



AGENDA
City Council Meeting
Tuesday, September 23, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. RULES OF DECORUM
4. PROCLAMATION
Proclamation of Appreciation for Bev Stibbens.
5. CITIZEN COMMENTS
6. CONSENT AGENDA
 - 6.1. Consider approval of the updated sewer rates (City Manager) 5 - 12
[Staff report-fees Charges \(1\)](#)
[Fees and Charges \(eff. 09.23.25\)](#)
 - 6.2. Discuss and consider approval of a final plat that provides for the 13 - 36
development of 406 residential lots and 7 open space lots on 105.099
acres of land located generally at the intersection of FM 548 and Mann
Road. The Rockwall CAD property identification number is 10985. (City
Manager)
[SR Meraki FP CC \(2\)](#)
[Meraki Phase 1C Plat Package \(1\)](#)
[Meraki Phase 1A 1B Plat Package \(2\)](#)
 - 6.3. Consider approval of the updated Agenda Prep Resolution. (City 37 - 40
Manager)
[Staff report-agenda prep resolution](#)
[NEW AGENDA PREP RESOLUTION](#)
 - 6.4. Consider approving the minutes from the Sept 9, 2025 City Council 41 - 49
Meeting. (City Manager)
[Sept 9, 2025 Minutes](#)
[Erin Easter](#)
 - 6.5. Discuss and consider approval of a final plat of one lot necessary for 50 - 52
development. The property consists of 23.10 acres across two tracts
within the McLendon-Chisholm Single Family Residential (SF-2.5)
zoning district. The property is located on the east side of FM 550,

approximately 495 feet past FM 1139, and identified by Rockwall CAD property IDs 51610 and 11067. (City Manager)

[Seymore Staff Report](#)

- 6.6. Monthly Reports 53 - 129

[Copy of MC Monthy Report Code Compliance - August 2025](#)

[Sheriff's Report for Aug.](#)

[CWD August Report](#)

[August 2025 - McLendon-Chisholm - Monthly Report.docx](#)

[Burgess Inspections August 2025](#)

[Burgess Permit Types - August](#)

[Fire Dept August report](#)

[Mclendon Chisholm August Report 2025](#)

7. EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation

7.1. Action as a Result of Executive Session

8. ITEMS FOR DISCUSSION

- 8.1. Discuss and consider approval for the donation of a 1995 Pierce Fire Engine to the NorthTexas Fire Academy for training (City Manager) 130

[Staff report-Fire Truck donation](#)

- 8.2. Discuss and determine whether the proposed site plan conforms to the Crossroads Planned Development District. (City Manager) 131 - 212

[Staff Report Conformance PlannedDevelopmentCrossroads](#)

[Exhibit A](#)

[Exhibit B Site Plan](#)

[Exhibit C Proposed Plat](#)

[Exhibit D 2024 Plat](#)

[Exhibit E 24 May 2022 - Minutes - Adopted](#)

[Exhibit F Amendments changes and administrative procedures](#)

[Exhibit G Regulations PD Planned Development District](#)

[Exhibit F Crossroads Planned Development](#)

[Exhibit I Applicant Conformance Supporting Documentation](#)

[Exhibit J EngLetter](#)

[Fire Lane Site Plan](#)

- 8.3. Discuss and consider a Resolution restricting the use of proceeds of bonds issued to finance public improvements in the Sonoma Public Improvement District (City Manager) 213

[Resolution](#)

- 8.4. Discuss and approve a bid for the remodel of the old fire station which 214

will house the Public Works Department and the accounting clerk. (City Manager)

[staff report-fire station remodel](#)

- | | | |
|-------|--|-----------|
| 8.5. | Discuss and consider approving an ordinance amending the 2024-2025 Fiscal Year budget, finding municipal purposes; authorizing expenditures; providing for a severability clause and providing for an effective date. (Finance Director) | 215 - 226 |
| | <u>Budget Amendment Ordinance FY25</u>
<u>FY25 Budget Amendment - Exhibit A</u> | |
| 8.6. | Discuss and consider approval of the appointment of 5 members to the Comprehensive Plan Advisory Committee. (City Manager) | |
| 8.7. | Discuss and Consider Rockwall County Appraisal District Board of Directors Nominee. (City Manager) | 227 - 233 |
| | <u>Staff Report CAD nomination</u>
<u>BOD Election - Notification to Entities (1)</u>
<u>Crawford-CAD</u>
<u>RCAD Board Vote Resolution (1)</u> | |
| 8.8. | Discuss and consider directing staff to Advertise for Finance & Audit Committee members. (City Manager) | 234 - 235 |
| | <u>FA volunteer form</u> | |
| 8.9. | Discuss and consider approving the creation of an Economic Development committee. (City Manager) | 236 - 237 |
| | <u>EconDev volunteer application</u> | |
| 8.10. | Discuss and consider action to approve the Requests for Qualification Notice and Packets to be sent to engineering firms specializing in road maintenance. (City Manager) | 238 - 261 |
| | <u>Staff report-RFQ (1)</u>
<u>MC RFQ streets engineer 2025</u>
<u>Road Engineer RFQ</u> | |
| 8.11. | Discuss and consider approval of a final plat of one lot necessary for development. The property is a 3.0-acre tract of land located on the north side of SH 205 between League Rd. and FM 548 within the City limits of McLendon-Chisholm. The tract is fully zoned in the Single-Family Residential SF 2.5 district. | 262 - 264 |
| | <u>Final Plat (1)</u>
<u>Sartain Staff Report (2)</u> | |

9. 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.

10. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Sept 16, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm
Staff Report

Date: September 23, 2025

Agenda Item: Fees & Charges

Financial Impact:

Background: Monthly Sewer charge increase

Staff Recommendation:

The fee & Charges chart reflects the increase to the residential sewer rate charge approved at the 9.9.25 council meeting,

Presenter: Fabrice Kabona, City Manager / Bev Stibbens, City Manager

Exhibit A
McLendon-Chisholm Fees & Charges
Effective 09/23/2025
Ordinance 2025-__

Residential Building Permits:

All Building Permit Applications Subject to an additional 3rd Party Plan Review Fee

Residential New Construction or Remodel: \$1.25 per square foot plus inspection fees
(includes Total Square Footage - living, garages, porches, etc.)

Residential Minor Construction Projects: \$0.75 per square foot plus inspection fees
(porch addition, patio covers, garages, non-habitable living space, etc.)

Swimming Pools: \$600.00

Commercial/Non-Residential Building Permits:

All Building Permit Applications Subject to an additional 3rd Party Plan Review Fee

All Valuations Rounded up to the Next \$1,000

Valuation under \$5,000: Actual Inspection Charges + \$50.00

Valuation of \$5,000-\$249,999: Actual Inspection Charges + 1.000% of Valuation

Valuation of \$250,000-\$449,999: Actual Inspection Charges + 1.050% of Valuation

Valuation of \$450,000-\$649,999: Actual Inspection Charges + 1.075% of Valuation

Valuation of \$650,000-\$849,999: Actual Inspection Charges + 1.100% of Valuation

Valuation of \$850,000-\$999,999: Actual Inspection Charges + 1.2500% of Valuation

Valuation of \$1,000,000 or more: Actual Inspection Charges + 1.150% of Valuation

Plan Review Fees:

Commercial New Construction: Determined after 3rd Party Plan Review

Residential New Construction:

0-1,500 Square Feet: \$0.11 per square foot

1,501-6,000 Square Feet - \$0.09 per square foot

6,001-10,000 Square Feet - \$0.08 per square foot

Over 10,000 Square Feet - \$0.09 per square foot

Other Residential Projects: \$150.00

Plat Fees:

Preliminary Plat:

1-5 lots-\$1000 and \$25 per lot

6+ lots-\$1500 and \$50 per lot

Final Plat:

1-5 lots-\$800 and \$25 per lot

6+ lots-\$1,000 and \$50 per lot

Replat or Amended Plat: \$500.00 + \$25.00 per lot

ETJ Preliminary or Final Plat: Same as all City Fees. May also require review by Rockwall County and be subject to county fees.

Zoning Related Fees:

Acreage Rounded up to the Next Whole Number

Zoning Change Request: \$500.00 + \$20.00 per acre

Zoning Board of Adjustment Request: \$500.00

Special Use Permit: \$1,000

**** Please consult the City of McLendon-Chisholm Code of Ordinances for subdivision and zoning projects prior to submitting an application. All land use projects begin by contacting City Staff at 972-524-2077.**

**** 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 half-hour complementary professional consultations with the City Planner and/or City Engineer. The complimentary consultations will be arranged by City Staff. Limit of one complementary consultation per property.**

****All Consulting Costs, including City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City, will incur a 20% administrative fee on top of the actual cost charge by the consultant.**

**** A request will not be scheduled for an agenda until all outstanding fees are current.**

Food Establishment Permit Fees:

Temporary Establishment: \$150.00
Food Establishment: \$500.00
Catering Truck: \$300.00
Day Care Facility: \$500.00
Grocery Store (per Outlet): \$1,000.00
Limited Service: \$300.00
Additional Inspections: \$100.00
Season Events: \$250.00
Prepackaged Food and Beverage: \$150.00

Miscellaneous Fees:

Reinspection Fee: \$100.00
Fence Permit: \$250.00
Mechanical Permit (HVAC): \$200 (plan review fee may apply)
Plumbing Permit: \$200.00 (plan review fee may apply)
Electrical Permit: \$200.00 (plan review fee may apply)
Irrigation Permit: \$340.00
Roofing Permit: \$100.00
Commercial Certificate of Occupancy: \$175.00
Credit Card Fee: 5%
Sewer:
 Tap Fee: \$3,000
 Customer Deposit: \$135 (\$110 refundable)
 Monthly Fee (Residential): \$95.79
 Monthly Fee (Commercial): \$0.011/gallon usage
Solid Waste & Recycling Service:
 Basic Service (Trash, Recycling, X-treme Green event): \$31.06
 Franchise Fee - 9% of total bill
 Additional Cart Fee: \$9.40
 Lost/Stolen Cart Fee: \$104.14
Contractor Registration (other than plumbing, electrical & HVAC): \$150.00
OSSF Permit Fee: \$575.00
Resubmittal OSSF Fee: \$125.00
Pool Installation OSSF Review Fee (no inspection): \$100.00
OSSF Modification Fee: \$235.00
Solicitor Permit: \$100.00 (for up to 4 individuals), \$25.00 for each additional person

Tree Removal Permit: \$150.00 (+\$10/tree)

Forced Mow:

1st Offense in rolling 12-month period: City's Incurred Costs + \$100

2nd Offense in rolling 12-month period: City's Incurred Costs + \$200

3rd Offense in rolling 12-month period: City's Incurred Costs + \$300

4th Offense in rolling 12-month period: City's Incurred Costs + \$400

5th Offense and beyond in rolling 12-month period: City's Incurred Costs + \$500

NSF Payment Fee: \$35

FIRE MARSHAL INSPECTION AND PERMITTING FEES

Fire Marshal Inspections:

Certificate of Occupancy - \$60.00
Temporary Certificate of Occupancy - \$60.00
After Hours Inspections (after 5:00 p.m. or on weekend)
\$150.00 per hour for first two hours
\$50.00 per hour for each additional hour beyond the first two hours

Fire Protection Systems

1-10 devices: \$75.00
11-25 devices: \$100.00
26-100 devices: \$200.00
101-200 devices: \$275.00
201-500 Vices: \$500.00
Per device for each device over 500: \$1.00

Fire Sprinkler Systems

Underground: \$150.00
Aboveground, 1-19 heads: \$75.00
Aboveground 20-100 heads: \$100.00
Aboveground, 101-300 heads: \$200.00
Aboveground 301-1,000 heads: \$400.00
Per head/or each over 1,000 heads: \$1.00
Fire Pump, additional: \$150.00

Access Control

1-10 Doors: \$75.00
11-25 Doors: \$100.00
26-100 Doors: \$200.00
101-200 Doors: \$275.00
201-500 Doors: \$500.00
Per device for each device over 500: \$1.00

Fire Alarm System Permits

Residential Permit Fee: \$50.00 annually (This residential fee shall be waived if a burglar alarm permit fee has already been paid)
Non-Residential Permit Fee: \$100.00 annually

False Alarm Billing Fee (Residential)

The first three (3) false alarm calls within a twelve (12) month period are free of charge
The fee for the fourth (4th) and fifth (5th) false alarm calls within a twelve (12) month period is \$75.00 per call.
The fee for the sixth (6th) and seventh (7th) false alarm calls within a twelve (12) month period is \$250.00 per call.
The fee for the eighth (8th) false alarm call and any false alarm call beyond the eighth (8th) within a twelve (12) month period is \$500.00 per call.

False Alarm Fee (Non-Residential)

The first three (3) false alarm calls within a twelve (12) month period are free of charge.
The fee for the fourth (4th) and fifth (5th) false alarm calls within a twelve (12) month period is \$150.00 per call.
The fee for the sixth (6th) and seventh (7th) false alarm calls within a twelve (12) month period is \$500.00 per call.
The fee for the eighth (8th) false alarm call and any false alarm call beyond the eighth (8th) within a twelve (12) month period is \$1,000.00 per call.

Fire Marshal Annual Inspection Fee

1 - 1,500sq.ft.: \$50.00 annually
1,501 - 3,000 sq. ft.: \$55.00 annually
3,001 - 5,000 sq. ft.: \$60.00 annually
5,001 - 10,000 sq. ft.: \$65.00 annually
10,001 - 25,000 sq. ft.: \$70.00 annually
25,001 - 50,000 sq. ft.: \$75.00 annually
50,001 - 75,000 sq. ft.: \$80.00 annually
75,001 - 100,000 sq. ft.: \$100.00 annually
100,001 - 200,000 sq. ft.: \$120.00 annually
200,001 sq. ft. and greater: \$280.00 annually

Hazardous Materials Annual Permit (includes flammable/combustible liquids)

Powders and Solids

1,000 lbs. and less: \$25.00
1,001 - 2,000 lbs.: \$37.50
2,001 - 5,000 lbs.: \$70.00
5,001 lbs. and over: \$137.50

Liquids and Gels

25 gallons or less: \$25.00
26 -100 gallons: \$37.50
101- 1,000 gallons: \$70.00
1,001 gallons or more: \$137.50

Plan Review Fees

Plan Review: \$60.00
Fire Alarm System: \$70.00
Fire Sprinkler System: \$150.00
Emergency Lighting: \$37.50
Special Lighting: \$30.00
Liquid storage tanks, hazardous materials: \$70.00

Special Permits

Blasting operation: \$65.00 per day
Pyrotechnic display: \$65.00 per day
Tent permit
1 - 30 days: \$30.00
Each additional 30 days or portion thereof: \$30.00

Underground Storage Tanks Installation

The fees set forth in this subsection are applicable to both temporary and permanent underground storage tanks

0 - 1,000 gallons: \$50.00
More than 1,000 gallons: \$100.00

LPG Tank Installation or Removal - \$50.00

Special Event Fees

Fire marshal permit
\$125.00 for first day
\$75.00 per each additional day thereafter
Fire marshal on premises: \$65.00 per hour
Standby fire personnel, no apparatus: \$65.00 per hour (each, three hour minimum)
Standby ambulance, with personnel: \$130.00 per hour (three hour minimum)
Standby engine or truck, with personnel: \$195.00 per hour (three hour minimum).

State Mandated Inspections

Hospitals - \$100.00
Nursing and long-term care homes - \$75.00
Daycare/Mother's Day out- \$50.00
Foster home or adoptive home - \$10.00
Home inspection (insurance) - \$50.00

Reinspection Fee: \$60.00



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: September 23rd, 2025

Applicant: Colton Smith
Spiars Engineering and Surveying, Inc.
765 Custer Road
Plano, Texas 75075

Representative: Justin Craig

Property owner: Justin Craig
Tellus-Mann, LLC
130 N. Preston Road, Suite 130
Prosper, Texas 75078

Subject Property: The property is approximately a 105.099-acre tract of land located generally at the intersection of FM 548 and Mann Road. The Rockwall CAD property identification number is: 10985.

CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

REQUEST:

The applicant is requesting approval of a final plat that provides for the development of 406 residential lots and 7 open space lots on 105.099 acres of land located generally at the intersection of FM 548 and Mann Road.

PZ RECOMMENDATION: Approval (7-0)

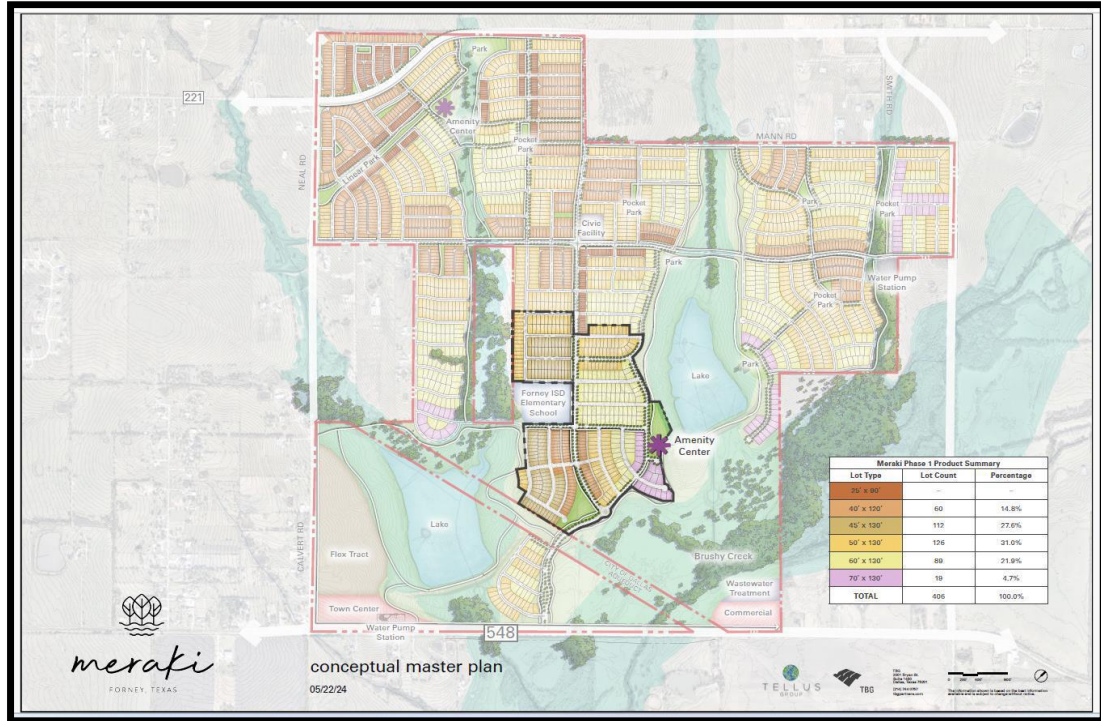
BACKGROUND: This preliminary plat is part of a larger planned development, Meraki, within the city of McLendon-Chisholm's ETJ area formally known as Mann Ranch. The applicant has obtained approval of a preliminary plat for Phase 1A, 1B and 1C. The mayor and his designee approved an administrative amendment to Phase 1A and 1B on July 2nd, 2024, due to minor adjustments to preserve wildlife. City Council approved the final plat for a wastewater treatment facility on March 11, 2025. City Council approved the petition for consent to addition of 118 acres of land to a Municipal Utility District on the July 8, 2025 agenda.

STAFF RECOMMENDATION: Approval. The application is administratively complete and conforms to the approved preliminary plats and administratively approved amendments.

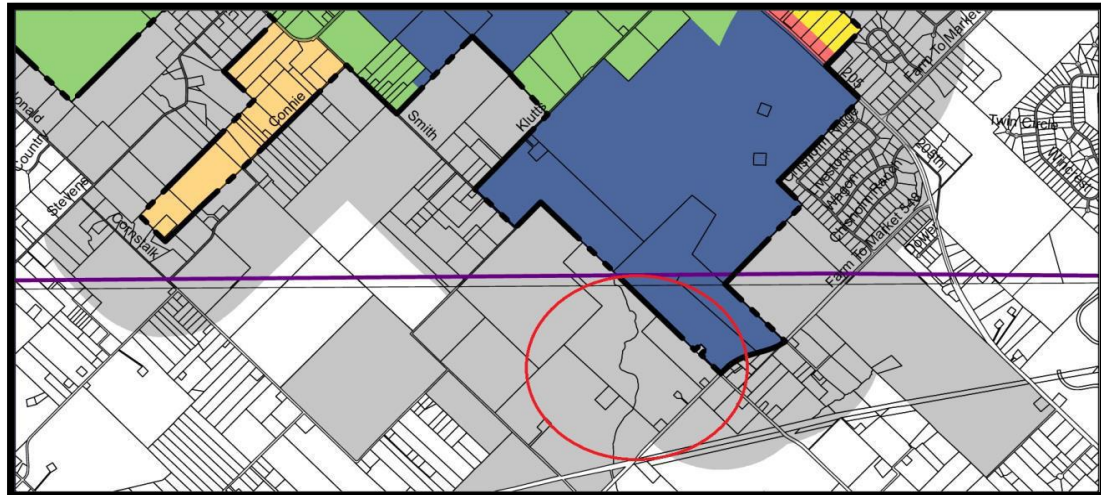
Additional background information:

This installation is part of a larger master planned community, Meraki, formally known as Mann Ranch.

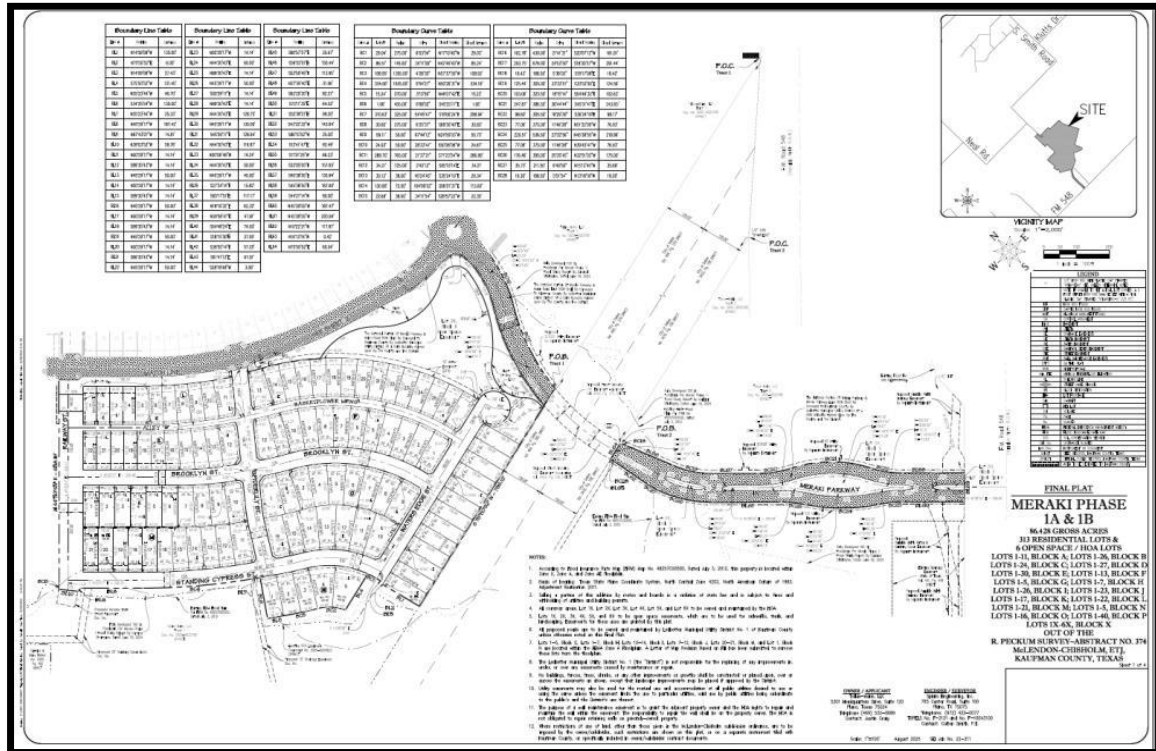
NOTE: Full sized copies of the final plat are available for review at McLendon-Chisholm City Hall.
Master plan:

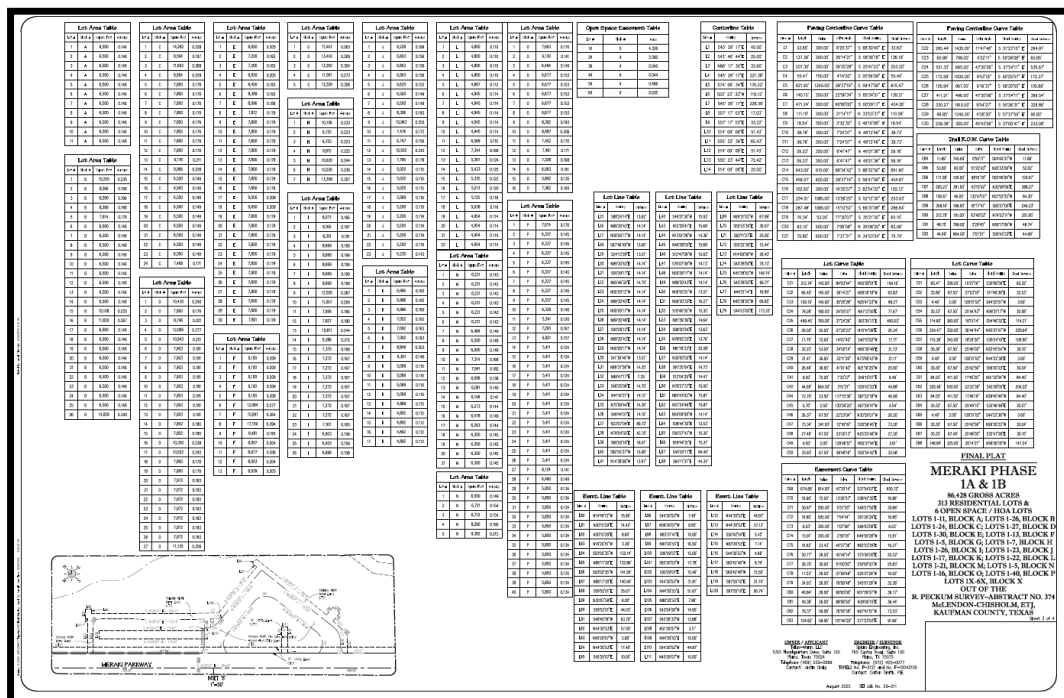


Zoning Map:

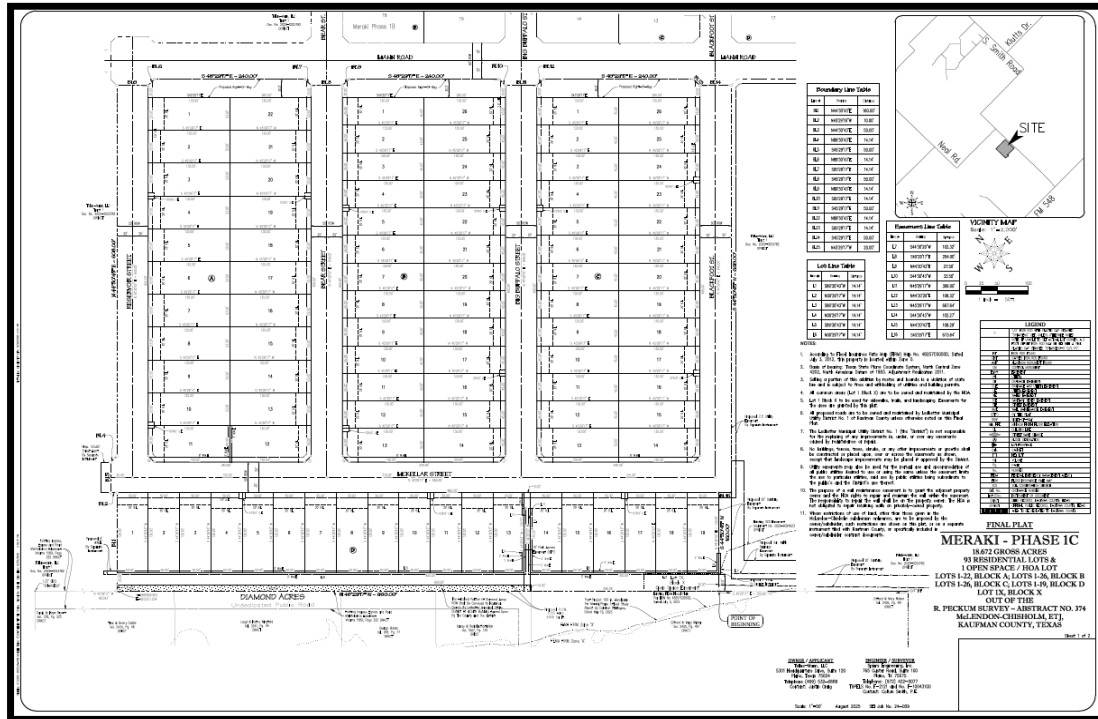


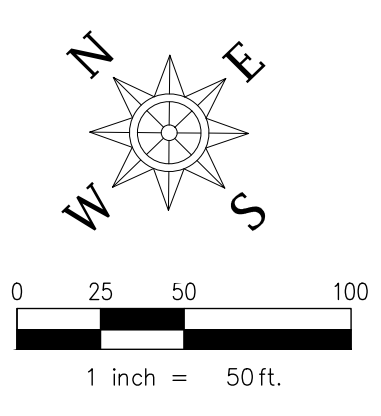
Final Plat Phase 1A & 1B:





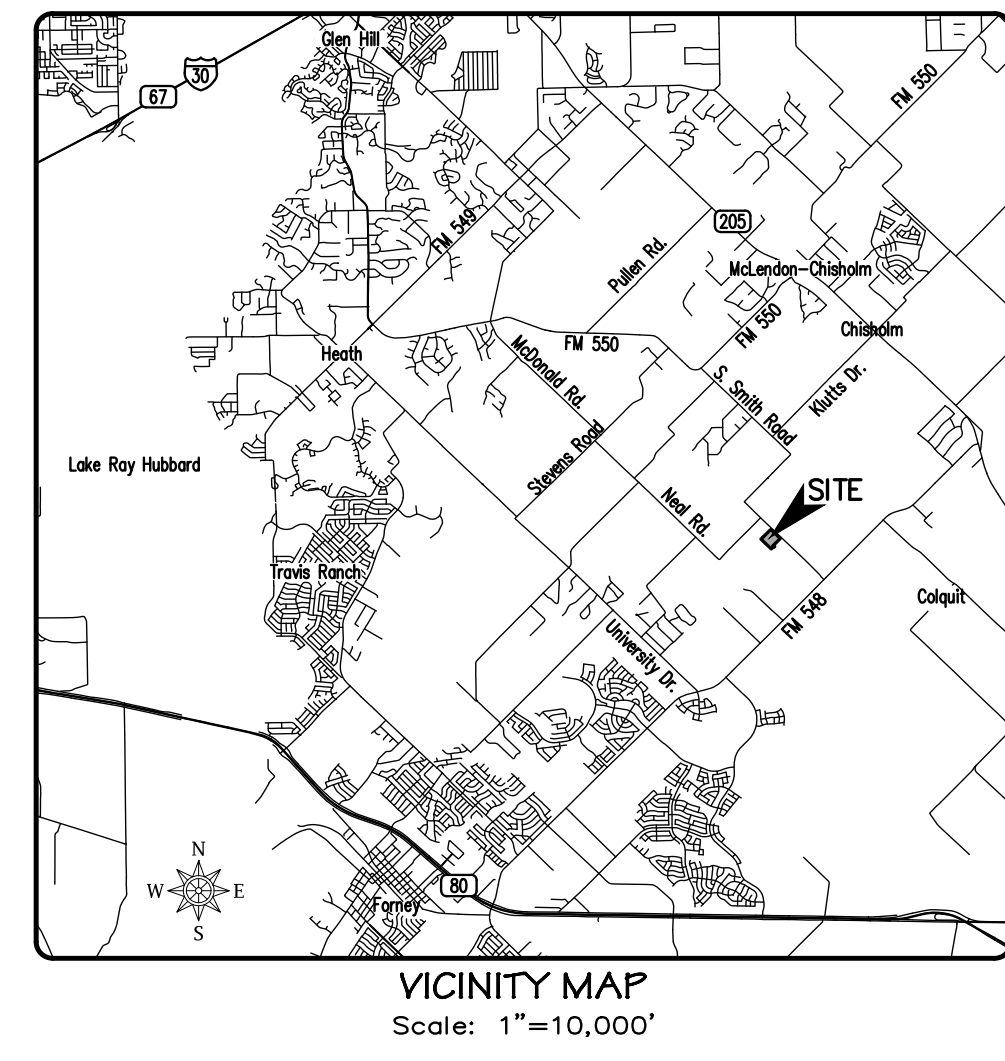
Phase 1C:





Boundary Line Table		
Line #	Bearing	Distance
BL1	N45°29'17\"	20.00'
BL2	N44°30'43\"	160.00'
BL3	N45°29'16\"	10.00'
BL4	N44°30'43\"	50.00'
BL5	N89°30'43\"	14.14'
BL6	S45°29'17\"	50.00'
BL7	N89°30'43\"	14.14'
BL8	S00°29'17\"	14.14'
BL9	S45°29'17\"	50.00'
BL10	N89°30'43\"	14.14'
BL11	S00°29'17\"	14.14'
BL12	S45°29'17\"	50.00'
BL13	N89°30'43\"	14.14'
BL14	S00°29'17\"	14.14'
BL15	S45°29'17\"	50.00'

Lot Line Table		
Line #	Bearing	Distance
L1	S89°30'43\"	14.14'
L2	N00°29'17\"	14.14'
L3	S89°30'43\"	14.14'
L4	N00°29'17\"	14.14'
L5	S89°30'43\"	14.14'
L6	N00°29'17\"	14.14'



Easement Line Table		
Line #	Bearing	Distance
L7	S44°30'26\"	102.32'
L8	S45°29'17\"	294.00'
L9	N44°30'43\"	27.50'
L10	S44°30'43\"	33.50'
L11	N45°29'17\"	306.00'
L12	N44°30'26\"	108.32'
L13	N45°29'17\"	667.64'
L14	S44°30'43\"	102.27'
L15	N44°30'43\"	108.29'
L16	S45°29'17\"	673.64'

LEGEND	
(Not All Items May Be Applicable)	
○	1/2\"
IRF	IRON ROD FOUND
CHP	CHIPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emit.	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DE	DRAINAGE AND UTILITY EASEMENT
VE	VEHICLE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
TROW	TRAIL RIGHT-OF-WAY
STE	STREET EASEMENT
FAE	FIRELAME, ACCESS, & UTILITY EASEMENT
ME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VEHICLE ACCESS & MAINTENANCE EASEMENT
(RTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
◆	BLOCK RELOCATION
◆	LOT FRONTAGE
◆	CABINET
◆	KEY LOT
Vol.	VOLUME
Ps.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
SOS	SOIL CONSERVATION SERVICE
Ord. No.	ORDINANCE NUMBER
Instr./Doc.	INSTRUMENT OR DOCUMENT
DRMCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
OPRMCT	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

- NOTES:
- According to Flood Insurance Rate Map (FIRM) Map No. 48257C00500, Dated July 3, 2012, this property is located within Zone D.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of state law and is subject to lines and withholding of utilities and building permits.
 - All common areas (Lot 1 Block X) are to be owned and maintained by the HOA.
 - Lot 1 Block X to be used for sidewalks, trails, and landscaping. Easements for the uses are granted by this plat.
 - All proposed roads are to be owned and maintained by Ledbetter Municipal Utility District No. 1 of Kaufman County unless otherwise noted on this Final Plat.
 - The Ledbetter Municipal Utility District No. 1 (the "District") is not responsible for the replacing of any improvements in, under, or over any easements caused by maintenance or repair.
 - No buildings, fences, trees, shrubs, or any other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed if approved by the District.
 - Utility easements may also be used for the mutual use and accommodation of all public utilities desired to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and the District's use thereof.
 - The purpose of a well maintenance easement is to grant the adjacent property owner and the HOA rights to repair and maintain the well within the easement. The responsibility to repair the well shall be on the property owner. The HOA is not obligated to repair retaining walls on privately-owned property.

