



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 2026-03

COUNTY OF JOHNSON

§

§

ORDER APPROVING INFRASTRUCTURE DEVELOPMENT PLAN FOR ESCONDIDO VILLAGE MANUFACTURED HOME RENTAL COMMUNITY (MHRC) PURSUANT TO CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, Texas Local Government Code Section 232.007 (a) defines a “Manufactured Home Rental Community” (MHRC) as a “plot or tract of land that is separated into two or more spaces or lots that are rented, leased, or offered for rent or lease, for a term of less than 60 months without a purchase option, for the installation of manufactured homes for use and occupancy as residences;” and

WHEREAS a MHRC is not a subdivision under Section 232.007 (b); and

WHEREAS Johnson County has exercised its authority to adopt minimum standards requiring any developer of an MHRC to submit an Infrastructure Development Plan (IDP) to the County for review and approval prior to construction and/or development in an MHRC; and

WHEREAS, pursuant to Section 232.007 (h), a utility provider may not provide utility services to an MHRC prior to the County’s approval of the IDP; and

WHEREAS, Stonetown Escondido Village, LLC. (Owner) has filed a proposed IDP for an MHRC identified as Escondido Village and located at 248 E. Bethesda Rd., Burleson, Texas 76028; and

WHEREAS the boundaries of the proposed MHRC and described more fully in Exhibit A, which is attached hereto and incorporated herein by reference; and

WHEREAS the proposed IDP is attached hereby as Exhibit B and incorporated by reference; and

WHEREAS the attached IDP meets or exceeds the minimum standards adopted by Johnson County.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

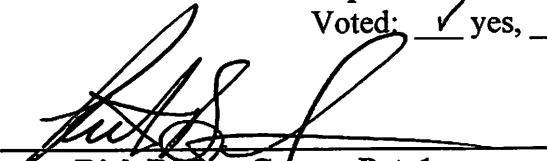
The Commissioners Court of Johnson County, Texas does hereby enter this Order finding that the proposed Infrastructure Development Plan does comply with the minimum standards adopted by Johnson County for Manufactured Home Rental Communities, approving the IDP, authorizing the Owner to begin development that is consistent with the attached IDP, and authorizing the Director of Development Services to inspect the infrastructure and issue a Certificate of Completion so long as the infrastructure passes inspection and precisely conforms with the approved IDP.

WITNESS OUR HAND THIS, THE 12TH DAY OF JANUARY 2026.



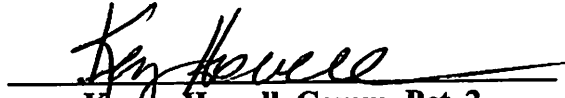
Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained



Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained



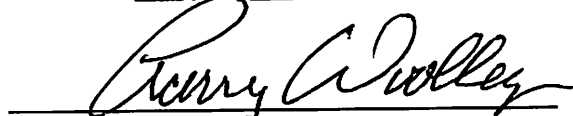
Kenny Howell, Comm. Pct. 2

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



CIVIL CONSTRUCTION PLANS

FOR

ESCONDIDO VILLAGE EXPANSION

JOHNSON COUNTY, TEXAS

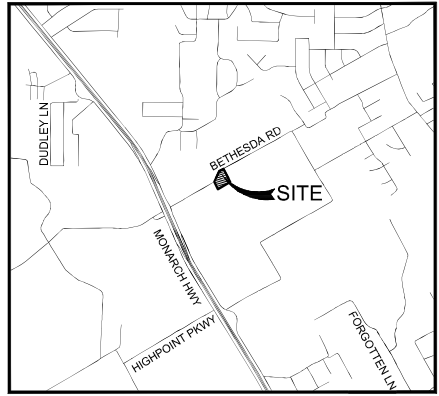
ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this infrastructure development plan is true and correct and if approved by the County Commissioner's Court, all development will be in accordance with this plan, and no alterations will be made in the plan after approval. The statements made herein are true and correct and I am aware the statements are material statements and will be relied upon by Public officials.

