

## **AGENDA PLACEMENT FORM**

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

**Date:** July 18, 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>
 <b>7-28-25</b>

**Description:**

Consideration of Variance to Waive the Turning Lane Requirement for Table  
Top Ranch Addition, located in Precinct 1.

---

---

---

---

---

---

---

---

(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:**

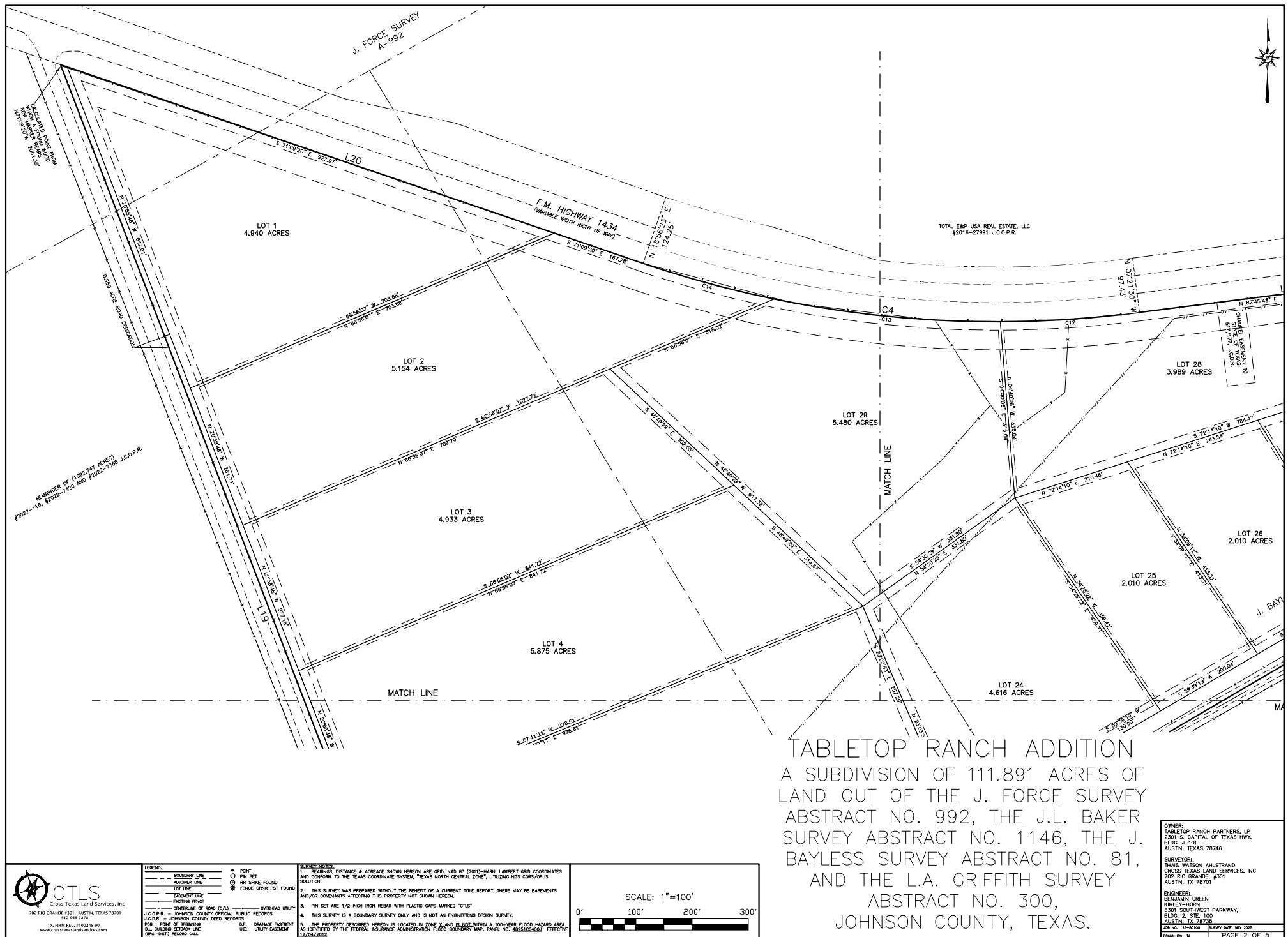
☐ County Attorney    ☐ IT    ☐ Purchasing    ☐ Auditor  
☐ Personnel    ☒ Public Works    ☐ Facilities Management