FINAL PLAT
MERAKI - PHASE 1C
18,672 GROSS ACRES
93 RESIDENTIAL LOTS &
1 OPEN SPACE / HOA LOT
OUT OF THE
R. PECKUM SURVEY - ABSTRACT NO. 374
McLENDON-CHISHOLM, ETJ,
KAUFMAN COUNTY, TEXAS

OWNER / APPLICANT
Tellus-Mann, LLC
5301 Headquarters Drive, Suite 120
Piano, Texas 75024
Telephone (469) 532-0689
Contact: Justin Craig

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Scale: 1"=50' July 2025 SEI Job No. 24-009

Printed by: amsd Prod Date: 7/10/2025 2:21 PM

Drawn: C:\004_1885\04-288 Meraki Phase 1C\04\Title Plot (R).ctb Sheet 02 - Special Date Time: 7/10/2025 1:58:39 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS Tellus-Mann, LLC is the owner of a tract of land situated in the R. Peckum Survey, Abstract No. 374, Kaufman County, Texas, being part of tract 1 of a tract of land conveyed to Tellus-Mann, LLC, by deed recorded in Volume 7682, Page 331 of the Deed Records, Kaufman County, Texas, (D.R.K.C.T.), with the subject tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found at the intersection of Mann Road, a public ROW, and Neal Road, a public ROW,

THENCE S 45°23'58" E, 1736.08 feet along Mann Road to a 5/8" Iron rod found;

THENCE S 24°34'13" W, 189.90 feet to the POINT OF BEGINNING;

THENCE S 44°30'43" W a distance of 665.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W a distance of 20.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 44°30'43" W a distance of 160.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W a distance of 960.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E a distance of 160.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'16" W a distance of 10.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E a distance of 605.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 240.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 00°29'17" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

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THENCE S 00°29'17" E a distance of 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E a distance of 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

to the POINT OF BEGINNING with the subject tract containing 813,350 square feet or 18.672 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **TELLUS-MANN, LLC**, do hereby adopt this plat designating the hereinabove described property as **Meraki – Phase 1C**, an addition to Kaufman County, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone.

This plat approved subject to all applicable plotting ordinances, rules, regulations and resolutions of the City of McLendon-Chisholm, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2025.

TELLUS-MANN, LLC
A Texas limited liability company

By: _____

Name: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

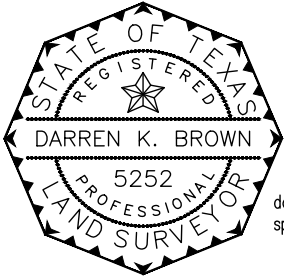
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this _____ day of _____, 2025.



darren.brown@spiarsengineering.com

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Leadbetter Municipal Utility District No. 1 (called "District"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried District utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the District shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	A	6,955	0.160	
2	A	6,955	0.160	
3	A	6,955	0.160	
4	A	6,955	0.160	
5	A	6,955	0.160	
6	A	6,955	0.160	
7	A	6,955	0.160	
8	A	6,955	0.160	
9	A	6,955	0.160	
10	A	6,955	0.160	
11	A	7,750	0.178	
12	A	7,750	0.178	
13	A	6,955	0.160	
14	A	6,955	0.160	
15	A	6,955	0.160	
16	A	6,955	0.160	
17	A	6,955	0.160	
18	A	6,955	0.160	
19	A	6,955	0.160	
20	A	6,955	0.160	
21	A	6,955	0.160	
22	A	6,955	0.160	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	B	5,850	0.134	
2	B	5,850	0.134	
3	B	5,850	0.134	
4	B	5,850	0.134	
5	B	5,850	0.134	
6	B	5,850	0.134	
7	B	5,850	0.134	
8	B	5,850	0.134	
9	B	5,850	0.134	
10	B	5,850	0.134	
11	B	5,850	0.134	
12	B	5,850	0.134	
13	B	7,100	0.163	
14	B	7,100	0.163	
15	B	5,850	0.134	
16	B	5,850	0.134	
17	B	5,850	0.134	
18	B	5,850	0.134	
19	B	5,850	0.134	
20	B	5,850	0.134	
21	B	5,850	0.134	
22	B	5,850	0.134	
23	B	5,850	0.134	
24	B	5,850	0.134	
25	B	5,850	0.134	
26	B	5,850	0.134	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	C	5,850	0.134	
2	C	5,850	0.134	
3	C	5,850	0.134	
4	C	5,850	0.134	
5	C	5,850	0.134	
6	C	5,850	0.134	
7	C	5,850	0.134	
8	C	5,850	0.134	
9	C	5,850	0.134	
10	C	5,850	0.134	
11	C	5,850	0.134	
12	C	5,850	0.134	
13	C	7,100	0.163	
14	C	7,100	0.163	
15	C	5,850	0.134	
16	C	5,850	0.134	
17	C	5,850	0.134	
18	C	5,850	0.134	
19	C	5,850	0.134	
20	C	5,850	0.134	
21	C	5,850	0.134	
22	C	5,850	0.134	
23	C	5,850	0.134	
24	C	5,850	0.134	
25	C	5,850	0.134	
26	C	5,850	0.134	

Lot Area Table				
Lot #	Block #	Square Feet	Acreage	
1	D	6,500	0.149	
2	D	6,500	0.149	
3	D	6,500	0.149	
4	D	6,500	0.149	
5	D	6,500	0.149	
6	D	6,500	0.149	
7	D	6,500	0.149	
8	D	6,500	0.149	
9	D	6,500	0.149	
10	D	6,500	0.149	
11	D	6,500	0.149	
12	D	6,500	0.149	
13	D	6,500	0.149	
14	D	6,500	0.149	
15	D	6,500	0.149	
16	D	6,500	0.149	
17	D	6,500	0.149	
18	D	6,500	0.149	
19	D	6,500	0.149	

Open Space Area Table

Lot #	Block #	Acres
1X	X	0.539

Approved: _____

Mayor

Date: _____

Acknowledged: _____

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

Witness my hand this _____ day of _____, 20____.

City Secretary, City of McLendon-Chisholm, Texas

OWNER / APPLICANT
Tellus-Mann, LLC
5301 Headquarters Drive, Suite 120
Plano, Texas 75024
Telephone (469) 532-0689
Contact: Justin Craig

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

July 2025 SEI Job No. 24-009

FINAL PLAT

MERAKI - PHASE 1C

18.672 GROSS ACRES
93 RESIDENTIAL LOTS &
1 OPEN SPACE / HOA LOT
OUT OF THE

R. PECKUM SURVEY ~ ABSTRACT NO. 374
McLENDON-CHISHOLM, ETJ,
KAUFMAN COUNTY, TEXAS

Sheet 2 of 2

MCLENDON-CHISHOLM PLAT APPLICATION



City of McLendon-Chisholm Plat Application

Application Date: 7/21/2025

Items Submitted – Check all that apply:

Plat Type and Fees

- Preliminary Plat (1–5 lots): \$1,000 + \$25 per lot
- Preliminary Plat (6+ lots): \$1,500 + \$50 per lot
- Final Plat (1–5 lots): \$800 + \$25 per lot
- ✓ • Final Plat (6+ lots): \$1,000 + \$50 per lot
- Replat or Amended Plat: \$500 + \$25 per lot
- Confirmation of applicable fees paid in full to City Staff

Note: Acreage is rounded to the nearest whole acre. All applications are subject to full recovery of consulting costs.

Additional Submittals

- ✓ • Digital Copy of Submitted Plat/Plan (**REQUIRED**)
- Site Plan
- Concept Plan
- Planned Development
- Vacation of Plat

General Information:

Addition Name (if platted): Meraki Phase 1C (Proposed) **Current Zoning:** N/A-ETJ

No. of Acres: 18.672 **No. of Lots:** 93 **Proposed Zoning:** N/A-ETJ

General Location of Property: 960 Feet Southeast of Neal Road and Mann Road

Applicant Name: Colton Smith

Company Name: Spiars Engineering

Address: 765 Custer Road **City, State, Zip:** Plano, TX 75024

Phone(s): 4697661778 **Email:** colton.smith@spiarsengineering.com

Owner Name: Tellus-Mann, LLC

Address: 5301 Headquarters Drive, Suite 120 **City, State, Zip:** Plano, TX 75024

Phone(s): 4695320689 **Email:** jcraig@tellusgroupllc.com

Legal Description of the Property: Ruth Peckum, Tract 175.05; 48.923 Acres

County Parcel ID: 10985

Additional Information: _____

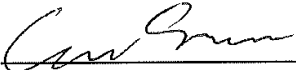
Development Fees & Consulting Costs

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 professional consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per project.

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 the applicant within 60 days of project conclusion.

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 \$ 5,650 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this 31st day of July, 2025.

Further, I hereby certify that I understand and agree to the development 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 and Zoning Commission and/or City Council.

Signature of Applicant:  8/4/25

Signature of Owner: 

City Secretary: _____



CITY OF McLENDON-CHISHOLM
1371 West FM 550 - McLendon-Chisholm, Texas 75032

FINAL PLAT CHECKLIST

Copies: 12 legible prints and the original tracing of final plat required (24" x 36"); if more than one sheet is required, an index sheet of maximum size of 18" x 27" shall be filed showing entire subdivision. 1 electronic pdf file.

Fees: \$5,650

Filing: Follow Developments Cycle Timeline. Confirm meeting dates with staff.
CIVIL DESIGNS MUST BE APPROVED PRIOR TO FILING OF THE FINAL PLAT

1. ☒ 12 legible prints and 1 electronic pdf furnished to City.
2. ☒ All items required on preliminary plat shown on final (final plat also to show compliance with all items required for preliminary plat, without change)
3. ☒ Plat prepared by registered engineer, bears engineer's seal
4. ☒ Drawn to scale 1" – 100'
5. ☒ Date, scale, north point, subdivision title, and name, address and seal of engineer shown
6. ☒ Legal description
7. ☒ Monuments and control points shown with description and location of all permanent survey monuments and control points. Suitable primary control points shall be referred. Dimensions to be shown in feet and decimals of a foot.
8. ☒ Key map showing relation of subdivision to well-known streets in all directions for at least one (1) mile
9. ☒ Dedications and certificates: certificate of dedication for all parks, public facilities and easements to be shown to the public use forever, signed by all owners and acknowledged before notary public.
10. ☒ Copy of subdivision covenants and deed restrictions showing creation of permanent homeowner's association with perpetual responsibility for street maintenance and repair
11. ☒ Waiver of claim for damages against City occasioned by establishment of grades or alteration of surface of existing streets and alleys

This checklist is for reference. It does not supersede any regulation of the City or the State of Texas.
Final Plat Checklist Page 1 of 3

12. ☒ Existing Features inside subdivision
- a) ☒ existing boundary lines of land drawn in heavy
 - b) ☒ accurate bearings and distances shown
 - c) ☒ location of existing watercourses, railroad and drainage/transportation features
 - d) ☒ true bearings and distances to nearest established street lines, official monuments, or subdivision corners
 - e) ☒ location and width of existing streets, alleys, easements, rights-of-way, buildings and structures to be maintained
 - f) ☒ topographical information with contour lines at 5-foot intervals
 - g) ☒ accurate location of property/subdivision in reference to county deed records (volume and page of recorded instrument in county records)
13. ☒ Existing Features outside subdivision (all lines outside of subdivision boundaries to be dashed)
- a) ☒ names and property lines of adjoining subdivisions and property owners
 - b) ☒ references to plat or deeds of adjoining properties
 - c) ☒ names and locations of adjacent streets, alleys, easements and watercourses
14. ☒ Lines and names of all proposed streets, alleys and easements
15. ☒ Streets, alleys and easements comply with engineering and construction standards (Appendix 1, Subdivision Regulations)
16. ☒ Streets and alleys show complete curve data (Delta, Length, Radius, Tangent, Point of Curve, Point of Reverse Curve, Point of Tangent) shown on the center line on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line
17. ☒ Streets to conform to major street plan (horizontal and vertical alignments and width, designed so as to discourage high-speed traffic)
- a) ☒ local street widths minimum of 60' measured from lot line to opposing lot line
 - b) ☒ secondary/feeder street widths minimum of 60'
 - c) ☒ major street widths in compliance with established criteria
 - d) ☒ major thoroughfare widths in compliance with established criteria (minimum 100' and maximum of 120')
 - e) ☒ street alignments (without curves) not more than 5 degrees deflection
 - f) ☒ street curves (major, reverse, & verticals) conform to City standards
 - g) ☒ dead-ends, cul-de-sacs comply with length, radius & turnaround requirements
 - h) ☒ street intersections widths in compliance with established criteria
 - i) ☒ street reserves (for future dedications, etc.) shown
 - j) ☒ street names comply with established criteria

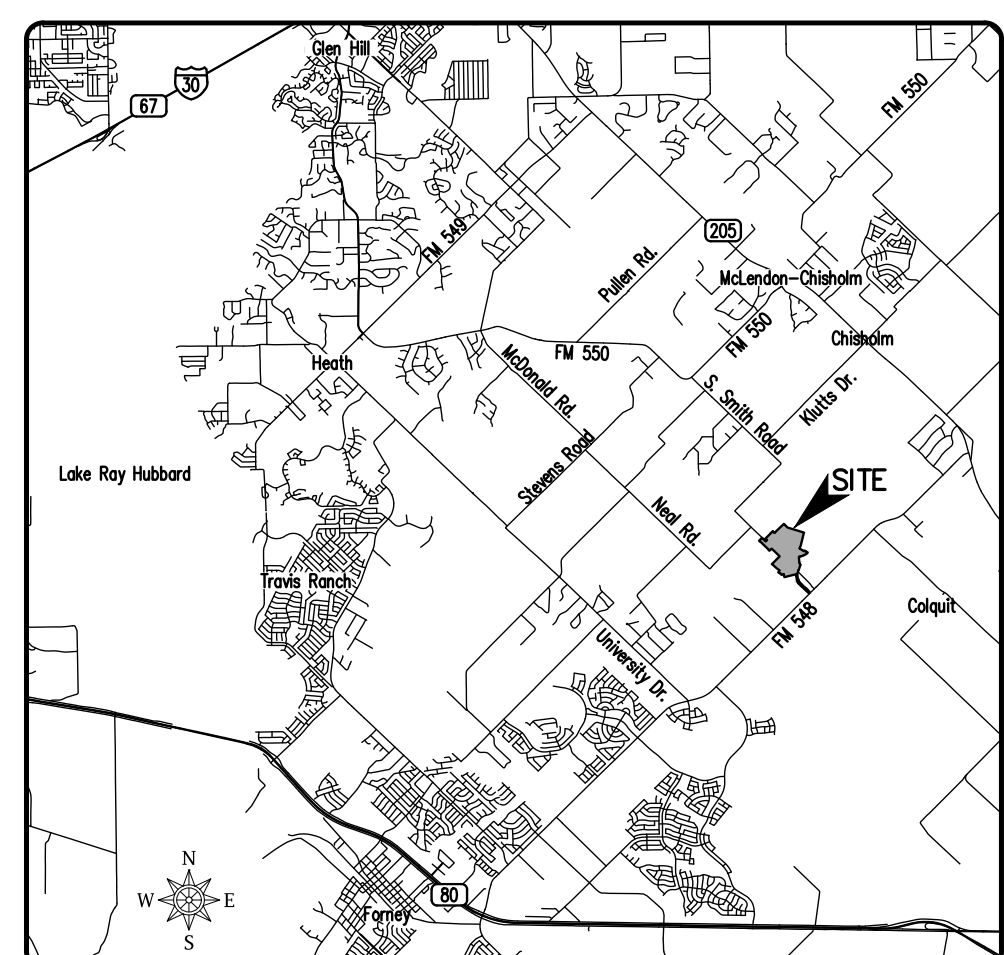
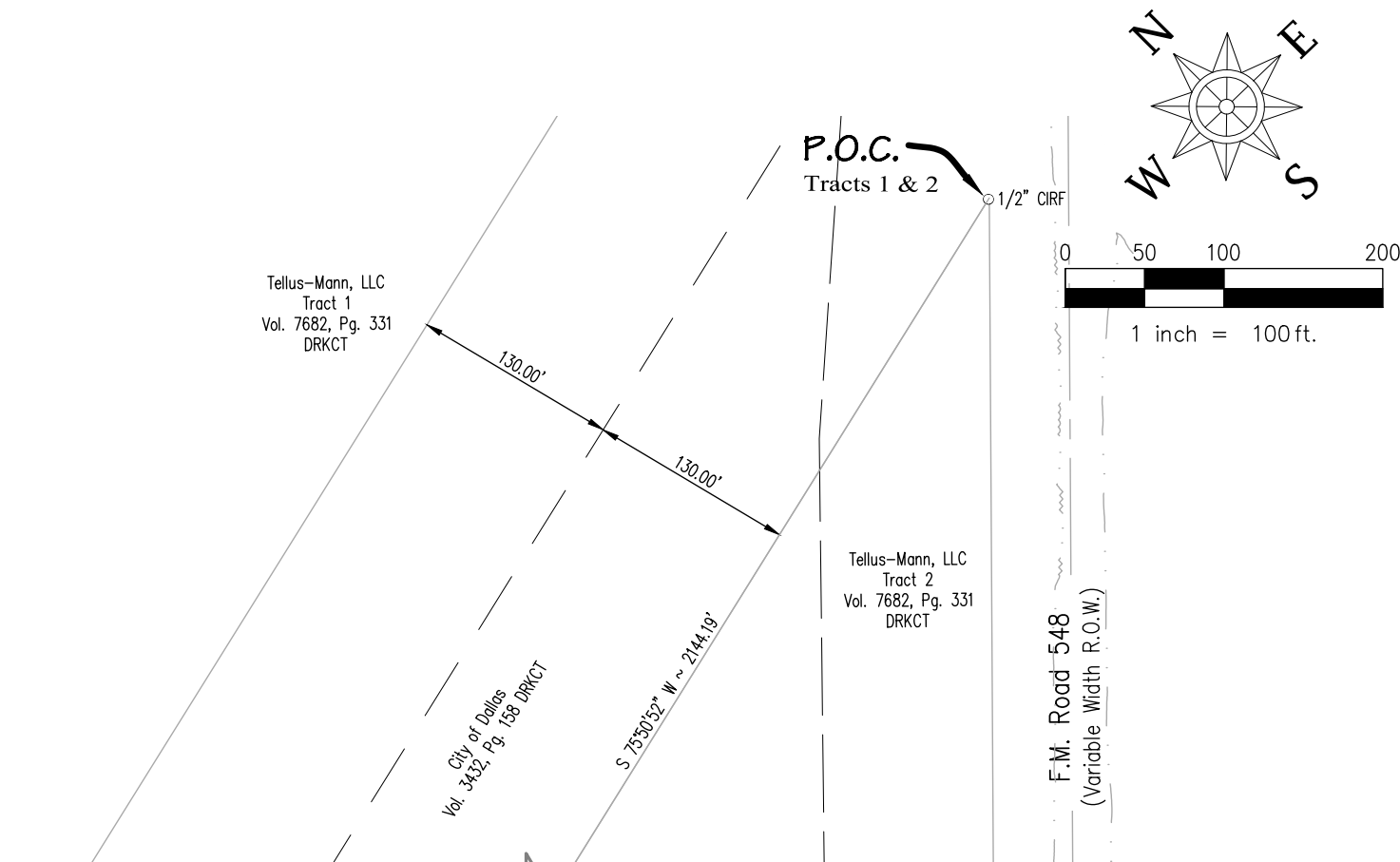
****This checklist is for reference. It does not supersede any regulation of the City or the State of Texas.****

18. ✓ Compliance with street plan in relation to adjoining street system shown and avoidance of street jogs shown.
19. ✓ For large-lot subdivisions, consideration given to future street openings and access to future lots
20. N/A Location of all fire hydrants shown
21. ✓ Lot sizes conform to minimum sizes established in zoning regulations. Proper shape, square footage, frontage, all setbacks, width & depth shown
22. ✓ All lots have street right-of-way access
23. ✓ Lots are consecutively numbered within each block
24. ✓ Building lines meet setbacks
25. ✓ Alleys conform to established requirements, re: width, intersections, no dead-ends, and are shown where required
26. ✓ Easements show compliance with established criteria (size location, use, utilities underground, preservation of major trees shown)
27. ✓ Water Courses and Easements: drainage easements will be provided covering all land within the subdivision that is subject to inundation by a 50-year storm. Lots adjacent to a major watercourse must show minimum finish flood elevations 2 ft. above the calculated 50-year flood elevation.
28. ✓ Flood plains must be shown on plat & show that no structure or septic system is to be built below 50-year flood line.
29. ✓ Adequate provisions for drainage of stormwater, rainfall runoff, and flood water shown
30. ✓ Drainage facilities conform to design specifications and standards and are located in rights-of-way or perpetual unobstructed easements
31. N/A Documentation furnished to show perpetual maintenance of drainage improvements on homeowner's association or adjacent property owners
32. ✓ Proper certificate of Mayor and City Secretary shown
33. N/A Maintenance bond furnished of at least one percent (1%) of total street and alley construction costs
34. ✓ Approval block for Chairperson of Planning & Zoning, Mayor and City Secretary

This checklist is for reference. It does not supersede any regulation of the City or the State of Texas.

Boundary Line Table			Boundary Line Table			Boundary Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
BL1	N14°09'08"W	130.00'	BL23	N00°29'17"W	14.14'	BL45	S80°57'57"E	25.67'
BL2	N75°50'52"E	6.00'	BL24	N44°30'43"E	60.00'	BL46	S59°52'01"E	150.44'
BL3	N14°09'08"W	27.43'	BL25	N89°30'43"E	14.14'	BL47	S53°50'45"E	113.95'
BL4	S75°50'52"W	131.40'	BL26	S45°29'17"E	50.00'	BL48	N27°39'40"E	31.96'
BL5	N55°23'44"W	46.70'	BL27	S00°29'17"E	14.14'	BL49	S62°20'20"E	82.27'
BL6	N34°25'54"E	130.00'	BL28	N89°30'43"E	14.14'	BL50	S73°11'35"E	64.52'
BL7	N55°23'44"W	25.33'	BL29	N44°30'43"E	128.75'	BL51	S52°38'21"E	99.20'
BL8	N45°29'17"W	187.42'	BL30	N45°29'17"W	130.00'	BL52	S43°32'32"W	143.64'
BL9	N87°43'01"W	14.81'	BL31	S45°29'17"E	128.94'	BL53	S86°10'52"W	25.00'
BL10	N39°03'52"W	58.76'	BL32	N44°30'43"E	119.87'	BL54	S12°41'47"E	92.49'
BL11	N00°29'17"W	14.14'	BL33	N00°06'48"W	14.24'	BL55	S11°51'25"W	66.23'
BL12	S89°30'43"W	14.14'	BL34	N44°30'43"E	50.00'	BL56	S22°05'05"E	157.65'
BL13	N45°29'17"W	50.00'	BL35	S45°29'17"E	45.00'	BL57	S45°38'55"E	135.94'
BL14	N00°29'17"W	14.14'	BL36	S27°34'14"E	15.82'	BL58	S45°38'55"E	186.99'
BL15	S89°30'43"W	14.14'	BL37	S65°17'51"E	117.17'	BL59	S44°21'05"W	90.00'
BL16	N45°29'17"W	50.00'	BL38	N18°16'32"E	62.32'	BL60	N45°38'55"W	186.86'
BL17	N00°29'17"W	14.14'	BL39	N59°56'41"E	47.81'	BL61	N45°38'55"W	205.94'
BL18	S89°30'43"W	14.14'	BL40	S54°48'24"E	74.50'	BL62	N10°22'21"W	117.87'
BL19	N45°29'17"W	50.00'	BL41	S18°15'30"E	37.05'	BL63	N16°13'16"W	0.47'
BL20	N00°29'17"W	14.14'	BL42	S39°55'14"E	57.25'	BL64	N75°50'52"E	60.04'
BL21	S89°30'43"W	14.14'	BL43	S61°41'12"E	67.91'			
BL22	N45°29'17"W	50.00'	BL44	S28°18'48"W	3.09'			

Boundary Curve Table						Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance	Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	29.04'	275.00'	6°03'04"	N17°10'40"W	29.03'	BC16	162.78'	430.00'	21°41'21"	S20°07'12"W	161.81'
BC2	86.51'	145.00'	34°11'09"	N42°46'40"W	85.24'	BC17	293.75'	676.00'	24°53'50"	S18°30'57"W	291.44'
BC3	108.95'	1395.00'	4°28'30"	N57°37'59"W	108.92'	BC18	18.43'	188.50'	5°36'02"	S19°17'08"E	18.42'
BC4	334.60'	1935.00'	9°54'27"	N50°26'31"W	334.18'	BC19	125.44'	305.00'	23°33'51"	S33°52'00"E	124.56'
BC5	15.24'	270.00'	3°13'59"	N46°07'42"E	15.23'	BC20	103.06'	323.50'	18°15'14"	S54°46'32"E	102.63'
BC6	1.06'	455.00'	0°08'02"	S45°25'17"E	1.06'	BC21	247.87'	386.50'	36°44'44"	S45°31'47"E	243.65'
BC7	310.63'	325.00'	54°45'47"	S18°06'24"E	298.94'	BC22	98.60'	305.50'	18°29'30"	S36°24'10"E	98.17'
BC8	30.85'	275.00'	6°25'37"	S68°30'40"E	30.83'	BC23	77.06'	375.00'	11°46'28"	N51°32'09"W	76.93'
BC9	59.11'	50.00'	67°44'12"	S24°50'03"E	55.73'	BC24	220.51'	536.50'	23°32'56"	N45°38'55"W	218.96'
BC10	24.92'	50.00'	28°33'41"	S50°26'06"W	24.67'	BC25	77.06'	375.00'	11°46'28"	N39°45'41"W	76.93'
BC11	288.70'	765.00'	21°37'21"	S71°23'54"W	286.99'	BC26	176.46'	395.00'	25°35'45"	N32°51'03"W	175.00'
BC12	34.21'	725.00'	2°42'12"	S05°10'14"E	34.21'	BC27	35.73'	211.50'	9°40'50"	N15°12'45"W	35.69'
BC13	30.12'	38.00'	45°24'45"	S35°24'10"E	29.34'	BC28	19.24'	188.50'	S5°50'56"	N13°17'49"W	19.23'
BC14	130.90'	72.00'	104°09'52"	S06°01'37"E	113.60'						
BC15	22.68'	38.00'	34°11'54"	S28°57'22"W	22.35'						



VICINITY MAP
Scale: 1"=10,000'

LEGEND	
(Not All Items May Be Applicable)	
○	17" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PIN PLASTIC CAP STAMPED "SPARSING-5' 0/5' P.C."
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UW	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
IE	IRREVERSIBLE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
SE	STREET EASEMENT
FAUE	FIRELAME, ACCESS, & UTILITY EASEMENT
IME	WALL MAINTENANCE EASEMENT
TROW	Trail Right-Of-Way
HBE	Hike & Bike Trail EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
◆	STREET NAME CHANGE
◆	BLOCK DESIGNATION
◆	LOT FRONTAGE
Cab.	CABINET
Key	KEY LOT
Vol	VOLUME
Pa	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
SSS	SOIL CONSERVATION SERVICE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRMCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
OPRMCT	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

FINAL PLAT
**MERAKI PHASE
1A & 1B**
86.427 GROSS ACRES
313 RESIDENTIAL LOTS &
6 OPEN SPACE / HOA LOTS
OUT OF THE
R. PECKUM SURVEY ~ ABSTRACT NO. 374
McLENDON-CHISHOLM, ETJ,
KAUFMAN COUNTY, TEXAS

Sheet 1 of 4

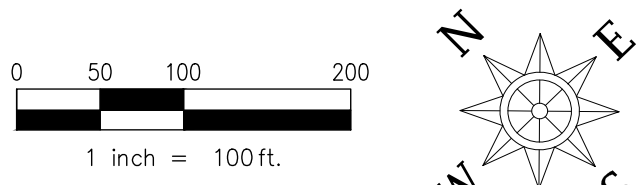
NOTES:

- According to Flood Insurance Rate Map (FIRM) Map No. 48257000500, Dated July 3, 2012, this property is located within Zone X, Zone A, and Zone AE floodplain.
- Basin of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- All common areas, Lot 1X, Lot 2X, Lot 3X, Lot 4X, Lot 5X, and Lot 6X to be owned and maintained by the HOA.
- Lots 1X, 2X, 3X, 4X, 5X, and 6X to be used for sidewalks, trails, and landscaping. Easements for the uses are granted by this plat.
- All proposed roads are to be owned and maintained by Leadbetter Municipal Utility District No. 1 of Kaufman County unless otherwise noted on this Final Plat.
- Lots 1-5, Block G, Lots 1-4, Block H, Lots 1-12, Block J, Lots 20-21, Block M, and Lot 1, Block N are located within the FEMA Zone A Floodplain. A Letter of Map Revision Based on FIRM has been submitted to remove these lots from the floodplain.
- The Leadbetter Municipal Utility District No. 1 (the "District") is not responsible for the replacing of any improvements in, under, or over any easements caused by maintenance or repair.
- No buildings, fences, trees, shrubs, or any other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed if approved by the District.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desired to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and the District's use thereof.
- The purpose of a wall maintenance easement is to grant the adjacent property owner and the HOA rights to repair and maintain the wall within the easement. The responsibility to repair the wall shall be on the property owner. The HOA is not obligated to repair retaining walls on privately-owned property.

