionable odors, if unsanitary conditions are created or if the facility when used does not comply with governmental regulations.

A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of the lot is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 46251C0205L, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to drainage courses along or across said lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt or buildings, which obstruct the flow of water through drainage easements.

Duties of Developer/Property Owner

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which this property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impale or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, ditches or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Utility Easement:

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction or maintenance or efficacy of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, repairing, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executor contract to convey that is delivered to a purchaser unless the plat or reprint of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is expressly contingent on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.

A purchaser may not use or occupy property described in a plat or reprint of a subdivision until such time as the plat is filed for record with the county clerk's office of the Johnson County Clerk.

Filing a Plat is Not Acceptance of Roads for County Maintenance

The approval and filing of a Plat which dedicating roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County, Texas specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

SURVEYOR'S NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CGRS99).
- ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
- EASEMENTS TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 812, PAGE 141, CAN NOT BE LOCATED, AND ARE BLANKET IN NATURE.
- FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
- SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.
- MINIMUM FINISHED FLOORS TO BE 1 FOOT ABOVE SURROUNDING GRADE.
- M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION

NOTES:

Right-Of-Way Dedication 40' ROW from center of road on F.M. or State
30' ROW from center of County Roads or roads in a Subdivision.

Utility Easement 15' from lot line in front and back
5' from lot line on the sides

Building Lines 5' from lot line (State Highway & F.M.)
25' from lot line (County Road or Subdivision Roads)

Plat Recorded in

Instrument # _____

Slide, _____

Date _____ DAY OF _____, 2023

County Clerk, Johnson County, Texas _____

County JUDGE _____

Deputy Clerk _____

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, June 30, 2022. The subdivision boundary corners are marked with iron pins as noted.

Signature [Signature]
Date 08/01/2023



FINAL PLAT
BARTLETT ESTATES
LOTS 1-4, BLOCK 1
BEING
5.438 ACRES
SITUATED IN THE
THEODORE S. ROBERT, SURVEY, ABSTRACT NO. 716
JOHNSON COUNTY, TEXAS
AUGUST 24, 2022

OWNER:
Steven & Jill Bartlett
15 Brook Arbor Ct
Mansfield, Texas 76063
Email address: steven_bartlett@ecf.com
81793@ecf.com
Phone Number: Steven 817-454-1330
Jill 817-253-0957

COPIES OF THIS PLAT OR ANY PART THEREOF MAY BE REPRODUCED BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE OR IN ANY MANNER OR BY ANY MEANS OR BY ANY INFORMATION SYSTEMS WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

(1) NOTES: The fees of example for this survey in the Texas State Plane Coordinate System GCS, North Central Zone (4202), North American Datum 1983(99).

(2) CIP - Controlling instrument.

(3) Unless otherwise noted, unless property is affected by any and all orders, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the instrument plat.

BLUESTAR SURVEYING

FIRM NUMBER 10147300
104 COWLEY DRIVE, SUITE 100
DALLAS, TEXAS 75243
817-659-9250
www.bluestarsurveying.com

JN 22-195-P2 GF# DATE: 8/24/22