

**AGENDA PLACEMENT FORM**

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

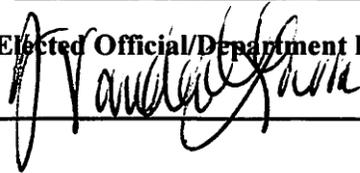
**Date:** November 10, 2025

**Meeting Date:** November 24, 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>
 11-24-2025

**Description:**

Consideration of Approval of Construction Bond from Morgan Acres, LLC for the Sum of \$1,591,968.69. Secured by Philadelphia Indemnity Insurance Company for the Construction of Roads, Streets, Signage, and Drainage for Lone Willow Addition, Phase 2, 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**

Bond Number: XXXXXXXXXX

## CONSTRUCTION BOND

STATE OF TEXAS §  
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Morgan Acres, LLC of Cleburne, Texas**, as Principal, and **Philadelphia Indemnity Insurance Company** as Surety, whose address is **One Bala Plaza, Suite 100, Bala Cynwyd, Pennsylvania 19004**, are held and firmly bound unto the **County of Johnson, State of Texas (Johnson County)**, as Obligee, through its **County Judge Christopher Boedeker**, or his successor in office, in the sum of **One Million Five Hundred Ninety One Thousand Nine Hundred Sixty Eight and 69/100 (\$1,591,968.69)**, for the payment of which well and truly be made, we bind ourselves, and each of us, our heirs executors, administrators, successors and assigns, jointly and severally, by these presents.

WHEREAS, the said Principal desires to sub-divide and plat a certain tract of land located outside the limits of an incorporated city or town in Johnson County, Texas, said subdivision to be known as **Lone Willow Addition, Phase 2**, more fully described as **A Single Family Subdivision of Lots 4-25, 26X, 27-34, Block 1; Lots 10-16, Block 2; Lots 1-13, Block 3; and Lots 1-4, Block 4 Lone Willow Addition, Phase 2; and**

WHEREAS, the said Principal is required by **Section V, Financial Security, of the *Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through March 24, 2025* and by Section 232.004 of the *Texas Local Government Code*** to file a bond with the Johnson County Commissioners Court in the amount of 100% of the estimated construction cost of constructing the roads, streets, drainage and signage for the above described property in conformance with the ***Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through March 24, 2025 and in conformance with the plat for the Lone Willow Addition, Phase 2*** approved by the Johnson County Commissioners Court and filed in the Plat Records of Johnson County, Texas.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH that the Principal, who owns the tract of land to be subdivided under the name of "**Lone Willow Addition, Phase 2**" must construct the roads, streets, drainage and signage for such subdivision in conformance with the specifications contained in the ***Subdivision Rules and Regulations of Johnson County, Texas Amended and Approved November 14, 2011 and as Further Amended Through March 24, 2025, and in conformance with the plat approved for said subdivision by the Johnson County Commissioners Court.***

Principal, who owns the tract of land to be subdivided under the name of "**Lone Willow Addition, Phase 2**" must construct the roads, streets, drainage and signage for such subdivision by November 24, 2026. If such roads, streets, drainage and signage are not constructed by November 24, 2026, then upon delivery of written notification and reasonable evidence to Surety that such roads, streets, drainage and signage have not been constructed according to the conditions described above, then such proceeds of this bond as are reasonably necessary to construct or complete the construction of the roads, streets, drainage and signage as described in the plat filed in the Plat Records of Johnson County depicting "**Lone Willow Addition, Phase 2**" shall be payable to **County Judge Christopher Boedeker** or his successor in office, for Johnson County, Texas. Venue for all actions arising under, pursuant, or in relation to this bond shall be in the District Courts of Johnson County, Texas.

