



# JOHNSON COUNTY COMMISSIONERS COURT

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 2024-39

COUNTY OF JOHNSON

§

§

## 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.

**NOW THEREFORE BE IT ORDERED:**

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Bartlett Estates II**, Lot 1 & Lot 2, 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.

8:48 AM  
Filed For Record \_\_\_\_\_

MAY 14 2024

April Long  
County Clerk, Johnson County Texas  
BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 13<sup>TH</sup> DAY OF MAY 2024.

\_\_\_\_\_  
**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

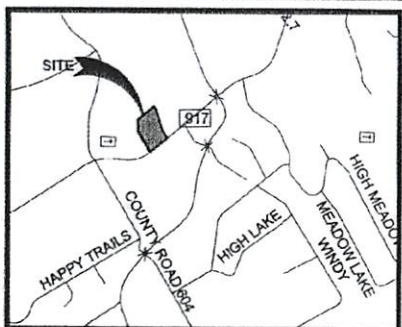
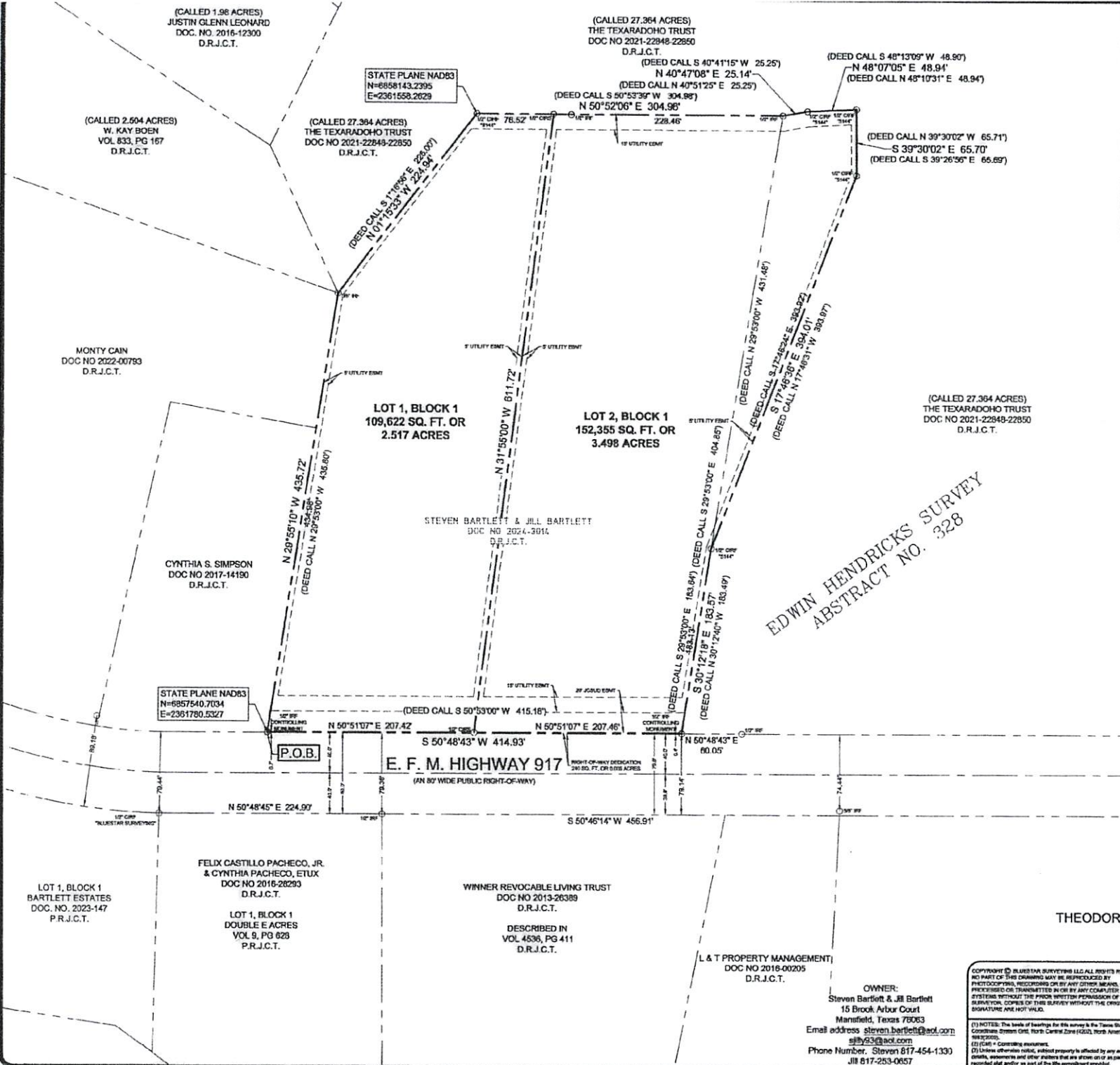
\_\_\_\_\_  
**Larry Woolley, Comm. Pct. 4**

