

AGENDA PLACEMENT FORM

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

Date: October 29, 2025

Meeting Date: November 10, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:


Court Decision: <small>This section to be completed by County Judge's Office</small>
 NO ACTION 11-10-2025

Description:
Consideration of Variance of the Roadway Cross Section in a Proposed
Subdivision, Stowe Vista, located in Precinct 1.

Requesting More Information

(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 Public Works Department

Jennifer VanderLaan / Director of Public Works

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 Grayham Stowe Date 9/27/25

Phone Number 817-896-8525

Email Address Gwstowe@westonhomestx.com

Property Information for Variance Request:

Property 911 address 8825 County Road 1205 Rio Vista Texas

Subdivision name Stowe Vista Block NA Lot 1-12

Survey Yes Abstract _____ Acreage 34.152

Request Variance for small private spec road - 24' Road Base / 22' 2 Course Chip Seal Paving - 12 homeowners own the road

Reason for request The 1200 ft road will be a private gated spec with CCR / Deed specifications that the road will never under any condition be a county road.

The road will be up to standard on ability to support any emergency vehicle weight and access.

There will only be 12 homeowners and minimal traffic due to the private access and location. Thank you

Provide the following with this request:

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

Stowe Vista		
Variance		Johnson County Current Regulations
1. 24' of road base instead of 34'.	All roads inside subdivision will have a minimum paved surface of twenty-two feet (22') with base material extending six (6) feet beyond the edge of paving for a minimum of thirty-four (34') feet of base material (Amended July 8, 2024)	<i>Reference Section IX General Road and Street Specifications, C. Requirement for Street Pavement, (9). Page 48.</i>
2. Allow 2 course chip seal.	Three (3) course surface treatment using 3/8" pea gravel or 3/8" crushed stone.	<i>Reference Section IX General Road and Street Specifications, C. Requirement for Street Pavement, (5) Driving Surface. Page 47.</i>

GF# 024-61745
TOWN SQUARE TITLE

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: November 12, 2024

Grantor: Dennis Gene Stowe and Wendy Lukehart Stowe, Individually and as Trustees of the Stowe Living Trust September 30, 2022

Grantor's Mailing Address: P.O. Box 577
Burleson, Texas 76097

Grantee: Weston – Scion Joint Venture, a Texas Joint Venture

Grantee's Mailing Address: P.O. Box 2887
Burleson, Texas 76097

Consideration: Ten and No/100 Dollars and other good and valuable consideration to the undersigned paid by the Grantee, the receipt of which is hereby acknowledged.

Property (including any improvements):

4.176 acres of land located in the Issac Batterson Survey, A-21, Johnson County, Texas, being a portion of a called 38.326 acres tract of land described in Document 2023-31738, Official Records, Johnson County, Texas. being further described by metes and bounds in the Exhibit "A" attached hereto and incorporated herein by reference to same.

Reservations from Conveyance:
None.

Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, easements, mineral reservations and conveyances, and mineral leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Johnson County, Texas, and to all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee all of Grantor's interest in the property, together with all and singular all of Grantor's rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

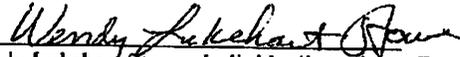
Warranty Deed

GF# 024-61745
TOWN SQUARE TITLE

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

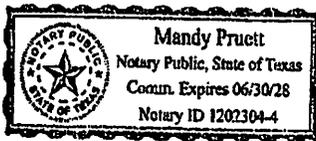

Dennis Gene Stowe Individually and as a Trustee
of the Stowe Living Trust September 30, 2022

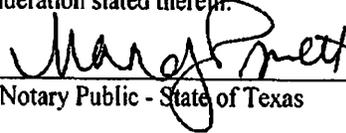

Wendy Lukehart Stowe, Individually and as a Trustee
of the Stowe Living Trust September 30, 2022

ACKNOWLEDGMENTS

STATE OF TEXAS)
)
COUNTY OF Hood) : ss

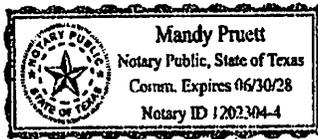
The foregoing instrument was acknowledged before me on the 12 day of November 2024, by Dennis Gene Stowe, who on his oath stated he executed the foregoing document Individually and as a Trustee of the Stowe Living Trust September 30, 2022, and that he did so in said capacity and with such authority for the purpose and consideration stated therein.

