



# 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 2025-60

## 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 **Rockin M Estates**, Lots 1-9, Block 1, 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 28<sup>TH</sup> DAY OF JULY 2025.

  
Christopher Boedeker, Johnson County Judge

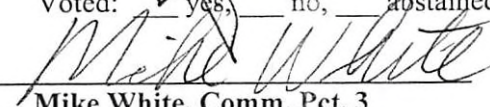
Voted: ☒ yes, ☐ no, ☐ abstained

  
Rick Bailey, Comm. Pct. 1

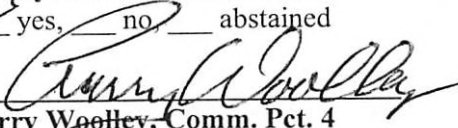
Voted: ☒ yes, ☐ no, ☐ abstained

  
Kenny Howell, Comm. Pct. 2

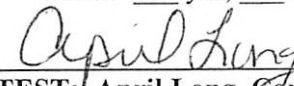
Voted: ☒ yes, ☐ no, ☐ abstained

  
Mike White, Comm. Pct. 3

Voted: ☒ yes, ☐ no, ☐ abstained

  
Larry Woolley, Comm. Pct. 4

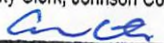
Voted: ☒ yes, ☐ no, ☐ abstained

  
ATTEST: April Long, County Clerk



Filed For Record 9:17 AM

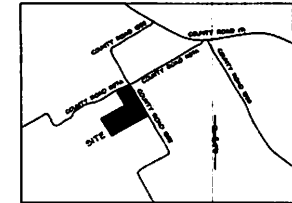
JUL 29 2025

April Long  
County Clerk, Johnson County Texas  
BY  DEPUTY

# LEGEND OF ABBREVIATIONS AND SYMBOLS

B.C.	• Brick Column	P.A.E.	• Point Across Easement
B.L.	• Boundary Line	P.C.S.E.	• Point of Commencement
C.D.	• Chain Drive	R.D.M.	• Right of Way
C.T.	• Chain Transfer	S.M.	• Survey Monument
F.P.	• Fence Post	S.E.	• Sight Easement
I.P.F.	• Iron Pipe Found	U.S.	• Utility Easement
I.R.S.	• Iron Rod Set	U.T.M.	• Utility To
		C.	• Contour of Road

OWNER'S INFORMATION:  
CORY LEE MURRAY  
H. SMARF FAMILY LIMITED  
PARTNERSHIP  
14345 C.R. 511  
VENUS, TEXAS 76064  
(972)-293-8704



vicinity map  
(not to scale)

KNOW ALL MEN BY THESE PRESENTS:

I, ROBERT L. POUNDS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1076, DO HEREBY DECLARE THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF THE PROPERTY, AS FOUND ON THE DATE OF THE SURVEY, INDICATED HEREON. THERE ARE NO VISIBLE CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN AND SAID PROPERTY HAS ACCESS TO A PUBLIC ROADWAY. ALL EASEMENTS AND RIGHT-OF-WAYS THAT THE SURVEYOR HAS KNOWLEDGE OF OR HAS BEEN ADVISED OF AND THOSE SHOWN ON THE REFERENCED PLAT OF RECORD ARE SHOWN OR NOTED HEREON.

