



JOHNSON COUNTY COMMISSIONERS COURT

Filed For Record 2:16pm

NOV 10 2025

April Long County Clerk, Johnson County Texas DEPUTY Barry Woolley Commissioner Precinct 4

Christopher Boedecker County Judge

Rick Bailey Commissioner Precinct 1

Kenny Howell Commissioner Precinct 2

Mike White Commissioner Precinct 3

THE STATE OF TEXAS COUNTY OF JOHNSON

§ § §

ORDER 2025-108

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

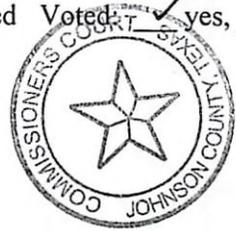
WHEREAS, the application for the plat of the subdivision meets the requirements of Chapter 232 of the Texas Local Government Code and the requirements of the Subdivision Rules and Regulations of Johnson County, Texas as currently amended.

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the Plat of Rock Solid Addition, Lot 1, Block 1, in Precinct 4 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 10TH DAY OF NOVEMBER 2025.

Signatures and names of Christopher Boedecker, Rick Bailey, Kenny Howell, Mike White, Larry Woolley, and April Long with their respective precincts and voting status.



STEPHEN T TUCKER  
VOL 2304, PG 570  
D.R.J.C.T.

DANIEL B COX, and wife CARRIE L. COX  
VOL 2151, PG 812  
D.R.J.C.T.

BRADLEY WAYNE JOHNSON  
DOC. NO. 2014-1276  
D.R.J.C.T.

MARY MARGARET WOOLARD, LIFE ESTATE  
DOC NO. 2023-19282  
D.R.J.C.T.

TIMOTHY JACKSON, and MELISSA BROWN  
VOL. 4232, PG. 031  
D.R.J.C.T.

MARK DODSON  
VOL. 4231, PG. 985  
D.R.J.C.T.

ROBERT S. ESTES AND AUTUMN D. ESTES  
DOC. NO. 2024-11909  
D.R.J.C.T.

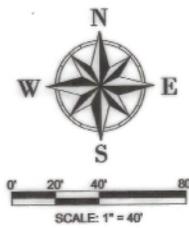
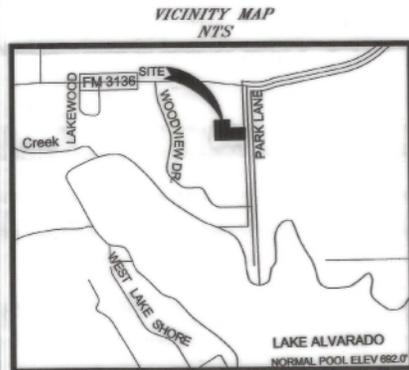
JAMES A BROWN, and wife BETTY BROWN  
VOL 944, PG 614  
D.R.J.C.T.

BILLY D. EASTERLY, and wife WANDA J. EASTERLY  
VOL 2085, PG 8  
D.R.J.C.T.

SETH MORRIS SURVEY  
ABSTRACT NO. 536

LOT 1, BLOCK 1  
150,685 SQ. FT. OR  
3.459 ACRES  
ROCK SOLID INVESTMENTS, LLC SERIES Y  
DOC. NO. 2019-23968  
D.R.J.C.T.

FINAL PLAT  
ROCK SOLID ADDITION  
LOT 1, BLOCK 1  
BEING  
3.483 ACRES  
SITUATED IN THE  
SETH MORRIS SURVEY, ABSTRACT NO. 536  
CITY OF ALVARADO ETJ, JOHNSON COUNTY, TEXAS  
JULY 11, 2023



Plat Recorded in \_\_\_\_\_  
Instrument # \_\_\_\_\_  
Slide \_\_\_\_\_  
Date \_\_\_\_\_  
County Clerk, Johnson County, Texas  
"Deputy Clerk"

OWNER:  
Rock Solid Investments, LLC Series Y  
752 N. Main Street No. 1956  
Marshall, Texas 76663  
Email address: [rsyhousesin7days@gmail.com](mailto:rsyhousesin7days@gmail.com)  
Phone Number: 817-939-6195  
CONTACT: ROCKY VASQUEZ

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NOTES: (1) Notes: The base of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (NAD83, North American Datum 1983/2011). (2) C&M = Controlling monument. (3) Unless otherwise noted, subject property is affected by any and all rules, debts, encumbrances and other matters that are shown on or are part of the recorded plat and/or as part of the title commitment provided.

**BLUESTAR SURVEYING**  
FIRM NUMBER 10147300  
1018 OSAGE STREET SUITE 100  
ALVARADO, TEXAS 76009  
817-659-9206  
WWW.BLUESTARSURVEYING.COM

JN 23-044-P SHEET 1 DATE: 8/24/22

**OWNER'S CERTIFICATE**

WHEREAS Rock Solid Investments, LLC Series Y, is the sole owner of a tract of land situated in the **SETH MORRIS SURVEY, ABSTRACT NO. 536**, in the ETJ of Alvarado, Johnson County, Texas, being that certain tract of land described in a deed to Rock Solid Investments, LLC Series Y, recorded in Document Number 2019-23968, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the common corner of said Rock Solid Investments, LLC tract, and a tract of land described in a deed to Billy Easterly and Wanda J. Easterly, recorded in Volume 2085, Page 8, Deed Records, Johnson County, Texas, being in the west right-of-way line of Park Lane;

