



AGENDA
City Council
Wednesday, April 28, 2021
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. PRESENTATION AND AWARDS
 - 3.1. McLendon-Chisholm Firefighter Jake Ahrens
4. RULES OF DECORUM
5. CITIZEN COMMENTS
6. CONSENT AGENDA

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.

 - 6.1. Action regarding the Minutes of April 14, 2021 City Council Meeting 5 - 8
[04.14.21 CC Meeting](#)
 - 6.2. Budget Report March 2021 9 - 24
[Budget Report March 2021](#)
 - 6.3. McLendon-Chisholm Fire Rescue Report March 2021 25 - 28
[March 2021 Calls by District](#)
[March 2021 Calls by Incident](#)
 - 6.4. Building Official Report March 2021 29 - 35
[Building Official Report March 2021](#)
 - 6.5. Animal Control Report March 2021 36
[Animal Control Report March 2021](#)
 - 6.6. CWD Report March 2021 37 - 41
[CWD Report March 2021](#)
 - 6.7. Sheriff's Report March 2021 42 - 47
[Rockwall County Sheriff's Report March 2021](#)

- 6.8. Code Compliance Report March 2021 48
[Code Enforcement Report](#)
7. ITEMS FOR CONSIDERATION
- 7.1. Jack Pullen will present a RCH Water Supply update to include infrastructure status, future planning and development and spring/summer preparations (Requested by Mayor Pro Tem Kipphut)
- 7.2. Project Manager Sean Spyres will provide an update regarding status of the Fire Station construction project. (Requested by Sean Spyres)
- 7.3. Discussion and action regarding a request by Chad Prince for a Final Plat of Chad Prince Addition to include one residential lot on 2.5 acres located in both Rockwall and Kaufman Counties and in McLendon-Chisholm Extraterritorial Jurisdiction (ETJ). 49 - 54
[Application](#)
[Staff Report - Chad Prince Plat](#)
[Chad Prince Addition Final Plat](#)
- 7.4. Discussion and action regarding an application by Stephen Davis representing Land Solutions SV, LLC for Preliminary Plat approval of Sonoma Verde Phase 3, consisting of 57.4187 acres of land to include 169 residential lots and four open space lots generally located southeast of Hwy 205 and League Rd. 55 - 64
[Phase 3 Application](#)
[Staff Report - Sonoma Verde Phase 3](#)
[SV Ph 3 Preliminary Plat](#)
- 7.5. Discussion and action regarding a request by Stephen Davis representing Land Solutions SV, LLC for Final Plat approval for Sonoma Verde Phase 4C, 29.703 acres consisting of 43 residential lots and two open space lots generally located southeast of Hwy 205 and League Rd. 65 - 71
[Phase 4C Application](#)
[Staff Report - Sonoma Verde Phase 4C](#)
[Sonoma Verde Phase 4C Final Plat](#)
- 7.6. Discussion and action regrading an application by Stephen Davis Representing Land Solutions SV, LLC for Preliminary Plat approval of Soma Verde Phase 5, consisting of 61.389 acres to include 79 residential lots and two open space lots. 72 - 80
[Phase 5 Application](#)
[Staff Report - Sonoma Verde Phase 5](#)
[SV Ph 5 Preliminary Plat](#)
- 7.7. Discussion and action regarding a request for a Final Plat approval for McLendon-Chisholm Municipal Addition consisting of 15.008 acres to include 4 City owned lots. 81 - 84
[Staff Report - City Property](#)
[McLendon-Chisholm Municipal Addition Final Plat](#)

- 7.8. Discussion and action regarding appointing an additional member or members to the Comprehensive Plan Advisory Committee (CPAC). (Requested by palomba)
- 7.9. Discussion and action to consider Amendment #2021-01 to the Agreement between the City of McLendon-Chisholm and Kimley Horn, Inc. dated March 12, 2021 for additional services related to the Comprehensive Plan Update in an amount not to exceed \$ \$6,950. (Requested by Palomba) 85 - 98
[210312 Executed Agreement MC Comprehensive Plan](#)
[Proposed Amendment MC Comprehensive Plan](#)
- 7.10. Discussion and action regarding consideration of a Resolution revising the City's Fund Balance Policy and allocation of funds to proposed and existing fund balance reserves. (Requested by Palomba) 99 - 106
[Staff Report - Fund Balance Policy Amendment](#)
[Fund Balance Resolution](#)
[Proposed Fund Balance Policy Amendment](#)
- 7.11. Discussion and action regarding an Ordinance amending the current 2020-2021 Fiscal Year Budget. (Requested by Palomba) 107 - 115
[Proposed Ordinance Budget Amendment No. 2](#)
[Proposed Budget Amendment No. 2](#)
8. EXECUTIVE SESSION
 - 8.1. 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 Employment Agreement.
 - 8.2. 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 of employee: City Secretary Review.
 - 8.3. Reconvene Regular Meeting
 - 8.4. Executive Session Action
9. UPDATES, DISCUSSION AND DIRECTION TO STAFF
10. 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.

11. ADJOURN

FOOTER

As authorized by Section 551.071(2) 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 on or before 11:00 a.m., April 24, 2021 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
April 14, 2021

The City Council of the City of McLendon-Chisholm convened in Regular Session on Wednesday, April 14, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kippbut	Mayor Pro Tem
	Brian Davis	Council Member
	Trudy Woessner	Council Member
	William Dahl	Council Member
Staff Present:	Lisa Palomba	City Administrator
	Jim Simmons	Fire Chief
	Shelly Green	City Secretary
	Michael Halla	City Attorney

1. CALL TO ORDER

Mayor Short called the meeting to order at 6:30 p.m.

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

Mayor Short delivered the invocation and Council Member Kippbut 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. PROCLAMATION

4.1. Child Abuse Awareness Month

Mayor Short presented a proclamation recognizing April as Child Abuse Prevention and Awareness Month.

5. CITIZEN COMMENTS

Gary Moody, 1406 S. Hwy 205. Spoke regarding Item 7.2. Employment Agreement for Administrator

Mayor Short took this opportunity to make announcements regarding upcoming events.

- **City Survey** is currently underway and is open until **April 20, 2021**. The survey is available at the **City Website**, **City Facebook Page**, and the project website www.PlanMCTX.com.
- **Community Form** scheduled for **May 15** at **City Hall** from **10 a.m. – 2 p.m.**
- **City Clean-Up Event** scheduled for **April 24th** at **7 a.m.** **Volunteers** are needed and should contact the **City Code Compliance Officer, Mark Woodruff**
- **Early voting** starts **Monday, April 19th**. The City is both an **early voting location** and **Election day location**.

6. CONSENT AGENDA

6.1. Action Regarding the Minutes of March 23, 2021 City Council Meeting

6.2. Action Regarding the Minutes of April 1, 2021 City Council Meeting

MOTION: APPROVE THE COSENT AGENDA AS PRESENTED.

MADE BY: Council Member Kipphut

SECONDED BY: Council Member Davis

APPROVAL: Unanimous

7. ITEMS FOR DISCUSSION

- 7.1.** Discussion and action regarding appointing a qualified resident to fill the vacancy for McLendon-Chisholm City Council Place 2. Citizens interested in being appointed to fill the Council Member Place 2 vacancy should submit a letter of interest and resume to the City Secretary via email no later than April 22, 2021 at 5 pm for consideration at the April 28, 2021 Council Meeting. The term of office will be one year which is the remainder of the term for Place 2.

Mayor Pro Tem Kipphut amended her item for consideration to reflect the correct Place number from Place 4 to Place 2. It was the consensus of the Council to direct staff to receive applications until 5 pm on April 22, 2021. Appointment will be made at May 12, 2021 meeting. Staff will post the request for applications on the City Website and City Facebook.

- 7.2.** Discussion and action regarding consideration of an Employment Agreement between the City of McLendon-Chisholm and City Administrator Palomba.

This item was moved to the April 28, 2021 agenda.

8. EXECUTIVE SESSION

- 8.1.** Recess 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 Employment Agreement; and to consider filling the vacancy of Council Member 2.

Council recessed into Executive Session at 6:49 p.m.

8.2. Reconvene Regular Meeting

Council reconvene the regular meeting at 7:22 p.m.

8.3. Executive Session Action

No Action

9. UPDATES, DISCUSSION AND DIRECTION TO STAFF

No updates, discussions or direction to Staff.

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Council Member Woessner reminded everyone of the April 24th clean up and the need for volunteers.

Council Member Kipphut announced they only received six brick orders, so those will be moved to the next order. She announced a Memorial Day Event at 1:00 p.m.

Council Member Kipphut announced she plans to start "Lunch and Learn" in June. The topics will be:

1. June: Welcome Back! ICYMI 2020 city highlights
2. July: All Things Water
3. August: School Board Update (will be an evening event)
4. Sept: FY2021-2022 Budget Highlights
5. Oct: Comp Plan Update and what it means to our city
6. Nov: Public Safety Night (will be an evening event)

Mayor Short repeated the current events going on in McLendon-Chisholm:

11. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 7:29 p.m.

APPROVED:

Keith Short, Mayor

Rochelle Green, City Secretary

City of McLendon Chisholm
General Fund Financial Summary
For the six months ended March 31, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Mar 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Mar 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
302 · Franchise Income	17,784	\$ 148,576	76%	\$ 195,000	16,851	\$ 144,395	77%	\$ 187,000
303 · Development Income	52,750	59,435	396%	15,000	69,790	70,600	471%	15,000
304 · Building Permit Income	40,845	434,308	62%	696,127	112,060	444,372	135%	330,000
305 · Municipal Court Income		-	- %	500		-	0%	1,800
306 · Interest Income	469	4,362	17%	25,000	2,093	11,444	- %	18,500
307 · Sign Permit Income		-	- %	-		-	- %	100
308 · Septic Fees	250	4,500	41%	11,000	2,200	7,775	100%	7,800
309 · Food Enforcement	900	900	75%	1,200	300	1,200	96%	1,250
310 · Sales Tax Revenue	39,957	247,268	72%	341,608	37,976	169,906	83%	205,750
311 · PID Admin Expense Reimbursement		-	- %	-		-	- %	-
313 · Donations		(250)	-50%	500	-	836	139%	600
314 · Copies Public Inf. Income		-	- %	100		-	- %	130
315 · Miscellaneous Income		-	- %	-		-	- %	-
317 · Ad Valorem Tax	13,087	600,992	109%	551,083	4,951	579,544	108%	537,708
318 · Tax Certifications		-	- %	-		74	- %	75
321 · Credit Card Fee Revenue	50	782	99%	790	18	800	146%	550
325 · Hotel Occupancy Tax		2,056	- %	-				
Transfer from Fire Capital Fund	-	815,830	20%	4,065,400				
Total Revenue	\$ 166,092	\$ 2,318,760	39%	\$ 5,903,308	\$ 246,239	\$ 1,430,946	39%	\$ 1,306,263

City of McLendon Chisholm
General Fund Financial Summary
For the six months ended March 31, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Mar 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Mar 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Expenditures								
Operating Expenditures								
401 · Municipal Court		\$ -	0%	\$ 1,000	\$ -	\$ -	- %	\$ 50
402 · Election Expense		-	0%	25,000		-	- %	12,250
410 · Building Inspections	15,500	93,275	56%	167,264	18,885	100,357	85%	117,742
411 · Environment Regulation Expense	795	4,893	91%	5,375	500	3,130	50%	6,255
41202 · CE Salary	1,808	9,533	- %	-				
41203 · CE Fuel	-	42	- %	-				
41204 · CE Vehicle Repairs & Maint	-	1,938	- %	-				
41205 · CE Supplies	304	725	- %	-				
414 · Animal Control	1,590	9,540	50%	19,196		-	- %	18,000
415 · Section 380 Grant Program		16,966	218%	7,800	-	10,444	- %	3,800
418 · Membership Fees	350	2,004	100%	2,000	-	1,602	102%	1,575
422 · Public Notice Expense	189	6,085	52%	11,750	-	2,807	31%	9,150
423 · Community Functions		550	55%	1,000	-	7,290	1458%	500
426 · Appraisal District Collection		4,838	65%	7,500	-	3,806	76%	5,000
429 · Street Lights			0%	2,900				
430 · Public Safety	49,159	323,847	57%	566,318	(44,472)	160,448	52%	306,555
Total 400 Operating Expenditures	69,695	\$ 474,234	58%	\$ 817,103	\$ (25,087)	\$ 289,883	60%	\$ 480,877
Occupancy Expenditures								
502 · Electricity	289	\$ 1,460	50%	\$ 2,900	219	1,359	50%	\$ 2,700
506 · Water	268	1,671	16%	10,239	268	5,161	129%	4,000
510 · Propane Gas		-	0%	870	-	-	- %	788
512 · Trash Pick up		-	0%	-	-	-	- %	1,344
514 · Building Maint/Improvements	1,886	8,280	69%	12,000	1,166	4,201	34%	12,200

City of McLendon Chisholm
General Fund Financial Summary
For the six months ended March 31, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Mar 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Mar 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
516 · Lawn Maintenance	685	4,110	51%	8,000	685	4,110	48%	8,500
518 · Janitorial		-	- %	-	-	-	- %	-
520 · Telephone & Internet	749	4,443	54%	8,300	510	3,604	52%	6,900
522 · Website Expense		240	10%	2,500	-	1,018	102%	1,000
522.1 · Website Design/Redesign	1,000	3,000	30%	10,000				
522.2 · Audio/Video Chamber Updates	21,240	21,240	85%	25,000				
Total 500 Occupancy Expenditures	\$ 26,116	\$ 44,444	56%	\$ 79,809	\$ 2,847	\$ 19,452	56%	\$ 37,432
General & Administrative Expenditures								
603 · Citizen Recognition	-	-	- %	-	-	-	- %	-
604 · Municipal Manuals, Books & Maps	45	45	9%	500	-	346	138%	250
606 · Employee Costs	17,874	114,797	46%	247,804	14,742	87,365	39%	222,455
618 · Liability Insurance		5,563	96%	5,821		5,292	70%	7,517
619 · Software Subscriptions	10,615	21,100	97%	21,860	602	17,776	94%	19,000
621 · IT Support	900	4,775	68%	7,000	725	3,825	70%	5,500
622 · Office Supplies - City Hall	337	3,174	91%	3,500	301	1,642	55%	3,000
623 · Office Equipment	149	1,216	14%	8,900	149	2,216	85%	2,600
624 · Office Equip Maintenance	150	2,028	45%	4,500	-	1,694	113%	1,500
625 · Printed Materials		373	19%	2,000	994	1,823	107%	1,700
626 · Postage-City Hall	152	772	51%	1,500	196	422	30%	1,410
628 · Bank Fees	100	977	49%	2,000	82	1,004	67%	1,500
630 · Legal & Professional								
63001-Accounting & Payroll services	5,000	30,000	50%	60,000	4,454	26,501	50%	52,514
63002 - Financial Audit		-	0%	16,000		-	0%	15,000
63003 - Legal	3,308	15,603	39%	40,000	2,040	13,142	33%	40,000
63005 - City Planner	5,000	44,345	177%	25,000	-	520	1%	45,000

City of McLendon Chisholm
General Fund Financial Summary
For the six months ended March 31, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Mar 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Mar 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
63005.1 - Comprehensive Plan			0%	25,000				
63008 - Financial Consulting	2,853	7,949	31%	26,000	1,403	17,747	- %	26,000
63009 - Engineering		-	0%	25,000	-	6,574	- %	15,000
632 - Emergency Management		1,231	- %	-		-	- %	-
645 - Transcription Services		-	- %	-		-	- %	-
646 - Mileage Expense		-	0%	750	146	281	56%	500
647 - Council Meetings & Development		209	26%	800	-	551	85%	650
648 - Training		600	9%	7,000	774	2,687	40%	6,750
649 - Expense Account - City Administrator		-	- %	-	-	-	0%	-
650 - Expense Account - Mayor		-	- %	-	-	-	0%	-
652 - Staff Appreciation		-	0%	800	-	650	76%	850
655 - Code of Ordinance		-	0%	4,000	3,360	3,360	96%	3,500
699 - Miscellaneous Expense	5	209	- %	-	-	100	0%	-
						-		
Total G & A Expenditures	\$ 46,486	\$ 254,965	48%	\$ 535,735	\$ 29,969	195,517	48%	\$ 472,196
700 - Capital Expenditures - Public Safety	\$ 20,164	\$ 728,057	18%	\$ 4,065,400	\$ 4,050	\$ 4,050	27%	\$ 15,000
700 - Capital Expenditures - Operating	\$ 9,980	\$ 18,765	27%	70,240	\$ -	\$ 31,160	89%	\$ 35,000
Transfer to Sewer Utility Fund		\$ -	0%	328,647				
Total Capital Expenditures	\$ 30,144	\$ 746,822	17%	\$ 4,464,287		\$ 35,210	70%	\$ 50,000
Total Expenditures	\$ 172,441	\$ 1,520,464	26%	\$ 5,896,934	\$ 7,729	\$ 540,062	26%	\$ 1,040,505
Surplus (Deficit)	\$ (6,349)	\$ 798,295	12524%	\$ 6,374	\$ 238,510	\$ 890,883	12524%	\$ 265,758

City of McLendon Chisholm
Utility Fund Financial Summary
For the six months ended March 31, 2021

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Mar 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Mar 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
306 · Interest Income	\$ 44	\$ 462	8%	\$ 6,000	\$ 771	\$ 4,659	48%	\$ 9,750
Sewer Utility Revenue								
32200 · Sewer Usage Fees	44,295	\$ 190,180	62%	306,625	32,937	140,411	61%	228,360
32201 · Sewer Tap Fees	21,000	207,000	63%	327,000	48,000	222,000	308%	72,000
32204 · Sewer Deposit Refunds	(270)	(1,442)	171%	(845)	-	(299)	27%	(1,100)
Transfer from General Fund		-	0%	328,647				
Transfer from Utility Fund Surplus				-		-		49,554
Total Revenue	\$ 65,069	\$ 396,199	41%	\$ 967,427	81,708	\$ 366,771	102%	\$ 358,564
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	3,795	\$ 22,193	48%	\$ 46,000	3,221	\$ 19,893	59%	\$ 33,570
41305 · O&M Maintenance	3,373	25,766	166%	\$ 15,500	380	3,923	11%	\$ 36,000
41308 · Electricity	9	54	36%	150	9	54	0%	-
41310 · Sewer Treatment	22,119	147,298	48%	304,000	17,412	101,386	44%	231,794
41312 · Tap Fee Developer Rebate	12,600	124,200	63%	196,200	28,800	133,200	308%	43,200
Total Operations Expenditures	\$ 41,896	\$ 319,510	57%	\$ 561,850	\$ 49,822	\$ 258,456	75%	\$ 344,564
600 · General & Administrative Exp	\$ 1,274	\$ 20,557	134%	\$ 15,293	1,158	\$ 6,917	49%	\$ 14,000
600 · Capital Expenditures		\$ -	0%	\$ 328,647				
Total Expenditures	43,170	\$ 340,067	38%	\$ 905,790	50,980	\$ 265,372	74%	\$ 358,564
Surplus (Deficit)	21,899	\$ 56,132	91%	\$ 61,637	30,728	\$ 101,399	0%	\$ -

City of McLendon Chisholm
Interest Sinking Fund Financial Summary
For the six months ended March 31, 2021

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Mar 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Budget	Mar 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
Ad Valorem Tax								
317 · Ad Valorem Tax	\$ 3,504	161,629	110%	\$ 147,552	\$ 994	\$ 113,918	106%	\$ 107,426
306 · Interest Income	289	1,418	- %	6,900	2,082	6,763	- %	3,250
Transfer from Excess Bond Proceeds		-	- %	-		-	- %	-
Transfer From Interest & Sinking Surplus		-	- %	-		-	- %	30,968
Total Revenue and Transfers In	\$ 3,793	\$ 163,047	106%	\$ 154,452	\$ 3,076	\$ 120,681	85%	\$ 141,644
Expenditures								
628 · Bank Fees Expense	\$ -	\$ 350		\$ 5,850	\$ -	\$ 350		0
660 · Bond Interest Expense	4,693	28,158	50%	\$ 56,312	4,823	\$ 28,938	50%	\$ 58,113
802 · Bond Cost Amortization	-	-	- %	-	-	\$ (0)	- %	2,912
803 · Bond Premium Amortization	757	4,544	- %	-	(782)	\$ (4,690)	- %	(9,381)
Transfer To Bond Principal	-	90,000	100%	90,000	-	\$ 90,000	100%	90,000
Transfer to Early Redemption Sinking Fund	-		- %	-		\$ -	- %	-
Total Expenditures and Transfers Out	\$ 5,450	\$ 123,052	81%	\$ 152,162	\$ 4,041	\$ 114,598	81%	\$ 141,644
Surplus (Deficit)	\$ (1,657)	\$ 39,995	1747%	\$ 2,290	\$ (965)	\$ 6,083	- %	\$ -

City of McLendon Chisholm
Public Safety Detail Report
For the six months ended March 31, 2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	YTD
Revenue							
306 · Interest Income							
30600 · Alliance Interest Income	0.00	0.00	0.00	0.00	13.96	10.29	24.25
Total 306 · Interest Income	0.00	0.00	0.00	0.00	13.96	10.29	24.25
313 · Donations	0.00	0.00	0.00	2,500.00	0.00	0.00	2,500.00
319 · Grants	10,685.36	12,983.36	10,691.59	11,030.30	11,646.42	10,898.58	67,935.61
Total Income	10,685.36	12,983.36	10,691.59	13,530.30	11,660.38	10,908.87	70,459.86
Gross Profit	10,685.36	12,983.36	10,691.59	13,530.30	11,660.38	10,908.87	70,459.86
Expense							
430 · Public Safety							
43001 · Liability Insurance	7,748.86	0.00	0.00	0.00	0.00	0.00	7,748.86
43002 · Fuel	802.67	900.30	902.31	867.43	1,148.15	1,396.02	6,016.88
43003 · Maintenance & Repair - Vehicles	2,743.20	2,204.89	1,625.60	6,481.08	62.75	2,618.27	15,735.79
43004 · Maintenance & Repair - Station	354.39	1,427.50	280.90	691.00	702.85	333.16	3,789.80
43005 · Gear and Supplies	4,758.26	597.67	1,159.64	1,060.47	334.13	3,236.94	11,147.11
43006 · Compliance	1,140.28	857.65	0.00	328.79	2,631.10	911.00	5,868.82
43008 · Dispatch	10,000.00	0.00	0.00	0.00	0.00	0.00	10,000.00
43009 · Training	382.93	0.00	299.00	65.50	0.00	0.00	747.43
43010 · Software	0.00	0.00	0.00	0.00	132.16	-39.65	92.51
43030 · EMS	1,794.66	0.00	0.00	1,219.66	0.00	0.00	3,014.32
43035 · Street Lights	247.39	494.78	246.64	278.14	234.60	234.60	1,736.15
Total 430 · Public Safety	29,972.64	6,482.79	4,514.09	10,992.07	5,245.74	8,690.34	65,897.67
500 · Occupancy Expenditures							
502 · Electricity	328.39	416.95	207.63	258.70	351.28	484.91	2,047.86
506 · Water	35.12	35.78	49.47	52.08	42.46	56.03	270.94
516 · Lawn Maintenance	0.00	60.00	0.00	0.00	0.00	0.00	60.00
520 · Telephone & Internet	189.66	199.73	199.73	190.01	190.01	215.71	1,184.85
Total 500 · Occupancy Expenditures	553.17	712.46	456.83	500.79	583.75	756.65	3,563.65
600 · General & Administrative Exp							
606 · Employee Costs							
60601 · Staff Salaries	54,456.49	39,427.86	34,238.52	34,355.74	37,561.24	38,950.05	238,989.90
60602 · Hourly PTO 0 - 36 months	818.40	0.00	409.20	1,294.44	0.00	0.00	2,522.04

City of McLendon Chisholm
Public Safety Detail Report
For the six months ended March 31, 2021

60604 · Holiday Pay	0.00	0.00	982.44	0.00	0.00	1,258.56	2,241.00
60605 · Hourly FF Banked Holiday Pay	1,227.60	0.00	818.40	0.00	0.00	0.00	2,046.00
60609 · Payroll Tax Expense	4,170.34	2,912.14	2,692.35	2,631.23	2,769.34	2,979.98	18,155.38
60612 · Retirement Plan Contributions	624.38	460.94	413.58	1,801.43	2,088.81	2,204.50	7,593.64
60613 · Health Insurance Expense	4,543.26	4,827.23	4,827.23	4,827.23	4,827.23	4,827.23	28,679.41
60614 · Dental Insurance Expense	352.26	352.26	352.26	352.26	352.26	352.26	2,113.56
60615 · Vision Insurance	41.04	41.04	41.04	41.04	41.04	47.88	253.08
60616 · Disability Insurance	1,319.64	0.00	0.00	0.00	0.00	0.00	1,319.64
60621 · Unemployment Benefits	0.00	21.84	0.00	0.00	0.00	0.00	21.84
Total 606 · Employee Costs	67,553.41	48,043.31	44,775.02	45,303.37	47,639.92	50,620.46	303,935.49
618 · Insurance							
61803 · Workmen's Comp Ins	13,619.62	0.00	0.00	0.00	3,837.00	0.00	17,456.62
Total 618 · Insurance	13,619.62	0.00	0.00	0.00	3,837.00	0.00	17,456.62
619 · Software Subscriptions	2,289.26	0.00	0.00	0.00	0.00	0.00	2,289.26
628 · Bank Fees							
62806 · Interest Expense	0.00	0.00	1,124.76	0.00	0.00	0.00	1,124.76
Total 628 · Bank Fees	0.00	0.00	1,124.76	0.00	0.00	0.00	1,124.76
652 · Staff Appreciation	0.00	0.00	38.84	0.00	0.00	0.00	38.84
Total 600 · General & Administrative Exp	83,462.29	48,043.31	45,938.62	45,303.37	51,476.92	50,620.46	324,844.97
Total Expense	113,988.10	55,238.56	50,909.54	56,796.23	57,306.41	60,067.45	394,306.29
Net Ordinary Income	-103,302.74	-42,255.20	-40,217.95	-43,265.93	-45,646.03	-49,158.58	-323,846.43
Net Surplus (Deficit)	-103,302.74	-42,255.20	-40,217.95	-43,265.93	-45,646.03	-49,158.58	-323,846.43

