

AGENDA PLACEMENT FORM

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

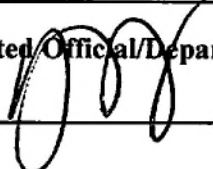
Date: June 20, 2024

Meeting Date: July 8, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



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



Description:

Consideration of Variance to waive the Turning Lane Requirement for Chisholm Oaks, in Precinct 2.

(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**



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name TROPHY INVESTMENTS LLC / SUBMITTED BY JUSTIN BOND Date 6-14-24

Phone Number 817-880-1220

Email Address JUSTIN@RENFRODEVELOPMENT.COM

Property Information for Variance Request:

Property 911 address 3300 CR 919, BURLESON TX 76028

Subdivision name N/A Block N/A Lot N/A

Survey MARGARET EDMONDS Abstract 242 Acreage 111.60

Request EXEMPTION FROM TURN LANE REQUIREMENT

Reason for request SEE ATTACHED

Provide the following with this request:

- Copy of plat (if property has been platted) *Plat application in process as "Chisholm Oaks"*
- Copy of property deed
- Survey or drawing showing existing structures

TROPHY INVESTMENTS, LLC

June 14, 2024

Johnson County Public Works
2 North Mill St, Suite 305
Cleburne, TX 76033

RE: VARIANCE REQUEST TO SUBDIVISION RULES & REGULATIONS

Subject Property: 3300 CR 919, Burleson TX

Owner: Trophy Investments, LLC

Development: Chisholm Oaks

Owner of Subject Property hereby requests an exception to certain conditions requested by the County that impact the plat and plans of the Development. At the earliest opportunity, Owner requests County to convene a hearing of the Commissioner's Court to evaluate and approve the exception as outlined below.

Subdivision Standard: Section VII-B, Second Paragraph

All developments with twenty-five (25) or more planned dwelling units shall require turn lanes into the development.

Request by Owner:

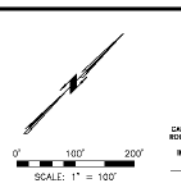
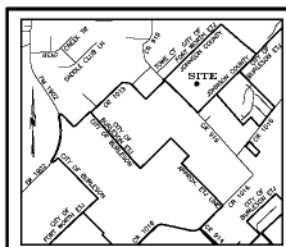
A turn lane for the Development should not be required for the primary reason that the installation of a turn lane would place a public facility over a private natural gas gathering pipeline. This creates issues of maintenance and conflicts in costs of repair. The natural gas gathering line is directly adjacent to the existing right-of-way and the recorded company of its ownership, Enervest / UPP ("Pipeline Company"), has stated explicitly that it will not relocate the line or support its placement under County right-of-way.

Statements of Justification:

The Owner's request for an exception is also supported by certain facts of the Development that positively satisfy the broader intent of this Section by alternative means.

1. Gas line conflict - As outlined in the above section, the primary contributor is an existing gas pipeline located adjacent to CR 919.
2. Multiple entry points to subdivision - The subdivision is served by two points of access to CR 919, providing a natural distribution of traffic and limiting concerns of congestion or stacking on CR 919.
3. Shift of arterial traffic to Lakewood - New construction by the City of Burleson will change existing traffic patterns for the positive, directing cars onto Lakewood Drive (generally following CR 914 west to FM 1902) and causing CR 919 to have more local traffic.

Regards,
Dylan Bransom, President



LEGEND:
 AC ACRES
 B.L. BUILDING LINE
 D.E. DRAINAGE CASSEMENT
 D.R.J.C.T. DEED RECORDS, JOHNSON COUNTY, TEXAS
 J.C.S.U.D.E. JOHNSON COUNTY SPECIAL UTILITY DISTRICT EASEMENTS
 P.G.B. POINT OF BEGINNING
 P.F.C.J.C.T. PLAT RECORDS, JOHNSON COUNTY, TEXAS
 R-O-W RIGHT-OF-WAY
 U.E. UTILITY EASEMENT

LINE BEARING DISTANCE

L1	S89°48'52"W	14.85
L2	N82°44'52"E	14.18
L3	N101°52'50"E	13.44
L4	N89°48'52"W	14.29
L5	N00°13'50"E	13.44
L6	S89°48'52"W	14.18
L7	S00°23'50"E	14.18
L8	N89°48'52"W	14.18
L9	S07°13'50"E	14.18
L10	S89°48'52"W	14.18
L11	S07°13'50"E	14.18
L12	S89°48'52"W	14.18
L13	N00°23'50"E	14.18
L14	S89°48'52"W	14.18
L15	S07°13'50"E	14.18
L16	N82°44'52"E	14.18
L17	N82°44'52"E	14.18
L18	S07°13'50"E	19.89
L19	N82°44'52"E	19.89
L20	N82°44'52"E	19.89
L21	N10°13'50"E	19.89
L22	N49°23'04"E	30.00
L23	N82°44'52"E	11.26
L24	N89°48'52"W	40.88
L25	S00°18'14"E	30.00

STREET LINEAR FOOTAGE

CHISHOLM OAKS DRIVE	26D1.10'
CATTLE DRIVE	29D1.38'
GOODHOOD TRAIL	853.41'
MCCOY TRAIL	815.08'
LOWING TRAIL	729.77'
TOTAL	7900.72'

CURVE TABLE

CURVE	ARC LENGTH	CHORDS	DELTA ANGLE	C BEARING	C LENGTH
1	271.54	80.00	220°23'50"	N82°44'52"E	147.72
2	271.54	80.00	184°00'00"	N82°44'52"E	158.72
3	82.70	470.00	7°30'00"	N41°33'47"E	62.68
4	42.00	306.00	7°30'00"	N49°23'04"E	38.00
5	42.00	306.00	7°30'00"	N49°23'04"E	38.00
6	129.21	80.00	180°00'00"	N82°44'52"E	128.21

GENERAL NOTES:

- THE SUBDIVISION IS PART THEREOF OF A TRACT LOCATED IN THE CITY OF ANY CITY OR TOWN.
- THE DEVELOPER SHALL OBTAIN ALL TRADE AND SERVICE UTILITIES IN A REASONABLE MANNER WITHIN (7) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- ALL INTERIOR LOT CORNERS WILL BE 1/2" IRON ROD SET WITH A CAP STAMPED "TRIG 2024".
- ALL LOTS OR OPEN SPACE LOTS OWNED BY TROPHY INVESTMENTS, LLC SHALL BE MAINTAINED BY THE OWNER.
- THIS SUBDIVISION IS LOCATED IN JOHNSON COUNTY PRECINCT 2.

