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	§	
	§	**ORDER 2026-54**
COUNTY OF JOHNSON	§	

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c) OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to Development Services of Johnson County and approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to Development Services of Johnson County; and

WHEREAS, written notice of the application to revise the subdivision plat has been published in a newspaper of general circulation in Johnson County at least three (3) times during the period that begins on the 30th day and ends on the seventh day before the date of the Commissioners Court meeting; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to each of the non-developer owners of the lots of the subdivision.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Stowe Vista**, Lots 1-12, Block A, to create Lots 1R – 12R, Block A, in Precinct 1.

WITNESS OUR HAND THIS, THE 22ND DAY OF JUNE 2026.

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

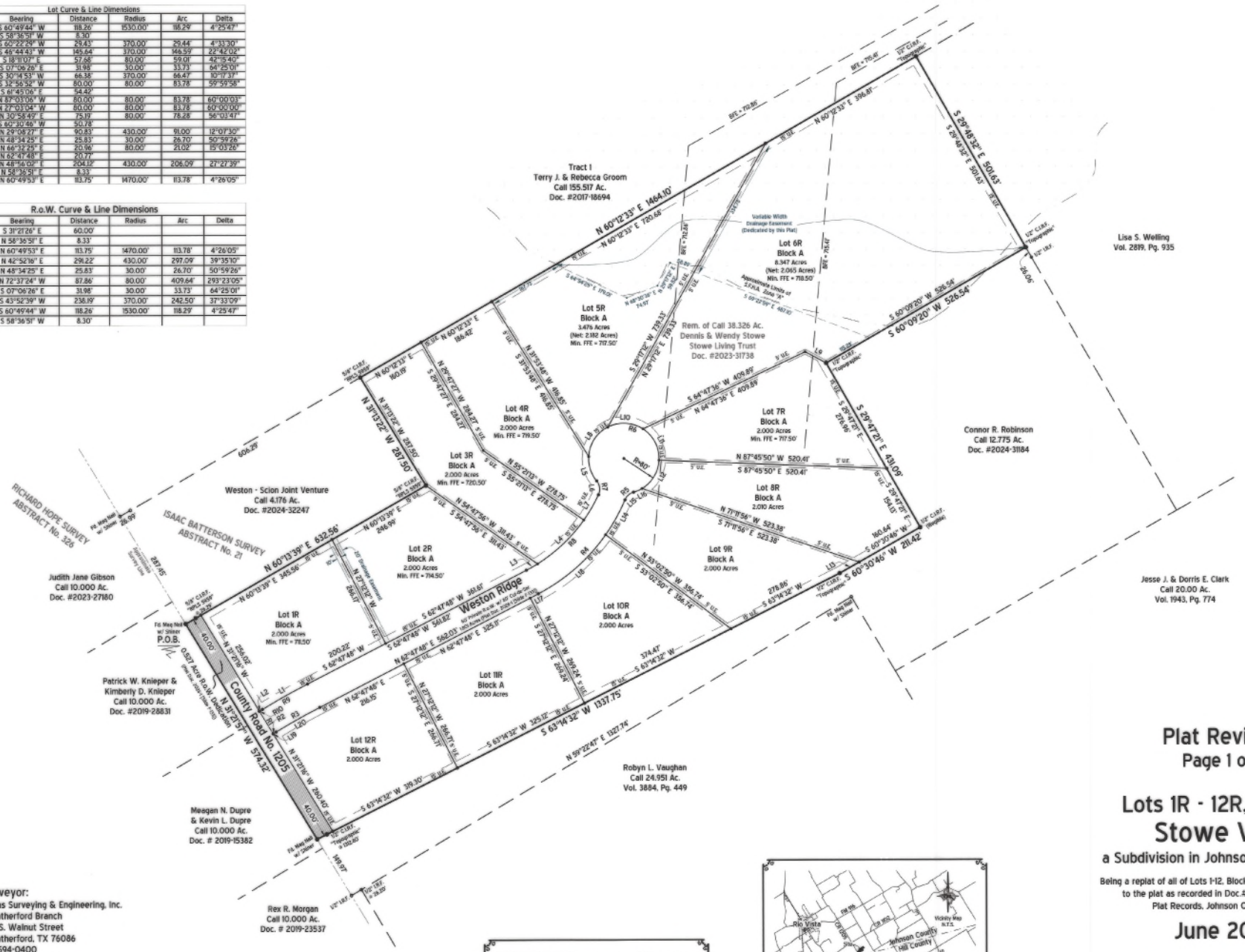
Larry Woolley, Comm. Pct. 4
Voted: ✓ yes, ___ no, ___ abstained

ATTEST: April Long, County Clerk

COMMISSIONERS COURT
JOHNSON COUNTY, TEXAS

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" W	8.30'			
L3	S 60°22'29" W	29.43'	370.00'	29.44'	4°33'30"
L4	S 46°44'43" W	145.64'	370.00'	146.59'	22°41'02"
L5	S 18°11'07" E	57.68'	80.00'	59.01'	42°15'40"
L6	S 07°06'26" E	31.98'	30.00'	33.73'	64°25'01"
L7	S 30°14'53" W	66.38'	370.00'	66.47'	10°17'37"
L8	S 32°50'52" W	80.00'	80.00'	83.78'	59°59'58"
L9	S 61°45'06" 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	75.11'	80.00'	78.28'	56°02'47"
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°59'26"
L16	N 66°33'25" E	20.96'	80.00'	21.02'	15°03'26"
L17	N 62°47'48" E	210.77'			
L18	N 48°56'02" E	204.12'	430.00'	206.09'	27°27'39"
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'	33.73'	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'			



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

0 150 300 450

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

Plat Revision
Page 1 of 2

Lots 1R - 12R, Block A
Stowe Vista
a Subdivision in Johnson County, Texas

Being a replat of all of Lots 1-12, Block A, Stowe Vista, according to the plat as recorded in Doc.# 2026-1 (Slide F- 133), Plat Records, Johnson County, Texas.