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of March, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Revenue				
302 · Franchise Income				
30213-1 · Community Waste Disposal	8,438.46	0.00	0.00	0.00
30220 · Oncor Electric Delivery	9,271.26	0.00	0.00	0.00
30222 · Peoples	73.98	0.00	0.00	0.00
Total 302 · Franchise Income	17,783.70	0.00	0.00	0.00
303 · Development Income				
30301 · BOA	400.00	0.00	0.00	0.00
30304 · Plat Income	52,350.00	0.00	0.00	0.00
Total 303 · Development Income	52,750.00	0.00	0.00	0.00
304 · Building Permit Income				
30401 · Contractor Registration Fee Inc	500.00	0.00	0.00	0.00
30404 · Inspection Income	6,600.00	0.00	0.00	0.00
30405 · Building Permit & Plan Review	33,344.81	0.00	0.00	0.00
30408 · Swimming Pool Permits	400.00	0.00	0.00	0.00
Total 304 · Building Permit Income	40,844.81	0.00	0.00	0.00
306 · Interest Income				
30600 · Alliance Interest Income	32.48	0.00	10.29	8.95
30602 · Logic Interest Income	435.99	0.00	0.00	35.22
30603 · Tex Pool Interest Income	0.32	0.00	0.00	0.00
30607 · Wilmington Accrued Int Income	0.00	289.26	0.00	0.00
Total 306 · Interest Income	468.79	289.26	10.29	44.17
308 · Septic Fees				
30801 · OSSF Fee Income	250.00	0.00	0.00	0.00
Total 308 · Septic Fees	250.00	0.00	0.00	0.00
309 · Food Enforcement	900.00	0.00	0.00	0.00
310 · Sales Tax Revenue	39,957.45	0.00	0.00	0.00
317 · Ad Valorem Tax				
31701 · Ad Valorem Tax - M&O	13,424.42	0.00	0.00	0.00
31702 · Ad Valorem Tax - City Hall	0.00	3,590.70	0.00	0.00
31703 · Ad Valorem Refunds - M&O	-1,158.32	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of March, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
31705 · Ad Valorem Tax - Prior Years	37.14	12.57	0.00	0.00
31706 · Ad Valorem Tax - Penalty	623.23	167.19	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	0.00	-310.13	0.00	0.00
31709 · Ad Valorem Tax - Interest	160.30	43.82	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.00	0.00	0.00	0.00
37112 · Ad Valorem Business Property	0.00	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	13,086.77	3,504.15	0.00	0.00
319 · Grants	0.00	0.00	10,898.58	0.00
321 · Credit Card Fee Revenue	50.38	0.00	0.00	0.00
322 · Sewer Utility Revenue				
32200 · Sewer Usage Fees	0.00	0.00	0.00	44,295.07
32201 · Sewer Tap Fees	0.00	0.00	0.00	21,000.00
32204 · Sewer Deposit Refunds	0.00	0.00	0.00	-270.00
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	65,025.07
Total Income	166,091.90	3,793.41	10,908.87	65,069.24
Gross Profit	166,091.90	3,793.41	10,908.87	65,069.24
Expense				
400 · Operating Expenditures				
410 · Building Inspections				
41003 · Building Inspections	15,500.00	0.00	0.00	0.00
Total 410 · Building Inspections	15,500.00	0.00	0.00	0.00
411 · Environment Regulation Expense				
41101 · Septic Inspection Fee	775.00	0.00	0.00	0.00
41102 · TCEQ	20.00	0.00	0.00	0.00
Total 411 · Environment Regulation Expense	795.00	0.00	0.00	0.00
412 · Code Enforcement Administration				
41202 · CE Salary	1,808.40	0.00	0.00	0.00
41205 · CE Supplies	303.98	0.00	0.00	0.00
Total 412 · Code Enforcement Administration	2,112.38	0.00	0.00	0.00
414 · Animal Control	1,590.42	0.00	0.00	0.00
418 · Membership Fees	350.00	0.00	0.00	0.00
422 · Public Notice Expense	189.00	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of March, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Total 400 · Operating Expenditures	20,536.80	0.00	0.00	0.00
413 · Sewer Operation & Maintenance				
41304 · O&M Agreement	0.00	0.00	0.00	3,795.00
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	3,372.75
41308 · Electricity	0.00	0.00	0.00	9.08
41310 · Sewer Treatment	0.00	0.00	0.00	22,118.87
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	12,600.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	41,895.70
430 · Public Safety				
43002 · Fuel	0.00	0.00	1,396.02	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	2,618.27	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	333.16	0.00
43005 · Gear and Supplies	0.00	0.00	3,236.94	0.00
43006 · Compliance	0.00	0.00	911.00	0.00
43010 · Software	0.00	0.00	-39.65	0.00
43035 · Street Lights	0.00	0.00	234.60	0.00
Total 430 · Public Safety	0.00	0.00	8,690.34	0.00
500 · Occupancy Expenditures				
502 · Electricity	289.14	0.00	484.91	0.00
506 · Water	267.73	0.00	56.03	0.00
514 · Building Maint/Improvements	1,885.50	0.00	0.00	0.00
516 · Lawn Maintenance	684.94	0.00	0.00	0.00
520 · Telephone & Internet	748.80	0.00	215.71	0.00
522 · Website Expense				
522.1 · Website Design/Redesign	1,000.00	0.00	0.00	0.00
522.2 · Audio/Video Chamber Updates	21,239.97	0.00	0.00	0.00
Total 522 · Website Expense	22,239.97	0.00	0.00	0.00
Total 500 · Occupancy Expenditures	26,116.08	0.00	756.65	0.00
600 · General & Administrative Exp				
604 · Municipal Manuals, Books & Maps				
60401 · Manuals/Books Expense	45.00	0.00	0.00	0.00
Total 604 · Municipal Manuals, Books & Maps	45.00	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of March, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
606 · Employee Costs				
60601 · Staff Salaries	13,653.53	0.00	38,950.05	0.00
60604 · Holiday Pay	0.00	0.00	1,258.56	0.00
60609 · Payroll Tax Expense	1,192.97	0.00	2,979.98	0.00
60610 · Payroll Processing Fees	64.33	0.00	0.00	0.00
60612 · Retirement Plan Contributions	1,108.77	0.00	2,204.50	0.00
60613 · Health Insurance Expense	1,590.48	0.00	4,827.23	0.00
60614 · Dental Insurance Expense	117.42	0.00	352.26	0.00
60615 · Vision Insurance	13.68	0.00	47.88	0.00
60618 · Salary PTO 0 - 36 months				
60618.1 · Salary PTO 37 - 84 months	132.54	0.00	0.00	0.00
Total 60618 · Salary PTO 0 - 36 months	132.54	0.00	0.00	0.00
Total 606 · Employee Costs	17,873.72	0.00	50,620.46	0.00
619 · Software Subscriptions	10,615.34	0.00	0.00	0.00
621 · IT Support	900.00	0.00	0.00	0.00
622 · Office Supplies - City Hall	336.56	0.00	0.00	0.00
623 · Office Equipment	149.49	0.00	0.00	0.00
624 · Office Equip Maintenance	150.00	0.00	0.00	0.00
626 · Postage-City Hall	151.51	0.00	0.00	0.00
628 · Bank Fees				
62801 · Service Charges	99.70	0.00	0.00	0.00
Total 628 · Bank Fees	99.70	0.00	0.00	0.00
630 · Legal & Professional				
63001 · Accounting & Payroll Services	5,000.00	0.00	0.00	1,274.00
63003 · Legal	3,308.00	0.00	0.00	0.00
63005 · City Planner	5,000.00	0.00	0.00	0.00
63008 · Financial Consulting	2,852.50	0.00	0.00	0.00
Total 630 · Legal & Professional	16,160.50	0.00	0.00	1,274.00
646 · Mileage Expense	0.00	0.00	0.00	0.00
660 · Bond Interest Expense	0.00	4,693.00	0.00	0.00
699 · Miscellaneous Expenses	5.00	0.00	0.00	0.00
Total 600 · General & Administrative Exp	46,486.82	4,693.00	50,620.46	1,274.00

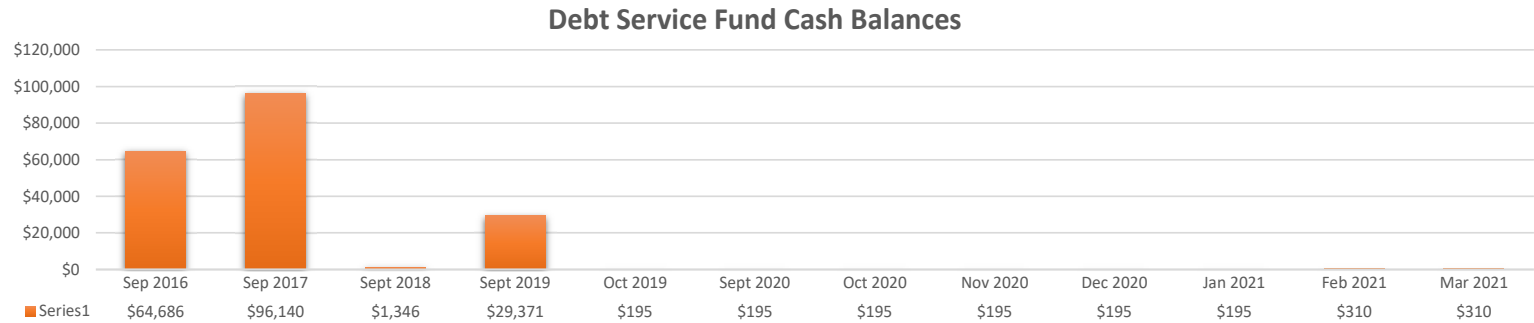
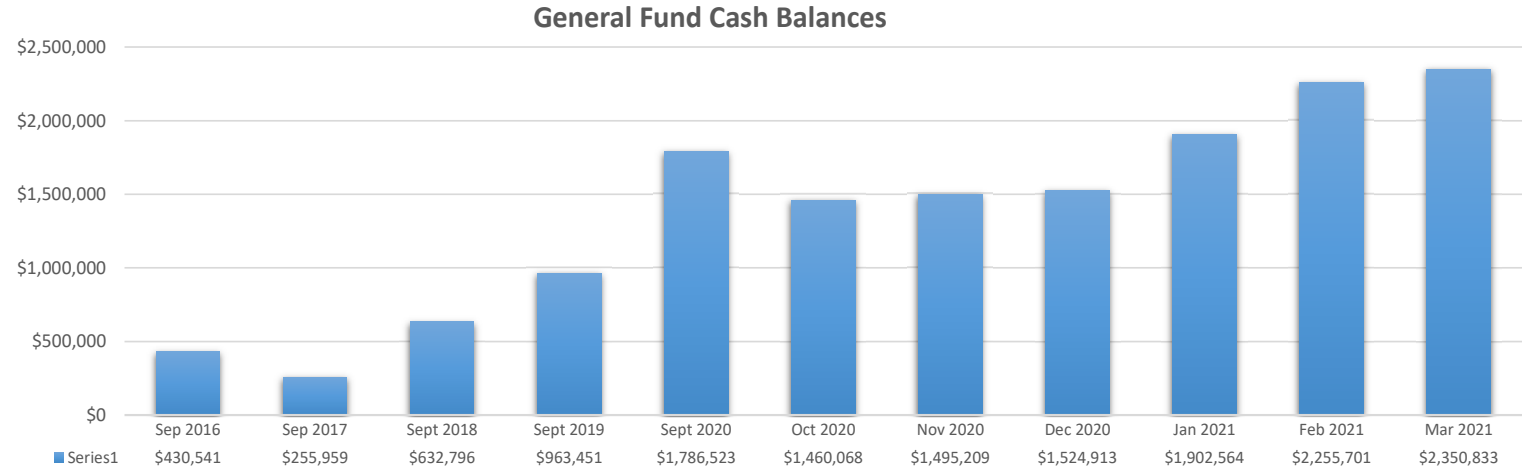
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of March, 2021

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
700 · Capital Expenditures				
70001 · Road Repairs	9,980.00	0.00	0.00	0.00
Total 700 · Capital Expenditures	9,980.00	0.00	0.00	0.00
Total Expense	103,119.70	4,693.00	60,067.45	43,169.70
Net Ordinary Income	62,972.20	-899.59	-49,158.58	21,899.54
Other Income/Expense				
Other Expense				
803 · Bond Premium Amortization	0.00	757.40	0.00	0.00
Total Other Expense	0.00	757.40	0.00	0.00
Net Other Income	0.00	-757.40	0.00	0.00
Net Surplus (Deficit)	62,972.20	-1,656.99	-49,158.58	21,899.54

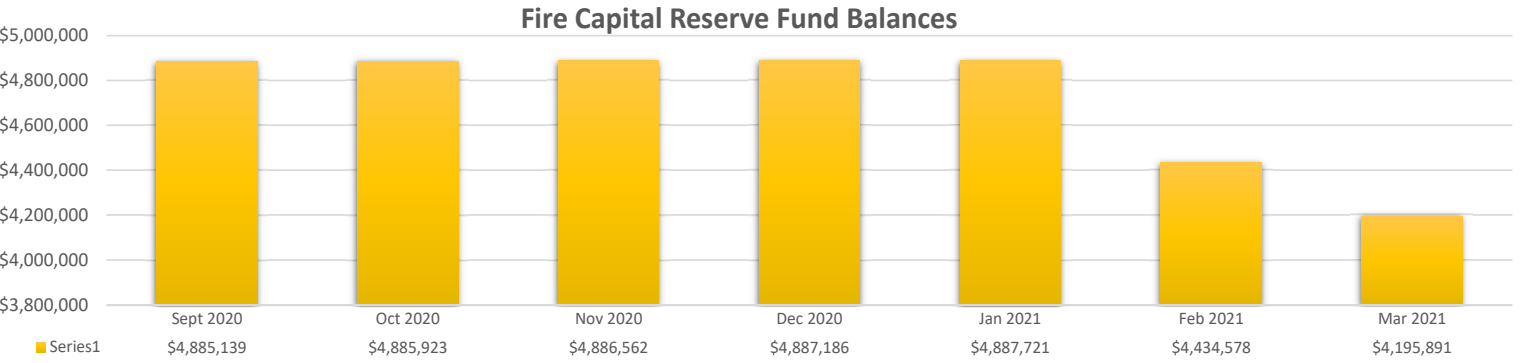
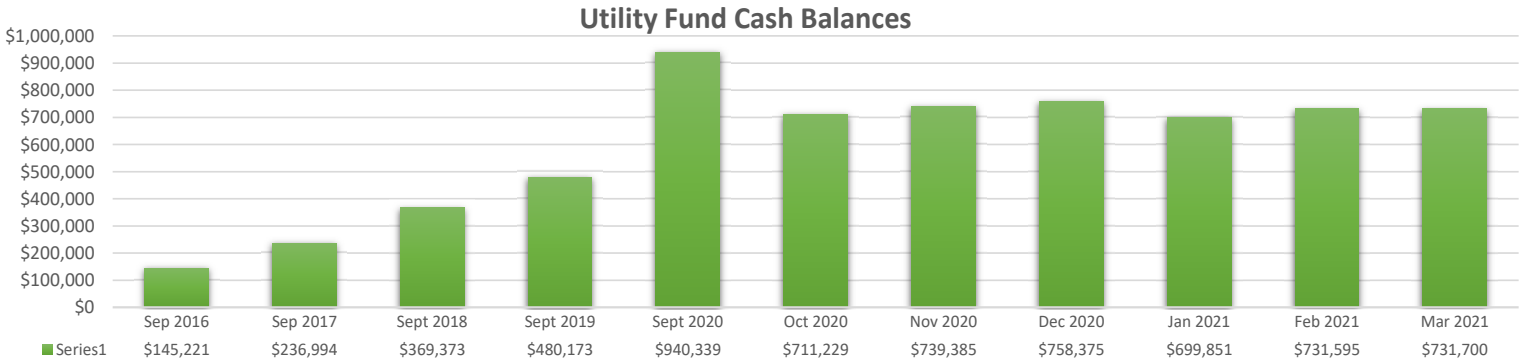
City of McLendon Chisholm
Cash Account Balances

Fund	Account	Sept 30,20	Oct 31,20	Nov 30,20	Dec 31,20	Jan 31,21	Feb 28,21	Mar 31,21
I&S	130 · 9003 Logic I&S Fund	195	195	195	195	195	310	310
I&S Total		195	195	195	195	195	310	310
General	100 · 3738 - Alliance Operating	258,172	265,578	300,563	330,116	707,637	1,063,182	1,158,218
General	103 · Texpool 300001	19,134	19,136	19,138	19,139	19,140	19,141	19,141
General	125 · Logic - 9001 General Fund Reserves	301,574	301,623	301,662	301,701	301,734	301,757	301,782
General	127 · 9004 Logic Operating	873,591	873,732	873,846	873,957	874,053	871,621	871,692
General Total		1,452,471	1,460,068	1,495,209	1,524,913	1,902,564	2,255,701	2,350,833
Utility	106 · 5071 - Alliance Utility Fund	510,328	281,149	309,249	328,183	269,613	301,324	301,393
Utility	126 · Logic - 9002 Utility Fund	430,011	430,080	430,136	430,191	430,238	430,272	430,307
Utility Total		940,339	711,229	739,385	758,375	699,851	731,595	731,700
Fire Capital Reserve	102 · 634 Alliance Construction	-	-	-	-	-	362,358	123,338
Fire Capital Reserve	128 · 9005 Logic Fire Dept Reserve	4,885,139	4,885,923	4,886,562	4,887,186	4,887,721	4,072,219	4,072,553
Reserves Total		4,885,139	4,885,923	4,886,562	4,887,186	4,887,721	4,434,578	4,195,891
Total		7,278,144	7,057,415	7,121,352	7,170,669	7,490,331	7,422,184	3,082,843

City of McLendon Chisholm
Cash Balance Report
As of March 31, 2021



City of McLendon Chisholm
Cash Balance Report
As of March 31, 2021



Alarm Date between 2021-03-01 and 2021-03-31

Total Calls by District

District	2021-03-01	Total
County District	21	21
City Limit District	22	22
County Mutual Aid	2	2
Out of County Aid	1	1
Total	46	46

Incident Date between 2021-03-01 and 2021-03-31

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
3/1/2021	2020-00102	0000099	111	Building fire	County District	1
3/4/2021	2020-00107	0000104	611	Dispatched & canceled en route	County District	1
3/2/2021	2021-00103	0000100	321	EMS call, excluding vehicle accident with injury	County District	1
3/3/2021	2021-00104	0000101	321	EMS call, excluding vehicle accident with injury	County District	1
3/3/2021	2021-00105	0000102	622	No incident found on arrival at dispatch address	City Limit District	1
3/4/2021	2021-00106	0000103	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/6/2021	2021-00108	0000105	143	Grass fire	City Limit District	1
3/7/2021	2021-00109	0000106	111	Building fire	County Mutual Aid	1
3/9/2021	2021-00112	0000108	151	Outside rubbish, trash or waste fire	County District	1
3/11/2021	2021-00113	0000109	321	EMS call, excluding vehicle accident with injury	County District	1
3/12/2021	2021-00114	0000110	321	EMS call, excluding vehicle accident with injury	County District	1
3/13/2021	2021-00115	0000115	151	Outside rubbish, trash or waste fire	County District	1
3/13/2021	2021-00117	0000116	500	Service Call, other	City Limit District	1
3/14/2021	2021-00118	0000111	412	Gas leak (natural gas or LPG)	City Limit District	1
3/14/2021	2021-00119	0000112	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/14/2021	2021-00120	0000113	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/16/2021	2021-00121	0000114	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/16/2021	2021-00122	0000117	324	Motor vehicle accident with no injuries.	City Limit District	1
3/16/2021	2021-00124	0000118	631	Authorized controlled burning	County District	1
3/16/2021	2021-00125	0000119	324	Motor vehicle accident with no injuries.	County District	1
3/16/2021	2021-00126	0000120	321	EMS call, excluding vehicle accident with injury	County District	1
3/17/2021	2021-00127	0000123	444	Power line down	City Limit District	1

3/17/2021	2021-00128	0000121	324	Motor vehicle accident with no injuries.	City Limit District	1
3/17/2021	2021-00129	0000122	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/17/2021	2021-00130	0000124	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/17/2021	2021-00131	0000125	321	EMS call, excluding vehicle accident with injury	County District	1
3/17/2021	2021-00132	0000126	142	Brush or brush-and-grass mixture fire	County District	1
3/18/2021	2021-00133	0000127	321	EMS call, excluding vehicle accident with injury	County District	1
3/18/2021	2021-00134	0000128	445	Arcing, shorted electrical equipment	City Limit District	1
3/19/2021	2021-00135	0000129	321	EMS call, excluding vehicle accident with injury	County District	1
3/19/2021	2021-00136	0000130	324	Motor vehicle accident with no injuries.	City Limit District	1
3/21/2021	2021-00137	0000131	142	Brush or brush-and-grass mixture fire	City Limit District	1
3/21/2021	2021-00138	0000132	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/22/2021	2021-00139	0000133	321	EMS call, excluding vehicle accident with injury	County District	1
3/24/2021	2021-00141	0000134	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/26/2021	2021-00142	0000135	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/27/2021	2021-00143	0000137	142	Brush or brush-and-grass mixture fire	County District	1
3/28/2021	2021-00144	0000138	321	EMS call, excluding vehicle accident with injury	County District	1
3/28/2021	2021-00145	0000139	321	EMS call, excluding vehicle accident with injury	City Limit District	1
3/28/2021	2021-00146	0000140	321	EMS call, excluding vehicle accident with injury	County District	1
3/29/2021	2021-00147	0000141	745	Alarm system activation, no fire - unintentional	County District	1
3/30/2021	2021-00148	0000142	321	EMS call, excluding vehicle accident with injury	County District	1
3/30/2021	2021-00149	0000143	321	EMS call, excluding vehicle accident with injury	Out of County Aid	1
3/30/2021	2021-00150	0000144	142	Brush or brush-and-grass mixture fire	City Limit District	1
3/30/2021	2021-00151	0000145	611	Dispatched & canceled en route	City Limit District	1
3/31/2021	2021-00152	0000146	561	Unauthorized burning	City Limit District	1
3/8/2021	210308-072239-MCCHTX	0000107	611	Dispatched & canceled en route	County Mutual Aid	0

3/27/2021	210327-110138-MCCHTX	0000136	611	Dispatched & canceled en route	County Mutual Aid	1
-----------	----------------------	---------	-----	--------------------------------	-------------------	---

North East Texas Inspections

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

There were 14 new single-family residential home permits issued in March 2021. The attached addendum reflects the home address, valuation, square footage and name of the Builder.

There were 10 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

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

March 2021

David Ellis, Building Official

March 2021 New SFR	Valuation	Square ft.	Fee	Builder
691 Frontier Trail	\$ 720,206.00	7711	\$ 1,025.00	Eracon Enterprises
1150 livorno	\$ 305,576.00	3712	\$ 1,025.00	altura
1911 sicilia	\$ 477,312.00	4224	\$ 1,025.00	castlerock
1501 corrara	\$ 360,470.00	3190	\$ 875.00	altura
1810 abruzzo	\$ 357,532.00	3164	\$ 875.00	castlerock
1907 sicilia	\$ 421,151.00	3727	\$ 1,025.00	castlerock
1726 puglia	\$ 371,092.00	3284	\$ 875.00	castlerock
1721 puglia	\$ 522,399.00	4623	\$ 1,025.00	castlerock
1923 galenda	\$ 516,600.00	4572	\$ 1,025.00	castlerock
1513 corrara	\$ 360,470.00	3190	\$ 875.00	altura
1507 corrara	\$ 301,813.00	3751	\$ 1,025.00	altura
1910 sicilia	\$ 538,671.00	4767	\$ 1,025.00	castlerock
1754 amarone	\$ 471,073.00	3846	\$ 1,025.00	highland
1717 puglia	\$ 383,522.00	3394	\$ 875.00	castlerock
			\$ 13,600.00	

Accessory permits March 2021	Project	Valuation	Fee
1701 Pienzeze dr.	solar	\$ 12,000.00	\$150.00
1837 bellagio	elect	\$2,000.00	\$75.00
1660 vista court	pool	\$70,000.00	\$375.00
1810 kentwood	water heater	\$1,300.00	\$75.00
808 abington wy.	concrete	\$1,000.00	\$75.00
1115 cambridge crt.	pool	\$99,977.00	\$375.00
1514 intessa crt.	pool	\$70,000.00	\$375.00
704 kensington dr.	patio	\$20,000.00	\$225.00
617 stampede run	concrete	\$6,000.00	\$75.00
190 Tucker rd.	generator	\$12,000.00	\$150.00
			\$1,950.00

March 2021 Onsite inspections actual

1741 bertino wy	elect.final
1714 budino	gas meter
1714 budino	elect.final
304 pioneer crt	gas test
1649 san donato	gas meter
1625 san donato	gas meter
1629 san donato	gas meter
1649 san donato	elect.meter
1625 san donato	elect.meter
1629 san donato	elect.meter
1646 salvatore	plmbg rough
1606 salvatore	frame mep
1638 salvatore	frame mep
1613 barrolo	patio cover
1918 sicily	final co.
1837 bellagio	piers
1169 livorno	elect meter
1175 livorno	elect meter
1837 bellagio	elect
1649 san donato	flatwork
1721 san donato	flatwork
1613 san donato	frame mep
1730 abruzzo	frame mep
1198 livorno	flatwork
1906 sicilia	flatwork
2013 corleone	flatwork
1324 somerset	belly steel
1407 barrolo	pool final
1646 salvatore	plmbg rough
firestation	partial grade beams
1119 cambridge	frame mep
1830 abruzzo	frame mep
2017 corleone	frame mep
1718 puglia	plmbg rough
1407 barrolo	pool final
1625 san donato	gas meter
1604 vista crt	electric meter
1721 amarone	t-pole
1606 salvatore	frame mep
1638 salvatore	frame mep
1175 livorno	gas meter
1169 livorno	gas meter
1200 lucca	final co.
1417 via toscana	flatwork
1115 cambridge	frame mep
1000 pullen	remodel final

1837 bellagio	frame mep
1646 salvatore	t-pole
1730 puglia	t-pole
1715 cima	final co.
1718 budino	gas meter
1718 budino	elect. Meter
103 paddock	belly steel
1069 kingsbridge	final solar
1710 amarone	t-pole
1639 salvatore	t-pole
1726 amarone	t-pole
1806 abruzzo	t-pole
1192 livorno	flatwork
1613 san donato	frame mep
19 windsor	frame mep
1619 salvatore	flatwork
1647 salvatore	flatwork
1826 abruzzo	flatwork
1726 amarone	flatwork
1502 siena	flatwork
1718 puglia	flatwork
1025 abbey	frame mep
1122 oxford	frame mep
1175 livorno	final co.
938 pullen	electric meter
1021 kingsbridge	plmbg rough
1324 somerset	pool final
938 pullen	electric meter
firestation	grade beams
firestation	t-pole
1706 voltera	final co.
1656 salvatore	gas meter
1656 salvatore	electric meter
1722 amarone	flatwork
1528 vista court	stucco lath
1025 abbey	belly steel
1163 livorno	final co.
1025 abbey	frame mep
1656 salvatore	electric meter
1656 salvatore	gas meter
1919 sicilia	electric meter
1623 salvatore	final co.
1706 voltera	final co.
1717 bertino	pier-foundation
1025 abbey ct	belly steel
1656 salvatore	gas meter
1656 salvatore	electric meter

1629 san donato	gas meter
1604 vista crt	electric meter
1309 somerset	flatwork
1717 bertino	pier insp.
1806 abruzzo	plmbg rough
860 frontier	t-pole
1837 bellagio	patio final
1656 salvatore	elect. meter
1722 amarone	flatwork
1806 abruzzo	flatwork
1324 somerset	belly steel
1802 bellagio	elect.meter
1706 amarone	elect.meter
1706 amarone	gas meter
1656 salvatore	elect.meter
1021 kingsbridge	plmbg rough
647 n hwy 205	undegrnd electric
1710 amarone	plmbg rough
1919 sicilia	gas meter
1617 san donato	frame mep
1705 puglia	gas meter
1705 puglia	gas meter
1705 puglia	electric meter
1802 bellagio	gas meter
1919 sicilia	gas meter
1721 san donato	gas meter
1721 san donato	electric meter
1629 san donato	final co.
1169 livorno	final co.
1558 vista crt.	pool final
firestation	grade beams
1730 puglia	plmbg rough
1639 salvatore	plmbg rough
1628 vista crt.	lath
1604 vista crt	flatwork
1604 vista crt.	gas meter
1721 san donato	elect meter
1721 san donato	gas meter
1625 san donato	final co.
1714 budino	final co.
1624 salvatore	frame mep
1729 amarone	frame mep
1941 recioto	frame mep
1639 salvatore	flatwork
1122 oxford	frame mep
1915 sicilia	final co.
firestation	g. beams

1660 vista crt.
1941 recioto
1639 salvatore

belly steel
frame mep
flatwork

All American Dogs, Inc.

City Of Mclendon-chisholm Report

Mar 1, 2021 - Mar 31, 2021

Address	Notes	Code
Mar 25, 2021 4:38 PM 1371 w fm 550	patrolled for strays	Animal Control
Mar 18, 2021 2:09 PM 1371 w fm 550	patrolled for strays	Animal Control
Mar 12, 2021 1:58 PM 1371 w fm 550	patrolled for strays	Animal Control
Mar 5, 2021 3:18 PM 1371 w fm 550	patrolled for strays	Animal Control



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

Jason Roemer *Municipal Coordinator*





Municipal Recycling Program



Single Stream Recycling

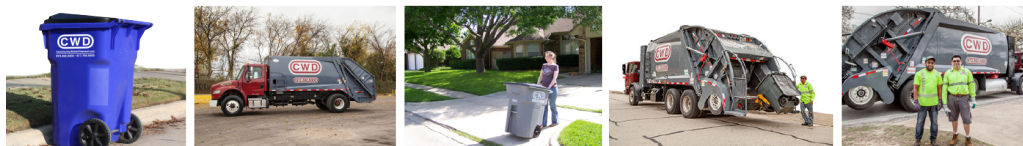
Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

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

	Mar-2021	Feb-2021	Jan-2021	Dec-2020	Nov-2020	Oct-2020	Sep-2020	Aug-2020	Jul-2020	Jun-2020	May-2020	Apr-2020
Homes	1,146	1,146	1,146	965	965	965	965	965	965	965	965	965
Resi Recy Tonnage	4.25	2.51	8.95	36.07	38.47	20.45	29.78	26.58	51.32	26.34	53.81	50.33
Pounds / Home / Month	7.42	4.38	15.62	74.76	79.73	42.38	61.72	55.09	106.36	54.59	111.52	104.31



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.

