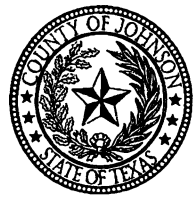


AUG 14 2023



**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

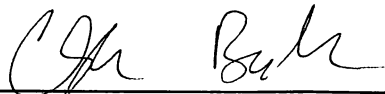
**WHEREAS**, a motion was made by Commissioner Woolley, Pct. 4 and seconded by Commissioner White, Pct. 3 that stated: "I make the motion to approve for filing purposes only, a Plat of **Bartlett Estates**, Lots 1-4, Block 1, in Precinct 3 and clarify that the filing of the plat which dedicates roads 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 14<sup>th</sup> day of August 2023.

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

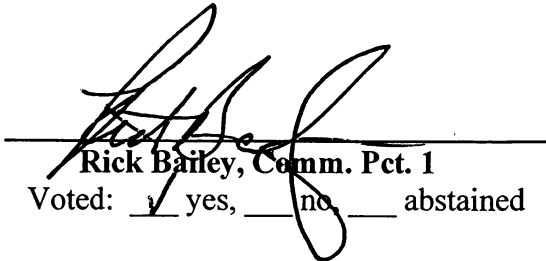
The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of **Bartlett Estates**, Lots 1-4, Block 1, in Precinct 3 for filing purposes only and clarifying that the filing of the plat which dedicates roads and streets to the public **does not** make those roads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

**WITNESS OUR HAND THIS, THE 14<sup>TH</sup> DAY OF AUGUST 2023.**

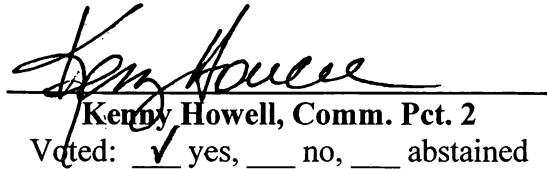


**Christopher Boedeker, Johnson County Judge**

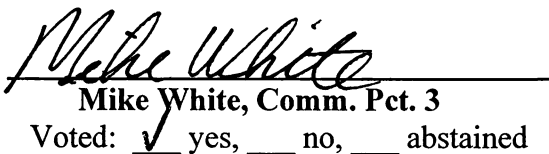
Voted:  yes,  no,  abstained



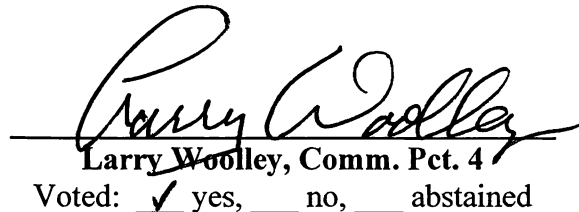
**Rick Bailey, Comm. Pct. 1**  
Voted:  yes,  no,  abstained



