



**Agenda
City Council
Wednesday, February 23, 2022
1371 West FM 550 - McLendon-Chisholm, Texas 75032
6:30 PM**

	Page
1. CALL TO ORDER	
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS	
3. RULES OF DECORUM	
4. PROCLAMATIONS	
4.1. Rosini Vineyard Rosini Proclamation	5
5. CITIZEN COMMENTS	
6. CONSENT AGENDA	
<i>Items under the Consent Agenda are considered non-controversial or routine and will be adopted by one motion without separate discussion of items. Any item may be removed from the Consent Agenda and considered individually by request from any Council Member making such request prior to a motion and vote on the Consent Agenda.</i>	
6.1. Action regarding the Minutes of January 26, 2022 01.26.22	6 - 9
6.2. Action regarding the Minutes of February 5, 2022 02.05.22	10 - 13
6.3. Budget Report - January 2022 Budget Report January 2022	14 - 30
6.4. McLendon-Chisholm Fire Rescue Report - January 2022 January 2022 Calls by District January 2022 Calls by Incident Type	31 - 34
6.5. Building Official Report - January 2022 North East Texas Inspection Council report -January 2022 Permit Count Report - January 2022	35 - 39
6.6. Animal Control Report - January 2022 All American Dog January 2022	40

6.7.	CWD Report - January 2022 CWD Report - January 2022	41 - 45
6.8.	Sheriff's Report - January 2022 Sheriff's Report January 2022	46 - 51
7.	PUBLIC HEARINGS	
7.1.	A public hearing to consider the application of Alissa Mauldin requesting an amendment to a Specific Use Permit to allow Providence Academy, a classical, Christian, University Model School, to allow an enrollment of 350 children for use by Kindergarten - 12th grade students and 50 staff members using the existing facilities at Chisholm Baptist Church, plus an additional two temporary buildings that will house 4 additional classrooms in order to expand capacity for the 2022-2023 school year, to be located at Chisholm Baptist Church, located at 1388 South State Highway 205, McLendon-Chisholm, also described as Lot 1, Block 1, of Chisholm Baptist Church Addition currently zoned General Business.	
8.	ITEMS FOR CONSIDERATION	
8.1.	Consideration and possible action regarding the application of Alissa Mauldin requesting an amendment to a Specific Use Permit to allow Providence Academy, a classical, Christian, University Model School, to allow an enrollment of 350 children for use by Kindergarten - 12th grade students and 50 staff members using the existing facilities at Chisholm Baptist Church, plus an additional two temporary buildings that will house 4 additional classrooms in order to expand capacity for the 2022-2023 school year, to be located at Chisholm Baptist Church, located at 1388 South State Highway 205, McLendon-Chisholm, also described as Lot 1, block 1 of Chisholm Baptist Church Addition currently zoning General Business. Application Staff Report	52 - 86
8.2.	Heritage Final Plat Plat Application Phase 1 Plat Application Phase 2 8843 Final Plat Ph 1 (2-9-2022) 8843 Final Plat Ph 2 (2-9-2022) Staff Report	87 - 110
8.3.	Amir Lakhani - Plat Application Application Site Plan Staff Report	111 - 123
8.4.	Presentation from P3Works regarding upcoming bond issuance related to Sonoma Verde Improvement Area #4. Council discussion may follow. Presentation	

- 8.5. Discussion and possible action-Kentwood neighborhood regarding platting
- 8.6. Discussion and possible action regarding an Interlocal Agreement with the City of Terrell regarding water and ETJ. 124 - 129
[Memo](#)
[Boundary & ETJ agreement, Mc-Chisholm](#)
[McLendon Chisholm why ETJ matters](#)
- 8.7. Discussion and action regarding Hardscape Improvements for SH 205 Enhancements 130
[Memo](#)
- 8.8. Discussion and possible action regarding Truck Traffic in Sonoma Verde.
- 8.9. Cancellation of May 7, 2022 General Election 131 - 132
[Certification of Unopposed Candidates](#)
[Order of Cancellation](#)
9. EXECUTIVE SESSION
 - 9.1. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551:071(2) Consultation with Attorney to deliberate a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Trilogy / Facilities Agreement
 - 9.2. Reconvene Regular Meeting
 - 9.3. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.071(2) Consultation with Attorney to deliberate a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Agreement with the City of Terrell regarding Water and ETJ.
 - 9.4. Executive Session Action
10. ITEMS FOR DISCUSSION
11. UPDATES, DISCUSSION AND DIRECTION TO STAFF
12. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an

imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

13. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 6:00 p.m., February 18, 2022, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



Proclamation

WHEREAS, the McLendon-Chisholm City Council recognizes the extraordinary contributions that Greg and Carol Rosini have made to the City of McLendon-Chisholm community as business owners; and

WHEREAS, in March 2020, the Rosins began talking with contractors in preparation for the building of a winery; and

WHEREAS, in July 2020, the ground-breaking ceremony was held for the construction of the winery; and

WHEREAS, on July 29, 2021, the Rosini's, along with citizens of McLendon-Chisholm, celebrated the Grand Opening of Rosini Vineyards; and

WHEREAS, Rosini Vineyards was spotlighted by North Texas Wine Country in their January 2022 Newsletter;

NOW, THEREFORE, it is with great pleasure that I, Keith Short, Mayor of the City of McLendon-Chisholm, Texas, do hereby declare February 23, 2022:

ROSINI VINEYARDS DAY

and invite McLendon-Chisholm citizens to celebrate the accomplishments of Greg and Carol Rosini and this newest commercial establishment in the City of McLendon-Chisholm.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of McLendon-Chisholm, Texas, to be affixed this 23rd day of February, 2022.

Keith Short, Mayor



**CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
January 26, 2022**

The City Council of the City of McLendon-Chisholm convened in Regular Session on Wednesday, January 26, 2022, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kipphut	Mayor Pro-Tem
	Trudy Woessner	Council Member
	Daniel Tucker	Council Member
	Brian Davis	Council Member
ABSENT:	Norman Willis	Council Member
Staff Present:	Rick Crowley	Interim City Administrator
	Shelly Green	City Secretary

1. CALL TO ORDER

Mayor Short called the meeting to order at 6:31 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Council Member Tucker delivered the invocation and Mayor Short led the pledge of allegiance to the U.S. and Texas Flags.

3. RULES OF DECORUM

Mayor Short announced the Rules of Decorum are in place and are to be observed throughout the meeting.

4. CITIZEN COMMENTS

No Citizen Comments

5. UPDATE ON FIRE STATION CONSTRUCTION

- 5.1. Sean Spyres, AGCM Project Manager, will provide an update regarding status of the Fire Station construction project.

MOVED TO FEBRUARY 5, 2022 MEETING

6. CONSENT AGENDA

- 6.1. Budget Report – December 2021
- 6.2. McLendon-Chisholm Fire Rescue Report – December 2021
- 6.3. Building Official Report – December 2021
- 6.4. Animal Control Report – December 2021
- 6.6. CWD Report – December 2021
- 6.7. Sheriff's Report – December 2021

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.

MADE BY: Council Member Tucker
SECONDED BY: Council Member Woessner
APPROVAL: Unanimous by Members Present

7. ITEMS FOR CONSIDERATION

- 7.1. Order of General Election

MOTION: APPROVE THE ORDER OF GENERAL ELECTION FOR MAY 7, 2022

MADE BY: Mayor Pro Tem Kipphut
SECONDED BY: Council Member Davis
APPROVAL: Unanimous by Members Present

- 7.2. Resolution 2022-01 Approving Order of General Election

MOTION: APPROVE THE RESOLUTION APPROVING THE ORDER OF GENERAL ELECTION FOR MAY 7, 2022

MADE BY: Mayor Pro Tem Kipphut
SECONDED BY: Council Member Tucker
APPROVAL: Unanimous by Members Present

- 7.3. Order of Special Election

MOTION: APPROVE THE ORDER FOR A SPECIAL ELECTION FOR MAY 7, 2022

MADE BY: Mayor Pro Tem Kipphut
SECONDED BY: Council Member Davis
APPROVAL: Unanimous by Members Present

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7.4. Resolution 2022-02 Approving Order of Special Election

MOTION: APPROVE RESOLUTION 2022-02 APPROVING THE ORDER OR SPECIAL ELECTION FOR MAY 7, 2022

MADE BY: Council Member Davis

SECONDED BY: Council Member Tucker

APPROVED: Unanimous by Members Present

7.5. Report of Hwy 205 regarding such items as Art Scape, Landscape, Medium Openings, and City Monuments

Interim City Administrator Crowley and Mayor Pro Tem Kipphut led a discussion regarding plans for Hwy 205. Mayor Pro Tem Kipphut will set up a meeting with Dan Polster and Chief Simmons to talk about plans.

7. EXECUTIVE SESSION

7.1. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.071(2) Consultation with Attorney to deliberate a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Roll Back Election

Council adjourned into Executive Session at 7:08 p.m.

7.2. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.074(a)(1) Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Administrator and Fire Chief.

7.3. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.072 Real Property to deliberate the purchase, exchange, lease, or value of real property.

7.4. Reconvene Regular Meeting

Council reconvened the regular meeting at 8:49 p.m.

7.5. Executive Session Action

MOTION: AUTHORIZE A PROPOSAL FOR PROFESSIONAL SERVICES TO DEVELOP A BUSINESS PLAN REGARDING WATER.

MADE BY: Council Member Davis
SECONDED BY: Council Member Willis
APPROVAL: Unanimous

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

No updates, discussion or direction to staff.

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

None

10. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 8:53 p.m.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Special Retreat / Work Session
Saturday, February 5, 2022

The City Council of the City of McLendon-Chisholm convened into a Special Retreat / Work Session on Saturday, February 5, 2022, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kipphut	Mayor Pro-Tem
	Trudy Woessner	Council Member (attended by stream)
	Daniel Tucker	Council Member
	Brian Davis	Council Member
Absent:	Norman Willis	Council Member
Staff Present:	Rick Crowley	Interim City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief
	Michael Halla	City Attorney

1. CALL TO ORDER

Mayor Short called the meeting to order at 8:10 a.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Council Member Tucker delivered the invocation and led the pledge of allegiance to the U.S. and Texas Flags.

3. RULES OF DECORUM

Mayor Short announced the Rules of Decorum are in place and are to be observed throughout the meeting.

4. CITIZEN COMMENTS

No Citizen Comments

5. UPDATE ON FIRE STATION CONSTRUCTION

- 5.1. Sean Spyres, AGCM Project Manager, will provide an update regarding status of the Fire Station construction project.

Seam Spyres presented a final update on the Fire Station construction. The project came in under budget and is complete other than a few small items.

Chief Simmons announced the Ribbon Cutting will be held on March 12, 2022. Details will be published as soon as possible.

6. PRESENTATION BY CITY ADMINISTRATOR – RELATIONSHIPS WITH OTHER ENTITIES.

Interim City Administrator Crowley gave an overview of the relationships the City has with other entities, mainly Rockwall County.

7. ITEMS FOR DISCUSSION

7.1. Law Enforcement

Discussion included thoughts about creating a police department in the City. Also, the Chief is to develop a strategic plan for creating a Neighborhood Crime Watch.

7.2. Interlocal Agreement for Fire Protection Services

It was determined that the City should look at the equation of how funds are established for distribution to Cities.

7.3. Code Enforcement

This item was pulled off until the regular Council Meeting on February 10, 2022.

7.4. Discussion Regarding SH 205 and Road Bond Projects

Discussion centered around the development of the intersection of Hwy 550 and Hwy 205. It was determined that the City does need to hire an architect to help with this item.

7.5. Water

General discussion regarding the City's water situation.

7.6. Wastewater

General discuss regarding providing wastewater service in the City.

7.7. Coronavirus Funds

Under Title IX of the American Rescue Plan Act of 2021, the Coronavirus State and Local Fund Recovery Funds were created. This is a \$350 billion appropriation used to make payments for specified uses to states, Tribal governments, territories, and units of local government. Funding is allocated based on population.

The City received \$428,050.23 in September 2021 and a second round of funding, in the same amount of \$428,050.23, will be disbursed Summer of 2022.

Recipients may use Coronavirus State and Local Fiscal Recovery Funds to invest in necessary improvements to their water and sewer infrastructures.

Funds may be used to invest in an array of drinking water infrastructure projects, such as building or upgrading facilities and transmission, distribution, and storage systems, including replacement of lead services.

Funds may also be used to invest in wastewater infrastructure projects, including constructing publicly owned treatment infrastructure, managing and treating stormwater or subsurface drainage water, facilitating water reuse, and securing publicly owned treatment works.

The City will retain substantial flexibility to identify those water and sewer infrastructure investments that are of the highest priority to their community.

Funds can also be used to invest in broadband infrastructure. Using these funds, recipients generally should build broadband infrastructure with modern technologies in mind.

All funds remain subject to statutory requirements that they must be used for costs incurred by the recipient during the period that begins on March 3, 2021, and ends on December 31, 2024, and that award funds for the financial obligations incurred by December 31, 2024 must be expended by December 31, 2026. Any funds not used must be returned to Treasury as part of the award closeout process.

It was recommended that the Council should start the process of developing plans to expend funds received.

7.8. Discussion of Home Rule

Each Council Member was given a copy of the "Handbook for Mayors and Councilmembers" which includes guidance for Home Rule. It was determined that the first step would be to establish a Home Rule Commission to start the process.

7.9. Inquiry Regarding Alcohol Sales

The Council received a report that there has been an inquiry regarding alcohol sales. At this time, no one has come forward regarding this item. City staff is prepared for receiving a petition.

7.10. City Administrator's Observations

Interim City Administrator Crowley gave a brief report of his observations of this meeting.

8. ADJOURN

Mayor Short adjourned the meeting at 2:12 p.m.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

City of McLendon Chisholm
General Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
302 · Franchise Income	1,512	\$ 29,107	15%	\$ 200,000	855	\$ 26,117	13%	\$ 195,000
303 · Development Income		14,305	21%	68,000	-	5,285	35%	15,000
304 · Building Permit Income	114,584	365,367	45%	808,000	86,539	356,537	51%	696,127
305 · Municipal Court Income		3,000	- %	-		-	0%	500
306 · Interest Income	225	587	7%	8,000	722	3,414	14%	25,000
307 · Sign Permit Income		-	- %	-		-	0%	-
308 · Septic Fees	1,900	6,325	49%	13,000	1,250	3,200	29%	11,000
309 · Food Enforcement		-	0%	1,200		-	0%	1,200
310 · Sales Tax Revenue	59,550	370,811	86%	430,000	37,776	162,909	48%	341,608
311 · PID Admin Expense Reimbursement		-	- %	-		-	- %	-
313 · Donations		30	- %	-		(250)	-50%	500
314 · Copies Public Inf. Income		-	- %	-		-	0%	100
315 · Miscellaneous Income		-	- %	-		-	0%	118,000
317 · Ad Valorem Tax	191,558	844,591	86%	976,883	123,666	538,454	98%	551,083
318 · Tax Certifications		-	- %	-		-	- %	-
321 · Credit Card Fee Revenue	54	513	29%	1,750	40	654	83%	790
325 · Hotel Occupancy Tax		-	- %	3,400		625	- %	-
Transfer from Fire Capital Fund		-	- %	-	10,355	10,355	3%	410,465
Transfer from Unassigned Surplus			- %	-			0%	50,835
Total Revenue	\$ 369,383	\$ 1,634,637	65%	\$ 2,510,233	\$ 261,202	\$ 1,107,300	46%	\$ 2,417,208
Expenditures								
Operating Expenditures								
401 · Municipal Court		\$ -	0%	\$ 1,000		\$ -	- %	\$ 1,000
402 · Election Expense		-	0%	10,000		-	- %	25,000
410 · Building Inspections	19,475	79,750	47%	168,000	7,400	67,325	40%	167,264
411 · Environment Regulation Expense	600	3,480	- %	-	950	3,115	58%	5,375

City of McLendon Chisholm
General Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
41202 · CE Salary	2,466	10,764	20%	54,379	1,806			30,000
41203 · CE Fuel		-	- %	750				-
41204 · CE Vehicle Repairs & Maint	7	7	- %	525				-
41205 · CE Supplies & Other Expenses		2,338	- %	31,050	(20)			-
41301 · City Planner Salary & Benefits				80,912				
41302 · City Planner Supplies & Other Expenses				5,000				
414 - Animal Control	1,590	6,360	33%	19,080	1,590	6,360	- %	19,196
415 · Section 380 Grant Program	6,250	25,000	30%	84,700	16,966	16,966	- %	7,800
416 · Bad Debt		-	- %	-		-	- %	-
418 · Membership Fees		260	13%	2,000	75	622	31%	2,000
422 · Public Notice Expense	1,102	2,503	26%	9,800	4,139	5,804	49%	11,750
423 · Community Functions		1,015	34%	3,000		550	55%	1,000
426 · Appraisal District Collection		3,186	37%	8,535		2,419	32%	7,500
429 · Street Lights	234	952	28%	3,400			0%	2,900
Total 400 Operating Expenditures	\$ 31,724	\$ 135,615	28%	\$ 482,131	\$ 32,906	\$ 109,426	39%	\$ 280,785
Occupancy Expenditures								
502 · Electricity	\$ 380	\$ 1,506	50%	\$ 3,000	\$ 265	949	33%	\$ 2,900
506 · Water	289	1,175	34%	3,500	268	1,135	11%	10,239
510 · Propane Gas		-	- %	-		-	0%	870
512 - Trash Pick up		-	0%	-		-	- %	-
514 · Building Maint/Improvements	1,398	13,835	95%	14,600	621	6,073	51%	12,000
516 · Lawn Maintenance	685	2,740	183%	1,500	685	2,740	34%	8,000
518 · Janitorial		-	- %	-		-	- %	-
520 · Telephone & Internet	639	3,026	34%	9,000	751	2,944	35%	8,300
522 · Website Expense	120	240	2%	12,000	120	240	10%	2,500
522.1 · Website Design/Redesign	2,000	4,000	- %	-	1,000	1,000		10,000
522.2 · Audio/Video Chamber Updates		-	- %	-		-		42,280

City of McLendon Chisholm
General Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Total 500 Occupancy Expenditures	\$ 5,511	\$ 26,522	61%	\$ 43,600	\$ 3,710	\$ 15,082	16%	\$ 97,089
General & Administrative Expenditures								
603 · Citizen Recognition	-	-	- %	-	-	-	- %	-
604 · Municipal Manuals, Books & Maps		-	0%	500		-	0%	500
606 · Employee Costs	21,322	95,802	41%	235,081	18,139	77,993	35%	222,187
618 · Liability Insurance		6,012	92%	6,500		5,563	96%	5,821
619 · Software Subscriptions	719	21,249	65%	32,600	809	5,449	15%	37,100
621 · IT Support	1,100	3,800	37%	10,200	775	3,100	44%	7,000
622 · Office Supplies - City Hall	1,279	2,362	39%	6,000	184	1,703	49%	3,500
623 · Office Equipment	301	1,056	49%	2,150	149	854	10%	8,900
624 · Office Equip Maintenance	99	1,230	29%	4,200		940	21%	4,500
625 · Printed Materials	488	785	39%	2,000		373	19%	2,000
626 · Postage-City Hall	-	245	15%	1,650	121	513	34%	1,500
628 · Bank Fees	250	1,453	85%	1,700	71	776	39%	2,000
630 · Legal & Professional								
63001-Accounting & Payroll services	5,000	20,000	33%	60,000	5,000	20,000	33%	60,000
63002 - Financial Audit		-	0%	17,000		-	0%	16,000
63003 - Legal	2,500	15,391	43%	36,000	2,640	9,265	23%	40,000
63005 - City Planner	3,000	20,070	- %	-	2,475	19,380	78%	25,000
63005.1 - Comprehensive Plan		1,229	- %	-		-	0%	71,950
63008 - Consultants		3,138	4%	71,000	1,473	3,735	14%	26,000
63009 - Engineering		-	0%	10,000		-	0%	25,000
632 · Emergency Management		-	- %	-		-	- %	-
645 · Transcription Services		-	- %	-		-	- %	-
646 · Mileage Expense	74	74	10%	750		-	0%	750
647 · Council Meetings & Development		650	81%	800	151	209	26%	800
648 · Training	125	369	5%	7,000	5	350	5%	7,000

City of McLendon Chisholm
General Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
649 · Expense Account - City Administrator		45	- %	-		-	- %	-
650 · Expense Account - Mayor		-	- %	-		-	- %	-
652 · Staff Appreciation		189	24%	800		-	0%	800
655 · Code of Ordinance		-	0%	3,500		-	0%	4,000
699 · Miscellaneous Expense	147	147	- %	210		204	- %	-
						-		
Total G & A Expenditures	\$ 36,404	\$ 195,295	38%	\$ 509,641	\$ 31,992	150,405	26%	\$ 572,308
700 · Capital Expenditures - Public Safety		\$ -	- %	\$ -	\$ 10,355	\$ 10,355	3%	\$ 410,465
700 · Capital Expenditures - Operating		500	0%	185,000		35,485	65%	55,000
Transfer to Public Safety Fund	70,281	270,574	34%	789,525	42,988	227,774	39%	581,318
Transfer to Capital Projects Fund		-	- %	-	6,055	8,405	2%	420,243
Total Capital Expenditures & Transfers	\$ 70,281	\$ 271,074	28%	\$ 974,525	\$ 59,398	\$ 282,019	19%	\$ 1,467,026
Total Expenditures	\$ 143,920	\$ 628,507	31%	\$ 2,009,897	\$ 128,005	\$ 556,932	23%	\$ 2,417,208
Surplus (Deficit)	\$ 225,464	\$ 1,006,130	201%	\$ 500,336	\$ 133,197	\$ 550,368		\$ -

City of McLendon Chisholm
Utility Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
306 · Interest Income	\$ 40	\$ 109	14%	\$ 786	\$ 73	\$ 369	6%	\$ 6,000
Sewer Utility Revenue								
32200 · Sewer Usage Fees	38,505	\$ 166,134	31%	530,414	36,931	130,346	43%	306,625
32201 · Sewer Tap Fees	66,000	165,000	46%	355,500	21,000	168,000	51%	327,000
32204 · Sewer Deposit Refunds	(318)	(2,099)	89%	(2,345)		(1,098)	130%	(845)
Total Revenue	\$ 104,227	\$ 329,144	37%	\$ 884,355	\$ 58,004	\$ 297,616	47%	\$ 638,780
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	3,863	\$ 16,016	34%	\$ 47,750	3,799	\$ 14,835	32%	\$ 46,000
41305 · O&M Maintenance	2,718	19,576	42%	46,377	1,650	22,016	56%	39,500
41308 · Electricity	9	36	33%	108	9	36	0%	150
41310 · Sewer Treatment	25,000	100,000	31%	322,518	24,230	94,438	31%	304,000
41312 · Tap Fee Developer Rebate	39,600	99,000	46%	213,300	12,600	100,800	51%	196,200
Total Operations Expenditures	\$ 71,189	\$ 234,628	37%	\$ 630,053	\$ 42,288	\$ 232,126	40%	\$ 585,850
600 · General & Administrative Exp	\$ 1,274	\$ 5,302	35%	\$ 15,323	\$ 1,274	\$ 5,096	33%	\$ 15,293
Total Expenditures	\$ 72,463	\$ 239,930	37%	\$ 645,376	\$ 43,562	\$ 237,222	39%	\$ 601,143
Surplus (Deficit)	\$ 31,764	\$ 89,214	37%	\$ 238,979	\$ 14,442	\$ 60,395	160%	\$ 37,637

City of McLendon Chisholm
Interest Sinking Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Adopted Budget
Revenue								
Ad Valorem Tax								
317 · Ad Valorem Tax	\$ 23,845	105,379	96%	\$ 109,568	\$ 33,114	\$ 144,632	98%	\$ 147,552
306 · Interest Income	(333)	161	5%	3,375	323	\$ 1,429	- %	6,900
Transfer from Excess Bond Proceeds		-	- %	-		\$ -	- %	-
Transfer From Interest & Sinking Surplus		-	- %	-		-	- %	-
Total Revenue and Transfers In	\$ 23,512	\$ 105,540	93%	\$ 112,943	\$ 33,437	\$ 146,061	95%	\$ 154,452
Expenditures								
628 · Bank Fees Expense		\$ -		\$ 525		\$ -		\$ 5,850
660 · Bond Interest Expense	\$ 4,539	18,156	33%	54,463	\$ 4,693	\$ 18,772	33%	56,312
802 · Bond Cost Amortization		-	- %			\$ -	- %	-
803 · Bond Premium Amortization		-	- %		(757)	\$ (3,030)	- %	-
Transfer To Bond Principal		-	- %	95,000		\$ -	0%	90,000
Transfer to Early Redemption Sinking Fund			- %	-			- %	-
Total Expenditures and Transfers Out	\$ 4,539	\$ 18,156	12%	\$ 149,988	\$ 3,936	\$ 15,742	10%	\$ 152,162
Surplus (Deficit)	\$ 18,973	\$ 87,384	-236%	\$ (37,045)	\$ 29,501	\$ 130,319	5691%	\$ 2,290

City of McLendon Chisholm
Public Safety Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
Interest Income								
30600 · Alliance Interest Income	\$ 24	\$ 133	%		\$ -	\$ -	%	\$ -
313 · Donations		1,000	%		2,500	2,500	%	0
316 · County Contract		77,500	100%	77,500		0	0%	77,500
319 · Grants		0	%		11,030	45,391	39%	117,600
Transfer from General Fund	70,281	270,574	34%	790,311	42,988	227,775	39%	581,318
Total Revenue	\$ 70,305	\$ 349,207	40%	\$ 867,811	\$ 56,518	\$ 275,665	36%	\$ 776,418
Expenditures								
Public Safety								
43001 · Liability Insurance		\$ 9,946	112%	\$ 8,900	0	\$ 7,749	97%	\$ 7,962
43002 · Fuel	1,407	5,714	45%	12,600	867	3,473	35%	10,000
43003 · Maintenance & Repair - Vehicles	7,444	25,859	74%	35,000	6,481	13,055	37%	35,000
43004 · Maintenance & Repair - Station	2,985	5,586	37%	15,000	691	2,754	23%	12,000
43005 · Gear and Supplies	1,676	15,383	77%	20,100	1,060	7,576	33%	23,000
43006 · Compliance	901	2,698	45%	6,000	329	2,327	39%	6,000
43007 · Communications		0	0%	17,249	0	0	0%	17,249
43008 · Dispatch		10,000	100%	10,000	0	10,000	100%	10,000
43009 · Training	395	1,449	14%	10,000	66	747	7%	10,000
43010 · Software		0	0%	115	0	0	0%	115
43030 · EMS	1,428	3,456	63%	5,454	1,220	3,014	55%	5,454
Total Public Safety	\$16,235	\$80,092	57%	\$140,418	10,714	\$50,695	37%	\$136,780
Occupancy Expenditures								
502 · Electricity	\$ 928	\$ 2,728	34%	\$ 8,000	259	\$ 1,212	35%	\$ 3,500
506 · Water	25	1,674	140%	1,200	52	172	34%	500
516 · Lawn Maintenance			0%	0	0	60	0%	0
520 · Telephone & Internet	155	1,353	54%	2,500	190	779	31%	2,500
Total 500 · Occupancy Expenditures	\$ 1,108	\$ 5,755	49%	\$ 11,700	501	\$ 2,223	34%	\$ 6,500
General & Administrative Exp								
60601 · Staff Salaries	\$ 35,810	\$ 167,487	35%	\$ 484,797	34,356	\$ 162,479	34%	\$ 471,678
60602 · Hourly PTO 0 - 36 months	394	1,233	%		1,294	2,522	0%	0
60604 · Holiday Pay	2,708	6,787	%		0	982	0%	0
60609 · Payroll Tax Expense	2,918	13,295	36%	37,087	0	2,046	6%	35,515