June 2026

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

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 reflect 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 "A" - 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 48251C0450J. dated December 4, 2012.

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 (estBFE) 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:

Weston 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 6, 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 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 magnail 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 magnail with shiner found for the southwest corner of that certain called 155.517 acre tract, described as Tract 1, 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 northwest corner of that certain 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 2024-31184, 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, 211.42 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 magnail 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. 5966, do hereby certify that the plat hereon was prepared from an actual on the ground survey of the legally described property shown hereon.

Zachariah R. Savory, Registered Professional Land Surveyor No. 5966
W2505015-P - Field: May 21, 2025 - Paper: April 29, 2026
Addressed Comments: May 6, 2026
Addressed Comments: May 20, 2026
Addressed Comments: May 27, 2026
Added Replat language to Title Block: May 28, 2026
Final Review: June 2, 2026

STATE OF TEXAS · REGISTERED · ZACHARIAH R. SAVORY · 5966 · PROFESSIONAL · LAND SURVEYOR

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 1R - 12R, 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 4th day of June, 2026.

Owner

Dennis Gene 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 June, 2026.

Notary Public in and for the State of Texas

JUSTIN TACKETT · Notary Public, State of Texas · Comm. Expires 01-20-2027 · Notary ID 131857935

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 4th day of June, 2026.

Notary Public in and for the State of Texas

JUSTIN TACKETT · Notary Public, State of Texas · Comm. Expires 01-20-2027 · Notary ID 131857935

Johnson County Notes:

Filing A Plat:

1) 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 low 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.

2) 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:

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, 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.

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 HW County Electric (254-687-2335).

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, 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.

8) 15' from lot line in front & back (As Shown)
5' from lot line on the sides (As Shown)
U.E. = Utility Easement (Dedicated by this 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 Master Thoroughfare Plan)

Building Lines:

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

Flood Notes:

11) 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 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 "RFD".

12) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

13) 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.

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

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

16) 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:

17) 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.

18) 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 government regulations.

19) 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 impose, impute 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.

Plat Recorded In Instrument No. _____ Slide _____

Date: _____

County Clerk, Johnson County, Texas

Deputy Clerk

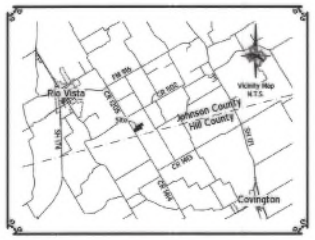
State of Texas, County of Johnson

Approved by Johnson County Commissioner's Court

on the _____ day of _____ 2026

By:

County Judge



Plat Revision
Page 2 of 2

Lots 1R - 12R, Block A
Stowe Vista
a Subdivision in Johnson County, Texas

Being a replat of all of Lots 1-12, Block A, Stowe Vista, according to the plat as recorded in Doc.# 2026-1 (Slide F- 133), Plat Records, Johnson County, Texas.

June 2026

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

TEXAS SURVEYING & ENGINEERING INC.
WEATHERFORD - MINERAL WELLS - ALEDO
SURVEYING FIRM No. 10100000 - ENGINEERING FIRM No. F-17586

AGENDA ITEM
A 7

NOTICE OF PUBLIC HEARING

Pursuant to Section 232.009 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to the revision of the recorded subdivision plat of Stowe Vista, Lots 1-12, Block A, recorded in Doc. # 2026-1 (Slide F-133), of the Official Plat Records of Johnson County, Texas:

Lots 1-12, Block A
to be Revised to Create
Lots 1R-12R, Block A

At: **9:00 o'clock a.m.** on: June 22, 2026 in the Commissioners' Courtroom on the second floor Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

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

June 6,10, and 13, 2026

VG-92-2026-19041

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 19041

Real Property Recordings

Recorded On: June 22, 2026 03:47 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: $0.00

********** **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:	2026 - 19041
Receipt Number:	20260622000203
Recorded Date/Time:	June 22, 2026 03:47 PM
User:	Martika S
Station:	CCL45

Record and Return To:

JUDGE BOEDEKER
RETURN TO Paula

COUNTY COURT JOHNSON COUNTY, TEXAS

STATE OF TEXAS
Johnson County
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

AGENDA ITEM
A 7

AGENDA PLACEMENT FORM

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

Date: June 5, 2026

Meeting Date: June 22, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

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

Johnson County ★ APPROVED ★ Commissioner's Court

6.22.2026

Description:

Public Hearing to Revise the Plat of Stowe Vista, Lots 1-12, Block A, to be Revised to Create Lots 1R-12R, Block A, Located in Precinct 1.

Consideration of Order 2026-54, Order Approving the Revised Plat of Stowe Vista, Lots 1-12, Block A, to be Revised to Create Lots 1R-12R, 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: _____ minutes

Session Requested: (check one)

☑ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☑ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

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

Approved in CC on 9/11/2023