

**AGENDA PLACEMENT FORM**

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

**Date:** November 10, 2025

**Meeting Date:** November 24, 2025

**Submitted By:** Julie Edmiston

**Department:** Development Services

**Signature of Elected Official/Department Head:**  


<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>


**Description:**  
Consideration of Variance to allow Platting and Permitting for a Proposed  
Subdivision of Two Lots, with each Lot having 140.30' of Road Frontage,  
located 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:** (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**



## Johnson County Development Services

Jennifer VanderLaan / Director of Development Services

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

### VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Joe Bartolowits \_\_\_\_\_ Date October 20, 2025 \_\_\_\_\_

Phone Number 682-238-2395 \_\_\_\_\_

Email Address jbartolowits@gmail.com \_\_\_\_\_

#### Property Information for Variance Request:

Property 911 address 8800 CR 530 Mansfield, Texas 76063 (Property is no longer in Fort Worth ETJ) \_\_\_\_\_

Subdivision name (Proposed) Vaughn Estates \_\_\_\_\_ Block 1 \_\_\_\_\_ Lot 1-2 \_\_\_\_\_

Survey Survey \_\_\_\_\_ Abstract \_\_\_\_\_ Acreage \_\_\_\_\_

Request A variance on the CR frontage to 140.30 Ft from 150Ft. \_\_\_\_\_

Reason for request I purchased this property to resale with restrictions (No mobile homes, RVs, or businesses). However, \_\_\_\_\_

I need to sell the lot next door (also restricted) to make it possible. \_\_\_\_\_

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures

PORTION OF  
CLASSIC OAKS HOLDING, LLC  
VOL 4570, PG 818  
D.R.J.C.T.

COUNTY ROAD 530

S 21°34'40" E 279.97'

(DEED CALL S 18°21'17" E 279.97')

S 21°28'11" E 344.63'

(DEED CALL N 10°10'22" W 345.10')

P.O.B.

RIGHT-OF-WAY DEDICATION  
BY THIS PLAT  
3,799 SQ. FT. OR  
0.087 ACRES

APPROXIMATE LOCATION  
SURVEY-ABSTRACT LINE

DAVID CROSS SURVEY  
ABSTRACT NO. 161

(CALLED 3.18 ACRES)  
JOE BARTOLOWITS AND CATHY BARTOLOWITS  
DOC NO. 2025-19839  
D.R.J.C.T.

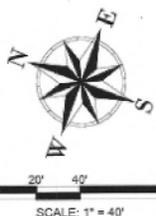
ELIZABETH J. CARTWELL SURVEY  
ABSTRACT NO. 160

(CALLED 3.18 ACRES)  
ANA M. FLORES  
DOC NO. 2017-31809  
D.R.J.C.T.

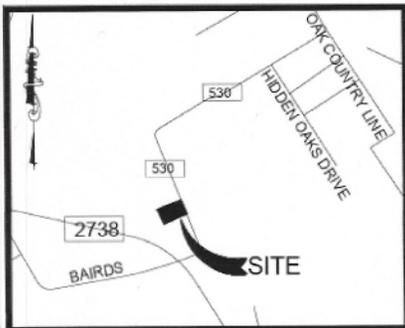
LOT 1, BLOCK 1  
66,335 SQ. FT. OR  
1.523 ACRES

LOT 2, BLOCK 1  
65,076 SQ. FT. OR  
1.494 ACRES

(CALLED 3.249 ACRES)  
JEANNIE RENE WICKSTROM  
VOL 2938, PG 309  
D.R.J.C.T.



VICINITY MAP  
NTS



Plat Recorded in \_\_\_\_\_  
Instrument # \_\_\_\_\_  
Slide, \_\_\_\_\_  
Date \_\_\_\_\_

County Clerk, Johnson County, Texas

"Deputy Clerk"

STEVEN MICHAEL COGDELL  
VOL 2778, PG 349  
D.R.J.C.T.