**THENCE** S 89°43'47" W, along the common line of said Rock Solid Investments, LLC tract, and said Easterly tract, passing the northwest corner of said Easterly tract, and continuing a total distance of 550.11 feet to a 4 inch Hackberry Tree found for the common corner of said Rock Solid Investments, LLC tract, and a tract of land described in a deed to Bradley Wayne Johnson, recorded in Document Number 2014-1276, Deed Records, Johnson County, Texas;

**THENCE** N 02°07'09" W, along the common line of said Rock Solid Investments, LLC tract, and said Johnson tract, a distance of 347.98 feet to a 3/8 inch iron rod found for the common corner of said Rock Solid Investments, LLC tract, and a tract of land described in a deed to Stephen T. Tucker, recorded in Volume 2304, Page 570, Deed Records, Johnson County, Texas;

**THENCE** N 88°57'26" E, along the common line of said Rock Solid Investments, LLC tract, and said Tucker tract, a distance of 268.35 feet to a 5/8 inch iron rod found for the common corner of said Rock Solid Investments, LLC, and a tract of land described in a deed to Mary M. Woolard, recorded in Volume 3802, Page 219, Deed Records, Johnson County, Texas;

**THENCE** S 00°47'32" E, along the common line of said Rock Solid Investments, LLC tract, and said Woolard tract, a distance of 149.86 feet to a 5/8 inch iron rod found for the common corner of said Rock Solid Investments, LLC, and said Woolard tract;

**THENCE** N 88°37'37" E, along the common line of said Rock Solid Investments, LLC tract, and said Woolard tract, a distance of 290.59 feet to a 5/8 inch iron rod found for the common corner of said Rock Solid Investments, LLC, and said Woolard tract, being in the west right-of-way line of said Park Lane;

**THENCE** S 00°34'39" E, along the east line of said Rock Solid Investments, LLC tract, and along the west right-of-way line of said Park Lane, a distance of 207.15 feet to the **POINT OF BEGINNING** and containing 151,721 square feet or 3.483 acres of land more or less.

**OWNER'S DEDICATION**

That Rock Solid Investments, LLC Series Y, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as **ROCK SOLID ADDITION, LOT 1, BLOCK 1**, an addition to Johnson County, Texas, and hereby dedicates 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.

WITNESS OUR HAND, this the 29th day of October, 2025

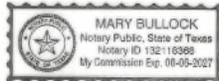
By: [Signature]  
Rocky Vasquez  
Authorized Agent for Rock Solid Investments, LLC Series Y

STATE OF TEXAS  
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared **ROCKY VASQUEZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 29th day of October, 2025.

[Signature]  
Notary Public in and for  
The State of Texas



My Commission Expires: 8/6/2027

**GENERAL NOTES:**

This subdivision or some part thereof is located within the ETJ of Alvarado.

The developer or property owner shall be responsible for maintaining private roads, private streets, drainage and signage.

The designation of the proposed usage of the area shown on plat is for Commercial use.

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

Water: Bethany Special Utility District 817-790-2516  
Electricity: United Co-Op 817-556-4000  
Septic: Private Individual Septic Systems.

**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 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 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.

**Flood Statement:**

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C02001, effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "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 "NFIP".

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

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 drainage courses along or across said lots.

Johnson County will not be responsible for the maintenance and operations of said drainage ways 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.

**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 law 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 any adjacent or downstream property owner or impose, impule or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

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, fences, trees, shrubs, other growth 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.

**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 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.

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**

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.

OWNER:  
Rock Solid Investments, LLC Series Y  
752 N. Main Street No. 1956  
Mansfield, Texas 76063  
Email address: buyhoussain7days@gmail.com  
Phone Number: 817-839-6195  
CONTACT: ROCKY VASQUEZ

**SURVEYOR'S NOTES:**

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (CORS86).
- 2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

**NOTES:**

Right-Of-Way Dedication: 40' ROW from center of road on F.M. or State  
30' ROW from center of County Roads or roads in a Subdivision  
\*Unless otherwise required by Major Thoroughfare Plan

Utility Easement: 15' from lot line in front and back  
5' from lot line on the sides

Building Lines: 50' from lot line (State Highway & F.M.)  
25' from lot line (County Road or Subdivision Roads)

**Plat Recorded in**

Instrument # \_\_\_\_\_

Slide \_\_\_\_\_

Date \_\_\_\_\_

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY  
COMMISSIONER'S COURT ON THE

\_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

County Judge

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on, July 11, 2025. The subdivision boundary corners are marked with iron pins as noted.

Signature Roy Rodriguez  
Date 10/29/2025



**FINAL PLAT**  
**ROCK SOLID ADDITION**  
**LOT 1, BLOCK 1**  
BEING  
3.483 ACRES  
SITUATED IN THE  
SETH MORRIS SURVEY, ABSTRACT NO. 536  
CITY OF ALVARADO ETJ, JOHNSON COUNTY, TEXAS  
JULY 11, 2023

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PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED,  
PROCESSED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE  
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL  
SIGNATURE ARE NOT VALID.

(1) NOTE: The books of bearings for this survey in the Texas State Plane  
Coordinate System Grid, North Central Zone (CORS), North American Datum  
1983 (NAD83).  
(2) CAD = CAD/CAM drawing.  
(3) Unless otherwise noted, subject property is affected by any and all rules,  
details, amendments and other matters that are shown on or are part of the  
recorded plat and/or are part of the title commitment provided.



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



11-10-2025

**Description:**

Consideration of Order 2025-108, Order Approving the Final Plat of Rock Solid Addition, Lot 1, Block 1, located in Precinct 4.

Water Source is Bethany Special Utility District.

(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**