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JOHNSON COUNTY COMMISSIONERS COURT

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 13th 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 13TH DAY OF NOVEMBER 2023.

Christopher 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, Comm. Pct. 4

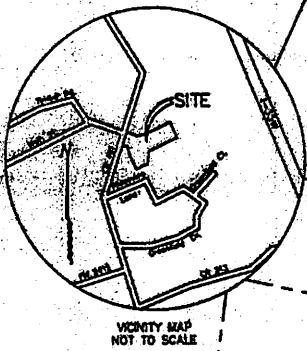
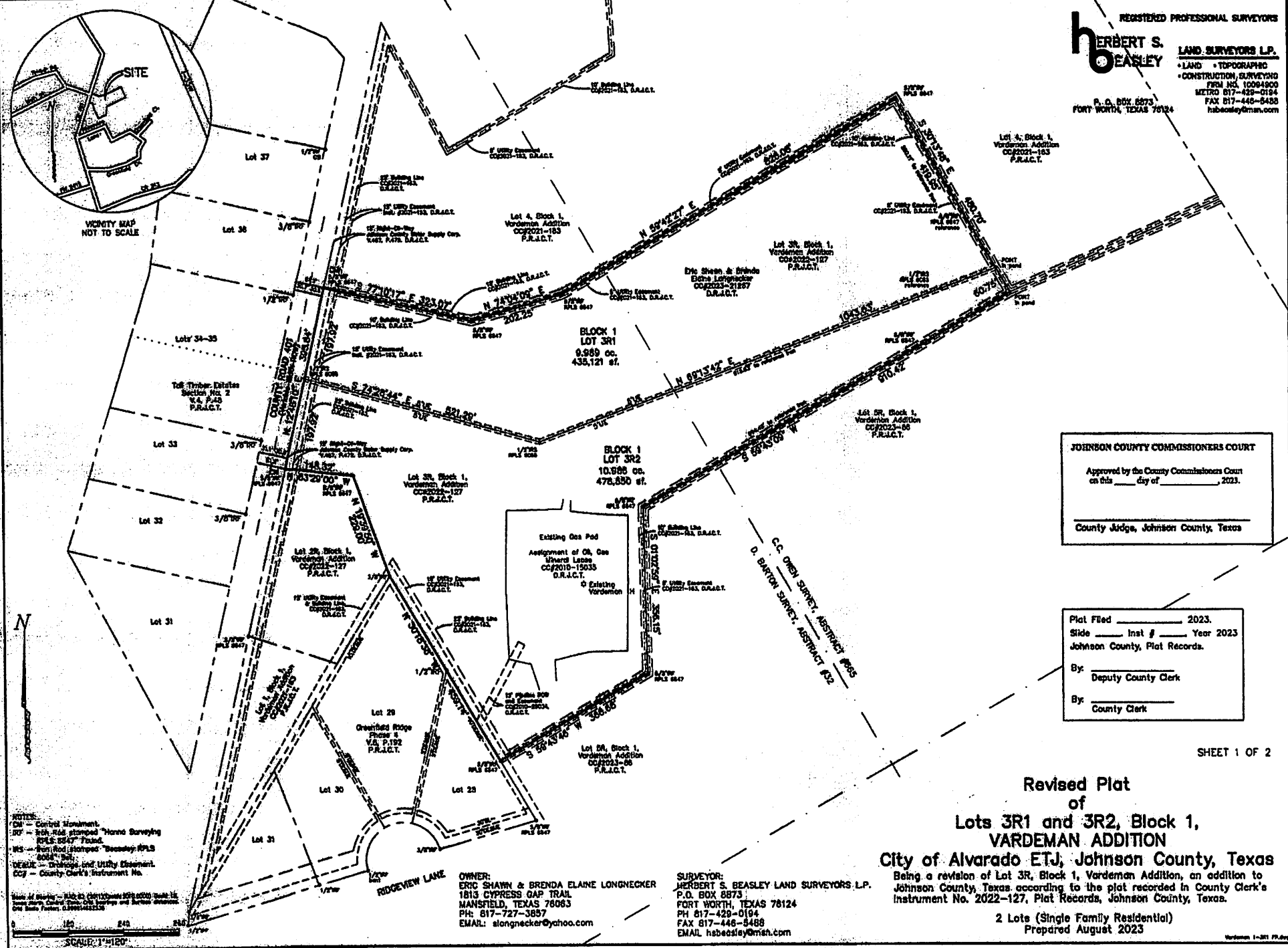
Voted: yes, no, abstained

April Long

ATTEST: April Long, County Clerk



HERBERT S. BEASLEY
LAND SURVEYORS L.P.
• LAND • TOPOGRAPHIC
• CONSTRUCTION SURVEYING
FIRM NO. 10064900
METRO 817-426-0194
FAX 817-446-8488
P. O. BOX 8873
FORT WORTH, TEXAS 76124
hbeasley@tman.com



VICINITY MAP
NOT TO SCALE

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

SHEET 1 OF 2

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

NOTES:
CN - Control Monument
DP - 3/4" dia. rod stamped "Hard Surveying
RPLS-8847" Found
WS - Iron Rod stamped "Decey/RPLS
88847" Found
DEAD - Drainage and Utility Easement
CCJ - County Clerk's Instrument No.