[Signature]

Owner of Authorized Agent



LOCATION MAP
NOT TO SCALE

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS AND DEMO PLAN
4	SITE AND DIMENSION CONTROL PLAN
5	UTILITY PLAN
6	SANITARY SEWER PROFILE
7	DRIVEWAY CULVERT PROFILE
8	UTILITY DETAILS
9	GRADING PLAN
10	EXISTING DRAINAGE AREA MAP
11	PROPOSED DRAINAGE AREA MAP
12	PAVING PLAN
13	PAVING PROFILE
14	PAVING DETAILS
15	EROSION CONTROL PLAN
16	EROSION CONTROL DETAILS



121112025

DEVELOPER:
STONETOWN CAPITAL, INC
CONTACT: STEWART DIX
720 SOUTH COLORADO BLVD, SUITE 1150-N
GLENDALE, CO 80246
(303) 407-3017

ENGINEER
FLANAGAN
CONTACT: JAKUB J. SWIERCZYNSKI, P.E.
306 W 7TH ST., SUITE #303
FORT WORTH, TX 76102
(817) 704-0579

SURVEYOR
FLANAGAN SURVEYING
CONTACT: MARK PEOPLES, RPLS
306 W 7TH ST., SUITE #303
FORT WORTH, TX 76102
(817) 973-5553

IN
BURLESON ETJ
JOHNSON COUNTY, TEXAS

PREPARED BY:
FLANAGAN
Fort Worth, Texas | P. 817.704.0480 | flanagan-is.com | TPPE Firm No. 22910
Contact: Reece Flanagan, P.E.

CONSTRUCTION SET
OCTOBER 2025

NOTE:
DATA, NOTES AND OTHER INFORMATION ON ALL SHEETS THROUGHOUT THIS PLAN SET ARE PART OF THE OVERALL DESIGN DOCUMENTS. INDIVIDUAL SHEETS SHALL NOT BE SEPARATED FROM THE OTHER SHEETS IN THE SET FOR DISTRIBUTION TO SUBCONTRACTORS. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH A COMPLETE PLAN SET.

811
Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

2022-41-02

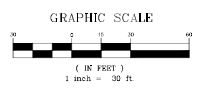
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File: 1/20/24 11:40 AM \\flanagan\work\projects\esccondido\esccondido\civil\plan\esccondido_village_expansion.dwg | Date Plotted: 01/15/2025 2:47 PM | Plotted By: jkadu



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

4,878 AC.
(212,463 SQ. FT.)
ESCONDIDO VILLAGE, LLC
A TEXAS LIMITED LIABILITY COMPANY
DOC. NO. 2019-24805, TRACT 1
O.P.R.I.C.T.



LEGEND

- EXISTING PAVEMENT TO BE REMOVED AND REPLACED
- FULL DEPTH SAWCUT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
3. CONTRACTOR SHALL Haul OFF AND DISPOSE UNLAWFUL MANNER ALL DEBRIS AND TRASH GENERATED FROM REMOVAL OF BUILDINGS, PAVEMENT, UTILITIES, EQUIPMENT, TREES, ETC.
4. FOR ALL UTILITIES TO BE ABANDONED, CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY OWNER. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE CUT AND FLOODED AT THE PROPERTY LINE. INSTALL PLUGS AT EACH END OF ABANDONED PIPELINE SECTION AND LOCATE CALL LOCATION WHERE PIPELINE IS CUT. PLUG SHALL BE MINIMUM OF 10" THICK CONCRETE DISK HEAD.
5. CONCRETE CURTING DEBRIS MUST BE PROPERLY REMOVED AND DISPOSED OF PER ALL APPLICABLE REGULATIONS.
6. REFER TO ESCROW CONTROL PLAN FOR RUMBLE STRIPS. ALL RUMBLE STRIPS SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION AND/OR CONSTRUCTION.
7. SAWCUT LINES SHOWN ON PLANS ARE FOR GENERAL REFERENCE ONLY. ANY VARIATION OCCURRING ON EXISTING FIELD CONDITIONS OF PAVEMENT JOINTS, CONTRACTOR SHALL REFERENCE JOHNSON COUNTY STANDARDS AND SPECIFICATIONS.