	Mar-2021	Feb-2021	Jan-2021	Dec-2020	Nov-2020	Oct-2020	Sep-2020	Aug-2020	Jul-2020	Jun-2020	May-2020	Apr-2020
Service Opportunities	9,924	9,924	9,924	8,356	8,356	8,356	8,356	8,356	8,356	8,356	8,356	8,356
Service Inquiries	15	0	8	6	8	12	3	35	15	15	4	12
Per 1,000 Service Opps	1.51	0.00	0.81	0.72	0.96	1.44	0.36	4.19	1.80	1.80	0.48	1.44



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 03/01/2021 - 03/31/2021

Date	Account	Address	Service Type	Service Code
03/30/2021	108255-1300	RYAN BOOTH	DELIVER	DELIVER S/S
				Total DELIVER: 1
03/27/2021	108255-188	FLORENCIA WILKINSON	RESI-BULK	RESI R/L BULK
				Total RESI-BULK: 1
03/11/2021	108255-457	PARNELL JAMES & INGRID	RESI-RECYCLE	SERVICE RCYCART
03/19/2021	108255-373	MARY ANN NAISH	RESI-RECYCLE	SERVICE TRASH CART
03/19/2021	108255-164	JOHN THOMAS	RESI-RECYCLE	SERVICE RCY BIN
03/22/2021	108255-1192	LORI JOHNSON	RESI-RECYCLE	SERVICE RCYCART
03/22/2021	108255-1192	LORI JOHNSON	RESI-RECYCLE	SERVICE RCYCART
03/26/2021	108255-1397	ALEX GULOTTA	RESI-RECYCLE	SERVICE RCYCART
03/29/2021	108255-1397	ALEX GULOTTA	RESI-RECYCLE	SERVICE RCYCART
03/29/2021	108255-1397	ALEX GULOTTA	RESI-RECYCLE	SERVICE RCYCART
				Total RESI-RECYCLE: 8
03/05/2021	108255-279	DAY DAVID W & KELLY A	RESI-TRASH	SERVICE TRASH CART
03/05/2021	108255-403	GRIFFIN DENNIS W	RESI-TRASH	SERVICE TRASH CART
03/12/2021	108255-895	STEPHANIE AREHART	RESI-TRASH	SERVICE TRASH CART
03/19/2021	108255-608	JOEL WILLIAMS	RESI-TRASH	SERVICE TRASH CART
03/20/2021	108255-237	CARGILE DONALD	RESI-TRASH	SERVICE TRASH CART
				Total RESI-TRASH: 5

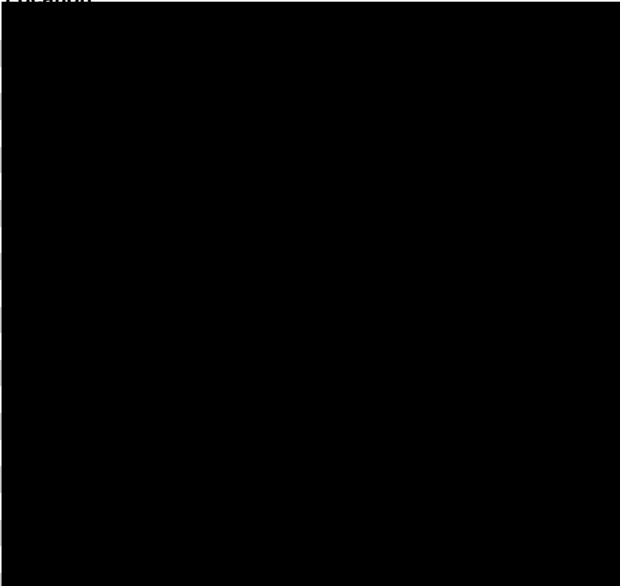
Total Inquiries: 15

ROCKWALL COUNTY SHERIFF
972 TL TOWNSEND ROCKWALL , TX 75087

CC.IncDate Between '03/01/2021' And '03/31/2021' AND CC.District = '41' AND

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

CFS History Search
Public Report

CFS #	Create When	Location	CallType Disposition
2021-008233	3/31/2021 6:40:03 PM		SEX OFFENSE RSO REPORT TAKEN
2021-008220	3/31/2021 5:03:34 PM		SEX OFFENSE ASSIGNMENT COMPLETE
2021-008213	3/31/2021 3:36:55 PM		DISTURBANCE NOISE ASSIGNMENT COMPLETE
2021-008199	3/31/2021 1:46:34 PM		DISTURBANCE NOISE ASSIGNMENT COMPLETE
2021-008177	3/31/2021 10:25:38 AM		FIRE ASSIGNMENT COMPLETE
2021-008155	3/31/2021 3:04:46 AM		ALARM FALSE ALARM
2021-008060	3/30/2021 11:08:16 AM		MUTUAL AID ASSIGNMENT COMPLETE
2021-008043	3/30/2021 8:25:29 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2021-008041	3/30/2021 8:24:03 AM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2021-007996	3/29/2021 5:03:03 PM		WELFARE CHECK ASSIGNMENT COMPLETE
2021-007985	3/29/2021 2:58:30 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2021-007860	3/28/2021 2:31:55 PM		MEDICAL CALL ASSIGNMENT COMPLETE
2021-007800	3/27/2021 11:28:05 PM		MOTORIST ASSIST ASSIGNMENT COMPLETE
2021-007792	3/27/2021 9:54:05 PM		WELFARE CHECK ASSIGNMENT COMPLETE
2021-007784	3/27/2021 7:51:09 PM		ANIMAL LOOSE LIVESTOCK ASSIGNMENT COMPLETE
2021-007754	3/27/2021 4:09:03 PM		FIRE STRUCTURE ASSIGNMENT COMPLETE
2021-007652	3/26/2021 1:29:53 PM		ALARM ASSIGNMENT COMPLETE
2021-007647	3/26/2021 12:40:18 PM		911 HANG UP ARREST
2021-007646	3/26/2021 12:03:48 PM		MEET COMPLAINANT ASSIGNMENT COMPLETE
2021-007641	3/26/2021 11:23:40 AM		MEDICAL CALL ASSIGNMENT COMPLETE
2021-007598	3/25/2021 9:43:51 PM		911 HANG UP ASSIGNMENT COMPLETE
2021-007575	3/25/2021 4:05:33 PM	1700B W FM 550 MCLENDON CHISHOLM	WELFARE CHECK ASSIGNMENT COMPLETE

CAD Report 71

Page 1 Of 3

CFS #	Create When	Location	CallType Disposition
2021-007530	3/25/2021 7:50:07 AM	[REDACTED]	MEET COMPLAINANT ASSIGNMENT CO
2021-007523	3/25/2021 2:47:33 AM		ASSIGNMENT COMPLETE
2021-007504	3/24/2021 8:35:10 PM		SUSPICIOUS PERSON/VEHICLE UTL
2021-007458	3/24/2021 1:25:31 PM		ALARM FALSE ALARM
2021-007453	3/24/2021 12:42:24 PM		MOTORIST ASSIST ASSIGNMENT COMF
2021-007412	3/24/2021 1:35:55 AM		MEDICAL CALL ASSIGNMENT COMPLET
2021-007404	3/23/2021 10:51:06 PM		ANIMAL COMPLAINT UTL
2021-007340	3/23/2021 1:23:54 PM		ALARM FALSE ALARM
2021-007324	3/23/2021 10:59:38 AM		ALARM FALSE ALARM
2021-007136	3/21/2021 8:56:07 PM		911 HANG UP ASSIGNMENT COMPLETE
2021-006979	3/20/2021 7:56:30 AM		HARASSMENT/THREAT RSO REPORT T
2021-006955	3/19/2021 11:15:20 PM		ALARM ASSIGNMENT COMPLETE
2021-006908	3/19/2021 12:47:04 PM		ACCIDENT MAJOR ASSIGNMENT COMP
2021-006880	3/19/2021 8:19:21 AM		ALARM ASSIGNMENT COMPLETE
2021-006835	3/18/2021 8:00:00 PM		EXTRA PATROL ASSIGNMENT COMPLE
2021-006765	3/18/2021 9:51:09 AM		THEFT RSO REPORT TAKEN
2021-006697	3/17/2021 6:18:31 PM		ALARM ASSIGNMENT COMPLETE
2021-006693	3/17/2021 4:55:56 PM		RECKLESS DRIVER UTL
2021-006688	3/17/2021 3:53:36 PM		MEDICAL CALL ASSIGNMENT COMPLET
2021-006649	3/17/2021 8:43:14 AM		MEDICAL CALL ASSIGNMENT COMPLET
2021-006646	3/17/2021 7:12:51 AM		ACCIDENT MAJOR ACCIDENT REPORT
2021-006638	3/17/2021 6:19:27 AM		ASSIST ASSIGNMENT COMPLETE
2021-006633	3/17/2021 5:41:48 AM		TRAFFIC HAZARD ASSIGNMENT COMPI
2021-006595	3/16/2021 5:33:35 PM		RECKLESS DRIVER ASSIGNMENT COM
2021-006549	3/16/2021 11:16:13 AM		ALARM ASSIGNMENT COMPLETE
2021-006537	3/16/2021 9:10:42 AM		ALARM FALSE ALARM
2021-006525	3/16/2021 3:46:29 AM	1400B S STATE HIGHWAY 205 MCLENDON CHISHOLM	MEDICAL CALL ASSIGNMENT COMPLET
CAD Report 71			

CFS #	Create When	Location	CallType Disposition
2021-006348	3/14/2021 9:15:53 AM		ODOR INVESTIGATION ASSIGNMENT C
2021-005835	3/9/2021 7:52:30 PM		FIRE GRASS ASSIGNMENT COMPLETE
2021-005822	3/9/2021 6:25:44 PM		MEET COMPLAINANT ASSIGNMENT CO
2021-005792	3/9/2021 1:15:38 PM		ALARM FALSE ALARM
2021-005789	3/9/2021 12:58:39 PM		SUSPICIOUS ACTIVITY ASSIGNMENT C
2021-005787	3/9/2021 12:38:22 PM		ANIMAL COMPLAINT ASSIGNMENT COM
2021-005768	3/9/2021 9:46:10 AM		ALARM FALSE ALARM
2021-005713	3/8/2021 6:54:55 PM		ALARM FALSE ALARM
2021-005665	3/8/2021 8:36:57 AM		FRAUD ASSIGNMENT COMPLETE
2021-005610	3/7/2021 9:54:07 PM		911 HANG UP UTL
2021-005577	3/7/2021 12:38:55 PM		ALARM FALSE ALARM
2021-005230	3/4/2021 9:35:07 AM		WELFARE CHECK RSO REPORT TAKEN
2021-005216	3/4/2021 7:54:52 AM		MEET COMPLAINANT ASSIGNMENT CO
2021-005199	3/3/2021 10:09:16 PM		ANIMAL VISCIOUS ASSIGNMENT COMP
2021-005171	3/3/2021 4:42:53 PM		ASSIST ASSIGNMENT COMPLETE
2021-005038	3/2/2021 4:10:14 PM		ALARM FALSE ALARM
2021-004931	3/1/2021 7:42:02 PM		INTOXICATED PERSON ASSIGNMENT C
2021-004922	3/1/2021 4:23:10 PM		FIRE STRUCTURE ASSIGNMENT COMP
Total: 67			

E
COMPLETE
COMPLETE

TE
MPLETE
LETE
MPLETE
TE
LETE
LETE
NT COMPLETE
LETE

MPLETE
TE
:
LETE

04/01/2021 08:37



MPLETE

[REDACTED]

[REDACTED]

MPLETE

TE [REDACTED]

[REDACTED]

[REDACTED]

AKEN

[REDACTED]

LETE

[REDACTED]

TE

[REDACTED]

[REDACTED]

TE

TE [REDACTED]

[REDACTED]

LETE

MPLETE [REDACTED]

[REDACTED]

TE

04/01/2021 08:37

COMPLETE

MPLETE

COMPLETE

MPLETE

J

MPLETE

LETE

COMPLETE

LETE

04/01/2021 08:37

Mark Woodruff

Year: 2021

Initial Inspections	137												137
Re-Inspections	152												152
Total Inspections	161												161
Cases Started	137												137
Cases Completed	129												129
Voluntary Compliance	128												128
Opened in Error	0												0
Transferred to Other Dept.	0												0
Total Complaints	11												11
Valid Complaints	9	0	0	0	0	0	0	0	0	0	0	0	9
Invalid Complaints	2												2
Courtesy Notices (DTs)	98												98
Notification Letters (NOVs)	39												39
City Abatelements (CWOs)	0												0
Citations Issued	4												4
Municipal Court Cases	2												2



\$780.00

PRINCE
780 CORNSTALK RD.

**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 03/22/2021

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): ACREAGE Current Zoning: _____
No. of Acres: 2.5 No. of Lots: 1 Proposed Zoning: RESIDENTIAL
General Location of Property: 250' NW OF INTX. OF VALLEY VIEW LANE AND CORNSTALK RD
Proposed Use for Property: RESIDENTIAL
Applicant Name: CHAD LEE PRINCE
Company: _____
Address: 780 CORNSTALK RD City, State, Zip: ROCKWALL, TX 75082
Phone(s): 317-488-7479 Email: INDYPRINCE188@YAHOO.COM
Owner Name: CHAD LEE PRINCE
Address: 780 CORNSTALK RD City, State, Zip: ROCKWALL, TX 75082
Legal Description of the Property: ABS A0175, R PECKHAM, TRACT 17, 1.71 ACRES
County Parcel ID: 12163
Other Information: (PT OF 103.321 AC TRACT) (REMAINING ACREAGE 1.5)
IN KAUFMAN CO.)

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 \$ 180.00 to cover the cost of this application, and an initial deposit of \$ 600.00 for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of MARCH, 2021.

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: _____

Page 2 of 2

OWNERS CERTIFICATE:
STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS CHAD LEE PRINCE is the owner of a 2,500 acre tract of land situated in the Ruth Peckham Survey, Abstract No. 175 and 374 of Rockwall and Kaufman County, Texas, respectively, and being part of a called 100.0 acre tract of land, known as the "Ruth Peckham Survey, A-175 & 374", owned by Joe W. Neal to Joe Perry Neal, James Richard Neal, Roy Walker Neal, and Nannie Claudine Neal Griffin, recorded in Volume 278 Page 564, Deed Records, Kaufman County, Texas (DRKCT), and this tract being more particularly described as follows:

BEGINNING at a P.C. Nail found for corner in the northeast line of said 100.0 acre tract near the center of Cornstalk Road (asphalt surface) at one most corner of said 100.0 acre tract, and being part of a called 100.0 acre tract, known as the "Ruth Peckham Survey, A-175 & 374", owned by Joe W. Neal to Joe Perry Neal, James Richard Neal, Roy Walker Neal, and Nannie Claudine Neal Griffin, recorded in Volume 278 Page 564, Deed Records, Kaufman County, Texas (DRKCT), said point being located South 45°42'48" East, a distance of 1210.03 feet from the most northern corner thereof;

THENCE South 45°42'48" East, along the northeast line of said 100.0 acre tract and near the center of said Cornstalk Road, a distance of 255.89 feet, to a point on said northeast line of said 100.0 acre tract, from which a 5/8" iron rod was set, and being part of a called 100.0 acre tract, known as the "Ruth Peckham Survey, A-175 & 374", owned by Joe W. Neal to Joe Perry Neal, James Richard Neal, Roy Walker Neal, and Nannie Claudine Neal Griffin, recorded in Volume 278 Page 564, Deed Records, Kaufman County, Texas (DRKCT), said point being located South 42°30'00" West a distance of 23.00 feet;

2,500 ACRES
CHAD LEE PRINCE
VOL. 2021 PG. 000000593
(DRKCT)

LOT 1 BLOCK A
2,500 ACRES
(100.898 SQ. FT.)

3,500 ACRES
LOREY BRANDO
VOL. 2019 PG. 0000017065
(DRKCT)

LEGEND

- PRK (P.N. FOR CORNER)
- PFC (POINT FOR CORNER)
- POWER POLE
- FIRE HYDRANT
- ASPHALT
- ELECTRIC LINE
- 0.6" IRON ROD FOUND W/CAP
- STAMPED "RPLS 3963"
- 5/8" IRON ROD SET W/CAP
- STAMPED "RPLS 3963"
- CONTROL MONUMENT
- (CM)

APPROVED

MAYOR, CITY OF MCLENDON-CHISHOLM DATE

I, hereby certify that the above and foregoing plat of The CHAD PRINCE ADDITION, an Addition to the City of McLendon-Chisholm on the _____ day of _____, 2021, This approval shall be invalid unless the approved plat for such addition is recorded in the Office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from the date of final approval. An extension may be granted by the Said County Clerk of Rockwall County, Texas, at the discretion of the County Clerk of the City of McLendon-Chisholm, Texas.

Witness my hand this _____ day of _____, 2021.

City Secretary: City of McLendon-Chisholm, Texas

THENCE South 44°38'00" West, a distance of 425.56 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963" found for corner in a lower boundary line of said 73.321 acre tract;

THENCE along lower boundary lines of said 73.321 acre tract, the following courses:

North 45°42'48" West, a distance of 255.90 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963" found for corner at an interior corner thereof;

North 44°38'04" East, a distance of 425.56 feet, to THE POINT OF BEGINNING and containing 100.898 square feet, or 2,500 acres of land;

OWNERS DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CHAD LEE PRINCE is the owner of said tract, and does hereby adopt this plat designating the hereinabove described property as, Lot 1, Block A, of The CHAD PRINCE ADDITION, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and does hereby dedicate to the public use forever any right-of-way and/or easements shown. No buildings shall be placed upon, over or across said right-of-way and/or easements as shown on this plat, nor shall any structures be erected thereon, nor shall any other uses be made of said right-of-way and/or easements being hereby reserved for the mutual use and enjoyment of the public. Said dedication shall be subject to the following conditions: 1. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 2. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 3. The dedication shall be subject to the approval of the State of Texas. 4. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 5. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 6. The dedication shall be subject to the approval of the State of Texas. 7. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 8. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 9. The dedication shall be subject to the approval of the State of Texas. 10. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 11. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 12. The dedication shall be subject to the approval of the State of Texas. 13. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 14. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 15. The dedication shall be subject to the approval of the State of Texas. 16. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 17. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 18. The dedication shall be subject to the approval of the State of Texas. 19. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 20. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 21. The dedication shall be subject to the approval of the State of Texas. 22. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 23. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 24. The dedication shall be subject to the approval of the State of Texas. 25. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 26. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 27. The dedication shall be subject to the approval of the State of Texas. 28. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 29. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 30. The dedication shall be subject to the approval of the State of Texas. 31. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 32. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 33. The dedication shall be subject to the approval of the State of Texas. 34. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 35. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 36. The dedication shall be subject to the approval of the State of Texas. 37. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 38. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 39. The dedication shall be subject to the approval of the State of Texas. 40. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 41. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 42. The dedication shall be subject to the approval of the State of Texas. 43. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 44. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 45. The dedication shall be subject to the approval of the State of Texas. 46. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 47. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 48. The dedication shall be subject to the approval of the State of Texas. 49. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 50. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 51. The dedication shall be subject to the approval of the State of Texas. 52. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 53. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 54. The dedication shall be subject to the approval of the State of Texas. 55. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 56. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 57. The dedication shall be subject to the approval of the State of Texas. 58. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 59. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 60. The dedication shall be subject to the approval of the State of Texas. 61. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 62. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 63. The dedication shall be subject to the approval of the State of Texas. 64. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 65. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 66. The dedication shall be subject to the approval of the State of Texas. 67. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 68. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 69. The dedication shall be subject to the approval of the State of Texas. 70. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 71. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 72. The dedication shall be subject to the approval of the State of Texas. 73. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 74. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 75. The dedication shall be subject to the approval of the State of Texas. 76. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 77. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 78. The dedication shall be subject to the approval of the State of Texas. 79. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 80. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 81. The dedication shall be subject to the approval of the State of Texas. 82. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 83. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 84. The dedication shall be subject to the approval of the State of Texas. 85. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 86. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 87. The dedication shall be subject to the approval of the State of Texas. 88. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 89. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 90. The dedication shall be subject to the approval of the State of Texas. 91. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 92. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 93. The dedication shall be subject to the approval of the State of Texas. 94. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 95. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 96. The dedication shall be subject to the approval of the State of Texas. 97. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas. 98. The dedication shall be subject to the approval of the County Clerk of Rockwall County, Texas. 99. The dedication shall be subject to the approval of the State of Texas. 100. The dedication shall be subject to the approval of the City of McLendon-Chisholm, Texas.

Witness, my hand, this the _____ day of _____, 2021.

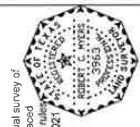
By: Chad Lee Prince

STATE OF TEXAS
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared, Chad Lee Prince, owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas



RELEASED 02/17/21
R.P.L.S. NO. 3963
ROBERT C. MYERS

NOTES:

1. Basis of Bearings - State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Adjustment: Realization CORS(2011).
2. According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 4839370110L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
3. The purpose of this plat is to create (1) single residential lot.

LAND SURVEYOR

R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"

488 ARROYO COURT
SUNNYVALE, TEXAS 75182
Firm No. 0192000
Robert "Calvin" Myers, RPLS 3963
rcsurveying@gmail.com

Job No. 461 PLAT Drawn by: MZS Date: 2/18/21 Revised:

MINOR PLAT
OF THE
CHAD PRINCE ADDITION
SITUATED IN THE
RUTH PECKHAM SURVEY, A-175 & 374
ROCKWALL & KAUFMAN
COUNTY, TEXAS



MINOR PLAT
OF THE
CHAD PRINCE ADDITION
SITUATED IN THE
RUTH PECKHAM SURVEY, A-175 & 374
ROCKWALL & KAUFMAN
COUNTY, TEXAS

MINOR PLAT
OF THE
CHAD PRINCE ADDITION
SITUATED IN THE
RUTH PECKHAM SURVEY, A-175 & 374
ROCKWALL & KAUFMAN
COUNTY, TEXAS



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 21, 2021

APPLICANT: Chad Lee Prince

LOCATION: 780 Cornstalk Road [Generally on the west side of the intersection of Connie Lane and Cornstalk Road]

CITY COUNCIL HEARING DATE: April 28, 2021

REQUEST:

The applicant is requesting approval of a final plat on 2.5 acres of land to create one single family residential lot .

PROPERTY OWNERS: Chad Lee Prince
780 Cornstalk Road
Rockwall, Texas 75032

REPRESENTATIVE: Chad Lee Prince

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the final plat of Lot 1, Block A of the Chad Prince Addition located in the ETJ of McLendon-Chisholm, Texas and further located in both Rockwall and Kaufman Counties.

BACKGROUND INFORMATION:

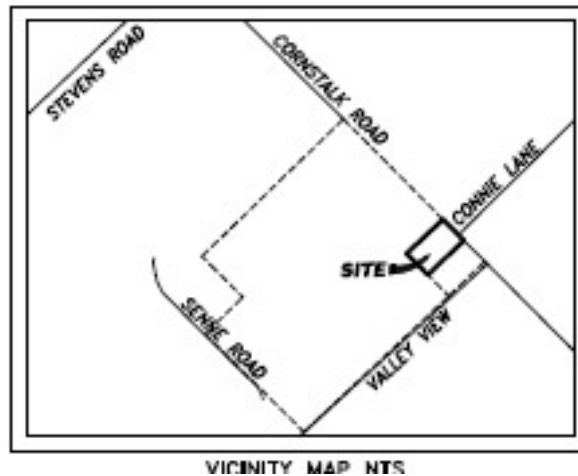
The subject property is a 2.5-acre tract of land located generally at the west side of the intersection of Connie Lane and Cornstalk Road. The applicant is dedicating sufficient right of way with this plat to provide one-half of the required right of way of 70 feet for the future expansion of Cornstalk Road.

Section 10.02.005(b) Final plat, of the City of McLendon-Chisholm Subdivision Regulations provides for:

“(5) The owner/subdivider may, at his option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:

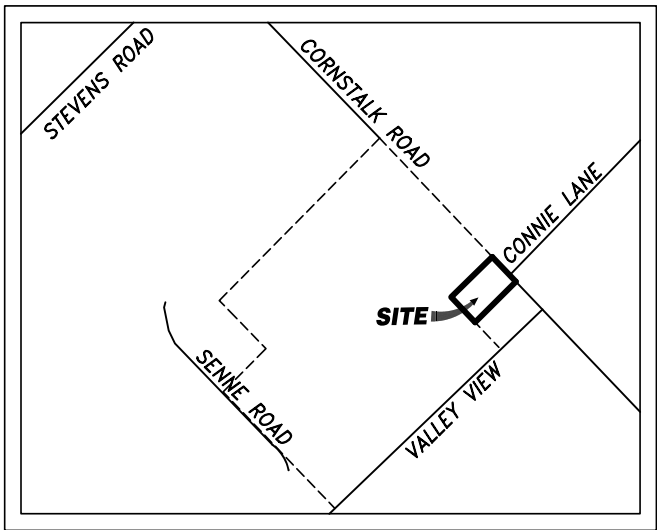
- (A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;
- (B) The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and
- (C) Is a minimum of two and one-half acres in total area.”

In this case the property owner requested the consolidation of the preliminary and final plats into one plat.

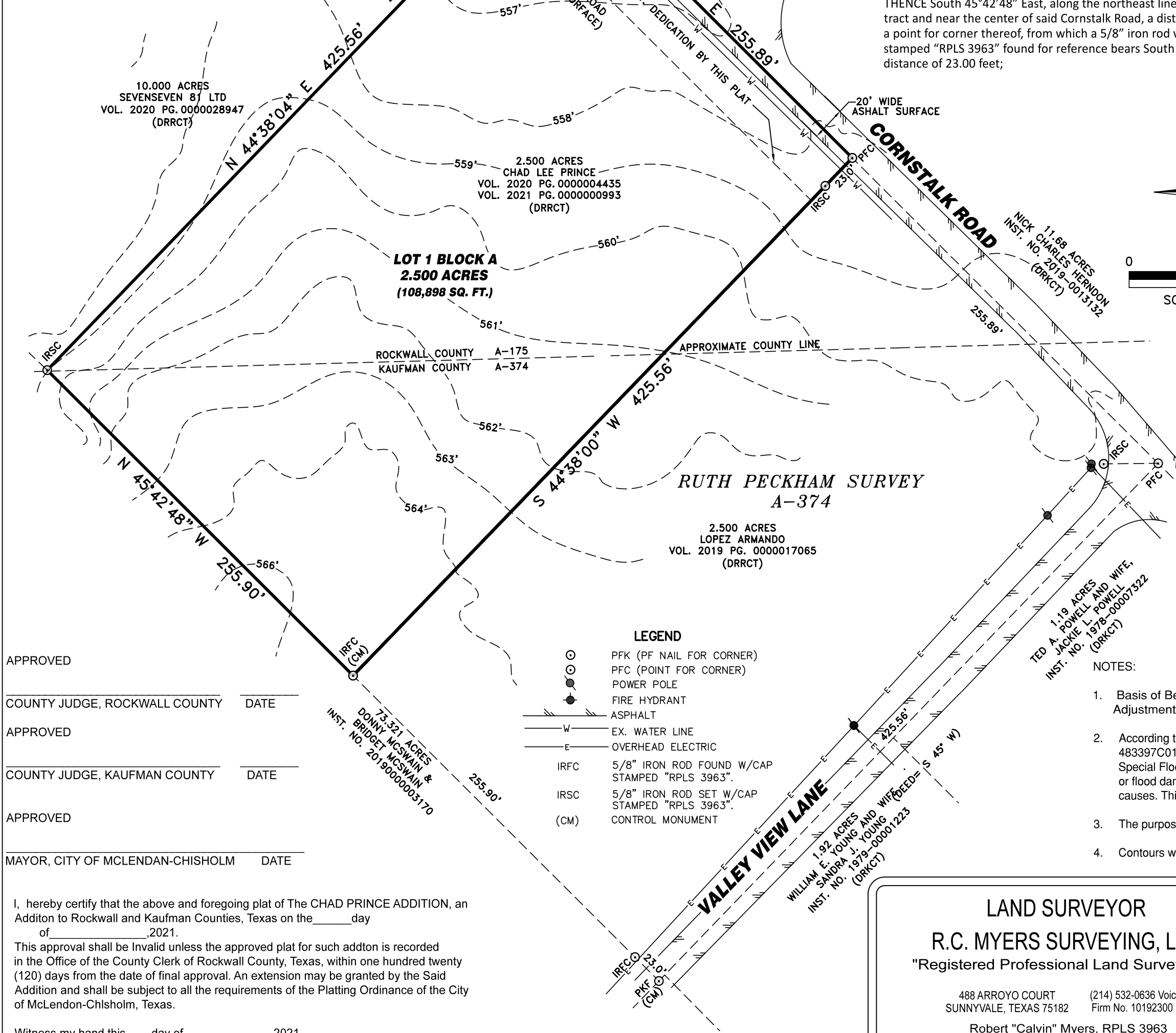


Thoroughfares/streets:

Cornstalk Road is designated as a two-lane undivided collector by McLendon-Chisholm's Thoroughfare Plan, requiring 70 feet of right of way.



VICINITY MAP NTS



APPROVED

COUNTY JUDGE, ROCKWALL COUNTY DATE

APPROVED

COUNTY JUDGE, KAUFMAN COUNTY DATE

APPROVED

MAYOR, CITY OF MCLENDON-CHISHOLM DATE

I, hereby certify that the above and foregoing plat of The CHAD PRINCE ADDITION, an Addition to Rockwall and Kaufman Counties, Texas on the _____ day of _____, 2021.

This approval shall be Invalid unless the approved plat for such additon is recorded in the Office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from the date of final approval. An extension may be granted by the Said Addition and shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm, Texas.

Witness my hand this _____ day of _____, 2021.

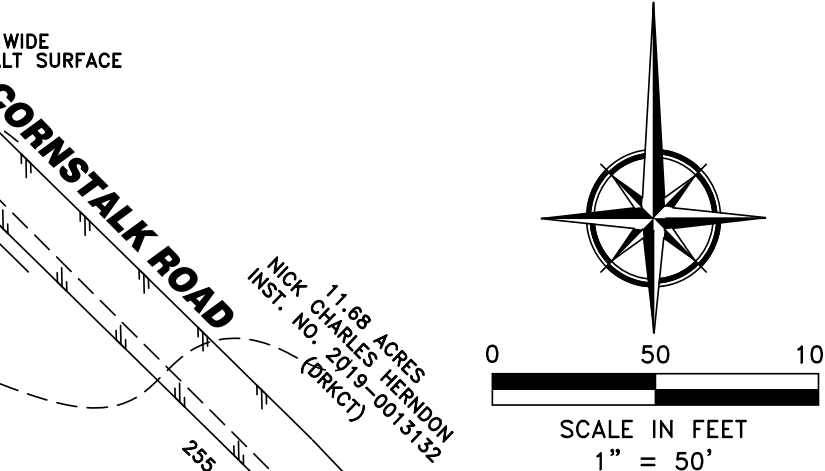
City Secretary, City of McLendon-Chisholm, Texas

OWNERS CERTIFICATE:
STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS CHAD LEE PRINCE is the owner of a 2.500 acre tract of land situated in the Ruth Peckham Surveys, Abstract No. 175 and 374 of Rockwall and Kaufman County, Texas, respectively, and being part of a called 100.0 acre tract of land described as First Tract in a Deed from Callie Neal and husband, Joe W. Neal to Joe Perry Neal, James Richard Neal, Roy Layden Neal, and Nannie Claudine Neal Griffin, recorded in Volume 278 Page 564, Deed Records, Kaufman County, Texas (DRKCT), and this tract being more particularly described as follows:

BEGINNING at a P.K. Nail found for corner in the northeast line of said 100.0 acre tract near the center of Cornstalk Road (asphalt surface) at the most eastern corner of a called 73.321 acre tract described in a Deed to Donny McSwain and Bridget McSwain, recorded as Instrument No. 20190000003170 (DRKCT), said point being located South 45°42'48" East, a distance of 1210.03 feet from the most northern corner thereof;

THENCE South 45°42'48" East, along the northeast line of said 100.0 acre tract and near the center of said Cornstalk Road, a distance of 255.89 feet, to a point for corner thereof, from which a 5/8" iron rod with a yellow cap, stamped "RPLS 3963" found for reference bears South 44°38'00" West a distance of 23.00 feet;



THENCE South 44°38'00" West, a distance of 425.56 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963" found for corner in a lower boundary line of said 73.321 acre tract;

THENCE along lower boundary lines of said 73.321 acre tract, the following courses:
North 45°42'48" West, a distance of 255.90 feet, to a 5/8" iron rod with a yellow cap, stamped "RPLS 3963", found for corner at an interior corner thereof;
North 44°38'04" East, a distance of 425.56 feet, to THE POINT OF BEGINNING and containing 108,898 square feet, or 2.500 acres of land.

OWNERS DEDICATION :
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT CHAD LEE PRINCE, is the owner of sad tract, and does hereby adopt this plat designating the hereinabove described property as. Lot 1, Block A, of The CHAD PRINCE ADDITION, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and does hereby dedicate to the public use forever any right-of-way and/or easements shown. No buildings shaa be placed upon, over or across said right-of-way and/or easements as described herein. Said right-of-way and/or easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using samo. All public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of its respective system or right-of-way and/or easements. All public utilities shall at all times have the full right to ingress and egress to and from and upon said right-of-way and/or easements for the purpose of constructing, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of at any time, procuring tho permission of anyone. Any public utility shall have the right of Ingress and egress to private property for the purpose of reading meters and any maintenance and service regularly or ordinarily performed by that utility. The City of McLendon-Chisholm will not be responsible tor any claims of any nature resulting from said maintenance. No house, dwelling unit, or other structures shal be constructed on any lot to this addition by the owner or any other person until such time as the developer has complied with all requiremets of the Platting Ordinance of the City of McLendon-Chishoim, regarding such improvements with respect to the entire block on the right-of-way on which the property abuts, all accordtog to the specifacatons of the City of McLendon-Chishotm.