City of McLendon Chisholm
Public Safety Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
60612 · Retirement Plan Contributions	2,291	10,306	34%	29,945	2,631	12,406	56%	22,045
60613 · Health Insurance Expense	5,509	21,441	28%	77,729	1,801	3,300	4%	75,513
60614 · Dental Insurance Expense	411	1,644	%		4,827	19,025	0%	0
60615 · Vision Insurance	42	174	%		352	1,409	0%	0
60616 · Disability Insurance		2,198	69%	3,193	41	164	0%	0
60617 · OPEB Expense						0		
60618 · Salary PTO 37-84 months		1,745	%		0	1,320	0%	0
60621 · Unemployment Benefits		0	%			22	0%	0
61802 · Property Insurance		11,484	-	0		0		
61803 · Workmen's Comp Ins	2,879	22,680	76%	29,842	0	13,620	57%	23,835
619 · Software Subscriptions		2,358	103%	2,300	0	2,289	155%	1,476
60826 · Interest Expense		0	%			1,125	49%	2,276
652 · Staff Appreciation		285	36%	800		39	5%	800
699 · Miscellaneous Expenses		241	%			0	0%	0
Total 600 · General & Administrative Exp	\$ 52,962	\$ 263,360	40%	\$ 665,693	45,303	\$ 222,748	35%	\$ 633,138
700 · Capital Expenditures	0	0		50,000				
Total Expenditures	\$ 70,305	\$ 349,207		\$ 867,811	56,518	\$ 275,665		\$ 776,418
Surplus/(Deficit)	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -

City of McLendon Chisholm
Capital Projects Fund Financial Summary
For the four months ended January 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Adopted Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
315 · Miscellaneous Income		\$ -		\$ -		\$ -		\$ -
Total Revenue		-				\$ -		
						\$ -		
700 · Capital Expenditures - Public Safety	\$ 12,284	725,157	- %	\$ -	\$ 137,215	\$ 448,485	11%	\$ 4,054,935
700 · Capital Expenditures - Utility Fund		-	- %	-	6,055	\$ 8,405	2%	420,243
Total Expenditures	<u>\$ 12,284</u>	<u>\$ 725,157</u>	<u>- %</u>	<u>\$ -</u>	<u>\$ 143,270</u>	<u>\$ 456,890</u>	<u>10%</u>	<u>\$ 4,475,178</u>
Surplus/(Deficit)	<u>\$ (12,284)</u>	<u>\$ (725,157)</u>	<u>- %</u>	<u>\$ -</u>	<u>\$ (143,270)</u>	<u>\$ (456,890)</u>	<u>10%</u>	<u>\$ (4,475,178)</u>

City of McLendon Chisholm
 ARPA Special Fund Financial Summary
 For the four months ended January 31, 2022

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Jan 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Budget	Jan 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Budget
Revenue								
319.1 - ARPA Grant Revenue	\$ -	\$ -		-	\$ -	\$ -		\$ -
Total Revenue		-		-		-		0
Total ARPA Fund Revenue	<u>\$ -</u>	<u>\$ -</u>		<u>-</u>	<u>\$ -</u>	<u>\$ -</u>		<u>\$ -</u>
Surplus/(Deficit)	<u>\$ -</u>	<u>\$ -</u>		<u>-</u>				

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of January, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Revenue					
302 · Franchise Income					
30204-1 · DirecTV	0.00	560.46	0.00	0.00	0.00
30213-1 · Community Waste Disposal	0.00	951.88	0.00	0.00	0.00
Total 302 · Franchise Income	0.00	1,512.34	0.00	0.00	0.00
304 · Building Permit Income					
30401 · Contractor Registration Fee Inc	0.00	500.00	0.00	0.00	0.00
30404 · Inspection Income	0.00	15,675.00	0.00	0.00	0.00
30405 · Building Permit & Plan Review	0.00	97,609.08	0.00	0.00	0.00
30408 · Swimming Pool Permits	0.00	800.00	0.00	0.00	0.00
Total 304 · Building Permit Income	0.00	114,584.08	0.00	0.00	0.00
306 · Interest Income					
30600 · Alliance Interest Income	0.00	64.33	0.00	24.24	8.31
30602 · Logic Interest Income	0.00	160.59	4.51	0.00	31.98
30607 · Wilmington Accrued Int Income	0.00	0.00	-337.29	0.00	0.00
Total 306 · Interest Income	0.00	224.92	-332.78	24.24	40.29
308 · Septic Fees					
30801 · OSSF Fee Income	0.00	1,900.00	0.00	0.00	0.00
Total 308 · Septic Fees	0.00	1,900.00	0.00	0.00	0.00
310 · Sales Tax Revenue	0.00	59,549.51	0.00	0.00	0.00
317 · Ad Valorem Tax					
31701 · Ad Valorem Tax - M&O	0.00	192,811.84	0.00	0.00	0.00
31702 · Ad Valorem Tax - City Hall	0.00	0.00	23,974.82	0.00	0.00
31703 · Ad Valorem Refunds - M&O	0.00	-1,327.49	0.00	0.00	0.00
31705 · Ad Valorem Tax - Prior Years	0.00	48.77	23.41	0.00	0.00
31706 · Ad Valorem Tax - Penalty	0.00	5.85	2.81	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	0.00	0.00	-165.07	0.00	0.00
31709 · Ad Valorem Tax - Interest	0.00	13.94	8.59	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.00	0.00	0.00	0.00	0.00
31712 · Ad Valorem Business Property	0.00	5.00	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	0.00	191,557.91	23,844.56	0.00	0.00
321 · Credit Card Fee Revenue	0.00	54.41	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of January, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
322 · Sewer Utility Revenue					
32200 · Sewer Usage Fees	0.00	0.00	0.00	0.00	38,505.13
32201 · Sewer Tap Fees	0.00	0.00	0.00	0.00	66,000.00
32204 · Sewer Deposit Refunds	0.00	0.00	0.00	0.00	-318.34
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	0.00	104,186.79
Total Income	0.00	369,383.17	23,511.78	24.24	104,227.08
Gross Profit	0.00	369,383.17	23,511.78	24.24	104,227.08
Expense					
400 · Operating Expenditures					
410 · Building Inspections					
41003 · Building Inspections	0.00	19,475.00	0.00	0.00	0.00
Total 410 · Building Inspections	0.00	19,475.00	0.00	0.00	0.00
411 · Environment Regulation Expense					
41101 · Septic Inspection Fee	0.00	600.00	0.00	0.00	0.00
Total 411 · Environment Regulation Expense	0.00	600.00	0.00	0.00	0.00
412 · Code Enforcement Administration					
41202 · CE Salary	0.00	2,466.00	0.00	0.00	0.00
41204 · CE Vehicle Repairs & Maint	0.00	6.95	0.00	0.00	0.00
Total 412 · Code Enforcement Administration	0.00	2,472.95	0.00	0.00	0.00
414 · Animal Control	0.00	1,590.42	0.00	0.00	0.00
415 · Section 380 Grant Program	0.00	6,250.00	0.00	0.00	0.00
422 · Public Notice Expense	0.00	1,102.00	0.00	0.00	0.00
429 · Street Lights	0.00	233.59	0.00	0.00	0.00
Total 400 · Operating Expenditures	0.00	31,723.96	0.00	0.00	0.00
413 · Sewer Operation & Maintenance					
41304 · O&M Agreement	0.00	0.00	0.00	0.00	3,862.50
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	0.00	2,717.62
41308 · Electricity	0.00	0.00	0.00	0.00	9.04
41310 · Sewer Treatment	0.00	0.00	0.00	0.00	25,000.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	0.00	39,600.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	0.00	71,189.16
430 · Public Safety					
43002 · Fuel	0.00	0.00	0.00	1,406.90	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of January, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
43003 · Maintenance & Repair - Vehicles	0.00	0.00	0.00	7,443.67	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	0.00	2,984.58	0.00
43005 · Gear and Supplies	0.00	0.00	0.00	1,676.31	0.00
43006 · Compliance	0.00	0.00	0.00	900.52	0.00
43009 · Training	0.00	0.00	0.00	395.00	0.00
43030 · EMS	0.00	0.00	0.00	1,427.82	0.00
Total 430 · Public Safety	0.00	0.00	0.00	16,234.80	0.00
500 · Occupancy Expenditures					
502 · Electricity	0.00	379.93	0.00	927.85	0.00
506 · Water	0.00	289.11	0.00	25.13	0.00
514 · Building Maint/Improvements	0.00	1,398.00	0.00	0.00	0.00
516 · Lawn Maintenance	0.00	684.94	0.00	0.00	0.00
520 · Telephone & Internet	0.00	638.95	0.00	154.95	0.00
522 · Website Expense					
522.1 · Website Design/Redesign	0.00	2,000.00	0.00	0.00	0.00
522 · Website Expense - Other	0.00	120.00	0.00	0.00	0.00
Total 522 · Website Expense	0.00	2,120.00	0.00	0.00	0.00
Total 500 · Occupancy Expenditures	0.00	5,510.93	0.00	1,107.93	0.00
600 · General & Administrative Exp					
606 · Employee Costs					
60601 · Staff Salaries	0.00	13,232.75	0.00	35,809.76	0.00
60602 · Hourly PTO 0 - 36 months	0.00	0.00	0.00	394.32	0.00
60604 · Holiday Pay	0.00	2,504.81	0.00	2,708.09	0.00
60609 · Payroll Tax Expense	0.00	1,467.25	0.00	2,917.95	0.00
60610 · Payroll Processing Fees	0.00	77.38	0.00	0.00	0.00
60612 · Retirement Plan Contributions	0.00	1,364.11	0.00	2,290.56	0.00
60613 · Health Insurance Expense	0.00	1,561.12	0.00	5,508.94	0.00
60614 · Dental Insurance Expense	0.00	58.71	0.00	410.97	0.00
60615 · Vision Insurance	0.00	13.68	0.00	42.08	0.00
60618 · Salary PTO 0 - 36 months					
60618.1 · Salary PTO 37 - 84 months	0.00	275.60	0.00	0.00	0.00
60618 · Salary PTO 0 - 36 months - Other	0.00	706.80	0.00	0.00	0.00
Total 60618 · Salary PTO 0 - 36 months	0.00	982.40	0.00	0.00	0.00

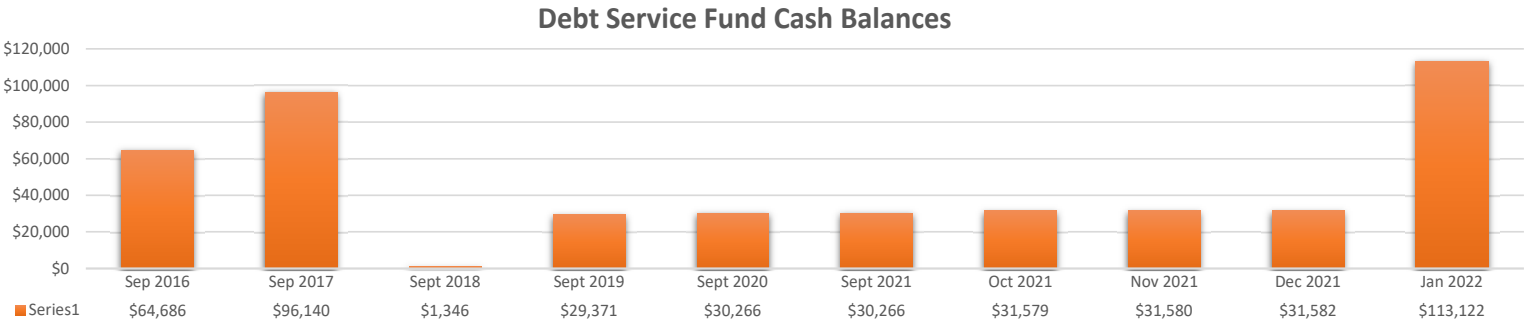
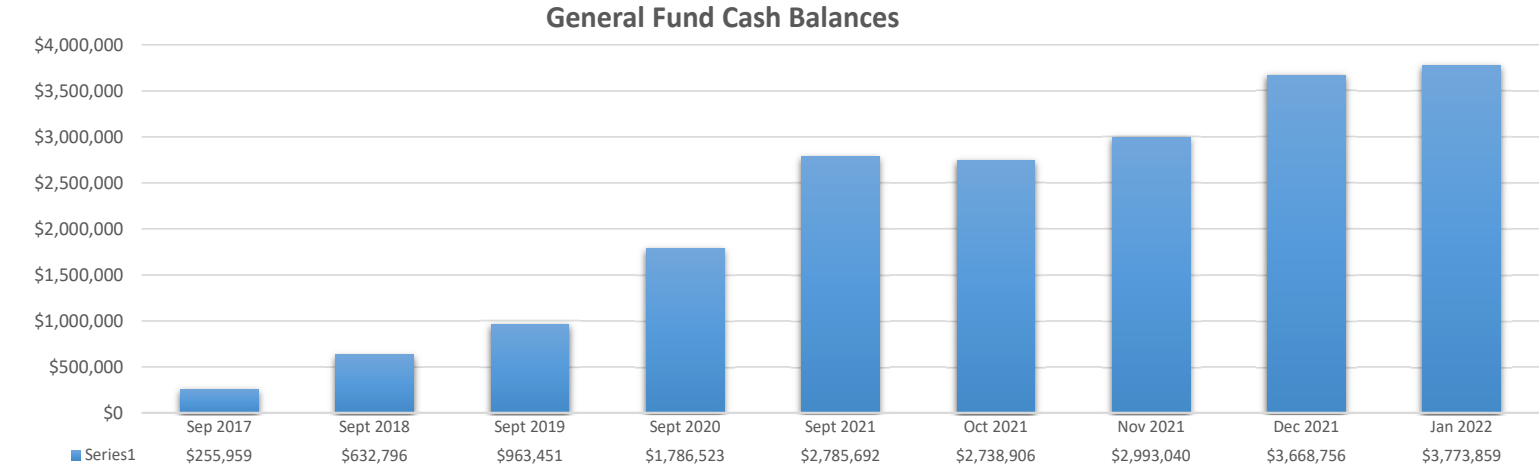
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of January, 2022

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
60619 · HRA Rembursements	0.00	60.00	0.00	0.00	0.00
Total 606 · Employee Costs	0.00	21,322.21	0.00	50,082.67	0.00
618 · Insurance					
61803 · Workmen's Comp Ins	0.00	0.00	0.00	2,879.00	0.00
Total 618 · Insurance	0.00	0.00	0.00	2,879.00	0.00
619 · Software Subscriptions	0.00	718.92	0.00	0.00	0.00
621 · IT Support	0.00	1,100.00	0.00	0.00	0.00
622 · Office Supplies - City Hall	0.00	1,278.97	0.00	0.00	0.00
623 · Office Equipment	0.00	300.75	0.00	0.00	0.00
624 · Office Equip Maintenance	0.00	99.00	0.00	0.00	0.00
625 · Printed Materials	0.00	487.50	0.00	0.00	0.00
628 · Bank Fees					
62801 · Service Charges	0.00	250.49	0.00	0.00	0.00
Total 628 · Bank Fees	0.00	250.49	0.00	0.00	0.00
630 · Legal & Professional					
63001 · Accounting & Payroll Services	0.00	5,000.00	0.00	0.00	1,274.00
63003 · Legal	0.00	2,500.00	0.00	0.00	0.00
63005 · City Planner	0.00	3,000.00	0.00	0.00	0.00
Total 630 · Legal & Professional	0.00	10,500.00	0.00	0.00	1,274.00
646 · Mileage Expense	0.00	74.30	0.00	0.00	0.00
648 · Training	0.00	125.00	0.00	0.00	0.00
660 · Bond Interest Expense	0.00	0.00	4,539.00	0.00	0.00
699 · Miscellaneous Expenses	0.00	147.22	0.00	0.00	0.00
Total 600 · General & Administrative Exp	0.00	36,404.36	4,539.00	52,961.67	1,274.00
700 · Capital Expenditures					
70004 · Fire Equipment	0.00	0.00	0.00	0.00	0.00
70006 · New Fire Station	12,283.99	0.00	0.00	0.00	0.00
Total 700 · Capital Expenditures	12,283.99	0.00	0.00	0.00	0.00
Total Expense	12,283.99	73,639.25	4,539.00	52,961.67	72,463.16
Net Ordinary Income	-12,283.99	295,743.92	18,972.78	-70,280.16	31,763.92
Net Surplus/(Deficit)	-12,283.99	295,743.92	18,972.78	-70,280.16	31,763.92

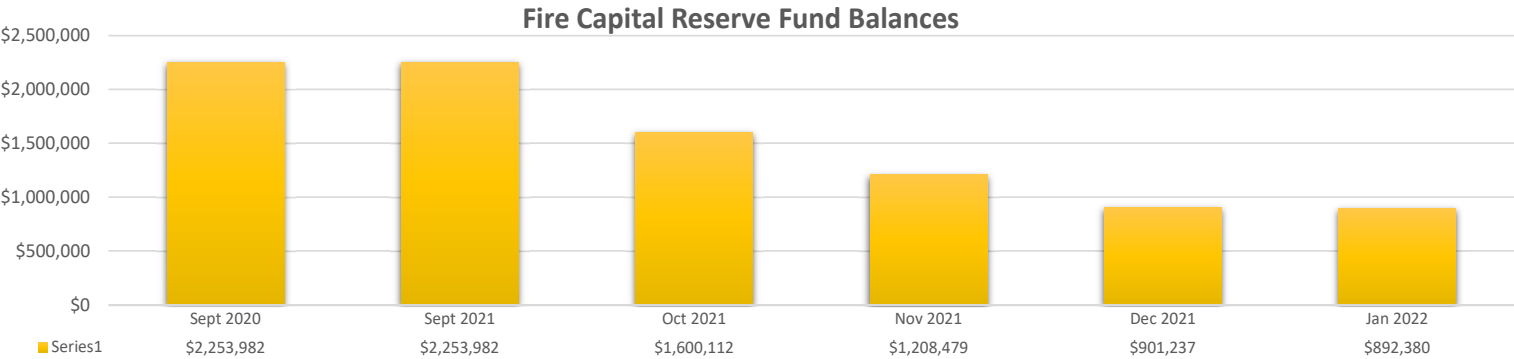
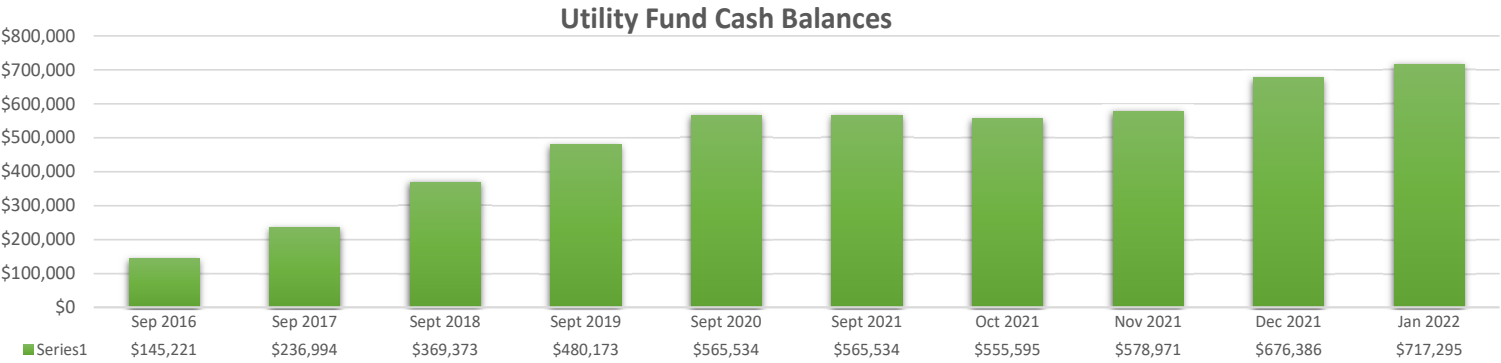
City of McLendon Chisholm
Cash Account Balances

Fund	Account	Sept 30,21	Oct 31,21	Nov 30,21	Dec 31,20	Jan 31,21
I&S	130 · 9003 Logic I&S Fund	30,266	31,579	31,580	31,582	113,122
I&S Total		30,266	31,579	31,580	31,582	113,122
General	100 · 3738 - Alliance Operating	1,645,699	1,215,351	1,469,436	2,145,057	1,250,023
General	103 · Texpool 300001	19,143	19,144	19,145	19,145	19,145
General	125 · Logic - 9001 General Fund Reserves	301,869	301,878	301,888	301,907	301,929
General	127 · 9004 Logic Operating	818,981	1,202,533	1,202,571	1,202,647	2,202,762
General Total		2,785,692	2,738,906	2,993,040	3,668,756	3,773,859
Utility	106 · 5071 - Alliance Utility Fund	135,102	125,151	148,513	245,901	286,778
Utility	126 · Logic - 9002 Utility Fund	430,432	430,445	430,458	430,485	430,517
Utility Total		565,534	555,595	578,971	676,386	717,295
Fire Capital Reserve	102 · 634 Alliance Construction	1,680,627	1,411,578	1,019,939	712,686	703,815
Fire Capital Reserve	128 · 9005 Logic Fire Dept Reserve	573,355	188,533	188,540	188,551	188,565
Reserves Total		2,253,982	1,600,112	1,208,479	901,237	892,380
Total		5,635,474	4,926,192	4,812,070	5,277,961	5,496,656

**City of McLendon Chisholm
Cash Balance Report
As of January 31, 2022**



City of McLendon Chisholm
Cash Balance Report
As of January 31, 2022



Alarm Date between 2022-01-01 and 2022-01-31

Total Calls by District

District	2022-01-01	Total
County District	20	20
City Limit District	25	25
County Mutual Aid	3	3
Total	48	48

Incident Date between 2022-01-01 and 2022-01-31

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
1/2/2022	2022-00001	0000002	424	Carbon monoxide incident	County District	1
1/2/2022	2022-00002	0000003	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/3/2022	2022-00003	0000004	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/3/2022	2022-00004	0000005	611	Dispatched & canceled en route	County Mutual Aid	1
1/4/2022	2022-00005	0000006	611	Dispatched & canceled en route	County Mutual Aid	1
1/4/2022	2022-00006	0000007	745	Alarm system activation, no fire - unintentional	City Limit District	1
1/5/2022	2022-00007	0000008	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/5/2022	2022-00008	0000009	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/6/2022	2022-00009	0000010	324	Motor vehicle accident with no injuries.	County District	1
1/7/2022	2022-00010	0000013	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/8/2022	2022-00011	0000011	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/9/2022	2022-00012	0000012	321	EMS call, excluding vehicle accident with injury	County District	1
1/10/2022	2022-00013	0000014	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/10/2022	2022-00014	0000015	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/11/2022	2022-00015	0000016	321	EMS call, excluding vehicle accident with injury	County District	1
1/11/2022	2022-00016	0000018	143	Grass fire	County Mutual Aid	1
1/11/2022	2022-00017	0000017	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/13/2022	2022-00018	0000019	745	Alarm system activation, no fire - unintentional	City Limit District	1
1/13/2022	2022-00019	0000020	553	Public service	City Limit District	1
1/14/2022	2022-00020	0000021	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/14/2022	2022-00021	0000022	321	EMS call, excluding vehicle accident with injury	County District	1
1/14/2022	2022-00023	0000023	321	EMS call, excluding vehicle accident with injury	County District	1

1/14/2022	2022-00024	0000024	321	EMS call, excluding vehicle accident with injury	County District	1
1/15/2022	2022-00025	0000025	143	Grass fire	City Limit District	1
1/16/2022	2022-00026	0000026	745	Alarm system activation, no fire - unintentional	City Limit District	1
1/16/2022	2022-00027	0000027	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/17/2022	2022-00028	0000029	321	EMS call, excluding vehicle accident with injury	County District	1
1/17/2022	2022-00029	0000028	111	Building fire	County District	1
1/17/2022	2022-00030	0000030	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/19/2022	2022-00031	0000031	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/19/2022	2022-00032	0000032	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/22/2022	2022-00033	0000033	321	EMS call, excluding vehicle accident with injury	County District	1
1/22/2022	2022-00034	0000034	321	EMS call, excluding vehicle accident with injury	County District	1
1/22/2022	2022-00035	0000035	321	EMS call, excluding vehicle accident with injury	County District	1
1/22/2022	2022-00036	0000036	321	EMS call, excluding vehicle accident with injury	County District	1
1/22/2022	2022-00037	0000037	324	Motor vehicle accident with no injuries.	County District	1
1/23/2022	2022-00038	0000038	321	EMS call, excluding vehicle accident with injury	County District	1
1/23/2022	2022-00039	0000039	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/23/2022	2022-00040	0000040	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/25/2022	2022-00041	0000041	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/25/2022	2022-00042	0000042	321	EMS call, excluding vehicle accident with injury	County District	1
1/25/2022	2022-00043	0000043	321	EMS call, excluding vehicle accident with injury	City Limit District	1
1/25/2022	2022-00044	0000044	550	Public service assistance, other	County District	1
1/25/2022	2022-00045	0000045	321	EMS call, excluding vehicle accident with injury	County District	1
1/26/2022	2022-00046	0000046	651	Smoke scare, odor of smoke	City Limit District	1
1/27/2022	2022-00047	0000047	311	Medical assist, assist EMS crew	County District	1
1/28/2022	2022-00048	0000048	531	Smoke or odor removal	City Limit District	1

1/31/2022	2022-00051	0000050	321	EMS call, excluding vehicle accident with injury	County District	1
1/30/2022	2022-0049	0000049	322	Motor vehicle accident with injuries	County District	1

North East Texas Inspections

638 Chisholm Ranch Dr., Rockwall Texas 75032 972-998-3415

There were 19 new single family residential home permits issued in January, 2022. The attached addendum reflects the home address, valuation, square footage and name of the Builder.

There were 6 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

New SFR to date: 19

Thank you for choosing North East Texas Inspections for your Building Services provider.