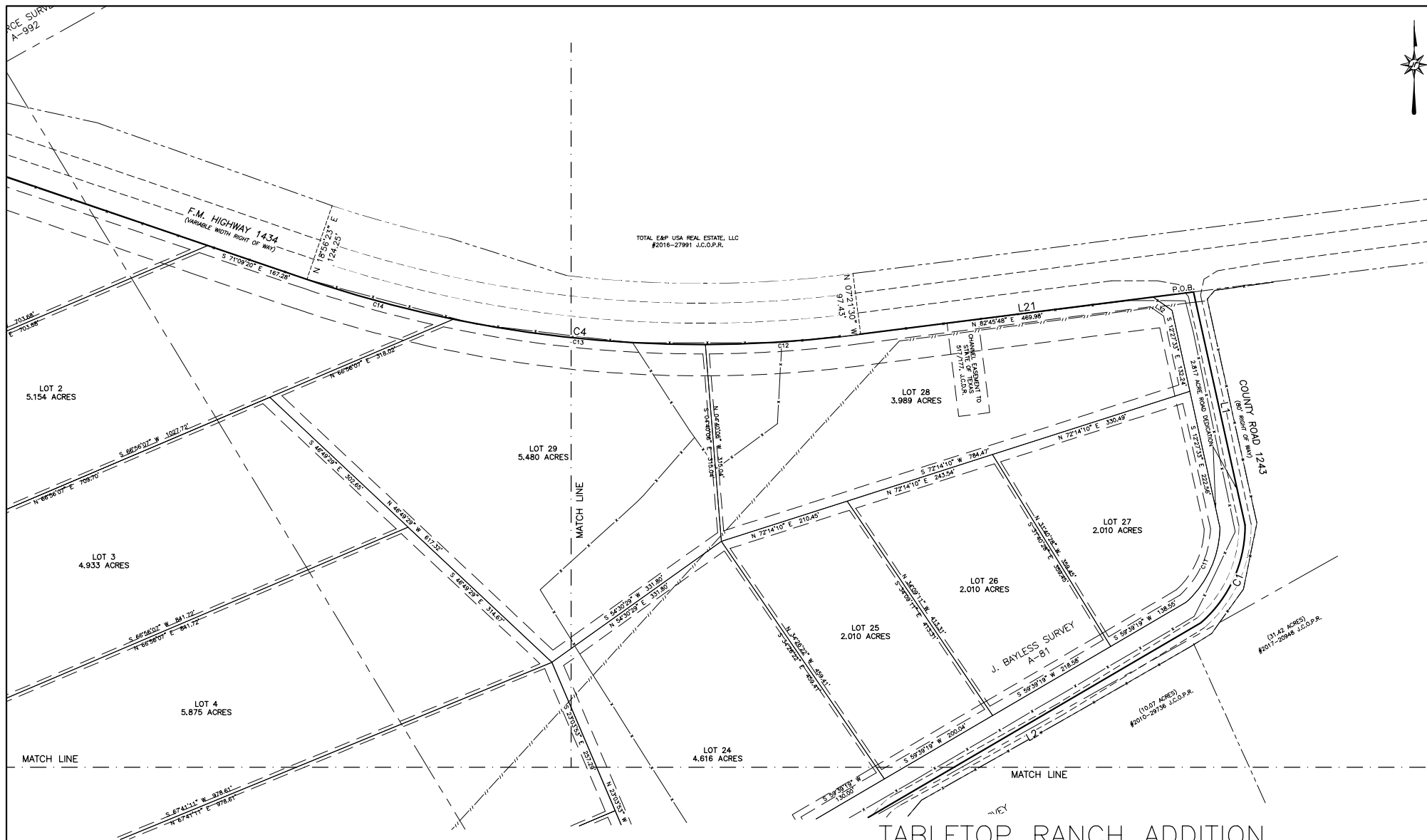
**Other Department/Official (list)** \_\_\_\_\_