  
ROBERT L. POUNDS  
DATE: 05/10/2025

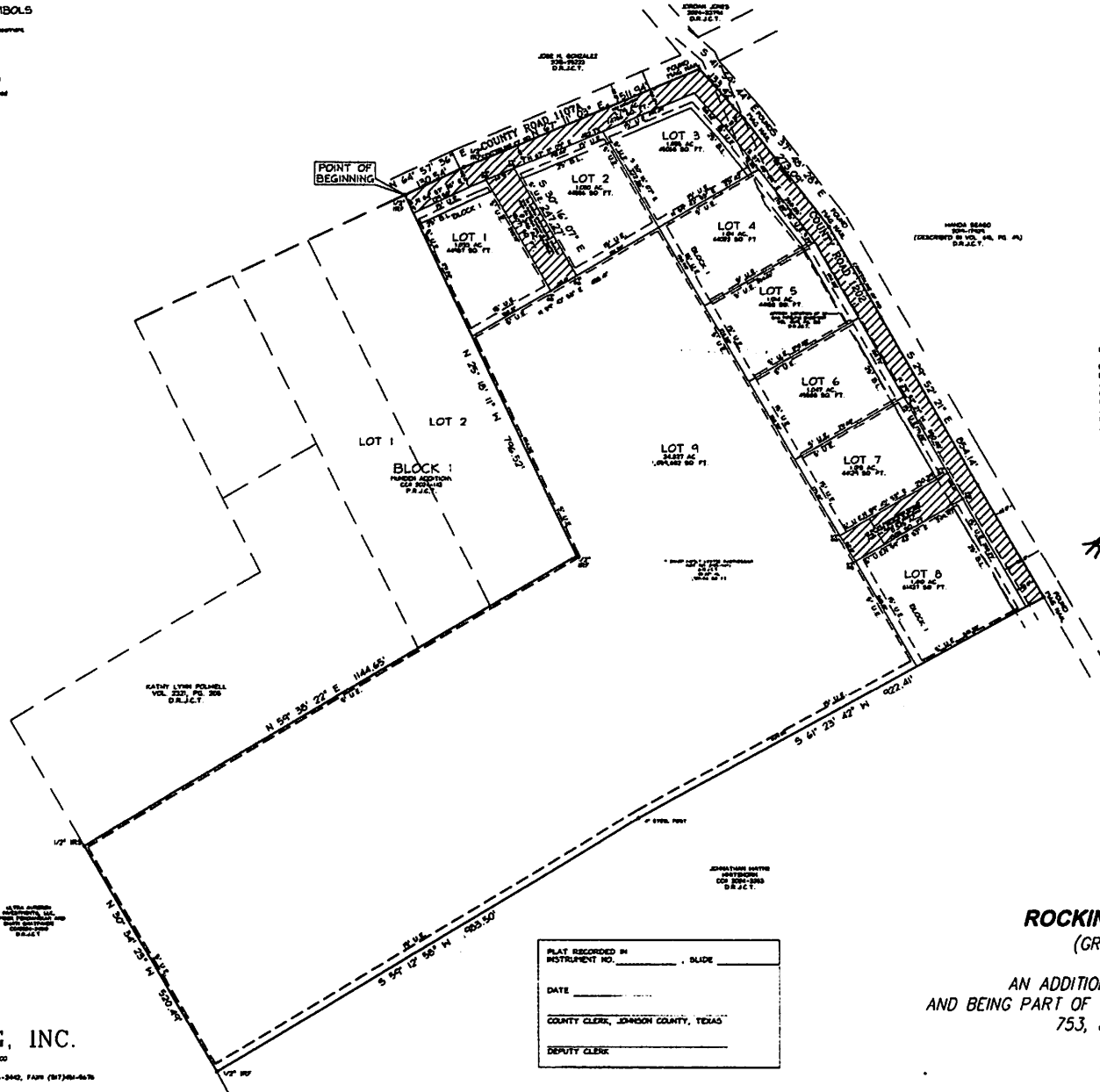
LAND USE TABLE	
RESIDENTIAL	37.92 AC
ROW DEDICATION	1.716 AC
INGRESS/EGRESS	0.691 AC
<b>TOTAL</b>	<b>35.327 AC</b>

## FINAL PLAT ROCKIN M ESTATES, PHASE 1

(GROSS AREA 35.327 AC.)  
LOTS 1-9, BLOCK 1

AN ADDITION TO JOHNSON COUNTY, TEXAS  
AND BEING PART OF THE A. H. SEVIER SURVEY, ABSTRACT NO.  
753, JOHNSON COUNTY, TEXAS.

9 RESIDENTIAL LOTS  
SHEET 1 OF 2



PLAT RECORDED IN \_\_\_\_\_, SLIDE \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
DATE \_\_\_\_\_  
COUNTY CLERK, JOHNSON COUNTY, TEXAS  
DEPUTY CLERK \_\_\_\_\_

NOTE:

THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

WATER IS TO BE SUPPLIED BY PARKER H&C (817)-373-2646. ELECTRIC IS TO BE SUPPLIED BY UNITED COOPERATIVE SERVICES(817)-447-9292. SEPTIC IS TO BE PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

RECORDED COVENANTS AND RESTRICTIONS: THIS PLAT DOES NOT ATTEMPT TO AMEND OR REMOVE RECORDED COVENANTS OR RESTRICTIONS.

FLOOD STATEMENT: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48000J03J EFFECTIVE DATE DECEMBER 4 2009 THIS PROPERTY IS LOCATED IN ZONE"X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN)

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE ENFIR. 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, LOU 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 ENFIR.

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE HAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

THIS FIRM OR SURVEYOR DOES NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP, NOR ANY RESPONSIBILITY FOR LOCAL SURFACE DRAINAGE AFFECTING THE ABOVE REFERENCED PROPERTY.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS/AGREEMENTS: VOL. 1020, PG. 245(BLANKET IN NATURE), VOL. 1760, PG. 70(BLANKET IN NATURE), VOL. 200, PG. 54(BLANKET IN NATURE), VOL. 407, PG. 305(SHOWN HEREON), R.P. 12-1-0-1.