January 2022

/s/ David Ellis

January 2022 New SFR	Valuation	Square ft.	Fee	Builder
1724 salvatore	\$ 619,900.00	4153	\$1,025.00	Perry homes
1746 san donato	\$ 527,520.00	3450	\$875.00	highland
1722 veneto	\$ 522,110.00	3722	\$1,025.00	highland
1730 salvatore	\$ 798,900.00	6246	\$1,025.00	Perry homes
2885 fm 550	\$ 722,540.00	9254	\$1,025.00	MLD hms.
1007 S. Hwy 205	\$ 427,931.00	3787	\$1,025.00	Laughry homes
1908 frediano	\$ 495,825.00	2884	\$875.00	bloomfield
1940 frediano	\$ 470,475.00	3543	\$1,025.00	bloomfield
1848 moscatel	\$ 429,436.00	2857	\$875.00	bloomfield
1863 moscatel	\$ 458,525.00	3174	\$ 875.00	bloomfield
1753 san donato	\$ 390,390.00	2583	\$875.00	bloomfield
1753 san donato	\$ 499,500.00	3814	\$1,025.00	bloomfield
1734 veneto	\$ 440,210.00	2857	\$875.00	bloomfield
1823 verona lane	\$ 315,210.00	4503	\$1,025.00	castlerock
1856 navarre way	\$ 331,870.00	4741	\$1,025.00	castlerock
1830 navarre way	\$ 308,490.00	4407	\$1,025.00	castlerock
1506 salvatore	\$ 333,830.00	4769	\$1,025.00	castlerock
1530 salvatore	\$ 397,810.00	5683	\$1,025.00	castlerock
1863 navarre	\$ 580,012.00	3775	\$1,025.00	highland
			\$18,575.00	

Accessory permits January 2022	Project	Valuation	Fee
1320 somerset ct	generator	\$6,911.00	\$150.00
100 serene haven	barn	\$ 75,000.00	\$225.00
1320 somerset ct	plmbg	\$5,495.00	\$75.00
42 windsor	patio	\$7,000.00	\$225.00
1615 salvatore	solar	\$19,561.00	\$150.00
1320 somerset ct	fence	\$ 10,500.00	\$75.00
			\$900.00

January 2022 Onsite inspections actual

1829 bellagio	pool
1719 voltera	pool
1856 moscatel	plmbg rough
1856 moscatel	t-pole
395 fm 550	plmbg rough
1706 corvina	plmbg rough
1960 frediano	plmbg rough
1718 godello	flatwork
1519 pisa	gasmeter
1519 pisa	electric meter
1192 livorno	patio
1613 firenza	pool
1652 salvatore	gasmeter
1749 amarone	electric meter
1478 siena	pool
1655 vista crt	frame mep
1315 arezzo	belly steel
1730 puglia	final co
1712 salvatore	t-pole
1652 salvatore	gasmeter
1652 salvatore	gasmeter
1730 puglia	final co
401 wagon court	frame mep
1652 salvatore	gasmeter
1712 salvatore	t-pole
1906 galenda	frame mep
1472 corrara	pool final
1130 toscana	flatwork
1652 salvatore	gasmeter
1652 salvatore	gasmeter
1906 galenda	frame mep
1718 godello	plmbg rough
1839 verona	plmbg rough
1995 frediano	plmbg rough
395 e fm 550	plmbg rough
1613 firenza	pool final
1852 moscatel	plmbg rough
1714 moscatel	plmbg rough
1852 moscatel	t-pole
1714 moscatel	t-pole
1810 abruzzo	final co
1737 salvatore	flatwork
1915 rondinella	t-pole
1826 verona	t-pole
1807 navarre	t-pole
1808 navarre	t-pole

1733 salvatore	flatwork
1737 salvatore	flatwork
1719 voltera	pool final
14 dancing waters	patio final
1150 s. hwy 205	foundation
1827 navarre	flatwork
1831 navarre	flatwork
1733 salvatore	flatwork
1810 abruzzo	final co
1718 veneto	flatwork
1956 frediano	flatwork
1827 navarre	flatwork
1749 amarone	gas meter
1021 kingsbridge	belly steel
860 frontier	electric meter
1539 via toscana	pool final
1478 siena	pool electric
1839 verona	flatwork
1960 frediano	plmbg rough
395 fm 550	plmbg rough
1856 moscatel	plmbg rough
1856 moscatel	t-pole
1706 corvina	plmbg rough
1718 godello	flatwork
1192 livorno	pool final
1995 frediano	flatwork
1840 moscatel	plmbg rough
1999 frediano	plmbg rough
1719 godello	plmbg rough
1810 moscatel	plmbg rough
1124 via toscana	flatwork
1729 puglia	final co
1706 corvina	flatwork
1315 arezzo	pool gas
1652 salvatore	final co
98 windsor	pool final
820 frontier	elect. Rough
1318 prato	pool electric
1130 via toscana	electric meter
1130 via toscana	gas meter
1712 salvatore	plmbg rough
1320 somerset	generator

Location	Notes	Code
Jan 28, 2022 11:00 AM 1371 w fm 550	Patrolled city focusing on stray animals.	Animal Control
Jan 26, 2022 10:59 AM 768 kensington dr	dog getting loose from this address, spoke to the owner.	Animal Control
Jan 24, 2022 9:59 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly at city hall	Animal Control
Jan 20, 2022 4:53 PM 42 windsor dr	we picked up a stray dog from this address	Animal Control
Jan 20, 2022 2:25 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly at city hall	Animal Control
Jan 14, 2022 3:45 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly at city hall	Animal Control
Jan 6, 2022 10:14 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control



Community Waste Disposal Monthly Report to the City of McLendon-Chisholm

Jason Roemer *Vice President*





Municipal Recycling Program



Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Jan-2022	Dec-2021	Nov-2021	Oct-2021	Sep-2021	Aug-2021	Jul-2021	Jun-2021	May-2021	Apr-2021	Mar-2021	Feb-2021
Homes	1,223	1,223	1,223	1,186	1,186	1,186	1,192	1,192	1,196	1,196	1,146	1,146
Resi Rcy Tonnage	56.02	63.88	46.13	42.77	58.34	27.22	34.21	26.00	36.83	65.28	29.24	23.30
Pounds / Home / Month	91.61	104.46	75.44	72.12	98.38	45.90	57.40	43.62	61.59	109.16	51.03	40.66



Municipal Service Inquiries



Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Jan-2022	Dec-2021	Nov-2021	Oct-2021	Sep-2021	Aug-2021	Jul-2021	Jun-2021	May-2021	Apr-2021	Mar-2021	Feb-2021
Service Opportunities	10,591	10,591	10,591	10,270	10,270	10,270	10,322	10,322	10,357	10,357	9,924	0
Service Inquiries	12	3	5	15	7	6	10	8	8	25	15	0
Per 1,000 Service Opps	1.13	0.28	0.47	1.46	0.68	0.58	0.97	0.78	0.77	2.41	1.51	0.00



Customer Service Inquiries - Detail



Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of McLendon-Chisholm and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Grievances for the Period of 01/01/2022 - 01/31/2022

Date	Account	Address	Service Type	Service Code
01/14/2022	108255-1345	ERIN WALKER		
01/29/2022	108255-1396	CHRISTINA ESTRADA		
Total : 2				
01/07/2022	108255-1208	DAVID LARSEN	RESI-RECYCLE	SERVICE RCYCART
01/21/2022	108255-1654	LYUMILA POPOV	RESI-RECYCLE	SERVICE RCYCART
Total RESI-RECYCLE: 2				
01/10/2022	108255-1369	JARROD KENNEDY	RESI-TRASH	SERVICE TRASH CART
01/10/2022	108255-824	REFRACTORY REPAIR SERVICES	RESI-TRASH	SERVICE TRASH CART

01/10/2022	108255-1071	RON LAROUX	RESI-TRASH	SERVICE TRASH CART
01/14/2022	108255-303	MILLER WILLIAM & CYNTHIA	RESI-TRASH	SERVICE TRASH CART
01/15/2022	108255-815	CHRIS BURLESON	RESI-TRASH	SERVICE TRASH CART
01/20/2022	108255-499	AMY FINKEL	RESI-TRASH	SERVICE TRASH CART
01/21/2022	108255-654	MARSHALL, CHRIS & TINA	RESI-TRASH	SERVICE TRASH CART
01/25/2022	108255-664	PRIDGEN, MELISSA	RESI-TRASH	SERVICE TRASH CART
				Total RESI-TRASH: 8
				Total Inquiries: 12

ROCKWALL COUNTY SHERIFF
972 TL TOWNSEND ROCKWALL , TX 75087

CC.IncDate Between '01/01/2022' And '01/31/2022' AND CC.District = '41' AND

IsNull(CC.Jurisdiction, 'Default') = 'Default'

CFS History Search
Public Report

CFS #	Create When	Location	CallType Disposition
2022-003309	1/31/2022 7:52:51 PM		ALARM ASSIGNMENT COMPLETE
2022-003303	1/31/2022 7:35:18 PM		SHOTS FIRED UTL
2022-003289	1/31/2022 6:18:13 PM		VEHICLE UNLOCK ASSIGNMENT COMP
2022-003173	1/30/2022 6:45:00 PM		ALARM FALSE ALARM
2022-003160	1/30/2022 2:26:15 PM		RECKLESS DRIVER WARNING
2022-003070	1/29/2022 6:39:47 PM		LIFT ASSIST ASSIGNMENT COMPLETE
2022-003037	1/29/2022 11:01:08 AM		ALARM FALSE ALARM
2022-002981	1/28/2022 11:43:48 PM		RECKLESS DRIVER UTL
2022-002939	1/28/2022 5:01:16 PM		ODOR INVESTIGATION ASSIGNMENT C
2022-002904	1/28/2022 9:50:41 AM		MEET COMPLAINANT ASSIGNMENT CO
2022-002776	1/27/2022 11:36:43 AM		ALARM FALSE ALARM
2022-002716	1/26/2022 10:06:35 PM		SMOKE INVESTIGATION ASSIGNMENT C
2022-002588	1/25/2022 6:40:33 PM		ALARM FALSE ALARM
2022-002580	1/25/2022 4:10:14 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-002564	1/25/2022 1:10:08 PM		ASSIST ASSIGNMENT COMPLETE
2022-002532	1/25/2022 8:30:21 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-002530	1/25/2022 8:19:14 AM		SHOTS FIRED ASSIGNMENT COMPLETE
2022-002521	1/25/2022 7:24:19 AM		SUSPICIOUS PERSON/VEHICLE ASSIGN
2022-002374	1/23/2022 10:28:43 PM		SUSPICIOUS ACTIVITY UTL
2022-002372	1/23/2022 9:54:59 PM		SUICIDE ATTEMPT/THREAT ASSIGNME
2022-002338	1/23/2022 1:43:07 PM		ALARM FALSE ALARM
2022-002305	1/23/2022 4:18:05 AM		ALARM FALSE ALARM
CAD Report 71			

CFS #	Create When		CallType Disposition
2022-002294	1/23/2022 12:25:17 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-002257	1/22/2022 4:51:25 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-002249	1/22/2022 3:46:18 PM		FRAUD NO REPORT
2022-002172	1/22/2022 1:05:11 AM		RECKLESS DRIVER CITATION
2022-002142	1/21/2022 3:05:08 PM		ALARM FALSE ALARM
2022-002125	1/21/2022 11:38:19 AM		ALARM FALSE ALARM
2022-002112	1/21/2022 10:33:47 AM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-002054	1/20/2022 7:46:25 PM		THEFT NO OFFENSE
2022-002044	1/20/2022 5:29:08 PM		FRAUD RSO REPORT TAKEN
2022-002026	1/20/2022 2:48:11 PM		RECKLESS DRIVER ASSIGNMENT COMPLETE
2022-002008	1/20/2022 11:30:08 AM		SUSPICIOUS ACTIVITY ASSIGNMENT COMPLETE
2022-001774	1/18/2022 5:28:00 PM		DISTURBANCE RSO REPORT TAKEN
2022-001769	1/18/2022 4:27:27 PM		ALARM FALSE ALARM
2022-001666	1/17/2022 7:10:25 PM		ALARM ASSIGNMENT COMPLETE
2022-001660	1/17/2022 5:46:47 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-001621	1/17/2022 9:09:57 AM		ALARM FALSE ALARM
2022-001549	1/16/2022 11:26:12 AM		ANIMAL COMPLAINT ASSIGNMENT COMPLETE
2022-001546	1/16/2022 10:57:27 AM		ALARM MEDICAL FALSE ALARM
2022-001533	1/16/2022 3:41:17 AM		ALARM RESIDENTIAL FIRE ASSIGNMENT COMPLETE
2022-001517	1/15/2022 9:28:09 PM		THEFT ASSIGNMENT COMPLETE
2022-001471	1/15/2022 9:39:30 AM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-001404	1/14/2022 9:35:47 PM		SUSPICIOUS PERSON/VEHICLE ASSIGNMENT COMPLETE
2022-001264	1/13/2022 2:02:53 PM		ALARM COMMERCIAL FIRE FALSE ALARM
2022-001227	1/13/2022 9:11:58 AM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-001086	1/11/2022 9:52:33 PM		ALARM FALSE ALARM
2022-001035	1/11/2022 11:29:46 AM		SUSPICIOUS PERSON/VEHICLE ASSIGNMENT COMPLETE
2022-000962	1/10/2022 8:25:39 PM		MEDICAL CALL ASSIGNMENT COMPLETE
CAD Report 71			

CFS #	Create When		CallType Disposition
2022-000942	1/10/2022 4:43:49 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-000902	1/10/2022 9:11:13 AM		FRAUD RSO REPORT TAKEN
2022-000900	1/10/2022 8:40:11 AM		TRAFFIC STOP CITATION
2022-000782	1/8/2022 8:46:53 PM		NARCOTICS ASSIGNMENT COMPLETE
2022-000779	1/8/2022 6:27:18 PM		SUSPICIOUS PERSON/VEHICLE ASSIGNMENT
2022-000764	1/8/2022 3:23:32 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-000644	1/7/2022 11:51:53 AM		ALARM FALSE ALARM
2022-000584	1/6/2022 6:14:28 PM		THEFT RSO REPORT TAKEN
2022-000482	1/5/2022 6:45:23 PM		UUMV RSO REPORT TAKEN
2022-000479	1/5/2022 5:18:42 PM		SUSPICIOUS PERSON/VEHICLE ASSIGNMENT
2022-000461	1/5/2022 12:57:22 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-000339	1/4/2022 6:58:11 PM		ALARM RESIDENTIAL FIRE FALSE ALARM
2022-000331	1/4/2022 6:25:57 PM		ALARM ASSIGNMENT COMPLETE
2022-000323	1/4/2022 5:02:16 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2022-000249	1/3/2022 5:08:44 PM		MEET COMPLAINANT NO OFFENSE
2022-000171	1/3/2022 5:52:30 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2022-000101	1/2/2022 5:23:28 AM		ALARM FALSE ALARM
2022-000080	1/2/2022 12:36:46 AM		ALARM FALSE ALARM
2022-000077	1/2/2022 12:14:19 AM		911 HANG UP ASSIGNMENT COMPLETE
2022-000071	1/1/2022 10:30:40 PM		RECKLESS DRIVER UTL
Total:	69		

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City of McLendon-Chisholm
1371 West FM 550 - McLendon-Chisholm, Texas 75032
TEL: (972)524-2077 FAX: (972)524-9128



SPECIFIC USE PERMIT APPLICATION

Date of Application: 10-27-21

Receipt # _____

Fee: \$400 + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

1388 South State Highway 205
Rockwall, TX 75032

Property Legal Description:

Chisholm Baptist Church Addn, Block, Lot 1

County Parcel ID: 58542

Existing Zoning: General Business Requested Zoning: N/A

Applicant's Name: Alissa Mauldin

Phone No. 469-500-3150 Email: amauldin@providencelions.org

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address:

3021 Ridge Rd. A22, Rockwall, TX 75032

Owner's Address: 1388 South State Hwy 205, Rockwall, TX 75032

I certify that I am the owner of the property described in this petition/application and Alissa Mauldin is the authorized agent to file this application on my behalf.

Signature of Owner:

[Signature]

Date 10/29/2021

Signature of Applicant:

Alissa Mauldin

Date 10/29/2021

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application, and an initial deposit of \$3000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): _____

City Secretary: _____

(Seal)



PROVIDENCE
ACADEMY

November 5, 2021

City of McLendon-Chisholm Officials:

This letter is to request a change for the SUP for Chisholm Baptist Church for a Private School. Our school, Providence Academy, has been at this location for over three years, and we have experienced increased interest each year in our model of schooling.

We have an excellent relationship with Chisholm Baptist Church, and we have their full support as we plan to make the church our permanent location through a long-term lease. We are currently at capacity using the existing buildings on the property, and we are planning to construct a new building to accommodate the growth in enrollment that we are experiencing and anticipating in the future. The new building would contain 10 new classrooms as well as a multipurpose center with a gymnasium. We would like to have the building completed and ready for use by August of 2023.

Our current SUP allows us to have 175 students and 40 staff members. We are requesting an increase to our SUP to allow for 350 students and 50 staff members. While the new building is under construction, we are requesting permission to install 2 temporary buildings that will house 4 additional classrooms in order to expand our capacity for the 2022-2023 school year. These temporary buildings may possibly be utilized in 2023-2024 if construction is delayed. The temporary buildings will be removed once construction of the new building is completed.

We are attaching several documents to this application for your consideration. The documents include:

- Letter of authorization from Chisholm Baptist Church
- Letter of intent from Chisholm Baptist Church
- Boundary and Improvement Survey
- Topographic Survey
- Preliminary Plot/Site Plan
- Septic System Plan for new building

- Renderings and elevations of proposed building
- Preliminary Floor Plan Overview
- Traffic Map
- Traffic Data

Special Notes:

- RCH informed us that there is an 8" and 10" supply line in the front of the property which is more than sufficient for our water supply needs.
- We have commissioned a Traffic Impact Assessment, and we should receive the results within 4-6 weeks.
- Please note that we are a University-Model school and our students and staff are only on campus on Mondays, Wednesdays, and Fridays.

We look forward to serving the families in this community for many years to come.
We appreciate your consideration of our request.

Thank you,

A handwritten signature in dark ink, reading "Alissa Mauldin". The signature is fluid and cursive, with the first name "Alissa" and last name "Mauldin" clearly distinguishable.

Alissa Mauldin
Head of School
amauldin@providencelions.org
469.500.3150



His Church –
Welcome Home

To Whom it may concern,

November 3, 2021

As Pastor representing the full membership of Chisholm Baptist Church, owners of the property under consideration, do hereby give our permission for Alissa Mauldin to complete and file the necessary SUP application for consideration of the building project related to Providence Academy at this present site.

Thank you in Advance for your cooperation and consideration of this matter. We appreciate the city's working with us to further the growth of Providence Academy and the McClendon-Chisholm community. If you have any questions regarding this matter you may contact me at 972-563-0230 (Church Office) or 972-757-2792 (cell).

A handwritten signature in black ink, appearing to read "Thomas Stroud", is written over a horizontal line.

Thomas Stroud
Senior Pastor
Chisholm Baptist Church

1388 South State Highway 205 • Rockwall, Texas • 75032
Church Office: 972-563-0230 • Pastor's Cell: 214-674-8826



His Church –
Welcome Home

August 20, 2021

Thomas P. Stroud
Pastor
Chisholm Baptist Church
1388 S. State Highway 205
Rockwall, Texas 75032

Dear Providence Academy,

This letter is to confirm the intent of Chisholm Baptist Church to enter into a long term ground lease agreement with the school for the purpose of the continued growth of the school. This agreement includes the use of the current facilities of the church located at 1388 S. State Highway 205 (Main Sanctuary and Secondary Building), as well as the property on the north end of the parking lot for the construction of a new facility to further in the development of the school.

While no specific period has been defined under the term "long term" at present the church has agreed in conference to a period no less than 50 years and open to an even longer term agreement of up to 99 years in discussions. The exact timing of what is meant by long term will be established in future negotiations between the church and school prior to the end of the current lease agreement. This letter is intended to give you the assurance that the church is committed to the future of the school and in agreement with the construction needed to facilitate the needs of the school.

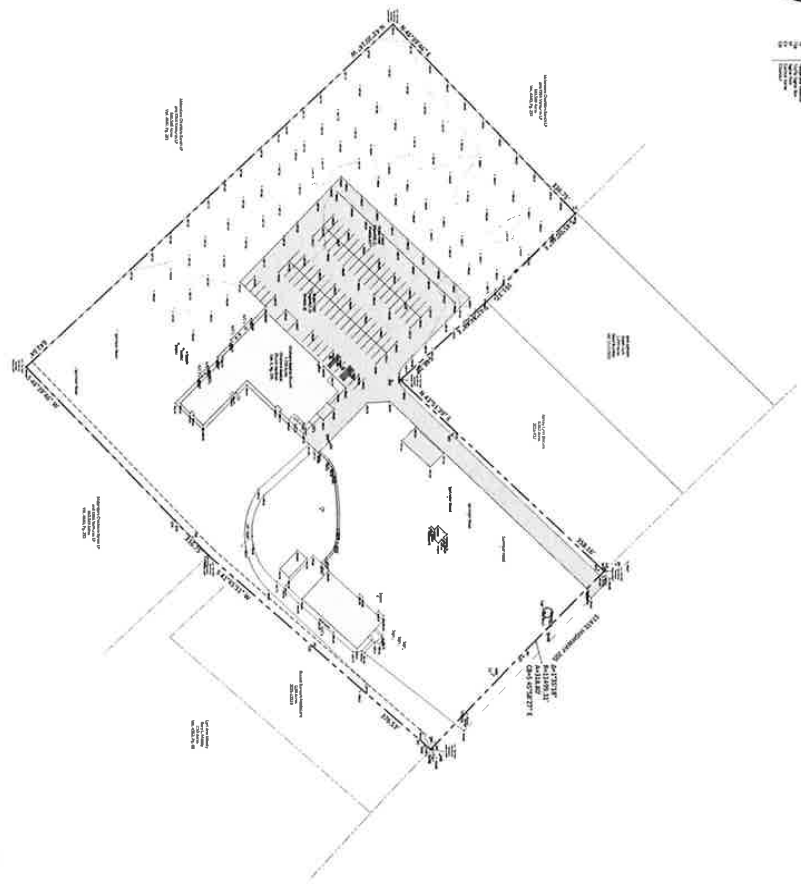
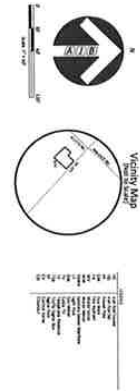
The church has given its permission for the current use of the land north of the parking lot for the purpose of constructing any new facility required which will be detailed in the future agreement. Our church is in full agreement that there is a great need for Christ centered education in our communities and with this understanding we value the relationship we have with the school and what it provides to this area.

God's blessing upon you and our prayer is that He will prosper you and provide for the needs according to His will and grace.

In Christ's Service,

Thomas P. Stroud
Pastor
Chisholm Baptist Church

1388 South State Highway 205 • Rockwall, Texas • 75032
Church Office: 972-563-0230 • Pastor's Cell: 214-674-8826



UTILITY NOTES:
 The location of all utility lines shown on this map is based on the best available information. The location of utility lines is not guaranteed by the surveyor. The surveyor is not responsible for the location of utility lines shown on this map.

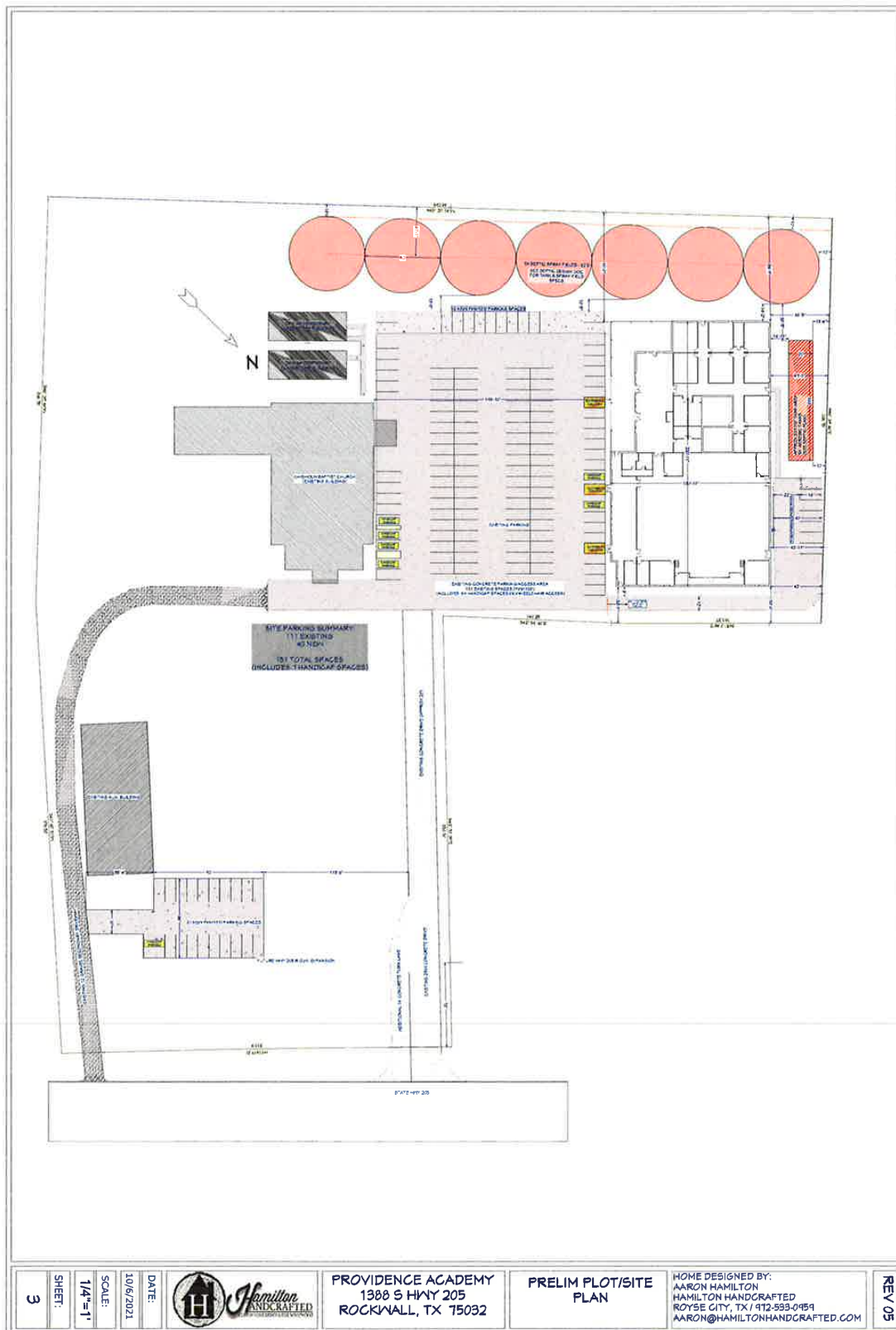
GENERAL NOTES:
 1. All measurements were taken in accordance with the Texas Surveying Act, Chapter 131, Texas Occupations Code, and the Texas Surveying Act, Chapter 132, Texas Occupations Code.
 2. The survey was conducted in accordance with the Texas Surveying Act, Chapter 131, Texas Occupations Code, and the Texas Surveying Act, Chapter 132, Texas Occupations Code.
 3. The survey was conducted in accordance with the Texas Surveying Act, Chapter 131, Texas Occupations Code, and the Texas Surveying Act, Chapter 132, Texas Occupations Code.

Being Lot 1, Block 1, containing approximately 7.739 acres, as shown on the map of the City of McCombs, Texas, and as shown on the map of the City of McCombs, Texas, and as shown on the map of the City of McCombs, Texas.

GENERAL NOTES:
 1. All measurements were taken in accordance with the Texas Surveying Act, Chapter 131, Texas Occupations Code, and the Texas Surveying Act, Chapter 132, Texas Occupations Code.
 2. The survey was conducted in accordance with the Texas Surveying Act, Chapter 131, Texas Occupations Code, and the Texas Surveying Act, Chapter 132, Texas Occupations Code.
 3. The survey was conducted in accordance with the Texas Surveying Act, Chapter 131, Texas Occupations Code, and the Texas Surveying Act, Chapter 132, Texas Occupations Code.