Witness, mv hand, this the _____ day of _____, 2021.

By: _____
Chad Lee Prince

STATE OF TEXAS §
COUNTY OF ROCKWALL §

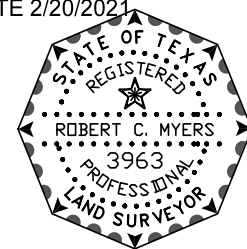
BEFORE ME, the undersigned authority, a notary public to and for said county and state, on this day personify appeared, Chad Lee Prince, owner, known to me to be the person whose name is subscribed to the foregoing Instrument and acknowledged to me he he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HANO AND SEAL OF OFFICE, this _____ day of _____, 2021.

Notary Public in and for the State of Texas

I, Robert C. Myers, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found or placed as shown under my personal supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Texas. DATE 2/20/2021

PRELIMINARY- FOR REVIEW ONLY
NOT TO BE RECORDED FOR ANY PURPOSE
RELEASED 02-17-21
ROBERT C. MYERS R.P.L.S. NO. 3963



NOTES:

- Basis of Bearings = State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization CORS(2011).
- According to my interpretations of the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map Number 483397C0110L, dated September 26, 2008, the subject property lies within flood Zone "X" and is not shown to be within a Special Flood Hazard Area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
- The purpose of this plat is to create (1) single residential lot.
- Contours were plotted/interpolated from dfwmaps.com

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
"Registered Professional Land Surveyors"

488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300

Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



Job No. 461 PLAT Drawn by: MZG Date: 2/18/21 Revised: 4/6/2021

MINOR PLAT
OF THE
CHAD PRINCE ADDITION
SITUATED IN THE
RUTH PECKHAM SURVEY, A- 175 & 374
ROCKWALL & KAUFMAN
COUNTY, TEXAS



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 3/1/21

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): _____ Current Zoning: Single Family

No. of Acres: 58.86 ac No. of Lots: 169 SF Lots 5 OS Lots Proposed Zoning: Single Family

General Location of Property: SW corner of League Road and Edwards Road in the Sonoma Verde Development

Proposed Use for Property: Single-Family Residential Development

Applicant Name: Stephen Davis

Company: Taylor Duncan Interests, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, Texas 75248

Phone(s): 972-325-1412 Email: sdavis@taylorduncan.com

Owner Name: Land Solutions SV, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, Texas 75248

Legal Description of the Property: ABS A0133, K Latham, Tract 9-1, 292.955 Acres

County Parcel ID: 0133-0000-0009-01-0R

Other Information: Sonoma Verde, Phase 3

Page 1 of 2

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 \$30,165 to cover the cost of this application, and an initial deposit of \$_____ 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: _____

(Seal)

City Secretary: _____



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 21, 2021

APPLICANT: Stephen Davis

LOCATION: Southwest corner of League Road and Edwards Road in Sonoma Verde Subdivision

CITY COUNCIL HEARING DATE: April 28, 2021

REQUEST:

The applicant is requesting approval of a preliminary plat on 57.4187 acres of land to create 169 single family lots and four open space lots [HOA lots]

PROPERTY OWNERS: Land Solutions SV, LLC
15441 Knoll Trail, Suite 150,
Dallas, Texas 75248

REPRESENTATIVE: Stephen Davis

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the preliminary plat of Phase 3 of Sonoma Verde to the City Council subject to conditions contained in this report. The application is consistent with the requirements of the zoning ordinance for Sonoma Verde, the developer's agreement and the Conceptual Plan.

Conditions:

- That no building permit for any lot located in the 100 year flood plain be issued nor any certificate of occupancy be issued for any such lot unless and until that property has been removed from the flood plain in accordance with a letter of map revision [LOMR] approved by the FEDERAL EMERGENCY MANAGEMENT AGENCY [FEMA].
- That no certificate of occupancy or final inspection be approved for any house in the approved final plat for Phase 2 until potable water service and sanitary sewer service has been provided.
- Compliance with all engineering requirements and comments by the City Engineer. [The City Engineer's Conditions are attached at the end of this report].

BACKGROUND INFORMATION:

The subject property is a 57.4187 Acre tract of land located generally at southwest corner of League Road and Edwards Road, McLendon-Chisholm, Texas.

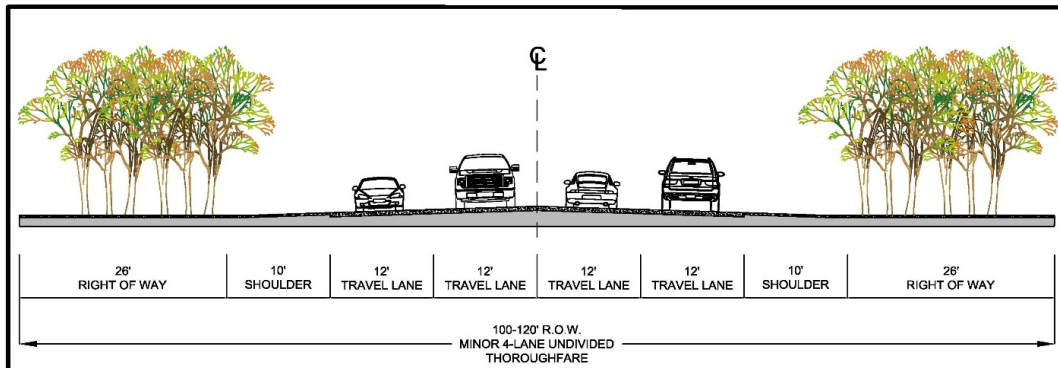
The subject property is a portion of a larger planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015.

The preliminary plat application for Phase 3 is consistent with the amended development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations.

**Thoroughfares/streets:**

This phase of Sonoma Verde is adjacent to two roadways: Edwards Road and League Road. The McLendon-Chisholm Thoroughfare Plan indicates that both Edwards and League are Minor 4-Lane Undivided Thoroughfares. A four-lane undivided minor thoroughfare requires 100 to 120 feet of right of way. [see the graphic below]. However, the Developer Agreement for this property defines the required right of way for a 4-lane undivided collector to be 80 feet. The applicant should provide a dedication of right of way along both Edwards and League to provide one-half of the specified right of way width from the assumed center-line of both streets.

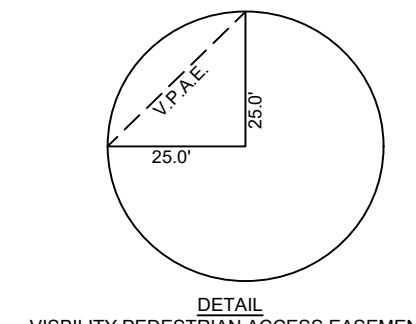
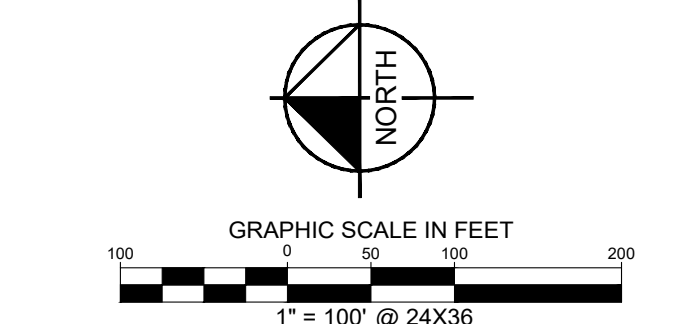


City Engineer's Conditions:

1. Designate a 40 ft Right of Way dedication along Edwards Rd.
2. Delineate the location of the existing edges of Edwards Rd in order to best determine the approximate location of the roadway's centerline in relation to the Sonoma Verde boundary line.
3. The 40 ft Right of Way dedication along Edwards needs to extend to the T intersection of Edwards Rd and League Rd
4. Designate a 40 ft Right of Way dedication along League Rd.
5. The 40 ft. Right of Way dedication along League needs to extend to the T intersection of League Rd and Edwards Rd
6. The future reserve space for the RCH elevated storage should also be platted as part of this Phase 3 plat with a Lot and Block designation.
7. The open space shown to be reserved for stormwater detention and flood plain, also noted as OSAC-48, needs to be platted with a Lot and Block designation and called out, in addition to the existing drainage easement and flood plain designations, as Common Area to be maintained by the Sonoma Verde HOA
8. The open space shown to be OSAC-1 needs to be platted also with a Lot and Block designation. Is this tract to be used as common area open space? If so provide notation showing this lot as Common Area also to be maintained by the Sonoma Verde HOA

9. The existing road conditions of Edwards Rd are very poor. This phase will impact and further deteriorate the driving conditions of Edwards. It is recommended steps should be taken now to improve Edwards with possible participation from the Developer.

CNO	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°15'15"	250.00	128.81	S29°27'17"W	127.39
C2	29°31'15"	225.00	115.93	N65°32'43"W	114.65
C3	29°31'15"	200.00	103.05	N60°32'43"W	101.91
C4	2°32'00"	500.00	22.11	N15°57'39"E	22.11
C5	12°15'44"	500.00	106.94	S11°06'02"W	106.73
C6	39°14'30"	200.00	136.98	N65°24'21"W	134.32
C7	39°14'30"	200.00	136.98	N65°24'21"W	134.32
C8	48°20'32"	300.00	96.03	S04°11'47"E	95.62
C9	48°20'32"	250.00	194.33	N08°54'10"E	189.48
C10	22°05'16"	250.00	96.37	S20°07'43"W	95.77



TATE BROTHERS LTD PARTNERSHIP
VOL. 6316 PG. 42
D.R.R.C.T.

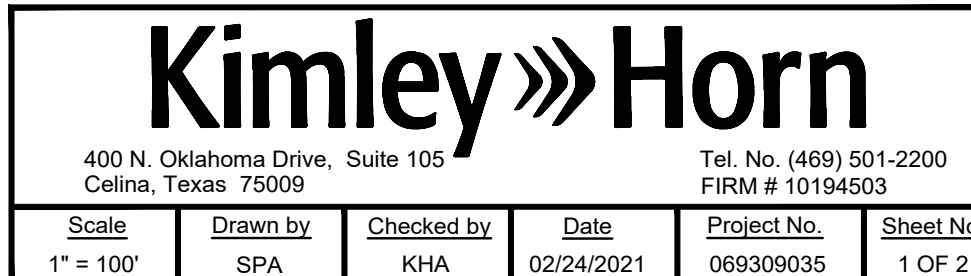
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK

PRELIMINARY PLAT
SONOMA VERDE
PHASE 3

57.4187 ACRES

**BLOCK AC LOTS 1-47, OSAC-48;
BLOCK AD LOTS 2-57, OSAD-1,58, 59;
BLOCK AE LOTS 1-16; BLOCK AF LOTS 1-23;
BLOCK AG LOTS 1-27**

**169 RESIDENTIAL LOTS
4 OPEN SPACES
KING LATHAM SURVEY,
ABSTRACT NO. 133
OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS**



LINE TABLE

NO.	BEARING	LENGTH
L1	S14°41'39"W	103.51'
L2	S14°41'39"W	329.54'
L3	S14°41'39"W	7.94'
L4	S04°58'25"W	15.86'
L5	S04°58'25"W	374.44'
L6	S04°58'25"W	101.71'
L7	N13°21'58"W	137.15'
L8	N85°01'35"W	25.00'
L9	N85°01'35"W	25.00'
L10	N75°18'21"W	25.00'
L11	N75°18'21"W	25.00'
L12	S09°05'07"W	8.92'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	29°31'15"	250.00'	128.81'	S29°27'17"W	127.39'
C2	29°31'15"	225.00'	115.93'	N60°32'43"W	114.65'
C3	29°31'15"	200.00'	103.05'	N60°32'43"W	101.91'
C4	2°32'00"	500.00'	22.11'	N15°57'39"E	22.11'
C5	12°10'14"	500.00'	106.94'	S11°06'02"W	106.73'
C6	39°14'30"	200.00'	136.98'	N65°24'21"W	134.32'
C7	39°14'30"	200.00'	136.98'	N65°24'21"W	134.32'
C8	18°20'23"	300.00'	96.03'	S04°11'47"E	95.62'
C9	44°32'16"	250.00'	194.33'	N08°54'10"E	189.48'
C10	22°06'11"	250.00'	96.37'	S20°07'43"W	95.77'

PARABOLIC STREET SECTION

NTS
 * NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS.
 ALL PAVING SHALL BE IN ACCORDANCE WITH THE
 GEOTECHNICAL REPORT FOR THE PHASE.

OWNER/APPLICANT:
 LAND SOLUTIONS SV, LLC
 1541 Knoll Trail, Suite 150
 Dallas, Texas 75248
 Phone: 972-404-8500
 Contact: Stephen Davis

ENGINEER:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr, Suite 105
 Frisco, Texas 75009
 Phone: 972-704-1176
 Contact : Lori Lusk, P.E.

FARMERS ELECTRIC COOPERATIVE EASEMENT
 INSTRUMENT NUMBER
 20140000006370
 O.P.R.R.C.T.

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

PHASE 3
FIELD NOTE DESCRIPTION
67.4187 ACRES

WHEREAS, Land Solutions SV, LLC, is the owner of a tract of land recorded in Volume 5585 Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of Edwards Road same being common with the northeasterly line of said Land Solutions tract for an exterior el corner of this tract;

THENCE South 44°1'12" West, leaving said common line over and across said Land Solutions tract, a distance of 330.40 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for an interior el corner of this tract;

THENCE South 45°46'59" East, continuing over and across the above-mentioned Land Solutions tract, a distance of 190.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the northwesterly line of League Road same being common with the southeasterly line of the above-mentioned Land Solutions tract for an exterior el corner of this tract;

THENCE South 44°1'12" West, with said common line, a distance of 1,488.68 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of this tract in the north line of Via Toscana Lane;

THENCE with said north line same being common with the south line of this tract the following six (6) courses and distances:

North 45°48'38" West, a distance of 40.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 39°1'102", a radius of 340.00 feet, a chord bearing and distance of North 65°39'20" West, 228.02 feet;

With said curve to the left, an arc distance of 232.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 14°5'55", a radius of 300.00 feet, a chord bearing and distance of South 88°05'31" West, 77.96 feet;

With said curve to the left, an arc distance of 78.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 14°12'07", a radius of 300.00 feet, a chord bearing and distance of South 88°05'59" West, 74.17 feet;

With said curve to the right, an arc distance of 74.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 88°19'11" West, a distance of 132.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 15°26'37", a radius of 370.00 feet, a chord bearing and distance of North 80°35'53" West, 99.43 feet;

With said curve to the right, an arc distance of 99.73 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the southwest corner of this tract;

THENCE North 17°07'25" East, over and across the above-mentioned Land Solutions tract, a distance of 218.01 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE North 40°57'03" West, continuing over and across said Land Solutions tract, a distance of 252.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of said Land Solutions tract same being common with the easterly line of Sonoma Verde Phase 2 an addition to the city of Rockwall, according to the plat filed of record in Instrument Number 20190000013333, Plat Record, Rockwall County, Texas for corner of this tract;

THENCE with said common line the following ten (10) courses and distances:

North 49°02'57" East, a distance of 156.66 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 44°51'43", a radius of 345.00 feet, a chord bearing and distance of North 28°37'05" East, 263.28 feet;

With said curve to the left, an arc distance of 270.13 feet to an iron rod found for corner of this tract;

North 4°1'11'14" East, a distance of 320.18 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 18°19'45", a radius of 355.00 feet, a chord bearing and distance of North 13°21'06" East, 113.08 feet;

With said curve to the right, an arc distance of 113.57 feet to an iron rod found for corner of this tract;

North 67°29'02" West, a distance of 120.03 feet to an iron rod found at the beginning of a non-tangent curve to the right having a central angle of 10°15'42", a radius of 477.79 feet, a chord bearing and distance of North 27°34'20" East, 85.46 feet;

With said curve to the right, an arc distance of 85.57 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 8°56'12", a radius of 525.00 feet, a chord bearing and distance of North 58°46'27" East, 81.65 feet;

With said curve to the left, an arc distance of 81.73 feet to an iron rod found for corner of this tract;

South 81°38'46" East, a distance of 122.95 feet to an iron rod found at the beginning of a non-tangent curve to the left having a central angle of 2°38'42", a radius of 645.00 feet, a chord bearing and distance of North 15°21'22" East, 29.77 feet;

With said curve to the left, an arc distance of 29.77 feet to an iron rod found for corner of this tract;

North 17°02'01" East, a distance of 453.62 feet to an iron rod found in the westerly line of the above-mentioned Land Solutions tract for the northeast corner of the above-mentioned Sonoma Verde Phase 2 and being a corner of this tract;

THENCE over and across the above-mentioned Land Solutions tract the following three (3) courses and distances:

North 16°56'23" East, a distance of 45.20 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 12°25'05" East, a distance of 564.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 44°12'54" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the south line of the above-mentioned Edwards Road for the northwest corner of this tract;

THENCE South 45°47'06" East, a distance of 1,628.72 feet to the POINT OF BEGINNING and containing 57.4187 acres or 2,501,156 square feet of land, more or less.

APPROVED

I hereby certify that the above and foregoing Plat of SONOMA VERDE PHASE 3 to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the ____ day of _____, 2020.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm.

Witness my hand this ____ day of _____, 2020.

City Secretary
City of McLendon-Chisholm, Texas
RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission
City of McLendon-Chisholm, Texas

DATE
Date
Date

Copyright © 2020
Kimley-Horn and Associates, Inc.
All rights reserved

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE PHASE 3, AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTEMPLATED TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED, BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RE CONSTRUCTED, OR REPLACES UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF IT RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JUNE 13, 2017 ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S LAND SOLUTIONS SV, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2020.

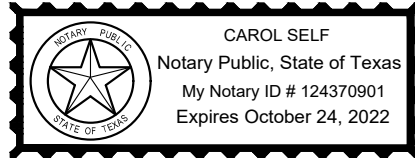
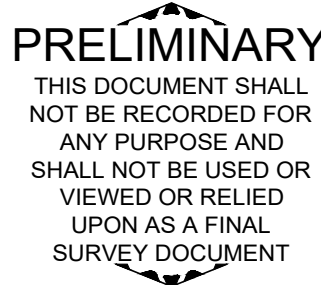
SEAN PATTON, R.P.L.S. NO. 5660
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2200

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, SEAN PATTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRELIMINARY PLAT
SONOMA VERDE
PHASE 3

57.4187 ACRES

BLOCK AC LOTS 1-47, OSAC-48;
BLOCK AD LOTS 2-57, OSAD-1,58, 59;
BLOCK AE LOTS 1-16; BLOCK AF LOTS 1-23;
BLOCK AG LOTS 1-27

169 RESIDENTIAL LOTS
4 OPEN SPACES
KING LATHAM SURVEY,
ABSTRACT NO. 133

CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105 Tel. No. (469) 501-2200
Celina, Texas 75009 FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	KHA	02/24/2021	069309035	2 OF 2

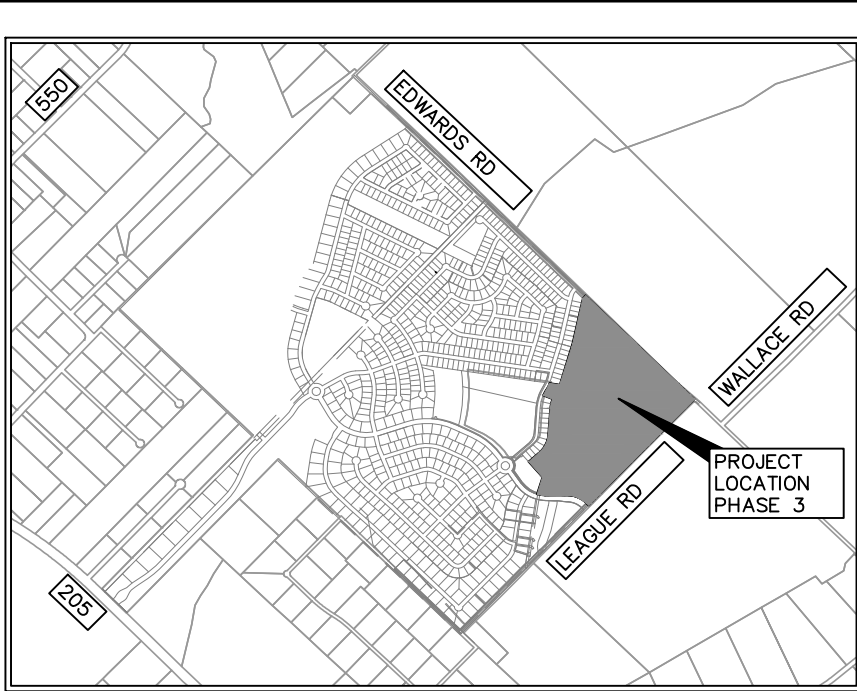
OWNER/APPLICANT:
LAND SOLUTIONS SV, LLC
15441 Knoll Trail, Suite 150
Dallas, Texas 75248
Phone: 972-404-8500
Contact: Stephen Davis

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Frisco, Texas 75009
Phone: 972-704-1176
Contact : Lori Lusk, P.E.

ECR:BERGER, COLE 2/24/2021 3:44 PM LAST SAVED 2/16/2021 7:28 AM

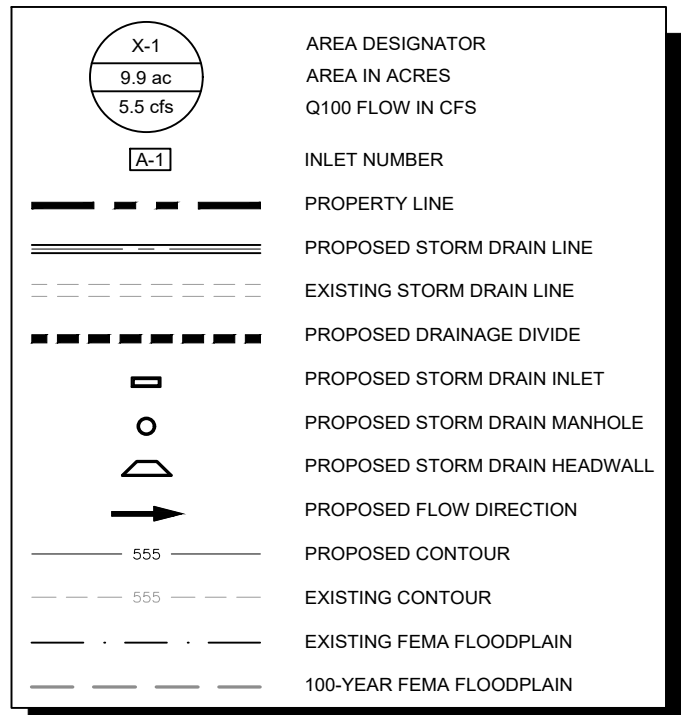
PLOTTED BY: ECKENBERGER, COLE 2/20/21 1:31 PM
 LAND SOLUTIONS SV, LLC
 15441 KNOLL TRAIL, SUITE 150
 DALLAS, TX 75248
 Tel: (972) 325-1412
 Contact: STEPHEN DAVIS
 UNITS: 20200.00
 DATE: 2/20/21 4:45 PM
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Eckenberger and Associates, Inc. shall be without liability to Eckenberger and Associates, Inc.

DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" 100 (in/hr)	TOTAL FLOW Q100 (cfs)
A-1	1.40	0.50	10	9.22	6.4
A-2	1.31	0.50	10	9.22	6.0
A-3	1.50	0.50	10	9.22	6.9
A-4	2.59	0.50	10	9.22	11.9
A-5	0.97	0.50	10	9.22	4.5
B-1	1.09	0.50	10	9.22	5.0
B-2	0.66	0.50	10	9.22	3.1
B-3	1.97	0.50	10	9.22	9.1
B-4	1.77	0.50	10	9.22	8.2
B-5	1.83	0.50	10	9.22	8.4
B-6	1.31	0.50	10	9.22	6.0
C-1	1.53	0.50	10	9.22	7.0
C-2	1.29	0.50	10	9.22	5.9
C-3	1.46	0.50	10	9.22	6.7
C-4	1.22	0.50	10	9.22	5.6
D-1	1.08	0.50	10	9.22	5.0
D-2	0.70	0.50	10	9.22	3.2
D-3	1.37	0.50	10	9.22	6.3
D-4	1.22	0.50	10	9.22	5.6
E-1	0.90	0.50	10	9.22	4.1
E-2	1.07	0.50	10	9.22	4.9
E-3	1.72	0.50	10	9.22	7.9
E-4	2.23	0.50	10	9.22	10.3
E-5	1.60	0.50	10	9.22	7.4
E-6	1.07	0.70	15	7.52	5.6
F-1	0.68	0.50	10	9.22	3.1
F-2	0.44	0.50	10	9.22	2.0
OS-1	0.74	0.50	10	9.22	3.4
OS-2	3.90	0.50	10	9.22	18.0

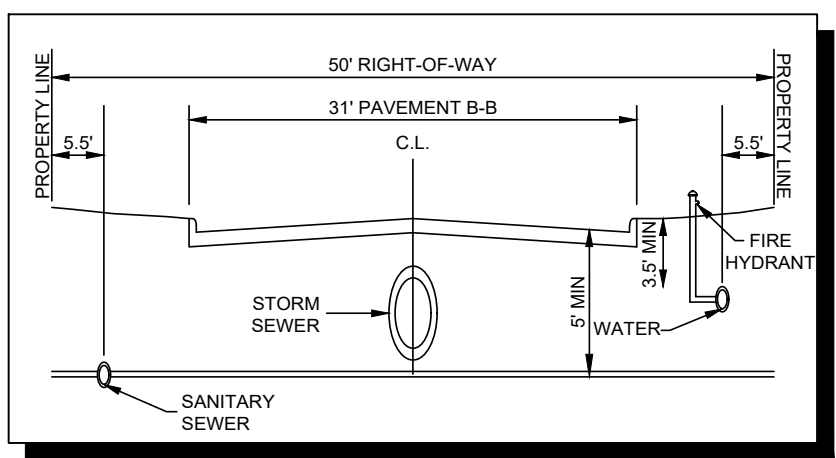


VICINITY MAP
 SCALE: 1" = 2,000'

LEGEND



TYPICAL UTILITY LOCATION



DRAINAGE DESIGN CRITERIA

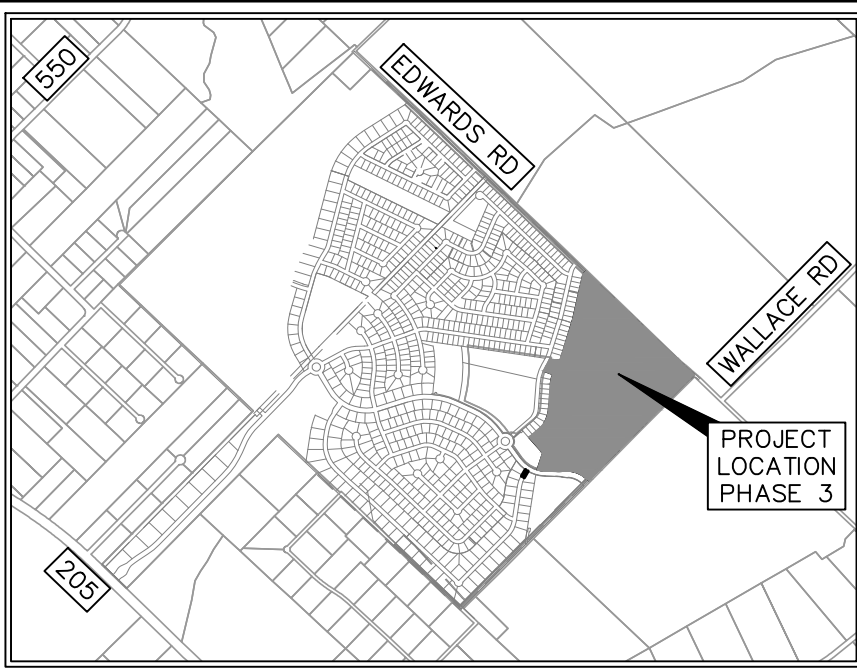
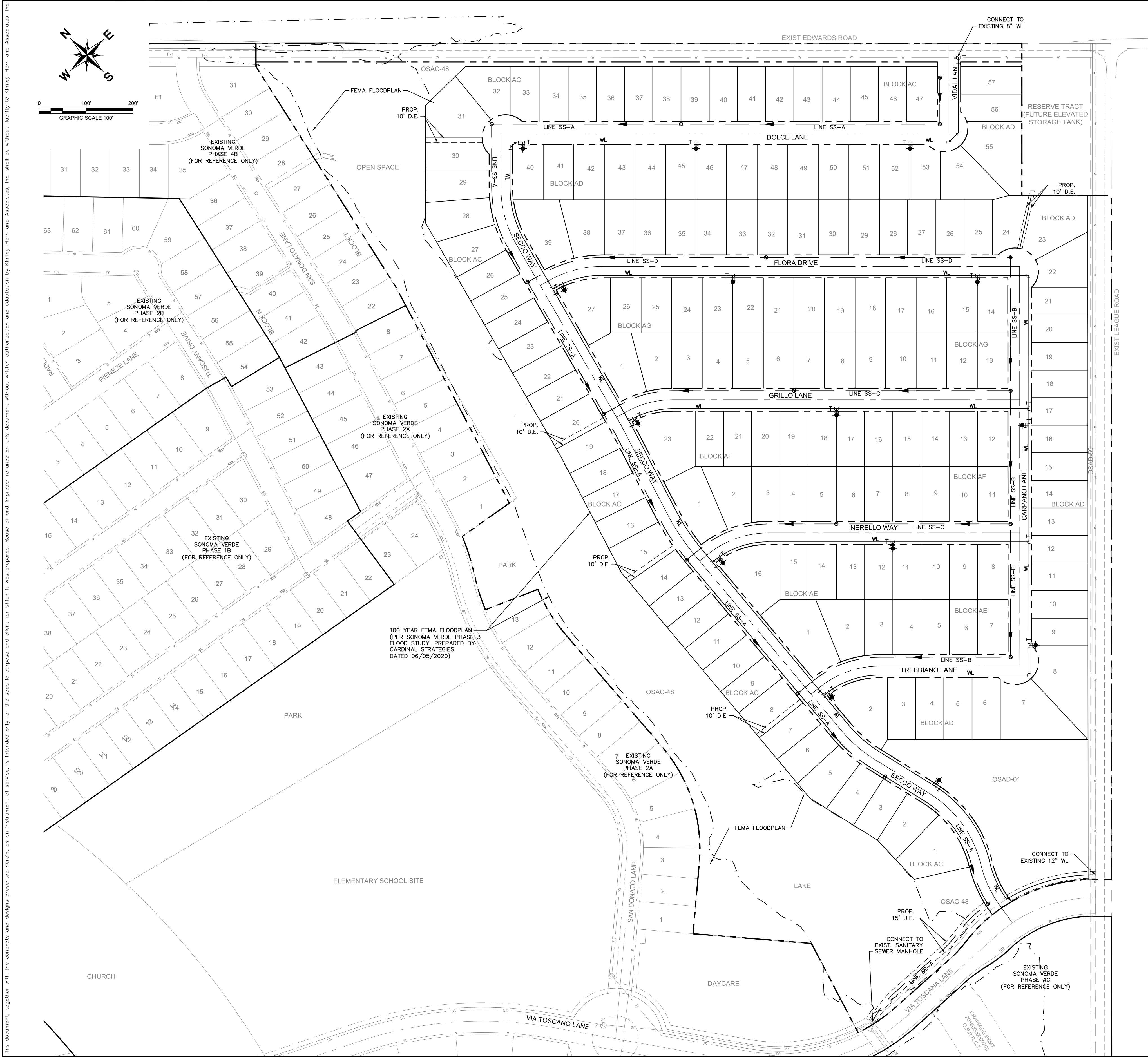
Q100 = C*I*A
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 0.35 (OPEN SPACE)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 10 MINUTES (RESIDENTIAL) = 9.22 IN/HR
 TC OF 20 MINUTES (OPEN SPACE) = 7.52 IN/HR
 A = DRAINAGE AREA IN ACRES

