



**JOHNSON COUNTY  
COMMISSIONERS COURT**

Filed For Record 2:04 PM

NOV 13 2023

April Long  
County Clerk, Johnson County Texas

BY April Long DEPUTY

**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

§  
§  
§

ORDER 2023-92

COUNTY OF JOHNSON

**ORDER APPROVING REVISION OF PLAT PURSUANT TO  
SECTION 232.009 (c-1) OF THE TEXAS LOCAL GOVERNMENT CODE**

**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 approved by the Commissioners Court of Johnson County and filed for record; and

**WHEREAS**, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

**WHEREAS**, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

**WHEREAS**, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

**WHEREAS**, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land; and

WHEREAS, a motion was made by Commissioner White, Pct. 3 and seconded by Commissioner Howell, Pct. 2 that stated: "I make the motion to approve the revision of the plat of **Vardeman Addition**, Lot 3R, Block 1, to create Lots 3R1 and 3R2, Block 1, in Precinct 4."

Said motion was approved by a vote of the Commissioners Court on the 13<sup>th</sup> day of November 2023.

**NOW THEREFORE BE IT RESOLVED AND ORDERED:**

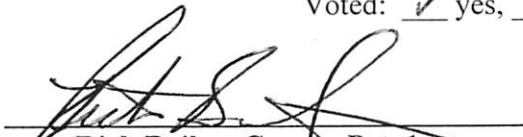
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Vardeman Addition**, Lot 3R, Block 1, to create Lots 3R1 and 3R2, Block 1, in Precinct 4.

WITNESS OUR HAND THIS, THE 13<sup>TH</sup> DAY OF NOVEMBER 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