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

Approved in CC on 9/11/2023







TABLETOP RANCH ADDITION  
A SUBDIVISION OF 111.891 ACRES OF  
LAND OUT OF THE J. FORCE SURVEY  
ABSTRACT NO. 992, THE J.L. BAKER  
SURVEY ABSTRACT NO. 1146, THE J.  
BAYLESS SURVEY ABSTRACT NO. 81,  
AND THE L.A. GRIFFITH SURVEY  
ABSTRACT NO. 300,  
JOHNSON COUNTY, TEXAS.

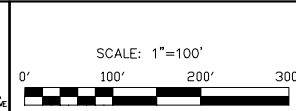


**LEGEND:**

- POINT
- BOUNDARY LINE
- ADJACENT LINE
- LOT LINE
- EASEMENT LINE
- EXISTING ROADS
- CENTERLINE OF ROAD (C/L)
- OVERHEAD UTILITY
- J.C.O.P.R. - JOHNSON COUNTY OFFICIAL PUBLIC RECORDS
- J.C.O.P.R. - JOHNSON COUNTY DEED RECORDS
- P.O.B. - POINT OF BEGINNING
- B.L. - BOUNDARY LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- DRG - DEED RECORD CALL

**SURVEY NOTES:**

- BEARINGS, DISTANCES & ACRES SHOWN HEREON ARE GRID, NAD 83 (2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- PIN SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTL".
- THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 480300000A, EFFECTIVE 12/04/2012.