PRELIMINARY DRAINAGE PLAN
 FOR
 SONOMA VERDE PHASE 3

PHASE 3: 169 RESIDENTIAL LOTS / 4 OPEN SPACES
 BEING 57.4187 ACRES
 OUT OF THE
 K. LATHAM SURVEY, ABSTRACT NO. 133 IN THE
 CITY OF MCLENDON-CHISHOLM,
 ROCKWALL COUNTY, TEXAS

OWNER: LAND SOLUTIONS SV, LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS			DEVELOPER: TAYLOR DUNCAN INTERESTS, LLC 15411 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS			ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Lori E. Luuk, P.E.		
DESIGNED LEL	DRAWN JPC	CHECKED LEL	SCALE AS SHOWN	DATE FEBRUARY	KH PROJECT NO. SONOMA VERDE		D-1	

PLOTTED BY: ECKENBERGER, COLE 2/20/2021 3:42 PM
 LAND SOLUTIONS SV, LLC
 15441 KNOLL TRAIL, SUITE 150
 DALLAS, TX 75248
 Tel: (972) 325-1412
 Contact: STEPHEN DAVIS
 LAST SAVED: 2/20/2021 4:42 PM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



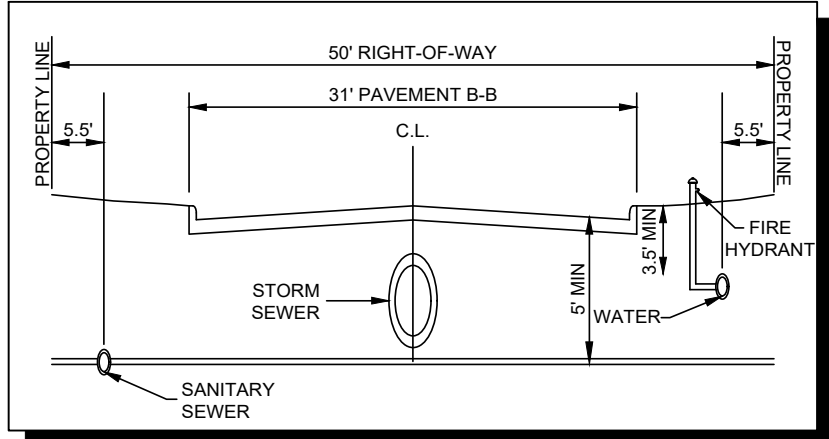
VICINITY MAP

SCALE: 1" = 2,000'

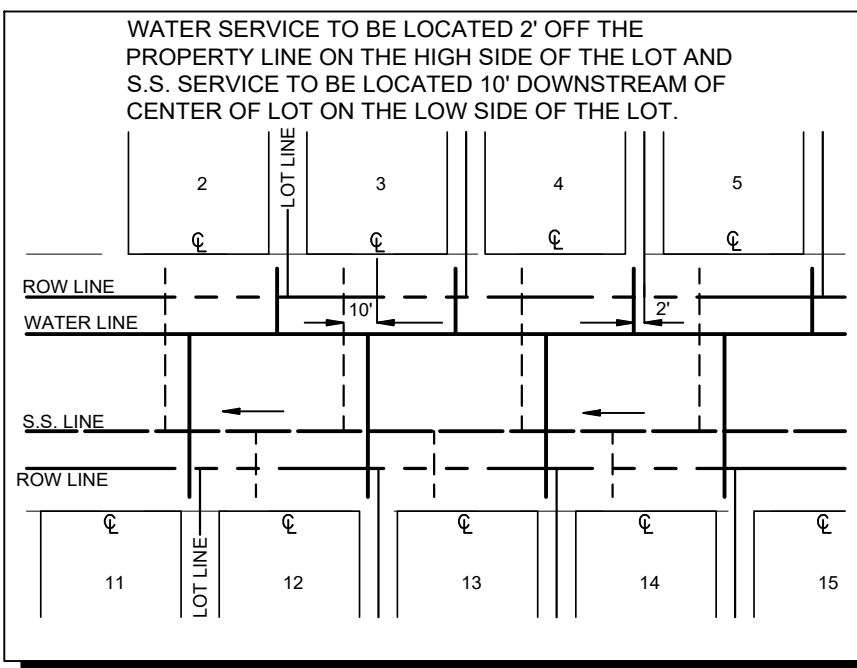
UTILITY LEGEND

	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING FIRE HYDRANT
	EXISTING SANITARY SEWER MANHOLE
	EXISTING FEMA FLOODPLAN
	100-YEAR FEMA FLOODPLAN

TYPICAL UTILITY LOCATION



TYPICAL LOT SERVICE DETAIL



UTILITY GENERAL NOTES

1. ALL PROPOSED SEWER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WATER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
3. THE WATER & SANITARY SEWER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO REVISION AT TIME OF FINAL DESIGN.

PRELIMINARY UTILITY PLAN
FOR
SONOMA VERDE PHASE 3

PHASE 3: 169 RESIDENTIAL LOTS / 4 OPEN SPACES
 BEING 57.4187 ACRES
 OUT OF THE
 K. LATHAM SURVEY, ABSTRACT NO. 133 IN THE
 CITY OF MCLENDON-CHISHOLM,
 ROCKWALL COUNTY, TEXAS

OWNER: LAND SOLUTIONS SV, LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS			DEVELOPER: TAYLOR DUNCAN INTERESTS, LLC 15411 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS			ENGINEER/SURVEYOR: Kinley»Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Lori E. Lusk, P.E.		
DESIGNED LEL	DRAWN JHG	CHECKED LEL	SCALE AS SHOWN	DATE FEBRUARY	KH PROJECT NO. SONOMA VERDE		U-1	



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 3/1/21

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): _____ Current Zoning: PD - SINGLE FAMILY

No. of Acres: 29.703 ac No. of Lots: 43 SF/2 OS Proposed Zoning: _____

General Location of Property: North east corner of intersection of Highway 205 and FM 550

Proposed Use for Property: Single-Family

Applicant Name: Stephen Davis

Company: Taylor Duncan Interests, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, Texas 75248

Phone(s): 972-325-1412 Email: sdavis@taylorduncan.com

Owner Name: Land Solutions SV, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, Texas 75248

Legal Description of the Property: ABS A0133, K Latham, Tract 9-1, 292.955 Acres

County Parcel ID: 0133-0000-0009-01-0R

Other Information: Sonoma Verde, Phase 4C

Page 1 of 2

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 \$ 6,750 to cover the cost of this application, and an initial deposit of \$ _____ 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: _____

(Seal)

City Secretary: _____



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 21, 2021

APPLICANT: Stephen Davis

LOCATION: Southeast corner of the Intersection of Sonoma Verde Subdivision

CITY COUNCIL HEARING DATE: April 28, 2021

REQUEST:

The applicant is requesting approval of a final plat on 29.703 acres of land to create 43 single family lots and two open space lots [HOA lots]

PROPERTY OWNERS: Land Solutions SV, LLC
15441 Knoll Trail, Suite 150,
Dallas, Texas 75248

REPRESENTATIVE: Stephen Davis

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the final plat of Phase 4C of Sonoma Verde to the City Council subject to conditions contained in this report. The application is consistent with the requirements of the zoning ordinance for Sonoma Verde, the developer's agreement, the approved preliminary plat and the Conceptual Plan.

Conditions:

- That no building permit for any lot located in the 100 year flood plain be issued nor any certificate of occupancy be issued for any such lot unless and until that property has been removed from the flood plain in accordance with a letter of map revision [LOMR] approved by the FEDERAL EMERGENCY MANAGEMENT AGENCY [FEMA].
- That no certificate of occupancy or final inspection be approved for any house in the approved final plat for Phase 2 until potable water service and sanitary sewer service has been provided.
- Compliance with all engineering requirements and comments by the City Engineer. [The City Engineer's Conditions are attached at the end of this report].
- Open space lots should have lot and block designation and should be shown as HOA lots.

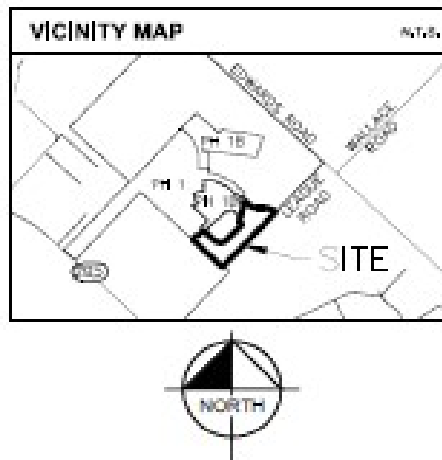
BACKGROUND INFORMATION:

The subject property is a 29.703 Acre tract of land located at southeast corner of the Sonoma Verde Subdivision and immediately south of and adjacent to Via Toscana Lane, McLendon-Chisholm, Texas.

The subject property is a portion of a larger planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015.

The final plat application for Phase 4C is generally consistent with the amended development plan, the zoning regulations for the Planned Development District, the approved preliminary plat and the applicable subdivision regulations.

**Thoroughfares/streets:**

This phase is served by local residential streets as shown on the final plat.

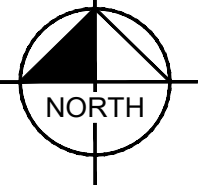
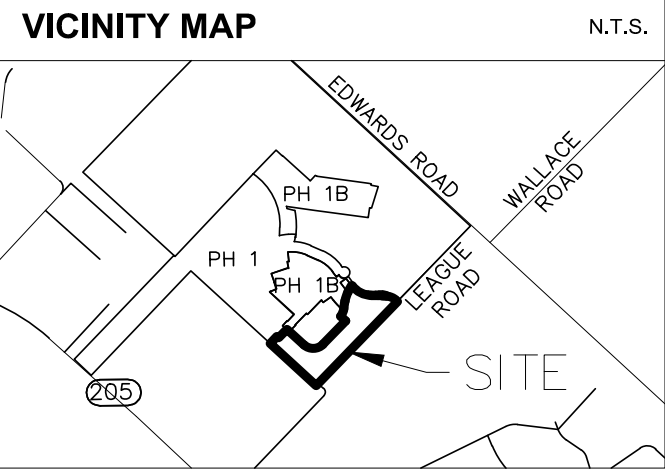
City Engineer's Conditions:

1. Include in the legend if not defined elsewhere MFFE = Minimum Finish Floor Elevation.

2. Referencing the grading sheets, the MFEE elevations shown on the Final Plat are lower than the minimum Finished Pad elevations shown on the grading sheets.
3. Provide the street names Arezzo Lane and Ripasso Way at the appropriate location on the Final Plat.
4. Prior to filing the Final plat (post construction), the updated flood zone A which is currently under FEMA review, should be noted on the Final Plat with the new approved FEMA effective flood date with the corresponding approximate limits
5. The City should consider revising the 30 feet of designated Ingress, Egress, Drainage, and Utility Easement along the frontage of Frontier to dedicated right of way. This will be consistent with the right of way dedication of the frontage along League and Edwards.

NO.	BEARING	LENGTH
L1	S46°00'22"E	40.28'
L2	N08°34'54"E	136.23'
L3	S35°21'02"E	10.98'
L4	S88°19'11"E	123.79'
L5	N29°53'35"E	88.27'
L6	N00°53'56"W	14.12'
L7	S81°25'06"E	3.55'
L8	N08°34'54"E	24.83'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	28°50'53"	300.00'	151.05'	N23°00'21"E	149.46'
C2	20°55'23"	490.00'	178.94'	N19°02'34"E	177.94'
C3	62°59'09"	430.00'	397.53'	S61°50'06"E	383.52'
C4	14°22'18"	300.00'	75.25'	S84°30'00"E	75.05'
C5	14°22'11"	300.00'	75.25'	S84°24'55"E	75.06'
C6	40°30'13"	260.00'	183.80'	S66°23'36"E	180.00'
C7	21°18'41"	325.00'	120.88'	N19°14'15"E	120.19'
C8	35°37'36"	300.00'	186.54'	N26°23'42"E	183.55'
C9	35°37'36"	200.00'	124.36'	S63°36'16"E	122.37'



GRAPHIC SCALE IN FEET
1" = 100' @ 24X36

LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = CAPPED IRON ROD FOUND
MON = MONUMENT
D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY, TEXAS
V.P.A.E. = VISIBILITY PEDESTRIAN ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
A.E. = ACCESS EASEMENT
U.E. = UTILITY EASEMENT
CAB = CABINET
PG. = PAGE
S.S.B. = SIDE SET BACK LINE
F.S.B. = FRONT SET BACK LINE

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJACENT LINE
	BUILDING SETBACK

NOTES:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

ALL CORNERS ARE 5/8" IRON ROD WITH CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

ACCORDING TO MAP NO. 48397C0130 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN "ZONE A". THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

THE LIMITS OF THE PROPOSED 100-YEAR FLOODPLAIN ARE BASED ON A FLOOD STUDY BEING PREPARED BY CARDINAL STRATEGIES THAT WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL DURING THE CONSTRUCTION PLAN REVIEW PROCESS. A LOWR-F WILL BE SUBMITTED TO FEMA TO ADDRESS THE REVISED BASE FLOOD ELEVATIONS FOR LOTS 29-38, BLOCK C.

THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 29-38, BLOCK C SHALL BE A MINIMUM OF 2' ABOVE THE 100-YEAR BASE FLOOD ELEVATION DETERMINED BY THE APPROVED FLOOD STUDY OR THE FEMA APPROVED LOWR-F, WHICHEVER IS GREATER.

WATER SURFACE ELEVATIONS SHOWN ARE BASED ON A FLOODSTUDY CONDUCTED BY BOYD HYDROLOGY LLC.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

FINAL PLAT SONOMA VERDE PHASE 4C

29.703 ACRES

BLOCK B LOTS 16-38, OSB-39-40;
BLOCK C LOTS 47-57, 48A-50A;
BLOCK Y LOTS 3-7, 8A;

43 RESIDENTIAL LOTS
2 OPEN SPACES
K. LATHAM SURVEY,
ABSTRACT NO. 133
CITY OF McLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	03/30/2020	069309035	1 OF 2

OWNER/APPLICANT:
LAND SOLUTIONS SV, LLC
15441 Knoll Trail, Suite 150
Dallas, Texas 75248
Phone: 972-404-8500
Contact: Stephen Davis

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Frisco, Texas 75009
Phone: 972-704-1176
Contact: Lori Lusk, P.E.

DWG NAME: K.CEL - SURVEY 06898085-SONOMA VERDE/PHASE 4C/FINAL PLAT 4C.DWG PLOTTED BY: ALLEN STEPHEN 2/26/2021 1:53 PM LAST SAVED: 2/26/21 4:25 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

PHASE 4 C
FIELD NOTE DESCRIPTION
29.763 ACRES

WHEREAS, Land Solutions SV, LLC, is the owner of a tract of land recorded in Volume 5555 Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLeodon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the north line of Frontier Trail same being common to the southwest line of said Land Solutions tract for the western most point for corner of this tract same being to the southeast corner of that tract of land conveyed to Sonoma Verde Phase 1 an addition to the City of McLeodon Chisholm according to the document filed of record in Cabinet I Slide 57 Plat Record, Rockwall County, Texas (P.R.R.C.T.);

THENCE with the southerly line the following three (3) courses and distances:

North 44°02'02" East, a distance of 180.00 feet to an iron rod found for corner of this tract;

South 46°00'22" East, a distance of 40.28 feet to a point for corner of this tract;

North 44°02'02" East, a distance of 215.00 feet to a point for corner of this tract in the southerly line of that tract of land described as Tract 1 conveyed to Sonoma Verde Phase 1C an addition to the City of McLeodon Chisholm according to the document filed of record in Cabinet J, Slide 221 (P.R.R.C.T.) from which an iron rod found for reference bears South 46°00'22" East, 59.70 feet;

THENCE with said southerly line the following five (5) courses and distances:

South 46°00'22" East, a distance of 417.03 feet to an iron rod found at the beginning of a tangent curve to the left having a central angle of 89°47'08", a radius of 240.00 feet, a chord bearing and distance of North 89°06'04" East, 338.78 feet;

With said curve to the left, an arc distance of 376.09 feet to an iron rod found for corner of this tract;

North 44°12'30" East, a distance of 587.89 feet to an iron rod found for corner of this tract;

North 45°47'30" West, a distance of 122.10 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 28°50'53", a radius of 300.00 feet, a chord bearing and distance of North 23°00'21" East, 149.46 feet;

With said curve to the left, passing an iron rod found and continuing an arc distance of 151.05 feet to a point in the south easterly line of that tract of land described as Tract 2 conveyed to Sonoma Verde Phase 1B an addition to the City of McLeodon Chisholm according to the document filed of record in Cabinet I, Slide 361 (P.R.R.C.T.) for corner of this tract;

THENCE with said easterly line the following two courses and distances:
North 8°34'54" East, a distance of 139.23 feet to an iron rod found at the beginning of a tangent curve to the right having a central angle of 20°50'23", a radius of 490.00 feet, a chord bearing and distance of North 19°02'34" East, 177.94 feet;

With said curve to the right, an arc distance of 178.94 feet to an iron rod found in the southeasterly line of the above-mentioned Phase 1C for corner of this tract;

THENCE North 29°53'38" East, with said line, a distance of 135.57 feet to an iron rod found in the south line of Via Toscana Lane being described as Tract 3 of said Sonoma Verde Phase 1B for the northwest corner of this tract;

THENCE with said south line the following eight (8) courses and distances:

South 35°21'02" East, a distance of 10.98 feet to a point at the beginning of a tangent curve to the left having a central angle of 52°56'09", a radius of 430.00 feet, a chord bearing and distance of South 61°50'06" East, 383.52 feet;

With said curve to the left, an arc distance of 397.53 feet to a point for corner of this tract;

South 88°19'11" East, a distance of 123.79 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 14°22'18", a radius of 300.00 feet, a chord bearing and distance of South 84°30'00" East, 75.05 feet;

With said curve to the right, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 14°22'21", a radius of 300.00 feet, a chord bearing and distance of South 64°24'50" East, 75.06 feet;

With said curve to the left, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 40°30'13", a radius of 260.00 feet, a chord bearing and distance of South 66°23'36" East, 180.00 feet;

With said curve to the right, an arc distance of 183.80 feet to a point for corner of this tract;

South 45°48'38" East, a distance of 40.00 feet to a point in the west line of League Road for the northeast corner of this tract;

THENCE South 44°11'22" West, with said west line, a distance of 2,109.31 feet to a point for the northeast intersection of League Road and Frontier Trail for the southeast corner of this tract;

THENCE North 46°00'22" West, with the above-mentioned common line, a distance of 1,126.36 feet to the POINT OF BEGINNING and containing 29.7030 acres or 1,293.862 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

THAT WE DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE PHASE 4C, AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTEMPLATED TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED, BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RE-CONSTRUCTED, OR REPLACES UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGERS OR INTERFER WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF IT RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNERS CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JUNE 13, 2017 ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S LAND SOLUTIONS SV, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2020.

SEAN PATTON, R.P.L.S. NO. 5660
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2200

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, SEAN PATTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

FLOOD STATEMENT: According to Community Panel No. 48397C0130L dated September 26, 2008 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Rockwall County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property situated within: Unshaded Zone "X", defined as areas determined to be outside the 100-year flood plain. Shaded Zone "X", defined as areas of 100-year flood. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

FINAL PLAT
SONOMA VERDE
PHASE 4C

29.703 ACRES

BLOCK B LOTS 16-38, OSB-39-40;
BLOCK C LOTS 47-57, 48A-50A;
BLOCK Y LOTS 3-7, 8A;

43 RESIDENTIAL LOTS
2 OPEN SPACES
K. LATHAM SURVEY,
ABSTRACT NO. 133
CITY OF McLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = NA	SPA	KHA	03/30/2020	069309035	2 OF 2

OWNER/APPLICANT:
LAND SOLUTIONS SV, LLC
15441 Knoll Trail, Suite 150
Dallas, Texas 75248
Phone: 972-404-8500
Contact: Stephen Davis

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Frisco, Texas 75009
Phone: 972-704-1176
Contact : Lori Lusk, P.E.

APPROVED

I hereby certify that the above and foregoing Plat of SONOMA VERDE PHASE 4C to the City of McLeodon-Chisholm, Texas was approved by the Mayor of the City of McLeodon-Chisholm on the ____ day of _____, 2020.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLeodon-Chisholm.

Witness my hand this the ____ day of _____, 2020.

City Secretary
City of McLeodon-Chisholm, Texas
RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission

City of McLeodon-Chisholm, Texas

Copyright © 2020
Kimley-Horn and Associates, Inc.
All rights reserved

DWG NAME: K-COE_SURVEY\068508035-SONOMA VERDE\DWG\PHASE 4C\FINAL PLAT 4C.DWG PLOTTED BY: ALLEN, STEPHEN 2/26/2021 8:56 AM LAST SAVED: 2/26/21 4:25 PM



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 3/1/21

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): _____ Current Zoning: Single Family

No. of Acres: 61.389 ac No. of Lots: 79 SF Lots 2 OS Lots Proposed Zoning: Single Family

General Location of Property: SW corner of League Road and Edwards Road in the Sonoma Verde Development

Proposed Use for Property: Single-Family Residential Development

Applicant Name: Stephen Davis

Company: Taylor Duncan Interests, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, Texas 75248

Phone(s): 972-325-1412 Email: sdavis@taylorduncan.com

Owner Name: Land Solutions SV, LLC

Address: 15441 Knoll Trail, Suite 150 City, State, Zip: Dallas, Texas 75248

Legal Description of the Property: ABS A0133, K Latham, Tract 9-1, 292.955 Acres

County Parcel ID: 0133-0000-0009-01-0R

Other Information: Sonoma Verde, Phase 5

Page 1 of 2

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 \$14,435 to cover the cost of this application, and an initial deposit of \$_____ 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:  (Seal)

City Secretary: 



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 21, 2021

APPLICANT: Stephen Davis

LOCATION: Northwest corner of Sonoma Verde subdivision and adjacent to Edwards Road

CITY COUNCIL HEARING DATE: April 28, 2021

REQUEST:

The applicant is requesting approval of a preliminary plat on 61.389 acres of land to create 79 single family lots and two open space lots [HOA lots].

PROPERTY OWNERS: Land Solutions SV, LLC
15441 Knoll Trail, Suite 150,
Dallas, Texas 75248

REPRESENTATIVE: Stephen Davis

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the preliminary plat of Phase 5 of Sonoma Verde to the City Council subject to conditions contained in this report. The application is consistent with the requirements of the zoning ordinance for Sonoma Verde, the developer's agreement and the Conceptual Plan.

Conditions:

- That no building permit for any lot located in the 100 year flood plain be issued nor any certificate of occupancy be issued for any such lot unless and until that property has been removed from the flood plain in accordance with a letter of map revision [LOMR] approved by the FEDERAL EMERGENCY MANAGEMENT AGENCY [FEMA].
- That no certificate of occupancy or final inspection be approved for any house in the approved final plat for Phase 5 until potable water service and sanitary sewer service has been provided.
- Compliance with all engineering requirements and comments by the City Engineer. [The City Engineer's Conditions are attached at the end of this report].

BACKGROUND INFORMATION:

The subject property is a 61.389 Acre tract of land located generally at northwest corner of Sonoma Verde Subdivision, partially adjacent to Edwards Road, in McLendon-Chisholm, Texas.



The subject property is a portion of a larger planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

The development of the subject property is regulated by the City of McLendon-Chisholm subdivision regulations; the Development agreement dated June 11, 2007, and development agreement amendments one and two [amendment two having been approved by the City Council September 25, 2012]; and Ordinance #2007-20, the planned development district zoning regulations for Sonoma Verde, and a revised concept development plan dated April 2015.

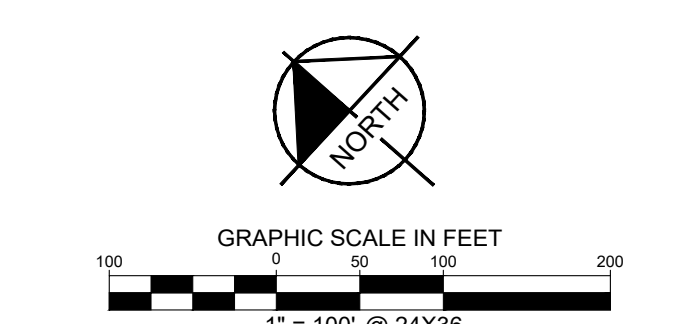
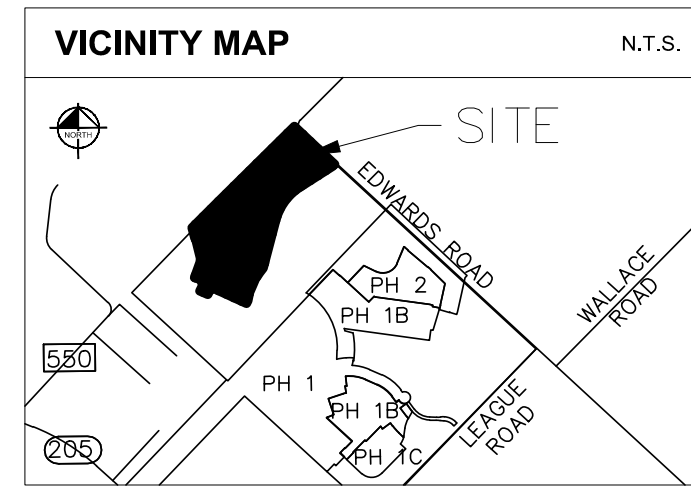
The preliminary plat application for Phase 5 is consistent with the amended development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations.

Thoroughfares/streets:

This phase of Sonoma Verde is adjacent to Edwards Road. The McLendon-Chisholm Thoroughfare Plan indicates that Edwards Road is a Minor 4-Lane Undivided Thoroughfare. A four-lane undivided minor thoroughfare requires 100 to 120 feet of right of way. However, the Developer Agreement for this property defines the required right of way for a 4-lane undivided collector to be 80 feet. The applicant should provide a dedication of right of way along Edwards to provide one-half of the specified right of way width from the assumed center-line of Edwards Road.

City Engineer's Conditions:

1. Designate a 40 ft Right of Way dedication along Edwards Rd.
2. Delineate the location of the existing edges of Edwards Rd in order to best determine the approximate location of the roadway's centerline in relation to the Sonoma Verde boundary line.
3. The applicant indicates under current conditions that Lots 2,3,4,5,6,7,38, 40, 41, & 42 encroach into the existing flood plan. However, as part of the flood study and LOMR report prepared by Cardinal Strategies, the current flood plain delineation will be adjusted following the FEMA process of review and approval, removing completely those affected lots from the flood plain. Both current and future flood delineations are provided on the preliminary plat.
4. The open space shown to be reserved for stormwater detention and flood plain, also noted as OSAI-39, needs to be platted with a Lot and Block designation and called out, in addition to the existing drainage easement and flood plain designations, as Common Area to be maintained by the Sonoma Verde HOA
5. The open space shown to be OSAJ-1 needs to be platted also with a Lot and Block designation. Is this tract to be used as common area open space? If so provide notation showing this lot as Common Area also to be maintained by the Sonoma Verde HOA
6. The existing road conditions of Edwards Rd are very poor. This phase will impact and further deteriorate the driving conditions of Edwards. It is recommended steps should be taken now to improve Edwards with possible participation from the Developer.



- LEGEND
- P.O.B. = POINT OF BEGINNING
 - IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 - IRPC = CAPPED IRON ROD FOUND
 - IRF = IRON ROD FOUND
 - OS = OPEN SPACE
 - MFFE = MINIMUM FINISHED FLOOR ELEVATION
 - D.R.R.C.T. = DEED RECORDS ROCKWALL COUNTY, TEXAS
 - O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY, TEXAS
 - P.R.R.C.T. = PLAT RECORDS ROCKWALL COUNTY TEXAS
 - V.P.A.E. = VISIBILITY PEDESTRIAN ACCESS EASEMENT
 - BL = BUILDING SET BACK LINE
 - D.E. = DRAINAGE EASEMENT
 - A.E. = ACCESS EASEMENT
 - U.E. = UTILITY EASEMENT
 - CAB = CABINET
 - Vol = VOLUME
 - PG. = PAGE
 - S.S.B. = SIDE SET BACK LINE
 - F.S.B. = FRONT SET BACK LINE
 - ◆ = STREET NAME CHANGE

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJOINER LINE
---	BUILDING SETBACK

NOTES:

THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.

