



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

§
§
§

ORDER 2025-120

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 **Vaughn Estates**, Lots 1 & 2, 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 22ND DAY OF DECEMBER 2025.

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



Filed For Record 12:26 PM

DEC 22 2025

April Long
County Clerk, Johnson County Texas

BY acth DEPUTY

PORTION OF
CLASSIC OAKS HOLDING, LLC
VOL 4570, PG 618
D.R.J.C.T.

DAVID CROSS SURVEY
ABSTRACT NO. 161

ELIZABETH J. CARTWELL SURVEY
ABSTRACT NO. 160

(CALLED 3.18 ACRES)
ANA M. FLORES
DOC NO. 2017-31609
D.R.J.C.T.

(CALLED 3.15 ACRES)
JOE BARTOLOWITS AND CATHY BARTOLOWITS
DOC NO. 2025-19839
D.R.J.C.T.

(CALLED 3.249 ACRES)
JEANNIE R. WICKSTROM & ROBERT WICKSTROM
VOL 2938, PG 369
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

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

APPROXIMATE LOCATION
SURVEY - ABSTRACT LINE

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

Plat Recorded in _____
Instrument # _____
Slide _____
Date _____

County Clerk, Johnson County, Texas
Deputy Clerk _____

OWNER:
Joe Bartolowits & Cathy Bartolowits
7100 F.M. 2738
Mansfield, Texas 78063
Email address: jbartolowits@gmail.com
Phone Number: 882-238-2385

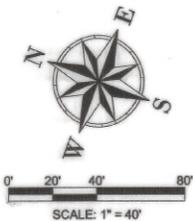
**FINAL PLAT
VAUGHN ESTATES
LOTS 1 & 2, BLOCK 1**

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

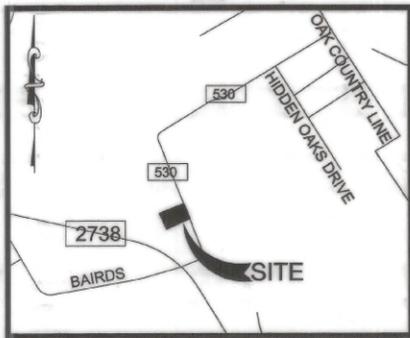
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(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Goid, North Central Zone (4202), North American Datum 1983 (NAD83).
(2) (CA) = Controlling measurement.
(3) Unless otherwise noted, subject property is affected by any and all rules, details, easements 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 02048 08042 011 017-655-9206
20 CHURCH, TEXAS 75080
www.bluestarsurveying.com



VICINITY MAP
NTS



OWNER'S CERTIFICATE

WHEREAS JOE BARTOLOWITS AND CATHY BARTOLOWITS, are the sole owners 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 3.249 acre tract of land described in a deed to Jeannie R. Wickstrom & Robert Wickstrom, recorded in Volume 2936, Page 369, Deed Records, Johnson 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 3.249 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 3.249 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 345, 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 301.16 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 279.97 feet to the **POINT OF BEGINNING** and containing 135,209 square feet or 3.104 acres of land more or less.

OWNER'S DEDICATION

KNOW THEREFORE, KNOWN TO ALL MEN BY THESE PRESENTS

That **JOE BARTOLOWITS AND CATHY BARTOLOWITS**, owners of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 1 & 2, BLOCK 1, VAUGHN ESTATES, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-way and any other public area shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this the 26th day of November, 2025

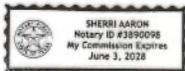
By Joe Bartolowits
Joe Bartolowits

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 26th day of November, 2025.

SON
Notary Public in and for
The State of Texas
My Commission expires: June 3, 2028
By Cathy Bartolowits
Cathy Bartolowits

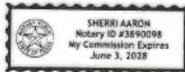


STATE OF TEXAS
COUNTY OF JOHNSON

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 26th day of November, 2025.

SON
Notary Public in and for
The State of Texas
My Commission expires: June 3, 2028



SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS06).
- 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.

DEVELOPER NOTE

A variance allowing platting and permitting for lots 1 and 2, Block 1 each being less than 1 acre was approved in Commissioner's Court on November 24, 2025.

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 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 617-295-2131
Electricity: United Cooperative Services 617-556-4000
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 Development Services 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 property 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. 48251C0090K, 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, impede 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 hereto 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 executory 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:

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*
*Unless otherwise required by Major Thoroughfare Plan

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 _____, 2025

Slide _____

Date _____

County Clerk, Johnson County, Texas _____

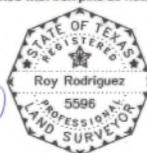
Deputy Clerk _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 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.

Signature Roy Rodriguez
Date 11/26/2025



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: Joe Bartolowits & Cathy Bartolowits
7100 F.M. 2738
Mansfield, Texas 76063
Email address: jbartolowits@gmail.com
Phone Number: 682-238-2395

1) NOTES: The books of bearings for this survey in the Texas State Plane Coordinate System (GCS), North Central Zone (NAD83), North American Datum (NAD83).
2) CAD = CAD/CADD program.
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 recorded plat and/or as part of the title commitment provided.

BLUESTAR SURVEYING
FIRM NUMBER 10147300
1018 DEAN DR. #101
DALLAS, TEXAS 75248
817-659-9206
WWW.BLUESTARSURVEYING.COM

JN 25-157 SHEET 2 OF 2 DATE: 8/5/25

AGENDA PLACEMENT FORM

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

Date: December 1, 2025

Meeting Date: December 22, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



Description:

Consideration of Order 2025-120, Order Approving the Final Plat of Vaughn Estates, Lots 1 & 2, Block 1, Located in Precinct 3.

Water Source is Bethesda WSC.

(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**