TOPOGRAPHIC SURVEY 7.739 ACRES LOT 1, BLOCK 1	
BRIDGES & ASSOCIATES, INC. CITY OF MC COMBS, TEXAS MC COMBS COUNTY, TEXAS	
DATE: MAY 14, 2024 PROJECT: HIGH-LAND HOMES ADDRESS: 10000 S. HIGHWAY 100, MC COMBS, TEXAS 77854	
SCALE: 1" = 40' DATE: MAY 14, 2024 PROJECT: HIGH-LAND HOMES ADDRESS: 10000 S. HIGHWAY 100, MC COMBS, TEXAS 77854	DRAWN BY: J. L. BROWN CHECKED BY: J. L. BROWN DATE: MAY 14, 2024 PROJECT: HIGH-LAND HOMES ADDRESS: 10000 S. HIGHWAY 100, MC COMBS, TEXAS 77854
A/J Bedford Group, Inc. 10000 S. HIGHWAY 100, MC COMBS, TEXAS 77854 TEL: 512.333.1111 FAX: 512.333.1111	

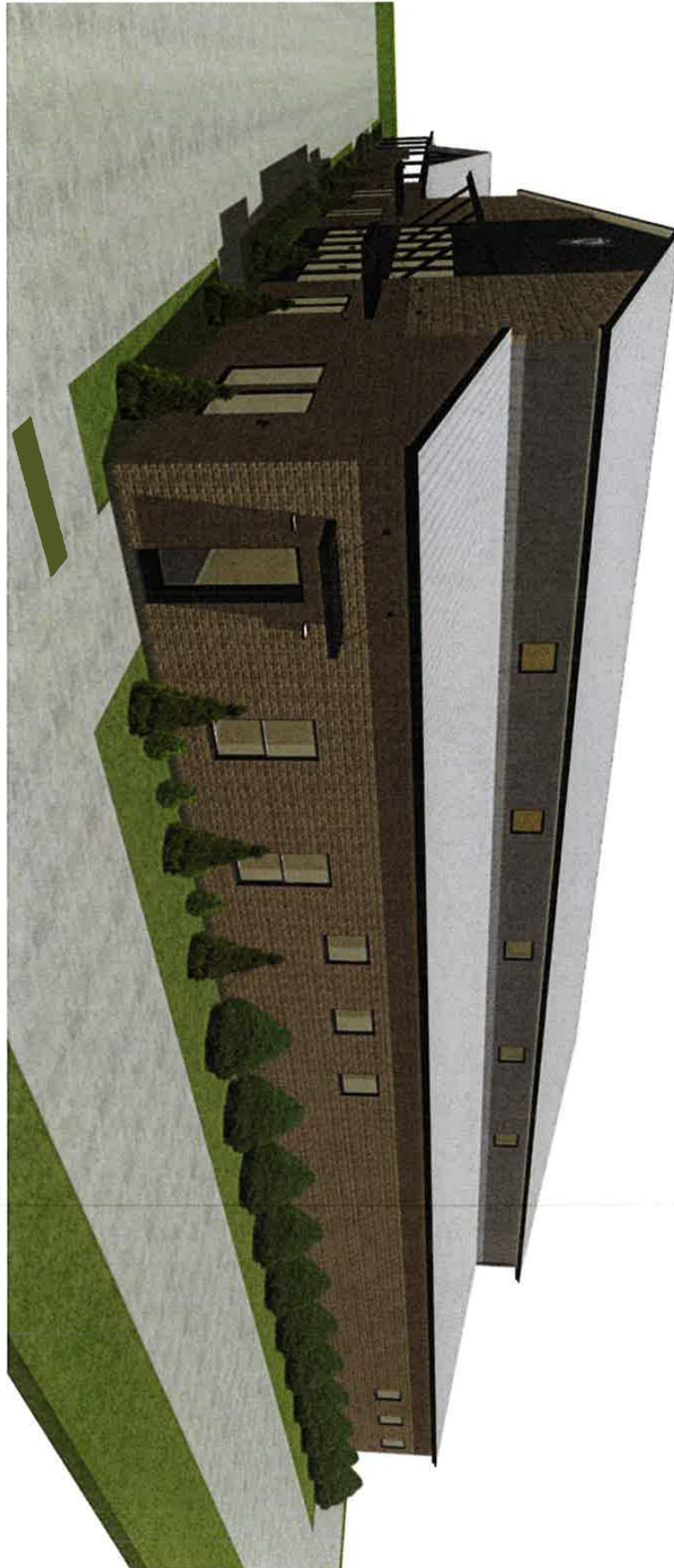


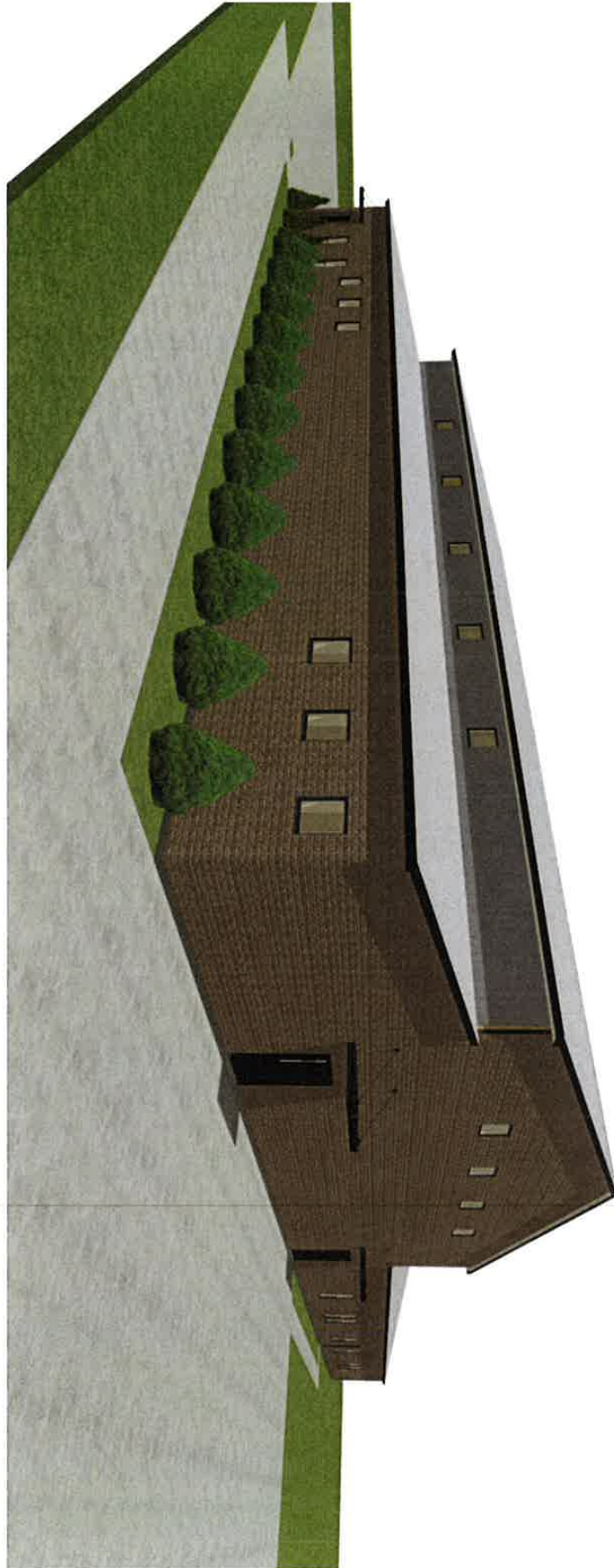


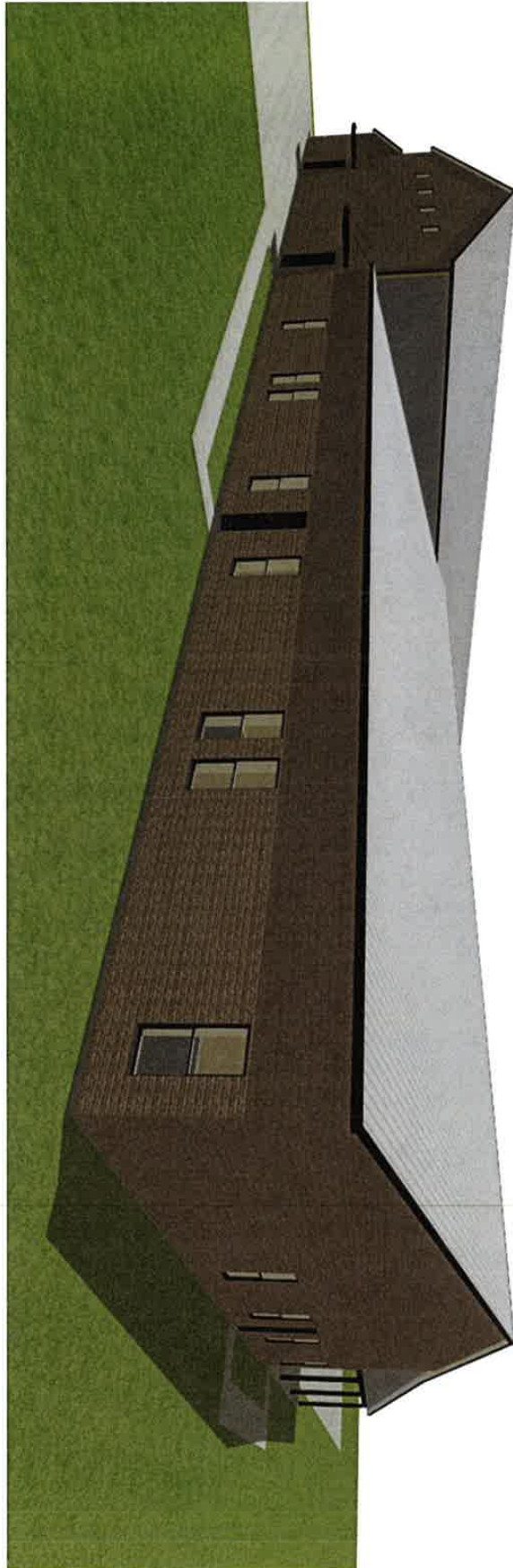


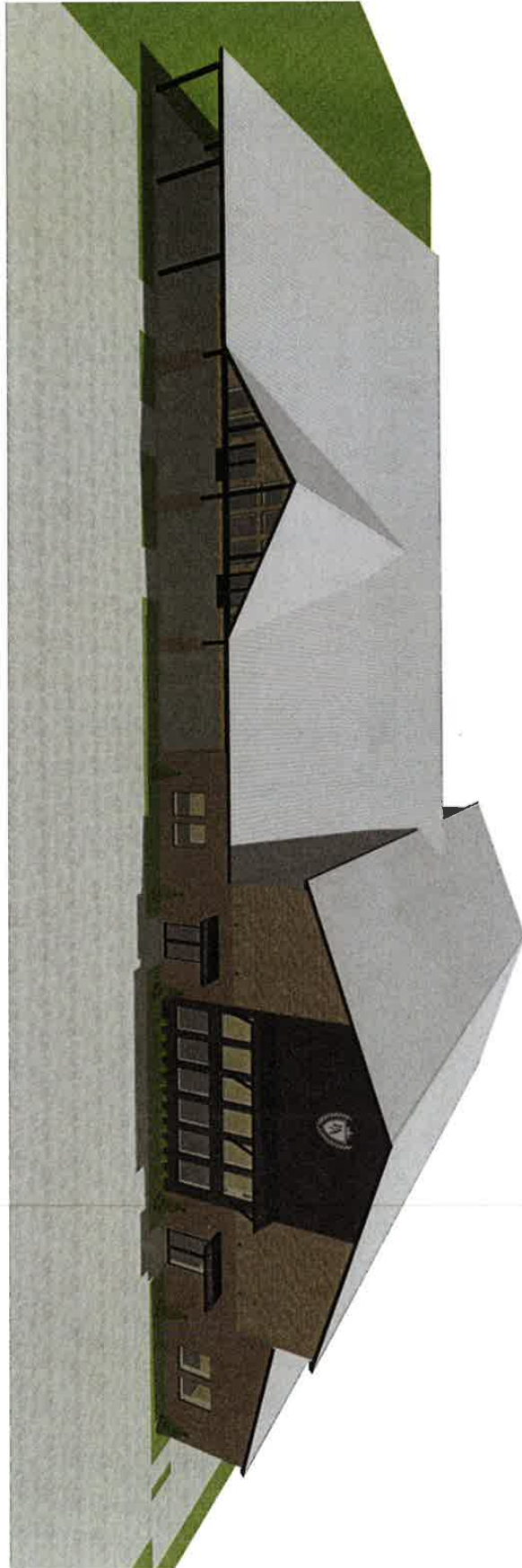


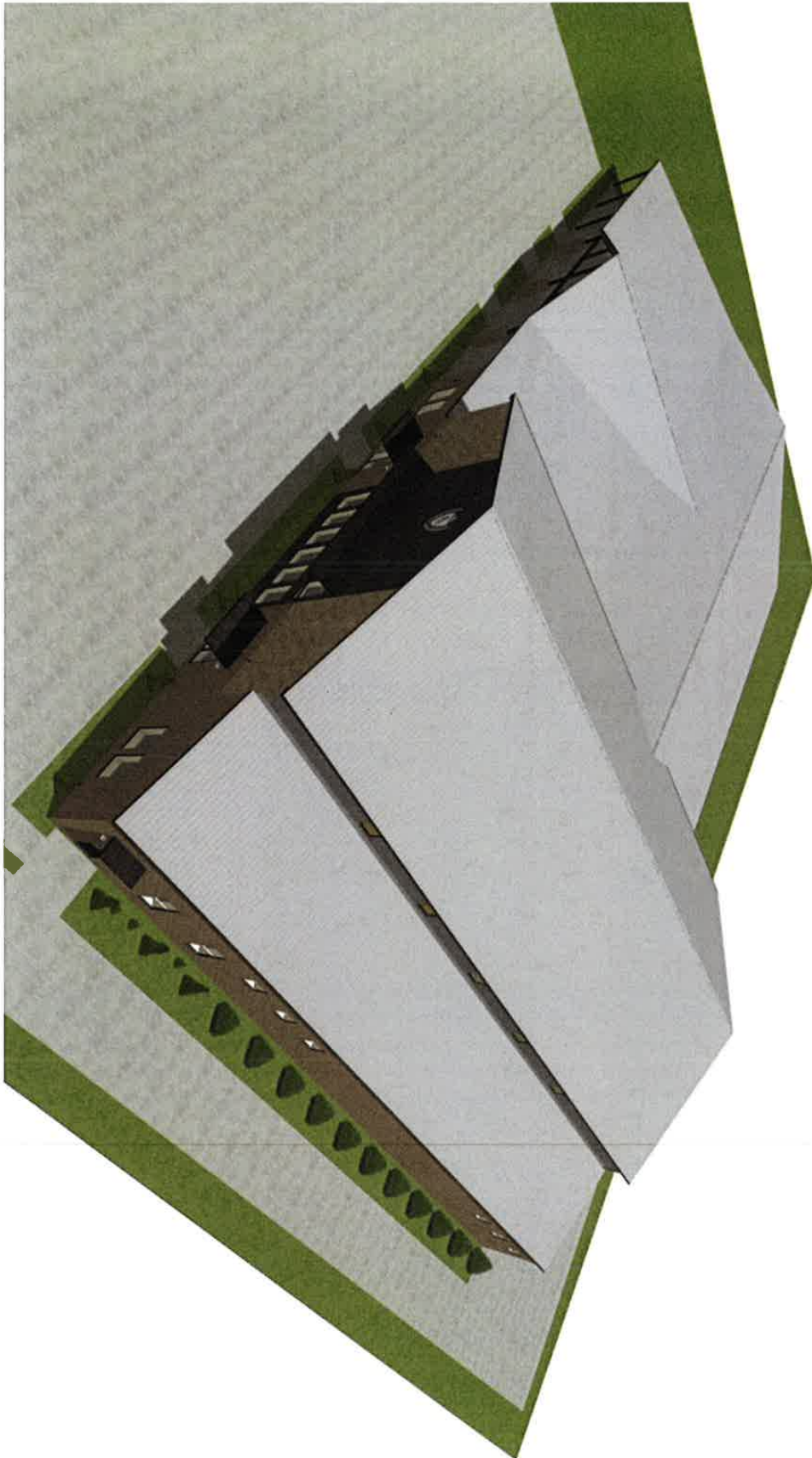


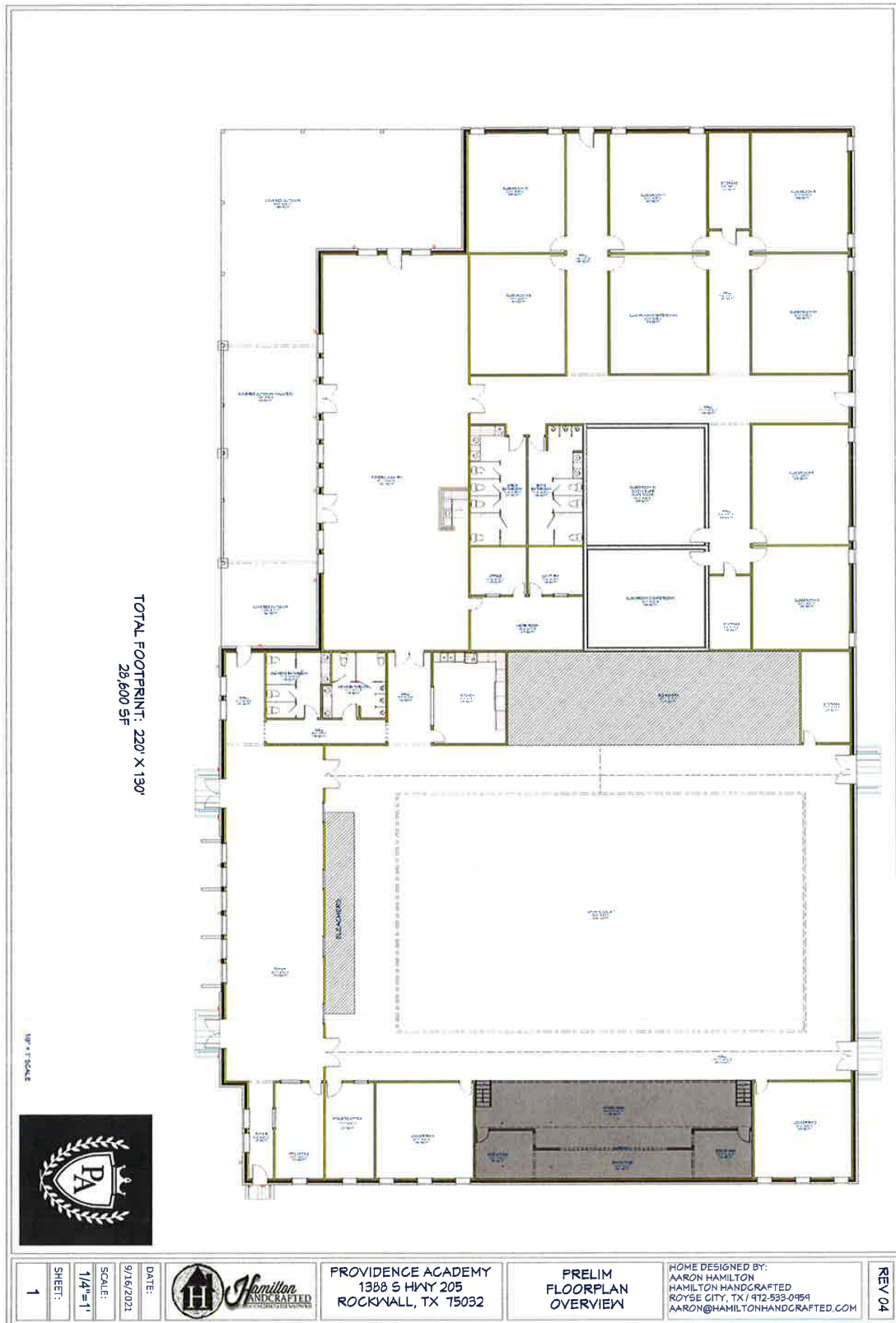












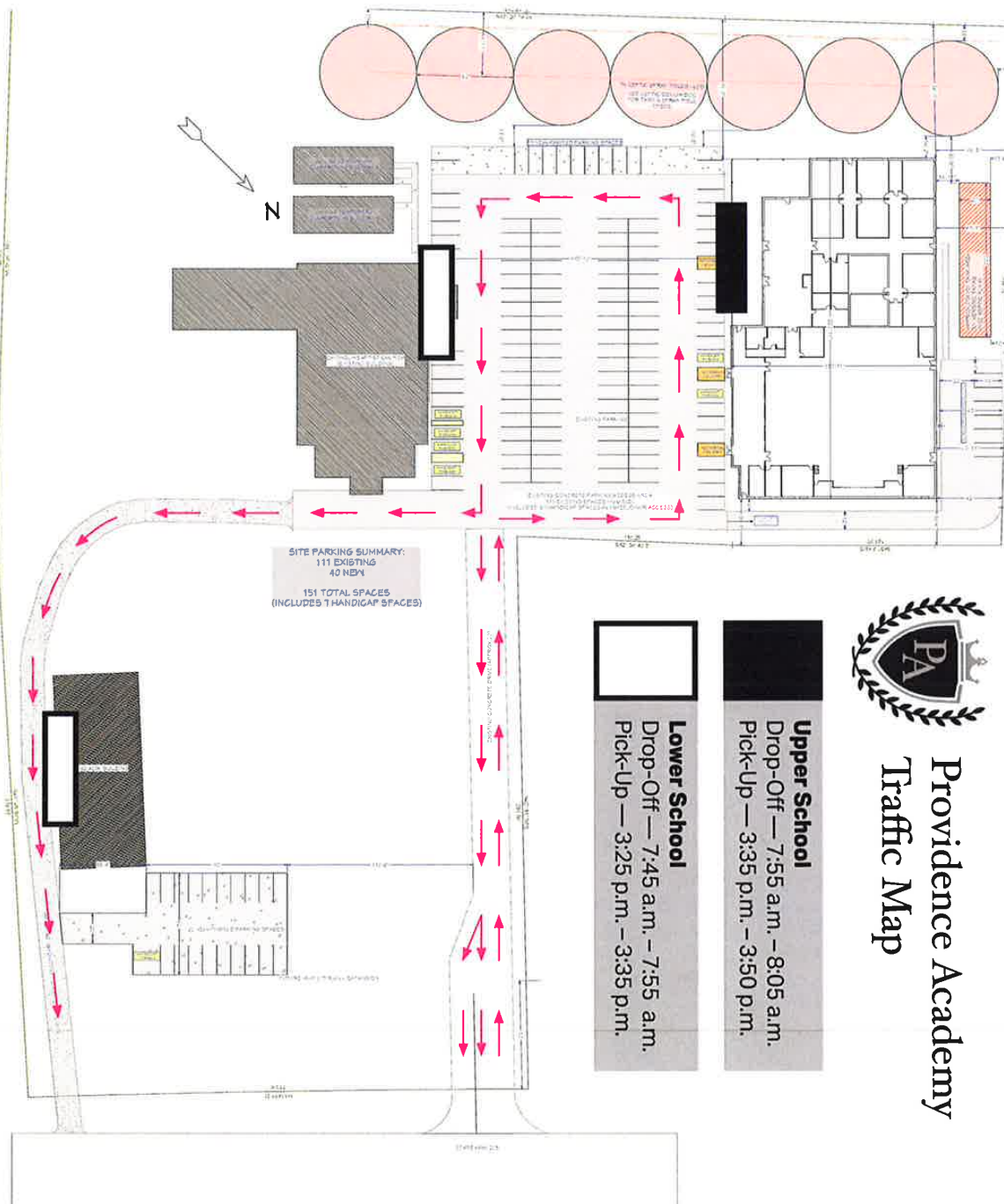


Providence Academy Traffic Map

Upper School
Drop-Off — 7:55 a.m. – 8:05 a.m.
Pick-Up — 3:35 p.m. – 3:50 p.m.

Lower School
Drop-Off — 7:45 a.m. – 7:55 a.m.
Pick-Up — 3:25 p.m. – 3:35 p.m.

SITE PARKING SUMMARY:
111 EXISTING
40 NEW
151 TOTAL SPACES
(INCLUDES HANDICAP SPACES)





PROVIDENCE
ACADEMY

Traffic Data

Arrival Time	Departure Time	Current Facilities and Enrollment
7:30 am	4:00 pm	*30 staff cars
7:55-8:05 am	3:35-3:50 pm	63 family cars
7:55-8:05 am	3:35-3:50 pm	2 student drivers

Arrival Time	Departure Time	After Construction of New Building
7:30-7:40 am	4:00 pm	*50 staff cars
7:45-7:55 am	3:25-3:35 pm	75 family cars
7:55-8:05 am	3:35-3:50 pm	35 family cars
7:55-8:05 am	4:30-5:00 pm	25 family cars (after school sports/activities)
7:55-8:05 am	3:35-3:50 pm	10 student drivers
7:55-8:05 am	4:30-5:00 pm	20 student drivers (after school sports/activities)

Notes:

Our plan is to have staggered start and end times for Upper and Lower School after construction is complete. Lower School hours: 7:55 am-3:25 pm. Upper School hours: 8:05am-3:35pm.

*Not all staff members arrive and depart at the same time. Currently, 12 staff members arrive to teach their classes and then depart when their class is over. The number of staff members with staggered arrivals and departures is estimated to increase to 20 after new construction.

Providence Academy
3021 Ridge Rd A22
Rockwall, TX 75032-5830
469.500.3150

CHASE
JPMorgan Chase Bank, N.A.
www.Chase.com
32-61/1110

1047

11/01/2021

PAY TO THE
ORDER OF

City of McClendon-Chisholm

\$*3,400.00

DOLLARS

Three thousand four hundred and 00/100*****

City of McClendon-Chisholm



AUTHORIZED SIGNATURE

Security features. Details on back.



MEMO

⑈001047⑈ ⑆111000614⑆

793879321⑈

Providence Academy

1047

Date	Type	Reference	Original Amount	Balance Due	Payment
11/01/2021	Bill	SUP21	3,400.00	3,400.00	3,400.00
		Check Amount			3,400.00

Chase 9321

3,400.00



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: February 18, 2022

APPLICANT: Alissa Mauldin
3021 Ridge Road
Rockwall, Texas 75032

LOCATION: 1388 South State Highway 205 [Chisholm Baptist Church]

CITY COUNCIL HEARING DATE: February 23, 2022

REQUEST: **Amendments to the existing specific use permit:** Increase the student enrollment capacity from 175 to 350. Increase the staffing level from 40 to 50. Construct a new building to accommodate 10 new classrooms, multi-purpose center with a gymnasium. Approval of two temporary classrooms to be installed on the property during construction of the new classrooms and multi-purpose center.

PROPERTY OWNER: Chisholm Baptist Church
1388 S. SH 205
McLendon-Chisholm, Texas

REPRESENTATIVE: Alissa Mauldin, Head of School

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval subject to the following conditions:

1. Compliance with a revised site plan that complies with the Fire Code [done]
2. Compliance with the attached traffic management plan;
3. Provision of an authorization letter from the church allowing use of the toilet and bathroom facilities in the current church facilities to be used by the school until the temporary classrooms are removed from the property; [done]
4. Applicant must apply for required building permits for temporary and permanent structures;
5. An on-site sanitary sewer facility must be approved by the City and installed and inspected for the new building;
6. Temporary classrooms shall be removed within 90 days following completion and final inspection of the new classrooms and multi-purpose center.