THE PURPOSE OF THIS PLAT IS TO CREATE 9 SINGLE FAMILY RESIDENTIAL LOTS.

FILING A PLAT: IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS, OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT. JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDemnITY: THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, STRUCTURES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE EASEMENTS 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.

UTILITY EASEMENT:

15' FROM LOT LINE IN FRONT & BACK  
5' FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATION:

40' FROM CENTER OF ROAD ON F.M. OR STATE  
10' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION  
UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN

BUILDING LINES:

50' FROM LOT LINE (STATE HWY & F.M.)  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

NOTE:

PRIVATE SEWAGE FACILITY: ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE 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 AS MEETING MINIMUM STANDARDS, MUST BE FACILITY RESULTS IN OBJECTIONABLE COOKS, IF UNSATISFACTORY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

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.

COMMISSIONERS COURT APPROVAL OF THIS PLAT DOES NOT ENTITLE ENCROACHMENTS OF EASEMENTS. PROPERTY OWNERS USE OF THE PROPERTY AND ANY STRUCTURES, DRIVEWAYS, FENCES AND PERSONAL UTILITIES WILL BE SUBJECT TO THE RESTRICTIONS OF AN EASEMENT ON THE PROPERTY. THE COMPANY WHO HAS THE EASEMENT WILL REQUIRE AN ENCROACHMENT AGREEMENT TO BE ISSUED WHICH WILL REQUIRE AN ENCROACHMENT APPLICATION ALONG WITH A PLAN AND PROFILES TO SHOW THE VICINITY AND SCOPE OF ANY PLANNED PROJECT.

KNOW ALL MEN BY THESE PRESENTS:

I, ROBERT L. POUNDS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1976, DO HEREBY DECLARE THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES AND DIMENSIONS OF THE PROPERTY, AS FOUND ON THE DATE OF THE SURVEY, INDICATED HEREON. THERE ARE NO VISIBLE CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN AND SAID PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, ALL EASEMENTS AND RIGHT-OF-WAYS THAT THE SURVEYOR HAS KNOWLEDGE OF OR HAS BEEN ADVISED OF AND THOSE SHOWN ON THE REFERENCED PLAT OF RECORD ARE SHOWN OR NOTED HEREON.



ROBERT L. POUNDS  
DATE: 05/10/2025



FULLER  
LAND SURVEYING, INC.

Texas Registered Surveying Firm # 026602

2401 GARDEN PARK COURT, ARLINGTON, TX 76010 - PH: (817)264-2442, FAX: (817)261-5676

BEING A 35.327 ACRE TRACT OF LAND SITUATED IN THE A. H. SEVIER SURVEY, ABSTRACT, NUMBER 753, JOHNSON COUNTY, TEXAS, AND BEING A CALLED 35.33 ACRE TRACT OF LAND DESCRIBED BY DEED TO H. SHARP, FAMILY LIMITED PARTNERSHIP AS RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-1473, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND ON THE NORTHEAST LINE OF SAID CALLED 35.33 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF FUNDEN ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-143, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROPRIATE CENTERLINE OF COUNTY ROAD 107A, A PRESCRIPTIVE RIGHT-OF-WAY.

THENCE NORTH 64 DEGREES 57 MINUTES 36 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 35.33 ACRE TRACT, AND WITH SAID CENTER LINE, A DISTANCE OF 150.54 FEET, TO A 1/2" IRON ROD FOUND.

THENCE NORTH 67 DEGREES 11 MINUTES 03 SECONDS EAST, CONTINUING ALONG SAID NORTHEAST LINE AND WITH SAID CENTERLINE, A DISTANCE OF 81.04 FEET, TO A TAG NAIL FOUND AT THE NORTHEAST CORNER OF SAID CALLED 35.33 ACRE TRACT, BEING AT THE INTERSECTION OF CENTERLINES OF SAID COUNTY ROAD 107A AND COUNTY ROAD 1022, A PRESCRIPTIVE RIGHT-OF-WAY.

THENCE SOUTH 41 DEGREES 54 MINUTES 44 SECONDS EAST, DEPARTING SAID NORTHEAST LINE AND ALONG THE NORTHEAST LINE OF SAID CALLED 35.33 ACRE TRACT, AND WITH THE CENTERLINE OF SAID COUNTY ROAD 1022, A DISTANCE OF 133.42 FEET, TO A TAG NAIL FOUND.

THENCE SOUTH 31 DEGREES 48 MINUTES 25 SECONDS EAST, CONTINUING ALONG SAID NORTHEAST LINE AND WITH SAID CENTERLINE, A DISTANCE OF 273.09 FEET, TO A TAG NAIL FOUND.