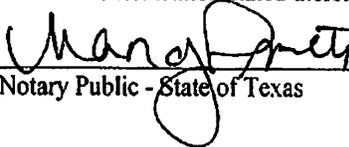



Notary Public - State of Texas

STATE OF TEXAS)
)
COUNTY OF Hood) : ss

The foregoing instrument was acknowledged before me on the 12 day of November 2024, by Wendy Lukehart Stowe, who on her oath stated she executed the foregoing document Individually and as a Trustee of the Stowe Living Trust September 30, 2022, and that she did so in said capacity and with such authority for the purpose and consideration stated therein.




Notary Public - State of Texas

AFTER RECORDING RETURN TO:

WESTON-SCION JOINT VENTURE
P.O. Box 2887
Burlson, Texas 76097

PREPARED IN THE OFFICE OF:

LAW OFFICE OF BRAD BOYD, PLLC
P.O. Box 5653
Granbury, Texas 76049

Exhibit "A"

4.176 acres of land located in the Issac Batterson Survey, A-21, Johnson County, Texas, being a portion of a called 38.326 acres tract of land described in Document 2023-31738, Official Records, Johnson County, Texas, being further described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with aluminum cap marked "JRP 5959" in the south line of a called 155.517 acres tract described in document 2017-18694 and recorded in the Official Records, Johnson County, Texas for the northeast and beginning corner of the herein described tract of land, from which a 1/2 inch iron rod found with plastic cap marked "topographic" at the northeast corner of a called 38.326 acres tract of land described in Document 2023-31738, Official Records, Johnson County, Texas bears N 60°12'42" E - 1464.02 feet;

THENCE over and across said called 38.326 acres tract, S 31°13'14" E - 287.50 feet to a 5/8 inch iron rod set with aluminum cap marked "JRP 5959" for the southeast corner of the herein described tract of land;

THENCE continuing over and across said called 38.326 acres tract, S 60°12'42" W, at 606.24 feet passing a 5/8 inch iron rod set with aluminum cap marked "JRP 5959" in the east line of County Road 1205, in all 632.47 feet to a mag nail set in said County Road 1205 for the southwest corner of the herein described tract of land;

THENCE along said County road 1205, N 31°23'11" W - 287.52 feet to a mag nail set in said County road 1205 at the southwest corner of said called 155.517 acres tract for the northwest corner of the herein described tract of land;

THENCE along the south line of said called 155.517 acres tract, at 27.06 feet passing a 1/2 inch iron rod found in the east line of said County road 1205, in all 633.30 feet to the point of beginning and containing 4.176 acres of land of which 0.176 acres falls within the occupied area of a public roadway.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 32247

eRecording - Real Property

Warranty Deed

Recorded On: November 13, 2024 03:22 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.25

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024 - 32247
Receipt Number: 20241113000115
Recorded Date/Time: November 13, 2024 03:22 PM
User: Amanda T
Station: ccl83

Record and Return To:

Corporation Service Company



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long

REVISION SCHEDULE	DATE
DESCRIPTION	
REV. NO.	

