

AUG 14 2023

DEPUTY

April Long County Clerk, Johnson County Texas



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		 §		
COUNTY OF JOHNSON	1	§ §		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

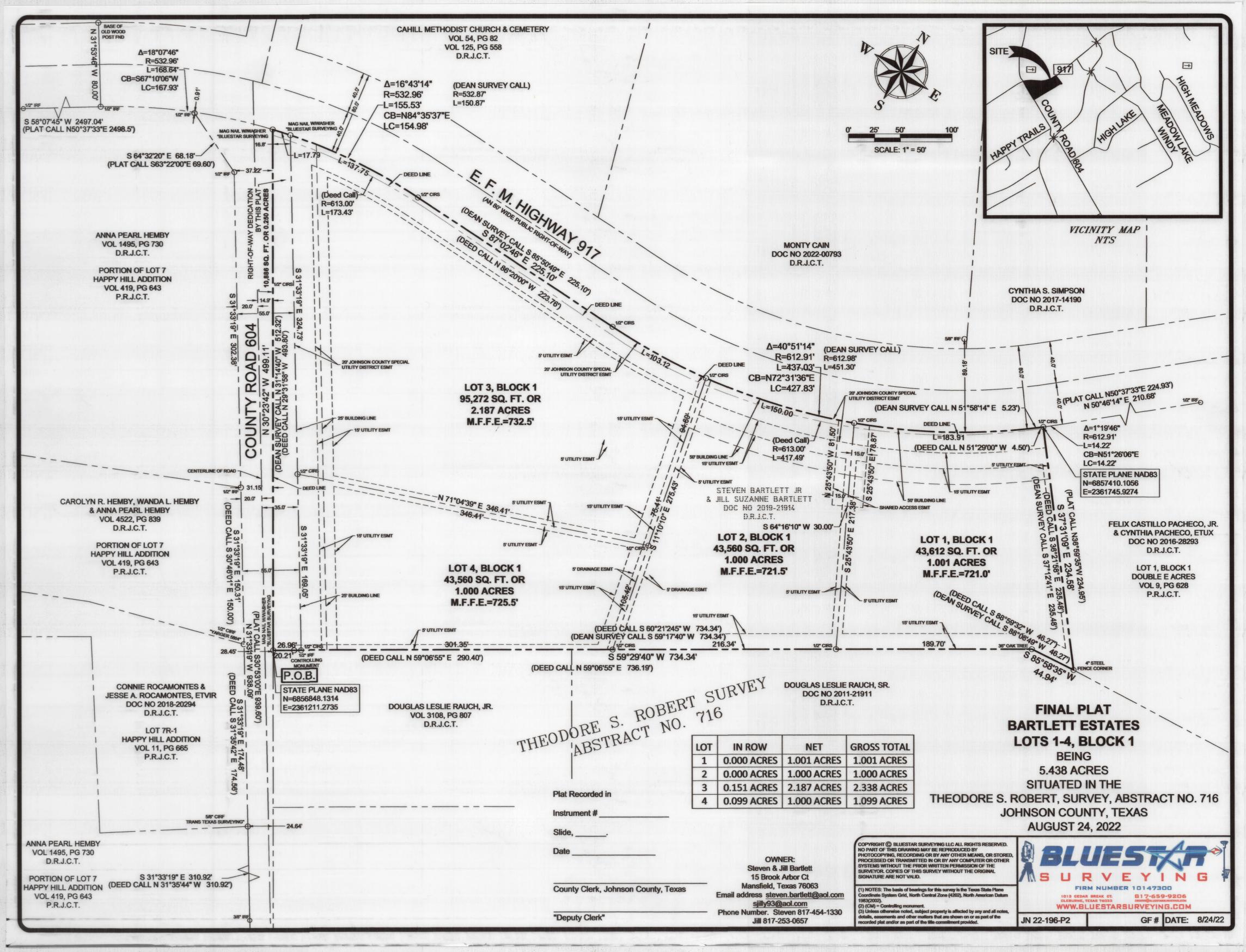
WHEREAS, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of Bartlett Estates, Lots 1-4, Block 1, in Precinct 3 and clarify that the filing of the plat which dedicates roads and streets 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: vyes, no, abstained mm. Pct. 1 Howell, Comm. Pct. 2 Rick F Kenny **àile**v. Voted: V abstained Voted: \checkmark yes, yes, na no, abstained Mike White, Comm. Pct. 3 arry Woolley, Comm. Pct. 4 Voted: **v** yes, no, abstained Voted: 🗸 yes, ___ no, ___ abstained **Jounty Clerk** ATTE