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



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

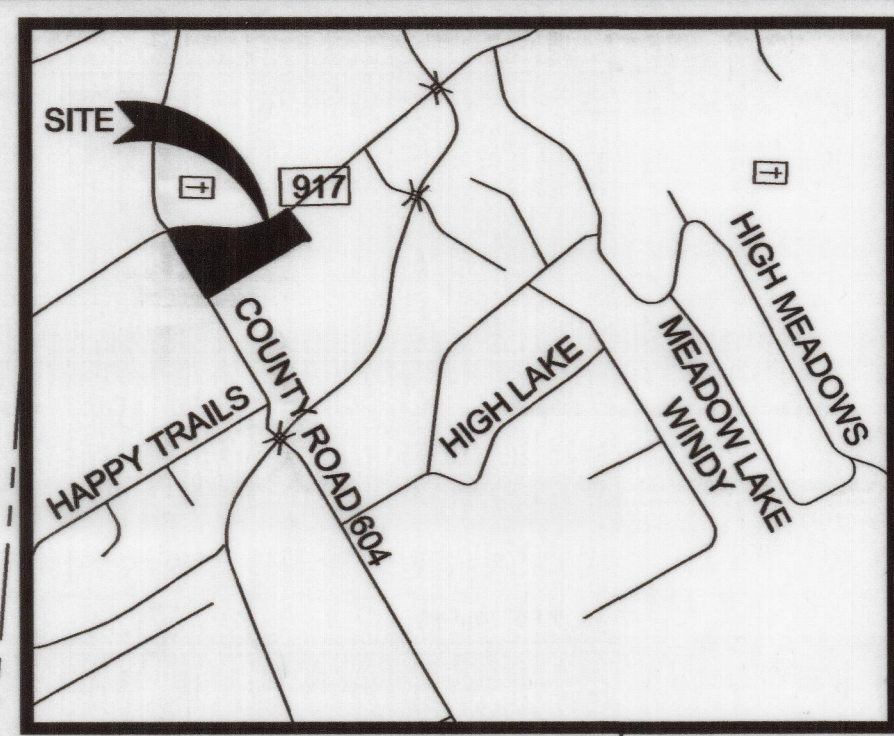
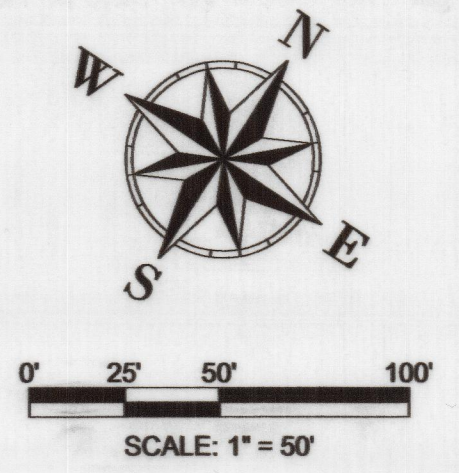
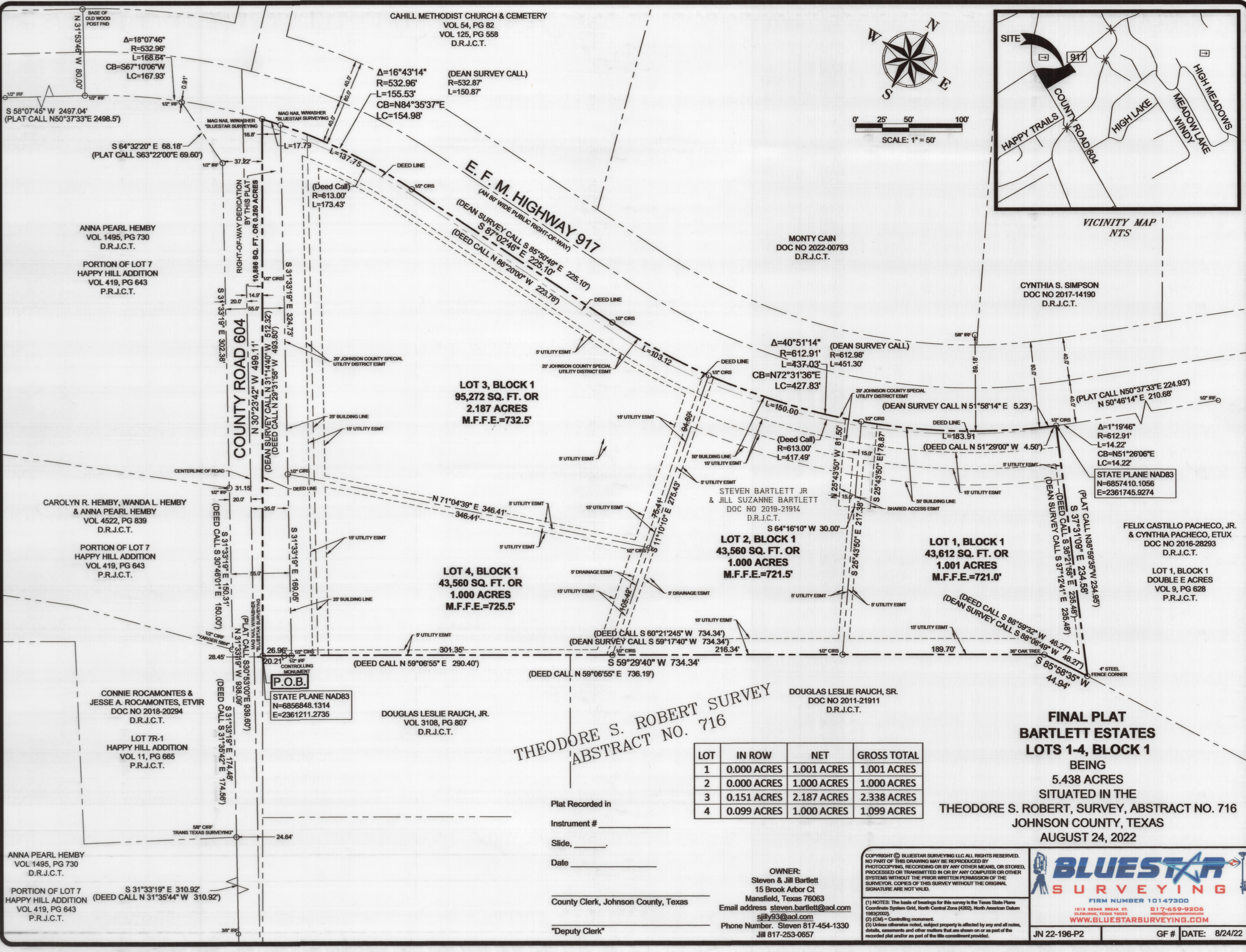