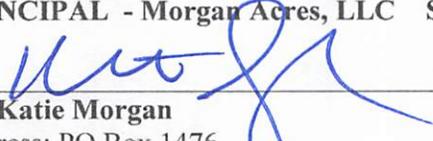
This **bond shall remain in full force and in effect until all the roads, streets, drainage and signage requirements in and for such subdivision have been constructed and completed** by the Principal and

approved by the Johnson County Development Services and the Commissioners Court, and until this Construction Bond has been released by a Court Order from the Johnson County Commissioners Court.

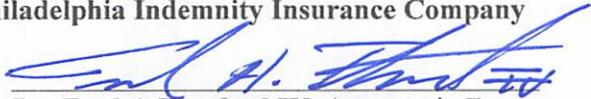
No right of action shall accrue on this bond to or for the future use of any person or corporation other than the Commissioners Court of Johnson County, Texas herein named or successors of said Commissioners Court.

IN WITNESS WHEREOF, the Principal and Surety have hereunto set their hands and seals this 27th day of October, 2025.

**PRINCIPAL - Morgan Acres, LLC    SURETY – Philadelphia Indemnity Insurance Company**

  
By: **Katie Morgan**

Address: PO Box 1476.  
Cleburne, TX 76033

  
By: **Fred A Thetford IV**, Attorney in Fact

Address: One Bala Plaza, Suite 100  
Bala Cynwyd, Pennsylvania 19004

**PHILADELPHIA INDEMNITY INSURANCE COMPANY**  
One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

**Power of Attorney**

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Jared Young, Fred A. Thetford, Jr., Tom Young, and/or Fred A. Thetford IV of Contract Bond Agency, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

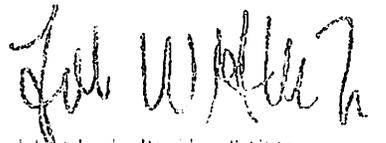
This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

  
John Glomb - President of CICO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

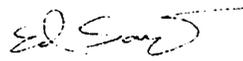
Commonwealth of Pennsylvania - Notary Seal  
Vanessa McKenzie, Notary Public  
Delaware County  
My commission expires November 3, 2028  
Commission number 1266394  
Member Pennsylvania Association of Notaries

residing at: Linwood, PA

My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 27<sup>th</sup> day of October, 2025.

  
Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY

## IMPORTANT NOTICE

To obtain information or make a complaint:  
You may call the Surety's toll free telephone  
number for information or to make a  
complaint at:

**1-877-438-7459**

You may also write Philadelphia Indemnity  
Insurance Company at:

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004  
Attention: Senior Vice President and  
Director of Surety

You may contact the Texas Department of  
Insurance to obtain information on  
companies, coverage, rights or complaints  
at:

**1-800-252-3439.**

You may write the Texas Department of  
Insurance at:

P.O. Box 149104  
Austin, TX 78714-9104  
Fax# 512-475-1771  
Web: <http://www.tdi.state.tx.us>  
Email: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

**PREMIUM OR CLAIM DISPUTES:** Should  
you have a dispute concerning your  
premium or about a claim, you should  
contact the Surety first. If the dispute is not  
resolved, you may contact the Texas  
Department of Insurance.

**ATTACH THIS NOTICE TO YOUR POLICY:**  
This notice is for information only and does  
not become a part or condition of the  
attached document.

## ADVISO IMPORTANTE

Para obtener informacion o para someter una  
queja: Usted puede llamar al numero de  
telefono gratis de para informacion o para  
someter una queja al:

**1-877-438-7459**

Usted tambien puede escribir a Philadelphia  
Indemnity Insurance Company at:

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004  
Attention: Senior Vice President and  
Director of Surety

Puede comunicarse con el Departamento de  
Seguros de Texas para obtener informacion  
acerca de companias, coberturas, derechos  
o quejas al:

**1-800-252-3439**

Puede escribir al Departamento de Seguros  
de Texas:

P.O. Box 149104  
Austin, TX 78714-9104  
Fax# 512-475-1771  
Web: <http://www.tdi.state.tx.us>  
Email: [ConsumerProtection@tdi.state.tx.us](mailto:ConsumerProtection@tdi.state.tx.us)

**DISPUTAS SOBRE PRIMAS O  
RECLAMOS:** Si tiene una disputa  
concerniente a su prima o a un reclamo,  
debe comunicarse con el Surety primero. Si  
no se resuelve la disputa, puede entonces  
comunicarse con el departamento (TDI).

