



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 2024-80

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 **Winchester-Breton Addition**, Lot 1 & Lot 2, Block 1, in Precinct 4 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.

Filed For Record 2:23 PM

AUG 12 2024

April Long
County Clerk, Johnson County Texas

BY April Long DEPUTY

WITNESS OUR HAND THIS, THE 12TH DAY OF AUGUST 2024.

Chris Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ___ yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: yes, ___ no, ___ abstained

April Long
ATTEST April Long, County Clerk



(CALLED 7.82 ACRES)
CLINTEN S. BLAIR & BRANDY J. BLAIR, ETUX
DOC. NO. 2013-09342
D.R.J.C.T.

(CALLED 5.874 ACRES)
THOMAS RAYMOND BARRON, ETUX
VOL. 2225, PG. 690
D.R.J.C.T.



VICINITY MAP
NTS

WILLIAM CRAVENS SURVEY
ABSTRACT NO. 137

(CALLED 2.000 ACRES)
LOGAN BRETON & KACEY BRETON
DOC. NO. 2022-39182
D.R.J.C.T.

REMAINDER OF
(CALLED 5.402 ACRES)
DAVID SHANE WINCHESTER &
JULIE KAY WINCHESTER, ETUX
DOC. NO. 2022-25444
D.R.J.C.T.

(CALLED 4.000 ACRES)
RICHARD P. REILLY
DOC. NO. 2014-08102
D.R.J.C.T.

LOT 1, BLOCK 1
83,630 SQ. FT. OR
1.920 ACRES

LOT 2, BLOCK 1
143,506 SQ. FT. OR
3.295 ACRES

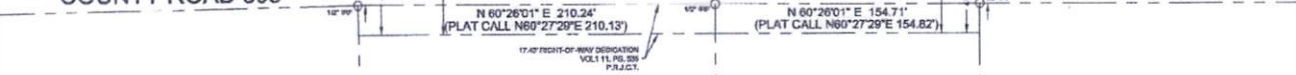
(CALLED 2.858 ACRES)
CHRISTIE MARTIN
DOC. NO. 2022-20343
D.R.J.C.T.

RIGHT-OF-WAY DEDICATION
7,977 SQ. FT. OR
0.183 ACRES

STATE PLANE NAD 83
N=6796872.8111
E=2361386.8202

P.O.B.

COUNTY ROAD 305



(CALLED 74.290 ACRES)
RICHARD J. SOLBERG JR. & SHANON L. SOLBERG, ETUX
DOC. NO. 2012-15597
D.R.J.C.T.

RYAN BRETON & HARLEY BRETON, ETUX
VOL. 3722, PG. 672
D.R.J.C.T.

LOT 1, BLOCK 1
DOWLING ADDITION
VOL. 11, PG. 535
P.R.J.C.T.

STEVE DOWLING
VOL. 3813, PG. 749
VOL. 3722, PG. 672
D.R.J.C.T.

LOT 2, BLOCK 1
DOWLING ADDITION
VOL. 11, PG. 535
P.R.J.C.T.

(CALLED 1.000 ACRES)
CECIL D. BAILEY, ETUX
VOL. 2809, PG. 847
D.R.J.C.T.

FINAL PLAT
WINCHESTER-BRETON ADDITION
LOT 1 & LOT 2, BLOCK 1
BEING
5.398 ACRES
SITUATED IN THE
WILLIAM CRAVENS, SURVEY, ABSTRACT NO. 137
JOHNSON COUNTY, TEXAS
FEBRUARY 1, 2024

OWNER:
David Shane Winchester & Julie Kay Winchester
1500 Bever Boulevard
Arlington, Texas 76013
Email address: David@winchesterhomedesigns.com
Phone Number 817-896-3266

Logan Reid Breton & Kacey Renee Breton
8059 County Road 305
Grandview, Texas 76050
Phone Number 872-742-6090
loganreid35@gmail.com

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System North Central Zone (NAD 83), North American Datum 1983.
(2) (CM) = Controlling measurement
(3) Unless otherwise noted, adjacent property to be affected by any and all notes, data, easements and other matters that are shown on or as part of the recorded plat, and/or as part of the file contained herein.



FIRM NUMBER 10147300
1010 DENVER AVENUE, SUITE 100
DALLAS, TEXAS 75201
817-689-9266
WWW.BLUESTARSURVEYING.COM



0' 25' 50' 100'
SCALE: 1" = 50'

OWNER'S CERTIFICATE

WHEREAS DAVID SHANE WINCHESTER, JULIE KAY WINCHESTER & LOGAN REID BRETON & KACEY RENEE BRETON, are the sole owners of a tract of land situated in the WILLIAM CRAVENS SURVEY, ABSTRACT NO. 137, in the City of Grandview, Johnson County, Texas...

BEGINNING at a 1/2 inch iron rod found for the common corner of said Winchester tract, same being Breton tract, and a called 4.000 acre tract of land described in a deed to Richard P. Reilly, recorded in Document Number 2014-8102, Deed Records, Johnson County, Texas...