THE LIMITS OF THE PROPOSED 100-YEAR FLOODPLAIN ARE BASED OFF A FLOOD STUDY BEING PREPARED BY CARDINAL STRATEGIES THAT WILL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL DURING THE CONSTRUCTION PLAN REVIEW PROCESS. A LOWR-F WILL BE SUBMITTED TO FEMA TO ADDRESS THE REVISED BASE FLOOD ELEVATIONS FOR BLOCK AH LOTS 5-26, BLOCK AI LOTS 1-17, 38, 40-47, 49-54.

THE MINIMUM FINISHED FLOOR ELEVATIONS FOR BLOCK AH LOTS 5-26, BLOCK AI LOTS 1-17, 38, 40-47, 49-54, BLOCK AJ SHALL BE A MINIMUM OF 2" ABOVE THE 100-YEAR BASE FLOOD ELEVATION DETERMINED BY THE APPROVED FLOOD STUDY OR THE FEMA APPROVED LOWR-F, WHICHEVER IS GREATER.

ACCORDING TO MAP NO. 48397C0130 L, DATED SEPTEMBER 26, 2008, OF THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN ZONE "A", THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE SURVEYOR.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.

ON LOTS LESS THAN 10,000 SQUARE FEET, EVERY THIRD LOT SHALL HAVE A MINIMUM FRONT YARD SETBACK THAT IS AT LEAST 3 FEET GREATER THAN THE MINIMUM FRONT YARD SETBACK.

PRELIMINARY PLAT
SONOMA VERDE
PHASE 5

61.389 ACRES

BLOCK AH LOTS 1-26;
BLOCK AI LOTS 1-38, 40-54, OSAI-39;
BLOCK AJ LOT OSAJ-1

79 RESIDENTIAL LOTS
2 OPEN SPACE LOT
KING LATHAM SURVEY,
ABSTRACT NO. 133

CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

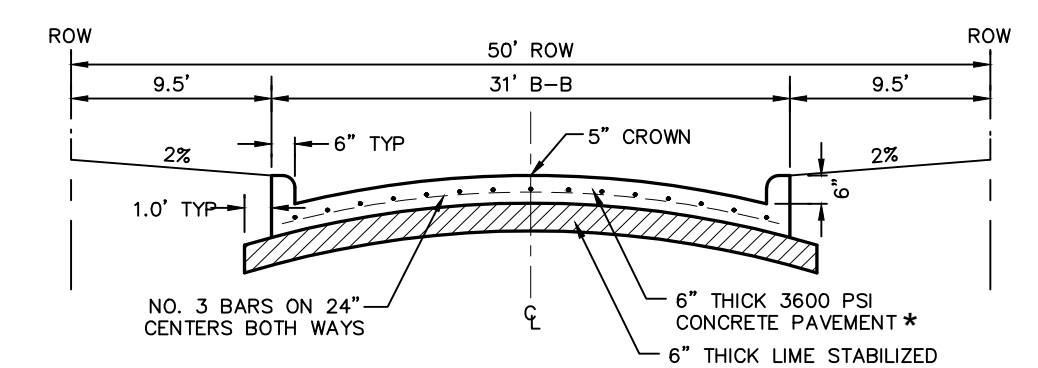
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	02/24/2021	069309035	1 OF 2

LINE TABLE

NO.	BEARING	LENGTH
L1	N44°30'25"E	13.79'
L2	S17°47'36"W	110.40'
L3	S17°47'36"W	7.69'
L4	S72°12'24"E	5.86'
L5	S45°18'14"E	4.11'
L6	N45°38'07"W	25.00'
L7	S76°12'31"W	57.67'
L8	S13°47'23"E	80.91'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	43°44'10"	240.00'	183.20'	N66°22'32"E	178.79'
C2	43°32'56"	250.00'	190.02'	S66°28'09"W	185.48'
C3	26°54'05"	300.00'	140.85'	S31°14'38"W	139.56'
C4	26°54'10"	250.00'	117.39'	S58°45'19"E	116.31'
C5	26°34'18"	300.00'	139.13'	N31°04'45"E	137.88'
C6	31°50'38"	200.00'	111.16'	N60°17'12"E	109.73'
C7	32°39'04"	300.00'	170.96'	N02°32'04"E	168.66'



PARABOLIC STREET SECTION

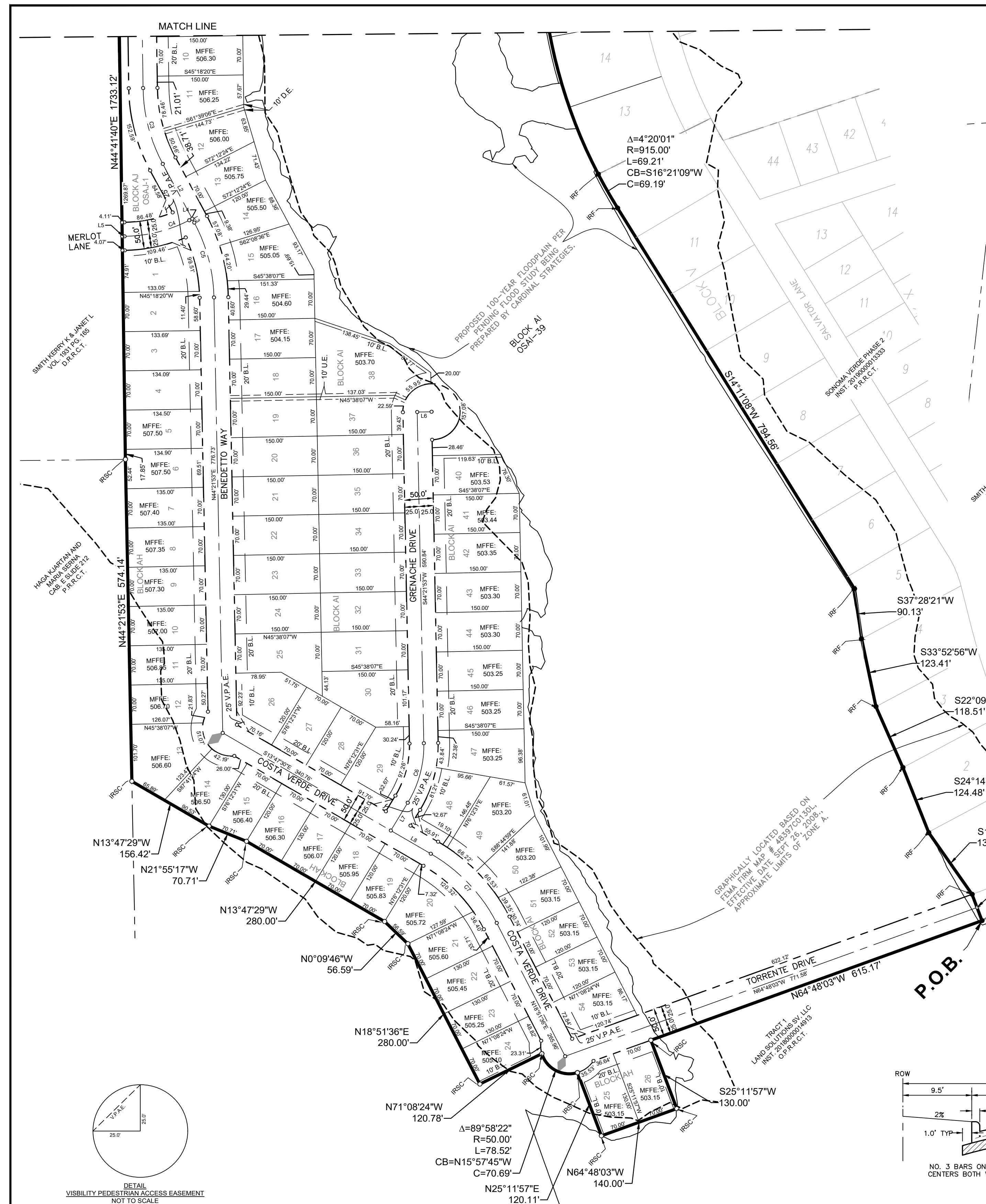
NTS

* NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS. ALL PAVING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE PHASE.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Sean Patton, RPLS

OWNER/APPLICANT:
LAND SOLUTIONS SV, LLC
15441 Knoll Trail, Suite 150
Dallas, Texas 75248
Phone: 972-404-8500
Contact: Stephen Davis

ENGINEER:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Lori Lusk, P.E.



Copyright © 2020
Kimley-Horn and Associates, Inc.
All rights reserved

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

PHASE 5
FIELD NOTE DESCRIPTION
61.3885 ACRES

WHEREAS, Land Solutions SV, LLC, is the owner of a tract of land recorded in Volume 5585 Page 296, of the Deed Records of Rockwall County, Texas, located in the King Latham Survey, Abstract No. 133, situated in the City of McLendon-Chisholm and Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the westerly line of Sonoma Verde Phase 2 an addition to the city of Rockwall, according to the plat filed of record in Instrument Number 2019000013333, Plat Records, Rockwall County, Texas (P.R.R.C.T.), same being the easterly line of said Land Solutions tract, for the southeast corner of this tract

THENCE over and across said Land Solutions tract the following eleven (11) courses and distances

North 64°48'03" West, a distance of 615.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 25°11'57" West, a distance of 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 64°48'03" West, a distance of 140.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 25°11'57" East, a distance of 120.11 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 89°58'22", a radius of 50.00 feet, a chord bearing and distance of North 15°57'45" West, 70.69 feet;

With said curve to the right, an arc distance of 78.52 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 71°08'24" West, a distance of 120.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 18°51'38" East, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 0°09'48" West, a distance of 56.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 13°47'29" West, a distance of 280.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 21°55'17" West, a distance of 70.71 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 13°47'29" West, a distance of 156.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of the above-mentioned Land Solutions tract same being common with the east line of that tract of land conveyed to Huga Kjarlan and Maria Serna, according to the document filed of record in Cabinet E, Slide 212, Plat Records, Rockwall County, Texas (P.R.R.C.T.), for the southwest corner of this tract;

THENCE North 44°21'53" East, with said common line, a distance of 574.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said said westerly line, same being the northeast corner of said Huga Kjarlan tract, being common with the southeast corner of that tract of land conveyed to Smith, Kerry K and Janet L, according to the document filed of record in Volume 1931, Page 165, Deed Records, Rockwall County, Texas (D.R.R.C.T.) for corner of this tract;

THENCE North 44°41'40" East, with the above-mentioned westerly line same being common with said Smith tract, a distance of 1,733.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the east line of said Smith tract, in the southerly line of Edwards Road, same being common with the northerly line of the above-mentioned Land Solutions tract for the northwest corner of this tract;

THENCE South 45°47'06" East, with said common line, a distance of 886.91 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said common line for the northeast corner of this tract;

THENCE over and across said Land Solutions tract the following three (3) courses and distances:

South 44°12'54" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 56°57'14" West, a distance of 609.35 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 38°26'05", a radius of 915.00 feet, a chord bearing and distance of South 37°44'12" West, 602.35 feet;

With said curve to the left, an arc distance of 613.79 feet to an iron rod found in this tract same being common with the westerly line of the above-mentioned Sonoma Verde Phase 2 tract at the beginning of a compound curve to the left having a central angle of 4°20'01", a radius of 915.00 feet, a chord bearing and distance of South 16°21'09" West, 69.19 feet;

THENCE with said common line the following eight (8) courses and distances:

With said curve to the left, an arc distance of 69.21 feet to an iron rod found for corner of this tract;

South 14°11'08" West, a distance of 794.56 feet to an iron rod found for corner of this tract;

South 37°28'21" West, a distance of 90.13 feet to an iron rod found for corner of this tract;

South 33°52'56" West, a distance of 123.41 feet to an iron rod found for corner of this tract;

South 22°09'51" West, a distance of 118.51 feet to an iron rod found for corner of this tract;

South 24°14'18" West, a distance of 124.48 feet to an iron rod found for corner of this tract;

South 11°01'45" West, a distance of 133.34 feet to an iron rod found for corner of this tract;

South 25°11'57" West, a distance of 50.00 feet to the POINT OF BEGINNING and containing 61.389 acres or 2,674.082 square feet of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

THAT WE, LAND SOLUTIONS SV, LLC, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS SONOMA VERDE PHASE 5, AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN WHICH ARE CONTEMPLATED TO BE FINANCED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS AND WHICH ARE TO BE MAINTAINED FOREVER EITHER THROUGH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BY THE HOMEOWNERS ASSOCIATION, BUT STREETS AND OTHER PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH RIGHT-OF-WAY ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED, BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH, AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RE-CONSTRUCTED, OR REPLACES UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF IT RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY. THIS PLAT IS APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

NOT WITHSTANDING ANY DEDICATOR LANGUAGE CONTAINED ON THIS PLAT, WHETHER IN THIS OWNER'S CERTIFICATE OR OTHERWISE, THE CITY AND OWNER ACKNOWLEDGE AND CONFIRM THAT THOSE IMPROVEMENTS, INCLUDING ANY REAL ESTATE REQUIRED FOR SUCH IMPROVEMENTS, IDENTIFIED AS AUTHORIZED IMPROVEMENTS IN THAT CERTAIN PID SERVICE AND ASSESSMENT PLAN APPROVED BY CITY COUNCIL ON JUNE 13, 2017 ARE NOT DEDICATED BY THIS PLAT. INSTEAD, THE CITY INTENDS TO ACQUIRE OR CONSTRUCT SUCH IMPROVEMENTS WITH THE PROCEEDS OF PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR BOND PROCEEDS THE REPAYMENT OF WHICH IS SECURED BY SUCH ASSESSMENTS.

OWNER'S LAND SOLUTIONS SV, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND, FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF-WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE ____ DAY OF _____, 2020.

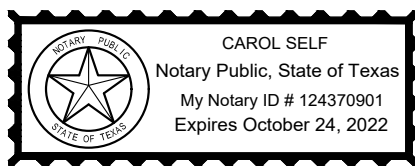
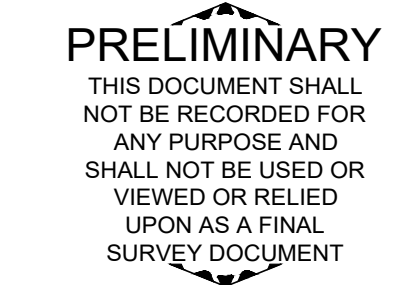
SEAN PATTON, R.P.L.S. NO. 5660
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2200

STATE OF TEXAS §
COUNTY OF KAUFMAN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED, SEAN PATTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRELIMINARY PLAT
SONOMA VERDE
PHASE 5

61.389 ACRES

BLOCK AH LOTS 1-26;
BLOCK AI LOTS 1-38, 39-54, OSAI-39;
BLOCK AJ LOT OSAJ-1

79 RESIDENTIAL LOTS
2 OPEN SPACE LOT

KING LATHAM SURVEY,

ABSTRACT NO. 133

CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	KHA	02/24/2021	069309035	2 OF 2

DWG NAME: K:\CSE_SURVEY\069309035-SONOMA VERDE\DWG\PHASE 5 PLOT.DWG PLOTTED BY: ECKEBERGER, COLE 2/24/2021 2:29 PM LAST SAVED: 10/16/2019 9:24 AM

APPROVED

I hereby certify that the above and foregoing Plat of SONOMA VERDE PHASE 5 to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the ____ day of _____, 2020.

This approval shall be invalid unless the approved Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of McLendon-Chisholm.

Witness my hand this the ____ day of _____, 2020.

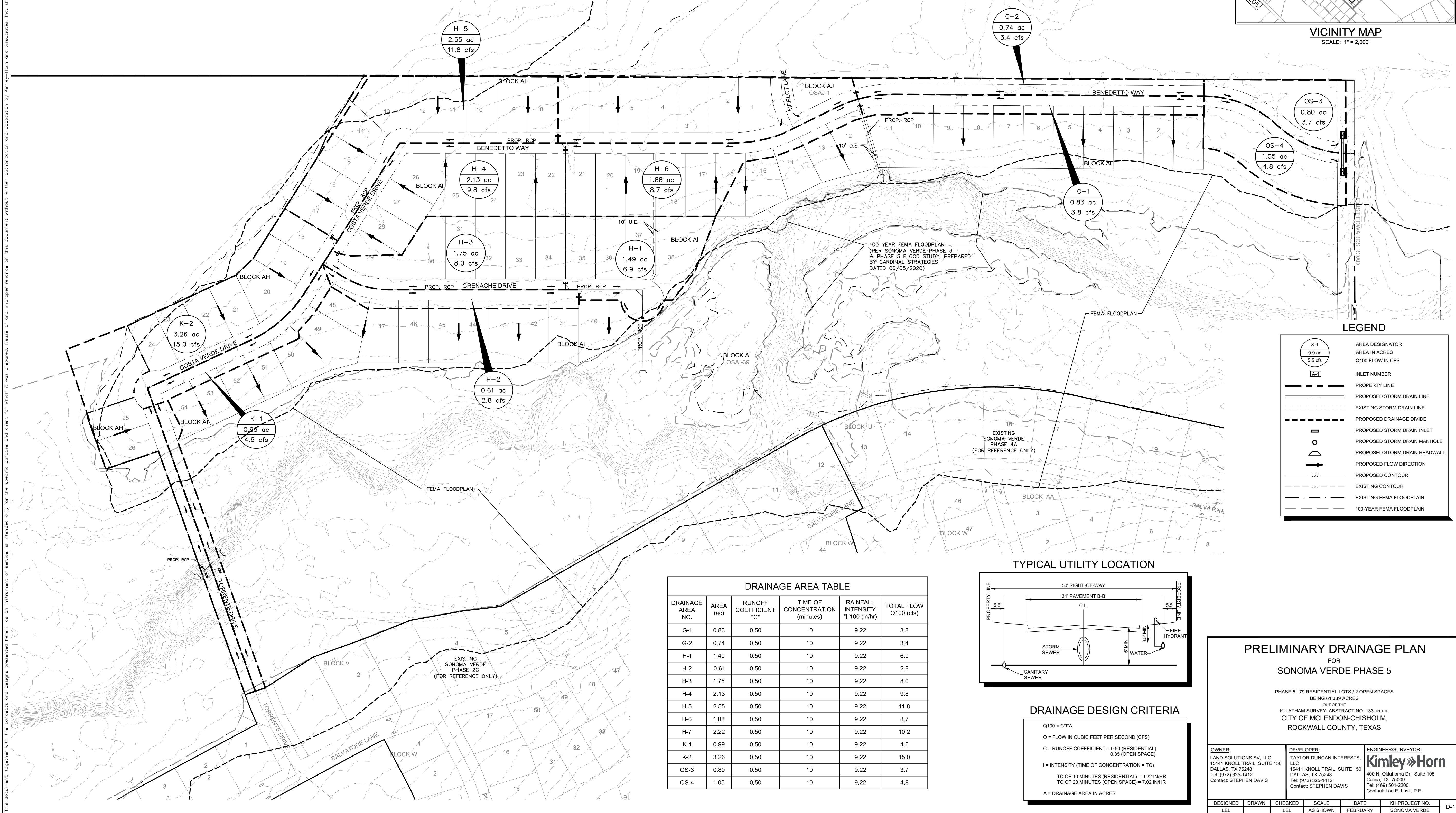
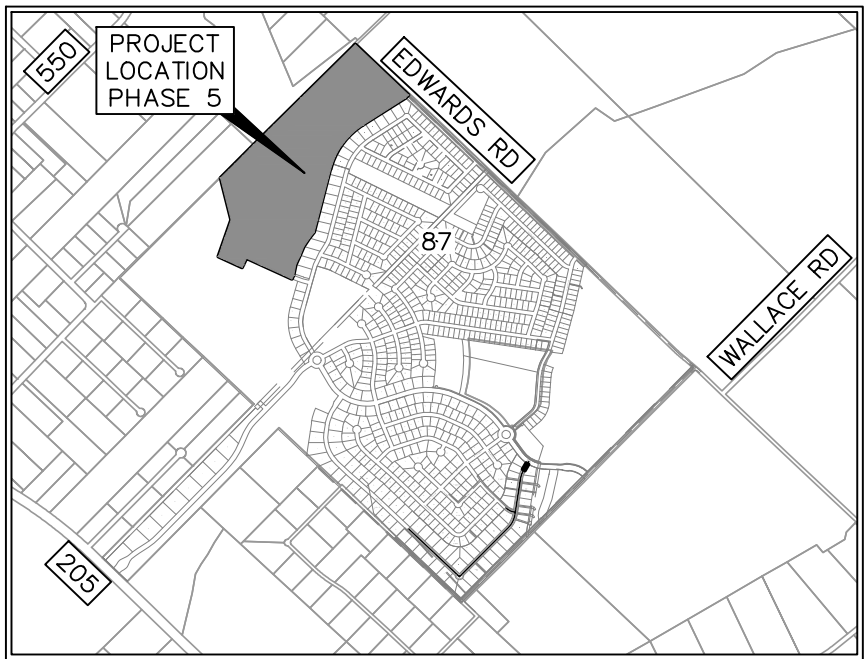
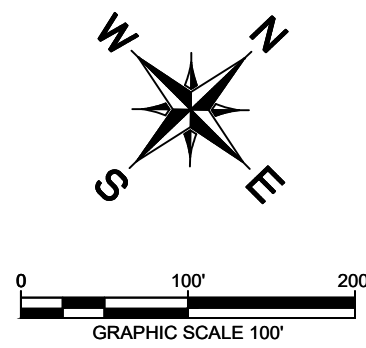
City Secretary
City of McLendon-Chisholm, Texas
RECOMMENDED FOR FINAL APPROVAL:

Planning & Zoning Commission
City of McLendon-Chisholm, Texas

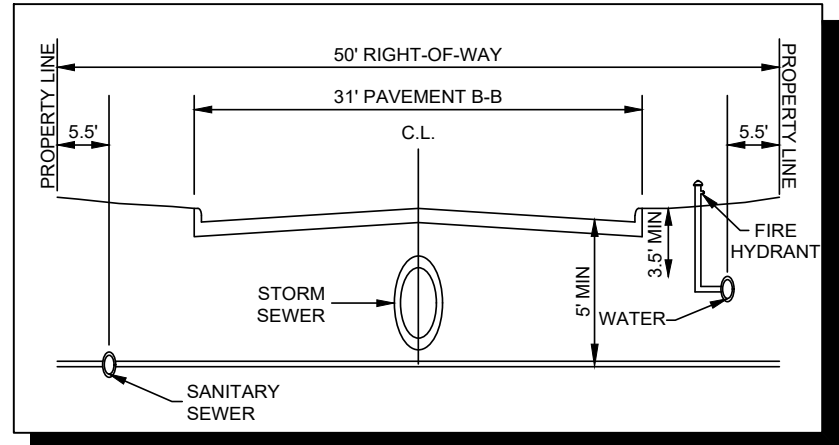
DATE
Date
Date

Copyright © 2019
Kimley-Horn and Associates, Inc.
All rights reserved

PLOTTED BY: ECKENBERGER, COLE 2/26/2021 8:45 AM
 LAST SAVED: 2/26/2021 3:51 PM
 This document, together with the concept and design presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Eckenberger and Associates, Inc. shall be without liability to Eckenberger and Associates, Inc.



DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY "I" 100 (in/hr)	TOTAL FLOW Q100 (cfs)
G-1	0.83	0.50	10	9.22	3.8
G-2	0.74	0.50	10	9.22	3.4
H-1	1.49	0.50	10	9.22	6.9
H-2	0.61	0.50	10	9.22	2.8
H-3	1.75	0.50	10	9.22	8.0
H-4	2.13	0.50	10	9.22	9.8
H-5	2.55	0.50	10	9.22	11.8
H-6	1.88	0.50	10	9.22	8.7
H-7	2.22	0.50	10	9.22	10.2
K-1	0.99	0.50	10	9.22	4.6
K-2	3.26	0.50	10	9.22	15.0
OS-3	0.80	0.50	10	9.22	3.7
OS-4	1.05	0.50	10	9.22	4.8



DRAINAGE DESIGN CRITERIA

Q100 = C*I*A
 Q = FLOW IN CUBIC FEET PER SECOND (CFS)
 C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
 I = INTENSITY (TIME OF CONCENTRATION = TC)
 TC OF 10 MINUTES (RESIDENTIAL) = 9.22 IN/HR
 TC OF 20 MINUTES (OPEN SPACE) = 7.02 IN/HR
 A = DRAINAGE AREA IN ACRES

X-1 9.9 ac 5.5 cfs	AREA DESIGNATOR
9.9 ac 5.5 cfs	AREA IN ACRES
5.5 cfs	Q100 FLOW IN CFS
A-1	INLET NUMBER
---	PROPERTY LINE
---	PROPOSED STORM DRAIN LINE
---	EXISTING STORM DRAIN LINE
---	PROPOSED DRAINAGE DIVIDE
○	PROPOSED STORM DRAIN INLET
○	PROPOSED STORM DRAIN MANHOLE
---	PROPOSED STORM DRAIN HEADWALL
→	PROPOSED FLOW DIRECTION
---	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	EXISTING FEMA FLOODPLAIN
---	100-YEAR FEMA FLOODPLAIN

PRELIMINARY DRAINAGE PLAN

FOR

SONOMA VERDE PHASE 5

PHASE 5: 79 RESIDENTIAL LOTS / 2 OPEN SPACES
BEING 61.389 ACRES

OUT OF THE
K. LATHAM SURVEY, ABSTRACT NO. 133 IN THE
CITY OF MCLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS

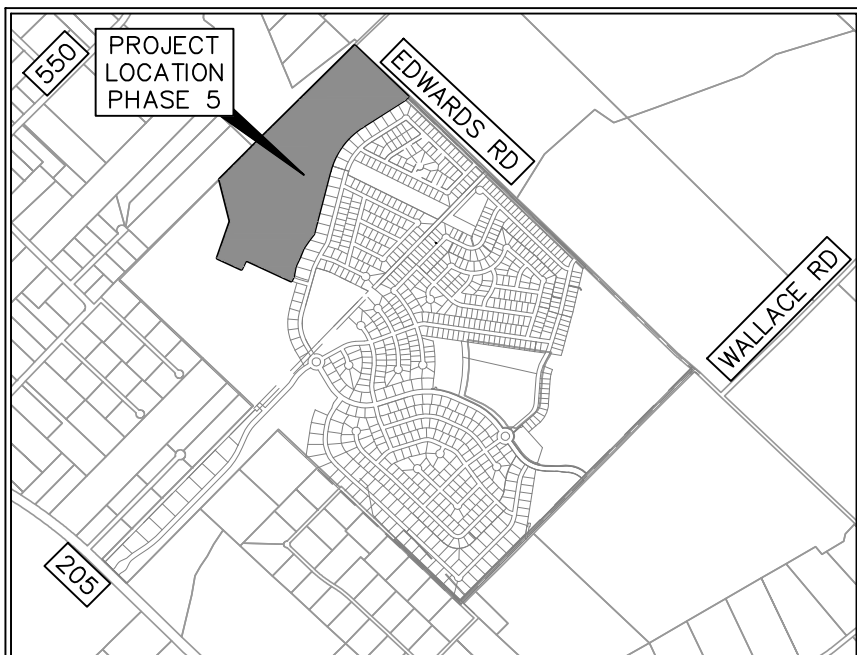
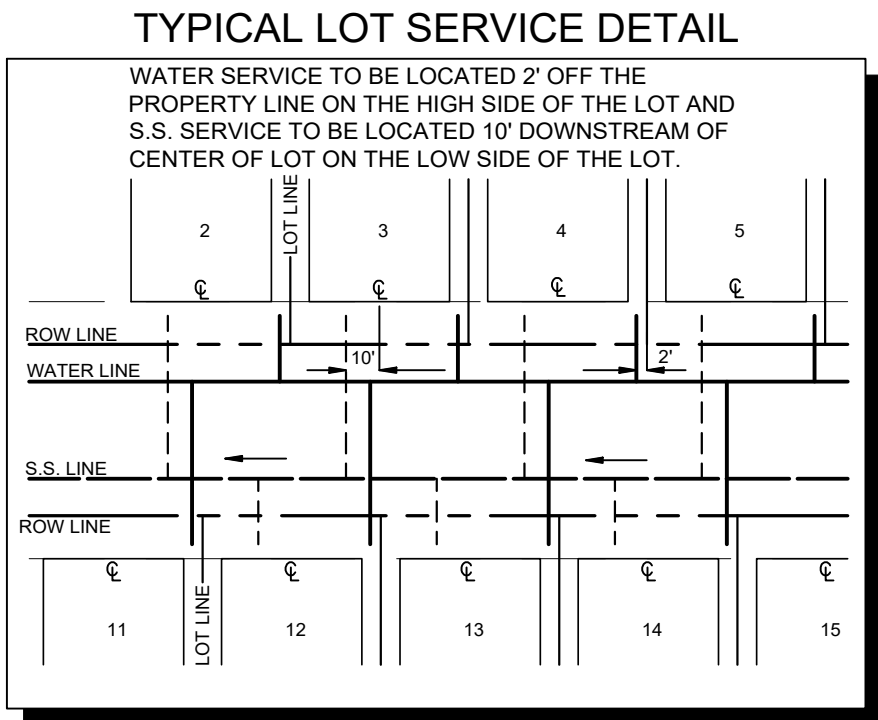
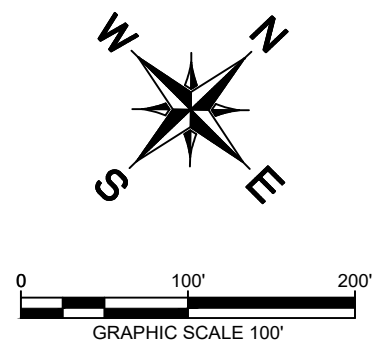
OWNER:
LAND SOLUTIONS SV, LLC
15441 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (972) 325-1412
Contact: STEPHEN DAVIS

DEVELOPER:
TAYLOR DUNCAN INTERESTS, LLC
15411 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (972) 325-1412
Contact: STEPHEN DAVIS

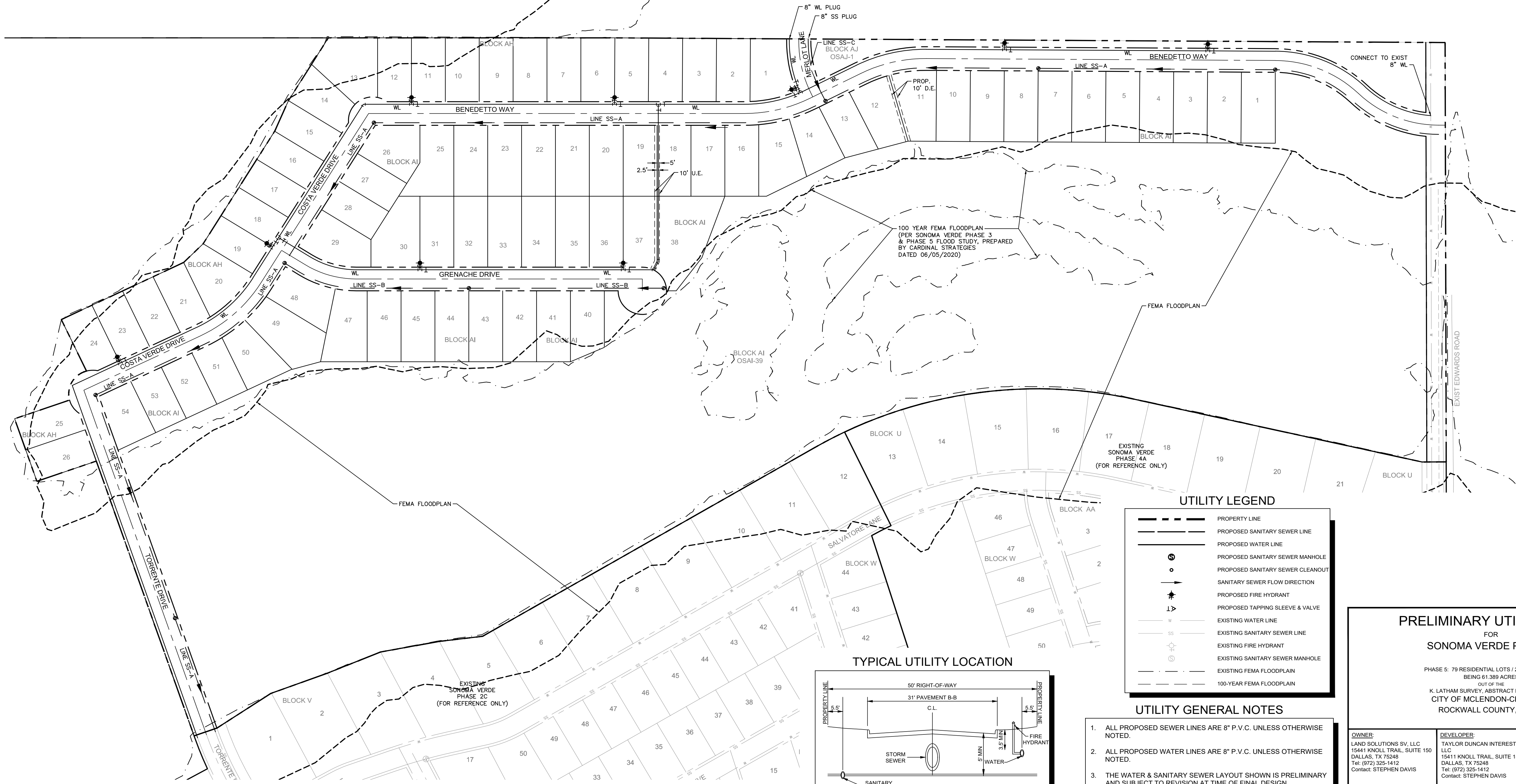
ENGINEER/SURVEYOR:
Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, TX 75009
Tel: (469) 501-2200
Contact: Lori E. Luik, P.E.