NOTES:

UTILITY EASEMENTS:
 5' FRONT LOT LINES
 15' FROM FRONT AND BACK LOT LINES
 30' FROM CENTER OF COUNTY ROADS
 40' FROM CENTER OF ROAD P.A. OR STATE

BOUNDARY LINES:
 FRONT LOT LINES IN EXCESS OF 20' ARE FOR DEVELOPER.
 15' REAR LINES ARE FOR DEVELOPER.
 10' SIDE LINES ARE FOR DEVELOPER.
 30' WIDE RIGHT-OF-WAY ARE FOR DEVELOPER.
 50' FROM LOT LINE ON FRONT (SEE SH-1 & 2)

UTILITY PROVIDERS:

WATER: JOHNSON COUNTY SPECIAL UTILITY DISTRICT
 740 PM ROAD
 JOHNSON, TX 76864
 817-760-5200

ELECTRIC: UNITED COOPERATIVE SERVICES
 3001 S. WILSON BLVD.
 DALLAS, TX 75288
 817-480-2200

SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEM

OWNER:
 TROPHY INVESTMENTS, LLC
 248 E. CLAYTON STREET
 BULLOCK, TX 76028
 CONTACT: STEVE BRANSON
 PHONE: 817-280-2820
 EMAIL: BRANSON@TROPHYINVESTMENTS.COM

DEVELOPER:
 REMKO DEVELOPMENT, LLC
 238 E. CLAYTON STREET
 BULLOCK, TX 76028
 CONTACT: JUSTIN BRADY
 PHONE: 817-480-1230
 EMAIL: JUSTIN@REMKODEVELOPMENT.COM

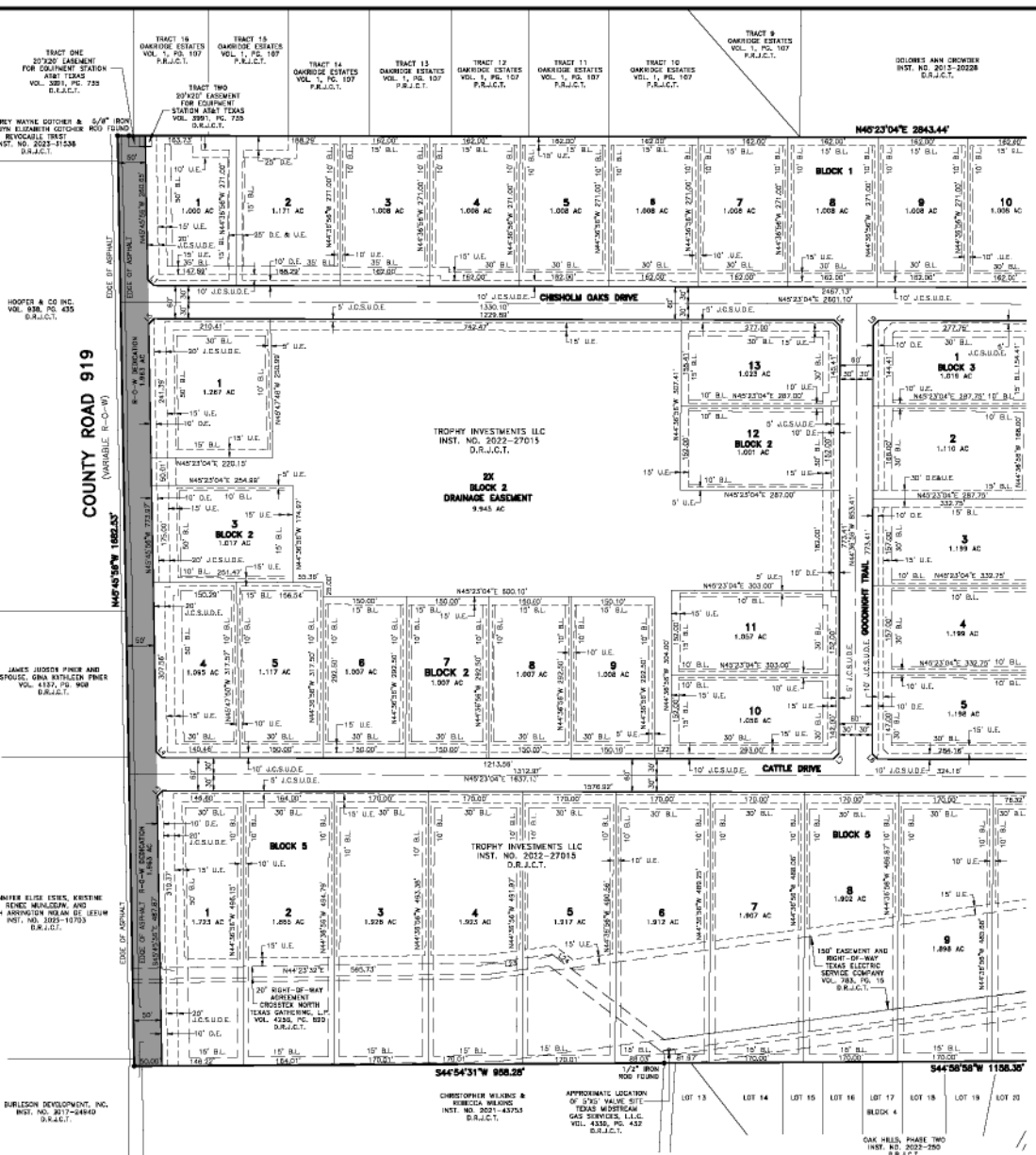
ENGINEER:
 CWC LAND & SURVEY, LLC
 3540 E. BRADY STREET, STE 130-201
 BULLOCK, TX 76028
 CONTACT: JAMES STRUBBLE
 PHONE: 817-480-1801
 EMAIL: JAMES@CWC.COM

PLAT FILED _____ 2024.
 JOHNSON COUNTY PLAT RECORDING
 YEAR _____ INSTRUMENT # _____
 DRAWER _____ SLIDE _____
 APRIL LONG, JOHNSON COUNTY CLERK
 BY: _____ COUNTY CLERK
 BY: _____ DEPUTY CLERK

PROPERTY ADDRESS:
 1100 COUNTY ROAD 919
 GARLESON, TEXAS 76028

SURVEYOR:
CWC
 LAND & SURVEY, LLC
 3540 E. BRADY STREET, STE 130-201
 BULLOCK, TX 76028
 817-480-1801
 2025 FORM NO. 12-14-2023

APPROVED: _____
 COMMISSIONER'S COURT OF JOHNSON COUNTY
 THIS _____ DAY OF _____, 2024.
 BY: _____ COUNTY JUDGE



JENNIFER ELISE ISSA, KRISTINE RENEE WELLS, AND KEITH AMMONSON HOAG AND STEVEN INST. NO. 2023-10793 D.R.J.C.T.