Scale of Blocks - 1/4" = 20' (1/8" = 10')
Scale of Plat - 1/4" = 20' (1/8" = 10')
Scale of Section - 1/4" = 20' (1/8" = 10')

OWNER:
ERIC SHAWN & BRENDA ELAINE LONGNECKER
1813 CYPRESS GAP TRAIL
MANSFIELD, TEXAS 78063
PH: 817-727-3887
EMAIL: slongnecker@yahoo.com

SURVEYOR:
HERBERT S. BEASLEY LAND SURVEYORS L.P.
P.O. BOX 8873
FORT WORTH, TEXAS 76124
PH 817-426-0194
FAX 817-446-8488
EMAIL hbeasley@tman.com

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 abutting property owner or to improve, repair or maintain any duty of liability in Johnson County, the Government, the Commission or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, ditches, or features portrayed herein are actually existing on the property portrayed by this plat or that the plat is a true and correct copy of an incorporated city, Johnson County, the State of Texas, or the United States.

Johnson County, by relying upon the developer's representations, is entitled to make accurate and truthful representations upon which Johnson County may 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 arising out of, from Johnson County's approval or filing of this plat or construction documents associated therewith.

UTILITY EASEMENTS

Any water utility, including Johnson County, shall have the right to view and keep removed all or part of any buildings, fences, trees, shrubs, other grounds, or improvements on any lot subject to the construction or maintenance, or removal, of the respective facilities, if and to the extent necessary on this plat, and any public utility including Johnson County, shall have the right of view of those lots and areas to which proposed easements for the purpose of construction, maintenance, or repair of such utility, including and adding to or removing to or part of its respective systems without the necessity of 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, for any person who, in violation of the provisions of this act, or in violation of any other statute or contract to convey that is subject to a purchase price, the plat or report of the subdivision is approved and is filed for recording with the Johnson County Clerk. However, said description may be used if the Commission is expressly notified or approved and recorded on the 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 report 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 indicates 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 or record by 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.

Inspection 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 release the owner of the property from compliance with County, State and Federal regulations. Private Sewage Facilities, whether approved as meeting minimum standards, must be approved by the owner of the owner's expertise in normal operation of the facility relative to objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with governmental regulations.

A privately 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. 48221003504, 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 creeks, 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 sources 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, and 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 discharge, 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) 858-4000

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEM.

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, Eric Shawn Longnecker and Brenda Elaine Longnecker, acting by and through the undersigned, it's 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. 2022-21267, 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

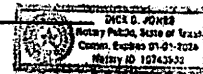
Brenda Elaine Longnecker
By: BRENDA ELAINE LONGNECKER, Owner

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

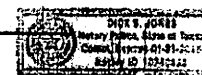


STATE OF TEXAS §
COUNTY OF TARRANT §

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. 8524

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
COMMISSIONER'S COURT AND RECORDED ON JULY 20,
2021.

Revised Plat SHEET 2 OF 2

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

REGISTERED PROFESSIONAL SURVEYORS

HERBERT S. BEASLEY
LAND SURVEYORS L.P.
LAND SURVEYORS
CONSTRUCTION SURVEYING
FIRM NO. 1009-4900
METRO 817-422-0154
FAX 817-422-3428
hbeasley@hbs.com

Notice: Setting 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.

NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to revise the recorded subdivision plat of Vardeman Addition, Lot 3R, Block 1 recorded in Instrument No. 2022-127, Plat Records of Johnson County, Texas:

COMMISSIONERS COURT

**Lot 3R, Block 1
to be revised
to Create Lots 3R1 and 3R2, Block 1**

NOV 13 2023

At: **9:00 o'clock a.m.** on: November 13, 2023 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

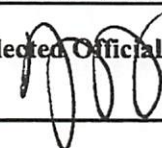
Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

October, 17/19/21 2023

And posted on the County website October 10, 2023

AGENDA PLACEMENT FORM

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

Date: October 27, 2023
Meeting Date: November 13, 2023
Submitted By: Julie Edmiston
Department: Public Works
Signature of Elected Official/Department Head: 

Court Decision:
This section to be completed by County Judge's Office

COMMISSIONERS COURT
NOV 13 2023
Approved

Description:
Public Hearing to Revise the Plat of Vardeman Additon, Lot 3R, Block 1 to
Create Lots 3R1 and 3R2, Block 1.
Consideration of order 2023-92, Order Approving The Revised Plat of Vardeman
Addition Lot 3R, Block 1 to Create Lots 3R1 and 3R2, Block 1 in Precinct 4

(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: (check one)
 Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:
 County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

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