OWNER'S CERTIFICATE

WHEREAS Steven Bartlett Jr. and Jill Suzanne Bartlett, are the sole owner's 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 604, 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 499.11 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for northwest corner of said Bartlett tract, and being in the southerly 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 155.53 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 36 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 area shown hereon.

WITNESS OUR HAND, this the 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 day of MARY BULLOCK Notary Public in/and for Notary Public, State of Texa Notary ID 13211836-8 The State of Texas My Commission Exp. 08-06-2023 My Commission expires:

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 area shown hereon.

WITNESS OUR HAND, this the 2nd day of <u>Mugust</u> By: All Susame Ban Unit

STATE OF TEXAS COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Suzanne 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 44915 . 2023. il amistor JULIE EDMISTON Notary Public in and for Notary Public. State of Texas The State of Texas Notary ID 13050829-9 My Commission expires: / - 22-202 My Commission Exp. 01-22-2024

GENERAL NOTES:

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

The designation of the proposed usage of the area shown on plat is for sing

The developer shall complete all roads and drainage facilities in a subdivisi

Water:	Johnson County Special Utility District 817-760-5200
Electricity:	United Co-Op 817-556-4000
Septic:	Private Individual Septic Systems.

Private Sewage Facility

On-site sewage facility performance cannot be guaranteed even though all are complied with.

Inspections and/or acceptance of a private sewage facility by the Public Wo and does not relieve the owner of the property from complying with County, meeting minimum standards, must be upgraded by the owner at the owner unsanitary conditions are created or if the facility when used does not comp

A properly designed and constructed private sewage facility system, install dispose of is not controlled. It will be the responsibility of the lot owner to n

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas an December 04, 2012, this property is located in zone " X " (Areas determine

The above referenced FEMA flood insurance rate map is for use in administration particularly from local sources of small size, which could be flooded by sev may be other streams, creeks, low areas, drainage systems or other surface not studied or addressed as part of the "NFIP".

Blocking the flow of water or constructing improvements in the drainage ea

The existing creeks or drainage channels traversing along or across this a owners of the lot or lots that are traversed by or adjacent to drainage cours

Johnson County will not be responsible for the maintenance and operation

Johnson County will not be responsible for any damage, personal injury or

Johnson County has the right but not a duty to enter onto property and clear 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 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 downstream property owner or impose, impute or transfer any duty or liabil County.

Johnson County makes no representation that the creeks, streams, rivers, hereon are actually existing on the property portrayed by this plat do not vi State of Texas or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereo make determinations regarding the approval or disapproval of this plat.

Indemnity

The property developer submitting this plat to Johnson County for approva and severally indemnify and hold harmless Johnson County and the Comm damages resulting from or allegedly arising from Johnson County's approv

Utility Easement:

Any public utility, including Johnson County, shall have the right to mov or improvements which in any way endanger or interfere with the construct shown on the plat, and any public utility including Johnson County, shall the purpose of construction, reconstruction, inspection, patrolling, mainta 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 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.