JAMES JORDAN FINER AND SPOUSE, GRAY BRITTON FINER VOL. 4137, PG. 908 D.R.J.C.T.

TROPHY INVESTMENTS, LLC INST. NO. 2022-27015 D.R.J.C.T.

CHRISTOPHER WELLS & FERDINAND WILSONS INST. NO. 2021-43754 D.R.J.C.T.

APPROXIMATE LOCATION OF 210' WIDE SET-BACK MIDDLE-GAS SERVICE COMPANY VOL. 4335, PG. 432 D.R.J.C.T.

1/2" IRON ROD FOUND

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE MARSHA A. HUFF SURVEY, ABSTRACT NO. 333, AND IN THE MARSHALL EDWARDS SURVEY, ABSTRACT NO. 242, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO TROPHY INVESTMENTS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-27015, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY AREA AND BEARING AS FOLLOWS:

BEING AND AT 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID TROPHY INVESTMENTS, LLC, TRACT AND THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO KEMBERT TILM WEST, BEING TRACT AND FOR THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO JAC J. BRACKEN AND WIFE, CARRIE L. BRACKEN, IN THAT DEED RECORDED IN VOLUME 4135, PAGE 318, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE S 82°18'17" W ALONG THE NORTHERLY LINE OF SAID TROPHY INVESTMENTS, LLC, TRACT, THE SOUTHERLY LINE OF SAID KEMBERT TILM WEST, BEING TRACT AND ALONG THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO BETTYE R. H. GOTTCHALK, A SINGLE WOMAN, IN THAT DEED RECORDED IN VOLUME 899, PAGE 342, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 184.10 FEET TO A POINT FOR THE MOST EASTERLY CORNER OF SAID TROPHY INVESTMENTS, LLC, TRACT, THE MOST SOUTHERLY CORNER OF SAID BETTYE R. H. GOTTCHALK TRACT AND FOR THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO JAC J. BRACKEN AND WIFE, CARRIE L. BRACKEN, IN THAT DEED RECORDED IN VOLUME 4135, PAGE 318, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE S 89°37'10" W ALONG THE SOUTHERLY LINE OF SAID TROPHY INVESTMENTS, LLC, TRACT, AND ALONG THE NORTHERLY LINE OF SAID BRACKEN TRACT, A DISTANCE OF 136.88 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST EASTERLY CORNER OF SAID BRACKEN TRACT AND FOR THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO WALEY R. BRANSON AND TRACIE, BEING A JOHNSON IN THAT DEED RECORDED IN VOLUME 1678, PAGE 36, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE S 48°42'11" W ALONG THE NORTHERLY LINE OF SAID BRANSON TRACT AND CONTINUED ALONG SAID SOUTHERLY LINE, A DISTANCE OF 95.17 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID BRANSON TRACT AND FOR THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO CHRISTOPHER WELLS AND FERDINAND WILSONS IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-43754, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE S 44°16'48" W ALONG THE NORTHERLY LINE OF SAID GARY HILL, PHASE TWO AND CONTINUED ALONG SAID SOUTHERLY LINE, A DISTANCE OF 115.20 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID GARY HILL, PHASE TWO AND FOR THE MOST NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO CHRISTOPHER WELLS AND FERDINAND WILSONS IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-43754, DEED RECORDS, JOHNSON COUNTY, TEXAS.

THENCE S 44°34'31" W CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 89.88 FEET TO A POINT IN COUNTY ROAD 919 (VAR. 14-0-0).

THENCE IN 40°24'18" W ALONG SAID COUNTY ROAD AND ALONG THE SOUTHERLY LINE OF SAID TROPHY INVESTMENTS, LLC, TRACT, A DISTANCE OF 108.23 FEET TO A POINT FOR THE MOST WESTERLY CORNER OF SAID TROPHY INVESTMENTS, LLC, TRACT.

THENCE ALONG AND COUNTY ROAD 919 (VAR. 14-0-0) ALONG THE NORTHERLY LINE OF SAID TROPHY INVESTMENTS, LLC, TRACT, THE SOUTHERLY LINE OF GARROD ESTATES, ACCORDING TO THAT PLAT RECORDED IN INSTRUMENT NO. 2022-27015, DEED RECORDS, JOHNSON COUNTY, TEXAS, A DISTANCE OF 184.10 FEET TO A POINT FOR THE MOST WESTERLY CORNER OF SAID TROPHY INVESTMENTS, LLC, TRACT, THE MOST WESTERLY CORNER OF A TRACT OF LAND CONVEYED TO GOLFERS ANA JOHNSON IN THAT DEED RECORDED IN INSTRUMENT NO. 2018-27084, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND CONTINUED ALONG SAID SOUTHERLY LINE, A DISTANCE OF 111.80 ACRES OF LAND, MORE OR LESS.

HOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

DAVE WAYNE GOTTCHALK & STEVEN ELIZABETH GOTTCHALK BOB BOYD REYNOLDS TRIST INST. NO. 2023-15133 D.R.J.C.T.

HOOPER & CO INC VOL. 838, PG. 435 D.R.J.C.T.

JAMES JORDAN FINER AND SPOUSE, GRAY BRITTON FINER VOL. 4137, PG. 908 D.R.J.C.T.

TROPHY INVESTMENTS, LLC INST. NO. 2022-27015 D.R.J.C.T.

CHRISTOPHER WELLS & FERDINAND WILSONS INST. NO. 2021-43754 D.R.J.C.T.

APPROXIMATE LOCATION OF 210' WIDE SET-BACK MIDDLE-GAS SERVICE COMPANY VOL. 4335, PG. 432 D.R.J.C.T.

1/2" IRON ROD FOUND

STATE OF TEXAS
 COUNTY OF JOHNSON

I, STEVE BRANSON, BEING A MAJORITY PUBLIC MAN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPROVED THIS INSTRUMENT AND TO BE PROVIDED TO BE TO BE THE RECORD NUMBER IS SUBMITTED TO THE FORGERS, INCLUDING AND ACKNOWLEDGED TO ME THAT HE CREATED THE SAME FOR THE PURPOSE AND CONSEQUENCE THEREOF. BOTH OF-WAY AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNES MY HAND AT JOHNSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2024.

