



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 2025-122

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 **Stowe Vista**, Lots 1 - 12, Block A in Precinct 1 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 DEPUTY

Lot Curve & Line Dimensions					
Call	Bearing	Distance	Radius	Arc	Delta
L1	S 60°49'44" W	118.26	1930.00	118.27	4°26'47"
L2	S 58°36'36" W	5.30			
L3	S 60°22'29" W	29.43	370.00	29.44	8°33'30"
L4	S 46°44'43" W	149.64	370.00	149.59	27°42'00"
L5	S 18°10'01" E	37.86	60.00	37.91	78°56'00"
L6	S 07°08'28" E	31.98	30.00	33.73	64°25'00"
L7	S 30°16'53" W	66.36	370.00	66.47	10°17'30"
L8	S 32°29'55" W	60.00	60.00	63.16	39°19'48"
L9	S 6°45'08" E	54.42			
L10	N 87°03'08" W	80.00	80.00	83.78	60°00'00"
L11	N 7°03'14" W	19.00	19.00	19.35	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°34'25" E	25.83	30.00	26.70	50°59'20"
L16	N 48°32'25" E	20.96	80.00	21.02	85°03'26"
L17	N 02°02'48" E	23.72			
L18	N 48°16'02" E	204.15	430.00	206.09	27°27'30"
L19	N 58°38'21" E	8.33			
L20	N 60°49'33" E	113.79	1970.00	113.78	4°26'05"

R.O.W. Curve & Line Dimensions					
Call	Bearing	Distance	Radius	Arc	Delta
R1	S 31°27'28" E	60.00			
R2	N 58°36'36" E	8.33			
R3	N 60°49'33" E	113.79	1970.00	113.78	4°26'05"
R4	N 42°52'16" E	291.22	430.00	297.09	39°25'10"
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°08'28" E	31.98	30.00	33.73	64°25'00"
R8	S 43°52'29" W	238.19	370.00	242.50	37°33'09"
R9	S 60°49'44" W	118.26	1930.00	118.27	4°26'47"
R10	S 58°36'36" 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 acres tract of land out of the ISAAC BATTERSON SURVEY, ABSTRACT No. 21, Johnson County, Texas

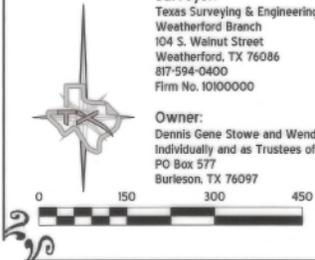
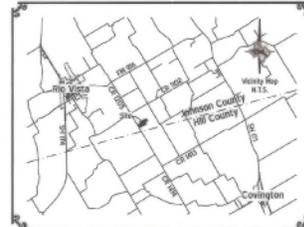
November 2025



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 the surveyor. Recent 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 NAD 83, Texas State Plane Coordinate System, North Central Zone 4202. (684 - U.S. Survey Feet)

Please consult all applicable governing entities regarding rules & regulations that may affect construction on this property. (i.e. Multiple 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 FIRM, Community Panel 4825C0450, dated December 4, 2015.

Base Flood Elevations (BFE) cross section data was obtained from publicly available data published by F.E.M.A. 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 of Town.

Private Road Note:

Western Ridge will be a private, gated, road privately constructed and maintained by the Homeowner's Association. The variance request for said road was approved on November 24, 2025.

Well Spacing Note:

Water wells shall be spaced no less than 249 feet apart per the Groundwater Availability Certification prepared by Collier Consulting for this project dated July 4, 2025.

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 2024-32248, O.R.J.C.T., being the westerly northwest corner of the herein described tract, from which a magrail with shiner found for the southwest corner of that certain called 195.517 acre tract, described as Tract 1, in instrument to Terry & Rebecca Groom, recorded under Document Number 2027-8494, O.R.J.C.T., being the northwest corner of said Webb tract and said 38.326 acre tract bears N 31°21'37" W, 287.45 feet.

Bearings, Distances, and/or Areas derived from GNSS observations performed by Texas Surveying, Inc. and reflect NAD 83, Texas State Plane Coordinate System, North Central Zone 4202. (684)

BE BEGINNING at a magrail with shiner found in the apparent centerline of County Road No. 1205, for the southwest corner of that certain called 4.376 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 magrail with shiner found for the southwest corner of that certain called 195.517 acre tract, described as Tract 1, in instrument to Terry & Rebecca Groom, recorded under Document Number 2027-8494, O.R.J.C.T., being the northwest corner of said Webb tract and said 38.326 acre tract bears N 31°21'37" 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 an 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 north 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, 806.29 feet;

THENCE N 60°13'37" 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 called 12.775 acre tract described in instrument to Lisa Welling, recorded in Volume 2819, 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 2024-3184, 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 40°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 40°32'46" W, 231.42 feet, to a 1/2" capped iron rod found for corner;
4) S 63°14'32" W, at 1312.80 feet pass a 1/2" capped iron rod found for reference, in all a total distance of 1337.75 feet, to a magrail 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°21'37" E, 449.97 feet;

THENCE N 31°21'37" 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. 5965, do hereby certify that the plat herein was prepared from an actual on the ground survey of the legally described property shown herein.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966 W2550157 - Filed: May 21, 2025 - Paper: November 25, 2025



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 herein. 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 2nd day of December, 2025.