OWNER / APPLICANT
Telus-Mann, LLC
5301 Headquarters Drive, Suite 120
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Telephone (469) 532-0669
Contact: Justin Craig

ENGINEER / SURVEYOR
Spars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Scale: 1" = 100' July, 2025 SEI Job No. 22-211



NOTES:

- According to Flood Insurance Rate Map (FIRM) Map No. 48257C00500, Dated July 3, 2012, this property is located within Zone X, Zone A, and Zone AE floodplain.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
- All common areas, Lot 1X, Lot 2X, Lot 3X, Lot 4X, Lot 5X, and Lot 6X to be owned and maintained by the HOA.
- Lots 1X, 2X, 3X, 4X, 5X, and 6X to be used for sidewalks, trails, and landscaping. Easements for the uses are granted by this plat.
- All proposed roads are to be owned and maintained by Ledbetter Municipal Water District No. 1 of Kaufman County unless otherwise noted on this Final Plat.
- Lots 1-5, Block G, Lots 1-7, Block H, Lots 10-14, Block I, Lots 7-12, Block J, Lots 20-21, Block M, and Lot 1, Block N are located within the FEMA Zone A Floodplain. A Letter of Map Revision Based on Fill has been submitted to remove these lots from the floodplain.
- The Ledbetter Municipal Utility District No. 1 (the "District") is not responsible for the replacing of any improvements in, under, or over any easements caused by maintenance or repair.
- No buildings, fences, trees, shrubs, or any other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed if approved by the District.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desired to use or using the easement. The responsibility to repair the wall shall be on the property owner. The HOA is not obligated to repair retaining walls on privately-owned property.

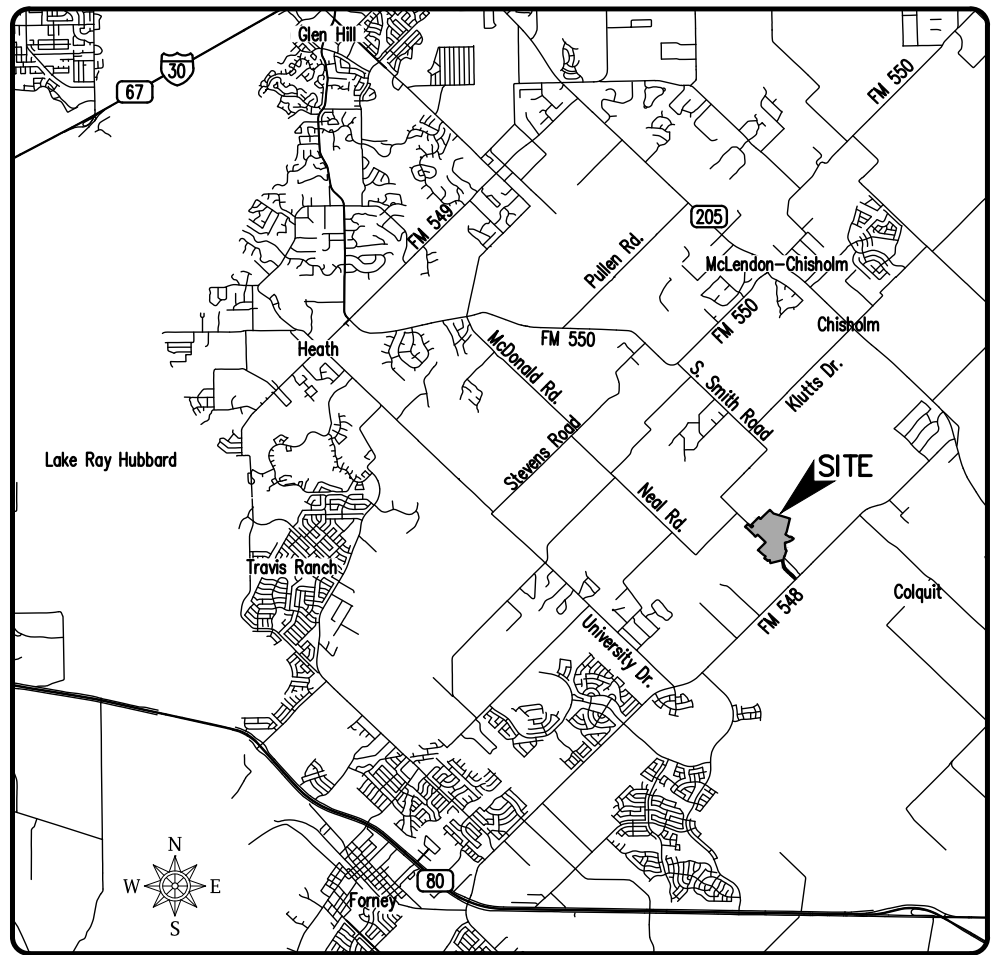
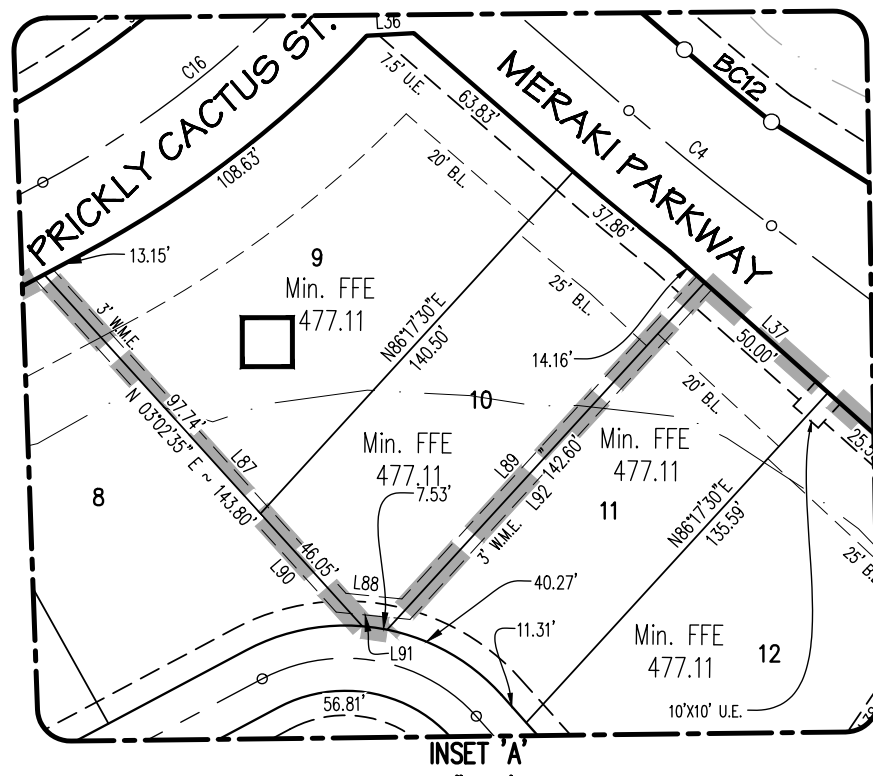
Boundary Line Table		
Line #	Bearing	Distance
BL1	N14°09'08"W	130.00'
BL2	N75°50'52"E	6.00'
BL3	N14°09'08"W	27.43'
BL4	S75°50'52"W	131.40'
BL5	N55°23'44"W	46.70'
BL6	N34°25'54"E	130.00'
BL7	N55°23'44"W	25.33'
BL8	N45°29'17"W	187.42'
BL9	N87°43'01"W	14.81'
BL10	N39°03'52"W	58.76'
BL11	N00°29'17"W	14.14'
BL12	S89°30'43"W	14.14'
BL13	N45°29'17"W	50.00'
BL14	N00°29'17"W	14.14'
BL15	S89°30'43"W	14.14'
BL16	N45°29'17"W	50.00'
BL17	N00°29'17"W	14.14'
BL18	S89°30'43"W	14.14'
BL19	S89°30'43"W	50.00'
BL20	N00°29'17"W	14.14'
BL21	S89°30'43"W	14.14'
BL22	N45°29'17"W	50.00'

Boundary Line Table		
Line #	Bearing	Distance
BL23	N00°29'17"W	14.14'
BL24	N44°30'43"E	60.00'
BL25	N89°30'43"E	14.14'
BL26	S45°29'17"E	50.00'
BL27	S00°29'17"E	14.14'
BL28	N89°30'43"E	14.14'
BL29	N44°30'43"E	128.75'
BL30	N45°29'17"W	130.00'
BL31	S45°29'17"E	128.94'
BL32	N44°30'43"E	119.87'
BL33	N00°06'48"W	14.24'
BL34	N44°30'43"E	50.00'
BL35	S45°29'17"E	45.00'
BL36	S27°34'14"E	15.82'
BL37	S65°17'53"E	117.17'
BL38	N18°16'32"E	62.32'
BL39	N59°56'41"E	47.81'
BL40	S54°48'24"E	74.50'
BL41	S18°15'30"E	37.05'
BL42	S39°55'14"E	57.25'
BL43	S61°41'12"E	67.91'
BL44	S28°18'46"W	3.09'

Boundary Line Table		
Line #	Bearing	Distance
BL45	S80°57'57"E	25.67'
BL46	S59°52'01"E	150.44'
BL47	S53°50'45"E	113.95'
BL48	N27°39'40"E	31.96'
BL49	S62°20'20"E	82.27'
BL50	S73°11'35"E	64.52'
BL51	S52°38'21"E	99.20'
BL52	S43°32'32"W	143.64'
BL53	S86°10'52"W	25.00'
BL54	S12°41'47"E	92.49'
BL55	S11°51'25"W	66.23'
BL56	S22°05'05"E	157.65'
BL57	S45°38'55"E	135.94'
BL58	S45°38'55"E	186.99'
BL59	S44°21'05"W	90.00'
BL60	N45°38'55"W	186.86'
BL61	N45°38'55"W	205.94'
BL62	N10°22'21"W	117.87'
BL63	N16°13'16"W	0.47'
BL64	N75°50'52"E	60.04'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	29.04'	275.00'	6703°04"	N17°10'40"W	29.03'
BC2	86.51'	145.00'	341°10'59"	N42°46'40"W	85.24'
BC3	108.95'	1395.00'	4°28'30"	N57°37'59"W	108.92'
BC4	334.60'	1935.00'	9°54'27"	N50°26'31"W	334.18'
BC5	15.24'	270.00'	37°35'59"	N46°07'42"E	15.23'
BC6	1.06'	455.00'	0°08'02"	S45°25'17"E	1.06'
BC7	310.63'	325.00'	54°45'47"	S18°06'24"E	298.94'
BC8	30.85'	275.00'	6°25'37"	S68°30'40"E	30.83'
BC9	59.11'	50.00'	67°44'12"	S24°50'03"E	55.73'
BC10	24.92'	50.00'	28°33'41"	S50°26'06"W	24.67'
BC11	288.70'	765.00'	21°37'21"	S71°23'54"W	286.99'
BC12	34.21'	725.00'	2°42'12"	S05°10'14"E	34.21'
BC13	30.12'	38.00'	45°24'45"	S35°24'10"E	29.34'
BC14	130.90'	72.00'	104°09'52"	S06°10'37"E	113.60'
BC15	22.68'	38.00'	34°11'54"	S28°57'22"W	22.35'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC16	162.78'	430.00'	21°41'21"	S20°07'12"W	161.81'
BC17	293.75'	676.00'	24°53'50"	S18°30'57"W	291.44'
BC18	18.43'	188.50'	5°36'02"	S19°17'08"E	18.42'
BC19	125.44'	305.00'	23°33'51"	S33°52'00"E	124.56'
BC20	103.06'	323.50'	18°15'14"	S54°46'32"E	102.63'
BC21	247.87'	386.50'	36°44'44"	S45°31'47"E	243.65'
BC22	98.60'	305.50'	18°29'30"	S36°24'10"E	98.17'
BC23	77.06'	375.00'	11°46'28"	N51°32'09"W	76.93'
BC24	220.51'	536.50'	23°32'56"	N45°38'55"W	218.96'
BC25	77.06'	375.00'	11°46'28"	N39°45'41"W	76.93'
BC26	176.46'	395.00'	25°35'45"	N32°51'03"W	175.00'
BC27	35.73'	211.50'	2°42'50"	N15°12'45"W	35.69'
BC28	19.24'	188.50'	5°50'56"	N13°17'49"W	19.23'



VICINITY MAP
Scale: 1"=10,000'

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' 0/5' P/C"	
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
EASMT	EASEMENT
UL	UTILITY
DE	DRAINAGE EASEMENT
DEUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
STE	STREET EASEMENT
FAUE	FIRELAME, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HSE	HIGH & BULK TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BUILDING LINE	BUILDING LINE
STREET NAME CHANGE	STREET NAME CHANGE
Ⓢ	BLOCK DESIGNATION
Ⓢ	CABINET
Ⓢ	KEY LOT
Vol.	VOLUME
No.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
SOS	SOIL CONSERVATION SERVICE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
OPHCT	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

FINAL PLAT

MERAKI PHASE
1A & 1B

86.427 GROSS ACRES
313 RESIDENTIAL LOTS &
6 OPEN SPACE / HOA LOTS
OUT OF THE
R. PECKUM SURVEY ~ ABSTRACT NO. 374
McLENDON-CHISHOLM, ETJ,
KAUFMAN COUNTY, TEXAS

Sheet 2 of 4

OWNER / APPLICANT
Tellus-Mann, LLC
5301 Headquarters Drive, Suite 120
Plano, Texas 75024
Telephone (469) 532-0689
Contact: Justin Craig

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

Scale: 1" = 100' July, 2025 SEJ Job No. 22-211

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Sheet: 1 of 1

OWNER'S CERTIFICATE
Tract 1

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS Tellus-Mann, LLC, is the owner of a tract of land situated in the R. Peckum Survey, Abstract No. 374, Kaufman County, Texas, being part of tract 1 of a tract of land conveyed to Tellus Mann, LLC, by deed recorded in Volume 7682, Page 331 of the Deed Records, Kaufman County, Texas, (D.R.K.C.T.), with the subject tract being more particularly described as follows: COMMENCING at a 1/2 inch capped iron rod found at the northeast corner of Tract 2 of said tract of land conveyed to Tellus Mann, LLC;

THENCE S 75°50'52" W, 2144.19 feet along the southerly line of a 130.00 foot water easement conveyed to the City of Dallas, Texas by deed recorded in Volume 3432, Page 158 of the Deed Records Kaufman County, Texas (D.R.K.C.T.);

THENCE departing said water easement N 05°09'36" W, 263.24' feet to the POINT OF BEGINNING;

THENCE S 75°50'52" W, 796.12 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 14°09'08" W, 130.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 75°50'52" E, 6.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 14°09'08" W, 27.43 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 06°03'04", a radius of 275.00 feet, a chord of N 17°10'40" W – 29.03 feet, an arc length of 29.04 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 75°50'52" W, 131.40 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a non-tangent curve to the left having a central angle of 34°11'09", a radius of 145.00 feet, a chord of N 42°46'40" W – 85.24 feet, an arc length of 86.51 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the right having a central angle of 04°28'30", a radius of 1395.00 feet, a chord of N 57°37'59" W – 108.92 feet, an arc length of 108.95 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 55°23'44" W, 46.70 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 34°25'54" E, 130.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 55°23'44" W, 25.33 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the right having a central angle of 09°54'27", a radius of 1935.00 feet, a chord of N 50°28'31" W – 334.18 feet, an arc length of 334.60 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 187.42 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 87°43'01" W, 14.81 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 39°03'52" W, 58.76 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set, from which a 3/4" iron rod found for the northeast corner of a tract of land conveyed to Clifford and Mary Walker, by deed recorded in Volume 2405, Page 461 of the Deed Records, Kaufman County, Texas (DRKCT) bears S 52°41'02" W, a distance of 173.38 feet;

THENCE around a non-tangent curve to the left having a central angle of 03°13'59", a radius of 270.00 feet, a chord of N 46°07'42" E – 15.23 feet, an arc length of 15.24 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E, 638.15 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 00°29'17" W, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 540.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 89°30'43" W, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 00°29'17" W, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 240.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 89°30'43" W, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 00°29'17" W, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 240.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 89°30'43" W, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 00°29'17" W, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E, 60.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E, 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 00°29'17" E, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" E, 240.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 89°30'43" E, 14.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E, 128.75 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°29'17" W, 130.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E, 550.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a non-tangent curve to the left having a central angle of 00°08'02", a radius of 455.00 feet, a chord of S 45°25'17" E – 1.06 feet, an arc length of 1.06 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E, 128.94 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E, 119.87 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 00°06'48" W, 14.24 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 44°30'43" E, 50.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°29'17" E, 45.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the right having a central angle of 54°45'47", a radius of 325.00 feet, a chord of S 18°06'24" E – 298.94 feet, an arc length of 310.63 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 27°34'14" E, 15.82 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 65°17'51" E, 117.17 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 06°25'37", a radius of 275.00 feet, a chord of S 68°30'40" E – 30.83 feet, an arc length of 30.85 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 71°43'28" E, 262.49 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 18°16'32" E, 62.32 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 59°56'41" E, 47.81 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 68°41'30" E, 690.14 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 06°22'21" E, 227.09 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 54°48'24" E, 74.50 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 18°15'30" E, 37.05 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 39°55'14" E, 57.25 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 61°41'12" E, 67.91 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 28°18'48" W, 3.09 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a non-tangent curve to the right having a central angle of 67°44'12", a radius of 50.00 feet, a chord of S 24°50'03" E – 55.73 feet, an arc length of 59.11 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 80°57'57" E, 25.67 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 59°52'01" E, 150.44 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 53°50'45" E, 113.95 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a non-tangent curve to the right having a central angle of 28°33'41", a radius of 50.00 feet, a chord of N 71°23'54" E – 24.67 feet, an arc length of 24.92 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 27°39'40" E, 31.96 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 62°20'20" E, 82.27 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 73°11'35" E, 64.52 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 52°38'21" E, 99.20 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 43°32'32" W, 143.64 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 64°05'23" W, 163.50 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a non-tangent curve to the right having a central angle of 21°37'21", a radius of 765.00 feet, a chord of S 71°23'54" W – 286.99 feet, an arc length of 288.70 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 86°10'52" W, 25.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 03°49'08" E, 283.92 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 02°42'12", a radius of 725.00 feet, a chord of S 05°10'14" E – 34.21 feet, an arc length of 34.21 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 12°41'47" E, 92.49 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 45°24'45", a radius of 38.00 feet, a chord of S 35°24'10" E – 29.34 feet, an arc length of 30.12 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the right having a central angle of 104°09'52", a radius of 72.00 feet, a chord of S 06°01'37" E – 113.60 feet, an arc length of 130.90 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the left having a central angle of 34°11'54", a radius of 38.00 feet, a chord of S 28°57'22" W – 22.35 feet, an arc length of 22.68 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 11°51'25" W, 66.23 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a non-tangent curve to the right having a central angle of 21°41'21", a radius of 430.00 feet, a chord of S 20°07'12" W – 161.81 feet, an arc length of 162.78 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the left having a central angle of 24°53'50", a radius of 676.00 feet, a chord of S 18°30'57" W – 291.44 feet, an arc length of 293.75 feet to the POINT OF BEGINNING with the subject tract containing 3,657,194 square feet or 83.958 acres of land.

OWNER'S CERTIFICATE
Tract 2

STATE OF TEXAS §
COUNTY OF KAUFMAN §

WHEREAS Tellus-Mann, LLC, is the owner of a tract of land situated in the R. Peckum Survey, Abstract No. 374, Kaufman County, Texas, being part of Tract 2 of a tract of land conveyed to Tellus Mann, LLC, by deed recorded in Volume 7682, Page 331 of the Deed Records, Kaufman County, Texas, (D.R.K.C.T.), with the subject tract being more particularly described as follows: COMMENCING at a 1/2 inch capped iron rod found at the northeast corner of Tract 2 of said tract of land conveyed to Tellus Mann, LLC;

THENCE S 75°50'52" W, 2144.19 feet along the southerly line of a 130.00 foot water easement conveyed to the City of Dallas, Texas by deed recorded in Volume 3432, Page 158 of the Deed Records Kaufman County, Texas (D.R.K.C.T.) to the POINT OF BEGINNING;

THENCE around a curve to the left having a central angle of 05°36'02", a radius of 188.50 feet, a chord of S 19°17'08" E – 18.42 feet, an arc length of 18.43 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 22°05'05" E, 157.65 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 23°33'51", a radius of 305.00 feet, a chord of S 33°52'00" E – 124.56 feet, an arc length of 125.44 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the right having a central angle of 36°44'44", a radius of 386.50 feet, a chord of S 45°31'47" E – 243.65 feet, an arc length of 247.87 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 18°15'14", a radius of 323.50 feet, a chord of S 54°46'32" E – 102.63 feet, an arc length of 103.06 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the right having a central angle of 18°29'30", a radius of 305.50 feet, a chord of S 36°24'10" E – 98.17 feet, an arc length of 98.60 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE S 45°38'55" E, 186.99 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set, from which a 1/2" capped iron rod found along the northwest line of F.M. 548, a public ROW, bears N 28°37'24" E, a distance of 312.58 feet;

THENCE S 44°21'05" W, 90.00 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°38'55" W, 186.86 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 11°46'28", a radius of 375.00 feet, a chord of N 51°32'09" W – 76.93 feet, an arc length of 77.06 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the right having a central angle of 23°32'56", a radius of 536.50 feet, a chord of N 45°38'55" W – 218.96 feet, an arc length of 220.51 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a reverse curve to the left having a central angle of 11°46'28", a radius of 375.00 feet, a chord of N 39°45'41" W – 76.93 feet, an arc length of 77.06 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 45°38'55" W, 205.94 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the right having a central angle of 25°35'45", a radius of 395.00 feet, a chord of N 32°51'03" W – 175.00 feet, an arc length of 176.46 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a compound curve to the right having a central angle of 09°40'50", a radius of 211.50 feet, a chord of N 15°12'45" W – 35.69 feet, an arc length of 35.73 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 10°22'21" W, 117.87 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE around a tangent curve to the left having a central angle of 05°50'56", a radius of 188.50 feet, a chord of N 13°17'49" W – 19.23 feet, an arc length of 19.24 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 16°13'16" W, 0.47 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENG" set;

THENCE N 75°50'52" E, 60.04 feet to the POINT OF BEGINNING with the subject tract containing 107,537 square feet or 2.469 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **TELLUS-MANN, LLC**, do hereby adopt this plat designating the hereinabove described property as **Meraki – Phase 1A & 1B**, an addition to Kaufman County, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all applicable platting ordinances, rules, regulations and resolutions of the City of McLendon-Chisholm, Texas.

Witness our hands at _____ County, Texas, this _____ day of _____, 2025.

TELLUS-MANN, LLC
A Texas limited liability company

By: _____

Name: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

LENDER:
FC MPC FUND, LP,
a Delaware limited partnership

By: FC MPC FUND GP, LLC,
a Texas limited liability company,
its General Partner

By: _____

Name: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

FIRE LANE EASEMENT

The area or areas shown on the plat as "Fire Lane Easement" are hereby given and granted to the Leadbetter Municipal Utility District No. 1 (called "District"), its successors and assigns, as an easement to construct a hard surface paved in accordance with the District engineering standards. The District shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fenced trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to the district engineering standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to the district engineering standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The police or their duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Leadbetter Municipal Utility District No. 1 (called "District"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor. Appurtenances and incidental improvements include, but are not limited to, curbs, gutters, inlets, aprons, traffic signs with or without attached flashing lights, guard rails, sidewalks, buried conduits, buried District utilities, and underground franchise utilities. Street Easements shall remain accessible at all times and shall be maintained by the Owners of the lot or lots that are traversed by, or adjacent to the Street Easement. After doing any work in connection with the construction, operation or repair of the street and highway facilities, the District shall restore the surface of the Street Easements as close to the condition in which it was found before such work was undertaken as is reasonably practicable, except for trees, shrubs and structures within the Street Easement that were removed as a result of such work.

Approved: _____

Mayor

Date

Acknowledged: _____

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

Witness my hand this _____ day of _____, 2025.

City Secretary, City of McLendon-Chisholm, Texas

OWNER / APPLICANT
Tellus-Mann, LLC
5301 Headquarters Drive, Suite 120
Piano, Texas 75024
Telephone (469) 532-0689
Contact: Justin Craig

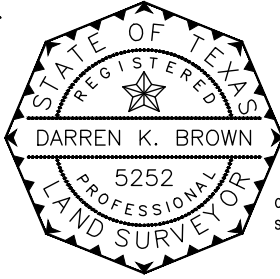
ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Colton Smith, P.E.

July, 2025 SEI Job No. 22-211

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of _____, Texas.

Dated this the _____ day of _____, 2025.



darren.brown@spiarsengineering.com

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

FINAL PLAT

MERAKI PHASE
1A & 1B

86.427 GROSS ACRES
313 RESIDENTIAL LOTS &
6 OPEN SPACE / HOA LOTS
OUT OF THE

R. PECKUM SURVEY ~ ABSTRACT NO. 374
McLENDON-CHISHOLM, ETJ,
KAUFMAN COUNTY, TEXAS

Sheet 3 of 4

Drawn by: J. M. Smith, P.E. Date: 7/10/2025, 2:44 PM
Checked by: J. M. Smith, P.E. Date: 7/10/2025, 2:44 PM
Designed by: J. M. Smith, P.E. Date: 7/10/2025, 2:44 PM
Reviewed by: J. M. Smith, P.E. Date: 7/10/2025, 2:44 PM
Approved by: J. M. Smith, P.E. Date: 7/10/2025, 2:44 PM
Printed by: J. M. Smith, P.E. Date: 7/10/2025, 2:44 PM

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	A	6,500	0.149
2	A	6,500	0.149
3	A	6,500	0.149
4	A	6,500	0.149
5	A	6,500	0.149
6	A	6,500	0.149
7	A	6,500	0.149
8	A	6,500	0.149
9	A	6,500	0.149
10	A	6,500	0.149
11	A	6,500	0.149

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	B	10,250	0.235
2	B	8,266	0.190
3	B	8,290	0.190
4	B	8,290	0.190
5	B	7,814	0.179
6	B	6,500	0.149
7	B	6,500	0.149
8	B	6,500	0.149
9	B	6,500	0.149
10	B	6,500	0.149
11	B	6,500	0.149
12	B	6,500	0.149
13	B	6,500	0.149
14	B	6,500	0.149
15	B	10,108	0.232
16	B	11,650	0.267
17	B	6,500	0.149
18	B	6,500	0.149
19	B	6,500	0.149
20	B	6,500	0.149
21	B	6,500	0.149
22	B	6,500	0.149
23	B	6,500	0.149
24	B	6,500	0.149
25	B	6,500	0.149
26	B	14,829	0.340

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	C	14,282	0.328
2	C	6,594	0.197
3	C	11,683	0.268
4	C	9,994	0.229
5	C	7,800	0.179
6	C	7,800	0.179
7	C	7,800	0.179
8	C	7,800	0.179
9	C	7,800	0.179
10	C	7,800	0.179
11	C	7,800	0.179
12	C	7,800	0.179
13	C	9,178	0.211
14	C	9,966	0.229
15	C	6,500	0.149
16	C	6,500	0.149
17	C	6,500	0.149
18	C	6,500	0.149
19	C	6,500	0.149
20	C	6,500	0.149
21	C	6,500	0.149
22	C	6,500	0.149
23	C	6,500	0.149
24	C	7,469	0.171

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	D	10,435	0.240
2	D	7,800	0.179
3	D	8,746	0.201
4	D	12,085	0.277
5	D	10,943	0.251
6	D	7,903	0.181
7	D	7,903	0.181
8	D	7,903	0.181
9	D	7,903	0.181
10	D	7,903	0.181
11	D	7,903	0.181
12	D	7,903	0.181
13	D	7,903	0.181
14	D	7,852	0.180
15	D	7,852	0.180
16	D	10,350	0.238
17	D	10,522	0.242
18	D	7,800	0.179
19	D	7,800	0.179
20	D	7,972	0.183
21	D	7,972	0.183
22	D	7,972	0.183
23	D	7,972	0.183
24	D	7,972	0.183
25	D	7,972	0.183
26	D	7,972	0.183
27	D	11,135	0.256

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	E	8,950	0.205
2	E	7,200	0.165
3	E	7,200	0.165
4	E	8,950	0.205
5	E	8,400	0.193
6	E	8,389	0.193
7	E	8,096	0.186
8	E	7,812	0.179
9	E	7,800	0.179
10	E	7,800	0.179
11	E	7,800	0.179
12	E	7,800	0.179
13	E	7,800	0.179
14	E	7,800	0.179
15	E	7,800	0.179
16	E	7,800	0.179
17	E	9,050	0.208
18	E	9,050	0.208
19	E	7,800	0.179
20	E	7,800	0.179
21	E	7,800	0.179
22	E	7,800	0.179
23	E	7,800	0.179
24	E	7,800	0.179
25	E	7,800	0.179
26	E	7,800	0.179
27	E	7,800	0.179
28	E	7,800	0.179
29	E	7,800	0.179
30	E	7,801	0.179

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	F	9,100	0.209
2	F	9,100	0.209
3	F	9,100	0.209
4	F	9,100	0.209
5	F	9,100	0.209
6	F	12,084	0.277
7	F	15,841	0.364
8	F	17,159	0.394
9	F	8,481	0.195
10	F	8,907	0.204
11	F	8,977	0.206
12	F	8,903	0.204
13	F	8,939	0.205

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	G	11,443	0.263
2	G	13,442	0.309
3	G	13,262	0.304
4	G	11,901	0.273
5	G	13,329	0.306

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	H	10,156	0.233
2	H	9,725	0.223
3	H	9,725	0.223
4	H	9,815	0.225
5	H	10,620	0.244
6	H	10,030	0.230
7	H	13,358	0.307

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	I	8,077	0.185
2	I	8,165	0.187
3	I	8,301	0.191
4	I	8,669	0.199
5	I	8,669	0.199
6	I	8,669	0.199
7	I	8,669	0.199
8	I	8,669	0.199
9	I	12,505	0.287
10	I	11,067	0.254
11	I	7,856	0.180
12	I	7,827	0.180
13	I	10,611	0.244
14	I	9,386	0.215
15	I	7,375	0.169
16	I	7,272	0.167
17	I	7,272	0.167
18	I	7,272	0.167
19	I	7,272	0.167
20	I	7,272	0.167
21	I	7,272	0.167
22	I	7,272	0.167
23	I	7,167	0.165
24	I	6,903	0.158
25	I	6,933	0.159
26	I	6,898	0.158

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	K	6,986	0.160
2	K	6,986	0.160
3	K	6,986	0.160
4	K	7,052	0.162
5	K	7,092	0.163
6	K	7,092	0.163
7	K	8,849	0.203
8	K	6,361	0.146
9	K	5,068	0.116
10	K	5,068	0.116
11	K	5,068	0.116
12	K	5,068	0.116
13	K	4,989	0.115
14	K	4,892	0.112
15	K	4,892	0.112
16	K	4,892	0.112
17	K	4,892	0.112

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	L	4,800	0.110
2	L	4,800	0.110
3	L	4,800	0.110
4	L	4,800	0.110
5	L	4,867	0.112
6	L	4,945	0.114
7	L	4,945	0.114
8	L	4,945	0.114
9	L	4,945	0.114
10	L	4,945	0.114
11	L	5,568	0.151
12	L	7,344	0.169
13	L	5,397	0.124
14	L	5,433	0.125
15	L	5,335	0.122
16	L	5,213	0.120
17	L	5,125	0.118
18	L	5,038	0.116
19	L	4,954	0.114
20	L	4,954	0.114
21	L	4,954	0.114
22	L	4,954	0.114

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	M	6,231	0.143
2	M	6,231	0.143
3	M	6,231	0.143
4	M	6,231	0.143
5	M	6,231	0.143
6	M	6,231	0.143
7	M	6,484	0.149
8	M	6,500	0.149
9	M	6,500	0.149
10	M	7,314	0.168
11	M	7,941	0.182
12	M	6,006	0.138
13	M	6,081	0.140
14	M	6,148	0.141
15	M	6,273	0.144
16	M	6,478	0.149
17	M	6,293	0.144
18	M	6,300	0.145
19	M	6,300	0.145
20	M	6,300	0.145
21	M	6,300	0.145

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	N	6,500	0.149
2	N	6,721	0.154
3	N	6,710	0.154
4	N	8,290	0.190
5	N	9,382	0.215

Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	J	8,228	0.189
2	J	6,803	0.156
3	J	6,803	0.156
4	J	6,803	0.156
5	J	6,625	0.152
6	J	6,500	0.149
7	J	6,500	0.149
8	J	8,396	0.193
9	J	10,963	0.252
10	J	7,476	0.172
11	J	6,797	0.156
12	J	10,552	0.242
13	J	7,785	0.179
14	J	5,020	0.115
15	J	5,020	0.115
16	J	5,020	0.115
17	J	5,069	0.116
18	J	5,200	0.119
19	J	5,200	0.119
20	J	5,200	0.119
21	J	5,200	0.119
22	J	5,200	0.119
23	J	6,235	0.143

18	L	5,038	0.116
19	L	4,954	0.114
20	L	4,954	0.114
21	L	4,954	0.114
22	L	4,954	0.114
Lot Area Table			
Lot #	Block #	Square Feet	Acres
1	M	6,231	0.143
2	M	6,231	0.143
3	M	6,231	0.143
4	M	6,231	0.143
5	M	6,231	0.143
6	M	6,231	0.143
7	M	6,484	0.149
8	M	6,500	0.149
9	M	6,500	0.149
10	M	7,314	0.168
11	M	7,941	0.182
12	M	6,006	0.138
13	M	6,081	0.140
14	M	6,148	0.141
15	M	6,273	0.144
16	M	6,478	0.149
17	M	6,293	0.144
18	M	6,300	0.145
19	M	6,300	0.145
20	M	6,300	0.145
21	M	6,300	0.145

MCLENDON-CHISHOLM PLAT APPLICATION



City of McLendon-Chisholm Plat Application

Application Date: 7/21/2025

Items Submitted – Check all that apply:

Plat Type and Fees

- Preliminary Plat (1–5 lots): \$1,000 + \$25 per lot
- Preliminary Plat (6+ lots): \$1,500 + \$50 per lot
- Final Plat (1–5 lots): \$800 + \$25 per lot
- ✓ • Final Plat (6+ lots): \$1,000 + \$50 per lot
- Replat or Amended Plat: \$500 + \$25 per lot
- Confirmation of applicable fees paid in full to City Staff

Note: Acreage is rounded to the nearest whole acre. All applications are subject to full recovery of consulting costs.