TEXAS SURVEYING & ENGINEERING

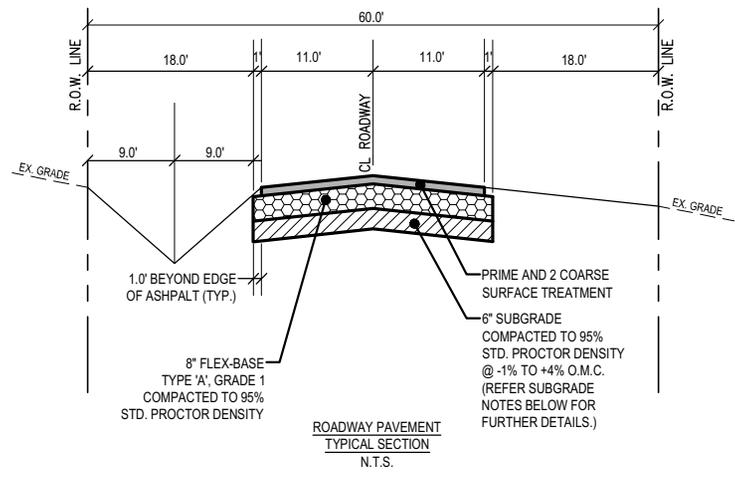
STATE BOARD OF PROFESSIONAL ENGINEERS
NO. 00838407
JORDAN BISHOP, P.E. TEXAS
LICENSED ENGINEER # 11036
DATE: 09-29-2025
TEXAS REG. NO. 0471708

PRELIMINARY FOR REVIEW ONLY
NOT FOR BIDDING, CONSTRUCTION, OR PERMITTING PURPOSES.
PLANS PREPARED BY
JORDAN BISHOP, P.E. TEXAS
LICENSED ENGINEER # 11036
DATE: 09-29-2025