Voted:  yes, \_\_\_ no, \_\_\_ abstained

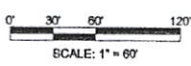
\_\_\_\_\_  
**April Long, County Clerk**

ATTEST: April Long, County Clerk





VICINITY MAP  
NTS



EDWIN HENDRICKS SURVEY  
ABSTRACT NO. 328

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

**FINAL PLAT**  
**BARTLETT ESTATES II**  
**LOT 1 & LOT 2, BLOCK 1**  
 BEING  
 6.020 ACRES  
 SITUATED IN THE  
 THEODORE S. ROBERT, SURVEY, ABSTRACT NO. 716  
 JOHNSON COUNTY, TEXAS  
 FEBRUARY 01, 2024

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 NO PART OF THIS DRAWING MAY BE REPRODUCED BY  
 PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED  
 IN A RETRIEVABLE SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY  
 SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE  
 SURVEYOR. CORRECTIONS TO THIS SURVEY WITHOUT THE ORIGINAL  
 SIGNATURE ARE NOT VALID.

**BLUESTAR SURVEYING**  
 FIRM NUMBER 10147303  
 1517 S. MAIN ST. SUITE 101  
 MANSFIELD, TEXAS 76063  
 WWW.BLUESTARSURVEYING.COM

(1) NOTES: The base of bearings for this survey is the Texas State Plane  
 Coordinate System GCS, North Central Zone (NAD83), North American Datum  
 1983.  
 (2) (C) = Controlling easement.  
 (3) Unless otherwise noted, all land property is affected by any and all notes,  
 grants, assignments and other matters that are shown on or as part of the  
 recorded plat and/or as part of the information provided.

JN 24-012 GF # DATE: 8/24/22

OWNER'S CERTIFICATE

WHEREAS STEVEN BARTLETT and JILL BARTLETT, are the sole owner of a tract of land situated in the EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328, in the City of Alvarado, Johnson County, Texas, being that certain tract of land in a deed to Steven Bartlett and Jill Bartlett, recorded in Document Number 2024-3014, Deed Records, Johnson County, Texas, described in Document Number 2020-14692, Deed Records, Johnson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Bartlett tract, and a tract of land described in a deed to Cynthia G. Simpson, recorded in Document Number 2017-14190, Deed Records, Johnson County, Texas, said point being in the north right-of-way line of E. F.M. 917 (a called 80 foot wide public right-of-way);

THENCE N 29°55'10" W, along the common line of said Bartlett tract, and said Simpson tract, passing the common corner of said Simpson tract, and a tract of land described in a deed to Monty Cain, recorded in Document Number 2022-00793, Deed Records, Johnson County, Texas, and continuing a total distance of 435.72 feet to a 5/8 inch iron rod found for common corner of said Bartlett tract, said Cain tract, a tract of land described in a deed to W. Kay Boen, recorded in Volume 833, Page 167, Deed Records, Johnson County, Texas, and is called 27.634 acre tract of land described in a deed to The Tazaradho Trust, recorded in Document Number 2021-22848-22850, Deed Records, Johnson County, Texas;

THENCE N 01°15'33" W, along the common line of said Bartlett tract, and said called 27.634 acre tract, a distance of 304.98 feet to a 1/2 inch iron rod found for the common corner of said Bartlett tract, and said called 27.634 acre tract;