Owner

Dennis Gene Stowe and Wendy Lukehart Stowe signatures and names.

State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared DENNIS STOWE, 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 2nd day of December, 2025.

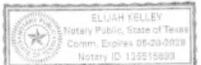
Notary Public in and for the State of Texas



State of Texas

Before me, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared WENDY STOWE, 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 2nd day of December, 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 \$1000.00, confinement in the county jail for up to 10 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 written contract in violation of the provisions of this Act, unless the subdivision is approved and is filed for record with the Johnson County Clerk, however, said description may be used if the competent agency certifies that the approximate record of the final plat and the purchase is not given use or occupancy of the real property conveyed before the recording of the plat.

Filing a Plat is Not Acceptance of Records for a Community Subdivision:

The approval and filing of a plat which indicates roads and drains 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 State 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.

Water Service to be provided by Private Well:

Water Service to be provided by Private Well. Sewage Service to be provided by Private On-Site Septic Facilities. Electrical Service to be provided by the County Electric (254-687-2355).

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

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:

All public utility easements, including Johnson County, shall have the right to move and keep improved all or part of any buildings, fences, trees, shrubs, other growth or improvements which in any way endanger or interfere with the construction or maintenance or efficient of its respective systems in any of the easement areas on the plat, and any public utility including Johnson County, shall have the right at all times to ingress and egress to and from said easements for the purpose of construction, reconstruction, replacement, maintenance, installation and adding to or removing of all or part of its respective systems without the necessity of any line of encroaching the construction of anyone.

- 1) 15' from lot line in front & back (to Stowe)
2) 5' from lot line on the sides (to Stowe)
U.S. = Utility Location (indicated by this Plat)

Right of Way Dedication:

- 1) 40' R/W from center of road or F.M. or State
2) 40' R/W from center of county road or road in a subdivision. (Unless otherwise required by Reader Throughway Plat)

Building Lines:

- 1) 50' from lot line (State Hwy & F.M.)
2) 25' from lot line (County Road or Subdivision Road)

Flood Notes:

- 1) The subdivision FIRM 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 flood risk, which could be flooded by waves, concentrated rainfall, coupled with inadequate local drainage systems. There may be other drainage creeks, ditches, 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 FIRM.
2) Stacking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
3) The existing creeks or drainage channels involving along or across this addition will remain an open channel and will be maintained by the individual owners of the lot or lots that are assessed by or subject to the drainage charges apply 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 other any obstructions including but not limited to trees, plants, 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 Health Department shall include only that the facility meets minimum requirements and does not release the owner of the property from complying with county, state and federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be approved by the owner of the owner's separate or normal operation of the facility results in objectionable odors, if sanitary conditions are created, or if the facility does not meet state or local government regulations.
3) A properly designed and constructed private sewage facility system, installed in suitable soil, can maintain if the amount of water that is required to dispose of it 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:

- 1) The approval and filing of this plat by Johnson County does not release the developer of the property or owner of the property of any duty to comply with all local, state or federal law or the provisions in which the property is located.
2) The approval and filing of this plat by Johnson County does not release the developer of the property or owner of the property of any duty to any adjacent or abutting property owner or person, in any way to transfer any duty of liability to Johnson County, the Commissioners, officials or employees of Johnson County.
3) Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed herein are actually existing on the property portrayed by this plat do not indicate the status or common law or an incorporated city, Johnson County, the State of Texas, or the United States.
4) Johnson County is relying upon the surveyor whose name is affixed herein 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.

Final Plat Page 2 of 2

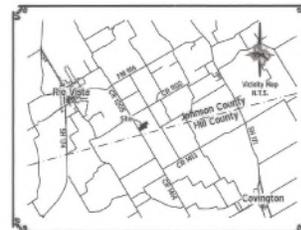
Lots 1 - 12, Block A Stowe Vista

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

November 2025



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



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

AGENDA PLACEMENT FORM

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

Date: December 9, 2025

Meeting Date: December 22, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:
Jennifer VanderLaan

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



Description:
Consideration of Order 2025-122, Order Approving the Final Plat of Stowe
Vista, Lots 1 - 12, Block A, Located in Precinct 1.
Water Source is Private Water Wells.

(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**