**UNA ESTE AVISO A SU POLIZA:** Este  
aviso es solo para proposito de informacion  
y no se convierte en parte o condicion del  
documento adjunto.



**Benchmark Building & Construction, LLC**

Physical: 3010 S HWY 174, Suite A • Cleburne, TX 76033 • Phone: 682-459-2227  
 Jackie Morgan OSSF II Licence #OS0037941 • REMIT TO: PO BOX 1476 Cleburne, TX 76033

Morgan Acres LLC  
 Phone: 817-240-7370

Job Address:  
 3108 County road 1224  
 Cleburne, TX 76033

**Print Date: 10-21-2025**

## Lone Willow Development Phase 2 -Road Construction

Thank you for the opportunity to bid this project.

The below proposal is based on plans provided for Phase 2 Construction of Lone Willow. It includes all testing, erosion control, drainage and road work required to meet Johnson County specifications.

### Proposal for Road Construction and Drainage

Proposal for Road Construction and Drainage		
Site Work		
Items	Description	Price
Site Work - Build 3D Model/GPS Survey Work	Build 3D Model/GPS Survey Work	\$11,800.00
Site Work - Mobilization	Mobilization	\$10,000.00
Site Work - Install Silt Fence	Install Silt Fence	\$16,250.00
Site Work - Install Construction Entrance	Install Construction Entrance	\$7,000.00
Site Work - Install Temp Sediment Baffle	Install Temp Sediment Baffle	\$2,450.00
Site Work - Install Temp Sediment Basin Structure	Install Temp Sediment Basin Structure	\$3,000.00
Site Work - Site Clearing & Grubbing	Site Clearing & Grubbing	\$16,250.00
Site Work - Drain & Muck Out Exist Pond	Drain & Muck Out Exist Pond	\$5,000.00
Site Work - On-Site Excav Cut and Fill	On-Site Excav Cut and Fill	\$233,000.00
Site Work - Streets/Ditching/Site/Det Pond Grading	Streets/Ditching/Site/Det Pond Grading	\$39,200.00

**Site Work Total:** **\$343,950.00**

Proposal for Road Construction and Drainage <b>Road Construction</b>		
Items	Description	Price
Asphalt Road Construction	- Bring in 414 tons of hydrated lime to stabilize subgrade - Haul in 8120 tons of #1 flex base, distribute, roll, compact and water. Two 4" lifts for total of 8" compacted - Install 541 Pavement headers - Bring in 2500 tons of type D asphalt, lay 2.5 thick, compact to 2" thick. - Bring in 2500 Tons of type B asphalt, overlay 2.5" compact to 2" thick. - Clean up job site	\$1,151,246.00
<b>Road Construction Total:</b>		<b>\$1,151,246.00</b>

Proposal for Road Construction and Drainage <b>Deceleration Lanes</b>		
Items	Description	Price
(2) Deceleration Lanes per the Plans		\$88,000.00
<b>Deceleration Lanes Total:</b>		<b>\$88,000.00</b>

Proposal for Road Construction and Drainage <b>Road Signs and Installation</b>		
Items	Description	Price
Stop Signs and Frames	MUTCD Stop Sign Hi-Intensity .80 aluminum with black backing	\$2,520.00
Two Sided Street Signs and Arms	9"x36" Two Sided Street sign Hi-Intensity reflective, green with white text	\$1,452.00
3"x14' Fluted Aluminum Poles/Bases/Finials		\$3,000.69
Sign Installation		\$1,800.00
<b>Road Signs and Installation Total:</b>		<b>\$8,772.69</b>

**Total Price: \$1,591,968.69**

I confirm that my action here represents my electronic signature and is binding.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_