TYPICAL ROADWAY SECTION
STOWE VISTA
JOHNSON COUNTY
TEXAS

DESIGN: AGM
DRAWN: AGM
CHECKED: WJB
DATE: SEP 2025

SHEET #
1 OF 1
CLIENT #: 217 JOB #: 2527

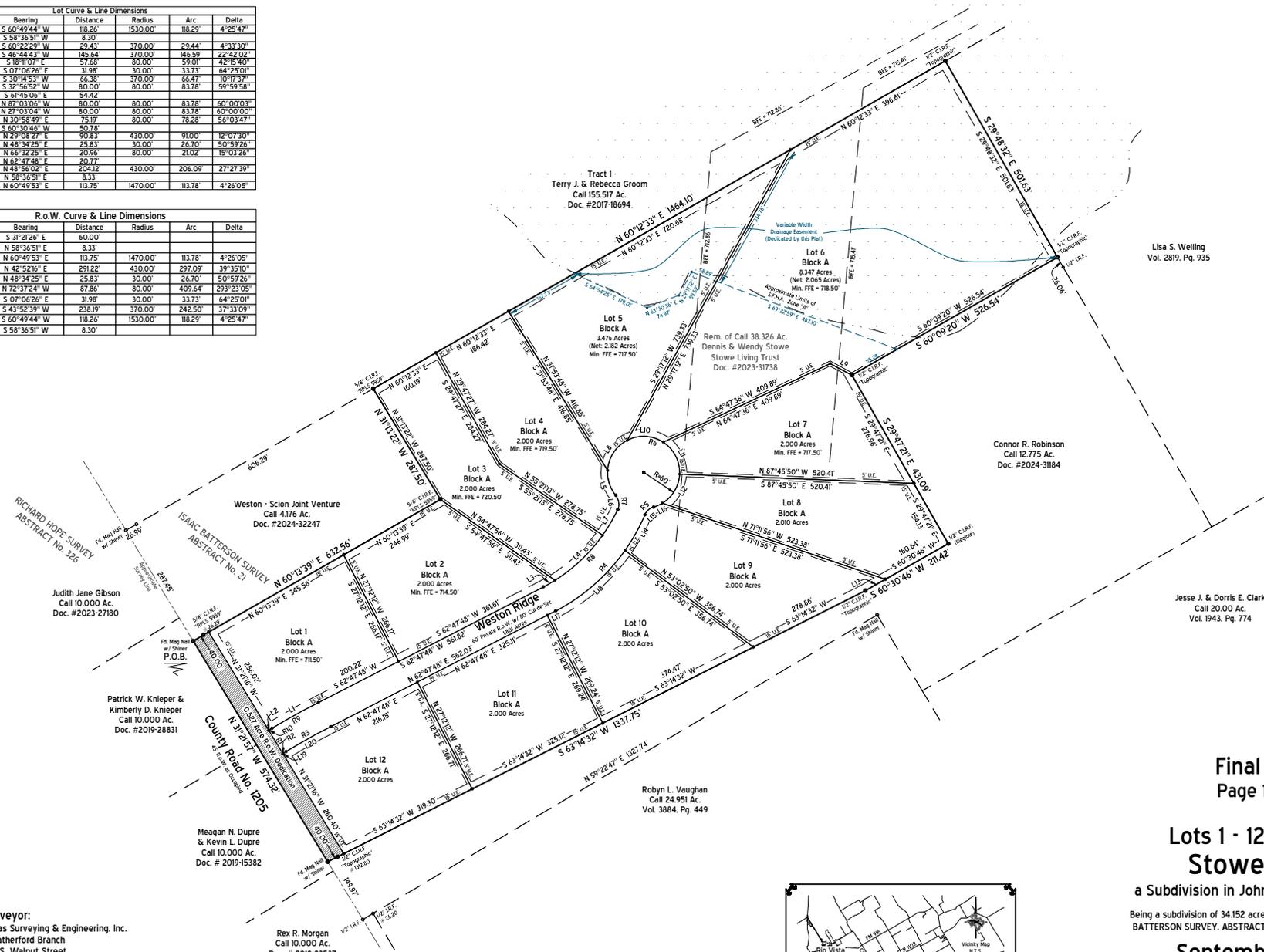


SUBGRADE NOTES:

1. SUBGRADE UNDER ALL PAVEMENTS SHALL BE STABILIZED TO A MINIMUM DEPTH OF 6" WITH HYDRATED LIME OR CEMENT WHEN THE P.I. OF THE INPLACE MATERIAL IS GREATER THAN 15. LABORATORY TESTS MUST BE PERFORMED TO DETERMINE THE AMOUNT OF LIME OR CEMENT REQUIRED TO LOWER THE P.I. TO 15 OR BELOW. SATURATION P.I. (PH \geq 12.4) WILL BE THE LIMIT WHEN A SOIL'S P.I. CANNOT BE BROUGHT TO 15 OR LOWER.
2. WHERE THE INPLACE MATERIAL HAS A P.I. OF LESS THAN 15, THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND RECOMPACTED.

Lot Curve & Line Dimensions					
Call	Bearing	Distance	Radius	Arc	Delta
L1	S 60°49'44" W	118.26	1530.00'	118.29	4°25'47"
L2	S 58°36'51" E	8.33			
L3	S 60°22'29" E	29.43	370.00'	29.44	4°33'30"
L4	S 46°44'43" W	146.64	370.00'	146.59	22°42'02"
L5	S 18°10'07" E	57.68	80.00'	59.01	42°15'40"
L6	S 07°09'29" E	31.98	30.00'	33.33	164°25'01"
L7	S 30°14'53" W	66.38	370.00'	66.47	10°17'37"
L8	S 32°56'52" W	80.00	80.00'	83.78	59°59'58"
L9	S 64°50'01" E	54.42			
L10	N 87°03'06" W	80.00	80.00'	83.78	60°00'03"
L11	N 27°03'04" W	80.00	80.00'	83.78	60°00'00"
L12	N 30°58'49" E	75.19	80.00'	78.28	58°03'47"
L13	S 60°30'46" W	50.78			
L14	N 29°08'27" E	90.83	430.00'	91.00	12°07'30"
L15	N 48°14'25" E	25.83	30.00'	26.70	50°59'26"
L16	N 66°32'25" E	20.96	80.00'	21.02	15°03'26"
L17	N 62°47'48" E	20.77	430.00'	206.09	27°27'39"
L18	N 48°50'02" E	204.12			
L19	N 58°36'51" E	8.33			
L20	N 60°49'53" E	113.75	1470.00'	113.78	4°26'05"