STEVE BRANSON
 TROPHY INVESTMENTS, LLC

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, MATT POWELL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE ORIGINAL UNDER MY DIRECTION AND SUPERVISION. THE MONUMENTS SET OF FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

MATT POWELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE REGISTERED NO. 5844
 DATED: 04/30/24

FINAL PLAT
CHISHOLM OAKS
 LOTS 1-21 BLOCK 1
 LOTS 1, 2X, 3-13 BLOCK 2
 LOTS 1-9 BLOCK 3
 LOTS 1-8 BLOCK 4
 LOTS 1-17 BLOCK 5
 JOHNSON COUNTY, TEXAS

TOTAL NUMBER OF LOTS=66 LOTS
TOTAL NUMBER OF OPEN SPACE LOTS=6 LOTS
TOTAL SITE ACREAGE=111.057

APPROVED: _____
 COMMISSIONER'S COURT OF JOHNSON COUNTY
 THIS _____ DAY OF _____, 2024.
 BY: _____ COUNTY JUDGE

A TRACT OF LAND SITUATED IN THE MARSHA A. HUFF SURVEY, ABSTRACT NO. 333, AND IN THE MARSHALL EDWARDS SURVEY, ABSTRACT NO. 242, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO TROPHY INVESTMENTS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2023-27015, DEED RECORDS, JOHNSON COUNTY, TEXAS.

SHEET 1 OF 2



DUTIES OF DEVELOPER/PROPERTY OWNER:

1. 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.
2. 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 AGENTS OR BONA FIDE PURCHASERS, REVER OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CHECKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, STORIES OR FEATURES IDENTIFIED HEREON AND ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. JOHNSON COUNTY IS RELYING UPON THE SUPERVISOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE AND TRUTHFUL RECORDS OF THIS PLAT WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDEMNITY:

1. THE PROPERTY DEVELOPER WARRANTING 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 ITS AGENTS OR EMPLOYEES FROM AND AGAINST ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT:

1. ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT TO NOW AND KEEP WIDED ALL OF PART OF ANY BUILDINGS, FENCES, BARRIERS, ETC. OR IMPROVEMENTS WHICH IN ANY MANNER OBSTRUCT OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OR OPERATION OF ANY PUBLIC UTILITY SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THIS PLAT AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER AND CROSS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ACCESS TO OR OCCUPANCY OF ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHIN THE ACCESS AT ANY TIME OF PROVIDING THE PERMISSION OF APPROVE.

FILING A PLAT:

1. IF A ORIGINAL SYSTEM PURCHASED BY A FIRM OF UP TO 100000, ENHANCEMENT IN THE COUNTY AND FOR UP TO 20 DAYS OR BY BOTH FIRM AND COMPANY FOR A PERSON WHO SUBSIDIZED RISK PROPERTY TO USE THE SUBSIDIZED PROPERTY IN A CITY OF CONTINUANCE IS CONTINGENT ON A LOAN, ANY CONTRACT FOR SALE, LEASE, OR OTHER INSTRUMENT WHICH IS FILED FOR RECORD WITH THE COUNTY CLERK OF JOHNSON COUNTY OR JOHNSON COUNTY SHALL BE VOID UNLESS THE PLAT OR MAP OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE COUNTY CLERK OF JOHNSON COUNTY WITHIN THE TIME SPECIFIED IN THE INSTRUMENT. THIS OBLIGATION ON APPROVAL AND RECORDING OF THE PLAT AND THE PURCHASER IS NOT GIVEN UP OR OCCUPANCY OF THE PLAT OR PROPERTY COVERED BY THE PLAT.

2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR MAP AT A SUBDIVISION UNLESS THE PLAT OR MAP IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE IN THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE:

THE APPROVAL AND FILING OF A PLAT WHICH DESIGNATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, AND ROAD STREET OR HIGHWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT OTHERWISE OF RECORD IN THE OFFICES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS INDIVIDUALLY IDENTIFIED BY ANY ROAD, STREET OR HIGHWAY AND INDIVIDUALLY ACCEPTED BY THE ROAD, STREET OR HIGHWAY FOR COUNTY MAINTENANCE.

FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, CONSULTANT PANEL NO. 482200000, EFFECTIVE DATE 06/01/2015, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DESIGNATED TO BE OUT OF THE FLOOD PLAIN).

IF THE ABOVE REFERENCED FIRM FLOOD INSURANCE RATE MAP IS NOT IN AMBROSIUSING THE "NO" IF THIS DOES NOT INDICATE ANY AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF FLOOD WATER WHICH COULD BE CAUSED BY LOCAL DEVELOPMENTS SUCH AS DAMS, POND, LOCAL DRAINAGE SYSTEMS, THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER DRAINAGE OR SUBSIDIZED PROPERTY EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT SHOWN OR ADDRESSED AS PART OF THE "NO".

2. FLOODING THE FLOW OF WATER OR CONSTRUCTIVE IMPROVEMENTS IN THE DRAINAGE EASEMENT, AND FLOODING OR OBSTRUCTION OF THE FLOODPLAIN IS PROHIBITED.

3. THE DESIGNER OF DRAINAGE CHANNELS TRANSVERSE ALONG AN EGRESS ROAD AND/OR HIGHWAY SHALL BE RESPONSIBLE AND WILL BE LIABLE FOR THE MAINTENANCE OF THE ROAD OR HIGHWAY AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE SYSTEMS FOR THE COUNTY OF JOHNSON.

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

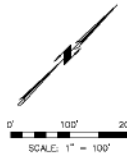
5. JOHNSON COUNTY USES THE NAME BUT NOT A SIGN TO OTHER OWNERS PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BRUSHWOOD, WHICH OBSTRUCTS THE FLOW OF WATER THROUGH DRAINAGE CHANNELS.

PRIVATE SEWAGE FACILITY:

1. 20'-WIDE SEWERAGE FACILITY IMPROVEMENTS CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE LAWS OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWERAGE FACILITIES AND COMPLIANCE WITH THE LAWS OF JOHNSON COUNTY, TEXAS.

2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWERAGE 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 SEWERAGE FACILITIES, ALTHOUGH APPROVED AT MEETING MINIMUM STANDARDS, MUST BE IMPROVED BY THE OWNER AT THE OWNER'S DISCRETION IF NECESSARY, OR IF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS, IF UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH OPERATIONAL REGULATIONS.