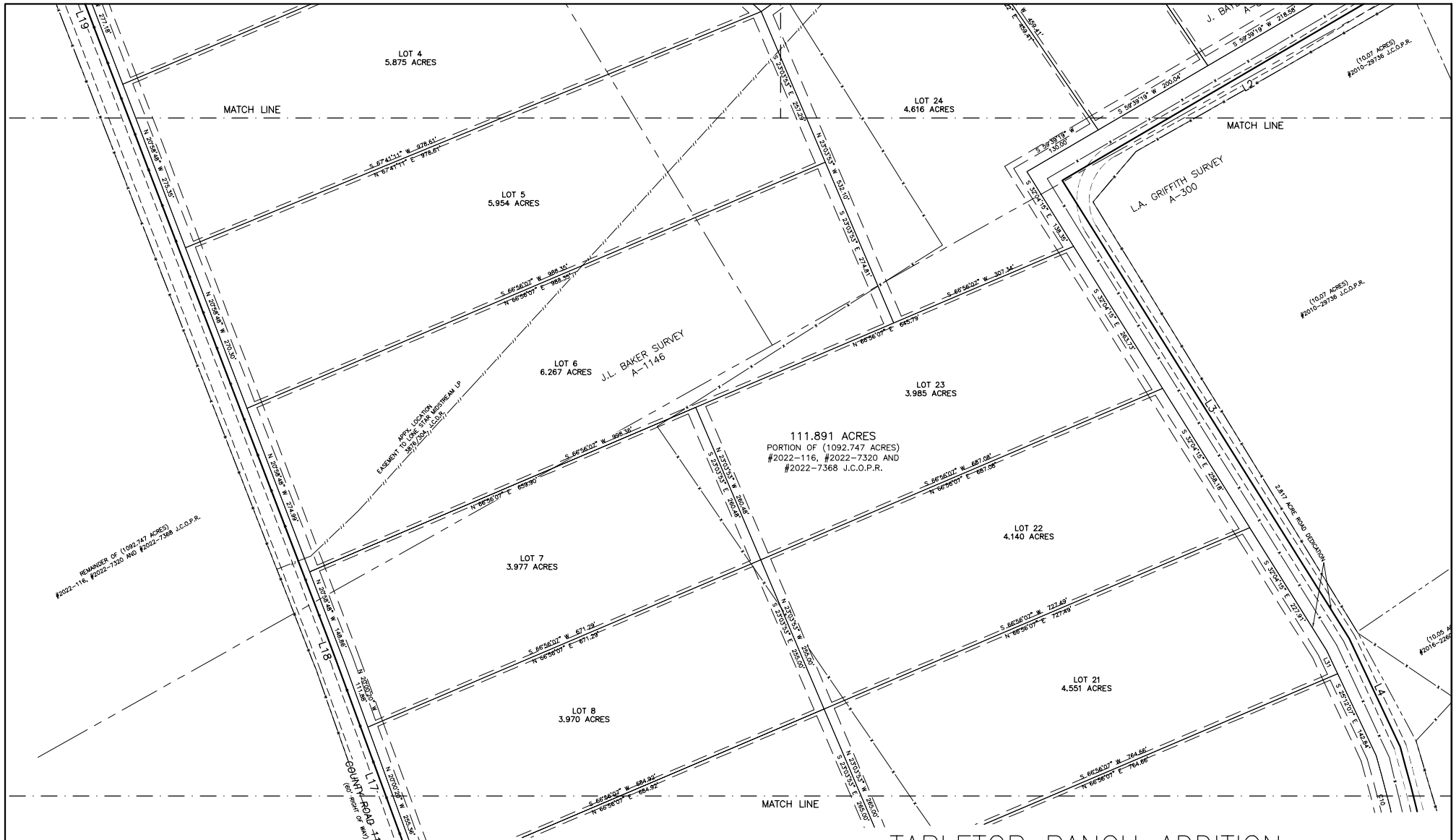


**OWNER:**  
TABLETOP RANCH PARTNERS, LP  
2301 S. CAPITAL OF TEXAS HWY.  
BLDG. J-101  
AUSTIN, TEXAS 78746

**SURVEYOR:**  
THAIS WATSON AHLSTRAND  
CROSS TEXAS LAND SERVICES, INC.  
702 RIO GRANDE, SUITE 100  
AUSTIN, TX 78701

**ENGINEER:**  
BENJAMIN GREEN  
KIMLEY-HORN  
1301 SOUTHWEST PARKWAY,  
BLDG. 2, STE. 100  
AUSTIN, TX 78739

JOB NO. 35-00100 SURVEY DATED MAY 2023  
DRAWN BY: TA PAGE 3 OF 5



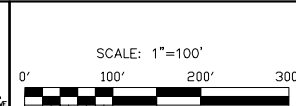
TABLETOP RANCH ADDITION  
A SUBDIVISION OF 111.891 ACRES OF  
LAND OUT OF THE J. FORCE SURVEY  
ABSTRACT NO. 992, THE J.L. BAKER  
SURVEY ABSTRACT NO. 1146, THE J.  
BAYLESS SURVEY ABSTRACT NO. 81,  
AND THE L.A. GRIFFITH SURVEY  
ABSTRACT NO. 300,  
JOHNSON COUNTY, TEXAS.



**CTLS**  
Cross Texas Land Services, Inc.  
702 RIO GRANDE, SUITE 100, AUSTIN, TEXAS 78701  
512-968-2678  
TX, FIRM REG. #100248-00  
WWW.CROSSTEXASLANDSERVICES.COM

**LEGEND:**  
 ——— BOUNDARY LINE  
 ——— ADJACENT LINE  
 ——— LOT LINE  
 ——— EASEMENT LINE  
 ——— EXISTING ROAD  
 ——— CENTERLINE OF ROAD (C/L)  
 ——— OVERHEAD UTILITY  
 ——— JOHNSON COUNTY OFFICIAL PUBLIC RECORDS  
 ——— JOHNSON COUNTY DEED RECORDS  
 ——— POINT OF BEGINNING  
 ——— BILLING SETBACK LINE  
 ——— (SHE-087) RECORD CALL

**SURVEY NOTES:**  
 1. BEARINGS, DISTANCES & ACRES ARE SHOWN HEREIN ARE GRID, NAD 83 (2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS NORTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.  
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.  
 3. PIN SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"  
 4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY.  
 5. THE PROPERTY DESCRIBED HEREIN IS LOCATED IN ZONE X AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA, AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 480210000A, EFFECTIVE 12/04/2012