R.o.W. Curve & Line Dimensions					
Call	Bearing	Distance	Radius	Arc	Delta
R1	S 31°21'26" E	60.00'			
R2	N 58°36'51" E	8.33			
R3	N 60°49'53" E	113.75	1470.00'	113.78	4°26'05"
R4	N 42°52'16" E	291.22	430.00'	297.09	39°35'10"
R5	N 48°34'25" E	25.83	30.00'	26.70	50°59'26"
R6	N 72°37'24" W	87.86	80.00'	409.64	293°23'05"
R7	S 07°06'26" E	31.98	30.00'	33.33	64°25'01"
R8	S 43°52'39" W	238.19	370.00'	242.50	37°33'09"
R9	S 60°49'44" W	118.26	1530.00'	118.29	4°25'47"
R10	S 58°36'51" W	8.30			



Final Plat
Page 1 of 2

Lots 1 - 12, Block A Stowe Vista

a Subdivision in Johnson County, Texas
Being a subdivision of 34.152 acre tract of land out of the ISAAC BATTERSON SURVEY, ABSTRACT No. 21, Johnson County, Texas

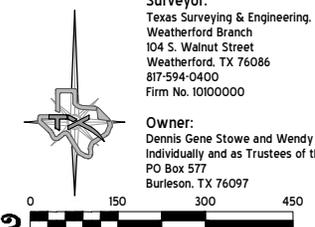
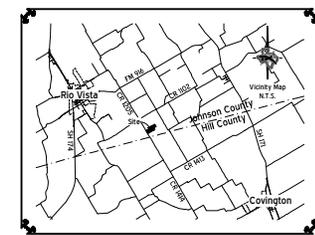
September 2025



Surveyor:
Texas Surveying & Engineering, Inc.
Weatherford Branch
104 S. Walnut Street
Weatherford, TX 76086
817-594-0400
Firm No. 10100000

Owner:
Dennis Gene Stowe and Wendy Lukehart Stowe,
Individually and as Trustees of the Stowe Living Trust
PO Box 577
Burleson, TX 76097

Plat Recorded in Instrument No. _____ Slide _____
Date: _____
County Clerk, Johnson County, Texas
Deputy Clerk



Surveyor's Notes:

No abstract of title or title commitment was provided to this surveyor. Record research performed by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying & Engineering, Inc. and reflects N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid - U.S. Survey Feet)

Please consult all applicable governing entities regarding rules & regulations, that may affect construction on this property. (i.e. Municipal Departments, Special Utility Districts, Architectural Control Committee, Home/Property Owners Associations, etc.)

All subdivision corners are set 1/2" iron rods with plastic caps stamped "TEXAS SURVEYING INC." unless otherwise noted. Corners will be set upon completion of main development and/or construction activities.

"Net Acreage" as shown on Lot 5 & Lot 6 delineates the area within each lot that remains outside of the Variable Width Drainage Easement.

Flood Hazard Note:

This tract appears to be located within Special Flood Hazard Areas, Zone "X" - No Base Flood Elevations determined. Other Areas, Zone "X" - Areas determined to be outside the 0.2% annual chance floodplain according to the F.I.R.M. Community Panel 4425C04501, dated December 4, 2012.

Base Flood Elevations (BFE) cross section data was obtained from publicly available data published by FEMA, via the Estimated Base Flood Elevation (EBFE) Viewer. Visit fema.gov for more information.

Jurisdiction Note:

No portion of this subdivision is located within the E.T.J. of any City or Town.

Private Road Note:

Weston Ridge will be a private, gated, road privately constructed and maintained by the Homeowner's Association.