OWNER:  
Classic Oaks Holding, LLC  
7100 F.M. 2738  
Mansfield, Texas 76063  
Email address: jbartolowits@gmail.com  
Phone Number: 882-238-2395

FINAL PLAT  
VAUGHN ESTATES  
LOTS 1-2, BLOCK 1  
BEING

3.104 ACRES

SITUATED IN THE

DAVID CROSS SURVEY, ABSTRACT NO. 161  
ELIZABETH J. CARTWELL SURVEY, ABSTRACT NO. 160  
JOHNSON COUNTY, TEXAS

AUGUST 12, 2025

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED.  
NO PART OF THIS DRAWING MAY BE REPRODUCED BY  
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS OR STORED  
IN A RETRIEVING SYSTEM 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 (4203), North American Datum  
1983.  
(2) C/M = Controlling monument.  
(3) Unless otherwise noted, subject property is affected by any and all notes,  
deeds, assessments and other matters that are shown on or as part of the  
recorded plat vector as part of the title commitment provided.

JN 25-157

SHEET 1 OF 2

DATE: 8/12/25

OWNER'S CERTIFICATE

WHEREAS, JOE BARTOLOWITS AND CATHY BARTOLOWITS, are the sole owner of a 3.104 acre tract of land situated in the DAVID CROSS SURVEY, ABSTRACT NUMBER 161, AND THE ELIZABETH J. CARTWELL SURVEY, ABSTRACT NUMBER 160, in Johnson County, Texas, being that same called 3.115 acre tract of land described in a deed to Joe Bartolowits and Cathy Bartolowits, recorded in Document Number 2025-19839, 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 called 3.115 acre tract, and a called 3.240 acre tract of land described in a deed to Jeannie Rene Wickstrom, recorded in Volume 2938, Page 369, Deed Records, Hill County, Texas, said point being in the west right-of-way line of County Road 530;

THENCE S 65°29'09" W, along the common line of said called 3.115 acre tract, and said called 3.240 acre tract, a distance of 457.20 feet to a 1/2 inch iron rod found for the common corner of said called 3.115 acre tract, and said called 3.240 acre tract, said point being in the east line of a tract of land described in a deed to Steven Michael Cogdell, recorded in Volume 2778, Page 3450, Deed Records, Johnson County, Texas;

THENCE N 24°54'00" W, along the common line of said called 3.115 acre tract, and said Cogdell tract, a distance of 301.18 feet to a 5/8 inch iron rod found for the common corner of said called 3.115 acre tract, and a called 3.18 acre tract of land described in a deed to Ana M. Flores, recorded in Document Number 2017-31609, Deed Records, Johnson County, Texas;

THENCE N 68°05'38" E, along the common line of said called 3.115 acre tract, and said called 3.18 acre tract, a distance of 474.06 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 3.115 acre tract, and said called 3.18 acre tract, said point being in the west right-of-way line of said County Road 530;

THENCE S 21°34'40" E, along the east line of said called 3.115 acre tract, and along the west right-of-way line of said County Road 530, a distance of 270.97 feet to the POINT OF BEGINNING and containing 135,209 square feet or 3.104 acres of land more or less.

OWNER'S DEDICATION

That JOE BARTOLOWITS AND CATHY BARTOLOWITS, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as VAUGHN ESTATES, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_
Joe Bartolowits

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Joe Bartolowits, 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 \_\_\_\_\_, 2025.

Notary Public in and for
The State of Texas
My Commission expires: \_\_\_\_\_

By: \_\_\_\_\_
Cathy Bartolowits

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Cathy Bartolowits, 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 \_\_\_\_\_, 2025.

Notary Public in and for
The State of Texas
My Commission expires: \_\_\_\_\_

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (DORS90).
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.

GENERAL NOTES:

Public Right-of-Way to be privately maintained by property owner.

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: Bethesda Water Supply Corporation 817-265-2131
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 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 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 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. 48251C0060K, effective date September 21, 2023, 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 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 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 the 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 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.

NOTES:

Table with 2 columns: Note type (Right-Of-Way Dedication, Utility Easement, Building Lines, Plat Recorded in, Instrument #, Slide, Date) and Note content (40' ROW from center of road on F.M. or State, 15' from lot line in front and back, 50' from lot line (State Highway & F.M.), APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE DAY OF 2025, County JUDGE, 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. 5596 hereby state that this correctly represents a survey made under my supervision on, August 12, 2025. The subdivision boundary corners are marked with iron pins as noted.