v or Town.	SURVEYOR'S NOTES:					
gle family residential use.	1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS96).					
ion within twelve (12) months after the date of final plat approval.	2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".					
	3. EASEMENTS TO JOHNSON COUNTY SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 812, PAGE 141, CAN NOT BE LOCATED, AND ARE BLANKET IN NATURE.					
	4. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.					
provisions of the Rules of Johnson County, Texas for Private Sewage Facilities	5. SEPTIC SYSTEMS/SPRAY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.					
provisions of the Rules of Johnson County, Texas for Thrate Gewage Facilities	6. MINIMUM FINISHED FLOORS TO BE 1 FOOT ABOVE SURROUNDING GRADE.					
orks Department shall indicate only that the facility meets minimum requirements , State and Federal regulations. Private Sewage Facilities, although approved as 's expense if normal operation of the facility results in objectionable odors, if ply with governmental regulations.	7. M.F.F.E. = MINIMUM FINISHED FLOOR ELEVATION NOTES:					
ed in suitable soil, can malfunction if the amount of water that is required to naintain and operate the private sewage facility in a satisfactory manner.	Right-Of-Way Dedication		er of road on F.M. or State er of County Roads or roads in a Subdivision.			
	Utility Easement	15' from lot line in fr 5' from lot line on th				
d Incorporated Areas, Community Panel No. 48251C0205J, effective date d to be out of the flood plain).	Building Lines	50' from lot line (Sta	' from lot line (State Highway & F.M.) ' from lot line (County Road or Subdivision Roads)			
stering the "NFIP". It does not necessarily show all areas subject to flooding, ere, concentrated rainfall coupled with inadequate local drainage systems. There ces or subsurface conditions existing on or near the subject property which are		20 11011101 1110 (00				
sements, and filling or obstruction of the floodway is prohibited.	Plat Recorded in					
ddition will remain as open channels and will be maintained by the individual ses along or across said lots.	Instrument #		APPROVED BY JOHNSON COUNTY			
s of said drainage ways or for the control of erosion.	Slide,		COMMISSIONER'S COURT ON THE			
loss of life or property occasioned by flooding or flood conditions.	Date		DAY OF, 2023			
ar any obstruction including but not limited to trees, plants, dirt or buildings, which						
	County Clerk, Johnso	n County, Texas	County JUDGE			
	"Deputy Clerk"					
e developer of the property or owner of the property of any duty to comply with all d.	Deputy Olin					
developer of the property or owner of the property of any duty to any adjacent or lity to Johnson County, the Commissioners, officials or employees of Johnson						
drainage channels or other drainage structures, devices or features portrayed		R'S CERTIFICATE				
olate the statutes or common law of an incorporated city, Johnson County, the	KNOW ALL MEN BY THESE PRESENTS:					
n to make accurate and truthful representations upon which Johnson County can	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.					
			Roy Rodriguez			
al and the owner of the property the subject of this plat do hereby agree to jointly nissioners, officials and employees of Johnson County from any and all claims or val or filing of this plat or construction documents associated therewith.	Signature <u>Rey</u> Date <u>08</u>	Palina 101/2023	NO FESSION OF			
and keep moved all or part of any buildings, fences, trees, shrubs, other growths ction or maintenance or efficacy of its respective systems in any of the easements have the right at all times of ingress and egress to and from said easements for ining and adding to or removing all or part of its respective systems without the						
		F	INAL PLAT			

OWNER: Steven & Jill Bartlett 15 Brook Arbor Ct Mansfield, Texas 76063 Email address steven.bartlett@aol.com sjilly93@aol.com Phone Number. Steven 817-454-1330 Jill 817-253-0657

COPYRIGHT (C) BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL IGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum

(2) (CM) = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the ecorded plat and/or as part of the title committee



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



COMMISSIONERS COURT

AUG 1 4 2023

AGENDA PLACEMENT FORM (Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: August 2, 2023 Appro	vec
Meeting Date: August 14, 2023	
Submitted By: Julie Edmiston	
Department/Office: Public Works	
Signature of Director/Official:	
Agenda Title: Plat Approval	
Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary): Consideration of Order 2023-61, Order Approving the Final Plat of Bartlett Estates Lots 1-4, Block 1 in Precinct 3	
(May attach additional sheets if necessary) Person to Present: Jennifer VanderLaan	
(Presenter must be present for the item unless the item is on the Consent Agenda)	
Supporting Documentation: (check one) PUBLIC 🔽 CONFIDENTIAL	
(PUBLIC documentation may be made available to the public prior to the Meeting)	
Estimated Length of Presentation: 10 minutes	
Session Requested: Consent (Action Item, Workshop, Consent, Executive)	
Check All Departments That Have Been Notified:	
County Attorney IT Purchasing Auditor	
Personnel Public Works 🖌 Facilities Management	
Other Department/Official (list)	
Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline	

& List All External Persons Who Need a Copy of Signed Documents In Your Submission Email