Subdivision Description

State of Texas

County of Johnson

Being a 34.152 acre tract, situated in the ISAAC BATTERSON SURVEY, ABSTRACT No. 21, Johnson County, Texas, and being the remainder of that certain called 38.326 acre tract described in instrument to Dennis Gene Stowe and Wendy Lukehart Stowe, individually and as Trustees of the Stowe Living Trust, recorded under Document Number 2023-31738, of the Official Records of Johnson County, Texas. (O.R.J.C.T.) said 34.152 acre tract being more particularly described by metes and bounds as follows:

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202. (Grid)

BEGINNING at a maginal with shiner found in the apparent centerline of County Road No. 1205, for the southwest corner of that certain called 4.176 acre tract described in instrument to Mark W. Webb, recorded under Document Number 2024-32248, O.R.J.C.T., being the westerly northwest corner of the herein described tract, from which a maginal with shiner found for the southwest corner of that certain called 155.537 acre tract, described as Tract L in instrument to Terry & Rebecca Groom, recorded under Document Number 2017-18694, O.R.J.C.T., being the northwest corner of said Webb tract and said 38.326 acre tract bears N 31°21'57" W, 287.45 feet;

THENCE N 60°13'39" E, with the south line of said Webb tract, at 26.29 feet pass a 5/8" capped iron rod found for reference. In all a total distance of 632.56, to a 5/8" capped iron rod found for the southeast corner of said Webb tract, being an ell corner of the herein described tract;

THENCE N 31°13'22" W, 287.50 feet, with the east line of said Webb tract, to a 5/8" capped iron rod found in the south line of said Groom tract, for the northeast corner of said Webb tract, and being the northerly northwest corner of the herein described tract, from which a 1/2" iron rod found for reference bears S 60°12'33" W, 606.29 feet;

THENCE N 60°12'33" E, 1464.10 feet, with south line of said Groom tract, the north line of said 38.326 acre tract, to a 1/2" capped iron rod found for the northeast corner of that certain tract described in instrument to Lisa Welling, recorded in Volume 2895, Page 935, O.R.J.C.T., being the northeast corner of said 38.326 acre tract and the herein described tract;

THENCE S 29°48'32" E, 501.63 feet, with the west line of said Welling tract, to a 1/2" capped iron rod found for the northeast corner of that certain called 12.775 acre tract described in instrument to Connor Robinson, recorded under Document Number 2024-31894, O.R.J.C.T., being the easterly southeast corner of said 38.326 acre tract and the herein described tract, from which a 1/2" iron rod found for reference bears S 29°48'32" E, 26.06 feet;

THENCE with the south line of said 38.326 acre tract, the north line of said Robinson tract, the following four (4) courses and distances:

- 1) S 60°09'20" W, 526.54 feet, to a 1/2" capped iron rod found for the northerly northwest corner of said Robinson tract, and ell corner of said 38.326 acre tract and the herein described tract;
- 2) S 29°47'21" E, 431.09 feet, to a 1/2" capped iron rod found for an ell corner of said Robinson tract, the southerly southeast corner of said 38.326 acre tract and the herein described tract;
- 3) S 60°30'46" W, 214.42 feet, to a 1/2" capped iron rod found for corner;
- 4) S 63°14'32" W, at 132.80 feet pass a 1/2" capped iron rod found for reference. In all a total distance of 1337.75 feet, to a maginal with shiner found in the apparent centerline of said County Road No. 1205, for the westerly northwest corner of said Robinson tract, being the southwest corner of said 38.326 acre tract and the herein described tract, from which a 1/2" iron rod found for the westerly southwest corner of said Robinson tract bears S 31°21'57" E, 149.97 feet;

THENCE N 31°21'57" W, 574.32 feet, with the apparent centerline of said County Road No. 1205, the west line of said 38.326 acre tract, to the POINT OF BEGINNING, and containing 34.152 acres, more or less.