Additional Submittals

- ✓ • Digital Copy of Submitted Plat/Plan (**REQUIRED**)
- Site Plan
- Concept Plan
- Planned Development
- Vacation of Plat

General Information:

Addition Name (if platted): Meraki Phase 1A & 1B (Proposed) **Current Zoning:** N/A-ETJ

No. of Acres: 86.427 **No. of Lots:** 313 **Proposed Zoning:** N/A-ETJ

General Location of Property: 360 Feet Southwest of FM 548 and Mann Road

Applicant Name: Colton Smith

Company Name: Spiars Engineering

Address: 765 Custer Road **City, State, Zip:** Plano, TX 75024

Phone(s): 4697661778 **Email:** colton.smith@spiarsengineering.com

Owner Name: Tellus-Mann, LLC

Address: 5301 Headquarters Drive, Suite 120 **City, State, Zip:** Plano, TX 75024

Phone(s): 4695320689 **Email:** jcraig@tellusgroupllc.com

Legal Description of the Property: Ruth Peckum, Tract 335, 183 Acres & Bldgs; Ruth Peckum, Tract 175.04, 220.736 Acres
Ruth Peckum, Tract 330, 3.71 Acres & House; Ruth Peckum, Tract 175.01; 79.303 Acres
Ruth Peckum, Tract 175.05; 48.923 Acres

County Parcel ID: 11030, 10984, 11029, 10981, 10985

Additional Information: _____

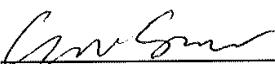
Development Fees & Consulting Costs

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 professional consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per project.

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 the applicant within 60 days of project conclusion.

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 \$ 16,650 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this 31st day of July, 2025.

Further, I hereby certify that I understand and agree to the development 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 and Zoning Commission and/or City Council.

Signature of Applicant:  8/4/25

Signature of Owner: 

City Secretary: _____



CITY OF McLENDON-CHISHOLM
1371 West FM 550 - McLendon-Chisholm, Texas 75032

FINAL PLAT CHECKLIST

Copies: 12 legible prints and the original tracing of final plat required (24" x 36"); if more than one sheet is required, an index sheet of maximum size of 18" x 27" shall be filed showing entire subdivision. 1 electronic pdf file.

Fees: \$16,650

Filing: Follow Developments Cycle Timeline. Confirm meeting dates with staff.
CIVIL DESIGNS MUST BE APPROVED PRIOR TO FILING OF THE FINAL PLAT

1. ☒ 12 legible prints and 1 electronic pdf furnished to City.
2. ☒ All items required on preliminary plat shown on final (final plat also to show compliance with all items required for preliminary plat, without change)
3. ☒ Plat prepared by registered engineer, bears engineer's seal
4. ☒ Drawn to scale 1" – 100'
5. ☒ Date, scale, north point, subdivision title, and name, address and seal of engineer shown
6. ☒ Legal description
7. ☒ Monuments and control points shown with description and location of all permanent survey monuments and control points. Suitable primary control points shall be referred. Dimensions to be shown in feet and decimals of a foot.
8. ☒ Key map showing relation of subdivision to well-known streets in all directions for at least one (1) mile
9. ☒ Dedications and certificates: certificate of dedication for all parks, public facilities and easements to be shown to the public use forever, signed by all owners and acknowledged before notary public.
10. ☒ Copy of subdivision covenants and deed restrictions showing creation of permanent homeowner's association with perpetual responsibility for street maintenance and repair
11. ☒ Waiver of claim for damages against City occasioned by establishment of grades or alteration of surface of existing streets and alleys

This checklist is for reference. It does not supersede any regulation of the City or the State of Texas.
Final Plat Checklist

Page 1 of 3

12. ☒ Existing Features inside subdivision
- a) ☒ existing boundary lines of land drawn in heavy
 - b) ☒ accurate bearings and distances shown
 - c) ☒ location of existing watercourses, railroad and drainage/transportation features
 - d) ☒ true bearings and distances to nearest established street lines, official monuments, or subdivision corners
 - e) ☒ location and width of existing streets, alleys, easements, rights-of-way, buildings and structures to be maintained
 - f) ☒ topographical information with contour lines at 5-foot intervals
 - g) ☒ accurate location of property/subdivision in reference to county deed records (volume and page of recorded instrument in county records)
13. ☒ Existing Features outside subdivision (all lines outside of subdivision boundaries to be dashed)
- a) ☒ names and property lines of adjoining subdivisions and property owners
 - b) ☒ references to plat or deeds of adjoining properties
 - c) ☒ names and locations of adjacent streets, alleys, easements and watercourses
14. ☒ Lines and names of all proposed streets, alleys and easements
15. ☒ Streets, alleys and easements comply with engineering and construction standards (Appendix 1, Subdivision Regulations)
16. ☒ Streets and alleys show complete curve data (Delta, Length, Radius, Tangent, Point of Curve, Point of Reverse Curve, Point of Tangent) shown on the center line on each side of street; length and bearings of all tangents; dimensions from all angle points and points of curve to an adjacent side lot line
17. ☒ Streets to conform to major street plan (horizontal and vertical alignments and width, designed so as to discourage high-speed traffic)
- a) ☒ local street widths minimum of 60' measured from lot line to opposing lot line
 - b) ☒ secondary/feeder street widths minimum of 60'
 - c) ☒ major street widths in compliance with established criteria
 - d) ☒ major thoroughfare widths in compliance with established criteria (minimum 100' and maximum of 120')
 - e) ☒ street alignments (without curves) not more than 5 degrees deflection
 - f) ☒ street curves (major, reverse, & verticals) conform to City standards
 - g) ☒ dead-ends, cul-de-sacs comply with length, radius & turnaround requirements
 - h) ☒ street intersections widths in compliance with established criteria
 - i) ☒ street reserves (for future dedications, etc.) shown
 - j) ☒ street names comply with established criteria

This checklist is for reference. It does not supersede any regulation of the City or the State of Texas.

18. ✓ Compliance with street plan in relation to adjoining street system shown and avoidance of street jogs shown.
19. ✓ For large-lot subdivisions, consideration given to future street openings and access to future lots
20. N/A Location of all fire hydrants shown
21. ✓ Lot sizes conform to minimum sizes established in zoning regulations. Proper shape, square footage, frontage, all setbacks, width & depth shown
22. ✓ All lots have street right-of-way access
23. ✓ Lots are consecutively numbered within each block
24. ✓ Building lines meet setbacks
25. ✓ Alleys conform to established requirements, re: width, intersections, no dead-ends, and are shown where required
26. ✓ Easements show compliance with established criteria (size location, use, utilities underground, preservation of major trees shown)
27. ✓ Water Courses and Easements: drainage easements will be provided covering all land within the subdivision that is subject to inundation by a 50-year storm. Lots adjacent to a major watercourse must show minimum finish flood elevations 2 ft. above the calculated 50-year flood elevation.
28. ✓ Flood plains must be shown on plat & show that no structure or septic system is to be built below 50-year flood line.
29. ✓ Adequate provisions for drainage of stormwater, rainfall runoff, and flood water shown
30. ✓ Drainage facilities conform to design specifications and standards and are located in rights-of-way or perpetual unobstructed easements
31. N/A Documentation furnished to show perpetual maintenance of drainage improvements on homeowner's association or adjacent property owners
32. ✓ Proper certificate of Mayor and City Secretary shown
33. N/A Maintenance bond furnished of at least one percent (1%) of total street and alley construction costs
34. ✓ Approval block for Chairperson of Planning & Zoning, Mayor and City Secretary

This checklist is for reference. It does not supersede any regulation of the City or the State of Texas.



City of McLendon-Chisholm
Staff Report

Date: September 23, 2025

Agenda Item: **Agenda Preparation resolution**

Financial Impact:

Background: **Update per 89th Legislative action**

Staff Recommendation:

Due to the change in agenda posting requirements passed by the 89th legislative actions-agenda items are now due 11 days prior to the meeting date by 5pm.

Presenter: Fabrice Kabona, City Manager/Bev Stibbens, City Manager

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, ADOPTING A POLICY FOR AGENDA PREPARATION AND ORDER OF BUSINESS, PROVIDING FOR THE REPEAL OF ALL OTHER RESOLUTIONS IN CONFLICT WITH THIS RESOLUTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City, as **Home Rule** type municipality, is empowered under the Texas Local Government Code Section 51.001, to adopt any rule, ordinance or police regulation that is for the good government of the City; and

WHEREAS, the preparation of a city's agenda in compliance with the Texas Open Meetings Act is one of the most crucial roles the city staff will undertake; and

WHEREAS, in an effort to assist Staff in this critically important process, this policy is necessary for the government, interest, welfare, or good order of the City of McLendon-Chisholm.

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

SECTION 1. INCORPORATION PREMISES The above and foregoing premises are true and correct legislative determinations and incorporated herein and made a part hereof for all purposes.

SECTION 2. ADOPTION OF A POLICY FOR AGENDA PREPARATION AND ORDER OF BUSINESS The policy for Agenda Preparation, Sponsorship and Order of Business attached hereto and incorporated herein as set forth in full as Exhibit "A," is hereby adopted by the City Council of the City of McLendon-Chisholm.

SECTION 3. REPEAL OF CONFLICTING RESOLUTIONS This Resolution shall be cumulative of all provisions of Resolutions of the City except where the provisions of this Resolution are in direct conflict with the provisions of such Resolutions, in which event the conflicting provisions of such Resolutions are hereby repealed.

SECTION 4. SEVERABILITY It is hereby declared to be the intention of the City Council of the City of McLendon-Chisholm, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Resolution are severable, and if any phrase, clause, sentence, paragraph, or section of this Resolution should be declared unconstitutional by the valid judgment decree of any court of competent jurisdiction,

such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Resolution since the same would have been enacted by the City Council without incorporation in this Resolution of such unconstitutional phrases, clause, sentence, paragraph, or section.

DULY PASSED and approved by the City Council of the City of McLendon-Chisholm, Texas, on this the 23rd day of Sept. 2025.

APPROVED:

BRYAN MCNEAL, MAYOR

ATTEST:

Angela Jennings, City Secretary

Exhibit A

AGENDA PREPARATION AND ORDER OF BUSINESS

Section 1. Council members, the Mayor, or the City Manager may add items to the Council agenda, but to be considered for that meeting on which the items were submitted, all agenda items must be sent to the office of the City Secretary via electronic transmission **by 5:00 p.m. local time eleven (11) calendar days** prior to the day of the Council meeting for which the items are submitted. Each agenda item submitted must also include an executive summary describing the purpose of the item, not to exceed one hundred and fifty (150) words. The City Secretary shall send, in a method and manner of communication which does not risk a possible quorum in violation of the Texas Open Meetings Act or create encourage allow or risk any other violation of any State, federal or local law. **The agenda will be posted and electronically transmitted to Council Members and the Mayor seven (7) calendar days prior to the Council meeting to which the agenda pertains.**

Section 2. At the end of the Council agenda the presiding officer shall afford the opportunity, to any member of the City Council to make brief announcements and/or provide verbal and/or written information to the other members of the City Council, however such announcements or provision of information will not allow comment, immediate action, or deliberation by or from the Council. The Mayor, City Manager, and City Attorney shall be afforded such privilege also.



MINUTES

City Council Meeting

Tuesday, September 9, 2025 @ 6:30 PM

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032

COUNCIL PRESENT: Mayor Bryan McNeal
Council Member Donald Goodwin
Council Member Jerry Brewer
Council Member Dennis London
Council Member Rich Dean (Via Teams)

COUNCIL ABSENT: Council Member Arik Towry
Council Member John Powers

STAFF PRESENT: City Manager Bev Stibbens
City Attorney Michael Halla
City Secretary Angela Jennings
Finance Director Jeff White
Fire Chief Eddie Stough
Sheriff Deputy Steven Saric

1 CALL TO ORDER

Mayor Bryan McNeal calls the meeting to order at 6:30 PM

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

Council Member Dennis London leads council and audience in prayer
Council Member Donald Goodwin lead council and audience in both US and Texas Pledge

3 RULES OF DECORUM

The person we are honoring this evening is PFC "Bunny" Long, with US Marine Corp.

Mayor McNeal Moves the Proclamation up in the agenda to be presented before Public Hearing

4 PUBLIC HEARING

- 4.1. Public Hearing to receive comments regarding levying ad valorem taxes for the tax year 2025 at a rate of \$0.09239 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of McLendon-Chisholm as of January 1, 2026, the said tax rate having a maintenance and operations component and a debt service component.

Mayor McNeal opens Public hearing regarding the levying ad valorem taxes for the tax year 2025 at 6:35 pm.

No one is there to speak on the tax hearing and Mayor McNeal closing the Hearing at 6:36 PM

- 4.2. Public Hearing to hear comments on the Proposed Voluntary Annexation of 6 properties within Glen Acres Subdivision, now within our ETJ, into the city limits of McLendon-Chisholm, Texas

Mayor McNeal opens Public Hearing for the Proposed Voluntary Annexation of the 6 properties with Glen Acres at 6:36 PM

There was no one there to speak to this Public Hearing so the hearing was closed at 6:36 PM

5 PROCLAMATION

Mayor McNeal Presents the Proclamation to Kathy Dinuovo and Mindy Lovell representing the Daughter of the American Revolution

- 5.1. The Daughter of the American Revolution and Constitution Week

6 CITIZENS COMMENTS

Gary Nichols - addresses the council about taking in private roads so city can do the repairs. He states that when they moved here, they were not aware that they would have frequent power outages, lack of water and have to pay for their own road maintenance, but they liked it here enough to stay. Roads in Kentwood have been terrible over the years and in all the citizens in Kentwood have paid out \$330,000 in the last 10 years. That is an average of \$18,000 per home owner. He state that if the city is going to do maintenance for one subdivision with private roads, you need to be prepared to do it for every subdivision, because doing it for one and not all is inappropriate and unfair.

Mayor McNeal lets the council know that there is a citizen who sent in an email for citizens comments. It will be handed out to the council and included in the minutes.

Next up was Jason Eddington who resides in Forney and is running for Texas

Senate. He just wanted to introduce himself to the council and citizens.

Mayor McNeal calls a quick 2 minute recess and reconvenes at 6:43

7 CONSENT AGENDA

The Mayor moves to the consent agenda, first pulling 7.2 for discussion and removing 7.4 from the agenda.

He then calls for a motion to approve items 7.1, 7.3, 7.5, 7.6 on the consent agenda

**Motion is made by Council Member Donald Goodwin
Seconded by Council Member Dennis London
Motion passes Unanimously**

- 7.1. Consider approval of the Rockwall Central Appraisal District Resolution to complete build out on second floor of facility (City Manager)
- 7.2. Consider approval of the Sewer Rate Increase
- 7.3. Consider approval of a replat of one lot to dedicate necessary easements for development. RCAD Identification number is 336417.
- 7.4. Consider approval of a final plat that provides for the development of 406 residential lots and 7 open space lots on 105.099 acres of land located generally at the intersection of FM 548 and Mann Road.
- 7.5. Consider approval of the City Council Meetings from August 12, 2025
- 7.6. Monthly Reports

8 ITEMS FOR DISCUSSION

Mayor introduces item 7.2 for discussion., City Manager hands off the Finance Director, Jeff White.

Mr. White gives his staff report and explains what the sewer rate will be and why the need for the increase. He tells council that the city is not raising the rate, it is just the cost being handed down from Rockwall. Council asks several question about the sewer rate, what it consists or and where it is coming from. Mayor Pro Tem Brewer feels we need something of an explanation in the next bill ahead of the increase. Council Member Dean (Who was joining the meeting via Teams) verifies a few items in question. Mr. White answers all the councils questions to their satisfaction and the mayor calls for a vote.

**Motion was made by Council Member London
Seconded by Council Member Brewer
Motion passes Unanimously**

- 8.1. Discuss and consider approving an Ordinance of the city of McLendon-Chisholm, Texas approving and adopting a budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026; providing that expenditures for said Fiscal Year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the General and Other Revenues for said Fiscal Year for the Maintenance and Operation of the

various departments and for various activities and improvements of the city; providing a repealing clause; providing a severability clause; and providing an effective date. (Finance Director)

Mayor calls for a motion to discuss
Motion made by Council Member London
Seconded by Council Member Brewer

Council Member Brewer wanted to know if there had been a specific road tied to the \$300,000 in the roads line item .No other questions

Motion Passes Unanimously

- 8.2.** Discuss and consider approving an Ordinance of the City of McLendon-Chisholm, Texas levying Ad Valorem Taxes for the tax year 2025 at a rate of \$0.09239 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of McLendon-Chisholm as of January 1, 2026, the said tax rate having a maintenance and operations rate of \$0.081134 per one hundred dollars (\$100) assessed valuation and a debt service rate of \$0.011256 per one hundred dollars (\$100) assessed valuation, together with penalties and interest; providing a severability clause; providing a repealing clause; and providing an effective date.(Finance Director)

Motion to discuss and consider approval made by Council Member Brewer
Seconded by Council Member Goodwin

Mayor ask Mr. White for a staff report on the item.

Mr. White gives the staff report and mayor calls for questions from the council. Council Member Goodwin ask if Mr. White knows what some of the surrounding city tax rates are in comparison to ours. Mr. Halla, City Attorney, states rates for 2 other cities.
There are several questions that are answered quickly by Mr. White and the Mayor calls for a vote.

Motion passes Unanimously

- 8.3.** Discuss and Consider approving an Ordinance for the annexation of 6 properties within Glen Acres now within our ETJ into the city limits of McLendon-Chisholm (Council Member Jerry Brewer)

Items 8.3 and 8.4 are both removed so that they can be addressed again once all the council is present. The mayor states he believes this is too important to not have everyone present.

Items 8.5 is removed because Council Member Powers who brought the item to be discussed is not present.

- 8.4.** Discuss and consider action on Glen Acres Subdivison Petition to the City of McLendon-Chisholm to convert the now private roads of the subdivision into

city owned and maintained roads. (Council Member Jerry Brewer, City Manager)

- 8.5. Discuss and consider action to approve the Requests for Qualification Notice and Packets to be sent to engineering firms specializing in road maintenance. (City Manager)
- 8.6. Discuss and consider approving Sanchez & Associates to review our current code of ordinances for needed revisions. (City Manager)

Motion to Discuss

Made by Council Member London

Seconded by Council Member Goodwin

Bev Stibbens, City Manager gives a staff report and answers a few questions from the council, including what they will report back to the council.

Motion passes Unanimously

- 8.7. Discuss and Consider the creation of a Finance and Audit Advisory Board (City Manager)

Motion made by Council Member London

Seconded by Council Member Brewer

Mrs. Stibbens gives the staff report and after a couple of question Mayor calls for a vote on the Resolution.

Motion passes Unanimously.

9 EXECUTIVE SESSION

The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation

THERE WAS NO EXECUTIVE SESSION

- 9.1. Action as a Result of Executive Session

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

Page 5 of 7

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.

CM London reminds council and public about the Sept 11 Memorial at county courthouse at 8:30 am on the 11th. it an important date that

CM Goodwin 2nd Wednesday at Rosas for breakfast and questions.

Bev Stibbens

Extreme Green Event - Sat , Sept 27, 8am - 12 pm

Joint training with City Coucil /Planning and Zoning - Wednesday 9/24/2025 6:30 pm w/Mr. Halla

Rockwall CAD Board nominations - 1 resident to placed on lthe CAD board this fall. We have 6 votes in this elections. Criteria in the City Managers office.

RCH Water line sale - Action will be on the next agendan with an ordinance from P3Works to ensure the sale is possible

CPAC - we have 4 people who have volunteered so far. we need 1 more. These names will come to you in the next meeting.

Park Board - We have 0 people who have inquired about being on the board.

The mayor and I attended the County Infrastructure road workshop where each citys priority roads were discussed for funding. Next meeting Wed. Sept 17.

The Past Due letter for Sewer/Trash delinquencies is ready and should be sent out as directed in just a few days. We will get an update in October.

FM 548 Fire Station remodel bids will be coming to you at the next meeting

Firefighters Ball is Saturday Sept 27, 2025 6 pm - 12 Midnight. Hilton at the Harbor

Last, we received 2 bridge repair notices from TXDOT located on Klutts Road that must be completed within 18 months. Mr. Woodruff is working on the scop of work to go out for bids.

Mayor just wanted to let Mr. Nichols know that the road ordinance does apply to ALL subdivisions with private roads. Any can apply.

Secondly, The Mayor announced Bev's last day and invited council and public to her going away lunch from 11:30 to 1 Sept 23, at the Fire Station.

11 ADJOURN

Mayor adjourned the meeting at 7:16 PM

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Sept 2, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to

Page 6 of 7

the public at all times.

CAO

Mayor

Beverly Stibbens

From: Erin Easter <msrpwn12345@icloud.com>
Sent: Tuesday, September 9, 2025 5:57 PM
To: Beverly Stibbens; Bryan McNeal; Donald Goodwin; Dennis London; Arik Towry; Jerry Brewer; John Powers; Rich Dean
Subject: Public Comment - Tonight's CC Meeting

Public Comment on Agenda for the September 9, 2025 CC meeting

I cannot attend tonight's meeting, but please read the following into the Public Comment portion of tonight's meeting:

My household opposes the Tax Increase proposed on tonight's agenda (Item 4.1) because:

The City's Budget has increased due to:

1. Paving Glen Acres HOA's roads
2. Additional operating costs required by approval of the City's Home Rule Charter.

The City Council lobbied hard to get approval for the City Home Rule Charter and it passed by ~250 resident votes. That is not a ringing endorsement. The City should find other areas of the City Budget to absorb those costs since they wanted these extra operating costs.

Furthermore, the members of the Glen Acres HOA should pay a special assessment to cover the road improvements the City Council approved, not all M-C residents.

Most homes in McLendon-Chisholm are located in HOAs and we are already paying annually toward the upkeep of our own neighborhood roads. It is immoral to expect the taxpayers of M-C to pay for the Glen Acre HOA roads too.

If the Mayor and City Council want to pay for these road improvements, which ostensibly they do since they voted for it, that money should come out of other budget line items to avoid tax increases. This is what Conservatives do.

For example:

- 1) Unnecessary travel by staff and council/mayor with no concomitant reports showing activity itinerary and benefits gained from the travel;
- 2) Perks for the City Staff and Fire Department such as unnecessary dress uniforms and costs associated with using city and fire department property and staff for what is reported to the public to be "volunteer activities."

I also oppose the sewer cost increase (Item 7.2). Not because I have sewer, because I don't, but because there is no underlying documentation included in the Agenda Packet justifying the increase. There is a note about increased fees from NTMWD and City of Rockwall, but those details are not included for transparency

purposes. This Agenda Item should be passed until the underlying justification documentation can be added to the Agenda.

Thanks,
Erin Easter
M-C Resident
403 Wagon Court



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: September 23rd, 2025

Applicant: Tim Seymore
242C National Drive,
Rockwall TX, 75032

Representative: Tracy Fetty

Property owner: Tim Seymore

Location: The subject property consists of 23.10 acres across two tracts within the McLendon-Chisholm Single Family Residential (SF-2.5) zoning district. The property is located on the east side of FM 550, approximately 495 feet past FM 1139, and identified by Rockwall CAD property IDs 51610 and 11067.

CITY COUNCIL MEETING DATE: September 23rd, 2025

REQUEST:

The applicant is requesting approval of a final plat of one lot necessary for development. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

PZ RECOMMENDATION: Approval (7-0)

STAFF RECOMMENDATION: Approval.

NOTE: Full-sized copies of the plat are available for re view at McLendon-Chisholm City Hall.

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Page 51 of 264



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Mark Woodruff

Year: 2025

	AUG												TOTAL
Builder Const-Time Violation	3												3
Total Violations	73												73
Total Inspections	73												73
Total Reinspections	75												75
Extensions Granted	6												6
Voluntary Compliance	67												67
Notification Letters (NOVs)	20												20
Door-tags (DTs)	53												53
Total Complaints	20												20
Valid Complaints	20	0	0	0	0	0	0	0	0	0	0	0	20
Invalid Complaints	0												0
City Abatelements (CWOs)	6												6
Substandard Structures	1												1
Citations Issued	0												0
Municipal Court Cases	0												0
Transferred to Other Dept.	2												2

Mark Woodruff - Citations

Month	Citation #	Property Address	Citation Issued To	Reset Court Date	Reset to Trial	Full Fine	Reduced Fine	Fine Amount	FTA
	00100								
	00101								
	00102								
	00103								
	00104								
	00105								
	00106								
	00107								
	00108								
	00109								
	00110								

Mark Woodruff - Problem Properties/ MISC.