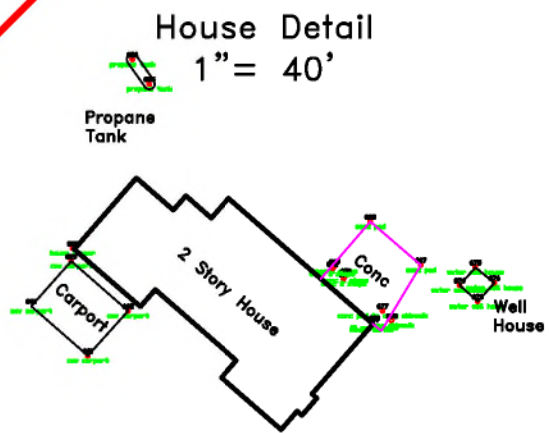
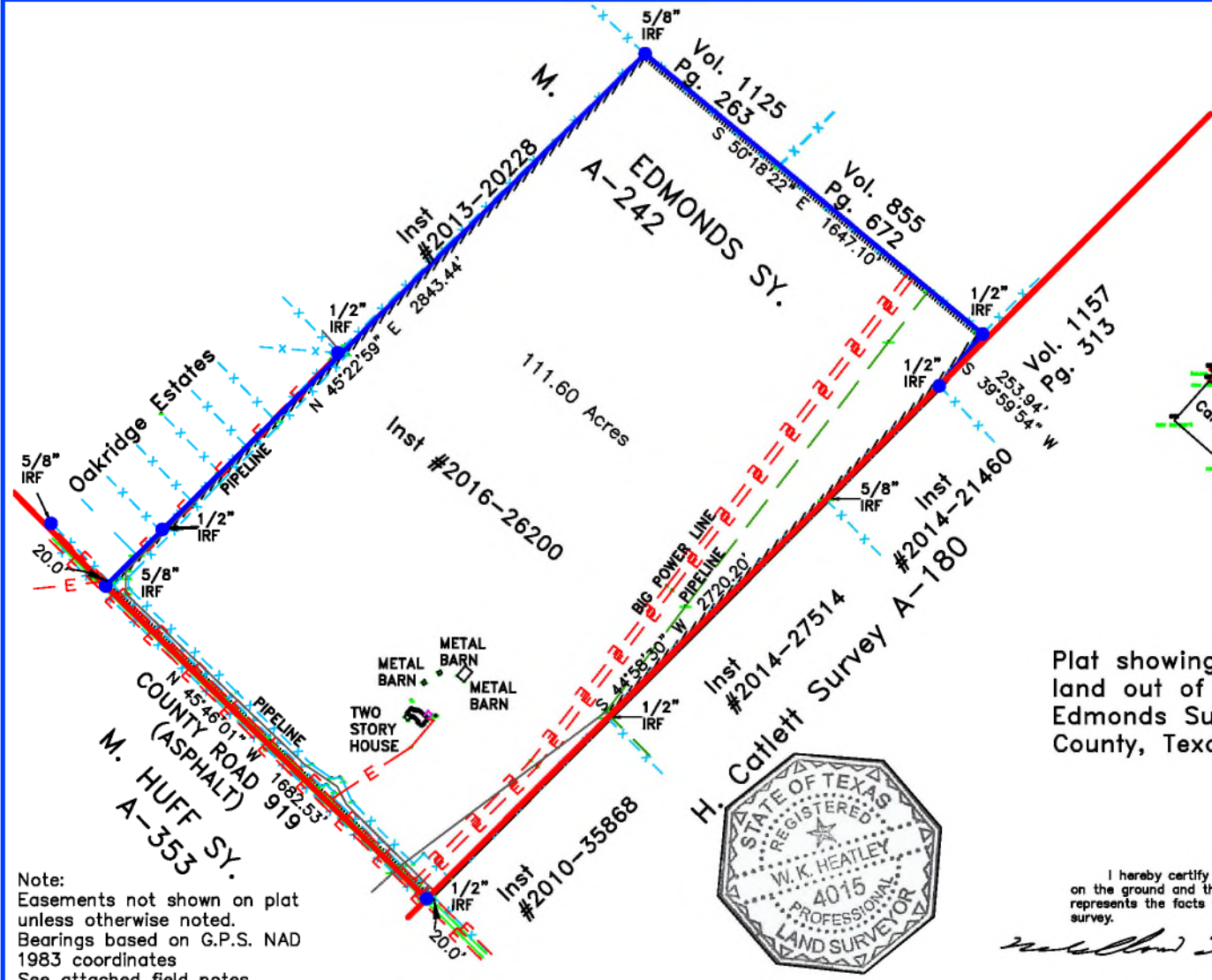
3. A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWERAGE FACILITY, INSTALLED IN SUITABLE SOIL, CAN MAINTAINING THE AMOUNT OF WATER THAT IS REQUIRED TO EXPOSED OF USE CONTROLLED, BUT IS NOT RESPONSIBLE FOR THE USE OF WATER TO MAINTAIN AND OPERATE PRIVATE SEWERAGE FACILITY IN A SATISFACTORY MANNER.



**FINLAND PLAT
CHISHOLM OAKS**
 LOTS 1-21 BLOCK 1
 LOTS 1, 2X, 3-13 BLOCK 2
 LOTS 1-9 BLOCK 3
 LOTS 1-8 BLOCK 4
 LOTS 1-17 BLOCK 5
 JOHNSON COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE MARTHA A. RUFF SURVEY, ABSTRACT NO. 353, AND IN THE MARGARET EDWARDS SURVEY, ABSTRACT NO. 242, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO TROPHY INVESTMENTS, L.L.C. IN THAT USED RECORDED IN INSTRUMENT NO. 2022-27015, IS BEING RECORDED JOHNSON COUNTY, TEXAS.

CWC
 LAND & SURVEY, L.L.C.
 400 E. NEWBO STREET, SUITE 300
 SAN ANTONIO, TEXAS
 817-320-9528
 19858 FORM NO. 10-2023



Plat showing 111.60 acres of land out of the Margaret Edmonds Survey A-242, Johnson County, Texas

Note:
 Easements not shown on plat unless otherwise noted.
 Bearings based on G.P.S. NAD 1983 coordinates
 See attached field notes

SCALE: 1" = 500'
 DATE: 01-03-2021
 FILE: KIMBERLING ZADA



I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of the survey.

William K. Heatley

William K. Heatley
 Registered Professional Land Surveyor #4015
 Firm #10079500

SURVEY PLAT IN JOHNSON COUNTY TEXAS
HEATLEY SURVEYING
 P.O. BOX 1
 BRECKENRIDGE, TX 76424
 (254) 559-8914
 Print Number: JN-105L

HEATLEY SURVEYING

P. O. Box 1

BRECKENRIDGE, TEXAS 76424

PHONE: (254) 559-8914

FIRM #10079500

FAX: (254)559-6396

Kimberling

111.60 acres

Margaret Edmonds Survey

Johnson County, Texas

January 3, 2021

111.60 acres of and out of the Margaret Edmonds Survey, A-242, Johnson County, Texas, and being the same land as described in deed recorded in Document #2016-26200, Official Public Records, Johnson County, Texas.