Surveyor Certification

That I, Zachariah R. Savory, a Registered Professional Land Surveyor of the State of Texas. Registration No. 5865, do hereby certify that the plat herein was prepared from an actual on the ground survey of the legally described property shown hereon.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
W2505015-P - Field: May 21, 2025 - Paper: September 8, 2025

Surveyor:
Texas Surveying & Engineering, Inc.
Weatherford Branch
104 S. Walnut Street
Weatherford, TX 76086
817-594-0400
Firm No. 10100000

Owner:
Dennis Gene Stowe and Wendy Lukehart Stowe,
Individually and as Trustees of the Stowe Living Trust
PO Box 577
Burleson, TX 76097

Plat Recorded in Instrument No. _____ Slide _____

Date: _____

County Clerk, Johnson County, Texas

Deputy Clerk

State of Texas, County of Johnson

Approved by Johnson County Commissioner's Court

on the _____ day of _____ 2025

By: _____

County Judge

Know All Men by These Presents

That, Dennis Gene Stowe and Wendy Lukehart Stowe, individually and as Trustees of the Stowe Living Trust, being the sole owners, do hereby adopt this plat designating the herein described real property as Lots 1 - 12, Block A, STOWE VISTA, a subdivision in Johnson County, Texas, and I do hereby dedicate to the public's use without reservation, the easements, rights-of-way, and any other public area shown hereon. Unless otherwise designated on this plat.

This plat is approved subject to all platting ordinances, rules, regulations, & resolutions of Johnson County, Texas.

Witness my hand, this the _____ day of _____, 2025.

Owner

Dennis Gene Stowe

Wendy Lukehart Stowe

Wendy Lukehart Stowe

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____ 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 purpose and consideration therein expressed. Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared _____ 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 purpose and consideration therein expressed. Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Johnson County Notes:

Filing A Plat:

It is a Criminal Offense punishable by a fine of up to \$100,000, 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 record of the subdivision is approved and 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 covered by the recording of the plat.

2) 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:

3) 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. Taxes in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Johnson County. Taxes specifically identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

4) Water Service is to be provided by Private Wells.
Sewage Service is to be provided by Private On-Site Septic Facilities.
Electrical Service is to be provided by Hill County Electric, (254-687-2331).

5) The designation of the proposed usage of the area shown on plat is for single family residential.

6) The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months of the date of final plat approval.

Utility Easements:

7) Any public utility, including Johnson county, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, small 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 of all lines of ingress and egress 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 the owner.

8) 15' from lot line in front & back (As Shown)
5' from lot line on the sides (As Shown).
UL = Utility Easement (Delineated by the Plat)

Right of Way Dedications:

9) 40' ROW from center of road on F.M. or State
30' ROW from center of County road or roads in a subdivision.
(Unless otherwise required by Meter Therapeutic Plan)

Building Lines:

10) 50' from lot line (State Hwy & F.M.)
25' from lot line (County Road or Subdivision Roads)

Flood Notes:

1) The referenced FEMA flood insurance rate map is for use in administering the national flood insurance program (NFIP). It does not necessarily show all areas subject to flooding, particularly from local sources of small size which could be flood prone, 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".

2) Blocking the flow of water or constructing impediments in the drainage easements, and filling or obstruction of the roadway is prohibited.

3) 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 the drainage courses along or across said lots.

4) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control or erosion.

5) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

6) Johnson County has the right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

Private Sewage Facility:

1) 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.

2) 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 or meeting minimum standards, must be approved by the owner or 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 government regulations.

3) 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.

Duties of Developer/Property Owner:

20) 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.

21) 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 person, to create or transfer any duty of liability to Johnson County, the Commissioners, officials or employees of Johnson County.

22) 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.

23) 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:

24) 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.

**Final Plat
Page 2 of 2**

**Lots 1 - 12, Block A
Stowe Vista**

a Subdivision in Johnson County, Texas
Being a subdivision of 34.152 acres tract of land out of the ISAAC BATTERSON SURVEY, ABSTRACT No. 21, Johnson County, Texas

September 2025