**OWNER:**  
TABLETOP RANCH PARTNERS, LP  
2301 S. CAPITAL OF TEXAS HWY.  
BLDG. J-101  
AUSTIN, TEXAS 78746

**SURVEYOR:**  
THAIS WATSON AHLSTRAND  
CROSS TEXAS LAND SERVICES, INC.  
702 RIO GRANDE, SUITE 100  
AUSTIN, TX 78701

**ENGINEER:**  
BENJAMIN GREEN  
KIMLEY-HORN  
1301 SOUTHWEST PARKWAY,  
BLDG. 2, STE. 100  
AUSTIN, TX 78739

JOB NO. 35-40100 SURVEY DATED MAY 2023  
DRAWN BY: TA  
PAGE 4 OF 5



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**

**Date:** Effective June 19, 2025

**Grantors:** Patel and Patel, LLC, a Texas limited liability company (aka Patel & Patel, LLC)  
Cleburne 450 RTR LLC, a Texas limited liability company  
Saptarsh Cleburne 402 LLC, a Texas limited liability company

**Grantee:** Tabletop Ranch Partners, LP, a Texas limited partnership

**Grantee's Mailing Address:** 2301 S. Capital of Texas Hwy.  
Building J-101  
Austin, Texas 78746

**Consideration:** \$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and the amount of \$1,378,486.00 advanced to Grantors on Grantee's behalf under a promissory note of even date executed by Grantee, which will be described in this paragraph and referred to in this deed as the "note". The note is in the principal amount of \$1,378,486.00 and is payable to the order of OHP-DREP, LP. The note is secured by the first and superior vendor's lien and superior title retained in this deed for OHP-DREP, LP and is also secured by a deed of trust lien of even date from Grantee to Adam Blum, Trustee.

**Property (including any improvements):**

Being 111.891 acres of land, more or less, in the J. FORCE SURVEY ABSTRACT NO. 992, THE J.J. BAKER SURVEY ABSTRACT NO. 1146, THE J. BAYLESS SURVEY ABSTRACT NO. 81, AND THE L.A. GRIFFITH SURVEY ABSTRACT NO. 300, situated in Johnson County, Texas, and being a portion of that certain 1092.747 acre tract of land described in Document Nos. 2022-116, 2022-7320, and 2022-7368, of the Official Public Records of Johnson County, Texas, Said 111.891 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto.

**Reservations from and Exceptions to Conveyance and Warranty:**

Easement granted to State of Texas, dated April 8, 1968, recorded in Volume 517, Page 177, of the Deed Records of Johnson County, Texas.

Corridor Title Co. GF# 25-1200-A

Easement, terms, conditions, and stipulations in that certain Right-of-Way Agreement, by and between Chesapeake Land Company, L.L.C. and Lone Star Midstream, L.P. , as recorded in Volume 3876, Page 304, of the Official Public Records of Johnson County, Texas.

Easement, terms, conditions, and stipulations in that certain Site Easement, by and between Chesapeake Land Company, L.L.C. to Lone Star Gathering, L.P., as recorded in Volume 3918, Page 395, of the Official Public Records of Johnson County, Texas.

**Conveyance and Warranty:**

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell and convey unto Grantee, the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND TO HOLD it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantors bind Grantors and Grantors' successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

OHP-DREP, LP has advanced and paid to Grantors in cash \$1,378,486.00 of the purchase price of the property and that amount is evidenced by the note. In consideration of that payment, Grantors retain a first and superior vendor's lien against and superior title to the property and transfer it to OHP-DREP, LP, without warranty by or recourse on Grantors.

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

*[signatures on following page(s)]*



EXECUTED by Grantors as of the date first set forth above.