BENCHMARKS

1. BENCHMARK 10118
NEW 4" ANC/MMA SET IN ASPHALT AT THE CORNER OF SHORTJOHN STREET AND EAST OF BETHESDA ROAD, ON THE SOUTHWEST CORNER OF SHORTJOHN STREET, BEING 467 FEET NORTHWEST OF A FLAG POLE, AND 450.5 FEET NORTHWEST OF A WOODSHED.
2. BENCHMARK 10119
NEW 4" ANC/MMA SET IN ASPHALT AT THE CORNER OF SHORTJOHN STREET AND EAST OF BETHESDA ROAD, ON THE SOUTHWEST CORNER OF SHORTJOHN STREET, BEING 415.4 FEET NORTHWEST OF A WOODSHED, AND 1155.5 FEET SOUTH OF A WATER VALVE.



ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS
EXISTING CONDITIONS AND DEMO PLAN

No.	Date	Revision Description

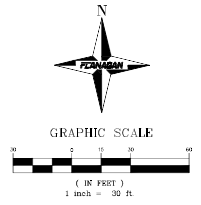


SHEET NUMBER
3

THIS SHEET IS INTEGRAL TO THE GENERAL DOCUMENTS AND SHALL NOT BE SEPARATED FROM THE DRAWING SET.

PROJECT NO.: 2022-4142

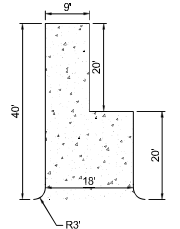
File: 1/20/24 11:42 AM User: jacob.martin@flanagan.com Date: 1/20/24 11:42 AM



LEGEND

- PROPERTY LINE
- - - EXISTING EASEMENT
- - - FIRE LANE STRIPING
- REINFORCED CONCRETE PAVEMENT (PER OWNED SPECIFICATIONS)

- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
 3. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT INFORMATION APPLICABLE TO THIS SHEET.
 4. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2%.
 5. TOTAL PROPOSED HOMES = 15
 - 5.1 SINGLE WIDTH HOME (16'x46') - 1
 - 5.2 SINGLE WIDTH HOME (16'x29') - 4
 - 5.3 SINGLE WIDTH HOME (16'x29') - 1
 - 5.4 SINGLE WIDTH HOME (16'x29') - 1
 - 5.5 SINGLE WIDTH HOME (16'x26') - 1
 - 5.6 DOUBLE WIDTH HOME (28'x40') - 1
 - 5.7 DOUBLE WIDTH HOME (28'x40') - 1
 - 5.8 DOUBLE WIDTH HOME (28'x40') - 1



TYPICAL DRIVEWAY DETAIL
N.T.S.

BENCHMARKS

NEIGHBORHOOD #1
NEWS A "MAG" MARK SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SHORTHORN STREET, BEING 46.7 FEET NORTHWEST OF A T.I.C. POLE, AND 40.5 FEET SOUTHWEST OF A WOODSHEED.

16888000 307
E: 339685 07
ELEV: 1163.89

NEIGHBORHOOD #2
NEWS A "MAG" MARK SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SHORTHORN STREET, BEING 41.6 FEET SOUTHWEST OF A WOODSHEED, AND 115.5 FEET WEST OF A WATER VALVE.

