

AGENDA PLACEMENT FORM

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

Date: December 29, 2025

Meeting Date: January 12, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:

Jennifer VanderLaan

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



1-12-2026

Description:

Consideration to approve an agreement titled "Participation For County Road Expansion" between Johnson County and Stonetown Escondido Village, LLC. (for Escondido Village MHRC) to contract for construction of turn lanes at 248 E. Bethesda, Located in Precinct 3.

(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**

PARTICIPATION FOR COUNTY ROAD EXPANSION

KNOW ALL MEN BY THESE PRESENTS:

Comes now Stonetown Escondido Village, LLC, hereafter known as "Participant" and Johnson County, Texas, hereafter known as "Johnson County".

Whereas Participant is extensively utilizing the roads of Johnson County, Texas for the economic benefit of Participant; and

Whereas Participant is developing property in Johnson County Texas that requires certain road characteristics including "turn lanes" pursuant to Section VII, B of the Subdivision Rules and Regulations of Johnson County, Texas as adopted on November 14, 2011 and amended through March 24, 2025, and

Whereas Johnson County is a political subdivision of the State of Texas which maintains certain roads within Johnson County; and

Whereas Johnson County has limited resources for the expansion of such roads; and

Whereas Johnson County is authorized to act and does act as shown by signature below, by and through the Commissioners Court of Johnson County, pursuant to V.T.C.A., Local Government Code Section 81.032 and V.T.C.A., Transportation Code Section 252.214 to accept the materials and labor provided by way of Stonetown Escondido Village, LLC contracting for the construction of certain "turn lanes" on E. Bethesda Road in Johnson County.

THEREFORE:

Stonetown Escondido Village, LLC will contract with a Construction Company approved by Commissioner White to construct "turn lanes" at 248 E. Bethesda Road, Burleson, Texas conforming to the provisions of the Subdivision Rules and Regulations of Johnson County, Texas as adopted on November 14, 2011 and amended through March 24, 2025.

The above described action, subsequent to being offered, must be accepted and approved by the Commissioners Court of Johnson County in an open session of the Commissioners Court of Johnson County.

Participant, by executing this Participation for County Road Expansion agrees and understands that this document contains all terms of the transfer of construction services and materials or payment of funds to a Construction Company for the purpose of building turn lanes as described.

Participant understands this is a memorialization of Participants action to provide for the expansion of a portion of a County Road and this is not a contract.

Stonetown Escondido Village, LLC

Printed Name of Participant (If Company or Business Entity)

Adam Minnick

Printed Name of Participant's Authorized Agent

12/2/2025
Date

Signature of Participant or Participant's Authorized Agent

Approved and Accepted by:

Commissioners Court

Date

1-12-26

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





GUAJARDO'S

CONSTRUCTION, INC

288 SUN VALLEY DR.
 FATE TX 75189
 guajardosinc@gmail.com
 Guajardos Construction and Services Inc.
 4693387807

Estimate

Estimate No: 4746
 Date: 11/26/2025

For: Escondido Village
 gl@stonetowncapital.com,
 sd@stonetowncapital.com,
 twagstaff@stonetowncapital.com
 248 E Bethesda Rd
 Burleson, TX, 76028-1484
 Turn lane and New road approach (25')

Ship To: 248 E Bethesda Rd
 Burleson, TX, 76028-1484

 Turn lane and New road approach (25')

Tracking No
Ship Via
FOB

Description	Quantity	Rate	Amount
Lime Stabilization - Subgrade Preparation (Approx. 2350 Sq. Ft.) Provide and apply lime to existing subgrade soil to improve strength and stability. Work includes spreading, mixing, moisture conditioning, and compacting to achieve a uniform, dense, and stable base suitable for pavement construction, per project specifications.	2,350	\$3.43	\$8,060.50
Road Base Installation - Subgrade Preparation for New Concrete Road Deliver, place, and compact an 8-inch-thick layer of approved Flex Base (Road Base) material (210 tons) over the prepared subgrade within the project area (approx. 2350 sq. ft.). Work includes spreading, grading, moisture conditioning, and compaction to a minimum of 95% Standard Proctor density. The completed surface shall be smooth, uniform, and provide a stable base suitable for new concrete pavement construction, in accordance with project specifications.	2,350	\$4.00	\$9,400.00
Concrete Pavement Installation - Road Construction at new road approach and turn lane at Bethesda rd. to turn into Angus Ct. (Approx. 2350 Sq. Ft.) Furnish and install 5-inch-thick reinforced concrete pavement over prepared flex base within the project area. Concrete shall be 3,600 PSI compressive strength mix, reinforced with #4 rebar placed at 18-inch centers each way. Work includes placement, leveling, finishing, and curing of concrete to achieve a smooth, durable surface suitable for vehicular and pedestrian traffic, in accordance with project plans and specifications.	2,350	\$9.92	\$23,312.00

Description	Quantity	Rate	Amount
Striping Service – New Entry Road (Bethesda Rd to Angus Ct)	1	\$2,500.00	\$2,500.00
Provide and install all required pavement striping and traffic markings for the newly constructed entry road connecting Bethesda Road to Angus Court.			
All pavement markings will be installed to meet MUTCD (Manual on Uniform Traffic Control Devices), TXDOT standards, and project plans.			
Temporary Construction Entrance – Crushed Concrete Installation	40	\$70.00	\$2,800.00
Furnish, deliver, and install approximately forty (40) tons of 3" to 4" crushed concrete to construct a stable and safe temporary construction entrance for heavy equipment and service vehicles			
Install 18" Culvert With Two Headwalls	1	\$3,750.00	\$3,750.00
Install new 18" culvert pipe at designated crossing, including excavation, proper bedding, placement, and alignment. Construct two new concrete headwalls, then backfill, compact, and grade to ensure proper drainage and roadway support.			
Subtotal			\$49,822.50
Shipping			\$0.00
Total			\$49,822.50
Total			\$49,822.50