STAFF RECOMMENDATION: Approval of the requested increase in enrollment, staffing levels and facility expansion and the installation and use of two temporary classrooms during construction of the new building for 10 classrooms and a multi-purpose center subject to the following conditions:

7. Compliance with a revised site plan that complies with the Fire Code [done]
8. Compliance with the attached traffic management plan;
9. Provision of an authorization letter from the church allowing use of the toilet and bathroom facilities in the current church facilities to be used by the school until the temporary classrooms are removed from the property; [done]
10. Applicant must apply for required building permits for temporary and permanent structures;
11. An on-site sanitary sewer facility must be approved by the City and installed and inspected for the new building;
12. Temporary classrooms shall be removed within 90 days following completion and final inspection of the new classrooms and multi-purpose center.

BACKGROUND INFORMATION:

The Providence Academy was originally granted a Specific Use Permit for a private school by Ordinance No. 2018-06, July 24, 2018.

This Specific Use Permit has been modified twice since first approval. The first amendment increased the grades from Pre-K through 8 to Pre-k through 12. [2019]

The second amendment increased the student enrollment population from 125 to 175 and increased the staffing levels from 20 to 40. [2020]

This area intentionally left blank

Proposed site plan



New construction occurs at the northern end of the parking lot. Site plan to be revised to satisfy the requirements of the Fire Code. The two temporary classrooms are located behind the main church sanctuary in the southwest area of the site.

This area intentionally left blank

[illegible]

Page 77 of 132

RE: Request for a Variance

"Fire Marshal" [firechief@mclendon-chisholm.com]

Sent: 2/9/2022 1:30 PM

To: ""amauldin@providencelions.org"" <amauldin@providencelions.org>

Good Afternoon Ma'am,

You are correct and I look forward to working with you and your team during this project.

V/r,

Jim Simmons
Fire Chief/EMC//Fire Marshal/Code Compliance
City of McLendon-Chisholm
1371 West FM 550
McLendon-Chisholm, Texas 75032
972-524-2077 Office
469-668-9845 Cell



--ATTENTION PUBLIC OFFICIALS--

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.

From: amauldin@providencelions.org <amauldin@providencelions.org>

Sent: Wednesday, February 9, 2022 1:28 PM

To: Fire Marshal <firechief@mclendon-chisholm.com>

Subject: RE: Request for a Variance

Chief Simmons,

Thank you for taking the time to speak with me today. Our conversation was very helpful.

From our conversation, I understand that we don't need a code variance granted because we are constructing a fully sprinklered building. We will need another fire hydrant that is 100 ft or less from the new building's Fire Department connection. Also, I understood that there is nothing related to fire code that should hinder approval from the Planning and Zoning committee since our request is for an enrollment increase and approval of temporary buildings during the construction phase.

Please let me know if I've misunderstood anything. I want to make sure I communicate these items correctly to our building team. I appreciate your help as we continue moving forward with this project.

Thank you!

Alissa Mauldin

Head of School
Providence Academy
469.500.3150
www.providencelions.org

----- Original Message -----

Subject: Request for a Variance

From: "amauldin@providencelions.org" <amauldin@providencelions.org>

Date: 2/8/22 12:25 pm

To: "firechief@mclendon-chisholm.com" <firechief@mclendon-chisholm.com>

Cc: "Michael Coker" <mrcoker@cokercompany.com>, "City Secretary" <Citysecretary@mclendon-chisholm.com>, "Zach.Hunt@highlandhomes.com" <Zach.Hunt@highlandhomes.com>, "Bart Gardner" <bart@gardnercustomhomes.com>, "aaron@abidehomedesigns.com" <aaron@abidehomedesigns.com>

Chief Simmons,

Attached please find a letter of request for a variance detailed below as well as the site plan referenced below.

Based on the attached site plan, we would like to request a variance regarding the 150' hose portion of fire code Section 503.1.1, (2018 International Fire Code). The site plan illustrates both interior and exterior hose routes as well as fire apparatus accessibility and turn radii. The variance request is for the gap between 150' hoses on the back (north) wall of the building. There is approximately 90' between the "ends" of 2 150' fire hoses when fully extended around the exterior from opposite ends. This building will be fully equipped with a fire suppression system and all interior classrooms are accessible within the 150' hose rule. Please contact us for questions or clarifications. We greatly appreciate your consideration of this request.

Alissa Mauldin

Head of School
Providence Academy
469.500.3150

The program has been very successful and is an asset to the McLendon-Chisholm community. As a result of the model of education provided by the school, interest in attendance has increased and the school is currently at enrollment capacity of 175 students.

Current enrollment		Proposed enrollment		
Grades:	Student	Grades	Classes	Students
K4	8	K4	2	20
Kindergarten	23	Kindergarten	2	24
1 st	15	1 st	2	28
2 nd	12	2 nd	2	28
3 rd	15	3 rd	2	30
4 th	15	4 th	2	30
5 th	14	5 th	2	30
6 th	14	6 th	2	32
7 th	13	7 th	2	32
8 th	22	8 th	1	16
9 th	7	9 th	1	16
10 th	11	10 th	2	32
11 th	5	11 th	1	16
12 th	<u>1</u>	12 th	1	<u>16</u>
	175			350

Current and proposed hours of operation: 7:55 AM TO 3:35 PM Monday, Wednesday, Friday. No classes held on Tuesday or Thursday.

All grades meet on Monday and Wednesday.

Grades 6 through 12 additionally meet on Friday, but not grades K4 – 5.

Parking provided: 176 Existing

Parking required: 12 by code

Required parking is regulated by Section 6-7 of the Zoning Ordinance. The land use is identified as Schools and provides the required parking as a ratio of parking spaces to a number of students in Elementary, Junior High and Senior High.

The ratio for elementary is one parking space for each 25 students

The ratio for Junior High is one parking space for each 18 students

The ratio for Senior High is one parking space for each 5 students. For this assessment elementary school will include K4 through Grade 6. Junior High School will include grades 7 through 9. And High School will include grades 10 through 12.

Current parking requirements for existing 175 student enrollment and based upon the breakdown in the chart above is as follows:

K4-6 116 students/25 students per parking space = 5 spaces

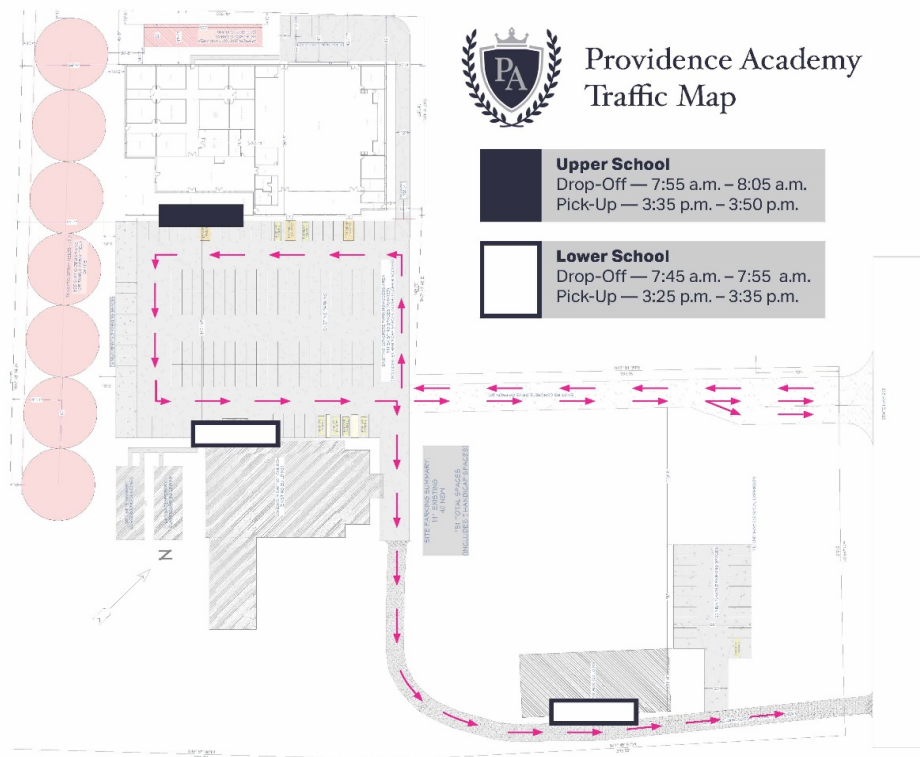
7-9 42 students/18 students per parking space = 3 spaces

10-12 17 students/5 students per parking space = 4 spaces

Total 12 parking spaces required per code.

There is sufficient parking on-site to accommodate the increase in parking generated by the additional staffing and student enrollment.

All traffic operations occur on the Church parking lot and are designed so as not to interfere with SH 205 traffic. There will be a nominal increase in traffic due to increased staffing.



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Traffic Data

Arrival Time	Departure Time	Current Facilities and Enrollment
7:30 am	4:00 pm	*30 staff cars
7:55-8:05 am	3:35-3:50 pm	63 family cars
7:55-8:05 am	3:35-3:50 pm	2 student drivers

Arrival Time	Departure Time	After Construction of New Building
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Notes:

Our plan is to have staggered start and end times for Upper and Lower School after construction is complete. Lower School hours: 7:55 am-3:25 pm. Upper School hours: 8:05am-3:35pm.

*Not all staff members arrive and depart at the same time. Currently, 12 staff members arrive to teach their classes and then depart when their class is over. The number of staff members with staggered arrivals and departures is estimated to increase to 20 after new construction.

The Church has advised the applicant that there is sufficient sanitary sewer capacity to comfortably accommodate the nominal increase in students and staffing and the City of McLendon-Chisholm Building Official has approved the use of the existing sanitary facilities by students and staff during the construction of the new facility. There will not be plumbing within the temporary classrooms.



68' x 24' CLASSROOM

Dimensions

- 68' Long (including hitch)
- 64' Box size
- 24' Wide
- 8' Ceiling height

Exterior Finish

- Aluminum or wood siding
- I-Beam frame
- Standard drip rail gutters

Interior Finish

- Vinyl covered gypsum walls
- Carpet or vinyl floors
- Gypsum ceiling

Electric

- Fluorescent ceiling lights
- Breaker panel

Heating/Cooling

- Central HVAC

Windows/Doors

- Horizontal slider windows
- Vision panel doors with standard locks

Other

- Chalk boards, dry-erase boards and tack boards available
- Wide open shells available
- Optional restroom

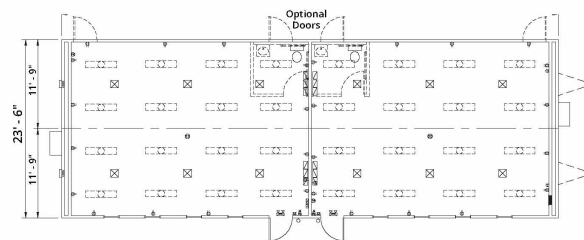


In addition to your instructional solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe learning environment.

CHOOSE FROM A VARIETY OF OPTIONS:

- Steps + Ramps
- Furniture + Appliances
- Technology
- Loss Protection

PRODUCT FLOOR PLAN



* Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability

800-782-1500 | willscot.com



His Church –
Welcome Home

To Whom it may concern,

February 9, 2022

The membership of Chisholm Baptist Church is in complete support of the building project of Providence Academy. Our current agreement with the school allows them full and complete access to the entire campus of the church. We acknowledge that there will be some adjustments that will have to be made during the construction phase of the new building.

With this in mind we want to make it clear that bathroom facilities in the main church building will be available to all teachers and students who will be housed in the temporary classrooms during this adjustment period. Our intention is to help the school make this transition as easy as possible.

Thank you for attention in this matter.

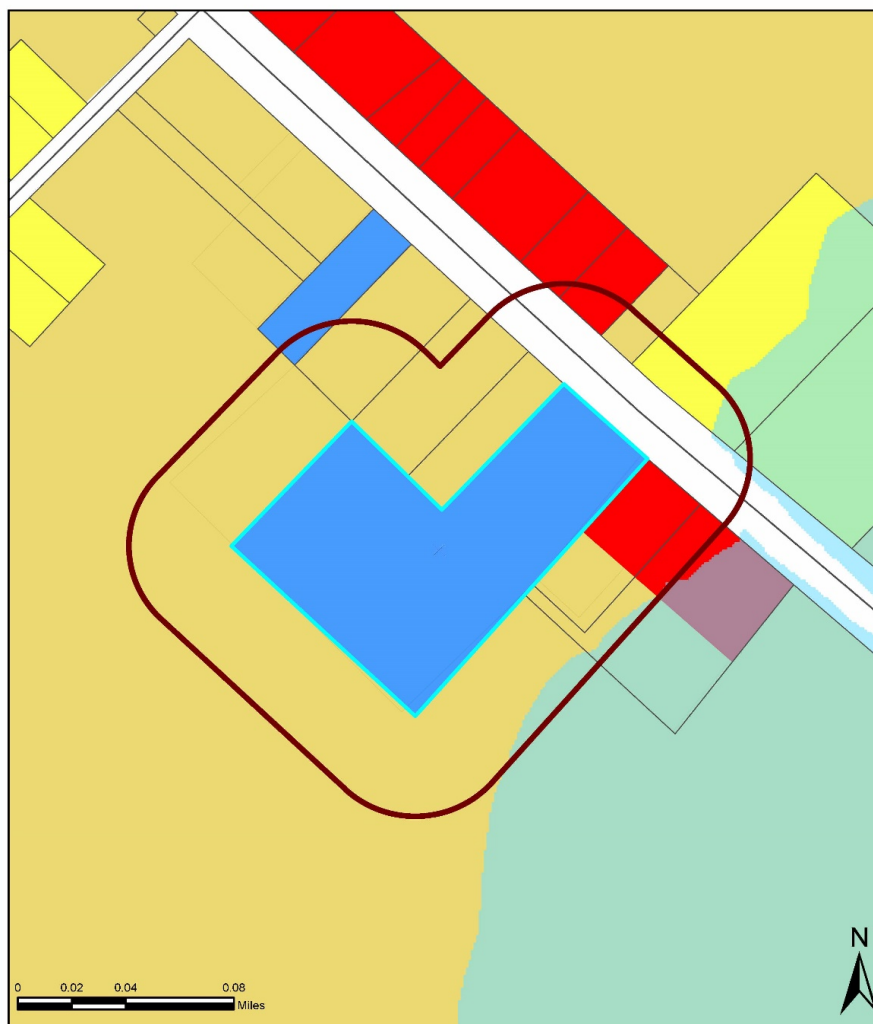
All blessings in Christ Jesus,

A handwritten signature in cursive script, appearing to read "Thomas Stroud".

Thomas Stroud
Pastor
Chisholm Baptist Church

1388 South State Highway 205 • Rockwall, Texas • 75032
Church Office: 972-563-0230 • Pastor's Cell: 214-674-8826

**1388 Highway 205
McLendon-Chisholm, Texas
200' Notice Area**



This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data. This map does not represent an on the ground survey.



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 2/10/22

Items Submitted. Check all that Apply:

- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
35*\$150 + 44*\$10 = \$5690
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): Heritage Phase One Current Zoning: PD

No. of Acres: 44.231 No. of Lots: 35 Proposed Zoning: _____

General Location of Property: Pullen Rd and Sinks Rd

Proposed Use for Property: new residential development

Applicant Name: Oak National Development, LLC

Company: Oak National Development, LLC

Address: 5763 S SH 205, #100 City, State, Zip: Rockwall, TX 75032

Phone(s): 888-972-1979 Email: kevinw@alturahomes.com

Owner Name: Oak National Development, LLC

Address: 5763 S SH 205, #100 City, State, Zip: Rockwall, TX 75032

Legal Description of the Property: attached

County Parcel ID: 53879, 53878, 10852, 10851

Other Information: _____

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ ⁵⁶⁹⁰_____ to cover the cost of this application, and an initial deposit of \$ ₀_____ for consulting fees has been paid to the City of McLendon-Chisholm on this ₁₀ day of ^{February}_____, 202₂.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: _____ (Seal)

City Secretary: _____

HERITAGE PHASE ONE

BEING 44.231 ACRES OF LAND LOCATED IN THE WILLIAM FORD SURVEY, ABSTRACT NUMBER 80, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE REGGIE HICKERSON CALLED 13.276 ACRE TRACT AS DESCRIBED IN VOLUME 2006, PAGE 104, DEED RECORDS, ROCKWALL COUNTY, TEXAS (DRRCT), ALL OF THE REGGIE HICKERSON CALLED 15.613 ACRE TRACT AS DESCRIBED IN VOLUME 2006, PAGE 108, DRRCT, AND PART OF THE REGGIE HICKERSON CALLED 36.384 ACRE TRACT DESCRIBED AS TRACT 4 IN VOLUME 2388, PAGE 198, DRRCT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT MAGNETIC NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF SAID 15.613 ACRE TRACT, COMMON TO THE APPROXIMATE CENTERLINE OF PULLEN ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (NO RECORD FOUND);

THENCE SOUTH 45 DEGREES 53 MINUTES 36 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 15.613 ACRE TRACT, PASSING THE WEST CORNER OF LOT 1, BLOCK A, DAN WURST SUBDIVISION NO. 2, AN ADDITION TO THE CITY OF MCLENDON-CHISHOLMN, AS SHOWN ON PLAT RECORDED IN CABINET F, PAGE 6, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AT A DISTANCE OF 29.41 FEET, PASSING THE SOUTH CORNER OF SAID LOT 1, THE EAST CORNER OF SAID 13.613 ACRE TRACT AND THE NORTH CORNER OF SAID 36.384 TRACT AT A DISTANCE 1109.06 FEET, AND CONTINUING ALONG THE NORTHEAST LINE OF SAID 36.384 ACRE TRACT, COMMON TO THE SOUTHWEST LINE THE REGGIE HICKERSON CALLED 25.279 ACRE TRACT DESCRIBED AS TRACT 3 IN VOLUME 2388, PAGE 198, DRRCT, A TOTAL DISTANCE OF A DISTANCE OF 1463.01 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE OVER AND ACROSS SAID 36.384 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 228.94 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 46 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 423.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 500.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) NORTH 46 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 301.04 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET
- 5) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 405.13 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT;

THENCE NORTH 45 DEGREES 52 MINUTES 14 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT, A DISTANCE OF 476.32 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PRECISE LAND SURV" FOUND AT THE WEST CORNER OF SAID 36.384 ACRE TRACT AND THE SOUTH CORNER OF THE ABOVE MENTIONED 13.276 ACRE TRACT;

THENCE NORTH 46 DEGREES 26 MINUTES 34 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 13.276 ACRE TRACT, A DISTANCE OF 1110.00 FEET A MAGNETIC NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 13.276 ACRE TRACT;

THENCE NORTH 44 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 13.276 ACRE TRACT AND SAID 15.613 ACRE TRACT, GENERALLY ALONG SAID CENTERLINE OF PULLEN ROAD, A DISTANCE OF 1144.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.231 ACRES OF LAND, MORE OR LESS.



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 2/10/22

Items Submitted. Check all that Apply:

- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
42*\$150 + 53*\$10 = \$6830
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): Heritage Phase Two Current Zoning: PD

No. of Acres: 53.426 No. of Lots: 42 Proposed Zoning: no change

General Location of Property: Pullen Rd and Sinks Rd

Proposed Use for Property: new residential development

Applicant Name: Oak National Development, LLC

Company: Oak National Development, LLC

Address: 5763 S SH 205, #100 City, State, Zip: Rockwall, TX 75032

Phone(s): 888-972-1979 Email: kevinw@alturahomes.com

Owner Name: Oak National Development, LLC

Address: 5763 S SH 205, #100 City, State, Zip: Rockwall, TX 75032

Legal Description of the Property: attached

County Parcel ID: 10851, 10846

Other Information: _____

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 6830 to cover the cost of this application, and an initial deposit of \$ 0 for consulting fees has been paid to the City of McLendon-Chisholm on this 10 day of February, 2022.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: _____ (Seal)

City Secretary: _____

HERITAGE, PHASE TWO

BEING 53.426 ACRES OF LAND LOCATED IN THE WILLIAM FORD SURVEY, ABSTRACT NUMBER 80, ROCKWALL COUNTY, TEXAS, BEING ALL OF THE REGGIE HICKERSON CALLED 25.279 ACRE TRACT DESCRIBED AS TRACT 3 IN VOLUME 2388, PAGE 198, DRRCT, PART OF THE REGGIE HICKERSON CALLED 36.384 ACRE TRACT DESCRIBED AS TRACT 4 IN VOLUME 2388, PAGE 198, DRRCT, ALL OF THE CHARLES SINKS, II CALLED 0.646 ACRE TRACT AS DESCRIBED IN VOLUME 2458, PAGE 261, DRRCT, PART OF THE CHARLES SINKS II AND SANDRA SINKS CALLED 1.706 ACRE TRACT DESCRIBED AS TRACT TWO IN VOLUME 3414, PAGE 264, DRRCT, PART OF THE REMAINDER OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.375 ACRE TRACT DESCRIBED AS TRACT 3 IN VOLUME 844, PAGE 98, DRRCT, PART OF THE REMAINDER OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.481 ACRE TRACT DESCRIBED AS TRACT 2 IN VOLUME 844, PAGE 280, DRRCT, PART OF THE REMAINDER OF THE CHARLES SINKS AND CHARLES SINKS II CALLED 24.581 ACRE TRACT DESCRIBED AS TRACT 1 IN VOLUME 844, PAGE 280, DRRCT PART OF THE CHARLES SINKS, II CALLED 5.00 ACRE TRACT AS DESCRIBED IN VOLUME 953, PAGE 272, DRRCT AND PART OF SINKS DRIVE, A 50 FT. PRIVATE ROAD EASEMENT ESTATE, DESCRIBED IN DEED RECORDED IN VOLUME 155, PAGE 790, DRRCT, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE NORTH LINE OF SAID SINKS ROAD, COMMON TO THE SOUTH LINE OF SOUTH RIDGE ADDITION, AN ADDITION TO ROCKWALL COUNTY, AS RECORDED IN CABINET E, SLIDE 345, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE SOUTH 45 DEGREES 30 MINUTES 25 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1443.70 FEET TO A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 1.706 ACRE TRACT;

THENCE SOUTH 45 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 1.706 ACRE TRACT AND THE ABOVE-MENTIONED 24.375 ACRE TRACT, A DISTANCE OF 19.18 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE OVER AND ACROSS SAID 1.706 ACRE TRACT, SAID 24.375 ACRE TRACT, SAID 24.481 ACRE TRACT, SAID 24.581 ACRE TRACT AND SAID 5.00 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 362.87 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 45 DEGREES 46 MINUTES 56 SECONDS EAST, A DISTANCE OF 78.84 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 1185.08 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) NORTH 46 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 33.26 FEET; TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET
- 5) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 405.35 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE SOUTHWEST LINE OF SAID 5.00 ACRE TRACT;

THENCE NORTH 45 DEGREES 44 MINUTES 42 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 5.00 ACRE TRACT, A DISTANCE OF 117.44 FEET TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID 5.00 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 0.646 ACRE TRACT;

THENCE NORTH 45 DEGREES 35 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.13 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 0.646 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE ABOVE-MENTIONED 36.384 ACRE TRACT;

THENCE NORTH 46 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT, A DISTANCE OF 732.10 FEET TO A 3/8" IRON ROD FOUND;

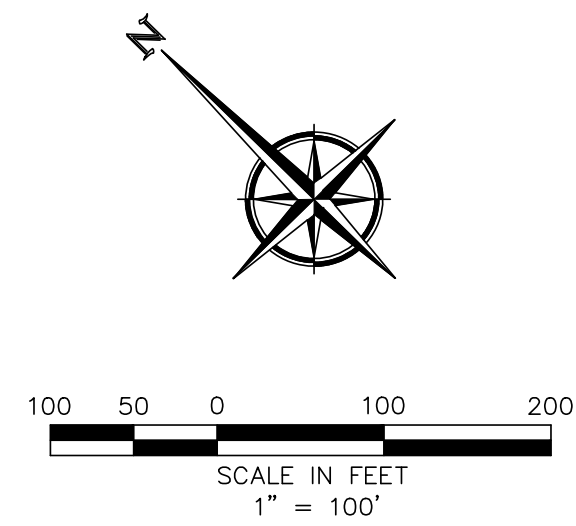
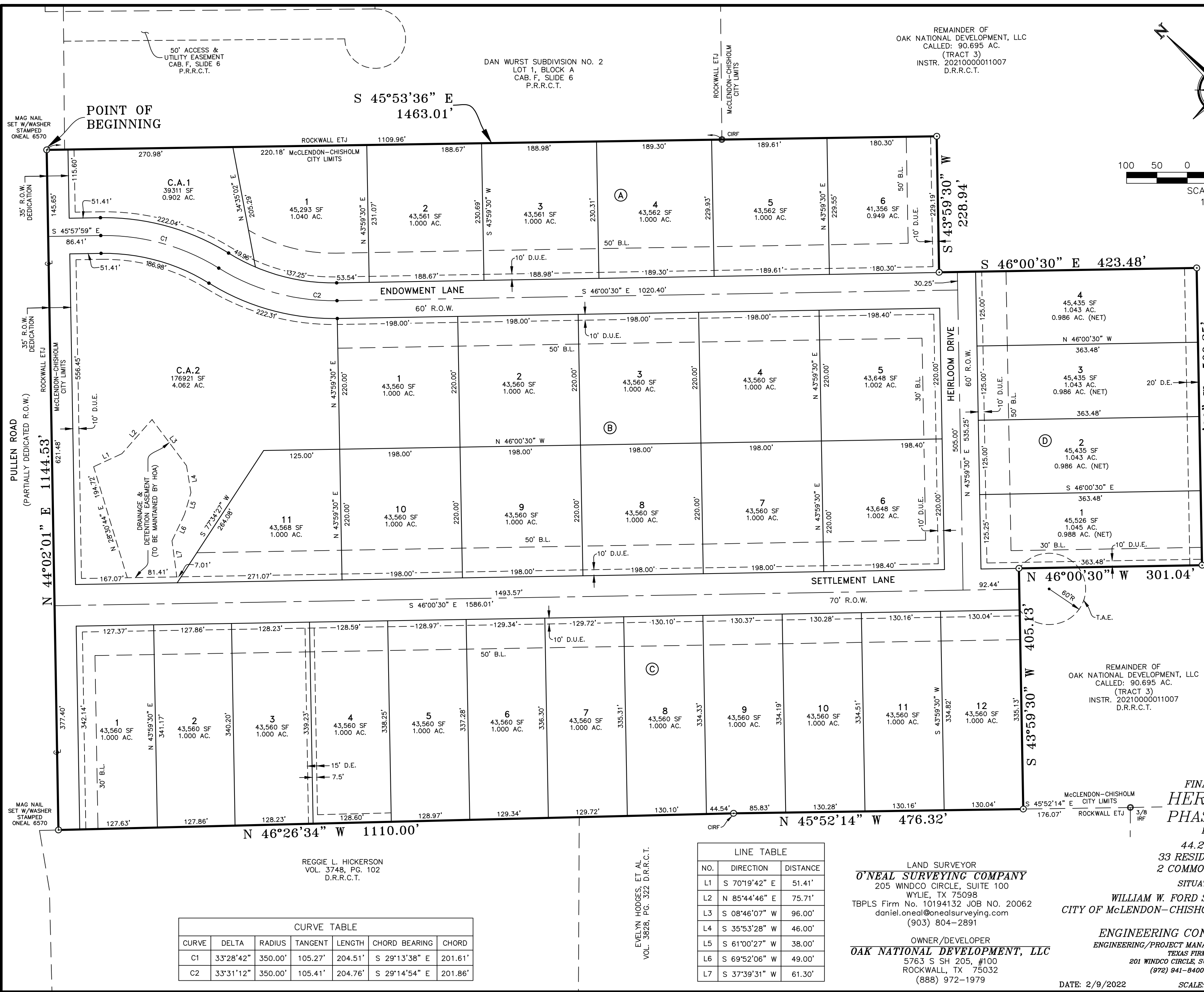
THENCE NORTH 45 DEGREES 52 MINUTES 14 SECONDS WEST, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 36.384 ACRE TRACT, A DISTANCE OF 176.07 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE OVER AND ACROSS SAID 36.384 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 43 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 405.13 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 46 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 301.04 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 3) NORTH 43 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 500.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 4) NORTH 46 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 423.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 5) NORTH 43 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.94 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE COMMON LINE OF SAID 36.384 ACRE TRACT AND SAID 25.279 ACRE TRACT;

THENCE NORTH 45 DEGREES 53 MINUTES 36 SECONDS WEST, ALONG THE COMMON LINE OF SAID 36.384 ACRE TRACT AND SAID 25.279 ACRE TRACT, A DISTANCE OF 353.05 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PRECISE LAND SURV" FOUND AT THE WEST CORNER OF SAID 25.279 ACRE TRACT;

THENCE NORTH 44 DEGREES 27 MINUTES 44 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 25.279 ACRE TRACT, A DISTANCE OF 831.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.426 ACRES OF LAND, MORE OR LESS.