Property Address	Property Owner	Occupant	Vacant? Yes or No	Case Type	Date of Last Action
S. Smith Road	Individual Property Owners	N/A	N/A	High Grass	8.04.25
MC Streets/ Repair	MC Streets/ Repair	N/A	N/A	Road Repair	AUGUST
MC Streets/ Repair	MC Streets/ Repair	N/A	N/A	Road Repair	AUGUST
MC Streets/ Repair	MC Streets/ Repair	N/A	N/A	Road Repair	8.07.25
MC Streets/ Signs and Poles	MC Streets/ Signs and Poles	N/A	N/A	Sign/Pole Repair	AUGUST
1846 Costa Verde Way	Castlerock Communities	N/A	N/A	Trash & Debris	8.18.25
2971 Rochelle Road	Rodney Silver	Same (Complaint from 3010)	N/A	Outdoor Lighting	8.18.25
MC Streets/ Repair	MC Streets/ Repair	N/A	N/A	Road Repair	AUGUST
Heritage Subdivision/Altura	Oak National Development LLC	N/A	N/A	High Grass	8.27.25
2971 Rochelle Road	Rodney Silver	Same (Complaint from 3010)	N/A	Outdoor Lightng	8.28.25
August - Repairing street signs	poles. Road Repair - patch	potholes all month. >>>>	>>>	>>>	>>>

Comments
Properties with encroaching tree limbs, high grass, need to clean drainage ditch area along Smith Rd.
Patching Potholes (used 1500 lbs of patch) [August = Patching Potholes & Street Sign Maintenance]
Patching Potholes (used 1150 lbs of patch) [Code Compliance will be in "reactive" mode in August]
Patching Potholes (used 1200 lbs of patch)/ Meeting with SPI & Contractor TexasChile >> (Klutts Rd)
Digout-new concrete/repair/replace/straighten/tighten hardware on ALL street signs poles throughout city.
Excessive Trash on Job Site. Contacted Builder and emailed photos of violation. Copied Inspector J. Dooley
(Complant) conducted multiple inspetions/photos; concluded no violation - informed complainant.
Patching Potholes (used 0000 lbs of patch)
Five (5) new construction sites with high grass. Sent a blanket notice to Project Manager (AJ), via email.
One more random inspection @ 4:00am, based on complainant phone call to City Secretary.
Code Complaine is "reactive" for the month fo August - to address signs/poles/road repairs

Cleared Call Search Results

[illegible]

Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
162	8/31/2025 23:14	08/31/2025 23:17:02	JHall		Neighborhood Check
928	8/30/2025 15:16	08/30/2025 15:47:33	SJohnson		Medical Call
882	8/30/2025 9:50	08/30/2025 10:26:23	SJohnson		Follow Up
864	8/30/2025 7:05	08/30/2025 07:36:07	SJohnson		Accident Major
827	8/30/2025 2:48	08/30/2025 03:06:14	RSmith		Traffic Stop
762	8/29/2025 21:09	08/29/2025 21:49:49	LCallahan		Suspicious Person/Vehicle
692	8/29/2025 14:17	08/29/2025 14:56:46	Rangle		Motorist Assist
682	8/29/2025 12:24	08/29/2025 13:47:09	AClark		Civil Matter
663	8/29/2025 10:33	08/29/2025 12:30:34	AClark		Investigation
623	8/29/2025 7:57	08/29/2025 09:55:22	BButner		Accident Major
498	8/28/2025 18:40	08/28/2025 23:37:04	Rangle		Reckless Driver
479	8/28/2025 16:01	08/28/2025 16:25:02	AClark		Harassment/Threat
472	8/28/2025 15:18	08/28/2025 15:26:04	CHavens		Traffic Stop
363	8/28/2025 5:05	08/28/2025 05:12:02	AHernandez		Traffic Stop
362	8/28/2025 4:46	08/28/2025 05:00:14	SBart		Alarm Commercial
315	8/28/2025 0:07	08/28/2025 02:11:05	AHernandez		Traffic Stop
272	8/27/2025 21:30	08/27/2025 21:36:47	Rangle		Traffic Stop
187	8/27/2025 12:26	08/27/2025 12:42:53	SJohnson		Reckless Driver
91	8/27/2025 4:21	08/27/2025 04:22:03	TTipton		Business Check
819	8/26/2025 0:55	08/26/2025 01:31:43	LCallahan		Investigation
794	8/25/2025 22:26	08/25/2025 22:29:05	JHall		Extra Patrol
792	8/25/2025 22:22	08/25/2025 22:26:34	JHall		Neighborhood Check

Cleared Call Search Results

Report# XXXXXXXXXXXXXXXXXXXX Initial# XXXXXXXXXXXX From# XXXXXXXXXXXX Last# XXXXXXXXXXXX PI# XXXXXXXXXXXX Type XXXXXX Dispatch XXXXXXXXXXXX Name XXXXXXXXXXXX	Call# XXXXXXXXXXXX PI# XXXXXXXXXXXX From# XXXXXXXXXXXX Last# XXXXXXXXXXXX PI# XXXXXXXXXXXX Type XXXXXX Dispatch XXXXXXXXXXXX Name XXXXXXXXXXXX	Location XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX Address XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX City XXXXXXXXXXXXXXXXXXXXXXXXXXXX State XXXX Zip XXXXXX County XXXXXX Latitude XXXXXXXXXXXX Longitude XXXXXXXXXXXX
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Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
732	8/25/2025 16:38	08/25/2025 16:44:33	JMurphy		Traffic Stop
725	8/25/2025 15:48	08/25/2025 20:07:16	AHernandez1548		Accident Minor
696	8/25/2025 14:36	08/25/2025 14:40:48	AHernandez1548		Follow Up
691	8/25/2025 14:24	08/25/2025 14:38:28	AHernandez1548		Odor Investigation
572	8/25/2025 3:48	08/25/2025 04:03:29	RSmith		Alarm Residential
523	8/24/2025 22:31	08/24/2025 22:39:01	AHernandez		Traffic Stop
425	8/24/2025 10:42	08/24/2025 10:51:49	AHernandez1548		Traffic Stop
422	8/24/2025 10:25	08/24/2025 10:37:29	AHernandez1548		Traffic Stop
402	8/24/2025 8:48	08/24/2025 09:45:14	SJohnson		Meet Complainant
361	8/24/2025 1:29	08/24/2025 01:41:58	SBart		Traffic Stop
351	8/24/2025 0:46	08/24/2025 01:12:13	RSmith		Medical Call
340	8/23/2025 23:50	08/23/2025 23:58:52	SBart		Reckless Driver
314	8/23/2025 20:50	08/23/2025 21:23:31	RSmith		Odor Investigation
305	8/23/2025 20:20	08/24/2025 01:09:13	RSmith		Harassment/Threat
263	8/23/2025 15:16	08/23/2025 15:59:51	SJohnson		Fire Vehicle
226	8/23/2025 10:53	08/23/2025 11:22:47	AHernandez1548		Accident Minor
107	8/22/2025 19:09	08/22/2025 19:25:55	SBart		Reckless Driver
100	8/22/2025 18:09	08/22/2025 19:19:41	SBart		Harassment/Threat
985	8/22/2025 7:47	08/22/2025 08:11:10	BButner		Reckless Driver
838	8/21/2025 15:35	08/21/2025 15:51:53	PMcEntyre		Neighborhood Check
830	8/21/2025 14:43	08/21/2025 14:59:28	AClark		Reckless Driver
724	8/21/2025 2:11	08/21/2025 02:14:04	JHall		Extra Patrol

Cleared Call Search Results

[illegible]

Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
723	8/21/2025 2:06	08/21/2025 02:10:40	JHall		Extra Patrol
713	8/21/2025 0:46	08/21/2025 01:27:10	AHernandez		Lift Assist
679	8/20/2025 21:36	08/20/2025 21:41:11	Rangle		Traffic Stop
650	8/20/2025 18:29	08/20/2025 18:32:23	Rangle		Alarm Residential Fire
626	8/20/2025 15:11	08/20/2025 15:47:01	AClark		Accident Minor
601	8/20/2025 13:32	08/20/2025 14:54:44	AClark		Abandoned Vehicle
557	8/20/2025 10:13	08/20/2025 10:32:14	AClark		Alarm Commercial
555	8/20/2025 10:05	08/20/2025 10:38:20	SJohnson		Alarm Residential Fire
463	8/20/2025 0:54	08/20/2025 01:07:51	JHall		Neighborhood Check
410	8/19/2025 20:10	08/19/2025 20:15:53	JHall		Neighborhood Check
409	8/19/2025 20:07	08/19/2025 20:10:13	JHall		Neighborhood Check
407	8/19/2025 20:03	08/19/2025 20:06:35	JHall		Neighborhood Check
406	8/19/2025 19:59	08/19/2025 20:02:46	JHall		Neighborhood Check
405	8/19/2025 19:55	08/19/2025 19:58:42	JHall		Neighborhood Check
368	8/19/2025 15:23	08/19/2025 15:25:22	Rangle		Fire
315	8/19/2025 11:51	08/19/2025 11:55:04	SJohnson		Miscellaneous
194	8/19/2025 0:08	08/19/2025 00:13:24	TTipton		Business Check
188	8/18/2025 23:10	08/18/2025 23:27:32	ameffert		911 Hang up
135	8/18/2025 18:37	08/18/2025 18:45:25	ameffert		Traffic Stop
113	8/18/2025 16:48	08/18/2025 17:01:20	SJohnson		Parking Enforcement
107	8/18/2025 16:19	08/18/2025 16:29:52	SJohnson		Traffic Stop
19	8/18/2025 9:18	08/18/2025 09:24:17	CStratton		Traffic Stop

Cleared Call Search Results

Report:#####	#####	#####
ILH#####mm	#####mm	#####
FI#####	#####	#####mm
LA#####mm	#####mm	#####
PI#####	#####	#####
TY#####	#####yy	#####
DE#####	#####	#####
NA#####	#####	#####

Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
17	8/18/2025 9:16	08/18/2025 09:35:33	SRogers		Medical Call
996	8/18/2025 8:27	08/18/2025 10:28:16	SJohnson		Harassment/Threat
963	8/18/2025 7:00	08/18/2025 07:03:29	CStratton		Traffic Stop
899	8/17/2025 23:04	08/17/2025 23:08:06	TTipton		Traffic Stop
895	8/17/2025 22:37	08/17/2025 22:42:28	JHall		Extra Patrol
793	8/17/2025 12:48	08/17/2025 12:58:07	SJohnson		Traffic Stop
792	8/17/2025 12:41	08/17/2025 12:44:55	SJohnson		Traffic Stop
790	8/17/2025 12:24	08/17/2025 12:44:00	SJohnson		Traffic Stop
786	8/17/2025 11:32	08/17/2025 11:51:34	JWalls		Traffic Stop
782	8/17/2025 11:08	08/17/2025 11:52:11	JWalls		Traffic Enforcement
750	8/17/2025 9:16	08/17/2025 09:36:31	JWalls		Extra Patrol
655	8/16/2025 21:51	08/16/2025 22:00:09	SBart		Traffic Stop
601	8/16/2025 16:00	08/16/2025 16:19:42	AHernandez1548		Meet Complainant
511	8/16/2025 0:18	08/16/2025 00:48:15	Rangle		Harassment/Threat
428	8/15/2025 17:41	08/15/2025 18:22:48	AClark		Animal Loose Livestock
406	8/15/2025 16:10	08/16/2025 12:26:29	AClark		Theft
324	8/15/2025 10:21	08/15/2025 10:50:15	AClark		Repo/Private Tow
832	8/13/2025 13:39	08/13/2025 13:39:51	mphillips		Traffic Stop
830	8/13/2025 13:21	08/13/2025 13:37:49	hcjackson		Alarm Residential
792	8/13/2025 9:46	08/13/2025 10:11:28	hcjackson		Accident Minor
780	8/13/2025 9:12	08/13/2025 10:32:25	hcjackson		Civil Process
696	8/13/2025 0:37	08/13/2025 00:42:24	ameffert		Traffic Stop

Cleared Call Search Results

[illegible]

Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
684	8/12/2025 22:56	08/13/2025 01:34:20	ameffert		Traffic Stop
646	8/12/2025 20:50	08/12/2025 21:25:04	TTipton		Traffic Enforcement
616	8/12/2025 17:25	08/12/2025 19:33:56	Rangle		Recovered Property
582	8/12/2025 15:00	08/12/2025 15:17:31	JMurphy		Traffic Stop
559	8/12/2025 13:27	08/12/2025 14:25:34	SJohnson		Disturbance
512	8/12/2025 9:19	08/12/2025 09:20:09	AClark		CPS Referral
510	8/12/2025 9:18	08/12/2025 09:19:17	AClark		CPS Referral
503	8/12/2025 8:54	08/12/2025 09:05:47	hcjackson		Traffic Stop
499	8/12/2025 8:36	08/12/2025 08:51:45	hcjackson		Traffic Stop
381	8/11/2025 22:05	08/11/2025 22:08:03	JHall		Neighborhood Check
378	8/11/2025 22:00	08/11/2025 22:05:18	JHall		Extra Patrol
376	8/11/2025 21:57	08/11/2025 22:00:11	JHall		Business Check
373	8/11/2025 21:49	08/11/2025 21:52:21	JHall		Neighborhood Check
327	8/11/2025 16:21	08/11/2025 16:32:55	SJohnson		Civil Process
325	8/11/2025 16:13	08/11/2025 16:18:06	SJohnson		Traffic Stop
289	8/11/2025 13:47	08/11/2025 14:23:25	SJohnson		Property Damage
288	8/11/2025 13:47	08/11/2025 15:02:21	AHernandez1548		Warrant Service
266	8/11/2025 11:44	08/11/2025 11:55:36	JWalls		Traffic Stop
264	8/11/2025 11:30	08/11/2025 11:56:04	JWalls		Traffic Enforcement
106	8/10/2025 16:25	08/10/2025 16:40:14	AHernandez1548		Traffic Stop
103	8/10/2025 16:13	08/10/2025 16:20:07	AHernandez1548		Traffic Stop
914	8/9/2025 16:38	08/09/2025 16:39:55	Rangle		Repo/Private Tow

Cleared Call Search Results

[illegible]

Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
749	8/8/2025 22:29	08/08/2025 22:37:26	JTurnbaugh		Business Check
746	8/8/2025 22:21	08/08/2025 22:22:37	SBart		Suspicious Person/Vehicle
724	8/8/2025 21:02	08/08/2025 21:30:58	Rangle		Alarm Residential Fire
718	8/8/2025 20:05	08/08/2025 20:25:31	Rangle		Alarm Residential
701	8/8/2025 17:56	08/08/2025 22:22:53	Rangle		Medical Call
696	8/8/2025 17:02	08/08/2025 17:46:41	Rangle		Accident Minor
621	8/8/2025 9:30	08/08/2025 09:37:22	AHernandez1548		Traffic Stop
610	8/8/2025 8:08	08/08/2025 09:05:18	PMcEntyre		Traffic Enforcement
458	8/7/2025 18:21	08/07/2025 18:49:22	SBart		Alarm Residential
439	8/7/2025 15:51	08/07/2025 16:09:54	SBart		Alarm Residential
372	8/7/2025 9:43	08/07/2025 09:57:52	PMcEntyre		Neighborhood Check
325	8/7/2025 4:06	08/07/2025 04:09:06	JHall		Neighborhood Check
322	8/7/2025 3:50	08/07/2025 04:03:35	JHall		Neighborhood Check
319	8/7/2025 3:41	08/07/2025 03:44:33	JHall		Neighborhood Check
317	8/7/2025 3:33	08/07/2025 03:39:06	JHall		Traffic Stop
300	8/7/2025 1:34	08/07/2025 01:51:30	LCallahan		Lift Assist
287	8/7/2025 0:02	08/07/2025 00:11:21	AHernandez		Traffic Stop
261	8/6/2025 21:56	08/06/2025 23:48:56	LCallahan		Burglary Vehicle
249	8/6/2025 21:28	08/06/2025 21:37:23	Rangle		Assist Public
247	8/6/2025 21:25	08/06/2025 21:29:27	JHall		Traffic Stop
216	8/6/2025 19:05	08/06/2025 19:08:24	JHall		Neighborhood Check
200	8/6/2025 18:02	08/06/2025 18:07:40	Rangle		Reckless Driver

Cleared Call Search Results

R	r	J
I	i	A
F	f	P
L	l	L
P	p	I
T	t	S
D	d	O
N	n	

Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
150	8/6/2025 13:39	08/06/2025 14:44:37	AClark		Meet Complainant
106	8/6/2025 9:19	08/06/2025 09:49:05	SJohnson		Medical Call
994	8/5/2025 17:37	08/05/2025 17:52:05	AClark		Alarm Commercial
956	8/5/2025 14:16	08/05/2025 15:23:36	AClark		Abandoned Vehicle
897	8/5/2025 8:21	08/05/2025 08:30:54	AClark		Smoke Investigation
891	8/5/2025 7:45	08/05/2025 07:52:35	SJohnson		Traffic Stop
887	8/5/2025 7:34	08/05/2025 08:11:23	SJohnson		Extra Patrol
844	8/5/2025 0:15	08/05/2025 00:20:53	JHall		Extra Patrol
840	8/4/2025 23:59	08/05/2025 00:11:16	AHernandez		Traffic Stop
837	8/4/2025 23:52	08/05/2025 00:21:07	SBart		Motorist Assist
835	8/4/2025 23:34	08/04/2025 23:54:32	AHernandez		Suspicious Person/Vehicle
819	8/4/2025 22:29	08/04/2025 23:08:07	AHernandez		Medical Call
813	8/4/2025 22:06	08/04/2025 23:33:07	AHernandez		Theft
808	8/4/2025 21:47	08/04/2025 22:31:54	AHernandez		Meet Complainant
754	8/4/2025 15:31	08/04/2025 15:44:26	SJohnson		Traffic Stop
753	8/4/2025 15:30	08/04/2025 15:48:29	SJohnson		Reckless Driver
752	8/4/2025 15:26	08/04/2025 15:52:53	SJohnson		Extra Patrol
716	8/4/2025 12:15	08/04/2025 12:44:01	SJohnson		Reckless Driver
711	8/4/2025 11:33	08/04/2025 11:43:53	SJohnson		Civil Process
673	8/4/2025 8:42	08/04/2025 10:52:33	CStratton		Traffic Enforcement
661	8/4/2025 7:34	08/04/2025 07:43:12	SJohnson		Traffic Stop
656	8/4/2025 7:12	08/04/2025 07:27:53	SJohnson		Traffic Stop

Cleared Call Search Results

Report # I# From Last P# Type Dis Name	Call # Call # From Last P# Type Dis Name	Location Agent From Last P# Type Dis Name
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Call Number	Create Date/Time	Closed Date/Time	Created By	Dispatch Position	Call Type
654	8/4/2025 6:59	08/04/2025 07:44:40	SJohnson		Extra Patrol
651	8/4/2025 6:44	08/04/2025 06:57:39	MManning		Traffic Stop
626	8/4/2025 3:59	08/04/2025 04:10:07	AHernandez		Traffic Stop
585	8/4/2025 0:00	08/04/2025 00:07:51	RSmith		Medical Call
581	8/3/2025 23:09	08/03/2025 23:27:16	AHernandez		Motorist Assist
573	8/3/2025 22:26	08/03/2025 22:36:17	RSmith		Suspicious Person/Vehicle
571	8/3/2025 22:02	08/03/2025 22:24:36	RSmith		Medical Call
563	8/3/2025 21:25	08/03/2025 21:29:32	RSmith		Reckless Driver
508	8/3/2025 14:02	08/03/2025 15:13:54	JWalls		Neighborhood Check
487	8/3/2025 11:50	08/03/2025 11:51:33	JWalls		Extra Patrol
483	8/3/2025 11:21	08/03/2025 11:43:10	SJohnson		Motorist Assist
389	8/2/2025 23:05	08/02/2025 23:10:17	RSmith		Reckless Driver
360	8/2/2025 20:57	08/02/2025 21:05:26	AHernandez		Traffic Stop
358	8/2/2025 20:54	08/02/2025 21:47:39	SBart		Reckless Driver
343	8/2/2025 19:49	08/02/2025 20:24:18	RSmith		Medical Call
334	8/2/2025 18:59	08/02/2025 19:10:52	SBart		911 Hang up
318	8/2/2025 16:38	08/02/2025 17:48:11	AClark		Meet Complainant
221	8/2/2025 0:36	08/02/2025 00:37:50	ASheppard		Business Check
162	8/1/2025 16:39	08/01/2025 16:54:36	AHernandez1548		Traffic Stop
156	8/1/2025 16:01	08/01/2025 16:37:38	Rangle		Traffic Stop
125	8/1/2025 12:34	08/01/2025 13:04:56	SRogers		Medical Call
49	8/1/2025 1:26	08/01/2025 01:35:16	RSmith		Traffic Stop

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Police Call Type	Fire Call Type	EMS Call Type	Location
Neighborhood Check			132 HACKBERRY CREEK RD, MCLENDON CHISHOLM
	Medical Call	Medical Call	5757 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Follow Up			120 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Accident Major	Accident Major	Accident Major	W FM 550 / N STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			N STATE HIGHWAY 205 / PULLEN RD, MCLENDON CHISHOLM
Suspicious Person/Vehicle			1401 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Motorist Assist			N STATE HIGHWAY 205 / FIRESIDE DR, MCLENDON CHISHOLM
Civil Matter			1425 CORRARA DR, MCLENDON CHISHOLM
Investigation			120 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Accident Major	Accident Major	Accident Major	N STATE HIGHWAY 205 / KINGSBRIDGE LN, MCLENDON CHISHOLM
Reckless Driver			N STATE HIGHWAY 205 / PULLEN RD, MCLENDON CHISHOLM
Harassment/Threat			840 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			120 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / KENSINGTON DR, MCLENDON CHISHOLM
Alarm Commercial			120 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			KENSINGTON DR / S STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			N STATE HIGHWAY 205 / E FM 550, MCLENDON CHISHOLM
Reckless Driver			S STATE HIGHWAY 205 / LEAGUE RD, MCLENDON CHISHOLM
Business Check			250 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Investigation			1234 LIVORNO DR, MCLENDON CHISHOLM
Extra Patrol			1095 PULLEN RD, MCLENDON CHISHOLM
Neighborhood Check			359 SETTLEMENT LN, MCLENDON CHISHOLM

1

Police Call Type	Fire Call Type	EMS Call Type	Location
Traffic Stop			121 W FM 550, MCLENDON CHISHOLM
Accident Minor	Accident Minor	Accident Minor	N STATE HIGHWAY 205 / TUCKER RD, MCLENDON CHISHOLM
Follow Up			1652 VISTA CT, MCLENDON CHISHOLM
	Odor Investigation		311 BESTOWAL LN, MCLENDON CHISHOLM
Alarm Residential			1804 KENTWOOD CIR, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / KLUTTS RD, MCLENDON CHISHOLM
Traffic Stop			1136 VIA TOSCANA LN, MCLENDON CHISHOLM
Traffic Stop			1142 VIA TOSCANA LN, MCLENDON CHISHOLM
Meet Complainant			5757 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			KLUTTS RD / S STATE HIGHWAY 205, MCLENDON CHISHOLM
Medical Call	Medical Call	Medical Call	1205 SPRINGS WAY, MCLENDON CHISHOLM
Reckless Driver			N STATE HIGHWAY 205 / KINGSBRIDGE LN, MCLENDON CHISHOLM
Odor Investigation	Odor Investigation		721 KENSINGTON DR, MCLENDON CHISHOLM
Harassment/Threat			5757 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Fire Vehicle	Fire Vehicle	Fire Vehicle	250 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Accident Minor	Accident Minor		7 GREENHOLLOW LN, MCLENDON CHISHOLM
Reckless Driver			N STATE HIGHWAY 205 / PULLEN RD, MCLENDON CHISHOLM
Harassment/Threat			1959 FREDIANO LN, MCLENDON CHISHOLM
Reckless Driver			SALVATORE LN / PUGLIA CT, MCLENDON CHISHOLM
Neighborhood Check			1500 VISTA CT, MCLENDON CHISHOLM
Reckless Driver			S STATE HIGHWAY 205 / KLUTTS RD, MCLENDON CHISHOLM
Extra Patrol			1079 PULLEN RD, MCLENDON CHISHOLM

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Police Call Type	Fire Call Type	EMS Call Type	Location
Extra Patrol			214 HEIRLOOM DR, MCLENDON CHISHOLM
	Lift Assist	Lift Assist	1537 FIRENZA CT, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / KENSINGTON DR, MCLENDON CHISHOLM
	Alarm Residential Fir		1713 BUDINO DR, MCLENDON CHISHOLM
Accident Minor	Accident Minor		N STATE HIGHWAY 205 / E FM 550, MCLENDON CHISHOLM
Abandoned Vehicle			1404 AREZZO LN, MCLENDON CHISHOLM
Alarm Commercial			701 KENSINGTON DR, MCLENDON CHISHOLM
	Alarm Residential Fir		103 HARVEST RIDGE CV, MCLENDON CHISHOLM
Neighborhood Check			0 VIA TOSCANA LN, MCLENDON CHISHOLM
Neighborhood Check			110 QUAIL CREEK RD, MCLENDON CHISHOLM
Neighborhood Check			1200 SPRINGS WAY, MCLENDON CHISHOLM
Neighborhood Check			1055 KENTWOOD DR, MCLENDON CHISHOLM
Neighborhood Check			202 HARVEST RIDGE DR, MCLENDON CHISHOLM
Neighborhood Check			10 WINDSOR DR, MCLENDON CHISHOLM
	Fire		1345 W FM 550, MCLENDON CHISHOLM
	Miscellaneous		1345 W FM 550, MCLENDON CHISHOLM
Business Check			145 N STATE HIGHWAY 205, MCLENDON CHISHOLM
911 Hang up			5763 S STATE HIGHWAY 205 101, MCLENDON CHISHOLM
Traffic Stop			SALVATORE LN / AMARONE LN, MCLENDON CHISHOLM
Parking Enforcement			SETTLEMENT LN / ESTATE LN, MCLENDON CHISHOLM
Traffic Stop			FM 1139 / E FM 550, MCLENDON CHISHOLM
Traffic Stop			397 N STATE HIGHWAY 205, MCLENDON CHISHOLM

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Police Call Type	Fire Call Type	EMS Call Type	Location
	Medical Call	Medical Call	1100 KINGSTON CT, MCLENDON CHISHOLM
Harassment/Threat			1401 ARTESIA LN, MCLENDON CHISHOLM
Traffic Stop			1712 CONNIE LN, MCLENDON CHISHOLM
Traffic Stop			286 E FM 550, MCLENDON CHISHOLM
Extra Patrol			357 SETTLEMENT LN, MCLENDON CHISHOLM
Traffic Stop			1142 VIA TOSCANA LN, MCLENDON CHISHOLM
Traffic Stop			BERTINO WAY / PISA CT, MCLENDON CHISHOLM
Traffic Stop			1112 VIA TOSCANA LN, MCLENDON CHISHOLM
Traffic Stop			602 BRIDGEWAY LN, MCLENDON CHISHOLM
Traffic Enforcement			355 SETTLEMENT LN, MCLENDON CHISHOLM
Extra Patrol			350 SETTLEMENT LN, MCLENDON CHISHOLM
Traffic Stop			KINGSTON CT / S STATE HIGHWAY 205, MCLENDON CHISHOLM
Meet Complainant			1850 COSTA VERDE DR, MCLENDON CHISHOLM
Harassment/Threat			156 SETTLEMENT LN, MCLENDON CHISHOLM
Animal Loose Livestock			N STATE HIGHWAY 205 / TUCKER RD, MCLENDON CHISHOLM
Theft			1652 VISTA CT, MCLENDON CHISHOLM
Repo/Private Tow			1613 AMALFI CT, MCLENDON CHISHOLM
Traffic Stop			629 STAMPEDE RUN, MCLENDON CHISHOLM
Alarm Residential			518 HIGHWATER XING, MCLENDON CHISHOLM
Accident Minor	Accident Minor		KENSINGTON DR / S STATE HIGHWAY 205, MCLENDON CHISHOLM
Civil Process			1814 BERTINO WAY, MCLENDON CHISHOLM
Traffic Stop			N STATE HIGHWAY 205 / PULLEN RD, MCLENDON CHISHOLM

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Police Call Type	Fire Call Type	EMS Call Type	Location
Traffic Stop	Medical Call	Medical Call	1155 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Enforcement			1274 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Recovered Property			421 CATTLE BARRON DR, MCLENDON CHISHOLM
Traffic Stop			2204 FM 1139, MCLENDON CHISHOLM
Disturbance			1808 NAVARRE WAY, MCLENDON CHISHOLM
CPS Referral			1624 VENETO DR, MCLENDON CHISHOLM
CPS Referral			1507 PISA CT, MCLENDON CHISHOLM
Traffic Stop			1136 VIA TOSCANA LN, MCLENDON CHISHOLM
Traffic Stop			1130 VIA TOSCANA LN, MCLENDON CHISHOLM
Neighborhood Check			1087 PULLEN RD, MCLENDON CHISHOLM
Extra Patrol			358 SETTLEMENT LN, MCLENDON CHISHOLM
Business Check			1340 W FM 550, MCLENDON CHISHOLM
Neighborhood Check			0 CHAPEL HILL LN, MCLENDON CHISHOLM
Civil Process			1814 BERTINO WAY, MCLENDON CHISHOLM
Traffic Stop			1845 PULLEN RD, MCLENDON CHISHOLM
Property Damage			2140 W FM 550, MCLENDON CHISHOLM
Warrant Service			6 DANCING WATERS LN, MCLENDON CHISHOLM
Traffic Stop			130 SETTLEMENT LN, MCLENDON CHISHOLM
Traffic Enforcement			349 SETTLEMENT LN, MCLENDON CHISHOLM
Traffic Stop			PADDOCK LN / E FM 550, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / W FM 550, MCLENDON CHISHOLM
Repo/Private Tow			N STATE HIGHWAY 205 / BRIAR GLEN LN, MCLENDON CHISHOLM

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Police Call Type	Fire Call Type	EMS Call Type	Location
Business Check			278 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Suspicious Person/Vehicle			250 S STATE HIGHWAY 205, MCLENDON CHISHOLM
	Alarm Residential Fir		1212 LUCCA CT, MCLENDON CHISHOLM
Alarm Residential			3079 W FM 550, MCLENDON CHISHOLM
Deceased Person	Medical Call	Medical Call	411 S SMITH RD, MCLENDON CHISHOLM
Accident Minor	Accident Minor		N STATE HIGHWAY 205 / PULLEN RD, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / KLUTTS RD, MCLENDON CHISHOLM
Traffic Enforcement			120 SETTLEMENT LN, MCLENDON CHISHOLM
Alarm Residential			1652 VISTA CT, MCLENDON CHISHOLM
Alarm Residential			102 PADDOCK LN, MCLENDON CHISHOLM
Neighborhood Check			10 WINDSOR DR, MCLENDON CHISHOLM
Neighborhood Check			1213 ARTESIA LN, MCLENDON CHISHOLM
Neighborhood Check			0 VIA TOSCANA LN, MCLENDON CHISHOLM
Neighborhood Check			0 CHAPEL HILL LN, MCLENDON CHISHOLM
Traffic Stop			1150 N STATE HIGHWAY 205, MCLENDON CHISHOLM
	Lift Assist	Lift Assist	1811 MOSCATEL LN, MCLENDON CHISHOLM
Traffic Stop			N STATE HIGHWAY 205 / E FM 550, MCLENDON CHISHOLM
Burglary Vehicle			1837 BELLAGIO LN, MCLENDON CHISHOLM
	Assist Public		120 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			1449 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Neighborhood Check			10 WINDSOR DR, MCLENDON CHISHOLM
Reckless Driver			S STATE HIGHWAY 205 / E FM 550, MCLENDON CHISHOLM

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Police Call Type	Fire Call Type	EMS Call Type	Location
Meet Complainant			1525 VISTA CT, MCLENDON CHISHOLM
	Medical Call	Medical Call	1811 MOSCATEL LN, MCLENDON CHISHOLM
Alarm Commercial			1371 W FM 550, MCLENDON CHISHOLM
Abandoned Vehicle			N STATE HIGHWAY 205 / BRIAR GLEN LN, MCLENDON CHISHOLM
	Smoke Investigation		3544 W FM 550, MCLENDON CHISHOLM
Traffic Stop			SETTLEMENT LN / BIRTHRIGHT LN, MCLENDON CHISHOLM
Extra Patrol			104 SETTLEMENT LN, MCLENDON CHISHOLM
Extra Patrol			355 SETTLEMENT LN, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / VIA TOSCANA LN, MCLENDON CHISHOLM
Motorist Assist			E FM 550 / HACKBERRY CREEK RD, MCLENDON CHISHOLM
Suspicious Person/Vehicle			120 N STATE HIGHWAY 205, MCLENDON CHISHOLM
	Medical Call	Medical Call	1811 MOSCATEL LN, MCLENDON CHISHOLM
Theft			1906 BENEDETTO WAY, MCLENDON CHISHOLM
Meet Complainant			1750 E FM 550, MCLENDON CHISHOLM
Traffic Stop			319 BESTOWAL LN, MCLENDON CHISHOLM
Reckless Driver			5757 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Extra Patrol			104 SETTLEMENT LN, MCLENDON CHISHOLM
Reckless Driver			LEAGUE RD / S STATE HIGHWAY 205, MCLENDON CHISHOLM
Civil Process			1814 BERTINO WAY, MCLENDON CHISHOLM
Traffic Enforcement			353 SETTLEMENT LN, MCLENDON CHISHOLM
Traffic Stop			SETTLEMENT LN / BIRTHRIGHT LN, MCLENDON CHISHOLM
Traffic Stop			ESTATE LN / SETTLEMENT LN, MCLENDON CHISHOLM

2

Police Call Type	Fire Call Type	EMS Call Type	Location
Extra Patrol			104 SETTLEMENT LN, MCLENDON CHISHOLM
Traffic Stop			109 PULLEN RD, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / VIA TOSCANA LN, MCLENDON CHISHOLM
	Medical Call	Medical Call	1614 RIPASSO WAY, MCLENDON CHISHOLM
Motorist Assist	Traffic Control		VIA TOSCANA LN / S STATE HIGHWAY 205, MCLENDON CHISHOLM
Suspicious Person/Vehicle			1530 SALVATORE LN, MCLENDON CHISHOLM
	Medical Call	Medical Call	1061 FRONTIER TRL, MCLENDON CHISHOLM
Reckless Driver			S STATE HIGHWAY 205 / E FM 550, MCLENDON CHISHOLM
Neighborhood Check			112 ENDOWMENT LN, MCLENDON CHISHOLM
Extra Patrol			401 CATTLE BARRON DR, MCLENDON CHISHOLM
Motorist Assist			1101 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Reckless Driver			N STATE HIGHWAY 205 / TUCKER RD, MCLENDON CHISHOLM
Traffic Stop			N STATE HIGHWAY 205 / KINGSBRIDGE LN, MCLENDON CHISHOLM
Reckless Driver			S STATE HIGHWAY 205 / E FM 550, MCLENDON CHISHOLM
	Medical Call	Medical Call	1513 BARROLO DR, MCLENDON CHISHOLM
911 Hang up			13 FIRESIDE DR, MCLENDON CHISHOLM
Meet Complainant			561 S STATE HIGHWAY 205, MCLENDON CHISHOLM
Business Check			151 N STATE HIGHWAY 205, MCLENDON CHISHOLM
Traffic Stop			W FM 550 / CHAPEL HILL LN, MCLENDON CHISHOLM
Traffic Stop			1341 S STATE HIGHWAY 205, MCLENDON CHISHOLM
	Medical Call	Medical Call	460 E FM 550, MCLENDON CHISHOLM
Traffic Stop			S STATE HIGHWAY 205 / KLUTTS RD, MCLENDON CHISHOLM

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	542	False		542	False	2025-00020418
	MCFDE221	True			False	2025-00000542
	518	False		518	False	2025-00020364
TX	568	True		568	False	2025-00020362
TX	549	True		549	False	2025-00020332
TX	551	True	HOBERT POOLS	551	False	2025-00020306
TX	568	False		568	False	2025-00020298
TX	518	False		518	False	2025-00020297
	518	True		518	False	2025-00020292
TX	568	True		568	False	2025-00020279
TX	544	True	950	544	False	2025-00020236
TX	530	False		530	False	2025-00020233
TX	519	False		519	False	2025-00020229
TX	544	True		544	False	2025-00020197
	551	True		551	False	2025-00020196
TX	549	True	600	549	False	2025-00020185
TX	544	False		544	False	2025-00020170
TX	530	False		530	False	2025-00020149
TX	543	False		543	False	2025-00020109
TX	556	False		556	False	2025-00019998
TX	542	False		542	False	2025-00019977
TX	542	False		542	False	2025-00019976