GRANTORS:

Patel and Patel, LLC, a Texas limited liability company

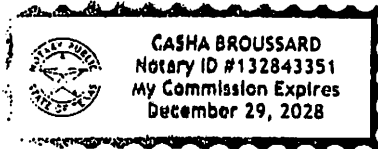
By: \_\_\_\_\_

Name: Ravishanker Patel

Title: Manager

THE STATE OF TEXAS           §  
  §  
COUNTY OF Tarrant       §

This instrument was acknowledged before me on June 10, 2025, by Ravishanker Patel, Manager of Patel and Patel, LLC, a Texas limited liability company, on behalf of said limited liability company.



\_\_\_\_\_  
Notary Public in and for  
the State of Texas

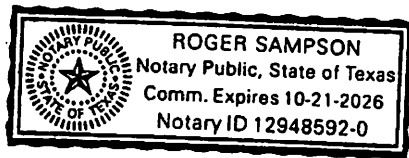
*[Grantors' signatures continued on following page(s)]*

Cleburne 450 RTR LLC, a Texas limited liability company

By: *T. Thirumala Reddy*  
Name: Thirumala Reddy Kumbum  
Title: Manager

THE STATE OF TEXAS           §  
   §  
COUNTY OF Denton       §


This instrument was acknowledged before me on June 18, 2025, by Thirumala Reddy Kumbum, Manager of Cleburne 450 RTR LLC, a Texas limited liability company, on behalf of said limited liability company.



*[Signature]*  
Notary Public in and for  
the State of Texas

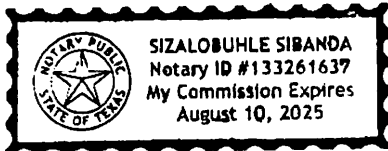
*[Grantors' signatures continued on following page(s)]*

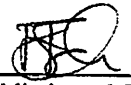
Saptarsh Cleburne 402 LLC, a Texas limited liability company

By:   
Name: Hemant Akaram Kale  
Title: Manager

THE STATE OF TEXAS       §  
  §  
COUNTY OF Collin       §


This instrument was acknowledged before me on June 18<sup>th</sup>, 2025, by Hemant Akaram Kale, Manager of Saptarsh Cleburne 402 LLC, a Texas limited liability company, on behalf of said limited liability company.



  
Notary Public in and for  
the State of Texas

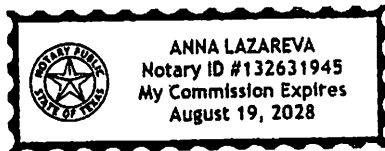
*[Grantors' signatures continued on following page(s)]*

Saptarsh Cleburne 402 LLC, a Texas limited liability company

By:   
Name: Vishnu Vardhan Reddy Chimmula  
Title: Manager

THE STATE OF TEXAS           §  
   §  
COUNTY OF Collin           §

This instrument was acknowledged before me on June 18, 2025, by Vishnu Vardhan Reddy Chimmula, Manager of Saptarsh Cleburne 402 LLC, a Texas limited liability company, on behalf of said limited liability company.



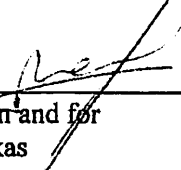
  
Notary Public in and for  
the State of Texas

Exhibit A

**LEGAL DESCRIPTION:** Being 111.891 acres of land out of the J. Force Survey Abstract No. 992, the J.J. Baker Survey Abstract No. 1146, the J. Bayless Survey Abstract No. 81, and the L.A. Griffith Survey Abstract No. 300, and being a portion of that certain 1092.747 acre tract of land described in Document Nos. 2022-116, 2022-7320, and 2022-7368, of the Official Public Records of Johnson County, Texas; Said 111.891 acre tract being more particularly described as follows and as surveyed under the supervision of Cross Texas Land Services Inc in May 2025 (Job No. 25-50100):

**BEGINNING** at a point in the south line of F.M. Highway 1434 and the center of County Road 1243, for the northeast corner of said 1092.747 acre tract, for the northeast corner hereof;

**THENCE** generally along the centerline of said County Road 1243 and the easterly line of said 1092.747 acre tract, the following seven courses and distances:

