AGENDA ITEM
A 5

AGENDA PLACEMENT FORM

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

Date: May 28, 2026

Meeting Date: June 8, 2026

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

Johnson County ★ NO ACTION ★ Commissioners Court

6.08.2026

Description:

Consideration of Order 2026-52, Releasing Construction Bond from Trophy Investments LLC for the Sum of $1,363,833. Secured by SureTec Insurance Company for the Construction of Roads, Streets, Signage, and Drainage for Chisholm Oaks, Located 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: _____ minutes

Session Requested: (check one)

☑ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____

Check All Departments That Have Been Notified:

☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor

☐ Personnel ☑ Development Services ☐ Facilities Management

Other Department/Official (list) _____

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

JOHNSON COUNTY
COMMISSIONERS COURT

Christopher Boedeker County Judge	Rick Bailey Commissioner Precinct 1	Kenny Howell Commissioner Precinct 2	Mike White Commissioner Precinct 3	Larry Woolley Commissioner Precinct 4

THE STATE OF TEXAS	**§**	
	§	**ORDER 2026-52**
COUNTY OF JOHNSON	**§**	

ORDER RELEASING CONSTRUCTION BOND FROM TROPHY INVESTMENTS, LLC FOR THE SUM OF $1,363,833.00, SECURED BY SURETEC INSURANCE COMPANY, FOR THE CONSTRUCTION OF ROADS, STREETS, DRAINAGE, AND SIGNAGE FOR CHISHOLM OAKS, LOCATED IN PRECINCT 2

The Johnson County Commissioners Court met on June 8, 2026 in regular session for the consideration of the release of the CONSTRUCTION BOND, from Trophy Investments, LLC for the sum of $1,363,833.00, secured by SureTec Insurance Company for the construction of roads, streets, drainage, and signage for Chisholm Oaks, in Precinct 2.

NOW THEREFORE BE IT RESOLVED AND ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order to release the CONSTRUCTION BOND, securing the construction of roads, streets, drainage, and signage in Chisholm Oaks, in Precinct 2, and the obligations of SureTec Insurance Company, related thereto.

WITNESS OUR HAND THIS THE 8TH DAY OF JUNE 2026.

_____
Christopher Boedeker, Johnson County Judge
Voted: ___ yes, ___ no, ___ abstained

_____
Rick Bailey, Comm. Pct. 1
Voted: ___ yes, ___ no, ___ abstained

_____
Kenny Howell, Comm. Pct. 2
Voted: ___ yes, ___ no, ___ abstained

_____
Mike White, Comm. Pct. 3
Voted: ___ yes, ___ no, ___ abstained

_____
Larry Woolley, Comm. Pct. 4
Voted: ___ yes, ___ no, ___ abstained

_____
ATTEST: April Long, County Clerk

Bond Number: [redacted]

CONSTRUCTION BOND

STATE OF TEXAS §
COUNTY OF JOHNSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT we, **Trophy Investments LLC** of **Burleson, Texas**, as Principal, and **SureTec Insurance Company**, as Surety, whose address is **2103 CityWest Blvd., Suite 1300, Houston, TX 77042,** 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 Three Hundred Sixty Three Thousand Eight Hundred Thirty Three Dollars ($1,363,833),** 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 **Chisholm Oaks**, more fully described as **A Single Family Subdivision of Lots 1-16, 17X, 18-21, 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, and being 111.557 Acres Out of the Martha A. Huff Survey, Abstract No. 353, and Margaret Edmunds Survey, Abstract No. 242**

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, 2011and 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,drainageand 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 Chisholm Oaks 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 **"Chisholm Oaks"** 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 nameof "Chisholm Oaks" must construct the roads, streets, drainage and signage for such subdivision by September 22, 2026. If such roads, streets, drainage and signage are not constructed by September 22nd, 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 **"Chisholm Oaks"** shall be payable to County Judge Christopher Boedeker or his successor in office, for 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 Public Works Department 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 4th day of September , 2025 .

PRINCIPAL - Trophy Investments, LLC

By: **Timothy Trammell**
Address: 236 E. Ellison Street
Burleson, TX 76028

SURETY – SureTec Insurance Company

By: **Patrick Thomas Coyle**, Attorney in Fact
Address: 2103 CityWest Blvd., Suite 1300
Houston, TX 77042

POA# 4221992

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Debra Lee Moon, Sandra Lee Roney, Andrea Rose Crawford, Troy Russell Key, John R. Ward, Thomas Douglas Moore, Emily Allison Mikeska, Allyson W Dean, Colin E. Conly, Andrew Gareth Addison, Elizabeth Ortiz, Patrick Thomas Coyle, Ana Owens, Faith Ann Hilty, Christopher Chase Carlisle, Frances Hartung, Stephanie Navarro, Brian P. Bordlee, Ross Laris, Cory Kiper, Kimberly Rochelle Gonzalez, Mark Robert Adams, Crystal Gail Langhorn, Steven Wayne Lewis, Howard Cowan, Alyssa J. Lopez, Andrew Partrick Clark, Kelli A. Gorham, Peggy Gradel Hogan, Sheri Renee Allen, Teresa Ayala

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

In Unlimited Amounts

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 28th day of July , 2025 .

SureTec Insurance Company

By: _____
Michael C. Keinig, President

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 28th day of July , 2025 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

By: _____
Chelsea Turner, Notary Public
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 4th day of September , 2025 .

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any instrument issued in excess of the penalty stated above is totally void and without any validity. 4221992
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

SureTec Insurance Company

IMPORTANT NOTICE

Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9500 Arboretum Blvd., Suite
400
Austin, TX 78759

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:

PO Box 149104
Austin, TX 78714-
9104
Fax#: 512-490-1007
Web: http://www.tdi.state.tx.us
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS 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.