**Larry Woolley, Comm. Pct. 4**  
Voted:  yes,  no,  abstained



**ATTEST: April Long, County Clerk**





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

$\Delta=16^{\circ}43'14''$   
R=532.96'  
L=155.53'  
CB=N84°35'37"E  
LC=154.98'

(DEAN SURVEY CALL)  
R=532.87'  
L=150.87'

$\Delta=18^{\circ}07'46''$   
R=532.96'  
L=168.64'  
CB=S67°10'06"W  
LC=167.93'

S 58°07'45" W 2497.04'  
(PLAT CALL N50°37'33"E 2498.5')

S 64°32'20" E 68.18'  
(PLAT CALL S63°22'00"E 69.60')

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.

COUNTY ROAD 604

E. F. M. HIGHWAY 917  
(AN 80' WIDE PUBLIC RIGHT-OF-WAY)  
S 87°02'46" E 225.10'  
(DEED CALL N 86°20'00" W 223.78')

MONTY CAIN  
DOC NO 2022-00793  
D.R.J.C.T.

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'

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.

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.

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

LOT 7R-1  
HAPPY HILL ADDITION  
VOL 11, PG 665  
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.

P.O.B.  
STATE PLANE NAD83  
N=6856848.1314  
E=2361211.2735

DOUGLAS LESLIE RAUCH, JR.  
VOL 3108, PG 807  
D.R.J.C.T.

DOUGLAS LESLIE RAUCH, SR.  
DOC NO 2011-21911  
D.R.J.C.T.

THEODORE S. ROBERT SURVEY  
ABSTRACT NO. 716

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

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

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](mailto:steven.bartlett@aol.com)  
[sjilly93@aol.com](mailto:sjilly93@aol.com)  
Phone Number: Steven 817-454-1330  
Jill 817-253-0657

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SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE  
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL  
SIGNATURE 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  
1983(2002).  
(2) (CM) = Controlling monument.  
(3) Unless otherwise noted, subject property is affected by any and all notes,  
details, assessments and other matters that are shown on or as part of the  
recorded plat and/or as part of the title commitment provided.

**BLUESTAR SURVEYING**  
FIRM NUMBER 10147300  
1013 CEDAR BREAK CT  
DUBLIN, TEXAS 76033  
817-659-9206  
[WWW.BLUESTARSURVEYING.COM](http://WWW.BLUESTARSURVEYING.COM)





AUG 14 2023

**AGENDA PLACEMENT FORM**

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

Date: August 2, 2023

**Approved**

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**