16888416 1
E: 339671 07
ELEV: 1162.92



ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS
SITE AND DIMENSION CONTROL PLAN

No.	Date	Revision Description

PROJECT NO.: 2023-142

October 11, 2023
SHEET NUMBER
4

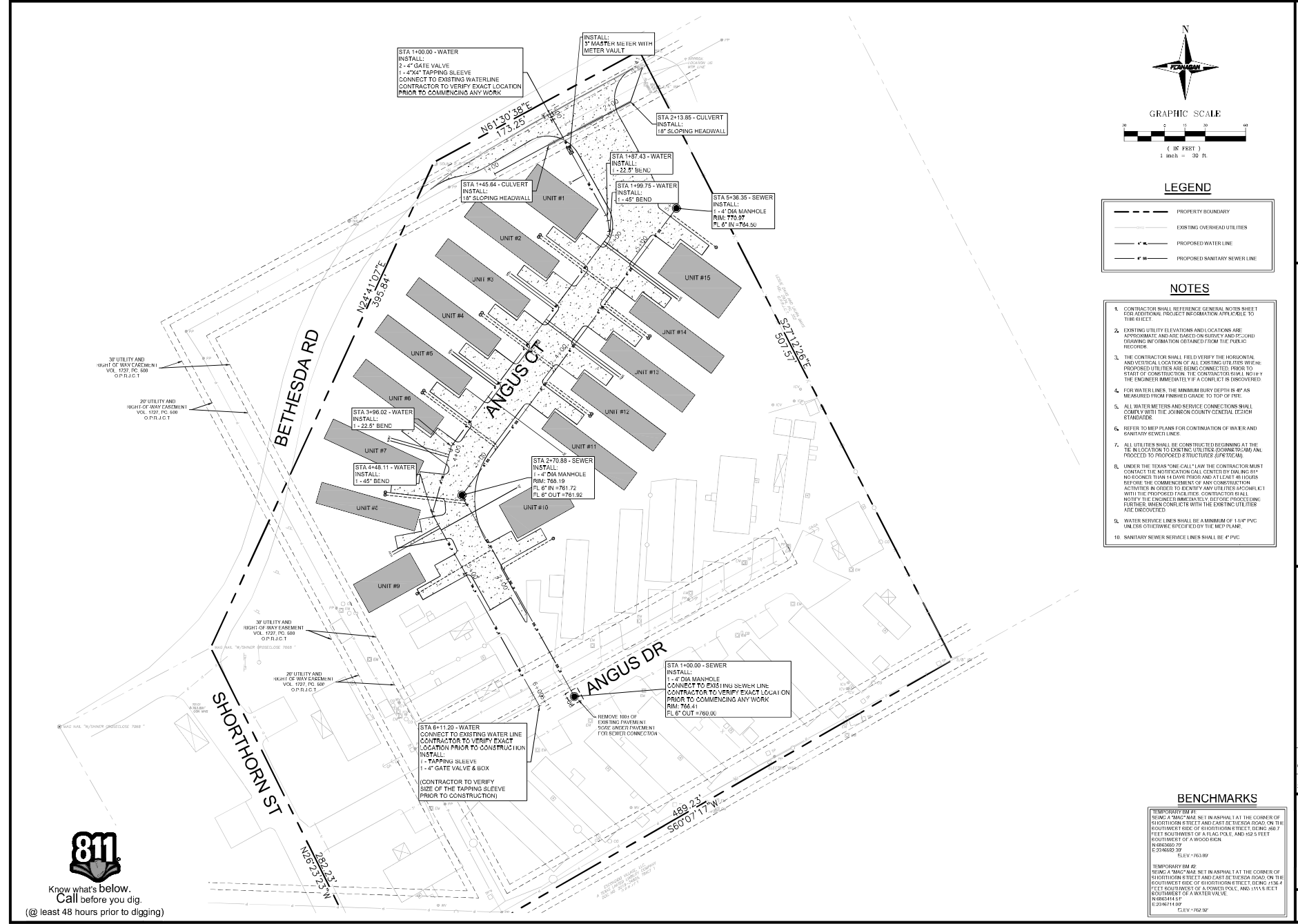


Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

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Know what's below.
 Call before you dig.
 (@ least 48 hours prior to digging)