BEGINNING at a point in County Road 919, called to be in the northeast line of the Huff Survey A-353 and the northwest line of the Catlett Survey A-180 for the south corner of the Margaret Edmonds Survey and being the south corner of this tract;

THENCE N 45°46'01" W with the county road and the called southwest line of the Edmonds Survey a distance of 1682.53' to a point found for the west corner of the tract described in Instrument #2016-26200 and being the west corner of this tract;

THENCE N 45°22'59" E passing a 5/8" iron pin found in the north line of the county road at 20.0' and continuing a total distance of 2843.44' to a 5/8" iron pin found for the north corner of the tract described in Instrument #2016-26200 and the west corner of the tract described in Volume 1125 Page 263 for the north corner of this tract;

THENCE S 50°18'22" E a distance of 1647.10' to a 1/2" iron pin found at a fence corner for the east corner of the tract described in Instrument #2016-26200 and being the east corner of this tract;

THENCE S 39°59'54" W a distance of 253.94' to a 1/2" iron pin found at a fence corner for a corner of the tract described in Instrument #2016-26200;

THENCE S 44°58'30" W continuing with the southeast line of the tract described in Instrument #2016-26200 passing a 1/2" iron pin found in the northeast line of County Road 919 at 2700.20' and continuing a total distance of 2720.20' to the place of beginning and containing 111.60 acres of land of which approximately 0.77 acres lie in the county road. (See attached plat JN-105 L, bearings based on G.P.S. NAD 1983 coordinates).



William K. Heatley

Registered Professional Land Surveyor #4015



NOTICE OF CONFIDENTIALITY RIGHTS: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your social security number or your driver's license number.

Warranty Deed with Assumption

Date: July 15, 2022

Grantor: TROPHY MATERIALS, LLC

Grantor's Mailing Address: 236 East Ellison Street
Burleson, Texas 76028

Grantee: TROPHY INVESTMENTS, LLC

Grantee's Mailing Address: 236 East Ellison Street
Burleson, Texas 76028

Consideration: Ten Dollars (\$10.00) the receipt and adequacy of which is hereby acknowledged and Grantee's assumption of and agreement to pay, according to the terms thereof the unpaid principal and interest of a note dated January 21, 2021 in the original principal sum of \$1,800,000.00 executed by Trophy Trucking Services, LLC and payable to the order of The National Bank of Texas at Fort Worth and which is secured by a Deed of Trust ("Deed of Trust") dated January 21, 2021 to Wade C. Donnell, Trustee for the benefit of The National Bank of Texas at Fort Worth and which is recorded under Instrument No.2021-3287, Deed Records, Johnson County, Texas.

Property (including any improvements): 111.60 acres of and out of the Margaret Edmonds Survey, A-242, Johnson County, Texas, and being the same land as described in deed recorded in Document # 2016-26200, Official Public Records, Johnson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservation: None

Exceptions to Conveyance and Warranty: Easements, right of way, prescriptive rights, whether filed of record or not; all presently recorded restrictions, reservation, covenants, condition, oil and gas leases, mineral reservation, and other instruments other than liens and conveyances that affect the property; rights of adjoining property owners in any wall or fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2022 which Grantee assumes; and those exception set forth in any policy of title insurance issued pursuant to this deed. The Contract between the Grantor as Seller and the Grantee as Buyer, if any, may contain limitations as to

warranty or other agreed matters; to the extent that the Contract provides for any such limitations or other agreed matters to survive the closing and conveyance, then such limitations or other agreed matters are hereby deemed incorporated by reference. The warranty of title contained in the deed is hereby expressly excluded from the limitations or other agreed matters referenced in this paragraph.


Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

DISCLAIMER

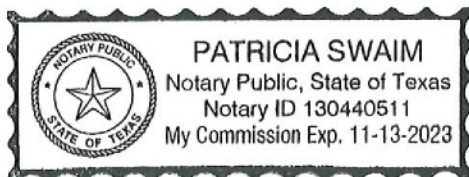
This instrument was prepared solely from information provided to me and on instruction given to me. No legal opinion has been requested nor one rendered regarding this transaction. No title opinion or other information has been requested of me in connection with this transaction. This disclosure shall also apply to my agents, servants, and employee. DAVID R. CASEY, ATTORNEY

**GRANTOR: TROPHY MATERIALS, LLC
By: Trophy Services Management, LLC, Manager**

By: 
Title: Dylan Wayne Bransom, President

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

¹⁸
~~2021~~ ²⁰²² This instrument was acknowledged before me on the 15 day of July,
2021, by Dylan Wayne Bransom, President of Trophy Services Management, LLC,
Manager of Trophy Materials, LLC on behalf of said entity.




NOTARY PUBLIC, STATE OF TEXAS

Return to: The National Bank of Texas
PO Box 1869
Burleson, Texas 76097

REFM Ch. 9 Assum. D. NBT-Trophy

Exhibit "A"

111.60 acres of and out of the Margaret Edmonds Survey, A-242, Johnson County, Texas, and being the same land as described in deed recorded in Document #2016-26200, Official Public Records, Johnson County, Texas.

BEGINNING at a point in County Road 919, called to be in the northeast line of the Huff Survey A-353 and the northwest line of the Calett Survey A-180 for the south corner of the Margaret Edmonds Survey and being the south corner of this tract;

THENCE N 45°46'01" W with the county road and the called southwest line of the Edmonds Survey a distance of 1682.53' to a point found for the west corner of the tract described in Instrument #2016-26200 and being the west corner of this tract;

THENCE N 45°22'59" E passing a 5/8" iron pin found in the north line of the county road at 20.0' and continuing a total distance of 2843.44' to a 5/8" iron pin found for the north corner of the tract described in Instrument #2016-26200 and the west corner of the tract described in Volume 1125 Page 263 for the north corner of this tract;

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THENCE S 39°59'54" W a distance of 253.94' to a 1/2" iron pin found at a fence corner for a corner of the tract described in Instrument #2016-26200;

THENCE S 44°58'30" W continuing with the southeast line of the tract described in Instrument #2016-26200 passing a 1/2" iron pin found in the northeast line of County Road 919 at 2700.20' and continuing a total distance of 2720.20' to the place of beginning and containing 111.60 acres of land of which approximately 0.77 acres lie in the county road. (See attached plat JN-105 L, bearings based on G.P.S. NAD 1983 coordinates).