\_\_\_\_\_

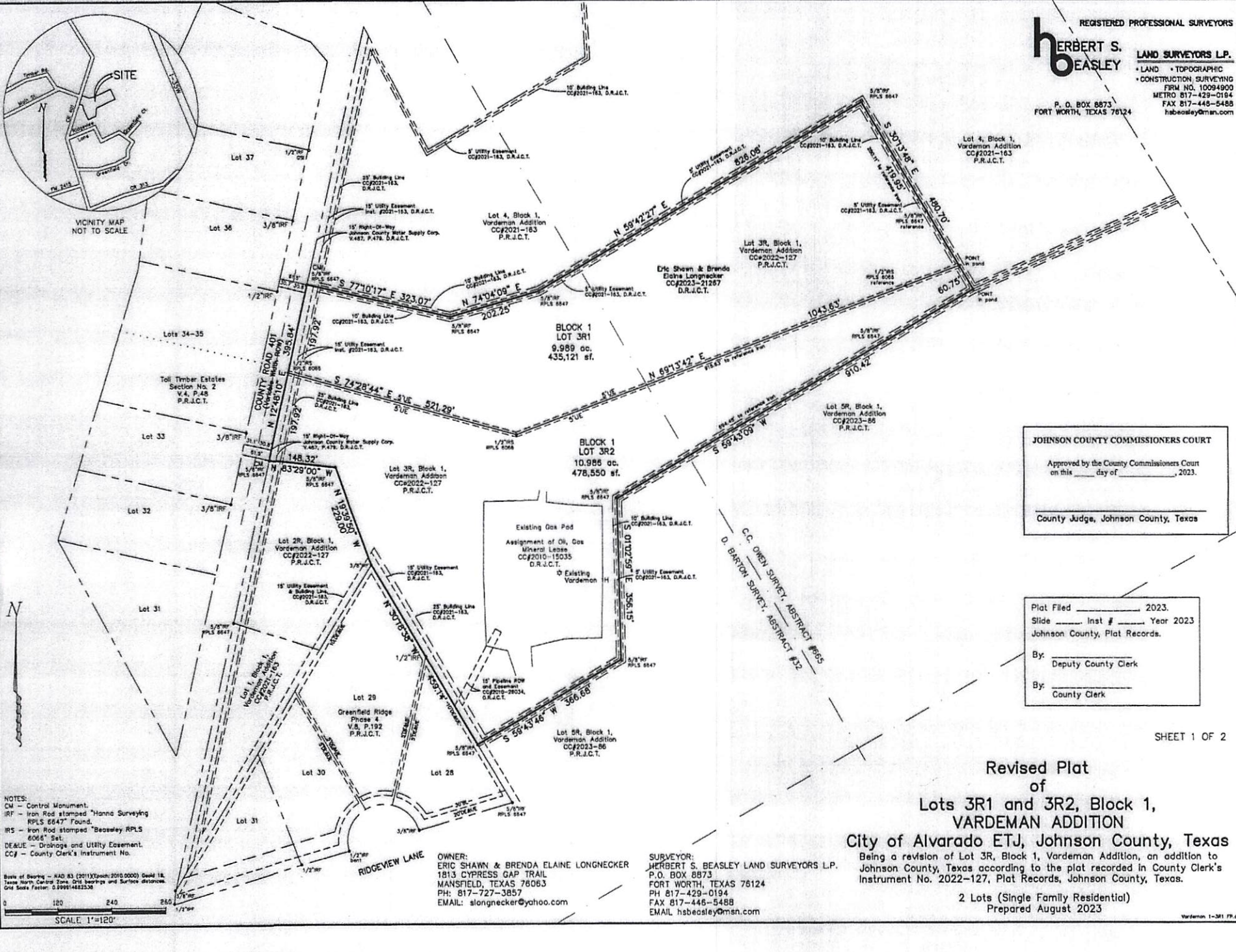
Larry Woolley, Comm. Pct. 4

Voted:  yes,  no,  abstained

  
ATTEST: April Long, County Clerk



**HERBERT S. BEASLEY**  
**LAND SURVEYORS L.P.**  
• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
METRO 817-429-0194  
FAX 817-445-5488  
hsbeasley@tman.com  
P. O. BOX 8873  
FORT WORTH, TEXAS 76124



NOTES:  
CM - Control Monument.  
IRF - Iron Rod stamped "Hanna Surveying RPLS 6647" Found.  
IRS - Iron Rod stamped "Beasley RPLS 6064" Set.  
DE&UE - Drainage and Utility Easement.  
CC# - County Clerk's Instrument No.

Scale of Bearing - NAD 83 (2011) (Texas: 2010.0000) Geoid 18.  
Texas North Central Zone. Civil bearings and Surface distances.  
Grid Scale Factor: 0.99984422336

SCALE 1"=120'

OWNER:  
ERIC SHAWN & BRENDA ELAINE LONGNECKER  
1813 CYPRESS GAP TRAIL  
MANSFIELD, TEXAS 78063  
PH: 817-727-3857  
EMAIL: slongnecker@yahoo.com

SURVEYOR:  
HERBERT S. BEASLEY LAND SURVEYORS L.P.  
P.O. BOX 8873  
FORT WORTH, TEXAS 76124  
PH 817-429-0194  
FAX 817-445-5488  
EMAIL: hsbeasley@tman.com

JOHNSON COUNTY COMMISSIONERS COURT  
Approved by the County Commissioners Court  
on this \_\_\_\_ day of \_\_\_\_\_, 2023.  
\_\_\_\_\_  
County Judge, Johnson County, Texas

Plat Filed \_\_\_\_\_ 2023.  
Slide \_\_\_\_ Inst # \_\_\_\_ Year 2023  
Johnson County, Plat Records.  
By: \_\_\_\_\_  
Deputy County Clerk  
By: \_\_\_\_\_  
County Clerk

Revised Plat  
of  
Lots 3R1 and 3R2, Block 1,  
VARDEMAN ADDITION  
City of Alvarado ETJ, Johnson County, Texas

Being a revision of Lot 3R, Block 1, Vardeman Addition, an addition to Johnson County, Texas according to the plat recorded in County Clerk's Instrument No. 2022-127, Plat Records, Johnson County, Texas.

2 Lots (Single Family Residential)  
Prepared August 2023

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 the 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, impute 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, devices, or features portrayed herein 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 the 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 EASEMENTS:

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 growths, 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 of all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, 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 executory contract to convey that is delivered to a purchaser unless the plat or replat 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 replat 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 dedicates 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.

STANDARD NOTES

This subdivision or some part thereof is located within the ETJ of Alvarado.

Designation of the proposed usage of the area shown on plat will be single family residential.