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft

LEGEND

- PROPERTY BOUNDARY
- EXISTING OVERHEAD UTILITIES
- PROPOSED WATER LINES
- PROPOSED SANITARY SEWER LINE

NOTES

1. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL PROJECT NEGOTIATION APPLICABLE TO THIS SHEET.
2. EXISTING UTILITY ELEVATIONS AND LOCATIONS ARE APPROXIMATE AND ARE BASED ON SURVEY AND FIELD DRAWING INFORMATION OBTAINED FROM THE PUBLIC RECORDS.
3. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WHERE PROPOSED UTILITIES ARE BEING CONNECTED PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A CONFLICT IS DISCOVERED.
4. FOR WATER LINES THE MINIMUM BURY DEPTH IS 47" AS MEASURED FROM FINISHED GRADE TO TOP OF PIPE.
5. ALL WATER METERS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE JOHNSON COUNTY CENTRAL DESIGN STANDARDS.
6. REFER TO MEP PLANS FOR CONTINUATION OF WATER AND SANITARY SERVICE LINES.
7. ALL UTILITIES SHALL BE CONSTRUCTED BEGINNING AT THE POINT OF CONNECTION TO EXISTING UTILITIES (DOWNS STREAM) AND PROCEED TO PROPOSED STRUCTURES (UP STREAM).
8. UNDER THE TEXAS "ONE CALL" LAW THE CONTRACTOR MUST CONTACT THE NOTIFICATION CALL CENTER BY DIALING 811 NO SOONER THAN 14 DAYS PRIOR AND AT LEAST 48 HOURS BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. IN ORDER TO PREVENT ANY UTILITIES INTERFERE WITH THE PROPOSED FACILITIES, CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY BEFORE PROCEEDING FURTHER, WHEN CONFLICTS WITH THE EXISTING UTILITIES ARE DISCOVERED.
9. WATER SERVICE LINES SHALL BE A MINIMUM OF 1.5" PVC UNLESS OTHERWISE SPECIFIED BY THE MEP PLANS.
10. SANITARY SEWER SERVICE LINES SHALL BE 4" PVC.