PRELIMINARY
RELEASED 08/12/2025 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Signature \_\_\_\_\_

Date \_\_\_\_\_

FINAL PLAT VAUGHN ESTATES LOTS 1-2, BLOCK 1 BEING 3.104 ACRES SITUATED IN THE DAVID CROSS SURVEY, ABSTRACT NO. 161 ELIZABETH J. CARTWELL SURVEY, ABSTRACT NO. 160 JOHNSON COUNTY, TEXAS AUGUST 12, 2025

OWNER:
Classic Oaks Holding, LLC
7100 F.M. 2738
Mansfield, Texas 78063
Email address: jbartolowits@gmail.com
Phone Number: 882-236-2395

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1019 OSAGE STREET, SUITE 1000, WEAVER TEXAS 76798
917-559-9206
WWW.BLUESTARSURVEYING.COM
COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, 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 SIGNATURE ARE NOT VALID.
(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System (GCS, North Central Zone (4202), North American Datum, 1983) (2) (CM) - Containing monument. (3) Unless otherwise noted, adjacent property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the file commitment provided.
JN 25-157 SHEET 2 OF 2 DATE: 8/5/25

PORTION OF  
CLASSIC OAKS HOLDING, LLC  
VOL 4570, PG 818  
D.R.J.C.T.

IF RIGHT-OF-WAY DEDICATION  
IS SHOWN ON A FINAL PLAT OF  
HIDDEN OAKS ESTATE, PHASE 4  
NO. 147 FILED

COUNTY ROAD 530

S 21°34'40" E 279.97'

(DEED CALL S 18°21'17" E 279.97')

S 21°28'11" E 344.63'

(DEED CALL N 10°10'22" W 345.10')

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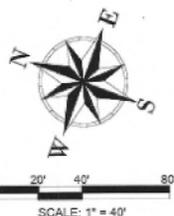
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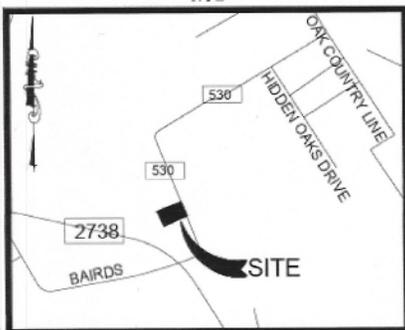
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VICINITY MAP  
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Plat Recorded in \_\_\_\_\_  
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County Clerk, Johnson County, Texas

"Deputy Clerk"

STEVEN MICHAEL COGDELL  
VOL 2778, PG 349  
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OWNER:  
Classic Oaks Holding, LLC  
7100 F.M. 2738  
Mansfield, Texas 76063  
Email address: jbartolowits@gmail.com  
Phone Number: 882-238-2395

**FINAL PLAT  
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LOTS 1-2, BLOCK 1  
BEING  
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SITUATED IN THE  
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ELIZABETH J. CARTWELL SURVEY, ABSTRACT NO. 160  
JOHNSON COUNTY, TEXAS  
AUGUST 12, 2025**

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WITNESS OUR HAND, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_
Joe Bartolowits

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Joe Bartolowits, 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 \_\_\_\_\_, 2025.

Notary Public in and for
The State of Texas
My Commission expires: \_\_\_\_\_

By: \_\_\_\_\_
Cathy Bartolowits

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Cathy Bartolowits, 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.

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A properly 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. 48251C0060K, effective date September 21, 2023, 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 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 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 the 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 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.

NOTES:

Table with 2 columns: Note type (Right-Of-Way Dedication, Utility Easement, Building Lines, Plat Recorded in, Instrument #, Slide, Date) and Note content (40' ROW from center of road on F.M. or State, 15' from lot line in front and back, 50' from lot line (State Highway & F.M.), etc.)

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, August 12, 2025. The subdivision boundary corners are marked with iron pins as noted.

PRELIMINARY
RELEASED 08/12/2025 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Signature \_\_\_\_\_

Date \_\_\_\_\_

FINAL PLAT VAUGHN ESTATES LOTS 1-2, BLOCK 1 BEING 3.104 ACRES SITUATED IN THE DAVID CROSS SURVEY, ABSTRACT NO. 161 ELIZABETH J. CARTWELL SURVEY, ABSTRACT NO. 160 JOHNSON COUNTY, TEXAS AUGUST 12, 2025

OWNER:
Classic Oaks Holding, LLC
7100 F.M. 2738
Mansfield, Texas 78063
Email address: jbartolowits@gmail.com
Phone Number: 882-236-2395

BLUESTAR SURVEYING logo and contact information including website, phone number, and address.