THENCE N 29°04'11" W, along the common line of said Winchester tract, same being the Breton tract, and said Reilly tract, a distance of 471.18 feet to a 1/2 inch iron rod found for common corner of said Winchester tract, same being the Breton tract, and said Reilly tract, and a called 7.82 acre tract of land described in a deed to Clinian S. Blair and Brandy J. Blair, et ux, recorded in Document Number 2013-9342, Deed Records, Johnson County, Texas...

THENCE N 55°19'48" E, along the common line of said Winchester tract, same being the Breton tract, and said Blair tract, passing the northeast corner of said Breton tract, and continuing a total distance of 328.81 feet to a 3 inch steel fence corner post found for the common corner of said Winchester tract, and said Blair tract...

THENCE N 56°09'15" E, along the common line of said Winchester tract, and said Blair tract, a distance of 199.99 feet to a 1/2 inch iron rod found for the common corner of said Winchester tract, said Blair tract, a called 5.574 acre tract of land described in a deed to Thomas Raymond Barron, et ux, recorded in Volume 2223, Page 550, Deed Records, Johnson County, Texas, and a called 2.856 acre tract of land described in a deed to Christie Martin, recorded in Document Number 2022-20343, Deed Records, Johnson County, Texas...

THENCE S 18°55'55" E, along the common line of said Winchester tract, and said Martin tract, a distance of 523.72 feet to a 5/8 inch iron rod with cap stamped "LONESTAR SURVEYING" found for the common corner of said Winchester tract, and said Martin tract, said point being in the north right-of-way line of said County Road 305...

THENCE S 60°21'03" W, along the south line of said Winchester tract, and along the north right-of-way line of said County Road 305, passing a 5/8 inch iron rod with cap stamped "LONESTAR SURVEYING" found for the southeast corner of said Breton tract, and continuing a total distance of 429.39 feet to the POINT OF BEGINNING, and containing 235,113 square feet or 5.398 acres of land, more or less.

OWNER'S DEDICATION

That DAVID SHANE WINCHESTER, JULIE KAY WINCHESTER & LOGAN REID BRETON & KACEY RENEE BRETON, 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 areas shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this the 24th day of July, 2024

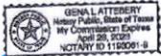
By: David Shane Winchester

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared DAVID SHANE WINCHESTER, 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 24th day of July, 2024.

Notary Public in and for the State of Texas My Commission expires: 4/18/25



By: Julie Kay Winchester

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared JULIE KAY WINCHESTER, 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 24th day of July, 2024.

Notary Public in and for the State of Texas My Commission expires: 4/18/25



By: Logan Reid Breton

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared LOGAN REID BRETON, 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 24th day of July, 2024.

Notary Public in and for the State of Texas My Commission expires: 2/25/25



By: Kacey Renee Breton

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared KACEY RENEE BRETON, 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 24th day of July, 2024.

Notary Public in and for the State of Texas My Commission expires: 2/25/25



By: Kacey Renee Breton

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 areas 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: Oncor 254-897-1720
Septic: Private Individual Septic Systems.

Private Sewerage Facility

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

Inspections and/or acceptance of a private sewerage 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 Sewerage 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 sewerage 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 sewerage facility in a satisfactory manner.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C035J1, 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 surface 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 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 occupancy 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 the plat, and any public utility including Johnson County, shall have the right at all times to 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 less than 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.

OWNER:

David Shane Winchester & Julie Kay Winchester
1900 Bever Boulevard
Arlington, Texas 76013
Email address: David@winchesterhomesdesigns.com
Phone Number 817-896-3266

Logan Reid Breton & Kacey Renee Breton
8059 County Road 305
Grandview, Texas 76050
Phone Number 972-742-6000
loganbreton36@gmail.com

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4269), NAD83 (CORRS86).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.
5. THIS PROPERTY IS SUBJECT TO A 20 FOOT WIDE JCSUD EASEMENT IN DOCUMENT NUMBER 2024-1407, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND IS BLANKET IN NATURE.
6. THIS PROPERTY IS SUBJECT TO A 15 FOOT WIDE JCSUD EASEMENT IN VOLUME 626, PAGE 159, 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 APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

Instrument # DAY OF 2024

Slide, County JUDGE

Date County Clerk, Johnson County, Texas

"Deputy Clerk"

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5595 hereby state that this correctly represents a survey made under my supervision on, February 01, 2024. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez
Date: 07/27/2024



FINAL PLAT
WINCHESTER-BRETON ADDITION
LOT 1 & LOT 2, BLOCK 1
BEING
5.398 ACRES
SITUATED IN THE
WILLIAM CRAVENS, SURVEY, ABSTRACT NO. 137
JOHNSON COUNTY, TEXAS
FEBRUARY 1, 2024

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NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS OR BY ANY SYSTEM WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR.
(1) NOTES: The books of bearings for this survey in the Texas State Plane Coordinate System GCS, North Central Zone (4269), NAD83 (CORRS86).
(2) C&U = Controlling easements.
(3) Unless otherwise noted, subject property is affected by any and all notes, deeds, easements and other matters that are shown on or are part of the recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING logo and contact information:
FIRM NUMBER 10147300
1014 30th Street, Suite 15 Grandview, Texas 76050
817-658-8200
www.bluestarsurveying.com