VG-137-2022-27015

Johnson County
Becky Ivey
Johnson County Clerk

Instrument Number: 2022 - 27015

Real Property Recordings

Recorded On: July 29, 2022 02:45 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** 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: 2022 - 27015
Receipt Number: 20220729000166
Recorded Date/Time: July 29, 2022 02:45 PM
User: Michelle D
Station: CCL42

Record and Return To:
NATIONAL BANK OF TEXAS
PO BOX 1869
ENV
BURLESON TX 76097-1869



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

Becky Ivey
Johnson County Clerk
Johnson County, TX

EXHIBIT A

40 ACRES
 JAMES CROWDER
 VOL. 388 PG. 415
 JOHNSON COUNTY, TEXAS

M, EDMONDS SURVEY
 ABSTRACT 242

POINT OF BEGINNING
 Y=314478.70
 X=2028691.47
 LAT:32°31'51.80"
 LON:97°24'24.86"

PROPERTY LINE



1/2" FOUND
 IRON ROD

N 46°11'10" E
 10.64'

CENTERLINE OF PROPOSED FLOWLINE
 TOTAL 2899.92' (175.70 RODS)
 INCLUDES 172.68' (10.47 RODS) CROSSING
 ELECTRICAL EASEMENT

112.184 ACRES
 GORDON L. & VIRGINIA ANN KIMBERLING
 V. 490 P. 800
 JOHNSON CO., TEXAS

LINE	BEARING	DISTANCE
L1	S 44°18'08" E	9.71'
L2	S 45°24'35" W	265.35'
L3	S 40°54'15" W	99.86'

16' L3
 MATCHLINE SEE PG. 2



SCALE: 1" = 50 FEET

The Basis of Bearing is Texas State Plane Coordinate System, Zone 4202, NAD 27. This survey plat were prepared from record data furnished by the client and was done without the benefit of a Title Report. Surveyor has made no investigation or search for easements or other matters of record that a Title Report would disclose and this survey does not represent a warranty of title or a guarantee of ownership.

I, Allen W. Peloquin, do hereby state that the above and foregoing survey plat was prepared from a survey made on the ground, under my direction and supervision during the month of January 2008.

Allen W. Peloquin
 Allen W. Peloquin
 Registered Professional Land Surveyor
 State of Texas No. 5998
 January 2008
 Job No. 0801026



FRONTIER SURVEYING COMPANY
 SERVICES: LAND SURVEYING/LOCATIONS/PIPELINES/MAPPING/GPS/GIS
 8811 CORPORATION PKWY. STE. 200
 PHONE: (817) 560-4500
 www.frontiersurveying.com



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PAGE 1 OF 3

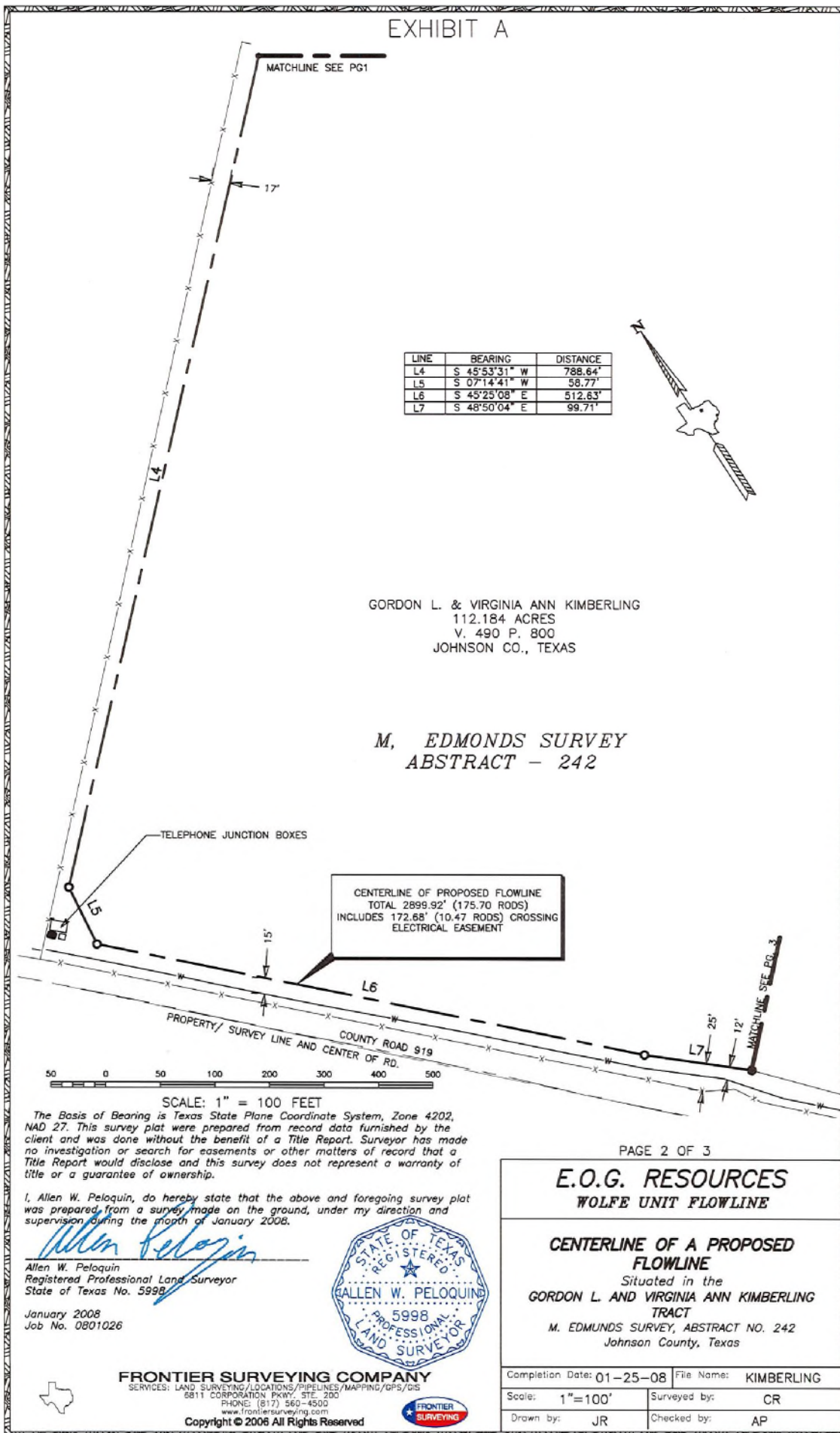
E.O.G. RESOURCES
WOLFE UNIT FLOWLINE

CENTERLINE OF A PROPOSED FLOWLINE
 Situated in the
GORDON L. AND VIRGINIA ANN KIMBERLING TRACT
 M. EDMONDS SURVEY, ABSTRACT NO. 242
 Johnson County, Texas

Completion Date: 01-25-08	File Name: KIMBERLING
Scale: 1"=50'	Surveyed by: CR
Drawn by: JR	Checked by: AP

G:\0801026-800-Wolfe Unit Flowline-Johnson County DWG\EASEMENTS\0801026 EASEMENT PLAT.dwg, KIMBERLING (1), 2/1/2008 8:56:15 AM

EXHIBIT A



LINE	BEARING	DISTANCE
L4	S 45°53'31" W	788.64'
L5	S 07°14'41" W	58.77'
L6	S 45°25'08" E	512.63'
L7	S 48°50'04" E	99.71'