LOT WIDTH TABLE			
BLOCK #	LOT #	BUILDING LINE (FT)	WIDTH AT B.L. (FT)
A	1	50	204.71
	2	50	188.67
	3	50	188.98
	4	50	189.30
	5	50	189.61
B	6	50	180.30
	1	50	198.00
	2	50	198.00
	3	50	198.00
	4	50	198.00
B	5	50	198.40
	6	50	198.40
	7	50	198.00
	8	50	198.00
	9	50	198.00
B	10	50	198.00
	11	50	237.87
C	1	50	127.41
	2	50	127.86
	3	50	128.23
	4	50	128.62
	5	50	128.94
C	6	50	129.34
	7	50	129.72
	8	50	130.10
	9	50	130.37
	10	50	130.28
C	11	50	130.16
	12	50	130.04
D	1	50	125.25
	2	50	125.00
	3	50	125.00
	4	50	125.00

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	33°28'42"	350.00'	105.27'	204.51'	S 29°13'38" E	201.61'
C2	33°31'12"	350.00'	105.41'	204.76'	S 29°14'54" E	201.86'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 70°19'42" E	51.41'
L2	N 85°44'46" E	75.71'
L3	S 08°46'07" W	96.00'
L4	S 35°53'28" W	46.00'
L5	S 61°00'27" W	38.00'
L6	S 69°52'06" W	49.00'
L7	S 37°39'31" W	61.30'

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 20062
daniel.oneal@onealsurveying.com
(903) 804-2891

OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC
5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972-1979

FINAL PLAT
HERITAGE
PHASE ONE
BEING
44.231 ACRES
33 RESIDENTIAL LOTS
2 COMMON AREA LOTS
SITUATED IN THE
WILLIAM W. FORD SURVEY, ABST. NO. 85
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

DATE: 2/9/2022 SCALE: 1"=100' SHEET 1 OF 2

Y:\PROJECTS\08843 Heritage - McLendon-Chisholm\dwg\plots\8843 Final Plat Ph 1.dwg

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, OAK NATIONAL DEVELOPMENT, LLC BEING THE OWNER of 44.231 ACRES OF LAND LOCATED IN THE WILLIAM FORD SURVEY, ABSTRACT NUMBER 80, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THE OAK NATIONAL DEVELOPMENT, LLC CALLED 90.695 ACRE TRACT DESCRIBED AS TRACT 3 IN INSTRUMENT 20210000011007, DEED RECORDS, ROCKWALL COUNTY, TEXAS (DRRCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT MAGNETIC NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE MOST WESTERLY NORTH CORNER OF SAID 90.695 ACRE TRACT, COMMON TO THE APPROXIMATE CENTERLINE OF PULLEN ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (NO RECORD FOUND);

THENCE SOUTH 45 DEGREES 53 MINUTES 36 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 90.695 ACRE TRACT, PASS THE WEST CORNER OF LOT 1, BLOCK A, DAN WURST SUBDIVISION NO. 2, AN ADDITION TO ROCKWALL COUNTY, AS SHOWN ON PLAT RECORDED IN CABINET F, PAGE 6, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AT A DISTANCE OF 29.41 FEET, PASS THE SOUTH CORNER OF SAID LOT 1, AND AN ELL CORNER OF SAID 90.695 ACRE TRACT AT A DISTANCE 1109.96 FEET, AND CONTINUING ACROSS SAID 90.695 ACRE TRACT, A TOTAL DISTANCE OF A DISTANCE OF 1463.01 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE OVER AND ACROSS SAID 90.695 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES:
1) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 228.94 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
2) SOUTH 46 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 423.48 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
3) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 500.25 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
4) NORTH 46 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 301.04 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
5) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 405.13 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE SOUTHWEST LINE OF SAID 90.695 ACRE TRACT COMMON TO THE NORTHEAST LINE OF THE EVELYN HODGES, ET AL TRACT DESCRIBED IN VOLUME 3828, PAGE 322, DRRCT, FROM WHICH A 3/8-INCH IRON ROD FOUND AT THE EAST CORNER OF SAME BEARS SOUTH 43 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 176.07;

THENCE NORTH 45 DEGREES 52 MINUTES 14 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 476.32 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "PRECISE LAND SURV" FOUND;

THENCE NORTH 46 DEGREES 26 MINUTES 34 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE AND THE NORTHEAST LINE OF THE REGGIE L. HICKERSON TRACT DESCRIBED IN VOLUME 3748, PAGE 102, DRRCT, A DISTANCE OF 1110.00 FEET TO A MAGNETIC NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 90.695 ACRE TRACT, SAME BEING IN THE ABOVEMENTIONED APPROXIMATE CENTERLINE OF PULLEN ROAD;

THENCE NORTH 44 DEGREES 02 MINUTES 01 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 90.695 ACRE TRACT, GENERALLY ALONG SAID CENTERLINE OF PULLEN ROAD, A DISTANCE OF 1144.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.231 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL DEVELOPMENT, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the above described property as HERITAGE, PHASE ONE, an addition to the City of McLendon–Chisholm, Texas and do hereby dedicate to the public use forever the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights-of-way as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

This also waives any claim for damages against the City of McLendon–Chisholm occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets to conform to the grades established in the subdivision.

WITNESS MY HAND THIS _____ DAY OF _____, 2022.

For: OAK NATIONAL DEVELOPMENT, LLC

By: Kevin Webb, Vice-President of Land

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR’S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

THAT, I Daniel Chase O’Neal, do hereby certify that this plat was prepared under my supervision from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the development code of the City of McLendon–Chisholm, Texas.



DANIEL CHASE O’NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O’Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

APPROVAL CERTIFICATE

Reviewed for Final Approval:

Chairperson Date
Planning & Zoning Commission

Approved for Preparation of Final Plat:

Mayor Date

Attest:

City Secretary Date

"APPROVED"

Mayor, City of McLendon–Chisholm, Texas Date

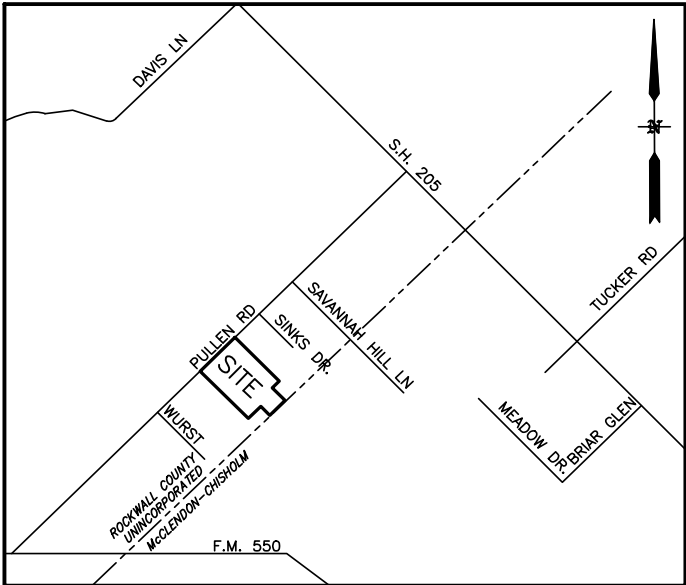
ACKNOWLEDGED:

This approval shall be invalid unless approved Final Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

WITNESS MY HAND THIS _____ DAY OF _____, A.D. 2022.

CITY SECRETARY
CITY OF McLENDON–CHISHOLM, TEXAS

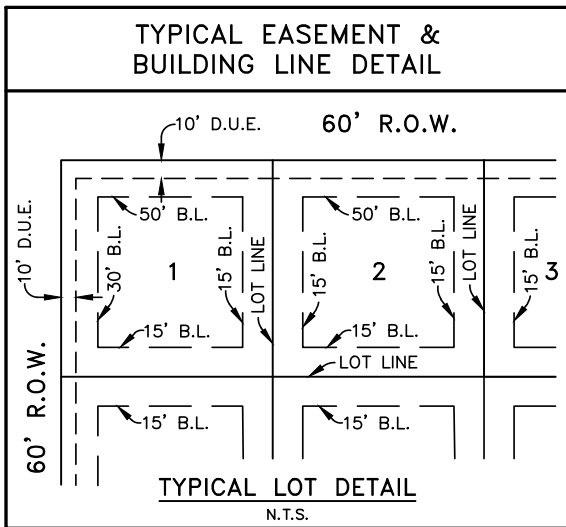
LEGEND	
CIRS	1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET
CIRF	1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE LAND SURV" FOUND
IRF	IRON ROD FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
T.A.E.	TEMPORARY ACCESS EASEMENT
C.A.	COMMON AREA LOT
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT



VICINITY MAP
N.T.S.

NOTES:

- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
- A 1/2" iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
- Concrete monuments eight (8) inches in diameter and fifteen (15) inches long shall be placed at reasonable intervals at all corners of the boundary lines of a subdivision. The exact intersection point on the monument shall be marked by a reinforcing bar one-half (½) inch in diameter and twelve (12) inches long embedded in the concrete monument. Intermediate property comers, curve points and angle points shall be marked with a piece of one-half (1/2) inch round reinforcing rod driven flush with the finished ground level or lower if necessary in order to keep same from being disturbed.
- By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area inundated by 100–year flood, it lies within Zone "X" (Area of Minimal Flood Hazard) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0110L, dated September 25, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- Minimum side yard setbacks are 15' and minimum rear yard setbacks are 15' unless otherwise shown.
- The Common Area Lots will be owned and maintained by the Homeowners Association.



FINAL PLAT
HERITAGE
PHASE ONE
BEING

44.231 ACRES
33 RESIDENTIAL LOTS
2 COMMON AREA LOTS

SITUATED IN THE
WILLIAM W. FORD SURVEY, ABST. NO. 85
CITY OF McLENDON–CHISHOLM, ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941–8400 FAX (972) 941–8401

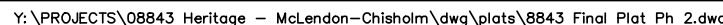
LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBPLS Firm No. 10194132 JOB NO. 20062
daniel.oneal@onealsurveying.com
(903) 804–2891
OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC
5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972–1979

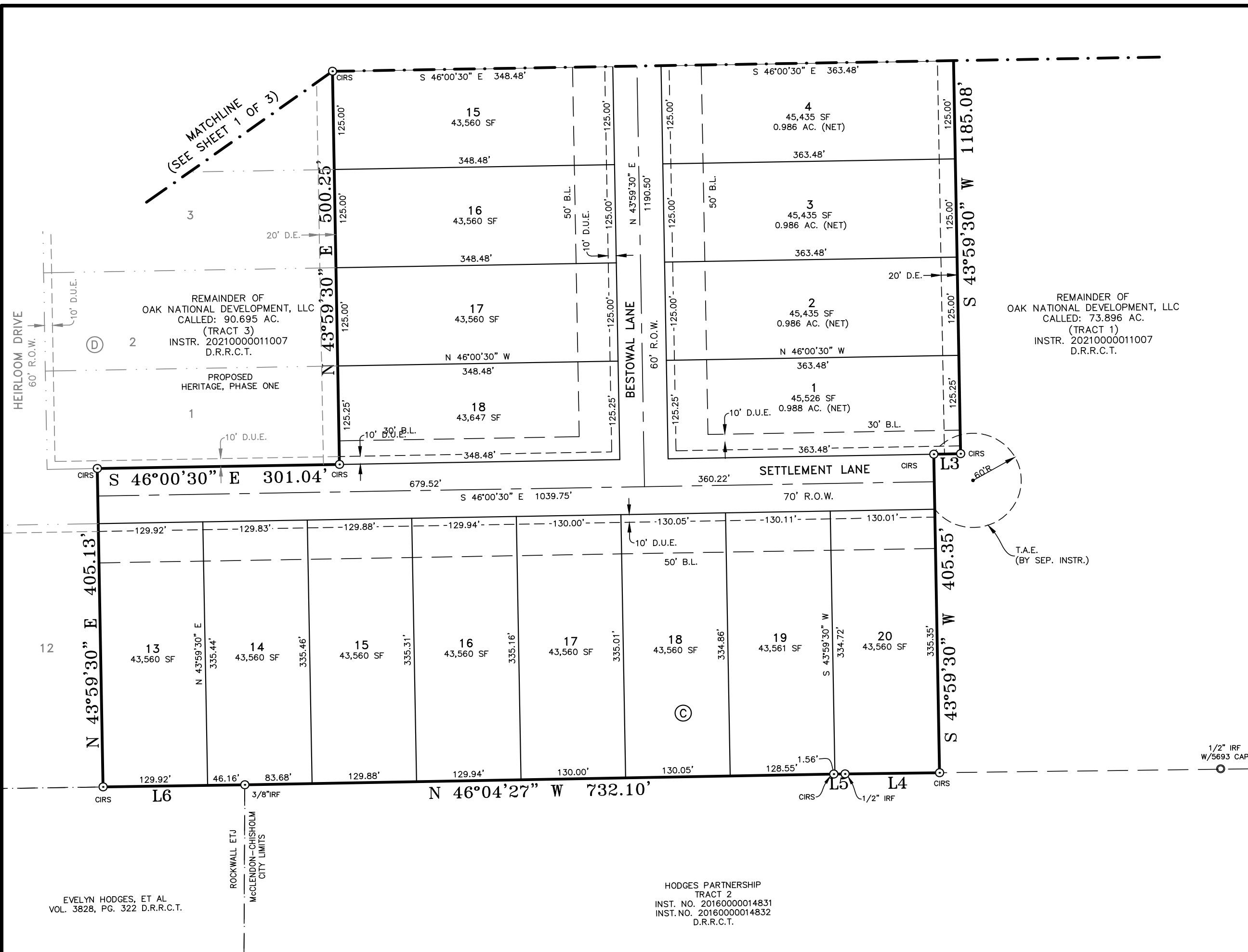
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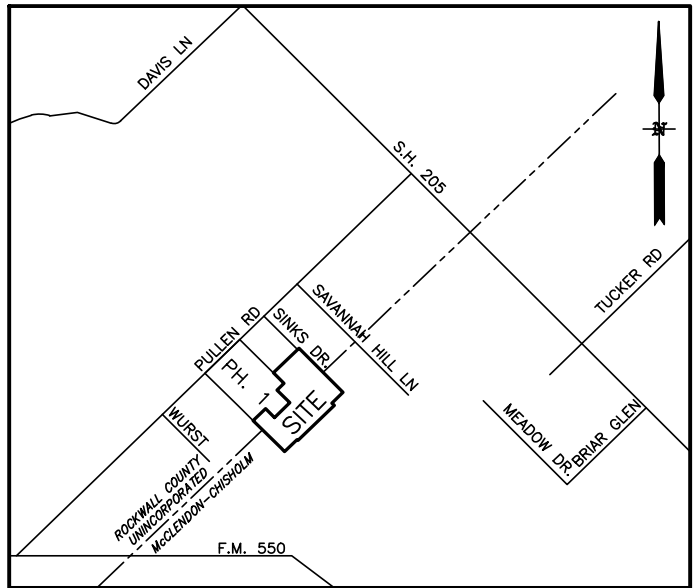
SHEET 2 OF 2

Y:\PROJECTS\08843 Heritage - McLendon-Chisholm\dwg\plots\8843 Final Plat Ph 1.dwg

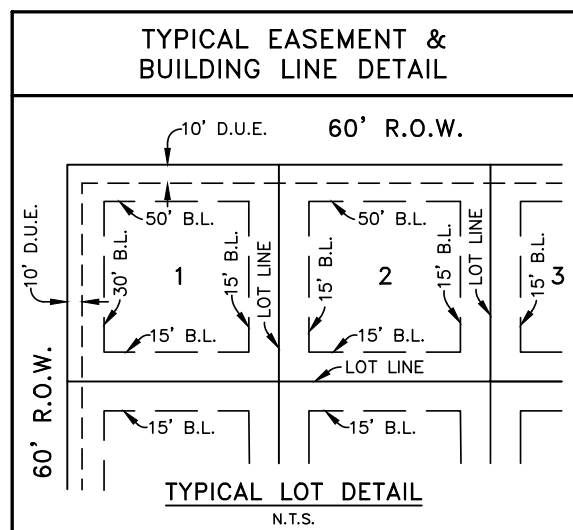




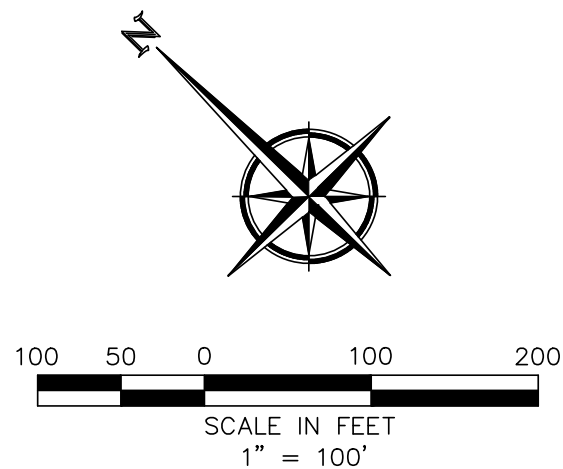
LOT WIDTH TABLE			
BLOCK	LOT	BUILDING LINE (FT)	WIDTH AT B.L. (FT)
A	7	50	125.60
A	8	50	125.00
A	9	50	131.54
A	10	50	124.19
A	11	50	125.81
A	12	50	186.01
A	13	50	176.73
A	14	50	177.47
A	15	50	178.22
A	16	50	178.99
A	17	50	179.78
C	13	50	129.92
C	14	50	129.83
C	15	50	129.88
C	16	50	129.94
C	17	50	130.00
C	18	50	130.05
C	19	50	130.11
C	20	50	130.01
D	5	50	125.00
D	6	50	125.00
D	7	50	125.00
D	8	50	125.00
D	9	50	125.25
D	10	50	125.25
D	11	50	125.00
D	12	50	125.00
D	13	50	125.00
D	14	50	125.00
D	15	50	125.00
D	16	50	125.00
D	17	50	125.00
D	18	50	125.25
E	1	50	125.25
E	2	50	125.00
E	3	50	125.00
E	4	50	125.00
E	5	50	125.00
E	6	50	125.00
E	7	50	125.00
E	8	50	125.00
E	9	50	125.25



LEGEND	
CIRS	1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET
CIRF	1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE LAND SURV" FOUND
IRF	IRON ROD FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
T.A.E.	TEMPORARY ACCESS EASEMENT
C.A.	COMMON AREA LOT
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°42'10" E	19.18'
L2	S 45°46'56" E	78.84'
L3	N 46°00'30" W	33.26'
L4	N 45°44'42" W	117.44'
L5	N 45°37'22" W	14.13'
L6	N 45°52'14" W	176.07'
L7	N 01°00'30" W	4.18'
L8	S 45°28'50" E	40.00'
L9	N 45°30'25" W	40.00'
L10	S 44°27'44" W	91.82'



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OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC
5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972-1979

FINAL PLAT
**HERITAGE
PHASE TWO
BEING**
53.426 ACRES
42 RESIDENTIAL LOTS
SITUATED IN THE
WILLIAM W. FORD SURVEY, ABST. NO. 85
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

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SCALE: 1"=100'
SHEET 2 OF 3

Y:\PROJECTS\08843 Heritage - McLendon-Chisholm\dwg\plate\8843 Final Plat Ph 2.dwg

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER’S CERTIFICATE AND DEDICATION

WHEREAS, OAK NATIONAL DEVELOPMENT, LLC BEING THE OWNER OF 53.426 ACRES OF LAND LOCATED IN THE WILLIAM FORD SURVEY, ABSTRACT NUMBER 80, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF THE OAK NATIONAL DEVELOPMENT, LLC CALLED 73.896 ACRE TRACT DESCRIBED AS TRACT 1 IN INSTRUMENT 20210000011007, DEED RECORDS, ROCKWALL COUNTY, TEXAS (DRRCT), A PORTION OF THE OAK NATIONAL DEVELOPMENT, LLC CALLED 2.939 ACRE TRACT DESCRIBED AS TRACT 2 IN INSTRUMENT 20210000011007, DRRCT AND A PORTION OF THE OAK NATIONAL DEVELOPMENT, LLC CALLED 90.695 ACRE TRACT DESCRIBED AS TRACT 3 IN INSTRUMENT 20210000011007, DRRCT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET IN THE NORTHEAST LINE OF THE ABOVE–MENTIONED 2.939 ACRE TRACT, COMMON TO THE SOUTHWEST LINE OF SOUTH RIDGE ADDITION, AN ADDITION TO ROCKWALL COUNTY, AS RECORDED IN CABINET E, SLIDE 345, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (PRRCT);

THENCE SOUTH 45 DEGREES 30 MINUTES 25 SECONDS EAST, ALONG SAID COMMON LINE, A DISTANCE OF 1443.70 FEET TO A 1/2–INCH IRON ROD FOUND AT THE EAST CORNER OF SAID 2.939 ACRE TRACT AND THE SOUTH CORNER OF SAID SOUTH RIDGE ADDITION, SAME BEING THE NORTH CORNER OF SAID 73.896 ACRE TRACT AND THE WEST CORNER OF THE PRAIRIE HILLS LLC 24.388 ACRE TRACT, DESCRIBED IN INSTRUMENT 20210000029710, DRRCT;

THENCE SOUTH 45 DEGREES 42 MINUTES 10 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID 73.896 ACRE TRACT AND THE ABOVE–MENTIONED 24.388 ACRE TRACT, A DISTANCE OF 19.18 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;

THENCE OVER AND ACROSS SAID 173.896 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 362.87 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 2) SOUTH 45 DEGREES 46 MINUTES 56 SECONDS EAST, A DISTANCE OF 78.84 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 3) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 1185.08 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 4) NORTH 46 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 33.26 FEET; TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET
- 5) SOUTH 43 DEGREES 59 MINUTES 30 SECONDS WEST, A DISTANCE OF 405.35 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET IN THE SOUTHWEST LINE OF SAID 73.896 ACRE TRACT, COMMON TO THE NORTHEAST LINE OF THE HODGES PARTNERSHIP TRACT DESCRIBED AS TRACT 23 IN INSTRUMENT 20160000014831 AND 20160000014832, DRRCT;

THENCE NORTH 45 DEGREES 44 MINUTES 42 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 117.44 FEET TO A 1/2–INCH IRON ROD FOUND;

THENCE NORTH 45 DEGREES 35 MINUTES 41 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 14.13 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET AT THE WEST CORNER OF SAID 73.896 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE ABOVE–MENTIONED 90.695 ACRE TRACT;

THENCE NORTH 46 DEGREES 04 MINUTES 27 SECONDS WEST, ALONG THE COMMON LINE OF SAID HODGES PARTNERSHIP TRACT AND SAID 90.695 ACRE TRACT, A DISTANCE OF 732.10 FEET TO A 3/8–INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID HODGES PARTNERSHIP TRACT, SAME BEING THE EAST CORNER OF THE REGGIE L. HICKERSON TRACT DESCRIBED IN VOLUME 3748, PAGE 102, DRRCT,;

THENCE NORTH 45 DEGREES 52 MINUTES 14 SECONDS WEST, ALONG THE COMMON LINE OF SAID EVELYN HODGES TRACT AND SAID 90.695 ACRE TRACT, A DISTANCE OF 176.07 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;

THENCE OVER AND ACROSS SAID 90.695 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) NORTH 43 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 405.13 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 2) SOUTH 46 DEGREES 00 MINUTES 30 SECONDS EAST, A DISTANCE OF 301.04 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 3) NORTH 43 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 500.25 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 4) NORTH 46 DEGREES 00 MINUTES 30 SECONDS WEST, A DISTANCE OF 423.48 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 5) NORTH 43 DEGREES 59 MINUTES 30 SECONDS EAST, A DISTANCE OF 228.94 FEET TO A 1/2–INCH IRON ROD WITH RED CAP STAMPED “ONEAL 6570” SET;
- 6) NORTH 45 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 353.05 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED “PRECISE LAND SURV” FOUND AT AN ELL CORNER OF SAID 90.695 ACRE TRACT SAME BEING THE SOUTH CORNER OF LOT 1, BLOCK A, DAN WURST SUBDIVISION NO. 2, AN ADDITION TO ROCKWALL COUNTY, AS SHOWN ON PLAT RECORDED IN CABINET F, PAGE 6, PLAT RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE NORTH 44 DEGREES 27 MINUTES 44 SECONDS EAST, ALONG THE NORTHWEST LINE OF SAID 90.695 ACRE TRACT AND THE SOUTHEAST LINES OF SAID DAN WURST SUBDIVISION, THE SIX ARROWS REVOCABLE LIVING TRUST CALLED 9.74 ACRE TRACT DESCRIBED IN INSTRUMENT NO. 20210000004821. DRRCT AND SAID 2.939 ACRE TRACT, A DISTANCE OF 831.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.426 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, OAK NATIONAL DEVELOPMENT, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the above described property as HERITAGE, PHASE TWO, on addition to the City of McLendon–Chisholm, Texas and do hereby dedicate to the public use forever the easements and rights–of–way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights–of–way as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

This also waives any claim for damages against the City of McLendon–Chisholm occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets to conform to the grades established in the subdivision.

WITNESS MY HAND THIS ____ DAY OF _____, 2022.

For: OAK NATIONAL DEVELOPMENT, LLC

By: _____
Kevin Webb, Vice–President of Land

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

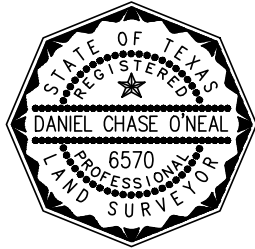
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR’S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

THAT, I Daniel Chase O’Neal, do hereby certify that this plat was prepared under my supervision from an actual survey of the land and that the corner monuments shown hereon were properly placed under my supervision, in accordance with the development code of the City of McLendon–Chisholm, Texas.