DESIGNED LEL	DRAWN LEL	CHECKED LEL	SCALE AS SHOWN	DATE FEBRUARY 2021	KH PROJECT NO. SONOMA VERDE	D-1
-----------------	--------------	----------------	-------------------	-----------------------	--------------------------------	-----

ENCLOSURE 1: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5. THIS DOCUMENT IS A PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5. IT IS NOT A FINAL UTILITY PLAN (FUP) AND SHOULD NOT BE USED FOR CONSTRUCTION. THE PUP IS A PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5. IT IS NOT A FINAL UTILITY PLAN (FUP) AND SHOULD NOT BE USED FOR CONSTRUCTION. THE PUP IS A PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5. IT IS NOT A FINAL UTILITY PLAN (FUP) AND SHOULD NOT BE USED FOR CONSTRUCTION.



VICINITY MAP
SCALE: 1" = 2,000'

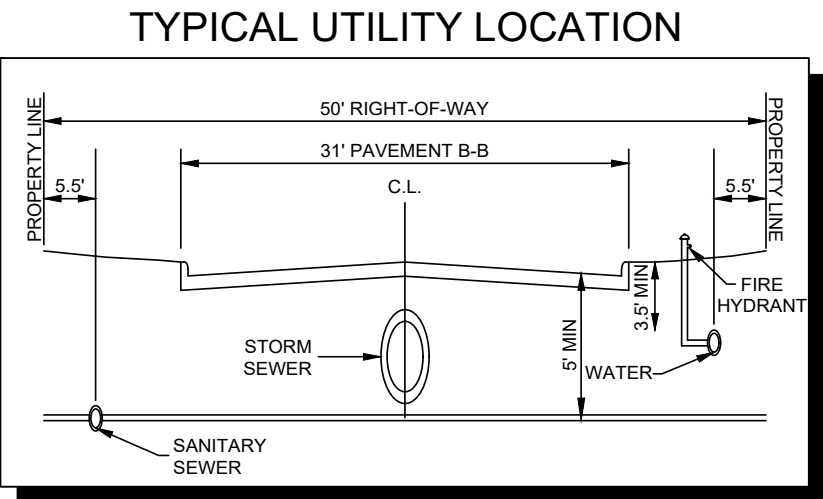


UTILITY LEGEND

---	PROPERTY LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED WATER LINE
○	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED SANITARY SEWER CLEANOUT
→	SANITARY SEWER FLOW DIRECTION
⚡	PROPOSED FIRE HYDRANT
⚡	PROPOSED TAPPING SLEEVE & VALVE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
⚡	EXISTING FIRE HYDRANT
○	EXISTING SANITARY SEWER MANHOLE
---	EXISTING FEMA FLOODPLAIN
---	100-YEAR FEMA FLOODPLAIN

UTILITY GENERAL NOTES

- ALL PROPOSED SEWER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
- ALL PROPOSED WATER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
- THE WATER & SANITARY SEWER LAYOUT SHOWN IS PRELIMINARY AND SUBJECT TO REVISION AT TIME OF FINAL DESIGN.



PRELIMINARY UTILITY PLAN
FOR
SONOMA VERDE PHASE 5

PHASE 5: 79 RESIDENTIAL LOTS / 2 OPEN SPACES
BEING 61.389 ACRES
OUT OF THE
K. LATHAM SURVEY, ABSTRACT NO. 133 IN THE
CITY OF MCLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS

OWNER:
LAND SOLUTIONS SV, LLC
15441 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (972) 325-1412
Contact: STEPHEN DAVIS

DEVELOPER:
TAYLOR DUNCAN INTERESTS,
LLC
15411 KNOLL TRAIL, SUITE 150
DALLAS, TX 75248
Tel: (972) 325-1412
Contact: STEPHEN DAVIS

ENGINEER/SURVEYOR:
Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, TX 75009
Tel: (469) 501-2200
Contact: Lori E. Luik, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-1
LEL	JPC	LEL	AS SHOWN	FEBRUARY 2021	SONOMA VERDE	



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: April 21, 2021

APPLICANT: City of McLendon-Chisholm

LOCATION: 1371 West FM 550, McLendon-Chisholm, Texas

CITY COUNCIL HEARING DATE: April 28, 2021

REQUEST:

The applicant is requesting approval of a final plat for four non-residential lots on 15.008 acres of land located at 1371 West FM 550.

PROPERTY OWNERS: City of McLendon-Chisholm
1371 West FM 550
McLendon-Chisholm, Texas

REPRESENTATIVE: Lisa Palomba, City Administrator

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for the final plat of Lots 1 through 4, Block A of the McLendon-Chisholm Municipal Addition located at 1371 West FM 550, McLendon-Chisholm, Rockwall County, Texas.

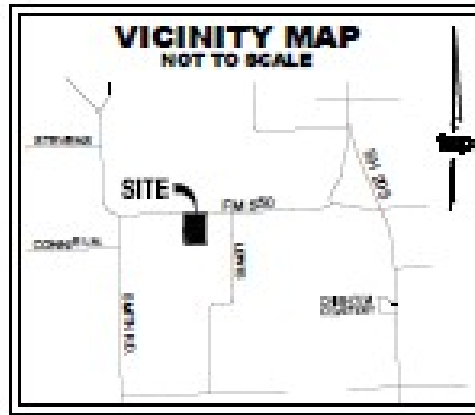
Condition: Change the proposed street name on "Street A" to a more representative street name.

Condition: Dedicate sufficient right of way to establish 50 feet of right of way to the centerline of FM 550 from the subject property.

Condition: Compliance with any requirements from the City Engineer.

BACKGROUND INFORMATION:

The subject property is a 15.008-acre tract of land located at 1371 West FM 550 and is the home of the current McLendon-Chisholm City Hall and Public Safety Building [currently under construction.



Section 10.02.005, subsection (b) Final plat, (5) requires that a final plat be considered after approval of a preliminary plat by the City Council. The preliminary plat for the subject property was approved and a subsequent final plat was approved by the City Council but never filed with the County Clerk of Rockwall County. The current final plat is a revision to the previously approved final plat with additional detail regarding easements, fire lanes and expanded detention facilities.

(5) The owner/subdivider may, at his option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:

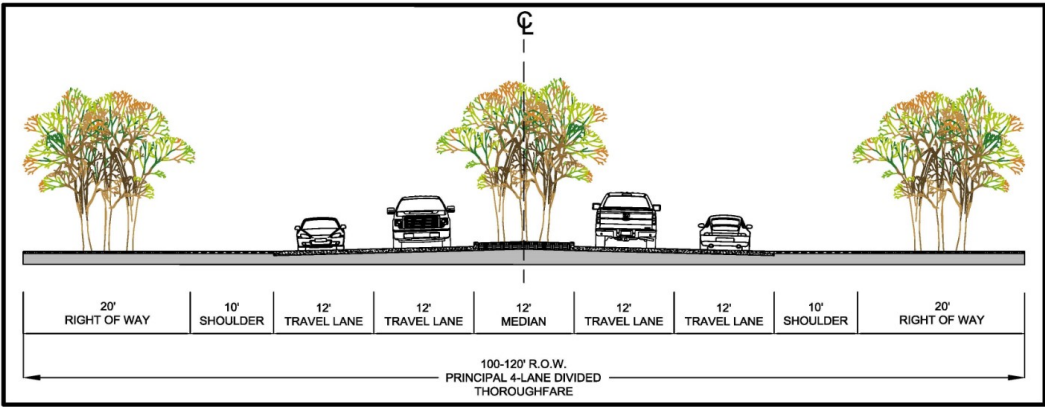
- (A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;
- (B) The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and
- (C) Is a minimum of two and one-half acres in total area.

The City has elected to combine the preliminary and final plats into one final plat.

Thoroughfares/streets:

FM 550 is shown to be a minor 4-lane Divided Thoroughfare by the McLendon-Chisholm Thoroughfare Plan.

The approved cross-section for this thoroughfare is 100 to 120 feet of right of way.





March 5, 2021

Lisa Palomba
City Administrator
City of McLendon-Chisholm
1371 West FM 550
McLendon-Chisholm, Texas 75032
Via email delivery to CityAdministrator@mclendon-chisholm.com

Re: Professional Services Agreement: Comprehensive Plan

Dear Ms. Palomba:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to the City of McLendon-Chisholm ("Client" or "City") for providing professional services for the development of a Comprehensive Plan Update for the City of McLendon-Chisholm (The Project).

Project Understanding

The scope of services is intended to include the development of a Comprehensive Plan for the City of McLendon-Chisholm. The Scope of Services includes updating the Vision for McLendon-Chisholm in terms of look, design, and operations and how it should evolve over time. The Project's major goals will be to establish that Vision through community engagement and to provide supporting text and recommendations in the Comprehensive Plan Update. The Project will address both existing conditions and future opportunities and strategies and will detail physical and economic impacts that future development could bring to McLendon-Chisholm.

In order to keep budget reasonable, the final deliverable will be less than 50 pages in length, including maps and graphics.

Scope of Services

Consultant will provide the services specifically set forth below.

Task 1 – Project Management and Coordination Meetings

Consultant will perform the following services for this task:

- Prepare project schedule and provide schedule updates if the schedule changes.
- Provide monthly progress reports for review by the City's Project Manager. The Project is anticipated to take less than a year, with the schedule being flexible to accommodate changes in COVID-19-related restrictions and events or any other unforeseen issues that could affect City or community capacity to engage. A detailed schedule shall be provided by Kimley-Horn and finalized with the City's Project Manager shortly after contract execution. Invoices for all work completed during the period will be submitted monthly (with a progress report) for work performed.
- Prepare for and attend monthly coordination calls or video conference meetings with the project team. Up to 12 coordination meetings will be held.
- Compile notes for the coordination meetings.
- Prepare and submit monthly invoices.

kimley-horn.com

2201 West Royal Lane, Suite 275, Irving, Texas 75063

214-420-5634

- Provide direction to key team members and coordinate project tasks, events, and outreach.

Task 2 – Community Engagement

Due to COVID-19, some or all engagement may be done digitally until social distancing restrictions are lifted. Digital engagement will take place online, via video conferencing, or by phone. Video conferencing will be handled either by Zoom or Teams and will be complemented with an interactive project website and social media. Should social distancing restrictions be lifted during the course of the project, Consultant and the City can reevaluate engagement methods and the remaining schedule at that time. Should any in-person engagement take place, the event or events will be structured and coordinated according to Centers for Disease Control and Prevention guidelines or local restrictions at the time, whichever one is stricter in terms of precautions. The project will be divided into three phases to coincide with engagement, and prior to each phase, in-person versus digital engagement shall be evaluated.

Consultant will perform the following services for this task:

- *Project Branding Strategy:* The marketing and branding of the Project will be developed and established early in the planning effort. The Project Branding Strategy will be a one-page “cheatsheet” that will outline the look of the plan document, color palette, and other visual components to the brand and will be utilized in the development of subsequent documents throughout the project.
- *Project Website:* Consultant will create an interactive project website to serve as the Digital Project Hub for the Project. The Hub will include up-to-date information, opportunities to provide feedback, and a schedule of events and key process points as applicable. The platform for the website will be Social Pinpoint. Setup, management, and content curation will be performed by Consultant for the duration of the Project and be for the Project only. Periodic updates (i.e. “blog posts” or “email updates”) will be posted on the site to keep the community and stakeholders up-to-date on any Project-related news. It is anticipated that three to five periodic updates will occur during the project.
- *Social Media.* Consultant will post periodic project updates, including opportunities for engagement, on the City Facebook. The Consultant’s Project Manager shall be given posting permissions on the City Facebook account to make all necessary and appropriate Project posts, not to exceed two per week at Project peak times. An Instagram and Twitter can be created for the City as well, if desired.
- *Comprehensive Plan Advisory Committee (CPAC).* The CPAC is a small group of City representatives and stakeholders to get policy direction at key points in the Project process. CPAC shall be made up of nine to 13 members of the community with representation of interests such as the school district, developers, neighborhood leaders, property owners, elders, etc. Composition can include members of other boards and commissions. A Chair shall be determined in advanced and be experienced running meetings, if possible, and be able to mediate and control any disagreements during meetings. Consultant will receive direction from the CPAC up to three times during the Project process as noted in the sections that follow. The Planning and Zoning Commission can be utilized as CPAC if desired in which case the meetings would be combined in the schedule.

- *Planning and Zoning Commission.* Consultant will present and receive direction from the Planning and Zoning Commission up to two times during the Project process.
- *City Council.* Consultant will present and receive direction from City Council up to three times during the Project process.

Task 2 Deliverables: Project Branding Strategy One-Page Summary
Periodic Community Engagement Updates and Reports

Task 3 – Planning Foundations

Consultant will perform the following services for this task:

- *Data Collection:* Consultant will submit a data collection request to gather existing data from the City and/or its consultants, including GIS Files, maps, TxDOT roadway plans and other approved plans and studies impacting the City.
- *Community Survey:* Consultant will develop a draft Community Survey through SurveyMonkey for Staff review. Consultant, in coordination with Staff, will launch the Community Survey on the Digital Project Hub, publish it on social media, and draft a press release for the City to publish. The survey will be online and available for comment for approximately three weeks. The feedback will be gathered at the beginning of the planning process to help guide the recommendations developed throughout the Project.
 - The Community Survey will include role in the community, perceived community strengths, weaknesses, opportunities, and challenges/threats, and topic-specific questions on Comprehensive Plan elements.
 - Upon the closure of the Community Survey online, Kimley-Horn will analyze the survey results and provide graphs, charts, and high-level takeaways in a Community Survey Report.
 - Staff will have the opportunity to review the Community Survey Report, make one round of comments or redlines to adjust for community knowledge or relevance, and then it will be packaged for distribution to City Council and then for publishing on the Digital Project Hub.
- *Community Snapshot:* Consultant will develop a planning baseline by reviewing and analyzing existing conditions. The Snapshot is anticipated to represent a “snapshot” in time of the existing context for the City and will include the following elements:
 - Study Area Map – The Study Area shall be comprised of land within the City limits.
 - Study Area Market Factors (Identify the Demographics within Trade Area)
 - Brief History of McLendon-Chisholm – Provided by the City
 - Current Plans Hierarchy and Relevance
 - Existing Land Use Map and Analysis
 - Existing Zoning Map and Analysis
 - Existing Utilities and Drainage Map and Analysis
- *Stakeholder Interviews:* Consultant will interview up to seven individual stakeholders. These stakeholders will be identified by the City, in collaboration with Kimley-Horn, and agreed upon prior to interviewing. The stakeholders may include business owners, residents, elected officials, active developers, City staff, and/or governmental/institutional agencies (such as TxDOT, the school district, etc.). These meetings are intended to be held via video conferencing and be approximately 30 minutes in duration.

Task 3 Deliverables: Community Survey Report
Community Snapshot Memo/Partial Chapter Content for Existing
Conditions

Task 4 – Comprehensive Plan Development

Kimley-Horn will perform the following services for this task:

- *Comprehensive Plan Kickoff Meetings.* Consultant will initiate a series of kickoff meetings and engagement opportunities to begin the comprehensive planning portion of the project. Feedback and deliverables from previous tasks will be utilized to build upon for the Comprehensive Plan.
 - *City Council 1: Kickoff.* Consultant will present the proposed scope and process for consideration and receive initial direction regarding key topics and important groups to involve.
 - *Planning and Zoning Commission 1: Kickoff.* Consultant will present the proposed scope and timeline and receive initial direction regarding key topics and important groups to involve.
 - *CPAC 1: Kickoff.* Consultant will lead the CPAC in their first meeting via Zoom video conferencing to review the role of CPAC and engage in interactive exercises to gather initial feedback and direction for the Comprehensive Plan. Input will be utilized to prepare for the Community Forum.
- *Community Forum.* An in-person Community Forum will be organized and held for collaboration on key areas within the city, strengths, weaknesses, opportunities, and challenges/threats. The top vote getters from the Community Survey SWOT will be utilized during this Community Forum to understand them in greater detail. Social media will be utilized to complement this effort and notify the public about the Forum. Depending on the status of COVID-19 at the time of the event, it may need to occur outside for social distancing and ventilation. All CDC guidelines will be observed regarding format and manner of in-person participation, including mask requirements if any. Should this phase of the project take place digitally, the Digital Project Hub would include engaging activities for online participation and collaboration.
- *CPAC 2: CF1 Recap and Refinement, Vision Statement.* Kimley-Horn will lead the CPAC in their second meeting via Zoom video conferencing to discuss CF1 feedback and preliminary themes. This feedback, in addition to previous feedback, will be presented to CPAC in a draft Vision Statement for review and recommendation. Should this meeting take place in person, all CDC guidelines will be observed regarding format and manner of participation.
- *City Council 2: CF1 Recap, Vision Statement.* Consultant will present the feedback highlights to date and will provide the draft Vision Statement, with associated CPAC recommendation, for review and approval.
- *Drafting the Comprehensive Plan.* Consultant will draft the Comprehensive Plan by incorporating all feedback and analysis to date in the Project process. The following topics will be covered in a plan document:
 - *Introduction & Plan Context*
 - Comprehensive Plan Purpose

- McLendon-Chisholm and the Region
- Demographics and Population
- Community Feedback
- Vision and Goals
- *Economic Vitality*
 - Existing Conditions/Community Profile
 - Community Differentiators
 - Strategies and Actions
- *Land Use & Design*
 - Existing Land Use and Zoning
 - Character Districts/Subareas
 - Key Corridors
 - Future Land Use and Placemaking
 - Housing and Neighborhoods
 - Strategies and Actions
- *Mobility & Connectivity*
 - Existing Conditions
 - High Level Mobility Network Analysis
 - Master Thoroughfare Plan Update
 - Map with Existing and Future Thoroughfare Alignments
 - Thoroughfare Classification Descriptions (No Cross Sections)
 - Regional Connections
 - Strategies and Actions
- *Infrastructure, Resources, & Energy*
 - Existing Conditions (Utilities, Roads, Technology, Natural Systems)
 - Gap Identification
 - Strategies and Actions
- *City Services & Facilities (incl. Parks and Recreation)*
 - Existing Conditions
 - City Services and Facilities Needs
 - Risk Management/Resiliency
- *Implementation & Monitoring*
 - Key Partners
 - Financing
 - Action Prioritization
 - Benchmarks
 - Usage, Updates, and Amendments

>>Structure of elements and subtopics may change upon review and analysis of community feedback.

- *Draft Comprehensive Plan Concepts and Highlights.* Consultant will provide draft concepts and highlights of the plan in a series of video conferences and online postings.
 - *CPAC 3: Draft Concepts and Highlights.* Consultant will discuss draft concepts and highlights of the Plan with the CPAC via Zoom video conferencing and receive any direction/feedback. Should this meeting take place in person, all CDC guidelines will be observed regarding format and manner of participation.

- *Planning and Zoning Commission 2: Draft Concepts and Highlights.* Consultant will present draft concepts and highlights of the Plan, upon recommendation from CPAC, and receive direction/feedback.
- *City Council 3: Draft Concepts and Highlights.* Consultant will present draft concepts and highlights of the Plan, upon recommendation from CPAC, and receive direction/feedback. Format of Community Forum 3 (digital vs. in-person) will also be discussed and determined.
- *Community Review: Draft Concepts and Highlights.* The community will be led through a series of online opportunities on the Digital Project Hub for collaboration on the draft Comprehensive Plan. Social media will be utilized to complement this effort and notify the public that the opportunities are available. Should social distancing restrictions permit an in-person event, engagement will be adapted to accommodate an in-person event.
- *Draft Comprehensive Plan Refinement.* Consultant will provide the draft Comprehensive Plan for Staff review. The first draft will not include the Implementation Chapter as it may change upon review of Plan content. Consultant will respond to one consolidated round of comments on the Draft Plan and one follow-up consolidated round of comments for minor tweaks upon Staff Review of any revisions, including the Implementation Chapter. In order to keep budget reasonable, the final deliverable will be less than 50 pages in length, including maps and graphics.

Task 4 Deliverables: Draft Plan in PDF format for Review
Revised Plan in PDF format for Public Hearing

Task 5 – Adoption

Kimley-Horn will perform the following services for this task:

- *Public Hearing Process.* Consultant will prepare for, attend meetings for, and make presentations for the public hearing process for adoption.
 - Following the comment reconciliation, the City will post the Draft Plan online in anticipation of the Public Hearing to adopt the Plan.
 - Consultant will review comments received during the public posting process and make reasonable edits prior to the Planning and Zoning Commission and City Council Public Hearings.
 - Consultant will submit a Public Hearing Draft PDF for Public Hearing.
 - Consultant will prepare a PowerPoint Presentation for Public Hearing.
 - Consultant will attend and present at a Planning and Zoning Commission Public Hearing and a City Council Public Hearing.
- *Project Closeout.* Consultant will address any minor revisions that came from the public hearing process conditions of approval (if applicable). Kimley-Horn will email a high-resolution PDF (for printing) and a reduced-size PDF (for online posting).

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates or at an agreed upon lump sum amount. Additional Services, including but not limited to the following, are not included in this Agreement:

- *Comprehensive Plan Design Topics.* Consultant will initiate a series of design and refinement meetings and engagement opportunities to provide insight on design-related topics for the Comprehensive Plan. Feedback and deliverables from previous tasks will be utilized to build upon for the Comprehensive Plan.
 - *Community Forum – Public Design Studio:* A series of online opportunities will be posted on the Digital Project Hub for collaboration on the community's design (both in look and function) for the future. Social media will be utilized to complement this effort and notify the public that the opportunities are available.

Should this phase of the project take place in person, it may need to occur outside for social distancing and ventilation, and the online component would be the posting of the boards as a PDF with a comment form. All CDC guidelines will be observed regarding format and manner of participation if in-person. Should this phase of the project take place digitally, the Digital Project Hub would include engaging activities for online participation and collaboration.

- *Design Recap:* Following the online or in-person collaboration, Consultant will prepare a brief presentation to summarize the forum feedback.

- Capital Improvements Plan
- Full Market and Fiscal Analysis
- Engineering Construction Standards
- Street Design

Information Provided by Client

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project.

Responsibilities of Client

In addition to other responsibilities set out in this Agreement, the Client shall perform:

- Social Media Posts or Social Media Access to Consultant
- Press Release Publishing
- Project Website Link on Website and Newsletters

Schedule

Kimley-Horn will provide our services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule, once authorized by the City to proceed. Due to the everchanging circumstances surrounding the COVID-19 Virus, situations may arise during the performance of this Agreement that affect availability of resources and staff of Kimley-Horn, the client, other consultants, and public agencies. There could be changes in anticipated delivery times, jurisdictional approvals, and project costs. Kimley-Horn will exercise reasonable efforts to overcome the challenges presented by current circumstances, but Kimley-Horn will not be liable to Client for any delays, expenses, losses, or damages of any kind arising out of the impact of the COVID-19 Virus. Kimley-Horn aims to have the project completed by September 14, 2021 as specified in the Request for Proposals, barring any delays from the Client or unforeseen circumstances.

Fee and Expenses

Kimley-Horn will perform the services in Tasks 1 – 5 for the total lump sum fee of \$65,000.

Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to the City of McLendon-Chisholm.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

☒ Please email all invoices to judy@mclendon-chisholm.com
☐ Please copy lisa@mclendon-chisholm.com

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute this Agreement in the spaces provided below and return a digital copy to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.



Page 9

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

By: Abra R. Nusser, AICP
Project Manager

Ryan Delmotte, P.E.
Assistant Secretary

CITY OF MCLENDON-CHISHOLM

Client's Street Address: 1371 West FM 550
McLendon-Chisholm, Texas 75032

By:
(signature)

Date: March 12, 2021

Lisa Palomba

(Print or Type Name)

, Witness

Rochelle Green

(Print or Type Name)

Attachment – Standard Provisions

kimley-horn.com

2201 West Royal Lane, Suite 275, Irving, Texas 75063

214-420-5634

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant will perform only the services specifically described in this Agreement. If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
- (c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which the Consultant may rely upon.
- (d) Arrange for access to the site and other property as required for the Consultant to provide its services.
- (e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
- (g) Obtain any independent accounting, legal, insurance, cost estimating and feasibility services required by Client.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the Consultant's services or any defect or noncompliance in any aspect of the project.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months, Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Client shall pay Consultant as follows:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the rate of 12% per year beginning on the 25th day. If the Client fails to make any payment due under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
- (c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
- (d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
- (e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents and data prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in

this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. The Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(8) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(9) **LIMITATION OF LIABILITY.** IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO THE CLIENT AND THE CONSULTANT, THE RISKS ARE ALLOCATED SUCH THAT, TO THE FULLEST EXTENT ALLOWED BY LAW, AND NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS AGREEMENT OR THE EXISTENCE OF APPLICABLE INSURANCE COVERAGE, THAT THE TOTAL LIABILITY, IN THE AGGREGATE, OF THE CONSULTANT AND THE CONSULTANT'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS TO THE CLIENT OR TO ANYONE CLAIMING BY, THROUGH OR UNDER THE CLIENT, FOR ANY AND ALL CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF OR IN ANY WAY RELATED TO THE SERVICES UNDER THIS AGREEMENT FROM ANY CAUSES, INCLUDING BUT NOT LIMITED TO, THE NEGLIGENCE, PROFESSIONAL ERRORS OR OMISSIONS, STRICT LIABILITY OR BREACH OF CONTRACT OR ANY WARRANTY, EXPRESS OR IMPLIED, OF THE CONSULTANT OR THE CONSULTANT'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS, SHALL NOT EXCEED TWICE THE TOTAL COMPENSATION RECEIVED BY THE CONSULTANT UNDER THIS AGREEMENT OR \$50,000, WHICHEVER IS GREATER. HIGHER LIMITS OF LIABILITY MAY BE NEGOTIATED FOR ADDITIONAL FEE. THIS SECTION 9 IS INTENDED SOLELY TO LIMIT THE REMEDIES AVAILABLE TO THE CLIENT OR THOSE CLAIMING BY OR THROUGH THE CLIENT, AND NOTHING IN THIS SECTION 9 SHALL REQUIRE THE CLIENT TO INDEMNIFY THE CONSULTANT.