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	538	False		538	False	2025-00019954
TX	538	True		538	False	2025-00019953
TX	550	False		550	False	2025-00019949
TX	MCFDE221	False			False	2025-00000531
TX	543	True		543	False	2025-00019916
TX	546	False		546	False	2025-00019883
TX	560	False		560	False	2025-00019850
TX	560	False		560	False	2025-00019849
	560	False	JAIL LOBBY	560	False	2025-00019846
TX	549	False		549	False	2025-00019833
TX	MCFDE221	True			False	2025-00000530
TX	555	False		555	False	2025-00019825
TX	MCFDE221	False			False	2025-00000527
	549	True	950	549	False	2025-00019818
TX	MCFDE221	True			False	2025-00000526
TX	559	True		559	False	2025-00019800
TX	549	True		549	False	2025-00019769
TX	544	True		544	False	2025-00019768
TX	559	False		559	False	2025-00019748
TX	559	False		559	False	2025-00019703
TX	559	False		559	False	2025-00019701
TX	542	False		542	False	2025-00019668

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	542	False		542	False	2025-00019667
TX	MCFDE221	True			False	2025-00000523
TX	542	False		542	False	2025-00019647
TX	MCFDE221	False			False	2025-00000522
TX	538	True		538	False	2025-00019636
TX	539	True		539	False	2025-00019633
TX	539	True		539	False	2025-00019613
TX	MCFDE221	True			False	2025-00000521
TX	542	False		542	False	2025-00019582
TX	542	False		542	False	2025-00019558
TX	542	False		542	False	2025-00019557
TX	542	False		542	False	2025-00019556
TX	542	False		542	False	2025-00019555
TX	542	False		542	False	2025-00019554
	MCFDE221	False			False	2025-00000520
	MCFD	False			False	2025-00000519
TX	543	False		543	False	2025-00019476
TX	543	True		543	False	2025-00019472
TX	546	False		546	False	2025-00019450
TX	560	False		560	False	2025-00019439
TX	560	False		560	False	2025-00019435
TX	539	False		539	False	2025-00019409

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	MCFD	True			False	2025-00000517
TX	560	True		560	False	2025-00019404
TX	539	False		539	False	2025-00019390
TX	543	False		543	False	2025-00019359
TX	542	False		542	False	2025-00019356
TX	560	False		560	False	2025-00019313
TX	560	False		560	False	2025-00019312
TX	560	False		560	False	2025-00019311
TX	532	True		532	False	2025-00019310
TX	532	True		532	False	2025-00019306
TX	532	False		532	False	2025-00019292
TX	551	False		551	False	2025-00019248
TX	559	True		559	False	2025-00019234
TX	551	False		551	False	2025-00019214
TX	544	False		544	False	2025-00019168
TX	559	False		559	False	2025-00019165
TX	1543	False			False	2025-00019154
TX	530	False		530	False	2025-00019001
TX	530	True		530	False	2025-00019000
TX	MCFDS221	True			False	2025-00000502
TX	403	False			False	2025-00018983
TX	546	False		546	False	2025-00018961

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	566	True	950	566	False	2025-00018955
TX	543	False		543	False	2025-00018932
TX	538	True		538	False	2025-00018919
TX	538	False		538	False	2025-00018909
TX	538	True		538	False	2025-00018902
TX	535	False		535	False	2025-00018885
TX	535	False		535	False	2025-00018883
TX	560	False		560	False	2025-00018880
TX	560	True		560	False	2025-00018878
TX	542	False		542	False	2025-00018833
TX	542	False		542	False	2025-00018831
TX	542	False		542	False	2025-00018829
TX	542	False		542	False	2025-00018827
TX	403	False			False	2025-00018804
TX	560	False		560	False	2025-00018803
TX	532	False		532	False	2025-00018788
TX	529	True	600	529	False	2025-00018787
TX	532	False		532	False	2025-00018780
TX	532	True		532	False	2025-00018779
TX	560	False		560	False	2025-00018709
TX	560	False		560	False	2025-00018706
TX		False			False	

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	544	False		544	False	2025-00018576
TX	544	False		544	False	2025-00018574
TX	MCFDE221	True			False	2025-00000496
TX	549	True		549	False	2025-00018561
TX	MCFDS221	True			False	2025-00000495
TX	MCFDS221	True	SHELL		False	2025-00000494
TX	559	False		559	False	2025-00018525
TX	559	False		559	False	2025-00018522
TX	544	True		544	False	2025-00018453
TX	559	True		559	False	2025-00018446
TX	559	False		559	False	2025-00018423
TX	542	False		542	False	2025-00018412
TX	542	False		542	False	2025-00018410
TX	542	False		542	False	2025-00018407
TX	542	False		542	False	2025-00018406
TX	MCFDE221	True			False	2025-00000491
TX	530	False		530	False	2025-00018389
TX	542	True	353 NICOLE DR	542	False	2025-00018383
	MCFDE221	False			False	2025-00000490
TX	542	False		542	False	2025-00018374
TX	542	False		542	False	2025-00018356
TX		False			False	

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	560	False		560	False	2025-00018332
TX	MCFDE221	True			False	2025-00000488
	539	True		539	False	2025-00018272
TX	539	True	110 BRIAR GLEN	539	False	2025-00018257
TX	MCFDE221	True			False	2025-00000487
TX	560	True		560	False	2025-00018239
TX	560	True		560	False	2025-00018238
TX	542	False		542	False	2025-00018213
TX	566	False		566	False	2025-00018211
TX	556	False		556	False	2025-00018209
	566	True		566	False	2025-00018206
TX	MCFDE221	True			False	2025-00000485
TX	556	False		556	False	2025-00018197
TX	556	False		556	False	2025-00018194
TX	560	True		560	False	2025-00018170
	539	False		539	False	2025-00018171
TX	560	True		560	False	2025-00018169
TX	532	True		532	False	2025-00018154
TX	403	False			False	2025-00018151
TX	539	True		539	False	2025-00018145
TX	560	True		560	False	2025-00018141
TX	560	True		560	False	2025-00018140

State	Primary Unit	Additional Units	Secondary Unit Location	Primary Officer	Canceled Flag	Primary Incident
TX	560	True		560	False	2025-00018139
TX	560	True		560	False	2025-00018136
TX	543	False		543	False	2025-00018127
TX	MCFDT221	True			False	2025-00000484
TX	MCFDB221	True			False	2025-00000483
TX	542	False		542	False	2025-00018087
TX	MCFDT221	True			False	2025-00000482
TX		False			False	
TX	532	False		532	False	2025-00018074
TX	532	False		532	False	2025-00018067
TX	560	True	1100 STATE HIGHWAY 205	560	False	2025-00018065
TX		False			False	
TX	551	False		551	False	2025-00018017
TX	760	False		760	False	2025-00012656
TX	MCFDE221	True			False	2025-00000477
TX	551	True		551	False	2025-00018004
TX	568	False		568	False	2025-00018002
TX	555	False		555	False	2025-00017969
TX	519	False		519	False	2025-00017955
TX	560	True			False	2025-00017953
TX	MCFDE221	True			False	2025-00000474
TX	543	True		543	False	2025-00017904

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX1990000: Rockwall County Sheriff's Office		24	MC13	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC33	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21X	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC13	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC31	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21X	ROCKWALL COUNTY EMS

Page: 26 of 32

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		24	MC13	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC13	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC44	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX303: McLendon-Chisholm Fire Department		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC13	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC43X	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC31	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC31	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC21	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC12	ROCKWALL COUNTY EMS

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21X	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC31	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC41	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC44	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC13	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC33	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
		22	MC22	ROCKWALL COUNTY EMS

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC21	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC13	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC31	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC31X	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office				
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS

Primary Incident ORI	Case Number	Beat	Quadrant	District
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC33	ROCKWALL COUNTY EMS
		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC44	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC21	ROCKWALL COUNTY EMS
TX1990200: Royse City Police Department		22	MC22	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC32	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC22	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		24	MC33	ROCKWALL COUNTY EMS
TX303: McLendon-Chisholm Fire Department		24	MC12	ROCKWALL COUNTY EMS
TX1990000: Rockwall County Sheriff's Office		22	MC45	ROCKWALL COUNTY EMS



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

Wanda Smith *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.

	Aug-2025	Jul-2025	Jun-2025	May-2025	Apr-2025	Mar-2025	Feb-2025	Jan-2025	Dec-2024	Nov-2024	Oct-2024	Sep-2024
Homes	1,852	1,852	1,843	1,835	1,812	1,807	1,792	1,783	1,768	1,742	1,747	1,736
Resi Rcy Tonnage	25.41	47.69	45.12	41.38	34.03	31.72	49.8	56.65	48.13	37.27	29.24	50.36
Pounds / Home / Month	27.44	51.5	48.96	45.1	37.56	35.11	55.58	63.54	54.45	42.79	33.47	58.02



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.

	Aug-2025	Jul-2025	Jun-2025	May-2025	Apr-2025	Mar-2025	Feb-2025	Jan-2025	Dec-2024	Nov-2024	Oct-2024	Sep-2024
Service Opportunities	16,622	16,622	16,540	16,484	16,276	16,224	16,094	16,016	15,921	15,696	15,739	15,626
Service Inquiries	20	14	11	22	12	28	15	7	17	21	20	3
Per 1,000 Service Opps	1.2	0.84	0.67	1.33	0.74	1.73	0.93	0.44	1.07	1.34	1.27	0.19



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 08/01/02025 - 08/31/02025

Date	Account	Address	Service Type	Service Code
08/01/02025	108255-2205	JOHN HAWKINS	RESI-RECYCLE	SERVICE RCYCART
08/01/02025	108255-2381	2885 W FM 550	RESI-RECYCLE	HAUL RCY CART
08/01/02025	108255-1208	DAVID LARSEN	RESI-RECYCLE	SERVICE RCYCART
08/04/02025	108255-1208	DAVID LARSEN	RESI-RECYCLE	SERVICE RCYCART
			Total RESI-RECYCLE: 4	
08/01/02025	108255-2381	2885 W FM 550	RESI-TRASH	SERVICE TRASH CART
08/01/02025	108255-2205	JOHN HAWKINS	RESI-TRASH	SERVICE TRASH CART
08/01/02025	108255-623	MARK KEIFFER	RESI-TRASH	SERVICE TRASH CART
08/01/02025	108255-2381	2885 W FM 550	RESI-TRASH	SERVICE TRASH CART
08/01/02025	108255-1369	JARROD KENNEDY	RESI-TRASH	SERVICE TRASH CART
08/05/02025	108255-2205	JOHN HAWKINS	RESI-TRASH	SERVICE TRASH CART
08/08/02025	108255-1617	AMBER JOHNSON	RESI-TRASH	SERVICE TRASH CART
08/08/02025	108255-1146	LUCINDA ROGERS	RESI-TRASH	SERVICE TRASH CART
08/21/02025	108255-569	DEBREE, LINDA	RESI-TRASH	SERVICE TRASH CART
08/21/02025	108255-2452	2031 TREBBIANO LN	RESI-TRASH	SERVICE TRASH CART

08/28/02025	108255-1336	JAMI LAIR	RESI-TRASH	SERVICE TRASH CART
08/29/02025	108255-2000	KRISTINE ITURRINO	RESI-TRASH	SERVICE TRASH CART
08/29/02025	108255-165	GINA SAINT- ELIEN	RESI-TRASH	SERVICE TRASH CART
08/29/02025	108255-749	DALE MILES	RESI-TRASH	SERVICE TRASH CART
08/29/02025	108255-1973	CAROL & DAVID WILLIAMS	RESI-TRASH	SERVICE TRASH CART
08/29/02025	108255-2000	KRISTINE ITURRINO	RESI-TRASH	SERVICE TRASH CART

Total RESI-TRASH: 16

Total Inquiries: 20

Municipal Monthly Report – August 2025

Burgess has completed the following services for the City of McLendon-Chisholm for the month of August 2025.

Municipal Plan Reviews - 52

Municipal Permits Issued - 50

Total Inspections – 446

- Passed – 307
- Failed – 139

Thank You,

Melissa Dennis
Municipal Services Manager
Burgess Construction Consultants, Inc.
195 Murray Farm Rd - Ste 200
Fairview, TX 75069
o. 469-424-4786

Date	Builder	Address
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8/1/2025	City of McLendon-Chisholm	214 Settlement Lane
8/1/2025	City of McLendon-Chisholm	214 Settlement Lane
8/1/2025	City of McLendon-Chisholm	214 Settlement Lane
8/1/2025	City of McLendon-Chisholm	214 Settlement Lane
8/1/2025	City of McLendon-Chisholm	745 Kensington Drive - Pool & Arbor
8/1/2025	City of McLendon-Chisholm	Water Supply Plant Rockwall Co Mud No 10 - Bond Beam
8/1/2025	City of McLendon-Chisholm	1955 Benedetto Way
8/1/2025	City of McLendon-Chisholm	528 Birthright Lane
8/1/2025	City of McLendon-Chisholm	225 League Road
8/1/2025	City of McLendon-Chisholm	428 Estate Lane
8/1/2025	City of McLendon-Chisholm	428 Estate Lane
8/1/2025	City of McLendon-Chisholm	226 Settlement Lane
8/1/2025	City of McLendon-Chisholm	1955 Benedetto Way
8/1/2025	City of McLendon-Chisholm	411 Estate Lane - Irrigation
8/1/2025	City of McLendon-Chisholm	761 E FM 550 - Metal Acc Bldg
8/1/2025	City of McLendon-Chisholm	761 E FM 550 - Metal Acc Bldg
8/1/2025	City of McLendon-Chisholm	412 Estate Lane - Irrigation
8/1/2025	City of McLendon-Chisholm	415 Estate Lane - Irrigation
8/1/2025	City of McLendon-Chisholm	1412 Wells Circle - Pool
8/4/2025	City of McLendon-Chisholm	2403 Carpano Lane
8/4/2025	City of McLendon-Chisholm	2403 Carpano Lane
8/4/2025	City of McLendon-Chisholm	2403 Carpano Lane
8/4/2025	City of McLendon-Chisholm	1826 Costa Verde Drive
8/4/2025	City of McLendon-Chisholm	1826 Costa Verde Drive
8/4/2025	City of McLendon-Chisholm	2212 Grillo Lane
8/4/2025	City of McLendon-Chisholm	2403 Carpano Lane
8/4/2025	City of McLendon-Chisholm	2212 Grillo Lane
8/4/2025	City of McLendon-Chisholm	532 Birthright Lane
8/4/2025	City of McLendon-Chisholm	536 Birthright Lane
8/4/2025	City of McLendon-Chisholm	532 Birthright Lane
8/4/2025	City of McLendon-Chisholm	504 Birthright Lane
8/4/2025	City of McLendon-Chisholm	2212 Grillo Lane
8/4/2025	City of McLendon-Chisholm	532 Birthright Lane
8/4/2025	City of McLendon-Chisholm	504 Birthright Lane
8/4/2025	City of McLendon-Chisholm	536 Birthright Lane
8/4/2025	City of McLendon-Chisholm	532 Birthright Lane
8/4/2025	City of McLendon-Chisholm	2212 Grillo Lane
8/4/2025	City of McLendon-Chisholm	536 Birthright Lane
8/4/2025	City of McLendon-Chisholm	504 Birthright Lane
8/5/2025	City of McLendon-Chisholm	1740 Secco Way
8/5/2025	City of McLendon-Chisholm	1740 Secco Way
8/5/2025	City of McLendon-Chisholm	745 Kensington Drive - Pool & Arbor
8/5/2025	City of McLendon-Chisholm	1740 Secco Way
8/5/2025	City of McLendon-Chisholm	1740 Secco Way
8/5/2025	City of McLendon-Chisholm	37 Fireside Drive - Kitchen Remodel

8/5/2025	City of McLendon-Chisholm	117 Settlement Lane - Garage
8/5/2025	City of McLendon-Chisholm	222 Settlement Lane
8/5/2025	City of McLendon-Chisholm	225 League Road
8/5/2025	City of McLendon-Chisholm	347 Success Drive
8/5/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/5/2025	City of McLendon-Chisholm	1122 Cambridge Court - Pool
8/6/2025	City of McLendon-Chisholm	320 Bestowal Lane - Gas Line
8/6/2025	City of McLendon-Chisholm	508 Birthright Lane
8/6/2025	City of McLendon-Chisholm	1814 Costa Verde Drive
8/6/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/6/2025	City of McLendon-Chisholm	230 Settlement Lane
8/6/2025	City of McLendon-Chisholm	218 Settlement Lane
8/6/2025	City of McLendon-Chisholm	210 Settlement Lane
8/6/2025	City of McLendon-Chisholm	1818 Verona Lane
8/6/2025	City of McLendon-Chisholm	2236 Grillo Lane
8/6/2025	City of McLendon-Chisholm	2117 Nerello Way
8/6/2025	City of McLendon-Chisholm	528 Birthright Lane
8/6/2025	City of McLendon-Chisholm	1776 Secco Way - Irrigation
8/6/2025	City of McLendon-Chisholm	161 Pullen Road - Water Heater
8/6/2025	City of McLendon-Chisholm	1846 Costa Verde Drive
8/6/2025	City of McLendon-Chisholm	1630 Secco Way
8/6/2025	City of McLendon-Chisholm	214 Settlement Lane
8/6/2025	City of McLendon-Chisholm	1630 Secco Way
8/6/2025	City of McLendon-Chisholm	1838 Dolce Lane - Irrigation
8/6/2025	City of McLendon-Chisholm	2019 Trebbiano Lane - Irrigation
8/6/2025	City of McLendon-Chisholm	2352 Flora Drive - Irrigation
8/6/2025	City of McLendon-Chisholm	214 Settlement Lane
8/6/2025	City of McLendon-Chisholm	1630 Secco Way
8/6/2025	City of McLendon-Chisholm	1846 Costa Verde Drive
8/6/2025	City of McLendon-Chisholm	1630 Secco Way
8/6/2025	City of McLendon-Chisholm	214 Settlement Lane
8/6/2025	City of McLendon-Chisholm	1846 Costa Verde Drive
8/7/2025	City of McLendon-Chisholm	1846 Costa Verde Drive
8/7/2025	City of McLendon-Chisholm	1017 Abbey Lane
8/7/2025	City of McLendon-Chisholm	2403 Carpano Lane
8/7/2025	City of McLendon-Chisholm	424 Estate Lane
8/7/2025	City of McLendon-Chisholm	2403 Carpano Lane
8/7/2025	City of McLendon-Chisholm	2252 Grillo Lane
8/7/2025	City of McLendon-Chisholm	2403 Carpano Lane
8/7/2025	City of McLendon-Chisholm	177 W SH 550 - Village of Chisholm Retail
8/7/2025	City of McLendon-Chisholm	424 Estate Lane
8/7/2025	City of McLendon-Chisholm	2112 Nerello Way
8/7/2025	City of McLendon-Chisholm	2112 Nerello Way
8/7/2025	City of McLendon-Chisholm	2112 Nerello Way
8/7/2025	City of McLendon-Chisholm	2112 Nerello Way
8/7/2025	City of McLendon-Chisholm	225 League Road
8/7/2025	City of McLendon-Chisholm	109 Sweet Tea Road

8/7/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/7/2025	City of McLendon-Chisholm	109. Sweet Tea Road
8/8/2025	City of McLendon-Chisholm	339 Success Drive
8/8/2025	City of McLendon-Chisholm	2313 Flora Drive - Irrigation
8/8/2025	City of McLendon-Chisholm	407 Estate Lane
8/8/2025	City of McLendon-Chisholm	320 Bestowal Lane - Pool
8/8/2025	City of McLendon-Chisholm	1858 Costa Verde Drive
8/8/2025	City of McLendon-Chisholm	407 Estate Lane
8/8/2025	City of McLendon-Chisholm	1412 Wells Circle - Pool
8/8/2025	City of McLendon-Chisholm	745 Kensington Drive - Pool & Arbor
8/8/2025	City of McLendon-Chisholm	745 Kensington Drive - Pool & Arbor
8/8/2025	City of McLendon-Chisholm	404 Estate Lane
8/8/2025	City of McLendon-Chisholm	403 Estate Lane
8/8/2025	City of McLendon-Chisholm	339 Success Drive
8/8/2025	City of McLendon-Chisholm	339 Success Drive
8/8/2025	City of McLendon-Chisholm	761 E FM 550 - Metal Acc Bldg
8/8/2025	City of McLendon-Chisholm	508 Birthright Lane
8/8/2025	City of McLendon-Chisholm	528 Birthright Lane
8/8/2025	City of McLendon-Chisholm	222 Settlement Lane
8/8/2025	City of McLendon-Chisholm	2252 Grillo Lane
8/8/2025	City of McLendon-Chisholm	1858 Costa Verde Drive
8/8/2025	City of McLendon-Chisholm	532 Birthright Lane
8/8/2025	City of McLendon-Chisholm	524 Birthright Lane
8/8/2025	City of McLendon-Chisholm	516 Birthright Lane
8/8/2025	City of McLendon-Chisholm	512 Birthright Lane
8/8/2025	City of McLendon-Chisholm	1736 Salvatore Lane - Pool & Patio Cover
8/8/2025	City of McLendon-Chisholm	536 Birthright Lane
8/8/2025	City of McLendon-Chisholm	532 Birthright Lane
8/8/2025	City of McLendon-Chisholm	512 Birthright Lane
8/8/2025	City of McLendon-Chisholm	536 Birthright Lane
8/8/2025	City of McLendon-Chisholm	1740 Secco Way
8/8/2025	City of McLendon-Chisholm	524 Birthright Lane
8/8/2025	City of McLendon-Chisholm	516 Birthright Lane
8/8/2025	City of McLendon-Chisholm	512 Birthright Lane
8/8/2025	City of McLendon-Chisholm	1736 Salvatore Lane - Pool & Patio Cover
8/8/2025	City of McLendon-Chisholm	524 Birthright Lane
8/8/2025	City of McLendon-Chisholm	516 Birthright Lane
8/8/2025	City of McLendon-Chisholm	512 Birthright Lane
8/8/2025	City of McLendon-Chisholm	504 Birthright Lane
8/8/2025	City of McLendon-Chisholm	504 Birthright Lane
8/8/2025	City of McLendon-Chisholm	532 Birthright Lane
8/8/2025	City of McLendon-Chisholm	524 Birthright Lane
8/8/2025	City of McLendon-Chisholm	516 Birthright Lane
8/11/2025	City of McLendon-Chisholm	1403 Arezzo Lane - Pool
8/11/2025	City of McLendon-Chisholm	347 Success Drive
8/11/2025	City of McLendon-Chisholm	407 Estate Lane
8/11/2025	City of McLendon-Chisholm	407 Estate Lane

8/11/2025	City of McLendon-Chisholm	411 Estate Lane
8/11/2025	City of McLendon-Chisholm	411 Estate Lane
8/11/2025	City of McLendon-Chisholm	411 Estate Lane
8/11/2025	City of McLendon-Chisholm	411 Estate Lane
8/11/2025	City of McLendon-Chisholm	1725 Salvatore Lane
8/11/2025	City of McLendon-Chisholm	1776 Secco Way - Irrigation
8/11/2025	City of McLendon-Chisholm	2738 Dowell Road
8/11/2025	City of McLendon-Chisholm	1222 E FM 550 - Generator
8/11/2025	City of McLendon-Chisholm	1814 Costa Verde Drive
8/11/2025	City of McLendon-Chisholm	1814 Costa Verde Drive
8/11/2025	City of McLendon-Chisholm	1222 E FM 550 - Generator
8/11/2025	City of McLendon-Chisholm	745 Kensington Drive - Pool & Arbor
8/12/2025	City of McLendon-Chisholm	416 Barnfield Way
8/12/2025	City of McLendon-Chisholm	2212 Grillo Lane
8/12/2025	City of McLendon-Chisholm	1812 Navarre Way
8/12/2025	City of McLendon-Chisholm	1727 Grenache Drive
8/13/2025	City of McLendon-Chisholm	225 League Road
8/13/2025	City of McLendon-Chisholm	306 Pioneer Court
8/13/2025	City of McLendon-Chisholm	1740 Secco Way
8/13/2025	City of McLendon-Chisholm	2233 Grillo Lane - Irrigation
8/13/2025	City of McLendon-Chisholm	1826 Costa Verde Drive - Irrigation
8/13/2025	City of McLendon-Chisholm	2252 Grillo Lane
8/13/2025	City of McLendon-Chisholm	2252 Grillo Lane
8/13/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/13/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/13/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/13/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/13/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/13/2025	City of McLendon-Chisholm	306 Pioneer Court
8/13/2025	City of McLendon-Chisholm	306 Pioneer Court
8/13/2025	City of McLendon-Chisholm	311 Success Drive - Generator
8/13/2025	City of McLendon-Chisholm	311 Success Drive - Generator
8/14/2025	City of McLendon-Chisholm	218 Settlement Lane
8/14/2025	City of McLendon-Chisholm	1630 Secco Way
8/14/2025	City of McLendon-Chisholm	1630 Secco Way
8/14/2025	City of McLendon-Chisholm	1630 Secco Way
8/14/2025	City of McLendon-Chisholm	1630 Secco Way
8/14/2025	City of McLendon-Chisholm	1952 Frediano Lane - Solar
8/14/2025	City of McLendon-Chisholm	202 Settlement Lane
8/14/2025	City of McLendon-Chisholm	2117 Nerello Way
8/14/2025	City of McLendon-Chisholm	2117 Nerello Way
8/14/2025	City of McLendon-Chisholm	225 League Road
8/14/2025	City of McLendon-Chisholm	351 Success Drive
8/14/2025	City of McLendon-Chisholm	355 Success Drive
8/14/2025	City of McLendon-Chisholm	230 Settlement Lane
8/14/2025	City of McLendon-Chisholm	210 Settlement Lane
8/14/2025	City of McLendon-Chisholm	222 Settlement Lane

8/14/2025	City of McLendon-Chisholm	2244 Grillo Lane
8/14/2025	City of McLendon-Chisholm	2244 Grillo Lane
8/14/2025	City of McLendon-Chisholm	2419 Carpano Lane
8/14/2025	City of McLendon-Chisholm	2415 Carpano Lane
8/14/2025	City of McLendon-Chisholm	2411 Carpano Lane
8/14/2025	City of McLendon-Chisholm	428 Estate Lane - Irrigation
8/14/2025	City of McLendon-Chisholm	1403 Arezzo Lane - Sidewalk Repair
8/15/2025	City of McLendon-Chisholm	1838 Abruzzo Drive
8/15/2025	City of McLendon-Chisholm	1814 Costa Verde Drive
8/15/2025	City of McLendon-Chisholm	1760 Secco Way
8/15/2025	City of McLendon-Chisholm	1760 Secco Way
8/15/2025	City of McLendon-Chisholm	1525 Vista Court - Pool
8/15/2025	City of McLendon-Chisholm	536 Birthright Lane
8/15/2025	City of McLendon-Chisholm	524 Birthright Lane
8/15/2025	City of McLendon-Chisholm	536 Birthright Lane
8/15/2025	City of McLendon-Chisholm	524 Birthright Lane
8/15/2025	City of McLendon-Chisholm	524 Birthright Lane
8/15/2025	City of McLendon-Chisholm	524 Birthright Lane
8/18/2025	City of McLendon-Chisholm	536 A Birthright Lane
8/18/2025	City of McLendon-Chisholm	745 Kensington Drive - Pool & Arbor
8/18/2025	City of McLendon-Chisholm	214 Settlement Lane
8/18/2025	City of McLendon-Chisholm	416 Estate Lane
8/18/2025	City of McLendon-Chisholm	416 Estate Lane
8/18/2025	City of McLendon-Chisholm	420 Estate Lane
8/18/2025	City of McLendon-Chisholm	420 Estate Lane
8/18/2025	City of McLendon-Chisholm	1772 Secco Way
8/18/2025	City of McLendon-Chisholm	1772 Secco Way
8/18/2025	City of McLendon-Chisholm	1772 Secco Way
8/18/2025	City of McLendon-Chisholm	1772 Secco Way
8/18/2025	City of McLendon-Chisholm	177 W SH 550 - Village of Chisholm Retail
8/18/2025	City of McLendon-Chisholm	432 Estate Lane - Irrigation
8/18/2025	City of McLendon-Chisholm	745 Kensington Drive - Pool & Arbor
8/19/2025	City of McLendon-Chisholm	218 Settlement Lane
8/19/2025	City of McLendon-Chisholm	351 Success Drive
8/19/2025	City of McLendon-Chisholm	230 Settlement Lane
8/19/2025	City of McLendon-Chisholm	2525 Carpano Lane
8/19/2025	City of McLendon-Chisholm	2525 Carpano Lane
8/19/2025	City of McLendon-Chisholm	2525 Carpano Lane
8/19/2025	City of McLendon-Chisholm	2525 Carpano Lane
8/19/2025	City of McLendon-Chisholm	407 Estate Lane - Irrigation
8/19/2025	City of McLendon-Chisholm	432 Estate Lane - Irrigation
8/19/2025	City of McLendon-Chisholm	129 Settlement Lane - Patio Cover
8/19/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/19/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/19/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/19/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/19/2025	City of McLendon-Chisholm	395 E FM 550 - Barn Room Addition

8/19/2025	City of McLendon-Chisholm	395 E FM 550 - Barn Room Addition
8/19/2025	City of McLendon-Chisholm	2244 Grillo Lane - Irrigation
8/19/2025	City of McLendon-Chisholm	1395 E FM 550 - Retaining Wall & Driveway Extension
8/19/2025	City of McLendon-Chisholm	1395 E FM 550 - Retaining Wall & Driveway Extension
8/19/2025	City of McLendon-Chisholm	2313 Flora Drive - Irrigation
8/19/2025	City of McLendon-Chisholm	1630 Secco Way
8/19/2025	City of McLendon-Chisholm	516 Birthright Lane
8/19/2025	City of McLendon-Chisholm	516 Birthright Lane
8/19/2025	City of McLendon-Chisholm	512 Birthright Lane
8/19/2025	City of McLendon-Chisholm	1630 Secco Way
8/19/2025	City of McLendon-Chisholm	512 Birthright Lane
8/19/2025	City of McLendon-Chisholm	516 Birthright Lane
8/19/2025	City of McLendon-Chisholm	1630 Secco Way
8/19/2025	City of McLendon-Chisholm	512 Birthright Lane
8/20/2025	City of McLendon-Chisholm	2125 Nerello Way
8/20/2025	City of McLendon-Chisholm	2356 Flora Drive
8/20/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2125 Nerello Way
8/20/2025	City of McLendon-Chisholm	2356 Flora Drive
8/20/2025	City of McLendon-Chisholm	1952 Frediano Lane - Solar
8/20/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2125 Nerello Way
8/20/2025	City of McLendon-Chisholm	2356 Flora Drive
8/20/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2125 Nerello Way
8/20/2025	City of McLendon-Chisholm	2356 Flora Drive
8/20/2025	City of McLendon-Chisholm	1814 Verona Lane
8/20/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2229 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2229 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2229 Grillo Lane
8/20/2025	City of McLendon-Chisholm	2229 Grillo Lane
8/20/2025	City of McLendon-Chisholm	1727 Grenache Drive
8/20/2025	City of McLendon-Chisholm	177 W SH 550 - Village of Chisholm Retail
8/20/2025	City of McLendon-Chisholm	7 Winter Hawk Drive - Patio Cover
8/20/2025	City of McLendon-Chisholm	424 Estate Lane - Irrigation
8/20/2025	City of McLendon-Chisholm	420 Estate Lane - Irrigation
8/20/2025	City of McLendon-Chisholm	416 Estate Lane - Irrigation
8/20/2025	City of McLendon-Chisholm	1725 Salvatore Lane
8/20/2025	City of McLendon-Chisholm	1812 Navarre Way
8/20/2025	City of McLendon-Chisholm	1814 Costa Verde Drive
8/20/2025	City of McLendon-Chisholm	1838 Abruzzo Drive
8/20/2025	City of McLendon-Chisholm	202 Settlement Lane
8/20/2025	City of McLendon-Chisholm	1952 Frediano Lane - Solar
8/20/2025	City of McLendon-Chisholm	210 Settlement Lane
8/20/2025	City of McLendon-Chisholm	1858 Costa Verde Drive - Irrigation