DANIEL CHASE O’NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this date personally appeared Daniel Chase O’Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

APPROVAL CERTIFICATE

Reviewed for Final Approval:

Chairperson
Planning & Zoning Commission

Date

Approved for Preparation of Final Plat:

Mayor

Date

Attest:

City Secretary

Date

“APPROVED”

Mayor, City of McLendon–Chisholm, Texas

Date

ACKNOWLEDGED:

This approval shall be invalid unless approved Final Plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval.

WITNESS MY HAND THIS ____ DAY OF _____, A.D. 2022.

CITY SECRETARY
CITY OF McLENDON–CHISHOLM, TEXAS

NOTES:

1. Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83–NCF).
2. A 1/2” iron rod with red cap stamped “ONEAL 6570” will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
3. Concrete monuments eight (8) inches in diameter and fifteen (15) inches long shall be placed at reasonable intervals at all comers of the boundary lines of a subdivision. The exact intersection point on the monument shall be marked by a reinforcing bar one–half (½) inch in diameter and twelve (12) inches long embedded in the concrete monument. Intermediate property comers, curve points and angle points shall be marked with a piece of one–half (1/2) inch round reinforcing rod driven flush with the finished ground level or lower if necessary in order to keep same from being disturbed.
4. By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area inundated by 100–year flood, it lies within Zone “X” (Area of Minimal Flood Hazard) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0110L, dated September 25, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man–made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
5. Minimum side yard setbacks are 15’ and minimum rear yard setbacks are 15’ unless otherwise shown.
6. The Common Area Lots will be owned and maintained by the Homeowners Association.

FINAL PLAT
HERITAGE
PHASE TWO
BEING

53.426 ACRES
42 RESIDENTIAL LOTS

SITUATED IN THE
WILLIAM W. FORD SURVEY, ABST. NO. 85
CITY OF McLENDON–CHISHOLM, ROCKWALL COUNTY, TEXAS

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OWNER/DEVELOPER
OAK NATIONAL DEVELOPMENT, LLC

5763 S SH 205, #100
ROCKWALL, TX 75032
(888) 972–1979

DATE: 2/9/2022

SCALE: 1”=100’

SHEET 3 OF 3

Y:\PROJECTS\08843 Heritage – McLendon–Chisholm\dwg\plate\8843 Final Plat Ph 2.dwg



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: February 18, 2022

APPLICANT: Oak National Development, LLC
[Same as owner]

LOCATION: Pullen Road, southwest of Sinks Road and including a portion of Sinks Road.

CITY COUNCIL HEARING DATE: February 23, 2022

REQUEST:

The applicant is requesting approval of a final plat for two phases of a multi-phased development. Phase 1 is a 44.231 acre portion of an 166.256 acre tract of land located on Pullen Road. Phase 1 includes 35 residential lots and two community area lots. Phase 2 is a 53.426 acre tract of land including 42 residential lots.

PROPERTY OWNER: Oak National Development, LLC
5763 S. SH 205
Suite 100
Rockwall, Texas 75032

REPRESENTATIVE: Ryan Joyce

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval subject to the following conditions:

1. An escrow account for the maintenance of Pullen Road is established in accordance with the following section of the City's Subdivision Ordinance: "(d) Maintenance bond. The owner/subdivider shall furnish a good and sufficient maintenance bond in an amount not to exceed ten percent of the total cost of all street and alley construction within the subdivision with a reputable and solvent corporate surety, in favor of the city, to indemnify the city or association of homeowners or property owners against any repairs which may become necessary to any part of the construction work performed in connection with the subdivision arising from defective workmanship or materials used therein, for a full period of two years from the date of final acceptance of the entire project. Final acceptance will be withheld until said maintenance bond is furnished to the city."
2. The applicant provides written documentation from RCH Water Supply and from the City of Rockwall that water service will be provided for the subdivision that includes potable water for

each lot in the subdivision and provides for required fire flow throughout the subdivision prior to the issuance of a certificate of occupancy for any structure on the property.

3. A street lighting plan is to be provided to the City in accordance with Subdivision Ordinance design requirements: **"Section 5. Street lighting**

Developer shall be required to provide streetlights in all new subdivisions. Lights will be the equivalent of 175-watt mercury vapor streetlights located at entrances, intersections and cul-de-sac with exceptions to be approved by the city council. All collector and thoroughfare, or commercial streets, shall have high-pressure sodium vapor fixtures with wattage of 250 to 400 watts as directed by the city. In some instances, greater wattage may be required by the city. The city reserves the right to inspect the street lighting construction. Initial cost of installation and cost of operation and maintenance shall be paid to the local utility company. Maintenance and operation costs shall be the responsibility of the applicable homeowner's association. The regulations, bylaws and requirements of the association shall contain and impose this requirement.

STAFF RECOMMENDATION: Approval of both phases 1 and 2.

BACKGROUND INFORMATION:

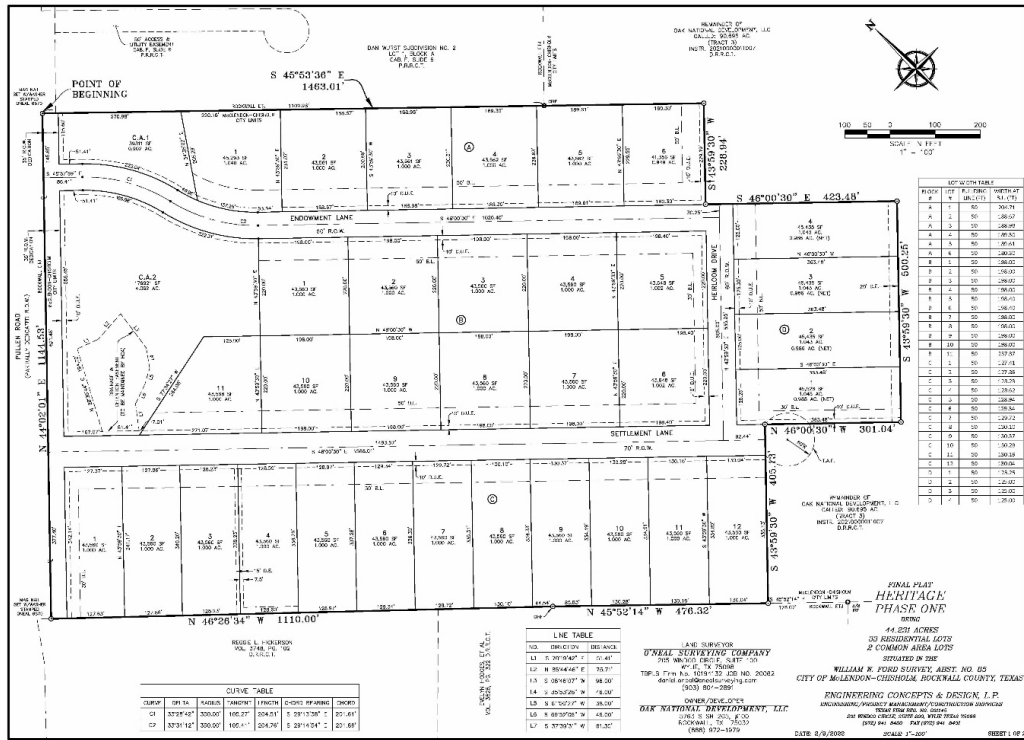
These two phases conform to approved concept plan and the approved preliminary plat [attached to this report]. And the proposed lots conform to the requirements of the Zoning Ordinance.

Zoning Ordinance review, section 3 requires a development plan approval for each and every phase of the development, these two phases satisfy that requirement.

The approved preliminary plat provided for the development to occur in three phases: Phase 1 containing: 33 residential lots, two Common Area lots and 44.427 acres of land. Phase 2 contains: 42 residential lots and 53.269 acres of land. Phase 3 contains: 54 residential lots, two Common Area lots, and 68.802 acres of land. Phase 1 final plat shows a total of 35 residential lots but is still in general compliance with the Concept Plan and the approved preliminary plat.

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PHASE 1 final plat [page 1]



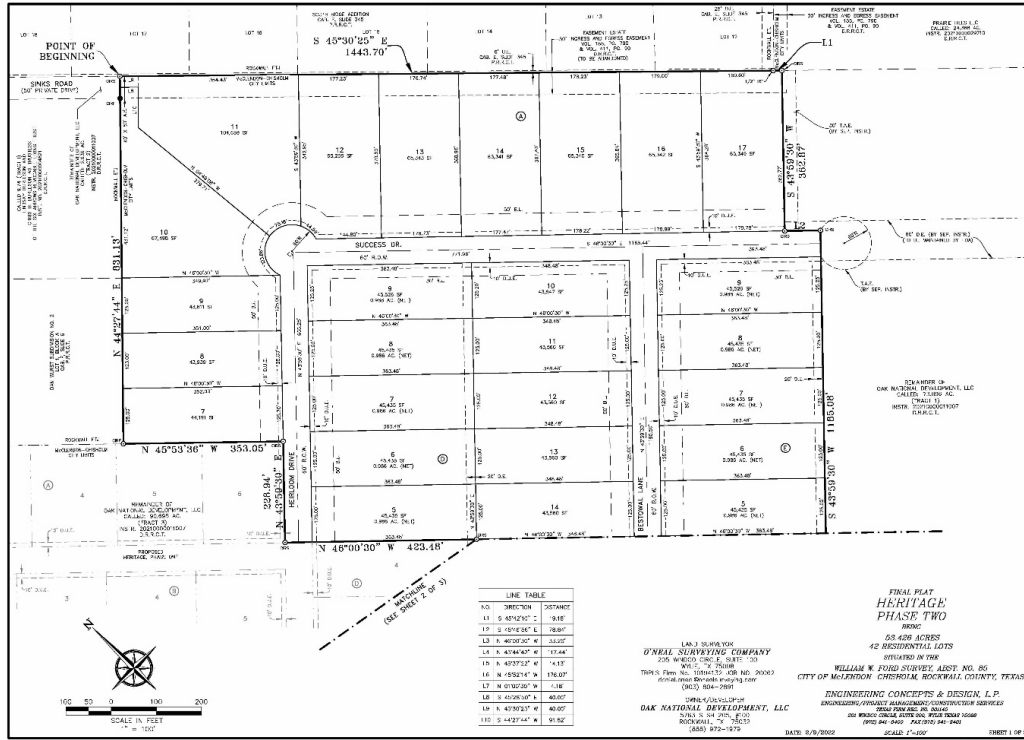
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PHASE 1 final plat [page 2]

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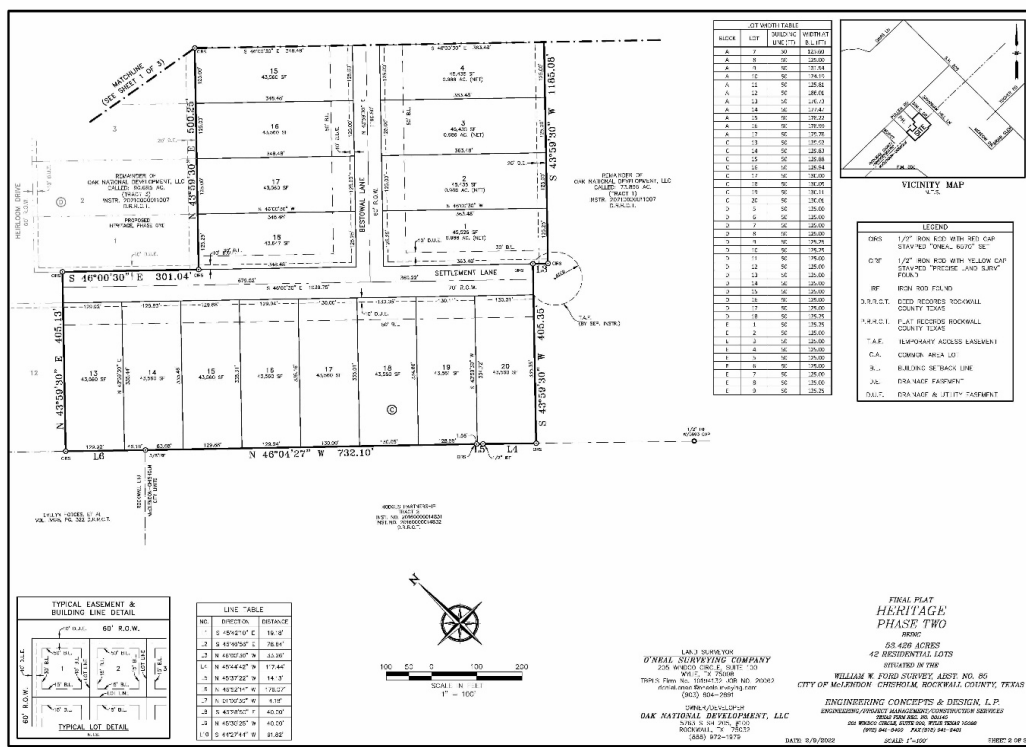
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Phase 2 Final Plat [Page 1]



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Phase 2 Final Plat [Page 2]



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Phase 2 Final Plat [Page 3]

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PLAT MAP

CITY OF DALLAS, TEXAS

LEGAL DESCRIPTION

Block 1, Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767,

Page 106 of 132

Rockwall CAD aerial with overall properties outlined in red.



Zoning

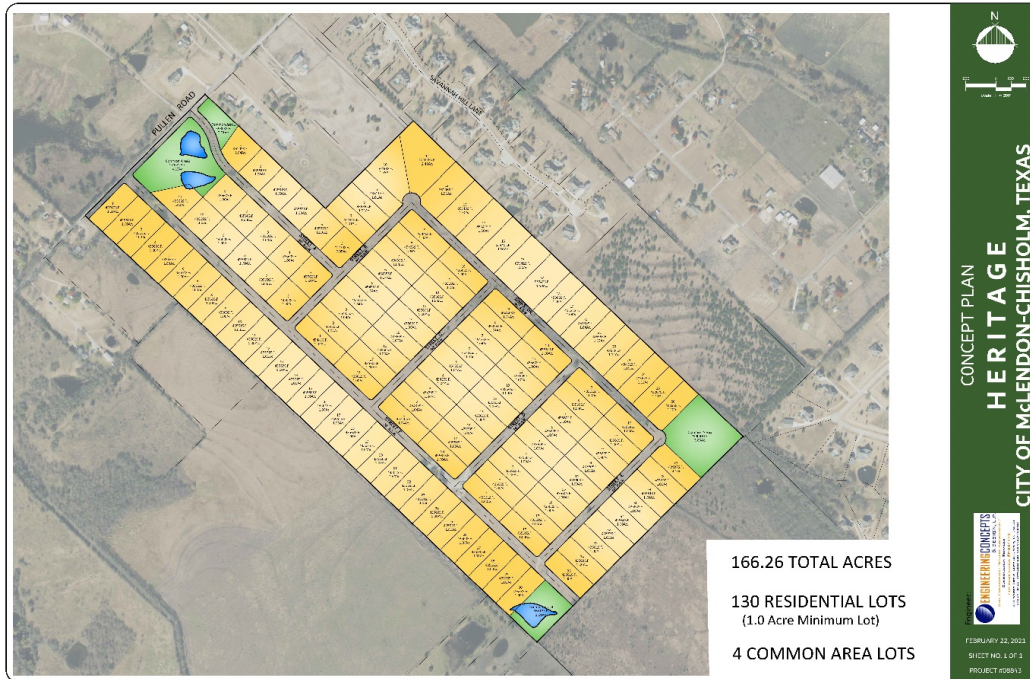
The zoning district for the subject property is a planned development district [the development standards are included at the end of this report].

The zoning district for this subdivision requires minimum lot sizes of one-acre of land. All of the residential lots in the proposed subdivision conform to the minimum lot size.

The requested preliminary plat contains one less lot than the approved "Concept Plan". The zoning district requires that the subdivision conform to the approved concept plan. The proposed preliminary plat does conform to the approved concept plan.

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CONCEPT PLAN



Thoroughfares/streets:

Pullen Road is shown as a two-lane undivided collector roadway. Sinks Road is shown as a future two-lane undivided collector connecting Pullen Road to Klutts Road. When the planned development district was approved by the City Council, the agreement was made to relocate the two-lane collector from the Sinks Road location to the southwestern street in the subdivision and to amend the Thoroughfare Plan when the Comprehensive Plan update is considered.

The required right of way for a two-lane undivided collector is 70 feet. The Pullen/Klutts collector is shown as 70 feet of right of way. The remaining local streets within the proposed subdivision are 60 feet of right of way.

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Planned Development District Standards

EXHIBIT B

HERITAGE SUBDIVISION

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 164.50 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 130 single-family residential lots with a minimum lot size of one acre of land and four community owned common area lots. This development is approximately 164.50 acres of land generally located near the intersection of Pullen Road and Sinks Road.

2. Special Provisions

This Exhibit includes the PD Development Standards and the Concept Plan both of which are included and made a part of the ordinance adopting the Planned Development District.

- a. Minor amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:
 - i. Does not increase density;
 - ii. Does not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lot.

Requests to amend the PD or the Concept or Development Plans that fail to satisfy the standards of i. ii. Above shall be considered as a change in zoning and shall be required to satisfy the requirements of an original request for a change in zoning.

- b. Minor amendments amendment to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.
- c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

Prior to development of any portion of this planned development district, the City Council shall consider a development plan upon recommendation from the Planning and Zoning Commission. Any development plan shall conform to the Concept Plan that has been approved and made a part of this ordinance.

This development may be constructed in phases. However, if constructed in phases, each phase shall have a development plan reviewed and recommended by the Planning and Zoning Commission and reviewed and approved by the City Council prior to any construction in that phase.

4. Development Standards

Lot layout shall conform to the Concept Plan that has been adopted and is part of this ordinance.

- a. This is a single-family zoning district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.

Front yard	50 feet
Side yard	10 feet
Rear yard	20 feet

Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.

- e. Lot width. Minimum lot width is 120 feet.

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line as measured from the right of way line of the cul-de-sac or eyebrow along both property side lot lines. Corner lots may have the 10-foot side yard adjacent to the side street.

- f. Minimum Lot depth. 215 feet.
- g. Minimum Dwelling size. 2,300 square feet [airconditioned space].
- h. Maximum Lot coverage. 20 percent.
- i. Maximum Height. 36 feet.
- j. Off-street parking. Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures. Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.

Streets shall conform to the requirements of the subdivision regulations of the City of McLendon-Chisholm unless otherwise amended herein.



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 11/31/22

Items Submitted. Check all that Apply:

- ☒ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Digital Copy of Submitted Plat/Plan (required)
- ☒ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): Lake Point Shopping Center Current Zoning: _____

No. of Acres: 2.5 No. of Lots: 1 Proposed Zoning: _____

General Location of Property: 10689 Hwy 265 Rockwall, TX

Proposed Use for Property: GO

Applicant Name: Amir Lakhani

Company: Anna & Ashish Investment Inc

Address: 4440 Sawkeruk Ln City, State, Zip: Cornelltown TX 75010

Phone(s): 409-225-0076 Email: _____

Owner Name: Amir Lakhani

Address: 4440 Sawkeruk Ln City, State, Zip: Cornelltown TX 75010

Legal Description of the Property: Tract 4, Block B Prairie Hill Estates

County Parcel ID: 0 20954

Other Information: _____

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

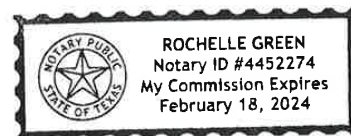
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$205.00 to cover the cost of this application, and an initial deposit of \$3000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 31 day of January, 2022.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: [Signature]

(Seal)

City Secretary: [Signature]



Page 2 of 2

Plat Application Revised 01/28/2020



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: February 18, 2022

APPLICANT: Amir Lakhani
4440 Saukenuk Lane
Carrollton, Texas 75010

LOCATION: 10689 SH 205, Rockwall County, McLendon-Chisholm ETJ

CITY COUNCIL HEARING DATE: February 23, 2022

This item is a ministerial function. The City Council has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a preliminary plat for a two and one-half acre tract of land located at 10689 SH 205, within the extra territorial jurisdiction of McLendon-Chisholm, Rockwall County, Texas. The site is located at the southeast corner of the intersection of SH 205 and FM 548.

PROPERTY OWNER: Amir Lakhani
4440 Saukenuk Lane
Carrollton, Texas 75010

REPRESENTATIVE: Amir Lakhani

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval subject to the following conditions:

1. Cross Access easement shall be provided for adjacent properties on both street frontages.
[Comprehensive Plan]
2. Engineering documentation shall provide the engineer's address, license number and/or company registration number. [Oak Point Subdivision Regulations]
3. Approval from TXDOT for driveway locations prior to consideration by the City Council. [Texas Department of Transportation requirement]
4. Designated detention or necessary engineering to eliminate the requirement for on-site detention. [Section 10.02.010 Drainage Requirements]
5. Written documentation signifying that the water provider for the subject property has agreed to provide the potable water requirements for the property along with supporting documentation that required fire flow will be available for the development.

STAFF RECOMMENDATION: Approval with conditions

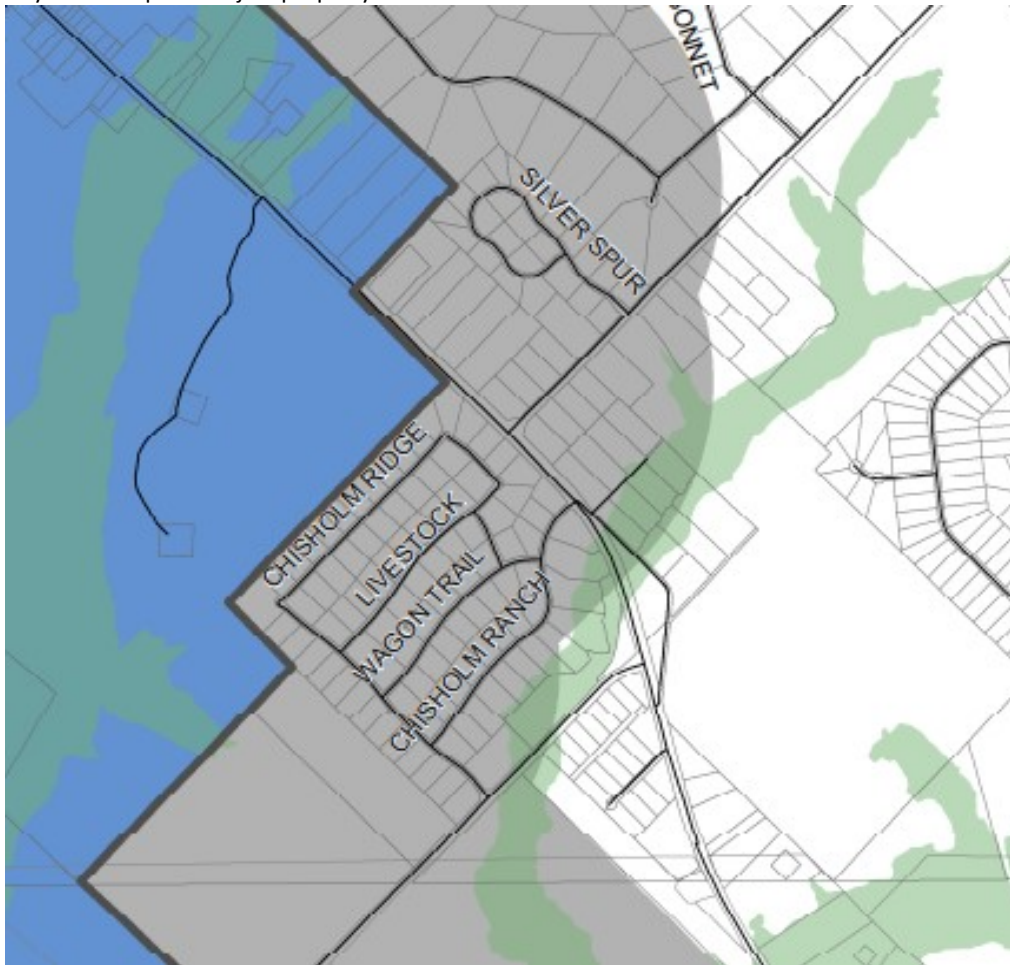
- Conditions:
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 3. Approval from TXDOT for driveway locations prior to consideration by the City Council. [Texas Department of Transportation requirement]
 4. Designated detention or necessary engineering to eliminate the requirement for on-site detention. [Section 10.02.010 Drainage Requirements]
 5. Written documentation signifying that the water provider for the subject property has agreed to provide the potable water requirements for the property along with supporting documentation that required fire flow will be available for the development.

BACKGROUND INFORMATION:

The subject property is a 2.78 acre tract of land located at the southeast corner of the intersection of SH 205 and FM 548. [Rockwall CAD calls it a 2.78 acre tract of land and the preliminary plat calls it 2.78] acres]. The Rockwall CAD Property Identification number is 20955. The City has a one-half mile extra territorial jurisdiction from the existing City Limits. The gray area on the attached city limits map is the ETJ and shows the intersection of SH 205 and FM 548.