1. South 12°27'33" East, a distance of 380.56 feet, also being a curve to the right;
2. Along said curve to the right with a radius of 203.65 feet, an arc length of 177.22 feet, and a chord bearing and distance of South 24°24'40" West, 171.68 feet;
3. South 59°39'19" West, a distance of 649.76 feet to a found railroad spike;
4. South 32°04'15" East, a distance of 849.34 feet;
5. South 25°12'07" East, a distance of 188.58 feet, also being a curve to the right;
6. Along said curve to the right with a radius of 4281.72 feet, an arc length of 627.93 feet, and a chord bearing and distance of South 11°15'37" East, 627.37 feet, also being the beginning of another curve to the right;
7. Along said curve to the right with a radius of 190.00 feet, an arc length of 99.22, and a chord bearing and distance of South 08°34'43" West, 98.10 feet, to a point in the centerline of said County Road 1243, for the southeast corner hereof;

**THENCE** leaving said centerline of County Road 1243, crossing said 1092.747 acre tract, and along an existing fence line for the apparent north and east lines of County Road 1117, the following fifteen courses and distances:

1. South 57°35'33" West, a distance of 148.56 feet to a found fence corner post;
2. South 58°45'01" West, a distance of 441.33 feet to a found fence corner post;
3. South 59°21'21" West, a distance of 683.59 feet to a found fence corner post;
4. South 68°32'09" West, a distance of 37.28 feet to a found fence corner post;
5. South 85°15'15" West, a distance of 12.50 feet to a found fence corner post;
6. South 88°37'09" West, a distance of 11.70 feet to a found fence corner post, for the southwest corner hereof;
7. North 65°06'53" West, a distance of 7.16 feet to a found fence corner post;
8. North 52°47'01" West, a distance of 11.94 feet to a found fence corner post;
9. North 42°53'07" West, a distance of 31.69 feet to a found fence corner post;
10. North 22°50'28" West, a distance of 560.86 feet to a found fence corner post;
11. North 22°09'14" West, a distance of 541.72 feet to a found fence corner post;
12. North 20°06'37" West, a distance of 99.06 feet to a found fence corner post;

13. North 20°10'59" West, a distance of 399.47 feet to a found fence corner post;
14. North 19°46'36" West, a distance of 38.08 feet to a found fence corner post;
15. North 20°57'30" West, at a distance of 2084.25 feet passing a found fence corner post, in all a distance of 2086.55 feet to a point in the south line of said F.M. Highway 1434, the north line of said 1092.747 acre tract, for the northwest corner hereof, from which a found wood right of way marker bears North 71°09'20" West, a distance of 2001.35 feet;

THENCE along the south line of said F.M. Highway 1434 and the north line of said 1092.747 acre tract, the following three courses and distances:

1. South 71°09'20" East, a distance of 1095.25 feet to a found wood right of way marker, also being the beginning of a curve to the left, from which a found wood right of way marked bears North 18°56'23" East, a distance of 124.25 feet;
2. Along said curve to the left with a radius of 1960.36 feet, an arc length of 895.43 feet, and a chord bearing and distance of South 84°21'44" East, 887.67 feet, from which a found wood right of way marker bears North 07°21'30" West, a distance of 97.43 feet;
3. North 82°45'48" East, a distance of 535.15 feet to the POINT OF BEGINNING, and containing 111.891 acres, more or less, and as shown on the certified plat herewith.

Note: Bearings, distances and acreage shown hereon are NAD 83, Texas North Central Zone and are derived from GPS techniques. Iron Rod set are 1/2-inch rod with plastic caps marked "CTLS".

**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

---

**Instrument Number:** 2025 - 18203

eRecording - Real Property

Warranty Deed

**Recorded On:** June 24, 2025 09:55 AM

**Number of Pages:** 9

---

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

**Total Recording:** \$53.00

---

\*\*\*\*\* **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:** 2025 - 18203  
**Receipt Number:** 20250624000045  
**Recorded Date/Time:** June 24, 2025 09:55 AM  
**User:** Amanda T  
**Station:** ccl83

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**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

*April Long*