THENCE SOUTH 28 DEGREES 52 MINUTES 2 SECONDS EAST, CONTINUING ALONG SAID NORTHEAST LINE AND WITH SAID CENTERLINE, A DISTANCE OF 85.14 FEET, TO A TAG NAIL FOUND FOR THE MOST EASTERN CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE SOUTH 61 DEGREES 23 MINUTES 42 SECONDS WEST, DEPARTING SAID NORTHEAST LINE AND WITH AN EXISTING BARBED WIRE FENCE, A DISTANCE OF 102.41 FEET, TO A 4" STEEL FENCE CORNER POST FOUND.

THENCE SOUTH 64 DEGREES 12 MINUTES 58 SECONDS WEST, CONTINUING WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, AND WITH AN EXISTING BARBED WIRE FENCE, A DISTANCE OF 98.50 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "LONESTAR 8802" ON THE SOUTHWEST LINE OF SAID CALLED 35.33 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF A CALLED 14.76 ACRE TRACT OF LAND DESCRIBED BY DEED TO ULTRA ALDERSON INVESTMENTS LLC, BARTER PENDING ARK AND SHATI GUATHRANE, RECORDED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK'S OFFICE INSTRUMENT NUMBER 2024-2430, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE NORTH 30 DEGREES 34 MINUTES 23 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 35.33 ACRE TRACT, BEING COFFTON WITH THE NORTHEAST LINE OF SAID CALLED 14.76 ACRE TRACT, A DISTANCE OF 520.49 FEET, TO A 1/2" CAPPED IRON ROD SET STAMPED "FULLER LANDSURVEYING" AT THE SOUTHERN POST CORNER OF A CALLED 5.06 ACRE TRACT OF LAND DESCRIBED BY DEED TO KATHY LYNN FOLWELL, RECORDED IN VOLUME 232, PAGE 285, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE NORTH 59 DEGREES 36 MINUTES 22 SECONDS EAST, DEPARTING SAID COFFTON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 5.06 ACRE TRACT AND SAID FUNDEN ADDITION, AT A DISTANCE OF 827.47 FEET, PASSING A 1/2" CAPPED IRON ROD FOUND AT THE EASTERN POST CORNER OF SAID CALLED 5.06 ACRE TRACT, AND CONTINUING IN ALL 144.65 FEET, TO 1/2" IRON ROD FOUND AT THE EASTERN POST CORNER OF SAID FUNDEN ADDITION.

THENCE NORTH 25 DEGREES 18 MINUTES 11 SECONDS WEST, DEPARTING SAID SOUTHWEST LINE AND ALONG THE NORTHEAST LINE OF SAID FUNDEN ADDITION, A DISTANCE OF 798.52 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 35.327 ACRES OR 1,536,646 SQUARE FEET OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT I, SHARP FAMILY LIMITED PARTNERSHIP, DOES HEREBY ADOPTE THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1, ROCKIN M ESTATES, PHASE 1, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION THE STREETS, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

THIS 24th day of July, 2025.

BY:

CORY LEE MURRAY, PRESIDENT

COUNTY OF JOHNSON

STATE OF TEXAS

BEFORE ME, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, CORY LEE MURRAY, TO ME TO BE THE PERSON WHOSE NAME IS ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 24th DAY OF JULY, 2025.

NOTARY PUBLIC, STATE OF TEXAS

11-19-2027

MY COMMISSION EXPIRES

PLAT RECORDED IN INSTRUMENT NO. _____, SLIDE _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

Approved By Johnson County Commissioner's Court

County Judge \_\_\_\_\_

Date \_\_\_\_\_

FINAL PLAT  
ROCKIN M ESTATES, PHASE 1

(GROSS AREA 35.327 AC.)

LOTS 1-9, BLOCK 1

AN ADDITION TO JOHNSON COUNTY, TEXAS

AND BEING PART OF THE A. H. SEVIER SURVEY, ABSTRACT NO. 753, JOHNSON COUNTY, TEXAS.

9 RESIDENTIAL LOTS  
SHEET 2 OF 2

## AGENDA PLACEMENT FORM

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

**Date:** July 16, 2025

**Meeting Date:** July 28, 2025

**Submitted By:** Julie Edmiston

**Department:** Public Works

**Signature of Elected Official/Department Head:**  
\_\_\_\_\_

<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>


**Description:**

Consideration of Order 2025-60, Order Approving the Final Plat of Rockin M Estates, Lots 1-9, Block 1, located in Precinct 4.

Water Source is the Parker WSC.

Correction Made: Precinct Location is Precinct 1 (not Pct. 4)

(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**

Approved in CC on 9/11/2023