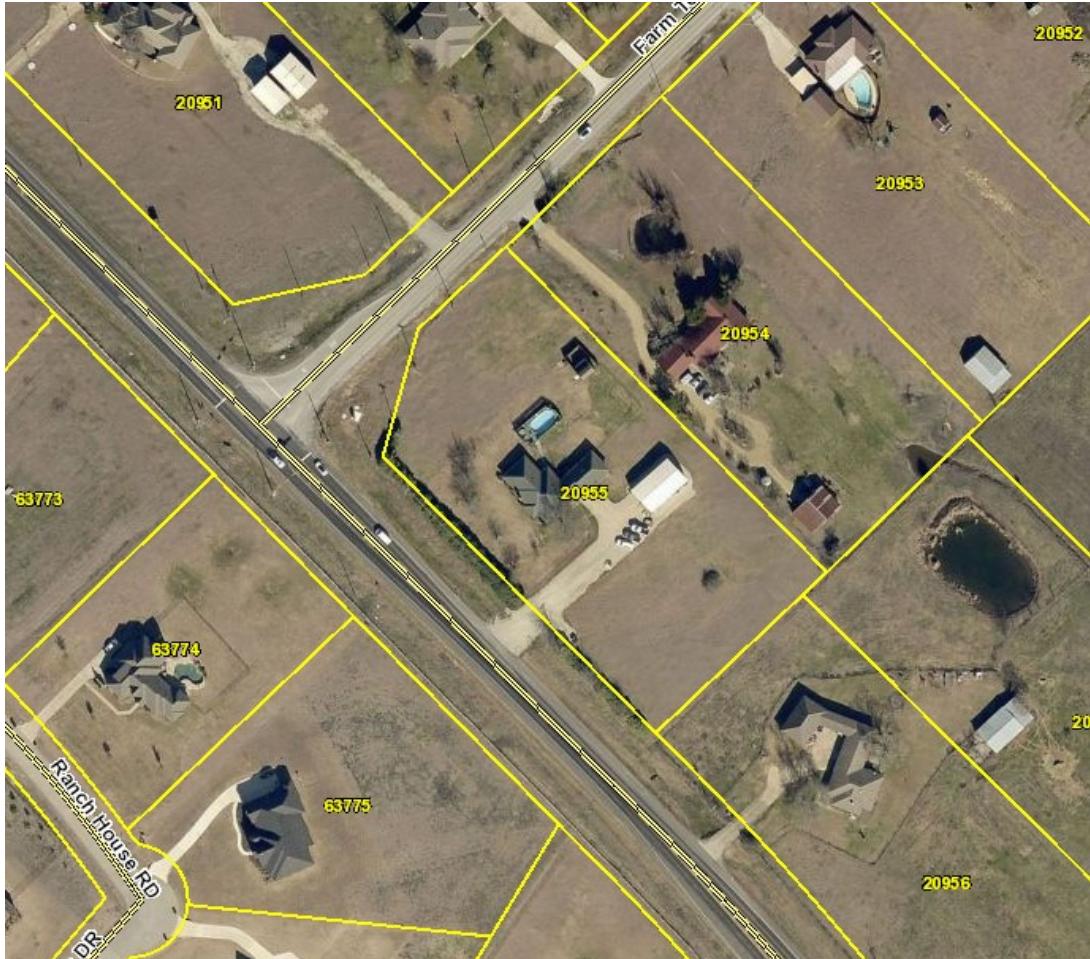
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City limits map for subject property



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Rockwall CAD aerial



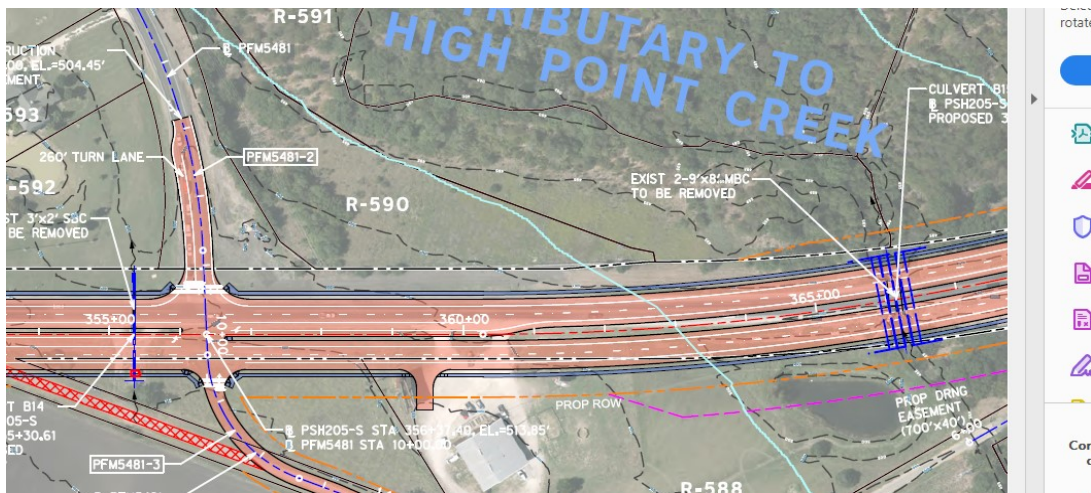
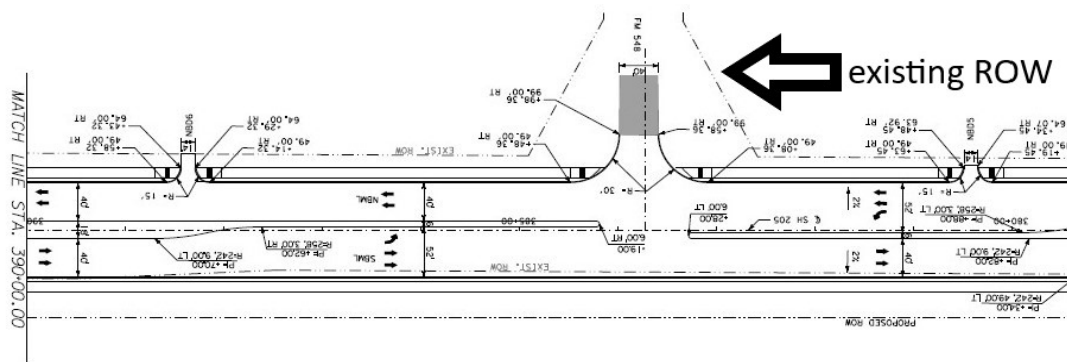
The City of McLendon-Chisholm does not have any regulatory authority regarding land use in our ETJ, only platting and fire code. However, the applicant has provided a proposed site plan and I have included in this report for your review. The site plan is also included in the preliminary plat.

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Based upon the Texas Department of Transportation schematic for the future improvement of the intersection of SH 205 and FM 548 [the two exhibits that follow are from the TXDOT schematic for the future improvement of SH 205 and FM 549 intersection] there exists sufficient right of way adjacent to the subject property for all of the proposed improvements including a planned right turn and deceleration lane for northbound SH 205 to eastbound FM 548.

Texas Department of Transportation right of way requirements at the intersection of SH 205 and FM 548.

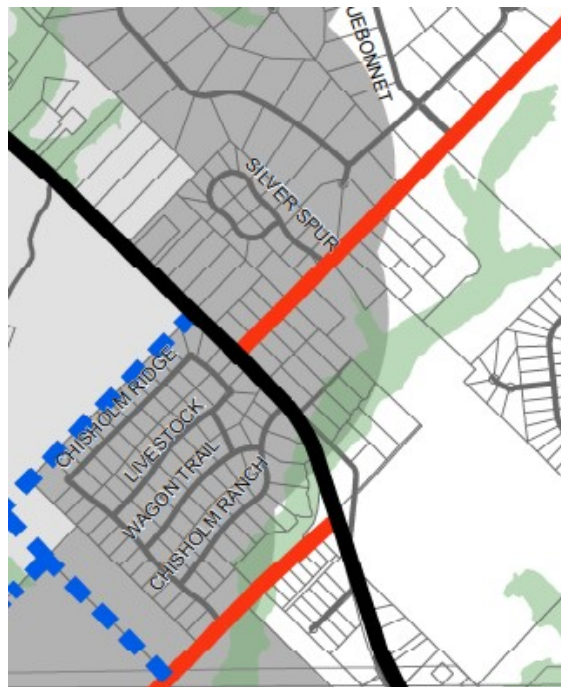


Zoning

The subject property is located in the ETJ of the City of McLendon-Chisholm. The City does not have zoning authority in the ETJ, but does have platting authority.

Thoroughfares/streets:

This property fronts on both SH 205 and FM 548. The portion of the Thoroughfare Plan that encompasses the subject property is shown below.



McLendon-Chisholm Master Thoroughfare Plan

McLendon-Chisholm City Limits	Existing Highway	Proposed Minor Arterial
McLendon-Chisholm ETJ	Existing Principal Arterial	Existing Major Collector
Floodplain	Proposed Principal Arterial	Proposed Major Collector
Parcels	Existing Minor Arterial	Roads

Sec. 10.02.005 Preliminary plans and final plats

(a) Procedure.

(1) A preliminary plan of any proposed subdivision shall first be filed by the property owner or his duly appointed representative with the city secretary and submitted to the planning and zoning commission for review, study, and recommendation to the city council before the owner proceeds with the final plat of record. Following recommendation by the commission, the preliminary plan shall be submitted to the city council commission for review, study, and approval. This preliminary plan shall be drawn to a scale not to exceed 200 feet to the inch.

(2) The preliminary plat shall contain the following information:

(A) Existing features inside subdivision.

(i) The existing boundary lines of the land to be subdivided. Boundary lines shall be drawn in heavy [lines] for easy identification, complete with bearings and distances.

(ii) The location of existing watercourses, railroads, and other similar drainage and transportation features.

(iii) The location and width of existing streets, alleys, easements, pipelines, watercourses, location and site of any existing water or sewer mains.

(iv) An accurate legal description of the land to be subdivided.

(B) Existing features outside subdivisions.

(i) The name and property lines of adjoining property owners with legal file reference.

(ii) The name and location of adjacent subdivisions, streets, easements, pipelines, watercourses, and location and site of any existing water or sewer mains.

(C) New features inside subdivision.

(i) The proposed name of the subdivision.

(ii) The location, right-of-way width and names of proposed streets.

(iii) The approximate width and depth of all lots. If the side lines are not parallel, the approximate distance between them at the building line and at the narrowest point should be given.

(iv) The location of building lines, alleys and easements.

(v) The location and approximate size of sites for schools, churches, and parks and other special land uses, intended to be dedicated to public use or reserved for common use of owners in the subdivision.

(vi) The approximate acreage of the property to be subdivided.

(vii) A proposed utility plant should be included and where, unusual grade conditions exist, the city's engineer may require preliminary street grades.

(viii) The proposed use of any land contained in the subdivision that is not within the boundaries of lots or street right-of-way.

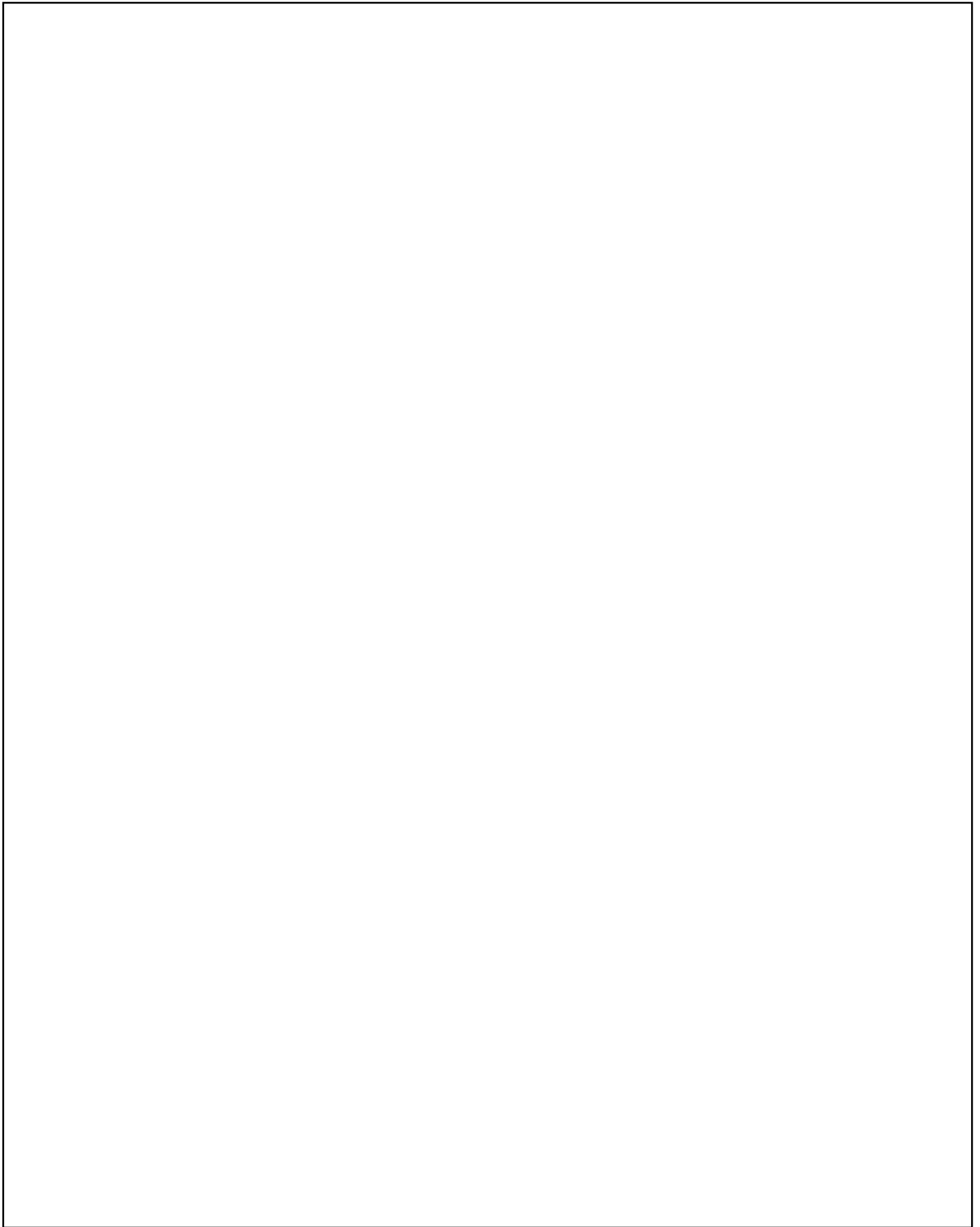
(D) Key map. A key map showing relation of subdivision of well-known streets in all directions to a distance of at least one mile.

(E) Title, etc. The date, scale, north point and title under which the plat is to be recorded, with the name of the owner and engineer platting the tract.

(3) Submission. The city shall be furnished with ten legible prints of the preliminary plan and with ten copies of a letter of transmittal stating briefly the type of street surfacing, drainage, results of site soil test reports, sanitary facilities, and water supply proposed, and the name and address of the owner or agent and engineer, together with a written application for approval on a form prescribed by the city. The prints, letters and application shall be filed with the city secretary at least ten but not more than 21 consecutive calendar days before the next available meeting of the planning and zoning commission at which such preliminary plan is to be considered. A preliminary plan application filed prior to the 21st day preceding the next succeeding regular meeting may be considered as having been filed on the 21st day preceding the meeting. A preliminary plan application filed within ten days of the next succeeding regular meeting shall be considered as having been filed on the 21st day preceding the second succeeding regular meeting. A plan application which is not accompanied with the prescribed filing fees will not be considered as having been filed.

(4) Approval. The planning and zoning commission shall recommend that the preliminary plan be approved, conditionally approved or disapproved within 30 days of the date that the plan is considered to have been filed. The city council shall approve, conditionally approve or disapprove the preliminary plan within 30 days of the date that the commission makes its recommendation. Approval of the preliminary plan shall not constitute final acceptance of the final plat.

Preliminary approval will expire six months after the approval by the city council of the preliminary plan or final sections thereof, except that if the owner shall apply in writing prior to the end of such six-month period setting forth reasons for needing the extension, this period may be extended for another six months but not beyond a total of one year.



MEMORANDUM

February 18, 2022

TO : Mayor and Council
FROM : Rick Crowley, Interim City Manager
SUBJECT : Interlocal Government Agreement with the City of Terrell – Water

Attached please find an Interlocal Government Agreement with the City of Terrell regarding proceeding with planning for water supply. This agreement has been contemplated for some time; however, because of what we now know of the costs associated with entry of the City of McLendon-Chisholm into the water business, it is unlikely that the city will have the ability to do so. For this reason, I will not be recommending that the City of McLendon-Chisholm enter into the proposed Interlocal Government Agreement with the City of Terrell at this time; however, this is a decision for the Mayor and City Council which will be discussed at the meeting.

The proposed Interlocal Government Agreement also address the matter of a request for consideration by the City of McLendon-Chisholm of exchange of Extra-territorial jurisdiction (ETJ) between the two cities (interrelated to water in the agreement). Continued discussion of ETJ with the City of Terrell might (outside of the Interlocal Government Agreement), however, might result in a mutually beneficial arrangement if further pursued by the two cities. For this reason, I would recommend that the Mayor and Council consider authorizing continued discussions regarding ETJ.

If after discussion the Council determines that the proposed Interlocal Government Agreement with Terrell should not be approved and executed at this time, a motion to that effect would be appropriate. A second motion to authorize the City Staff to continue ETJ discussions with the City of Terrell would be in order if that is your pleasure.

State of Texas §
 §
County of Kaufman §

**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF TERRELL, TEXAS AND
THE CITY OF MCLENDON-CHISHOLM, TEXAS**

This interlocal cooperation agreement ("Agreement") is by and between the City of McLendon-Chisholm, Texas, a Texas home-rule municipality ("McLendon-Chisholm"), and the City of Terrell, Texas, a Texas home-rule municipality ("Terrell") (sometimes collectively the "Parties" and singularly a "Party").

WHEREAS, the Interlocal Cooperation Act ("Act"), Chapter 791 of the Texas Government Code, authorizes units of local government to contract with one or more other local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, Section 42.023 of the Texas Local Government Code authorizes a municipality to reduce its extraterritorial jurisdiction by resolution or ordinance adopted by the governing body of the municipality; and

WHEREAS, the municipalities of McLendon-Chisholm and Terrell, Texas, desire to establish with certainty their common borders and extraterritorial jurisdiction boundary line both now and in the future, consistent with relevant Texas statutes; and

WHEREAS, it is in the best interest and welfare of both Terrell and McLendon-Chisholm, Texas to establish by agreement their current and future common jurisdictional boundaries in order to plan for orderly development and the efficient provision of municipal services thereto; and

WHEREAS, the existing district boundary line between the Terrell and Rockwall Independent School Districts is a logical and functional dividing line between the two cities; and

WHEREAS, Parties agree to three exceptions to using the school districts' boundary as their mutual city boundaries, and hereby agree: 1) that portion of the Mann property within the TISD shall be within McLendon-Chisholm's jurisdictional authority; 2) that portion of the Seay property which is in Rockwall County and thereby also in the Rockwall ISD, shall be within Terrell's jurisdictional authority; and 3) the entire Moore Farm property shall be designated as future Terrell ETJ; and

WHEREAS, Terrell is currently investing significant amounts of time and funds to conduct engineering, financial, and other studies and inquiries necessary to facilitate the provision of potable to McLendon-Chisholm; and

WHEREAS, McLendon-Chisholm and Terrell find that it is in the public interest to enter into this Agreement.

NOW, THEREFORE, upon and for the mutual consideration stated herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. McLendon-Chisholm and Terrell hereby mutually agree to forever and fully release any rights either may have or have had to provide any municipal services outside the areas assigned to each city by this agreement and as described herein.
2. The Parties hereby accept responsibility for providing all municipal services required by law to those areas assigned to each city as described herein, regardless of whether the identified areas are currently in either party's city limits or extraterritorial jurisdiction.
3. "Exhibit A", attached hereto and fully incorporated as a part of this Agreement, shall identify the final ultimate boundary and extraterritorial jurisdiction boundary line between Terrell and McLendon-Chisholm.
4. This Agreement shall be binding upon both Parties hereto, and may not be modified or rescinded by either city except by the mutual actions of the city councils of both McLendon-Chisholm and Terrell on such modification or rescission.
5. This Agreement shall be immediately effective upon its approval by the city councils of both Parties.
6. Consistent with the existing Memorandum of Agreement between the Parties, McLendon-Chisholm shall:
 - a. Contribute financially, on a pro rata basis, to engineering, permitting, legal, and other costs associated with the evaluation of the feasibility and routing to provide treated wholesale water service to McLendon-Chisholm.
 - b. Build and or cause to be built, at its own cost, all required storage facilities, wholesale meter, required air lock, site improvements, and any and all other necessary infrastructure costs at its new water take-point.
 - c. Secure and execute development agreements with an adequate number of landowners and/or developers to ensure water usage and retail sales thereof in sufficient quantities to support the timely repayment of infrastructure costs, and to acquire donations/dedications of utility and other required easements and rights-of-way.
 - d. Construct and maintain, or cause to be constructed and maintained, all necessary internal infrastructure to ensure timely and reliable delivery and metering of retail water.
 - e. Within its ETJ and corporate boundaries, make any necessary/required payments to special districts or corporations for infrastructure investments taken due to change(s) in any Certificate of Convenience and Necessity (CCN), especially as it relates to the Mann property, for which McLendon-Chisholm shall seek long-term CCN agreement(s), and areas in Rockwall County now served by the RCH Water Supply Corporation and/or the Blackland Water Supply Corporation.
7. Once McLendon-Chisholm shall have certified that it has met all requirements of the MOA as described above and that it is physically able to receive, store, distribute, and sell water purchased from Terrell, Terrell shall have five years to successfully provide potable water, either directly or indirectly, to McLendon-Chisholm for resale, or this agreement shall expire,

unless the parties mutually agree to a longer period of time.

PASSED AND APPROVED by the City Council of the City of Terrell, Texas this ____ day of _____, 2021.

E. Rick Carmona, Mayor
City of Terrell, Texas

ATTEST:

Dawn Steil, City Secretary
City of Terrell, Texas

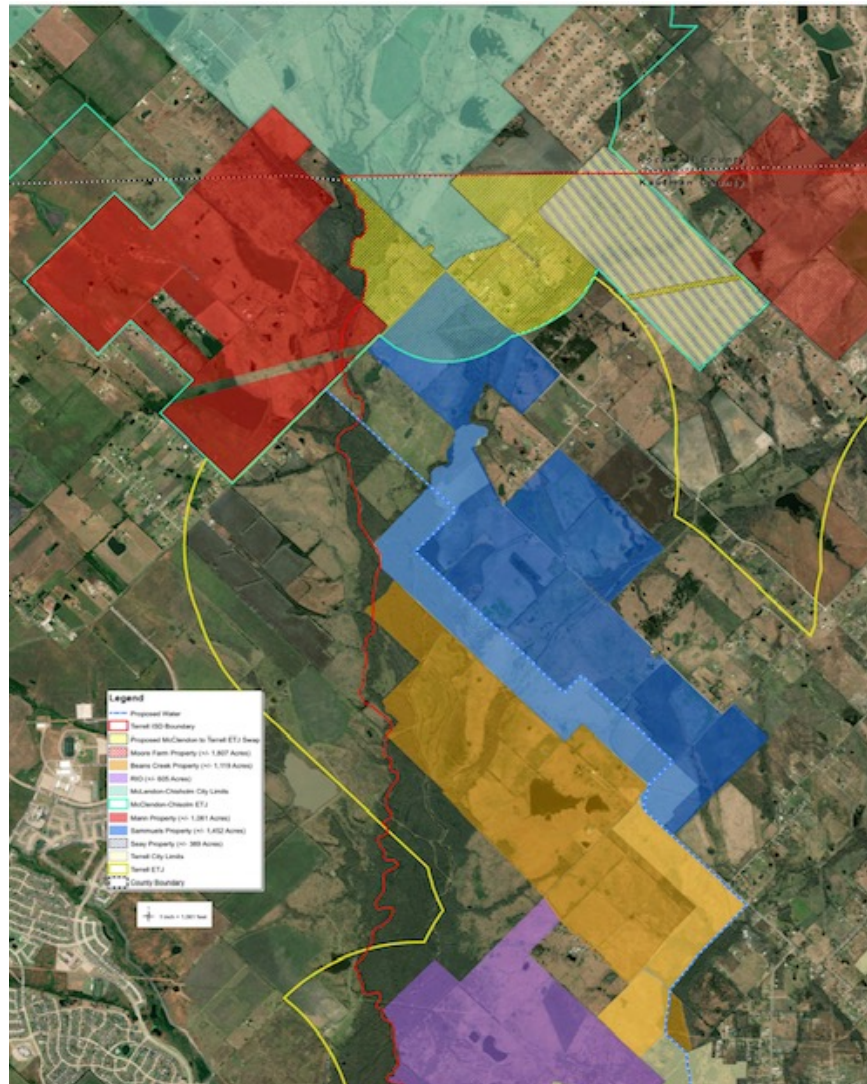
PASSED AND APPROVED by the City Council of the City of McLendon-Chisholm, Texas this ____ day of _____, 2021.

Keith Short, Mayor
City of McLendon-Chisholm, Texas

ATTEST:

Shelly Green, City Secretary
City of McLendon-Chisholm, Texas

Exhibit A
Description and Drawing of Line Dividing Jurisdictional Authority



MCLENDON-CHISHOLM: WHY ETJ MATTERS

1. Terrell is now committing funds and resources to proceed.
2. Terrell expects to provide water, requested by McLendon-Chisholm, in exchange for ETJ.
3. NTMWD will not allow let us work in areas not in our city, CCN, or ETJ.
4. Terrell cannot expend funds to design, acquire easements for, pursue and receive permits related to, and construct major water facilities without a certainty that McLendon-Chisholm will have all permits, infrastructure, and the CCN required to receive, store, distribute and resell all water supplied to its own retail customers.
5. A facilities financing agreement with NTMWD must be completed to identify capital costs, the payers of those costs, and the timing and amounts of each payer.
6. Terrell needs enough participants to repay its significant capital investment.
7. Terrell also needs enough customers over time to pay maintenance and operating (M&O) costs.

MEMORANDUM

February 18, 2022

TO : Mayor and Council
FROM : Rick Crowley, Interim City Manager
SUBJECT : Contract for Hardscape Enhancements – SH 205 and FM550

I have spoken to Misty Christian with Kimley Horn Engineers about providing a proposed contract for assistance to the City of McLendon-Chisholm to facilitate the inclusion of hardscape improvements to be included in the State's construction plans for the intersection of SH 205 and FM 550. I have also discussed the matter with TxDOT Area Engineer Lane Sellman. Mr. Sellman will be providing information to Ms. Christian regarding the design information that is available to Kimley Horn which can be used for our project. Once that has been received, Ms. Christian can scope and price the work that they will do for MC. This is important because the information will likely indicate that we will not have to pay for additional survey to complete the enhancement drawings.

As of today, I do not have the contract available to provide to you; however, I have left the item on the agenda so that it may be considered if it is available before the meeting. I will provide it as soon as I receive it. In any event, we are within the timeframe to get it included in the plans. Councilmembers Kipphut and Tucker have indicated that they will want the Staff to obtain design input from Councilmember Woosner when the actual design is being completed.

The report briefly on the progress that has been made to develop recommendations for median openings in the SH 205 plans, Councilmembers Kipphut and Tucker and I have met and identified several areas where additional openings will be requested. Meetings with Sheriff Garrett and Chief Simmons have been held and their suggestions received. On Monday, the city Facebook page and website will indicate that anyone interested in examining SH 205 plans and making suggestions can do so by appointment. This will provide an opportunity, as we discussed, for others to provide related input. Once that has been completed Council members Kipphut and Tucker and I will again meet to see how we can best formulate the city's recommendations to the State.

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR
THE CITY OF MCLENDON-CHISHOLM GENERAL ELECTION
CERTIFICACIÓN DE CANDIDATOS SIN OPOSICIÓN
PARA LA ELECCIÓN GENERAL DE LA CIUDAD DE MCLENDON-CHISHOLM**

To: Keith Short, Mayor, City of McLendon-Chisholm
Al: Keith Short, Alcalde, Ciudad de McLendon-Chisholm

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on May 7, 2022.

Como autoridad responsable de preparar la boleta oficial, por la presente certifico que los siguientes candidatos no tienen oposición para la elección al cargo para la elección programada para el 2 de mayo de 2022.

Office(s) Cargo(s)	Candidate(s) Candidato(s)
Mayor	Keith Wayne Short
City Council Place 2	Bryan Patrick McNeal
City Council Place 4	Monty Dyon Purdy

Signature (*Firma*)

Rochelle Green

Printed name (*Nombre en letra de molde*)

City Secretary
Title (*Puesto*)

February 23, 2022

Date of signing (*Fecha de firma*)

(Seal) (*sello*)

ORDER OF CANCELLATION
ORDEN DE CANCELACION

The City Council of the City of McLendon-Chisholm hereby cancels the election scheduled to be held on May 7, 2022 in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El Concejo Municipal de la Ciudad de McLendon-Chisholm por la presente cancela la eleccion que, de lo contrario se hubiera celebrado el 7 de mayo de 2022. Los siguientes candidatos han sido certificados como candidatos únicos y por la presente quedan elegidos como se haya indicado a continuación:

Candidate (Candidato)

Keith Short

Bryan Patrick McNeal

Monty Dyon Purdy

Office Sought (Cargo al que presenta candidatures)

Mayor (Alcalde)

City Council Place 2 (Ayuntamiento Plaza 2)

City Council Place 4 (Ayuntamiento Plaza 4)

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Dia de las Elecciones se exhibirá una copia de esta orden en todas las mesas electorales que se hubieran utilizado en la elección.

Mayor (Alcalde)

City Secretary (secretario de la ciudad)

February 23, 2022
Date of adoption (Fecha de adopcion)