ESCONDIDO VILLAGE EXPANSION
 JOHNSON COUNTY, TEXAS
 UTILITY PLAN

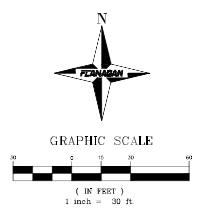
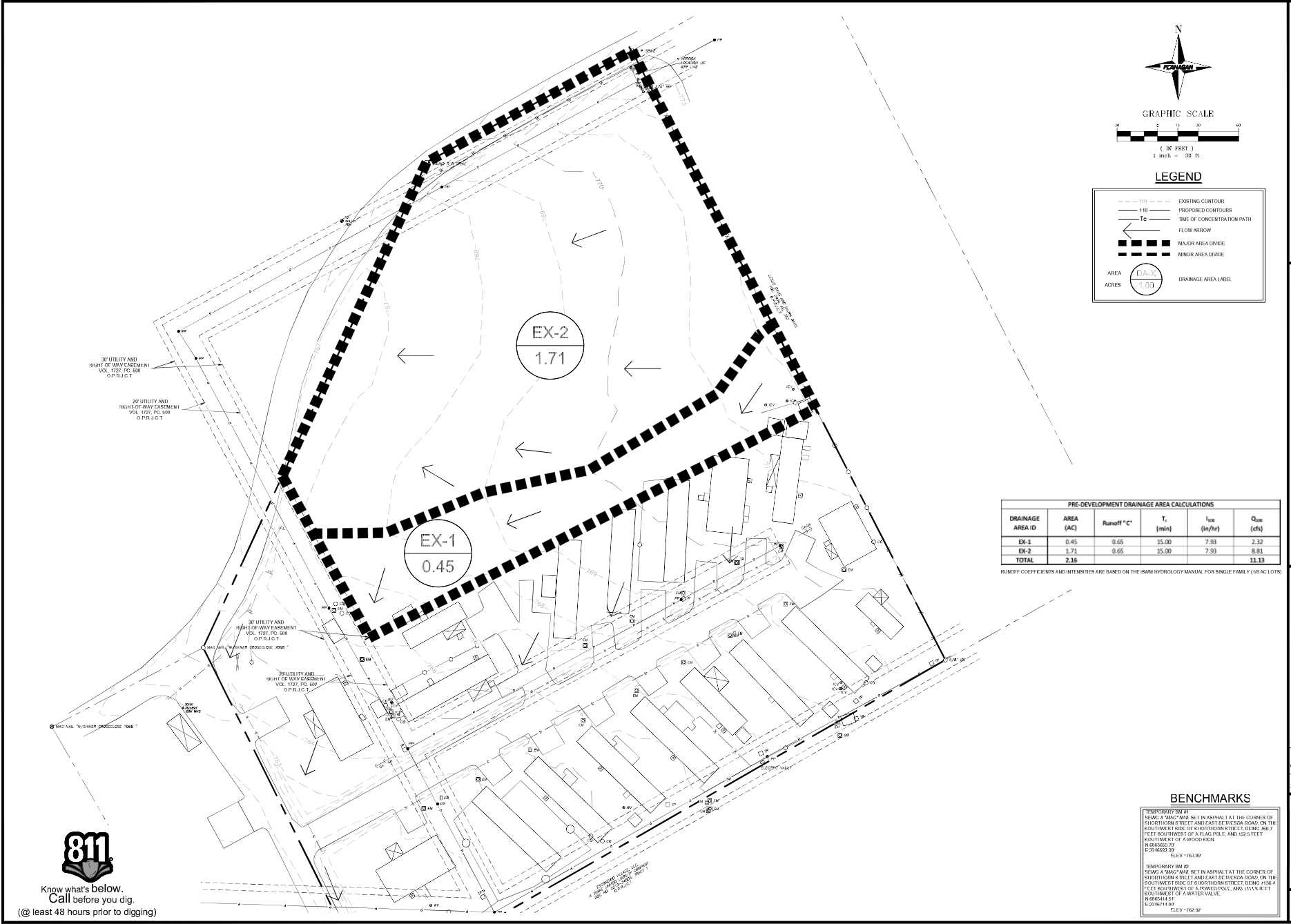
No.	Date	Revision Description

PROJECT NO.: 2022-142
 SHEET NUMBER
5

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Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)



LEGEND

- 110 --- EXISTING CONTOUR
- 110 --- PROPOSED CONTOURS
- Tc --- TIME OF CONCENTRATION PATH
- FLOW ARROW --- FLOW ARROW
- MAJOR AREA DIVIDE --- MAJOR AREA DIVIDE
- MINOR AREA DIVIDE --- MINOR AREA DIVIDE

AREA ACRES 0.45 DRAINAGE AREA LABEL

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS

DRAINAGE AREA ID	AREA (AC)	Runoff "C"	T _c (min)	I ₅₀ (in/hr)	Q ₅₀ (cfs)
EX-1	0.45	0.65	35.00	7.93	2.32
EX-2	1.71	0.65	35.00	7.93	8.81
TOTAL	2.16				11.13

RUNOFF COEFFICIENTS AND INTENSITIES ARE BASED ON THE ISWM HYDROLOGY MANUAL FOR SINGLE FAMILY (1/8 AC LOTS)

BENCHMARKS

1108000 VBM #1
SEWS: A "MCC" M.M. SET IN ASPHALT AT THE CORNER OF SUDITHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SUDITHORN STREET, BEING 46.7 FEET NORTHWEST OF A FLAG POLE, AND 40.5 FEET SOUTHWEST OF A WOODPILE.
E:339885 3P
ELEV: 1163.89

1108000 VBM #2
SEWS: A "MCC" M.M. SET IN ASPHALT AT THE CORNER OF SUDITHORN STREET AND EAST OF TUCSON ROAD, ON THE SOUTHWEST SIDE OF SUDITHORN STREET, BEING 115.4 FEET NORTHWEST OF A WOODPILE, AND 115.5 FEET SOUTHWEST OF A WATER VALVE.
E:339885 1P
ELEV: 1162.92

FLANAGAN
Fort Worth, Texas | P: 817.704.0461 | flanagan.com | T: 817.704.0461
Contact: Robert Flanagan, P.E.