8/21/2025	City of McLendon-Chisholm	1858 Costa Verde Drive - Irrigation
8/21/2025	City of McLendon-Chisholm	2117 Nerello Way
8/21/2025	City of McLendon-Chisholm	2117 Nerello Way
8/21/2025	City of McLendon-Chisholm	2419 Carpano Lane
8/21/2025	City of McLendon-Chisholm	2419 Carpano Lane
8/21/2025	City of McLendon-Chisholm	1760 Secco Way
8/21/2025	City of McLendon-Chisholm	2109 Nerello Way
8/21/2025	City of McLendon-Chisholm	2109 Nerello Way
8/21/2025	City of McLendon-Chisholm	2244 Grillo Lane - Irrigation
8/21/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/21/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/21/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/21/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/21/2025	City of McLendon-Chisholm	297 League Road - Acc Bldg
8/21/2025	City of McLendon-Chisholm	311 Success Drive - Generator
8/21/2025	City of McLendon-Chisholm	311 Success Drive - Generator
8/21/2025	City of McLendon-Chisholm	311 Success Drive - Generator
8/21/2025	City of McLendon-Chisholm	4181 FM 550 - Pool
8/21/2025	City of McLendon-Chisholm	1017 Abbey Lane
8/22/2025	City of McLendon-Chisholm	1050 E FM 550 - Carport
8/22/2025	City of McLendon-Chisholm	1566 Vista Court
8/22/2025	City of McLendon-Chisholm	1566 Vista Court
8/22/2025	City of McLendon-Chisholm	1566 Vista Court
8/22/2025	City of McLendon-Chisholm	1566 Vista Court
8/22/2025	City of McLendon-Chisholm	37 Fireside Drive - Kitchen Remodel
8/22/2025	City of McLendon-Chisholm	37 Fireside Drive - Kitchen Remodel
8/22/2025	City of McLendon-Chisholm	416 Estate Lane - Irrigation
8/22/2025	City of McLendon-Chisholm	407 Estate Lane
8/22/2025	City of McLendon-Chisholm	407 Estate Lane
8/22/2025	City of McLendon-Chisholm	407 Estate Lane
8/22/2025	City of McLendon-Chisholm	1955 Benedetto Way
8/22/2025	City of McLendon-Chisholm	1955 Benedetto Way
8/22/2025	City of McLendon-Chisholm	1955 Benedetto Way
8/22/2025	City of McLendon-Chisholm	1955 Benedetto Way
8/22/2025	City of McLendon-Chisholm	407 Estate Lane
8/22/2025	City of McLendon-Chisholm	222 Settlement Lane
8/22/2025	City of McLendon-Chisholm	1658 Secco Way
8/22/2025	City of McLendon-Chisholm	1658 Secco Way
8/22/2025	City of McLendon-Chisholm	1658 Secco Way
8/22/2025	City of McLendon-Chisholm	1658 Secco Way
8/22/2025	City of McLendon-Chisholm	1404 Arezzo Lane - Pool
8/22/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/22/2025	City of McLendon-Chisholm	109 Sweet Tea Road
8/22/2025	City of McLendon-Chisholm	1050 E FM 550 - Carport
8/22/2025	City of McLendon-Chisholm	109 Sweet Tea Road - Ramada, Fountain & Outdoor Kitche
8/22/2025	City of McLendon-Chisholm	109 Sweet Tea Road - Ramada, Fountain & Outdoor Kitche
8/22/2025	City of McLendon-Chisholm	1760 Secco Way

8/22/2025	City of McLendon-Chisholm	2109 Nerello Way
8/22/2025	City of McLendon-Chisholm	2109 Nerello Way
8/22/2025	City of McLendon-Chisholm	1736 Salvatore Lane - Pool & Patio Cover
8/25/2025	City of McLendon-Chisholm	2525 Carpano Lane
8/25/2025	City of McLendon-Chisholm	2525 Carpano Lane
8/25/2025	City of McLendon-Chisholm	407 Estate Lane
8/25/2025	City of McLendon-Chisholm	407 Estate Lane
8/25/2025	City of McLendon-Chisholm	407 Estate Lane
8/25/2025	City of McLendon-Chisholm	407 Estate Lane
8/25/2025	City of McLendon-Chisholm	1122 Cambridge Court - Pool
8/25/2025	City of McLendon-Chisholm	416 Barnfield Way
8/25/2025	City of McLendon-Chisholm	1826 Costa Verde Drive - Irrigation
8/25/2025	City of McLendon-Chisholm	1653 San Donato Lane - Patio Cover
8/26/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/26/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/26/2025	City of McLendon-Chisholm	411 S HWY 205 - Storage Building
8/26/2025	City of McLendon-Chisholm	1622 Secco Way
8/26/2025	City of McLendon-Chisholm	411 S HWY 205 - Storage Building
8/26/2025	City of McLendon-Chisholm	1622 Secco Way
8/26/2025	City of McLendon-Chisholm	1622 Secco Way
8/26/2025	City of McLendon-Chisholm	2204 Grillo Lane
8/26/2025	City of McLendon-Chisholm	411 S HWY 205 - Storage Building
8/26/2025	City of McLendon-Chisholm	1622 Secco Way
8/26/2025	City of McLendon-Chisholm	1622 Secco Way
8/26/2025	City of McLendon-Chisholm	2229 Grillo Lane
8/26/2025	City of McLendon-Chisholm	2738 Dowell Road
8/26/2025	City of McLendon-Chisholm	419 Estate Lane
8/26/2025	City of McLendon-Chisholm	419 Estate Lane
8/26/2025	City of McLendon-Chisholm	8 Dancing Waters - Water Heater
8/26/2025	City of McLendon-Chisholm	2229 Grillo Lane
8/26/2025	City of McLendon-Chisholm	1727 Grenache Drive
8/26/2025	City of McLendon-Chisholm	432 Estate Lane - Irrigation
8/26/2025	City of McLendon-Chisholm	428 Estate Lane - Irrigation
8/26/2025	City of McLendon-Chisholm	407 Estate Lane - Irrigation
8/26/2025	City of McLendon-Chisholm	411 S HWY 205 - Storage Building
8/26/2025	City of McLendon-Chisholm	208 Meadow Creek - Accessory Bldg
8/26/2025	City of McLendon-Chisholm	1814 Costa Verde Drive
8/26/2025	City of McLendon-Chisholm	1838 Abruzzo Drive
8/26/2025	City of McLendon-Chisholm	122 Fairfield Drive - HVAC
8/26/2025	City of McLendon-Chisholm	202 Settlement Lane
8/26/2025	City of McLendon-Chisholm	1412 Wells Circle - Pool
8/27/2025	City of McLendon-Chisholm	1736 Salvatore Lane - Pool & Patio Cover
8/27/2025	City of McLendon-Chisholm	320 Bestowal Lane - Pool
8/27/2025	City of McLendon-Chisholm	432 Estate Lane
8/27/2025	City of McLendon-Chisholm	432 Estate Lane
8/27/2025	City of McLendon-Chisholm	432 Estate Lane
8/27/2025	City of McLendon-Chisholm	432 Estate Lane

8/27/2025	City of McLendon-Chisholm	2117 Nerello Way - Irrigation
8/27/2025	City of McLendon-Chisholm	2419 Carpano Lane - Irrigation
8/27/2025	City of McLendon-Chisholm	420 Estate Lane
8/27/2025	City of McLendon-Chisholm	420 Estate Lane
8/27/2025	City of McLendon-Chisholm	420 Estate Lane
8/27/2025	City of McLendon-Chisholm	420 Estate Lane
8/27/2025	City of McLendon-Chisholm	805 Whiskey Spring Road - Power Supply Cabinet
8/27/2025	City of McLendon-Chisholm	2313 Flora Drive
8/27/2025	City of McLendon-Chisholm	2313 Flora Drive
8/27/2025	City of McLendon-Chisholm	2313 Flora Drive
8/27/2025	City of McLendon-Chisholm	2313 Flora Drive
8/27/2025	City of McLendon-Chisholm	2390 Ridgelake Lane
8/27/2025	City of McLendon-Chisholm	2390 Ridgelake Lane
8/27/2025	City of McLendon-Chisholm	2390 Ridgelake Lane
8/27/2025	City of McLendon-Chisholm	532 Birthright Lane
8/27/2025	City of McLendon-Chisholm	516 Birthright Lane
8/27/2025	City of McLendon-Chisholm	2390 Ridgelake Lane
8/27/2025	City of McLendon-Chisholm	532 Birthright Lane
8/27/2025	City of McLendon-Chisholm	516 Birthright Lane
8/28/2025	City of McLendon-Chisholm	1719 Grenache Drive
8/28/2025	City of McLendon-Chisholm	1719 Grenache Drive
8/28/2025	City of McLendon-Chisholm	1719 Grenache Drive
8/28/2025	City of McLendon-Chisholm	1719 Grenache Drive
8/28/2025	City of McLendon-Chisholm	7 Winter Hawk Drive - Patio Cover
8/28/2025	City of McLendon-Chisholm	2104 Nerello Way
8/28/2025	City of McLendon-Chisholm	2104 Nerello Way
8/28/2025	City of McLendon-Chisholm	1858 Costa Verde Drive - Irrigation
8/28/2025	City of McLendon-Chisholm	2109 Nerello Way
8/28/2025	City of McLendon-Chisholm	2236 Grillo Lane
8/28/2025	City of McLendon-Chisholm	2236 Grillo Lane
8/28/2025	City of McLendon-Chisholm	2212 Grillo Lane
8/28/2025	City of McLendon-Chisholm	2216 Grillo Lane
8/28/2025	City of McLendon-Chisholm	1733 NEW Amarone Lane
8/28/2025	City of McLendon-Chisholm	1733 NEW Amarone Lane
8/28/2025	City of McLendon-Chisholm	420 Estate Lane - Irrigation
8/28/2025	City of McLendon-Chisholm	416 Estate Lane - Irrigation
8/28/2025	City of McLendon-Chisholm	1733 NEW Amarone Lane
8/28/2025	City of McLendon-Chisholm	416 Estate Lane
8/28/2025	City of McLendon-Chisholm	416 Estate Lane
8/28/2025	City of McLendon-Chisholm	2419 Carpano Lane - Irrigation
8/28/2025	City of McLendon-Chisholm	122 Fairfield Drive - HVAC
8/28/2025	City of McLendon-Chisholm	416 Estate Lane
8/28/2025	City of McLendon-Chisholm	416 Estate Lane
8/29/2025	City of McLendon-Chisholm	2104 Nerello Way
8/29/2025	City of McLendon-Chisholm	1814 Verona Lane
8/29/2025	City of McLendon-Chisholm	2233 Grillo Lane
8/29/2025	City of McLendon-Chisholm	2233 Grillo Lane

8/29/2025	City of McLendon-Chisholm	2233 Grillo Lane
8/29/2025	City of McLendon-Chisholm	2233 Grillo Lane
8/29/2025	City of McLendon-Chisholm	616 Stampede Run - Garage
8/29/2025	City of McLendon-Chisholm	1838 Abruzzo Drive
8/29/2025	City of McLendon-Chisholm	2117 Nerello Way - Irrigation
8/29/2025	City of McLendon-Chisholm	1846 Costa Verde Drive
8/29/2025	City of McLendon-Chisholm	4181 FM 550 - Pool
8/29/2025	City of McLendon-Chisholm	2415 Carpano Lane
8/29/2025	City of McLendon-Chisholm	2415 Carpano Lane
8/29/2025	City of McLendon-Chisholm	320 Bestowal Lane - Pool
8/29/2025	City of McLendon-Chisholm	616 Stampede Run - Garage
8/29/2025	City of McLendon-Chisholm	297 League Road - Acc Bldg
8/29/2025	City of McLendon-Chisholm	416 Estate Lane
8/29/2025	City of McLendon-Chisholm	416 Estate Lane
8/29/2025	City of McLendon-Chisholm	416 Estate Lane
8/29/2025	City of McLendon-Chisholm	1727 Grenache Drive
8/29/2025	City of McLendon-Chisholm	1566 Vista Court
8/29/2025	City of McLendon-Chisholm	2125 Nerello Way
8/29/2025	City of McLendon-Chisholm	1566 Vista Court
8/29/2025	City of McLendon-Chisholm	1566 Vista Court
8/29/2025	City of McLendon-Chisholm	2125 Nerello Way
8/29/2025	City of McLendon-Chisholm	2356 Flora Drive
8/29/2025	City of McLendon-Chisholm	1566 Vista Court
8/29/2025	City of McLendon-Chisholm	2356 Flora Drive
8/29/2025	City of McLendon-Chisholm	2125 Nerello Way
8/29/2025	City of McLendon-Chisholm	2356 Flora Drive

Type	Resolution
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200 - Frame Ext/Int w Mid-Roof-1	Failed-6
220 - Plumbing Top Out-1	Failed-4
250 - Mechanical Rough w Venting-1	Passed
241 - Electric Rough-1	Failed-2
241 - Electric Rough-1	Passed
In-wall -1	Passed
020 - Gas Meter Release-2	Passed
100 - Plumbing Rough-1	Passed
100 - Plumbing Rough-1	Failed-3
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
014 - Flatwork-2	Passed
020 - Electric Meter Release-2	Passed
517 - Irrigation Final-1	Passed
150 - Pre-pour Foundation-1	Failed-5
100 - Plumbing Rough-2	Passed
517 - Irrigation Final-1	Passed
517 - Irrigation Final-1	Passed
130 - Electrical Underground-1	Passed
293 - Mechanical Final-1	Passed
292 - Electric Final-1	Failed-2
290 - Plumbing Final-1	Failed-3
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
203 - Masonry Ties-2	Passed
295 - Building Final-1	Failed-10
241 - Electric Rough-2	Passed
241 - Electric Rough-1	Failed-5
241 - Electric Rough-2	Passed
250 - Mechanical Rough w Venting-1	Passed
250 - Mechanical Rough w Venting-2	Passed
220 - Plumbing Top Out-2	Passed
220 - Plumbing Top Out-1	Failed-5
220 - Plumbing Top Out-2	Failed-2
220 - Plumbing Top Out-2	Failed-4
200 - Frame Ext/Int w Mid-Roof-1	Failed-24
200 - Frame Ext/Int w Mid-Roof-2	Passed
200 - Frame Ext/Int w Mid-Roof-2	Failed-24
200 - Frame Ext/Int w Mid-Roof-2	Failed-31
200 - Frame Ext/Int w Mid-Roof-2	Failed-17
220 - Plumbing Top Out-2	Passed
200 - Frame Ext/Int w Mid-Roof-1	Passed
241 - Electric Rough-2	Passed
203 - Masonry Ties-2	Passed
241 - Electric Rough-1	Failed-4

020 - Electric Meter Release-1	Passed
100 - Plumbing Rough-1	Passed
100 - Plumbing Rough-2	Failed-3
150 - Pre-pour Foundation-1	Passed
020 - Gas Meter Release-1	Failed-3
130 - Electrical Underground-1	Passed
Plumbing Underground -1	Passed
150 - Pre-pour Foundation-1	Passed
014 - Flatwork-1	Passed
020 - Gas Meter Release-2	Failed-3
100 - Plumbing Rough-1	Passed
100 - Plumbing Rough-1	Passed
100 - Plumbing Rough-1	Passed
020 - Electric Meter Release-1	Passed
014 - Flatwork-1	Passed
014 - Flatwork-1	Passed
150 - Pre-pour Foundation-1	Passed
516 - Irrigation Rough-1	Passed
290 - Plumbing Final-1	Passed
241 - Electric Rough-2	Passed
241 - Electric Rough-1	Failed-3
241 - Electric Rough-2	Passed
250 - Mechanical Rough w Venting-1	Failed-1
517 - Irrigation Final-1	Passed
517 - Irrigation Final-1	Passed
517 - Irrigation Final-1	Passed
200 - Frame Ext/Int w Mid-Roof-2	Passed
220 - Plumbing Top Out-1	Failed-2
200 - Frame Ext/Int w Mid-Roof-2	Failed-44
200 - Frame Ext/Int w Mid-Roof-1	Failed-26
220 - Plumbing Top Out-2	Passed
220 - Plumbing Top Out-2	Passed
200 - Frame Ext/Int w Mid-Roof-3	Passed
Consulting-1	Performed
295 - Building Final-2	Passed
020 - Gas Meter Release-1	Passed
292 - Electric Final-2	Passed
100 - Plumbing Rough-1	Passed
290 - Plumbing Final-2	Passed
014 - Flatwork-1	Failed-2
020 - Electric Meter Release-1	Passed
295 - Building Final-1	Passed
293 - Mechanical Final-1	Passed
292 - Electric Final-1	Passed
290 - Plumbing Final-1	Passed
100 - Plumbing Rough-3	Passed
020 - Gas Meter Release-3	Passed

014 - Flatwork-2	Passed
150 - Pre-pour Foundation-1	Passed
295 - Building Final-2	Passed
516 - Irrigation Rough-1	Passed
020 - Electric Meter Release-1	Failed-3
515 - Pool Deck Steel and Bonding-1	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Failed-1
515 - Pool Deck Steel and Bonding-1	Passed
295 - Building Final-1	Passed
292 - Electric Final-1	Passed
285 - Drywall Installation-1	Passed
285 - Drywall Installation-1	Passed
290 - Plumbing Final-2	Passed
292 - Electric Final-2	Passed
150 - Pre-pour Foundation-2	Passed
014 - Flatwork-1	Passed
014 - Flatwork-1	Passed
010 - T-pole-1	Passed
010 - T-pole-1	Passed
020 - Gas Meter Release-1	Passed
241 - Electric Rough-2	Passed
241 - Electric Rough-1	Failed-1
241 - Electric Rough-1	Failed-1
241 - Electric Rough-1	Failed-1
241 - Electric Rough-1	Passed
220 - Plumbing Top Out-3	Failed-4
220 - Plumbing Top Out-2	Failed-4
250 - Mechanical Rough w Venting-1	Passed
200 - Frame Ext/Int w Mid-Roof-3	Failed-8
200 - Frame Ext/Int w Mid-Roof-3	Passed
200 - Frame Ext/Int w Mid-Roof-1	Failed-18
200 - Frame Ext/Int w Mid-Roof-1	Failed-16
200 - Frame Ext/Int w Mid-Roof-1	Failed-11
200 - Frame Ext/Int w Mid-Roof-2	Passed
220 - Plumbing Top Out-1	Failed-3
220 - Plumbing Top Out-1	Failed-6
220 - Plumbing Top Out-1	Failed-5
200 - Frame Ext/Int w Mid-Roof-3	Passed
220 - Plumbing Top Out-3	Passed
200 - Frame Ext/Int w Mid-Roof-2	Failed-24
250 - Mechanical Rough w Venting-1	Failed-1
250 - Mechanical Rough w Venting-1	Passed
515 - Pool Deck Steel and Bonding-1	Passed
014 - Flatwork-1	Passed
020 - Electric Meter Release-2	Passed
020 - Gas Meter Release-2	Passed

295 - Building Final-1	Passed
293 - Mechanical Final-1	Passed
292 - Electric Final-1	Passed
290 - Plumbing Final-1	Passed
014 - Flatwork-1	Passed
517 - Irrigation Final-1	Passed
020 - Gas Meter Release-1	Passed
100 - Plumbing Rough-1	Passed
020 - Electric Meter Release-1	Failed-2
020 - Gas Meter Release-1	Failed-3
101 - Gas Rough-2	Passed
509 - Swimming Pool Pre-Plaster-1	Failed-1
010 - T-pole-1	Passed
285 - Drywall Installation-1	Passed
014 - Flatwork-1	Passed
014 - Flatwork-1	Passed
150 - Pre-pour Foundation-1	Failed-5
512 - Pool Deck/Belly Steel and Bonding-1	Passed
285 - Drywall Installation-1	Passed
516 - Irrigation Rough-2	Passed
516 - Irrigation Rough-1	Passed
150 - Pre-pour Foundation-1	Passed
014 - Flatwork-1	Passed
220 - Plumbing Top Out-1	Failed-7
200 - Frame Ext/Int w Mid-Roof-1	Failed-16
250 - Mechanical Rough w Venting-1	Failed-1
241 - Electric Rough-1	Failed-2
203 - Masonry Ties-1	Failed-2
130 - Electrical Underground-1	Passed
509 - Swimming Pool Pre-Plaster-1	Failed-1
130 - Electrical Underground-1	Passed
Plumbing Underground -1	Passed
150 - Pre-pour Foundation-1	Passed
241 - Electric Rough-2	Failed-1
250 - Mechanical Rough w Venting-2	Passed
220 - Plumbing Top Out-2	Failed-1
200 - Frame Ext/Int w Mid-Roof-2	Failed-7
241 - Electric Rough-1	Failed-3
100 - Plumbing Rough-1	Passed
020 - Electric Meter Release-1	Failed-1
020 - Gas Meter Release-1	Failed-4
150 - Pre-pour Foundation-2	Passed
010 - T-pole-1	Passed
010 - T-pole-1	Passed
150 - Pre-pour Foundation-1	Passed
150 - Pre-pour Foundation-1	Passed
150 - Pre-pour Foundation-1	Passed

020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
014 - Flatwork-1	Passed
014 - Flatwork-1	Passed
014 - Flatwork-1	Passed
516 - Irrigation Rough-1	Passed
014 - Flatwork-1	Passed
020 - Electric Meter Release-1	Passed
020 - Electric Meter Release-2	Passed
100 - Plumbing Rough-1	Passed
010 - T-pole-1	Passed
512 - Pool Deck/Belly Steel and Bonding-1	Passed
220 - Plumbing Top Out-4	Passed
220 - Plumbing Top Out-2	Passed
200 - Frame Ext/Int w Mid-Roof-4	Passed
200 - Frame Ext/Int w Mid-Roof-2	Passed
250 - Mechanical Rough w Venting-2	Passed
241 - Electric Rough-2	Passed
014 - Flatwork-1	Passed
513 - Swimming Pool Final-1	Passed
285 - Drywall Installation-1	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
295 - Building Final-1	Passed
293 - Mechanical Final-1	Passed
292 - Electric Final-1	Passed
290 - Plumbing Final-1	Passed
014 - Flatwork-2	Failed-1
516 - Irrigation Rough-1	Failed-1
509 - Swimming Pool Pre-Plaster-2	Passed
014 - Flatwork-1	Passed
100 - Plumbing Rough-1	Passed
014 - Flatwork-1	Passed
295 - Building Final-1	Failed-4
292 - Electric Final-1	Passed
290 - Plumbing Final-1	Failed-1
293 - Mechanical Final-1	Passed
516 - Irrigation Rough-1	Passed
516 - Irrigation Rough-2	Passed
150 - Pre-pour Foundation-1	Passed
295 - Building Final-1	Failed-12
293 - Mechanical Final-1	Failed-3
292 - Electric Final-1	Failed-1
290 - Plumbing Final-1	Failed-4
295 - Building Final-1	Passed

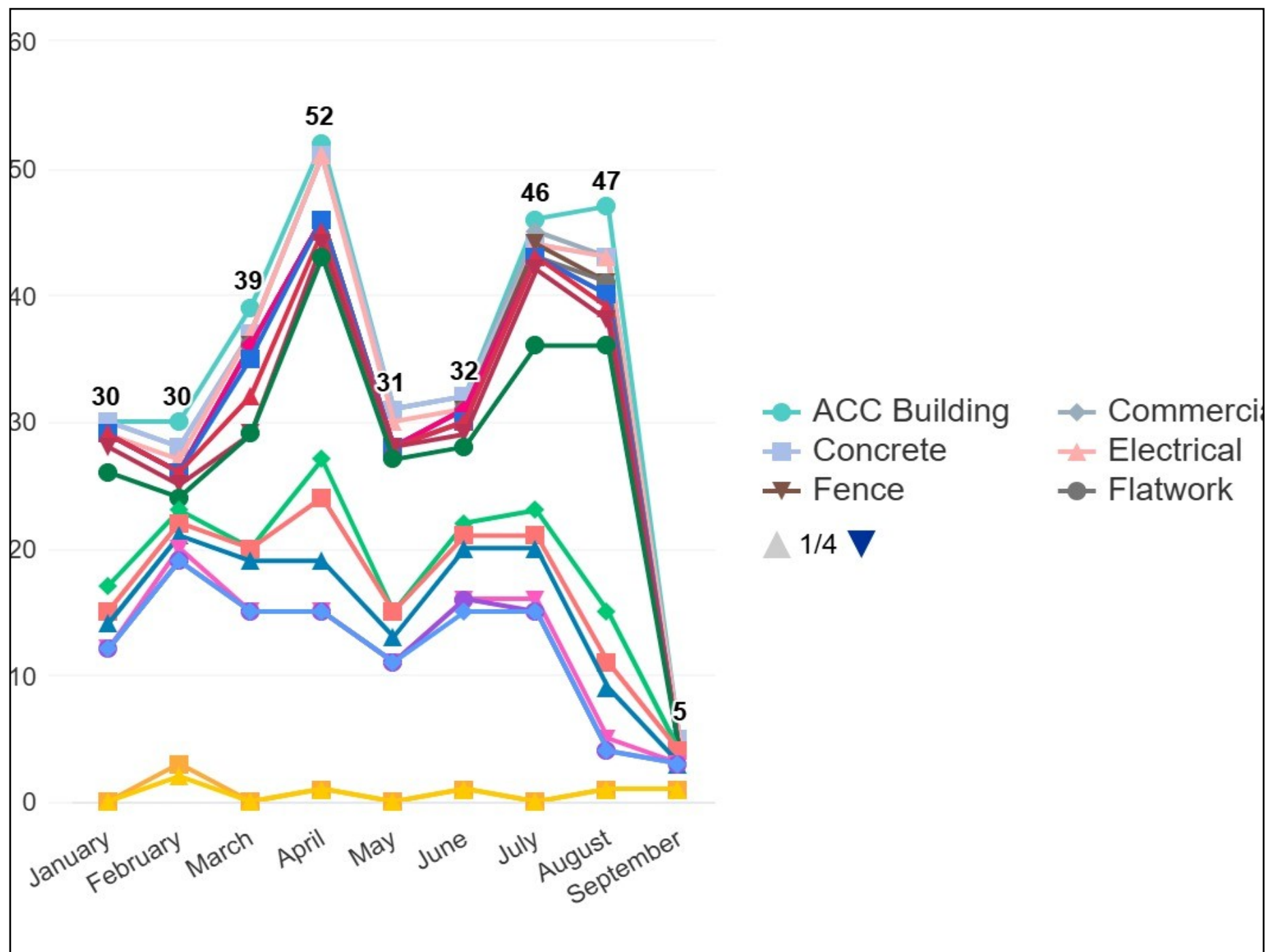
292 - Electric Final-1	Passed
516 - Irrigation Rough-1	Failed-1
014 - Flatwork-1	Passed
295 - Building Final-1	Passed
517 - Irrigation Final-1	Passed
241 - Electric Rough-3	Passed
241 - Electric Rough-2	Passed
220 - Plumbing Top Out-2	Failed-1
241 - Electric Rough-2	Passed
220 - Plumbing Top Out-3	Passed
200 - Frame Ext/Int w Mid-Roof-2	Passed
200 - Frame Ext/Int w Mid-Roof-2	Failed-1
200 - Frame Ext/Int w Mid-Roof-3	Passed
220 - Plumbing Top Out-2	Passed
220 - Plumbing Top Out-1	Failed-3
220 - Plumbing Top Out-1	Failed-5
200 - Frame Ext/Int w Mid-Roof-2	Failed-4
200 - Frame Ext/Int w Mid-Roof-1	Failed-35
200 - Frame Ext/Int w Mid-Roof-1	Failed-19
241 - Electric Rough-2	Passed
203 - Masonry Ties-2	Passed
241 - Electric Rough-2	Passed
241 - Electric Rough-1	Failed-2
241 - Electric Rough-1	Passed
250 - Mechanical Rough w Venting-2	Failed-1
250 - Mechanical Rough w Venting-1	Passed
250 - Mechanical Rough w Venting-1	Failed-1
020 - Electric Meter Release-1	Failed-2
220 - Plumbing Top Out-2	Failed-1
295 - Building Final-1	Failed-5
292 - Electric Final-1	Failed-1
293 - Mechanical Final-1	Passed
290 - Plumbing Final-1	Passed
020 - Gas Meter Release-1	Failed-1
014 - Flatwork-3	Passed
150 - Pre-pour Foundation-1	Failed-1
516 - Irrigation Rough-1	Passed
516 - Irrigation Rough-1	Passed
516 - Irrigation Rough-1	Failed-2
020 - Gas Meter Release-1	Failed-1
020 - Gas Meter Release-1	Failed-1
020 - Gas Meter Release-2	Failed-2
020 - Gas Meter Release-1	Failed-2
150 - Pre-pour Foundation-1	Passed
602 - Solar Final-1	Passed
014 - Flatwork-1	Passed
516 - Irrigation Rough-1	Failed-1

516 - Irrigation Rough-2	Passed
020 - Electric Meter Release-2	Passed
020 - Gas Meter Release-2	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
150 - Pre-pour Foundation-1	Failed-7
100 - Plumbing Rough-1	Failed-1
010 - T-pole-1	Failed-1
516 - Irrigation Rough-2	Passed
295 - Building Final-2	Failed-3
293 - Mechanical Final-2	Passed
292 - Electric Final-2	Passed
290 - Plumbing Final-2	Failed-3
150 - Pre-pour Foundation-1	Passed
290 - Plumbing Final-1	Passed
292 - Electric Final-1	Passed
241 - Electric Rough-1	Passed
241 - Electric Rough-1	Passed
Consulting-2	Performed
200 - Frame Ext/Int w Mid-Roof-1	Passed
200 - Frame Ext/Int w Mid-Roof-1	Failed-65
220 - Plumbing Top Out-1	Failed-13
241 - Electric Rough-1	Failed-6
250 - Mechanical Rough w Venting-1	Failed-4
241 - Electric Rough-2	Passed
292 - Electric Final-1	Passed
516 - Irrigation Rough-2	Passed
293 - Mechanical Final-1	Failed-1
292 - Electric Final-1	Failed-3
290 - Plumbing Final-1	Failed-1
295 - Building Final-1	Passed
293 - Mechanical Final-1	Passed
292 - Electric Final-1	Passed
290 - Plumbing Final-1	Passed
295 - Building Final-1	Failed-7
014 - Flatwork-1	Passed
295 - Building Final-1	Failed-5
292 - Electric Final-1	Failed-3
293 - Mechanical Final-1	Passed
290 - Plumbing Final-1	Failed-2
512 - Pool Deck/Belly Steel and Bonding-1	Passed
295 - Building Final-3	Passed
290 - Plumbing Final-3	Passed
295 - Building Final-1	Passed
150 - Pre-pour Foundation-1	Passed
151 - Pre-pour Pier-1	Passed
150 - Pre-pour Foundation-2	Passed

100 - Plumbing Rough-2	Passed
010 - T-pole-2	Passed
509 - Swimming Pool Pre-Plaster-1	Failed-1
290 - Plumbing Final-2	Passed
295 - Building Final-2	Passed
295 - Building Final-2	Passed
292 - Electric Final-2	Passed
293 - Mechanical Final-2	Passed
290 - Plumbing Final-2	Passed
515 - Pool Deck Steel and Bonding-1	Passed
100 - Plumbing Rough-1	Passed
517 - Irrigation Final-1	Passed
200 - Frame Ext/Int w Mid-Roof-2	Failed-2
220 - Plumbing Top Out-3	Passed
200 - Frame Ext/Int w Mid-Roof-3	Passed
220 - Plumbing Top Out-2	Passed
220 - Plumbing Top Out-1	Failed-5
200 - Frame Ext/Int w Mid-Roof-2	Passed
200 - Frame Ext/Int w Mid-Roof-1	Failed-22
203 - Masonry Ties-1	Passed
250 - Mechanical Rough w Venting-3	Passed
250 - Mechanical Rough w Venting-2	Passed
250 - Mechanical Rough w Venting-1	Passed
241 - Electric Rough-1	Failed-2
295 - Building Final-2	Passed
014 - Flatwork-2	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
290 - Plumbing Final-1	Passed
292 - Electric Final-2	Passed
020 - Electric Meter Release-1	Passed
517 - Irrigation Final-1	Passed
517 - Irrigation Final-1	Passed
517 - Irrigation Final-1	Passed
020 - Electric Meter Release-1	Passed
100 - Plumbing Rough-1	Failed-4
020 - Gas Meter Release-3	Passed
020 - Gas Meter Release-2	Failed-1
293 - Mechanical Final-1	Failed-1
014 - Flatwork-1	Passed
509 - Swimming Pool Pre-Plaster-1	Passed
509 - Swimming Pool Pre-Plaster-2	Passed
509 - Swimming Pool Pre-Plaster-1	Failed-1
295 - Building Final-1	Failed-4
292 - Electric Final-1	Passed
293 - Mechanical Final-1	Failed-1
290 - Plumbing Final-1	Failed-1