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

Private Sewage Facility

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

Inspections 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 as 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 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. 4825C0350J, effective date December 4, 2012, this property is located in zone "X". (Areas determined to be outside 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".

(1) Blocking the flow of water or constructing improvements in the drainage easements, or filling or obstruction of the floodplain is prohibited.

(2) 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.

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

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

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

WATER PROVIDER:

JOHNSON COUNTY SPECIAL UTILITY DISTRICT  
(817) 760-5200

ELECTRIC PROVIDER:

UNITED COOPERATIVE SERVICES  
(817) 556-4000

SEPTIC:

PRIVATE INDIVIDUAL SEPTIC SYSTEM.

UTILITY EASEMENTS:

15' FROM LOT LINE IN FRONT & BACK  
5' FROM LOT LINE ON THE SIDES RIGHT OF WAY

DEDICATIONS:

40' ROW FROM THE CENTER OF ROAD ON F.M. OR STATE  
30' ROW FROM THE CENTER OF COUNTY ROADS OR ROADS  
IN A SUBDIVISION.

BUILDING LINES:

50' FROM LOT LINE (STATE & F.M.).  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS).  
THE 10' SIDES AND 10' REAR EXISTING BUILDING LINES FOR  
ALL LOTS IN VARDEMAN ADDITION WERE APPROVED IN  
COMMISSIONERS' COURT AND RECORDED ON JULY 20,  
2021.

STATE OF TEXAS §

COUNTY OF JOHNSON §

WHEREAS, Eric Shawn Longnecker and Brenda Elaine Longnecker, acting by and through the undersigned, its duly authorized agent, are the sole owners of all of Lot 3R, Block 1, VardeMan Addition, an addition to Johnson County, Texas recorded in County Clerk's Instrument No. 2023-21267, Deed Records, Johnson County, Texas and being more particularly described as follows:

BEING all of Lot 3R, Block 1, VardeMan Addition, an addition to Johnson County, Texas recorded in County Clerk's Instrument No. 2022-127, Deed Records, Johnson County, Texas.

The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Eric Shawn Longnecker and Brenda Elaine Longnecker, acting by and through the undersigned, its duly authorized agent, do hereby adopt this plat designating the herein above described real property as LOTS 3R1 and 3R2, BLOCK 1, VARDEMAN ADDITION, an addition to Johnson County, Texas, and do hereby dedicate to the public use, without reservation the streets, easements, drainage areas and rights-of-way shown thereon.

WITNESS MY HAND AT Fort Worth, Tarrant County, Texas, this the 5 day of October, 2023.

*Eric Shawn Longnecker*  
By: ERIC SHAWN LONGNECKER, Owner

*Brenda Elaine Longnecker*  
By: BRENDA ELAINE LONGNECKER, Owner

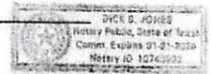
STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Eric Shawn Longnecker, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5 day of October, 2023.

*Dick S. Jones*  
NOTARY PUBLIC TARRANT COUNTY, TEXAS



STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Brenda Elaine Longnecker, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 5 day of October, 2023.

*Dick S. Jones*  
NOTARY PUBLIC TARRANT COUNTY, TEXAS



That I, Dick S. Jones, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

*Dick S. Jones*  
Dick S. Jones, R.P.L.S.  
Texas Registration No. 5524

Revised Plat  
of

Lots 3R1 and 3R2, Block 1,  
VARDEMAN ADDITION  
City of Alvarado ETJ, Johnson County, Texas  
Being a revision of Lot 3R, Block 1, VardeMan Addition, an addition to Johnson County, Texas according to the plat recorded in County Clerk's Instrument No. 2022-127, Plat Records, Johnson County, Texas.

2 Lots (Single Family Residential)  
Prepared August 2023

SHEET 2 OF 2

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY  
LAND SURVEYORS L.P.  
• LAND • TOPOGRAPHIC  
• CONSTRUCTION SURVEYING  
FIRM NO. 10094900  
METRO 817-428-0104  
FAX 817-446-5458  
P. O. BOX 8873  
FORT WORTH, TEXAS 76124  
hbeasley@tmsn.com

Notice: Selling a portion of any lot in this addition by metes and bounds is a violation of State law and County ordinance and is subject to penalties imposed by law.