

**AGENDA PLACEMENT FORM**

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

Date: April 29, 2025Meeting Date: May 12, 2025Submitted By: Julie EdmistonDepartment: Public Works

Signature of Elected Official/Department Head:

**Court Decision:**

This section to be completed by County Judge's Office



5-12-25

**Description:**Consideration of Variance to Roadway Cross Section requirements for proposed subdivision 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**

Approved in CC on 9/11/2023



## 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 - Tim Trammell Date 4/22/25

Phone Number 817-229-4201

Email Address tim@trophycompanies.com

Property Information for Variance Request:

Property 911 address 3300 CR 919

Subdivision name Chisholm Oaks Block \_\_\_\_\_ Lot \_\_\_\_\_

Survey M Edmunds Abstract 242 Acreage 111.55

Request Road Variance

Reason for request Road variance based on soil type and construction recommendations provided by our engineers.

Provide the following with this request:

- ☒ Copy of plat (if property has been platted)
- ☒ Copy of property deed
- ☒ Survey or drawing showing existing structures

March 28, 2025

**Trophy Investments, LLC**

236 E Ellison Street  
Burleson, Texas 76028

Attention: Mr. Tim Trammel

Re: Addendum to Geotechnical Exploration  
**Preliminary Alternative Pavement Recommendations**  
Chisholm Oaks  
3300 CR 919  
Johnson County, Texas  
UES Report No. W241992-A

UES previously provided preliminary geotechnical recommendations for typical foundations for residences at the above referenced project (UES Report No. W241992 dated October 30, 2024). This letter serves as an addendum to the referenced report and should not be considered separately from that report. A final geotechnical study will be required to finalize the recommendations provided herein.

We understand Johnson County is requiring a pavement section for the proposed public streets and it has been desired to evaluate an alternative pavement section against this requirement. A preliminary summary of the pavement sections and their respective ESALs supported over the life of the pavement is provided in the following table.

| Preliminary Summary of Pavement Sections Comparison |   |                            |
|---|---|----------------------------|
| Pavement Parameters                                 | Section Categories  |                            |
|   | County Section Requirement  | Alternate Pavement Section |
| PCC Pavement Thickness (in)                         | 5   | 6                          |
| Subgrade Treatment                                  | 8 inches Flexible Base Material over<br>8 inches Lime stabilized subgrade | 6 inches Lime              |
| ESALs   | 390,000   | 760,000                    |

**CLOSING**

All recommendations in the referenced geotechnical report remain unchanged unless specifically modified herein. We appreciate the opportunity to be of service. Please contact us with any questions or comments.

Sincerely,

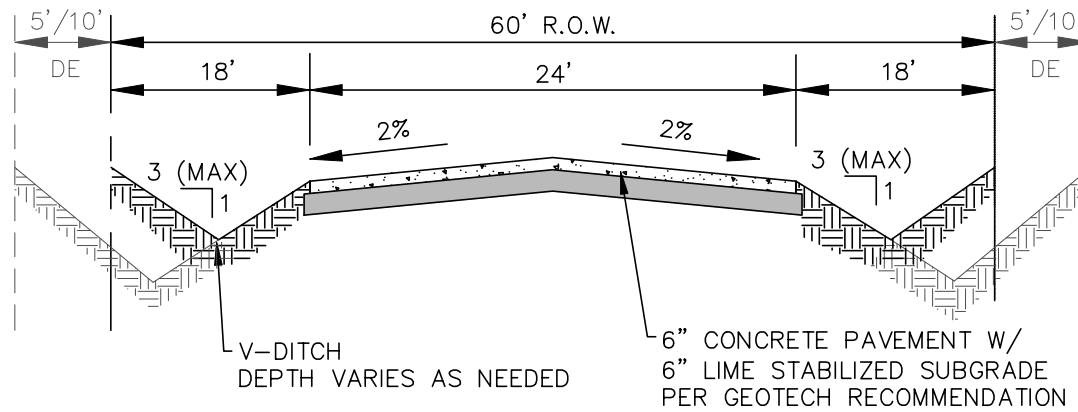
**UES PROFESSIONAL SOLUTIONS 44, LLC**  
**TBPE Firm No. 813**

A handwritten signature in black ink, appearing to read "Karina Cohuo".

Karina Cohuo, EIT  
Geotechnical Project Manager

A handwritten signature in blue ink, appearing to read "M. Reza Keshavarz".

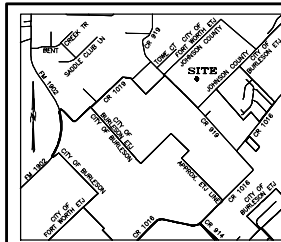
Reza Keshavarz, Ph.D., P.E.  
Geotechnical Department Manager



### TYPICAL STREET CROSS SECTION

N.T.S.

(DRAINAGE EASEMENTS (DE) SHOWN ON CROSS SECTION ONLY APPLY TO AREAS WITH DE.  
REFER TO PRELIMINARY PLAT FOR DE LOCATIONS. REFER TO GRADING PLANS FOR DITCH DEPTHS)



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

| LINE | TABLE    | LINE | TABLE    |
|------|----------|------|----------|
| 1    | 887.42'± | 11   | 887.42'± |
| 2    | 887.42'± | 12   | 887.42'± |
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| 4    | 887.42'± | 14   | 887.42'± |
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**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**

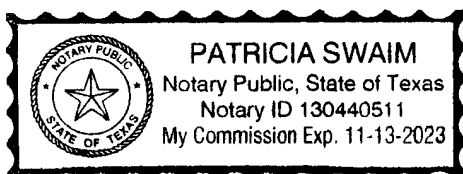
**This instrument was prepared solely from information provided to me and on instruction given to me. No legal opinion has been requested nor one rendered regarding this transaction. No title opinion or other information has been requested of me in connection with this transaction. This disclosure shall 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         §

<sup>13</sup>  
~~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 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 1/4" 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

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**Instrument Number:** 2022 - 27015

Real Property Recordings

Recorded On: July 29, 2022 02:45 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$38.00

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\*\*\*\*\* 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

*Becky Ivey*