GORDON L. & VIRGINIA ANN KIMBERLING
 112.184 ACRES
 V. 490 P. 800
 JOHNSON CO., TEXAS

M, EDMONDS SURVEY
 ABSTRACT - 242

CENTERLINE OF PROPOSED FLOWLINE
 TOTAL 2899.92' (175.70 RODS)
 INCLUDES 172.68' (10.47 RODS) CROSSING
 ELECTRICAL EASEMENT



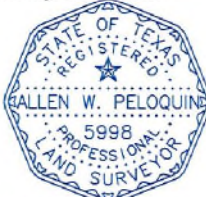
SCALE: 1" = 100 FEET

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PAGE 2 OF 3

E.O.G. RESOURCES
WOLFE UNIT FLOWLINE

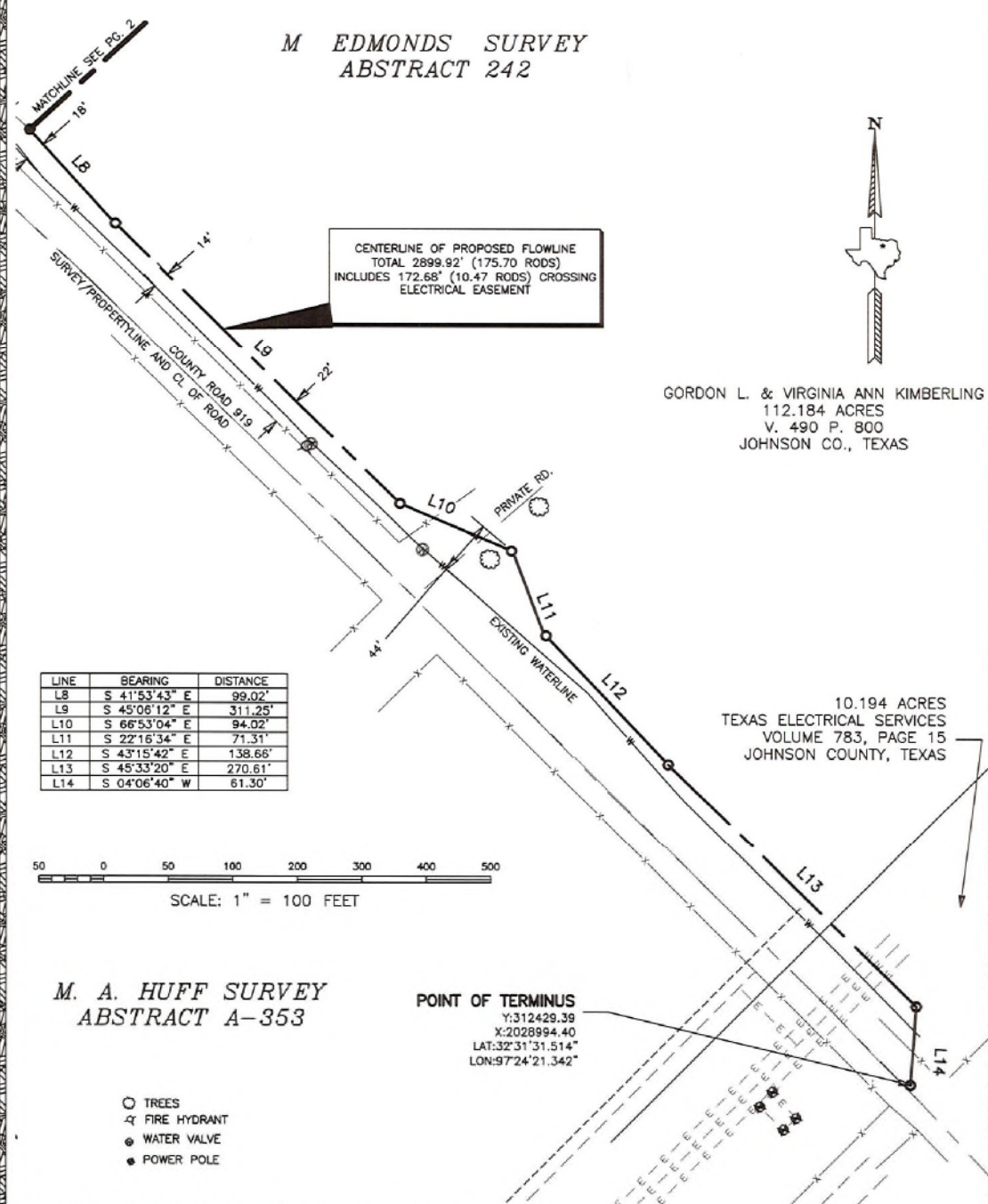
CENTERLINE OF A PROPOSED FLOWLINE
 Situated in the
GORDON L. AND VIRGINIA ANN KIMBERLING TRACT
 M. EDMONDS SURVEY, ABSTRACT NO. 242
 Johnson County, Texas

Completion Date: 01-25-08	File Name: KIMBERLING
Scale: 1"=100'	Surveyed by: CR
Drawn by: JR	Checked by: AP

G:\0801026-800-Wolfe Unit Flowline-Johnson County\DWG\EASEMENTS\0801026 EASEMENT PLAT.dwg, KIMBERLING(2), 2/1/2008 6:57:40 AM

EXHIBIT A

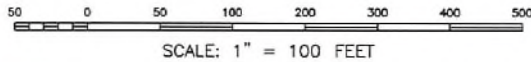
M EDMONDS SURVEY
ABSTRACT 242



GORDON L. & VIRGINIA ANN KIMBERLING
112.184 ACRES
V. 490 P. 800
JOHNSON CO., TEXAS

10.194 ACRES
TEXAS ELECTRICAL SERVICES
VOLUME 783, PAGE 15
JOHNSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L8	S 41°53'43" E	99.02'
L9	S 45°06'12" E	311.25'
L10	S 66°53'04" E	94.02'
L11	S 22°16'34" E	71.31'
L12	S 43°15'42" E	138.66'
L13	S 45°33'20" E	270.61'
L14	S 04°06'40" W	61.30'



M. A. HUFF SURVEY
ABSTRACT A-353

POINT OF TERMINUS
Y:312429.39
X:2028994.40
LAT:32°31'31.514"
LON:97°24'21.342"

- TREES
- ⊕ FIRE HYDRANT
- WATER VALVE
- POWER POLE

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PAGE 3 OF 3

E.O.G. RESOURCES
WOLFE UNIT FLOWLINE

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M. EDMONDS SURVEY, ABSTRACT NO. 242
Johnson County, Texas

Completion Date: 01-25-08 File Name: KIMBERLING
Scale: 1"=100' Surveyed by: CR
Drawn by: JR Checked by: AP

61:0801026-600-Wolfe Unit Flowline-Johnson County DWG/EASEMENTS/0801026 EASEMENT PLAT.dwg, KIMBERLING (3), 2/1/2008 6:57:47 AM