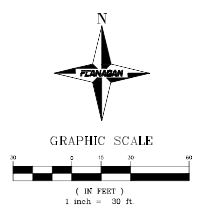
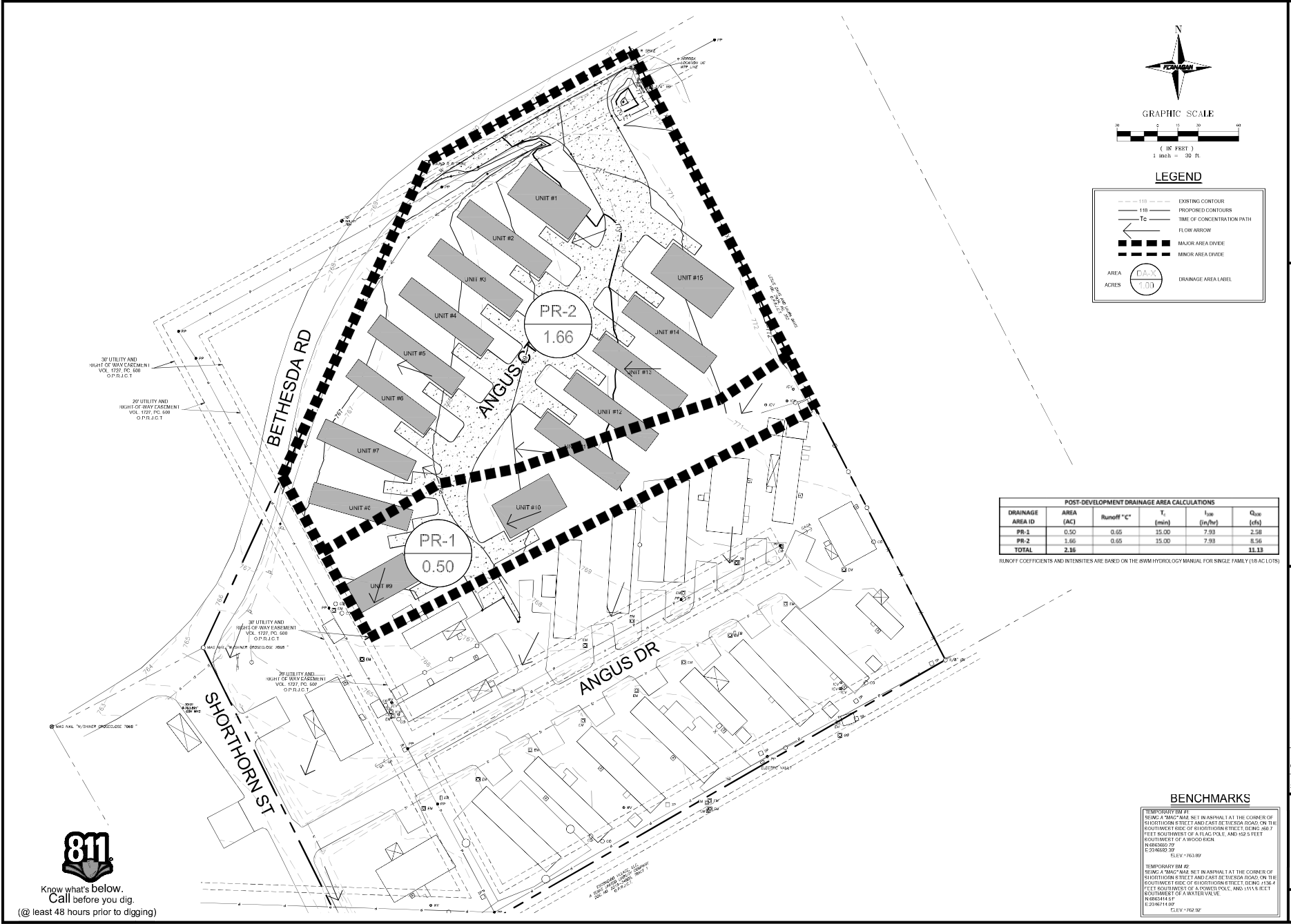
ESCONDIDO VILLAGE EXPANSION
JOHNSON COUNTY, TEXAS
EXISTING DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2024-142