THENCE N 40°47'08" E, along the common line of said Bartlett tract, and said called 27.634 acre tract, a distance of 25.14 feet to a 1/2 inch iron rod with cap stamped "5144" found for the common corner of said Bartlett tract, and said called 27.634 acre tract;

THENCE N 48°07'05" E, along the common line of said Bartlett tract, and said called 27.634 acre tract, a distance of 48.64 feet to a 1/2 inch iron rod with cap stamped "5144" found for the common corner of said Bartlett tract, and said called 27.634 acre tract;

THENCE S 39°30'02" E, along the common line of said Bartlett tract, and said called 27.634 acre tract, a distance of 65.70 feet to a 1/2 inch iron rod with cap stamped "5144" found for the common corner of said Bartlett tract, and said called 27.634 acre tract;

THENCE S 17°46'36" E, along the common line of said Bartlett tract, and said called 27.634 acre tract, a distance of 394.01 feet to a 1/2 inch iron rod with cap stamped "5144" found for the common corner of said Bartlett tract, and said called 27.634 acre tract;

THENCE S 30°12'18" E, along the common line of said Bartlett tract, and said called 27.634 acre tract, a distance of 183.57 feet to a 1/2 inch iron rod with cap stamped "5144" found for the common corner of said Bartlett tract, and said called 27.634 acre tract, and being in the north right-of-way line of said E. F.M. 917;

THENCE S 60°48'43" W, along the south line of said Bartlett tract, and along the north right-of-way line of said E. F.M. Highway 917, a distance of 414.93 feet to the POINT OF BEGINNING, and containing 262,217 square feet or 6.020 acres of land, more or less.

OWNER'S DEDICATION

That Steven Bartlett and Jill Bartlett, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as BARTLETT ESTATES II, LOT 1 & LOT 2, 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 area shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this the 15th day of April, 2024.

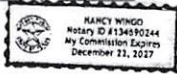
By: Steven Bartlett

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Steven 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 15th day of April, 2024.

Notary Public in and for the State of Texas My Commission expires December 22, 2027



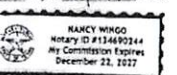
By: Jill Bartlett

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared 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 15th day of April, 2024.

Notary Public in and for the State of Texas My Commission expires December 22, 2027



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 817-559-4000
Septic: Private Individual Septic Systems

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 approved 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 property 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. 48251C0295K, 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 traveling 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 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 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 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 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 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 this 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, 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 any one.

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 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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4302), NAD83 (GORS88).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 16" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.
5. THIS PROPERTY IS SUBJECT TO A 16 FOOT WIDE JOCSUD EASEMENT IN VOLUME 2357, PAGE 225, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.

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: 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

Plat Recorded in

Instrument # \_\_\_\_\_ APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

Slide, \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

Date \_\_\_\_\_

County Clerk, Johnson County, Texas \_\_\_\_\_ County JUDGE \_\_\_\_\_

"Deputy Clerk"

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 January 25, 2024. The subdivision boundary corners are marked with iron pins as noted.



Signature: Roy Rodriguez
Date: 03/04/2024

FINAL PLAT BARTLETT ESTATES II LOT 1 & LOT 2, BLOCK 1 BEING

6.020 ACRES SITUATED IN THE THEODORE S. ROBERT, SURVEY, ABSTRACT NO. 716 JOHNSON COUNTY, TEXAS FEBRUARY 01, 2024

OWNER: Steven Bartlett & Jill Bartlett
Mansfield, Texas 76063
15 Brook Arbor Court
Email address: steven.bartlett@aol.com
stevenb@aol.com
Phone Numbers: Steven 817-454-1331
Jill 817-253-0857

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(1) NOTE: The books of searches for this survey in the Texas State Plane Coordinate System (TSPS), North Central Zone (NCZ), North American Datum (NAD83).
(2) (3) - Controlling instrument.
(4) Unless otherwise noted, subject property is affected by any and all notes, debts, assessments, and other matters that are shown on or as part of the recorded plat within the scope of the jurisdiction provided.

BLUESTAR SURVEYING logo and contact information: FIRM NUMBER 10142300, 1014 TEXAS AVENUE, SUITE 100, DALLAS, TEXAS 75201, 817-650-9206, www.bluestarsurveying.com