(10) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(11) **Construction Costs.** Under no circumstances shall the Consultant be liable for extra costs or other consequences due to unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

(12) **Certifications.** All requests for the Consultant to execute certificates, lender consents, or other third-party reliance letters must be submitted to the Consultant at least 14 days prior to the requested date of execution. The Consultant shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within two years of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(14) **Hazardous Substances and Conditions.** Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to

analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant will notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) Construction Phase Services.

(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) No Third-Party Beneficiaries; Assignment and Subcontracting. This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) Confidentiality. The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) Miscellaneous Provisions. This Agreement is to be governed by the law of the State of Texas. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

**Amendment #2021-1 to the Agreement between
City of McLendon-Chisholm and Kimley-Horn and Associates, Inc.**

AMENDMENT NUMBER 1 DATED April 22, 2021 to the agreement between City of McLendon-Chisholm, ("Client") and Kimley-Horn and Associates, Inc., ("Consultant") dated March 12, 2021 ("the Agreement") concerning the Comprehensive Plan (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

Therefore, it is mutually agreed that the Agreement is amended to include Additional Services to be performed by Consultant and provisions for additional compensation by the Client to the Consultant, all as set forth in Exhibit A hereto. The parties ratify the terms and conditions of the Agreement not inconsistent with this Amendment, all of which are incorporated by reference.

CLIENT:

CITY OF MCLENDON-CHISHOLM

By: _____

Title: _____

Date: _____

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By: L. Nathan Antle

Title: Vice President

Date: 4/22/2021

Exhibit A to Amendment Number 2021-1,
dated April 22, 2021.

Consultant shall perform the following Additional Services:

TASK 3: PLANNING FOUNDATIONS

This task is being amended for additional stakeholder interviews for this task that include three additional interviews held via video conferencing and will be approximately 30 minutes in duration. These stakeholders will be identified by the City, in coordination with Kimley-Horn, and agreed upon prior to interviewing

In addition, this task is being amended to add a focus group session to discuss the City's priorities and goals for the SH 205 corridor in McLendon-Chisholm. It is assumed that this focus group would take place in-person and include up to five individuals identified by the City, in coordination with Kimley-Horn, and agreed upon before scheduling of the focus group. The five attendees include any members of Staff or other attendees outside of the Consultant Team member(s). Should additional attendees attend, additional fee will be required. Preparation for the focus group will include printing of maps, technical documents, and identifying key questions and objectives. It is not anticipated that any concepts or exhibits will be developed based on ideas from this focus group. The results of this focus group discussion will be incorporated in the final plan document as applicable.

For the Additional Services set forth in Task 3, Client shall pay Consultant a lump sum fee of \$2,750.

TASK 4: COMPREHENSIVE PLAN DEVELOPMENT

This task is being amended to add one additional in-person or digital on-demand Community Forum to be organized, held, and documented for collaboration with the community on key areas within the City to provide additional opportunity for engagement. The Community Forum will be on Thursday, May 13 from 4:30pm to 8:00pm, if in person. This amendment includes additional social media for this Community Form, revision of the flyer to include the additional Community Forum, and analysis of the additional feedback anticipated from the Community Forum. If digital, engagements would be live for one week. Digital engagements

For the Additional Services set forth in Task 4, Client shall pay Consultant a lump sum fee of \$4,200 if in person, \$3,500 if digital.

Total Cost for Amendment 1 \$6,950 (if Task 4 in-person); \$6,250 (if Task 4 is digital)



City of McLendon-Chisholm

Staff Report

Discussion and action regarding consideration of a Resolution revising the City's Fund Balance Policy and consideration of allocation of funds to proposed and existing fund balance reserves.

DATE:

April 28, 2021

BACKGROUND OF ISSUE:

The City adopted a Fund Balance Policy in 2019 which allocates funds for committed, restricted, assigned, and unassigned purposes. Fund balance reserves were allocated for the following:

- Restricted Fund Balance
 - (Fire Station Replacement)
- Assigned Fund Balance
 - Utility Fund
 - Sonoma Verde Roads
 - Capital Fleet Replacement
- Unassigned Fund Balance (residual net resources)

To remain in compliance with governmental accounting standards, staff is recommending changes to the Fund Balance Policy creating a Capital Projects Fund which will allow a mechanism to transfer funds to the current budget.

The City previously approved the sanitary sewer line project and recent change order. Since there was not an existing Capital Projects Fund, the FY 21 Budget was amended to show the General Fund absorbing those costs. This change will allow for the proposed budget amendment to show a transfer to the Utility Fund to offset the cost of the sewer project.

The original Fund Balance Policy included a Restricted Fund Balance specifically for fire station replacement. This was created prior to selecting the design/build team and prior to establishing a budget for the building. Now that construction is underway, most of the funds have been transferred to the current budget. Any remaining funds, once the project is complete, would remain in the Public Safety Capital Fund. The only funds currently restricted are funds collected for debt service payments.

RECOMMENDATION:

- 1) Amend the Fund Balance Policy by resolution to accomplish the following:
 - a) Add debt service principal and interest as a restricted fund and reclassify formerly

restricted funds as assigned fund balance.

b) Create a Capital Projects (non-specific) Fund

SUGGESTED MOTION: I Move to approve a Resolution revising the City's Fund Balance policy as presented.

Lisa Palomba, City Administrator

CITY OF MCLENDON-CHISHOLM

RESOLUTION NO: 2021 –

A RESOLUTION ADOPTING A REVISED FUND BALANCE POLICY IN ACCORDANCE WITH REQUIREMENTS SET FORTH IN THE GOVERNMENTAL ACCOUNTING STANDARDS BOARD STATEMENT NUMBER 54, FUND BALANCE REPORTING AND GOVERNMENTAL FUND TYPE DEFINITIONS (GASB-54), FOR THE CITY OF MCLENDON-CHISHOLM AND PROVIDING AND EFFECTIVE DATE.

WHEREAS, a Fund Balance Policy is a key element of financial stability; and

WHEREAS, the maintenance of a fund balance is essential to the preservation of the financial integrity of the City; and

WHEREAS, adequate levels of unassigned fund balance will mitigate financial risk from unforeseen revenue fluctuations, unanticipated expenditures and similar circumstances; and

WHEREAS, unassigned fund balance is an important measure of economic stability, provides savings for capital replacement and avoids issuance of future debt; and

WHEREAS, the City Council established a Fund Balance Policy by Resolution 2019-18 to establish a Fund Balance Policy; and

WHEREAS, the City Council finds it prudent to review the Fund Balance policy annually; and

WHEREAS, the City Council desires to adopt certain policies regarding fund balances and further desires to commit, restrict or assign funds for certain purposes or projects in accordance with the Policy.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THAT:

SECTION 1

The City Council has reviewed the attached (Exhibit A) Fund Balance Policy; and

SECTION 2

The City Council hereby adopts the attached Fund Balance Policy.

SECTION 3

The City Council will annually review the Fund Balance Policy and determine appropriate amounts for reserve.

SECTION 4

All resolutions, or parts of resolutions in force with provisions related to this resolution are inconsistent or in conflict with the terms or provisions contained herein, are hereby repealed to the extent of any such conflict only. The non-conflicting sections, sentences, paragraphs, and phrases shall remain in full force and effect.

*Resolution No. 2021-
Approved 04/28/2021*

SECTION 5

This resolution shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-
CHISHOLM, TEXAS ON THIS 28th DAY OF APRIL 2021.**

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

City of McLendon-Chisholm

Fund Balance Policy

Purpose

A Fund Balance Policy establishes a key element of financial stability for the City of McLendon-Chisholm. The purpose of the City's Fund Balance Policy is to enable the City of McLendon-Chisholm to provide for a prompt response to unforeseen economic uncertainty, unexpected situations such as natural disaster and establish certain capital and operating reserves to provide sufficient cash flow to sustain operability. The policy establishes the appropriate level of reserves which the City will strive to maintain in its fund balance; how the target fund balances will be funded; and the conditions under which fund balances may be utilized.

Definitions:

Fund Equity – A fund's equity is generally the difference between its assets and its liabilities.

Reserves - For the purposes of this policy, the definition of "reserves" is limited to the portion of Fund Balance that is unreserved.

Unreserved – Funds not set aside for existing legal obligations of the City.

Fund Balance – The fund equity of governmental fund for which an accounting distinction is made between the portions that are spendable and non-spendable. Fund balance is classified into five categories:

Non Spendable Fund Balance (inherently not spendable) Includes amounts that are not in a spendable form or are required to be maintained intact. Examples include inventory and permanent funds.

Restricted Fund Balance - (externally enforceable limitations on use) Includes the portion of net resources on which limitations are imposed by creditors, grantors, contributors, or by laws or regulations of other governments. Amounts may be spent only for the specific purposes stipulated by external resource providers or as allowed by laws through constitutional provisions or enabling legislation. Examples include grant awards child safety fees.

Committed Fund Balance – (self-imposed limitation set in place prior to the end of each fiscal year) Includes the portion of net resources upon which the City Council has imposed limitations on use. Amounts that can be used only for the specific purposes

determined by a formal action of City Council. Commitments may be changed or lifted only by the Council taking the same formal action that originally imposed the constraint.

Assigned fund balance – (Limitation resulting from management’s intended use)

Includes amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned fund balance – (Residual net resources) This is the excess total fund balance over non-spendable, restricted, committed, and assigned fund balance. Unassigned amounts are technically available for any purpose.

Policy

The City Council is the City’s highest level of decision-making authority and the formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution approved by the Council at the City Council meeting. The resolution must either be approved, amended or rescinded, as applicable, prior to the last day of the fiscal year for which the commitment is made. The amount subject to the constraint may be determined in the subsequent period.

Restricted Fund Balance

~~All monies from Texas Department of Transportation (TxDOT) for Fire Station Replacement. The City is expected to receive funds from Texas Department of Transportation in an amount equal to or greater than \$4,538,718 for the purpose of building a replacement fire station. Once received, these funds are restricted to use for fire station replacement and related costs. Funds may be utilized as needed for this specific purpose without further Council consent.~~

Any funds collected for debt service are restricted for debt principal and interest payments.

Assigned Fund Balance Goals/Amounts Held in Reserve

The City will strive to hold the amounts listed below in General Fund Balance, expressed as a dollar amount, general goal or a percentage of the city’s annual operating expenditures of the General Fund. These amounts are expressed as a range to recognize that fund balance levels can fluctuate from year to year due to the normal course of city government operations.

\$300,000 - \$500,000 Utility Fund Balance

The Utility Fund Balance is funded through sewer/utility fees. Funds will be utilized for repair and replacement of water, sewer infrastructure and storm drain infrastructure as needed and

Resolution No. 2021-
Exhibit A – Fund Balance Policy
Approved 04/28/2021

as approved by Council. Minimum amount may be reconsidered by Council pending results of a sewer rate analysis or adjusted each fiscal year as deemed necessary.

\$100,000 - \$500,000 Sonoma Verde Road Fund Balance

Sonoma Road Fund Balance is funded each year through Public Improvement District Assessments. This fund is exclusively for maintenance of public roads in the Sonoma Verde subdivision which are beyond the initial warranty period. The Sonoma Verde Service and Assessment Plan may be adjusted to increase the balance as needed and as determined by Council.

Capital Fleet Replacement Public Safety Capital Fund Balance

The City's goal is to grow an amount equivalent to an amount required to replace Fire Department apparatus and equipment as needed and pay cash for needed capital rather than increasing or issuing new debt. ~~The City anticipates budgeting an initial amount from current surplus.~~ Council will determine an appropriate amount each budget year to grow the fund. Assigned funds may only be utilized for fire department capital purchases as approved by Council. Once utilization of funds is approved for a specific purpose, Council will continue to grow the fund for future capital needs.

Capital Projects (non-specific) Fund Balance

The purpose of a capital projects fund is to account for the financial resources to be used for the acquisition, ~~construction~~ construction, or improvement of major capital assets other than those acquired through proprietary or fiduciary funds. More specifically, the capital projects fund will be used to account for the acquisition or construction of capital assets and capital improvements financed through traditional sources such as special State and federal grants, the proceeds of bonds or notes and installment purchase contracts. If the resources are provided through the General fund and the acquisition or construction of the capital asset extends beyond one year, they will be accounted for in the capital projects fund as well.

Unassigned Fund Balance Goals/Amounts Held in Reserve

The City desires to maintain a budget stabilization reserve for economic uncertainty, revenue shortfalls, working capital and related needs and for unforeseen natural disaster or catastrophic events.

The City's goal is to achieve and maintain unassigned fund balance in the general fund, ~~excluding Capital Fleet replacement Fund Balance~~ equal to 40-60% of annual budget expenditures. The City considers a balance of less than 40% to be cause for concern, barring unusual or deliberate circumstances. In the event that the assigned or unassigned fund balance is calculated to be less than the policy stipulates, the City shall plan to adjust budget resources in subsequent fiscal years to restore the balance.

Replenishment of Minimum Fund Balance Reserves

If the general fund balance falls below a total of 40% or if it is anticipated that at the completion of any fiscal year the projected fund balance will be less than the minimum requirement, the City staff, shall prepare and submit a plan to restore the minimum required level as soon as economic conditions allow. The plan shall detail the steps necessary for the replenishment of fund balance as well as an estimated timeline for achieving such.

These steps may include, but are not limited to, identifying new, nonrecurring, or alternative sources of revenue; increasing existing revenues, charges and/or fees; use of year-end surpluses; and/or enacting cost saving measures such as holding capital purchases, reducing departmental operating budgets, freezing vacant positions, and/or reducing the workforce. The replenishment of fund balance to the minimum level shall be accomplished within a two-year period. If restoration of the reserve cannot be accomplished within such a period without severe hardship to the City, then the Council shall establish an extended timeline for attaining the minimum balance.

Order of Expenditure of Funds

When multiple categories of fund balance are available for expenditure (for example, a construction project is being funded partly by a grant, funds set aside by the City Council, and unassigned fund balance), the City will first spend the most restricted funds before moving down to the next most restrictive category with available funds.

Appropriation of Assigned Fund Balance

Appropriation from the assigned fund balance shall require the approval of the Council and shall be utilized only for purposes described and shall not be utilized for ongoing expenditures unless a viable revenue plan designed to sustain the expenditure is simultaneously adopted.

The Council may appropriate fund balances for emergency purposes, as deemed necessary, even if such use decreases the fund balance below the established minimum.

Monitoring and Reporting

The City staff shall be responsible for monitoring and reporting the City's various reserve balances and is directed to make recommendations to the Council on the use of reserve funds both as an element of the annual operating budget submission and from time to time throughout the fiscal year as needs may arise.

Compliance with the provisions of the policy shall be reviewed as a part of the annual operating budget adoption process and subsequent review will be included in the annual audit and financial statement preparation procedures.

**CITY OF MCLENDON-CHISHOLM
ORDINANCE NO. 2021-**

**AN ORDINANCE OF THE CITY OF MCLENDON-
CHISHOLM, TEXAS AMENDING THE CURRENT 2020-2021
FISCAL YEAR BUDGET; FINDING MUNICIPAL
PURPOSES; AUTHORIZING EXPENDITURES;
PROVIDING FOR A SEVERABILITY CLAUSE; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City Council of the City of McLendon-Chisholm, Texas, (the "City Council") has utilized diligent thought, attention and determination in creating the 2020-2021 budget; and

WHEREAS, on September 22, 2020, the City Council of the City of McLendon-Chisholm passed Ordinance No. 2020-10, approving the budget for the fiscal year beginning October 1, 2020; and,

WHEREAS, on December 9, 2020, the City Council of the City of McLendon-Chisholm passed Ordinance No. 2020-16, approving Budget Amendment No. 1 for the fiscal year beginning October 1, 2020; and

WHEREAS, upon examination and review of revenues and expenditures, the City Administrator and City Council has determined it necessary to amend and modify the operating budgets of the General Fund and Utility Fund as set forth herein (Exhibit A) and,

WHEREAS, the City Council finds that the proposed Budget Amendment No. 2 is for legitimate municipal purposes, and thus is statutorily authorized by Texas Local Government Code section 102.010; and

WHEREAS, the City Council finds that it is necessary and proper for good government, peace or order of the City of McLendon-Chisholm to adopt an ordinance amending the current budget.

WHEREAS, the City Council finds the amendments in the line items identified in Exhibit "A" are reasonable, necessary and for legitimate municipal purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

SECTION 1. FINDINGS. The City Council finds the statement made in the preamble above are true and correct. The City Council does authorize amendments to the budget and does authorize an expenditure as an amendment to the original budget, finding this is a situation which could not have been included in the original budget through the use of reasonably diligent thought

and attention.

SECTION 2. BUDGET LINE ITEMS. The City Council approves budget amendments in Exhibit “A” which is attached and incorporated herein for all purposes and described as General Fund Budget Amendment #2, Utility Fund Budget Amendment #2 and Capital Project Fund Budget Amendment No. 2

SECTION 3. BUDGET TOTAL. The City Council further finds the amended budget line items in Exhibit “A” will not cause the total expenditures in the budget to exceed the total original budget.

SECTION 4. The Amended Budget for 2020-2021 is hereby approved by the City Council.

SECTION 5. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance be and the same are hereby repealed and all ordinances not in conflict shall remain in full force and effect, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any violation if occurring prior to the repealing of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision hereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Ordinance as a whole.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

SECTION 8. The Mayor is authorized to make the amendments as set forth above and file, or cause to be filed, a true and correct copy of this Ordinance, with the attached Exhibit “A”, with the city secretary and in the office of the County Clerk of Rockwall County, Texas.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, on the 28th day of April 2021.

APPROVED:

Keith Short, Mayor

ATTEST:

Ordinance No. 2021-
Approved 04/28/2021
Budget Amendment #2

Rochelle Green, City Secretary

City of McLendon-Chisholm Budgetary Fund Balances for FY 2021 after adoption of Budget Amendment #2		Balance at Beginning of Year	Budgeted Revenue	Budgeted Expenditures	Transfer In / (Out)	Budgeted Balance at End of Year
General Fund						
Restricted	-	-	-	-	-	-
Assigned - Public Safety Capital	4,885,139	-	(410,465)	(4,054,935)	419,739	
Assigned - Sonoma Verde Roads	55,943	-	-	122,630	178,573	
Unassigned	1,452,471	2,366,373	(1,586,500)	(420,243)	1,812,101	
Total	\$ 6,393,553	\$ 2,366,373	\$ (1,996,965)	\$ (4,352,548)	\$ 2,410,413	
Utility Fund						
Restricted	-	-	-	-	-	-
Assigned	430,011	-	-	-	430,011	
Unassigned	510,328	638,780	(601,143)	-	547,965	
Total	\$ 940,339	\$ 638,780	\$ (601,143)	\$ -	\$ 977,976	
Debt Service Fund						
Restricted	257,516	154,412	(152,162)	-	259,766	
Assigned	-	-	-	-	-	-
Unassigned	-	-	-	-	-	-
Total	\$ 257,516	\$ 154,412	\$ (152,162)	\$ -	\$ 259,766	
Capital Projects Fund						
Restricted	-	-	-	-	-	-
Assigned - New Fire Station	-	-	(4,054,935)	4,054,935	-	-
Unassigned - Sewer Line Extension	-	-	(420,243)	420,243	-	-
Total	\$ -	\$ -	\$ (4,475,178)	\$ 4,475,178	\$ -	
Total Funds						
Restricted	257,516	154,412	(152,162)	-	259,766	
Assigned	5,371,093	-	(4,465,400)	122,630	1,028,323	
Unassigned	1,962,799	3,005,153	(2,607,886)	-	2,360,066	
Total	\$ 7,591,408	\$ 3,159,565	\$ (7,225,448)	\$ 122,630	\$ 3,648,155	

City of McLendon-Chisholm
General Fund Budget Amendment #2
For the year to end September 30, 2021

	FY 2021 Original Budget	Approved Adjustments - Amendment #1	FY 2021 Amended Budget #1	Proposed Adjustments - Amendment #2	FY 2021 Amended Budget #2
Revenues					
302 · Franchise Income	\$ 195,000		\$ 195,000		\$ 195,000
303 · Development Income	15,000		15,000		15,000
304 · Building Permit Income	696,127		696,127		696,127
305 · Municipal Court Income	500		500		500
306 · Interest Income	25,000		25,000		25,000
307 · Sign Permit Income	-		-		-
308 · Septic Fees	11,000		11,000		11,000
309 · Food Enforcement	1,200		1,200		1,200
310 · Sales Tax Revenue	341,608		341,608		341,608
311 · PID Admin Expense Reimbursement			-		-
313 · Donations	500		500		500
314 · Copies Public Inf. Income	100		100		100
315 · Miscellaneous Income			- 9	118,000	118,000
317 · Ad Valorem Tax	551,083		551,083		551,083
318 · Tax Certifications			-		-
320 · NSF Fee Revenue			-		-
321 · Credit Card Fee Revenue	790		790		790
Transfer from Unassigned Surplus			13	50,835	50,835
Transfer from Fire Capital Fund	4,054,935 2	10,465	4,065,400 5, 10	(3,654,935)	410,465
Total Revenue	\$ 5,892,843		\$ 5,903,308		\$ 2,417,208
Expenditures					
Operating Expenditures					
401 · Municipal Court	\$ 1,000		\$ 1,000		\$ 1,000
402 · Election Expense	25,000		25,000		25,000
410 · Building Inspections	167,264		167,264		167,264
411 · Environment Regulation Expense	5,375		5,375		5,375
412 · Code Enforcement			5	30,000	30,000
414 · Animal Control	19,196		19,196		19,196
415 · Section 380 Grant Program	7,800		7,800		7,800
416 · Bad Debt			-		-
418 · Membership Fees	2,000		2,000		2,000
422 · Public Notice Expense	11,750		11,750		11,750
423 · Community Functions	1,000		1,000		1,000
426 · Appraisal District Collection	7,500		7,500		7,500
429 · Street Lights	2,900		2,900		2,900
430 · Public Safety	566,318		566,318 11	15,000	581,318
Total 400 Operating Expenditures	\$ 817,103		\$ 817,103		\$ 862,103
Occupancy Expenditures					
502 · Electricity	\$ 2,900		\$ 2,900		\$ 2,900
506 · Water	10,239		10,239		10,239

City of McLendon-Chisholm
General Fund Budget Amendment #2
For the year to end September 30, 2021

	FY 2021 Original Budget	Approved Adjustments - Amendment #1	FY 2021 Amended Budget #1	Proposed Adjustments - Amendment #2	FY 2021 Amended Budget #2
510 · Propane Gas	870		870		870
512 · Trash Pickup			-		-
514 · Building Maint/Improvements	12,000		12,000		12,000
516 · Lawn Maintenance	8,000		8,000		8,000
518 · Janitorial			-		-
520 · Telephone & Internet	8,300		8,300		8,300
522 · Website Expense	2,500		2,500		2,500
522.1 · Website Design/Redesign	10,000		10,000		10,000
522.2 · Audio/Video Chamber Updates	25,000		25,000	8	17,280
Total 500 Occupancy Expenditures	\$ 79,809		\$ 79,809		\$ 97,089
General & Administrative Expenditures					
603 · Citizen Recognition	\$ -		\$ -		\$ -
604 · Municipal Manuals, Books & Maps	500		500		500
606 · Employee Costs					
60601-Salaries and Wages	199,504		199,504	5	(22,500)
60609-Payroll Taxes	15,262		15,262	5	(1,721)
60609-Payroll Processing and Misc Exp	-		-		-
60612-Retirement Plan Costs	11,481		11,481	5	(1,295)
60613-Health / Dental / Vision Insurance	20,659		20,659		20,659
60622-Workers Comp Insurance	898		898	5	(101)
618 · Liability Insurance	5,821		5,821		5,821
619 · Software Subscriptions	21,860		21,860	4	15,240
621 · IT Support	7,000		7,000		7,000
622 · Office Supplies - City Hall	3,500		3,500		3,500
623 · Office Equipment	8,900		8,900		8,900
624 · Office Equip Maintenance	4,500		4,500		4,500
625 · Printed Materials	2,000		2,000		2,000
626 · Postage-City Hall	1,500		1,500		1,500
627 · County Plat Expense			-		-
628 · Bank Fees	2,000		2,000		2,000
630 · Legal & Professional			-		-
63001-Accounting & Payroll services	60,000		60,000		60,000
63002 - Financial Audit	16,000		16,000		16,000
63003 - Legal	40,000		40,000		40,000
63005 - City Planner	25,000		25,000		25,000
63005.1 - Comprehensive Plan	25,000		25,000	11	46,950
63008 - Financial Consulting	26,000		26,000		26,000
63009 - Engineering	25,000		25,000		25,000
633 · Penalties & Fees			-		-
645 · Transcription Services			-		-

City of McLendon-Chisholm
General Fund Budget Amendment #2
For the year to end September 30, 2021

	FY 2021 Original Budget	Approved Adjustments - Amendment #1	FY 2021 Amended Budget #1	Proposed Adjustments - Amendment #2	FY 2021 Amended Budget #2
646 · Mileage Expense	750		750		750
647 · Council Meetings & Development	800		800		800
648 · Training	7,000		7,000		7,000
649 · Expense Account - City Administrator			-		-
650 · Expense Account - Mayor			-		-
652 · Staff Appreciation	800		800		800
655 · Code of Ordinance	4,000		4,000		4,000
699 · Miscellaneous Expense			-		-
Total G & A Expenditures	\$ 535,735		\$ 535,735		\$ 572,308
700 · Capital Expenditures - Public Safety	\$ 4,054,935	2 \$ 10,465	\$ 4,065,400	6, 10 (3,654,935)	410,465
700 · Capital Expenditures - Operating	55,000	3 15,240	70,240	4 (15,240)	55,000
Transfer to Capital Projects Fund				7 420,243	420,243
Transfer to Sewer Utility Fund		1 328,647	328,647	7 (328,647)	-
Total Capital Expenditures & Transfers	\$ 4,109,935		\$ 4,464,287		\$ 885,708
Total Expenditures	\$ 5,542,582		\$ 5,896,934		\$ 2,417,208
Surplus/(Deficit)	\$ 350,261		\$ 6,374		\$ -

Budget Amendment #1

1 - Transfer to Utility Fund for Sewer Line Extension

2 - To transfer \$10,465 for purchase of
Self Contained Breathing Apparatus Bottles

3 - Software:

Budget software and implementation

Code Enforcement Software

Buidling Permit Software

Net effect on Budget

Surplus
Increase /
(Decrease)
(328,647)
-
(6,840)
(3,360)
(5,040)
(343,887)

Surplus
Increase /
(Decrease)

Budget Amendment #2

4 - To reclass Software additions in Amendment #1 from Capital Expenditures to Software Expense as
these are annual license fees. Net effect on Budget is \$0.

5 - To reclassify Code Enforcement Salary & Benefits to its own line item from Administrative
Salaries and add an amount for expenses

6 - To transfer capital expenditures for new Fire Station from the Public Safety Capital Fund
to the new Capital Projects Fund

7 - To transfer from General Fund Surplus to the new Capital Projects Fund for the Sewer Line
Expansion and to adjust for add'l cost per per latest quote

8 - To adjust to final quote for audio/video upgrades

9 - To adjust for City's Fee received on issuance of new PID Bonds

10 -To transfer from Public Safety Capital Fund for purchase of new Fire Engine

11 -To adjust for Fire Engine Repairs

12 -To adjust per quote rec'd from Kimberly Horn

13 -Transfer from Unassigned Surplus to balance the budget

Net effect on Budget

-
(4,383)
-
(91,596)
(17,280)
118,000
-
(15,000)
(46,950)
50,835
(6,374)

City of McLendon-Chisholm
Utility Fund Budget Amendment #2
For the year to end September 30, 2021

	FY 2021 Original Budget	Approved Adjustments - Amendment #1	FY 2021 Amended Budget #1	Proposed Adjustments - Amendment #2	FY 2021 Amended Budget #2
Revenue					
306 · Interest Income	\$ 6,000		\$ 6,000		\$ 6,000
Sewer Utility Revenue					
32200 · Sewer Usage Fees	306,625		306,625		306,625
32201 · Sewer Tap Fees	327,000		327,000		327,000
32204 · Sewer Deposit Refunds	(845)		(845)		(845)
Transfer from General Fund	1 \$ 328,647		2 328,647	(328,647)	-
Total Revenue	\$ 638,780		\$ 967,427		\$ 638,780
Expenditures					
Operation & Maintenance Expenditures					
Sewer Operation & Maintenance					
41304 · O&M Agreement	\$ 46,000		\$ 46,000		\$ 46,000
41305 · O&M Maintenance	15,500		15,500 3	24,000	39,500
41308 · Electricity	150		150		150
41310 · Sewer Treatment	304,000		304,000		304,000
41312 · Tap Fee Developer Rebate	196,200		196,200		196,200
Total Operations Expenditures	\$ 561,850		\$ 561,850		\$ 585,850
600 · General & Administrative Exp	\$ 15,293		\$ 15,293		15,293
700 · Capital Expenditures	1 \$ 328,647		2 \$ 328,647	(328,647)	\$ -
Total Expenditures	\$ 577,143		\$ 905,790		\$ 601,143
Surplus/(Deficit)	\$ 61,637		\$ 61,637		\$ 37,637
			Surplus Increase / (Decrease)		Surplus Increase / (Decrease)
Budget Amendment #1					
1 - Sewer Line Extension			-		
Budget Amendment #2					
2 - To adjust for change in Transfers between General Fund and Capital Projects Fund					-
3 - To adjust for the VFD replacement at the Lift Station					(24,000)
Net effect on Budget					(24,000)

City of McLendon-Chisholm
Capital Projects Fund Budget Amendment #2
For the year to end September 30, 2021

	FY 2021 Original Budget		Proposed Adjustments - Amendment #2	FY 2021 Amended Budget #2
700 · Capital Expenditures - Public Safety	0	1	4,054,935	4,054,935
700 · Capital Expenditures - Utility Fund	0	2	420,243	420,243
Total Expenditures				<u>4,475,178</u>

Budget Amendment #2

- 1 - To transfer Capital Expenditure for new Fire Station from the General Fund to the Capital Projects Fund
- 2 - To transfer Capital Expenditure for Sewer Line Extension from the Utility Fund to the Capital Projects Fund