SHEET NUMBER
10

File: 1/20/24 811 location: cadd\2024-11-02_811\811.dwg | User: jacob.d | Date: 11/02/24 3:03 PM | | Project: 811



LEGEND

- 110 --- EXISTING CONTOUR
- 110 --- PROPOSED CONTOURS
- Tc --- TIME OF CONCENTRATION PATH
- FLOW ARROW --- FLOW ARROW
- MAJOR AREA DIVIDE --- MAJOR AREA DIVIDE
- MINOR AREA DIVIDE --- MINOR AREA DIVIDE

AREA ACRES 0.50 DRAINAGE AREA LABEL

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

DRAINAGE AREA ID	AREA (AC)	Runoff "C"	T _c (min)	I ₁₀₀ (in/hr)	Q ₁₀₀ (cfs)
PR-1	0.50	0.65	35.00	7.93	2.58
PR-2	1.66	0.65	35.00	7.93	8.56
TOTAL	2.16				11.13

RUNOFF COEFFICIENTS AND INTENSITIES ARE BASED ON THE ISWM HYDROLOGY MANUAL FOR SINGLE FAMILY (16 AC LOTS)

BENCHMARKS

BENCHMARK #1
 SEWS: A "MAN" MAN SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF BETHESDA ROAD, ON THE SOUTHWEST CORNER OF SHORTHORN STREET, BEING 46.7 FEET SOUTHWEST OF A FLAG POLE, AND 40.5 FEET SOUTHWEST OF A WOODSHEED.
 E: 339685.07
 N: 1484302.77
 ELEV: 1163.87

BENCHMARK #2
 SEWS: A "MAN" MAN SET IN ASPHALT AT THE CORNER OF SHORTHORN STREET AND EAST OF BETHESDA ROAD, ON THE SOUTHWEST CORNER OF SHORTHORN STREET, BEING 46.7 FEET SOUTHWEST OF A FLAG POLE, AND 40.5 FEET SOUTHWEST OF A WOODSHEED.
 E: 339685.07
 N: 1484302.77
 ELEV: 1162.92



Know what's below.
 Call before you dig.
 (@ least 48 hours prior to digging)

FLANAGAN
 Fort Worth, Texas | P: 817.704.0461 | flanagan.com | T: 817.704.0461
 Contact: Robert Flanagan, P.E.

ESCONDIDO VILLAGE EXPANSION
 JOHNSON COUNTY, TEXAS
 PROPOSED DRAINAGE AREA MAP

No.	Date	Revision Description

PROJECT NO.: 2024-11-02

 October 11, 2024
 SHEET NUMBER
11



VG-92-2026-862

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2026 - 862

Real Property Recordings

Recorded On: January 12, 2026 02:30 PM

Number of Pages: 20

" 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 - 862
Receipt Number: 20260112000160
Recorded Date/Time: January 12, 2026 02:30 PM
User: Lillian C

Record and Return To:

JOHNSON COUNTY
RM 120 - PAULA REID

Station: ccl23

CLEBURNE TX 76031



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

AGENDA PLACEMENT FORM

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

Date: December 29, 2025

Meeting Date: January 12, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

J. VanderLaan

<p>Court Decision: This section to be completed by County Judge's Office</p> <div style="text-align: center;"><p>1-12-2026</p></div>

Description:

Consideration of Order 2026-03, Order Approving Infrastructure Development Plan for Escondido Village Expansion, a Manufactured Home Rental Community, by Stonetown Capital, Inc., Located in Precinct 3.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Public Works Facilities Management

Other Department/Official (list) _____

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