516 - Irrigation Rough-1	Failed-3
516 - Irrigation Rough-1	Failed-1
295 - Building Final-1	Passed
293 - Mechanical Final-1	Passed
292 - Electric Final-1	Passed
290 - Plumbing Final-1	Passed
020 - Electric Meter Release-1	Passed
295 - Building Final-1	Passed
293 - Mechanical Final-1	Passed
292 - Electric Final-1	Passed
290 - Plumbing Final-1	Passed
241 - Electric Rough-1	Failed-2
250 - Mechanical Rough w Venting-1	Failed-4
200 - Frame Ext/Int w Mid-Roof-1	Failed-35
200 - Frame Ext/Int w Mid-Roof-3	Passed
200 - Frame Ext/Int w Mid-Roof-3	Passed
220 - Plumbing Top Out-1	Failed-2
220 - Plumbing Top Out-3	Passed
220 - Plumbing Top Out-3	Passed
200 - Frame Ext/Int w Mid-Roof-1	Failed-29
220 - Plumbing Top Out-1	Passed
250 - Mechanical Rough w Venting-1	Passed
241 - Electric Rough-1	Failed-2
150 - Pre-pour Foundation-2	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Failed-1
517 - Irrigation Final-1	Passed
150 - Pre-pour Foundation-1	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Passed
014 - Flatwork-1	Passed
014 - Flatwork-1	Passed
512 - Pool Deck/Belly Steel and Bonding-1	Passed
515 - Pool Deck Steel and Bonding-1	Passed
517 - Irrigation Final-1	Passed
517 - Irrigation Final-1	Passed
130 - Electrical Underground-1	Passed
293 - Mechanical Final-1	Passed
290 - Plumbing Final-1	Failed-1
516 - Irrigation Rough-2	Passed
293 - Mechanical Final-2	Passed
295 - Building Final-1	Failed-7
292 - Electric Final-1	Failed-1
020 - Gas Meter Release-2	Passed
020 - Electric Meter Release-2	Passed
295 - Building Final-1	Failed-5
293 - Mechanical Final-1	Failed-1

292 - Electric Final-1	Failed-3
290 - Plumbing Final-1	Failed-2
100 - Plumbing Rough-1	Passed
020 - Gas Meter Release-3	Passed
516 - Irrigation Rough-2	Passed
014 - Flatwork-1	Failed-1
515 - Pool Deck Steel and Bonding-1	Passed
020 - Electric Meter Release-1	Passed
020 - Gas Meter Release-1	Failed-1
509 - Swimming Pool Pre-Plaster-2	Passed
Plumbing Underground -1	Failed-1
130 - Electrical Underground-1	Passed
295 - Building Final-2	Passed
292 - Electric Final-2	Passed
290 - Plumbing Final-2	Passed
020 - Gas Meter Release-2	Passed
241 - Electric Rough-2	Failed-3
241 - Electric Rough-2	Passed
250 - Mechanical Rough w Venting-2	Failed-3
220 - Plumbing Top Out-2	Passed
220 - Plumbing Top Out-2	Passed
220 - Plumbing Top Out-2	Passed
200 - Frame Ext/Int w Mid-Roof-2	Failed-29
200 - Frame Ext/Int w Mid-Roof-2	Passed
200 - Frame Ext/Int w Mid-Roof-2	Passed
250 - Mechanical Rough w Venting-2	Passed



Total YTD				
	Jan '25	Feb '25	Mar '25	Apr '25
(11) Structure Fire	2	3	1	
(13) Mobile property (vehicle) fire				
(14) Natural vegetation fire	3	2	1	1
(15) Outside rubbish fire	2		1	
(16) Special outside fire				
(31) Medical assist	8	5	11	4
(32) Emergency medical service (EMS) incident	40	32	30	27
(37) Electrical rescue				
(41) Combustible/flammable spills & leaks	5	1		2
(42) Chemical release, reaction, or toxic condition	1			1
(44) Electrical wiring/equipment problem	1		4	1
(46) Accident, potential accident	1			
(51) Person in distress				
(52) Water problem		1		
(53) Smoke, odor problem		2	1	
(54) Animal problem or rescue				
(55) Public service assistance	3	4	3	6
(56) Unauthorized burning			2	
(60) Good intent call, other	1			
(61) Dispatched and canceled en route	10	10	12	8
(62) Wrong location, no emergency found	1	1	2	1
(63) Controlled burning		1	1	2
(65) Steam, other gas mistaken for smoke		1		
(66) EMS call where party has been transported				
(67) HazMat release investigation w/no HazMat				
(70) False alarm and false call, other				
(73) System or detector malfunction	1			1
(74) Unintentional system/detector operation (no fire)	4	1	3	5
NULL				
UNK	2			
Total	85	64	72	59

May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26
	3		6					
	1		1					
	1	4	1					
2		3						
			1					
2	2	5	3					
29	34	41	30					
	1							
2			1					
			1					
		2	1					
			2					
2								
	1	1	1					
1		1	1					
9	4	2	4					
			1					
5	6	7	11					
		1						
3	1	1						
	1		1					
			1					
			1					
1	1		1					
1	1	2						
3	2	4	2					
			1					
60	59	74	72					

Total
15
2
13
8
1
40
263
1
11
3
9
1
2
3
6
3
35
3
1
69
6
9
3
1
1
3
6
24
1
2
545

City YTD				
	Jan '25	Feb '25	Mar '25	Apr '25
(11) Structure Fire		2		
(13) Mobile property (vehicle) fire				
(14) Natural vegetation fire	1		1	
(15) Outside rubbish fire				
(31) Medical assist	6	1	8	2
(32) Emergency medical service (EMS) incident	16	16	15	8
(37) Electrical rescue				
(41) Combustible/flammable spills & leaks	5			2
(42) Chemical release, reaction, or toxic condition	1			
(44) Electrical wiring/equipment problem	1		1	
(46) Accident, potential accident	1			
(51) Person in distress				
(52) Water problem		1		
(53) Smoke, odor problem		1	1	
(54) Animal problem or rescue				
(55) Public service assistance	1	3		3
(60) Good intent call, other	1			
(61) Dispatched and canceled en route	8	6	8	3
(62) Wrong location, no emergency found				
(63) Controlled burning				1
(65) Steam, other gas mistaken for smoke		1		
(67) HazMat release investigation w/no HazMat				
(70) False alarm and false call, other				
(73) System or detector malfunction	1			
(74) Unintentional system/detector operation (no fire)	3		3	4
UNK	1			
Total	46	31	37	23

May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26
			1					
			1					
		2						
	2	2						
20	14	21	15					
	1							
2			1					
		1						
			2					
2								
	1	1						
1		1						
3	3	1	3					
3	3	1	7					
		1						
2								
			1					
1	1		1					
1	1	2						
2	1	3	2					
37	27	36	34					

Total
2
1
3
2
21
125
1
10
1
3
1
2
3
4
2
17
1
39
1
3
1
1
3
5
18
1
271

County YTD				
	Jan '25	Feb '25	Mar '25	Apr '25
(11) Structure Fire	1		1	
(14) Natural vegetation fire	2	2		1
(15) Outside rubbish fire	2		1	
(16) Special outside fire				
(31) Medical assist	2	4	3	2
(32) Emergency medical service (EMS) incident	24	16	15	19
(41) Combustible/flammable spills & leaks		1		
(42) Chemical release, reaction, or toxic condition				1
(44) Electrical wiring/equipment problem			3	1
(53) Smoke, odor problem		1		
(55) Public service assistance	2	1	3	3
(56) Unauthorized burning			2	
(61) Dispatched and canceled en route	2	4	4	5
(62) Wrong location, no emergency found	1	1	2	1
(63) Controlled burning		1	1	1
(65) Steam, other gas mistaken for smoke				
(66) EMS call where party has been transported				
(73) System or detector malfunction				1
(74) Unintentional system/detector operation (no fire	1	1		1
UNK	1			
Total	38	32	35	36

May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26
	1		5					
	1	4						
2		1						
			1					
2		3	3					
7	20	19	15					
			1					
		1	1					
			1					
6	1	1	2					
			1					
1	2	3	2					
1	1	1						
	1		1					
			1					
1	1	1						
20	28	34	34					

Total
8
10
6
1
19
135
1
2
6
2
19
3
23
5
6
2
1
1
6
1
257

Mutual Aid YTD				
	Jan '25	Feb '25	Mar '25	Apr '25
(11) Structure Fire	1	1		
(13) Mobile property (vehicle) fire				
(32) Emergency medical service (EMS) incident				
(61) Dispatched and canceled en route				
Total	1	1		

May '25	Jun '25	Jul '25	Aug '25	Sep '25	Oct '25	Nov '25	Dec '25	Jan '26
	2		1					
	1							
2		1						
1	1	3	2					
3	4	4	3					

Total
5
1
3
7
16

Call Type Summary:

Abandoned Animal (1)
Dead Animal (1)
Loose Animal (2)
Patrol (4)
Reclaim (1)

Call

Address	Notes	Service / Type
8/7/2025 688 Kentwood	A red aussie was loose at this address. I took it back to the shelter.	Animal Control Loose Animal
8/7/2025 109 Paddock Ln	A rottweiler was loose at this address. I was able to catch the dog and took it back to the shelter.	Animal Control Loose Animal
8/13/2025 City Hall	A call to pick up two puppies from City Hall that were left in a cage there. I was disregarded in route because they found a home for the one they were able to catch.	Animal Control Abandoned Animal
8/8/2025 2885 Rochelle Rd	Red aussie returned to owner.	Animal Control Reclaim
8/28/2025 250 Sh-205	I removed a deceased opossum from roadway.	Animal Control Dead Animal

Patrol

Address	Notes	Service / Type
8/6/2025	I patrolled McLendon Chisholm and spoke to Judy at City Hall. She had no issues to report. 3:00 pm - 4:00 pm Duration: 1 hours	Animal Control Patrol
8/12/2025	I patrolled McLendon Chisholm and spoke to Judy at City Hall. She had no issues to report. 12:00 pm - 1:00 pm Duration: 1 hours	Animal Control Patrol
8/22/2025	I patrolled McLendon Chisholm and spoke to S Clements at the fire department. They didn't have any issues to report. 9:30 am - 10:30 am Duration: 1 hours	Animal Control Patrol
8/28/2025	After a call I continued to patrol for loose, deceased, or sick animals. I did not find any today. 3:30 pm - 4:30 pm Duration: 1 hours	Animal Control Patrol



City of McLendon-Chisholm
Staff Report

Date: September 23, 2025

Agenda Item: Fire Truck Donation

Financial Impact:

Background: 1995 Pierce Fire truck

Staff Recommendation:

Donate the 1995 Pierce Fire engine to the North Texas Fire Academy for training purposes in exchange for in-kind training credits.

Presenter: Fabrice Kabona, City Manager / Bev Stibbens, City Manager



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: September 23rd, 2025
APPLICANT: Brian Berry

PROPERTY OWNER: 7.0 HOLDINGS, LLC
2 Essex Court
Heath, TX 75032-6643

REPRESENTATIVE: Brian Berry

LOCATION: The northeast corner of the intersection of SH 205 and FM 550 [RCAD 11442, 11384 and 108612] containing 8.364 acres of land.

CITY COUNCIL HEARING DATE: September 23rd, 2025

REQUEST: City Council to interpret Planned Development Conformance

BACKGROUND INFORMATION:

On May 23, 2022, the Planning and Zoning Commission recommended approval of a zoning change from SF-2.5 Single Family and GB General Business to a Planned Development District providing for retail, commercial, restaurant, and residential uses. City Council approved the request with conditions on May 24, 2022, and the ordinance was formally adopted on October 11, 2022.

On August 18, 2025, the applicant submitted a site plan and plat. Following review, the application was administratively rejected on August 25, 2025, due to non-conformance with the Planned Development and approval conditions. The applicable exhibits are included within the agenda item and included in this staff report. The comments made by staff in this staff report are only to address the non-conformity of the submitted application. Any future applications must be reviewed in the same manner for conformance to the PD and the overall Comprehensive Plan.

STAFF RECOMMENDATION:

The submitted site plan and plat is not in conformance with the approved Crossroads Planned Development District. The following exhibits are attached for reference to prior approvals, the applicant's submittal, and governing regulations for City Council's interpretation:

- **Exhibit A:** Approved 2022 Planned Development District Conceptual Exhibit
- **Exhibit B:** Proposed Site Plan
- **Exhibit C:** Proposed Plat
- **Exhibit D:** 2024 Plat
- **Exhibit E:** Approved Agenda Minutes and Conditions of Approval from the May 24, 2022, City Council Meeting (Crossroads Planned Development Staff Report and motion on pages 1, 13, 14, and 24; full report and motion included as Agenda Item)
- **Exhibit F:** Approved Crossroads Planned Development, included as an Agenda Item
- **Exhibit G:** Zoning Ordinance, Article 5, "Special Districts"
- **Exhibit H:** Zoning Ordinance, Article 1, "Amendments, Changes, and Administrative Procedures"
- **Exhibit I:** Applicant Narrative Letter (Included in Agenda Item)
- **Exhibit J:** Applicant Engineer Letter (Included in Agenda Item)

Staff recommends that the applicant pursue one of the following procedures:

1. Amend the Planned Development; OR,
2. Revise the submittal to conform with the Planned Development District that was approved by City Council.
3. Revise the final Plat to be consistent with the 2024 Final Plat. Staff cannot approve a Final Plat with more lots than what was previously approved.

Specifically, Staff identifies the following non-conforming elements and site plan deficiencies:

Non-Conformance Items

1. **Comprehensive Plan:** The approved Comprehensive Plan outlines the desired characteristics of the SH 205 Corridor. The SH 205 Corridor was and is established to focus on the following items, amongst others:
 - a. Mixed Use
 - b. Boutique tourism
 - c. Entertainment
 - d. Parks, trails, open/green space, and ponds or creeks
 - e. Main street-type development with a "Brand and Identify" consistent with McLendon Chisholm
 - f. Peaceful and quiet design that portrays a retreat from urban life through various elements, such as water features, calm colors, sophisticated architecture, and luxurious "off spots" for informal sitting and/or dining
 - g. Development that diversifies the tax base and provides areas for people to enjoy grassroots community events or entertainment
 - h. Extensive shaded, lighted, and landscaped trail system
 - i. Design should portray a country feel design

2. **Planned Development District Regulations:** Approved Planned Development indicates the “Concept Plan included with the adopted zoning ordinance”. Staff interprets this item as that future development shall be consistent with the Concept Plan that is included in the approved Planned Development District. The 2022 Approved Concept Plan included:
- a. Indicates two (2) buildings at the hard corner of SH 205 and FM 550
 - b. The two (2) buildings include an open space / courtyard with a detention pond located consistent with the 2024 Plat
 - c. Fire lane with limited parking south and west of the two main buildings
 - d. Primary parking field was in the back of the buildings which limit the amount of headlight intrusion onto SH 205
 - e. Significant landscaping and trees throughout site
 - f. Driveway cut along FM 550 is at the farthest northeastern portion of the parent tract which allows for less traffic congestion adjacent to the major intersection

Site Plan Deficiencies and Discrepancies

3. Proposed Site Plan:

- a. One (1) standalone building
- b. No open space / courtyard design
- c. Detention has been relocated
- d. Submittal does not identify fire lanes, curb returns, etc.
- e. Majority of parking is between building and SH 205 with limited landscaping included. This creates a potential hazard with headlights shining directly onto SH 205 traffic.
- f. Few to no trees indicated on the site.
- g. Driveway cut has been shifted to the southwest closer to the major intersection presumably to allow for another small pad northeast of the proposed building. This will increase the traffic conflicts closer to the intersection.

4. Site Plan Deficiencies and Discrepancies

- a. Relocation of detention has not been vetted
- b. Applicant is proposing to place the fuel tanks for the MPD’s in the same location which was previously identified as “detention”
- c. There is no deceleration lane identified
- d. Site plan does not have adequate landscaping, headlight screening or buffering
- e. Site Plan does not identify fire lanes, curb radii, 150’ hose lay length calculation, etc.
- f. Dumpster location directly across from the driveway cut and two drive aisles poses a transportation conflict zone
- g. No designated loading zone

5. **Plat Discrepancies:** The 2024 final plat was approved by City Council but never signed by the mayor or secretary or filed with the county. The 2024 plat is null and void by standard conditions via filing requirements with Rockwall County. The property remains as unplatted tracts. However, the comparative analysis of the “2024 Plat” and the “2025 Plat” as identified in this staff report

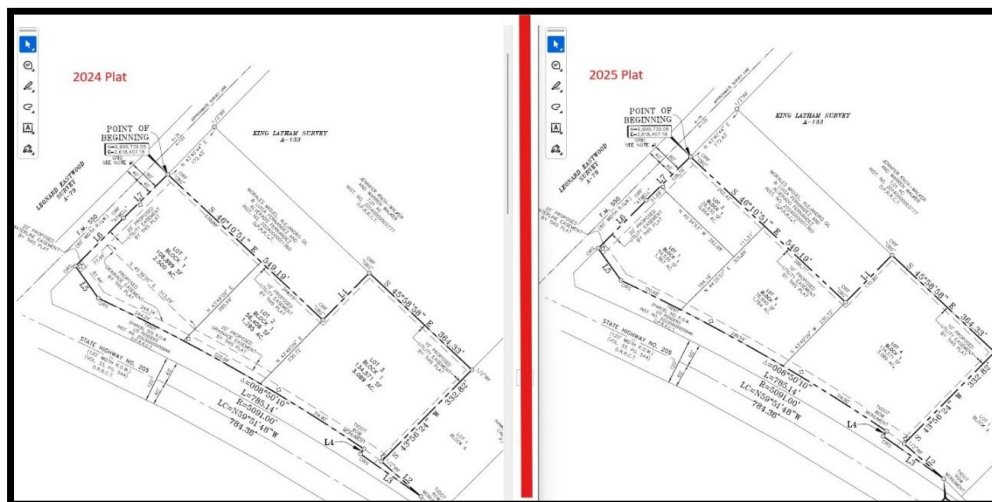
plat serve as a general “concept” plat that has been previously vetted by PZ and City Council. The discrepancies are as follows:

a. 2024 Plat Summary:

- Total of three (3) lots
- Lot 1: ~108,899 SF
- Lot 2: ~56,406 SF
- Lot 3: ~134,571 SF
- Drainage easement (common area) identified

b. 2025 Plat Summary:

- Proposes four (4) lots, not consistent with the approved 2024 Plat.
- Drainage easement removed, with no indication of how drainage will be addressed. The Site Plan identifies a detention pond along FM 550, but the Plat does not. Preliminary engineering review will be required to avoid these discrepancies in the future.
- Lot 1 is now split into 2 “lots”, (+/- 28,930sf and +/-59,535 sf, Total: +/- 88,465 SF.)
- Lot 2 (now Lot 3) is +/- 76,840 sf
- (Now Lot 4) is +/- 134,571 SF.
- It appears the Applicant relocated +/-20,434 sf from the previous Lot 1 to the now Lot 3 and reduced the previous Lot 1 and then divided that into 2 parcels



Plat Summary: Revisions to the plat need to be addressed through the Preliminary Platting process. Staff does not have the authority to approve these changes ad hoc; hence, staff indicated to the Applicant that either a revised Final Plat consistent with the approved 2024 Preliminary Plat should be resubmitted or an updated Preliminary Plat should be processed to reflect Applicants revised approach. If the Applicant elects to process an updated Preliminary Plat, it shall need to be in

conformance with the approved Planned Development District, or the Planned Development District would require updating.

Item Summary:

The Applicant asserts that the proposal conforms to the approved Planned Development District. Staff interpretation is non-conformance and is requesting City Council's interpretation on this matter.

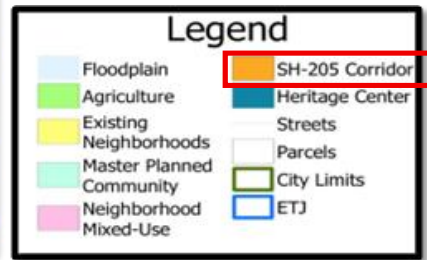
This case is not to approve the Site Plan or the Final Plat. The Final Plat, as submitted, is not approvable regardless of Council's interpretation. The purpose is solely to clarify conformity with the Planned Development District and exhibits adopted in 2022.

If Council agrees with the Applicant, Staff will proceed with full review of the Site Plan. The Plat, however, remains unapprovable in its current form

Zoning Map



Comprehensive Plan/Future Land Use Map



SH 205 Corridor Comprehensive Plan Language:

SH 205 Corridor

This Future Land Use Designation is the heart of McLendon-Chisholm's commercial development opportunities, intended to preserve the rural/country feel, provide residents with local retail, employment, recreation, and entertainment, and capture valuable sales tax dollars along the regional corridor of State Highway 205, which connects Highway 30, Highway 80, future Rockwall County Outer Loop, and other corridors through McLendon-Chisholm.

Anticipated Land Uses:

- Mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and arts/culture) with a rural/country feel;
- Sales tax-generating uses (ex. restaurant, retail, etc.);
- Boutique tourism/destination uses (ex. bed and breakfasts, travel-related, farm experiences, etc.);
- Entertainment uses that provide fun and relaxing experiences; and/or
- Parks, trails, open/green space, and ponds or creeks.

Desired Development Characteristics:

- Maximum density of one dwelling unit per acre for residential uses, exclusive of floodplains and rights-of-way. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable.
- One story typical with two stories maximum.
- Large building footprint buildings should be prohibited to protect the quaint and rural feel of the city.
- Main Street-type development that provides pleasant walkability with a *Brand & Identity* consistent with McLendon-Chisholm.
- Peaceful and quiet design that *portrays a retreat from urban life* through various elements, such as water features, calm colors, sophisticated architecture, and luxurious "off spots" for informal sitting and/or dining.
- Development that *Diversifies the Tax Base* and provides areas for people to enjoy *Grassroots Community Events* or entertainment.
- Extensive, shaded, lighted, and landscaped trail system to connect destinations and neighborhoods.
- Design should portray a country feel design and, when appropriate, transitions are made to surrounding properties.
- Residential protections that create a buffer between incompatible uses and any associated nuisances through the utilization of walls, landscaping, setbacks, etc.

APPROVED PLAN 9/29/21 || MCLENDON-CHISHOLM COMPREHENSIVE PLAN | PAGE 42

Exhibit A: Approved Crossroads Planned Development Conceptual Exhibit



Exhibit A: Continued

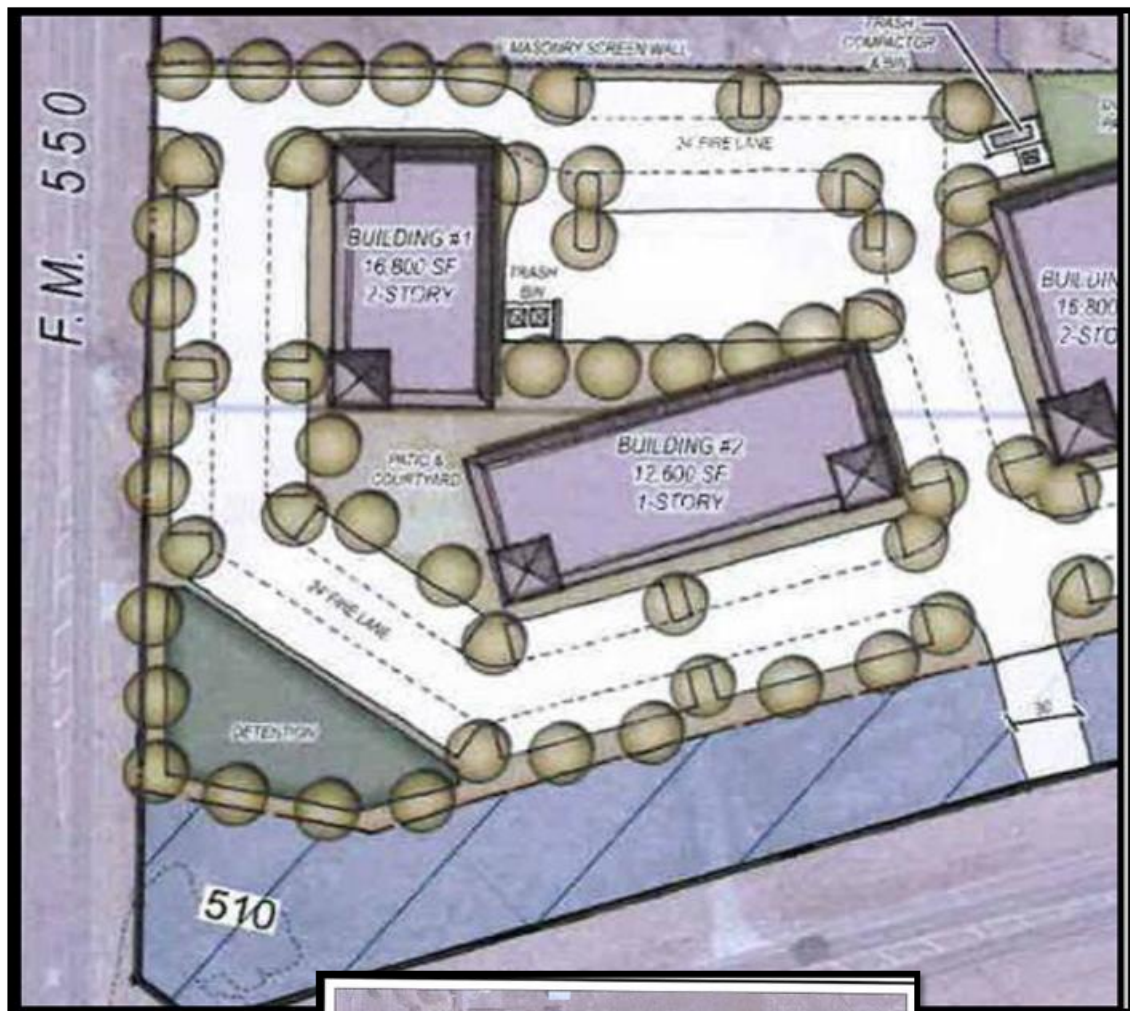


Exhibit B: Proposed Site Plan

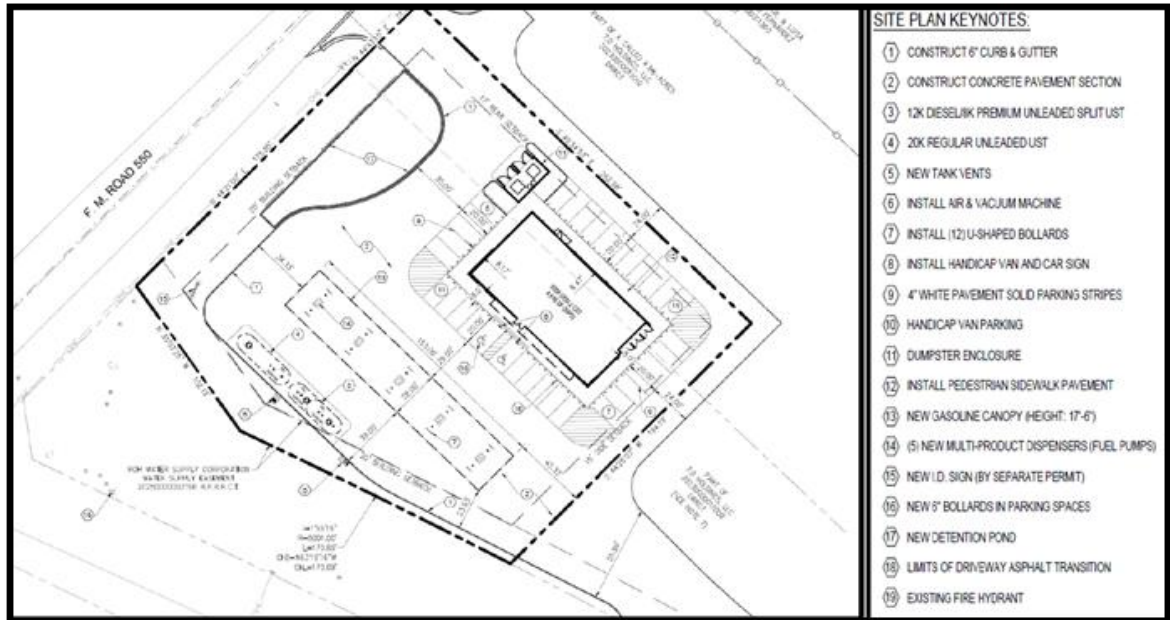


Exhibit C: Proposed Plat

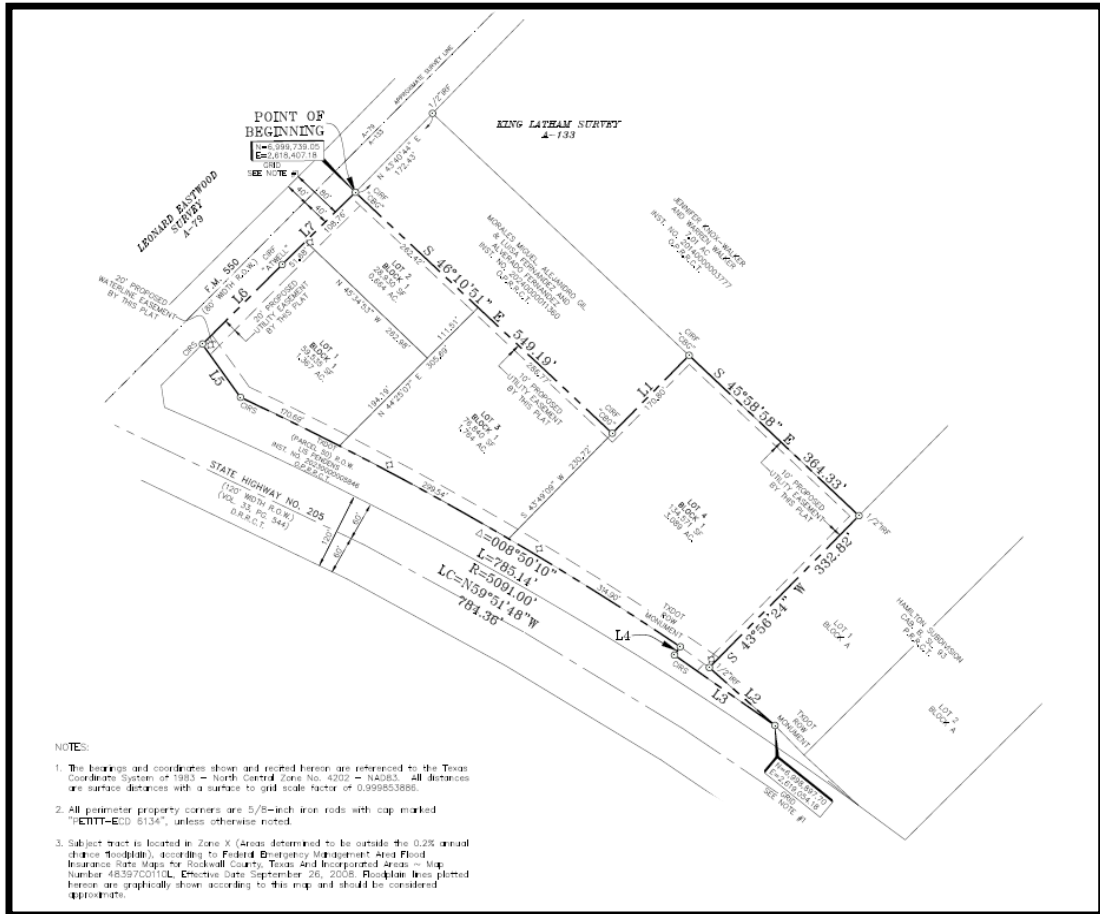


Exhibit D: 2024 Plat

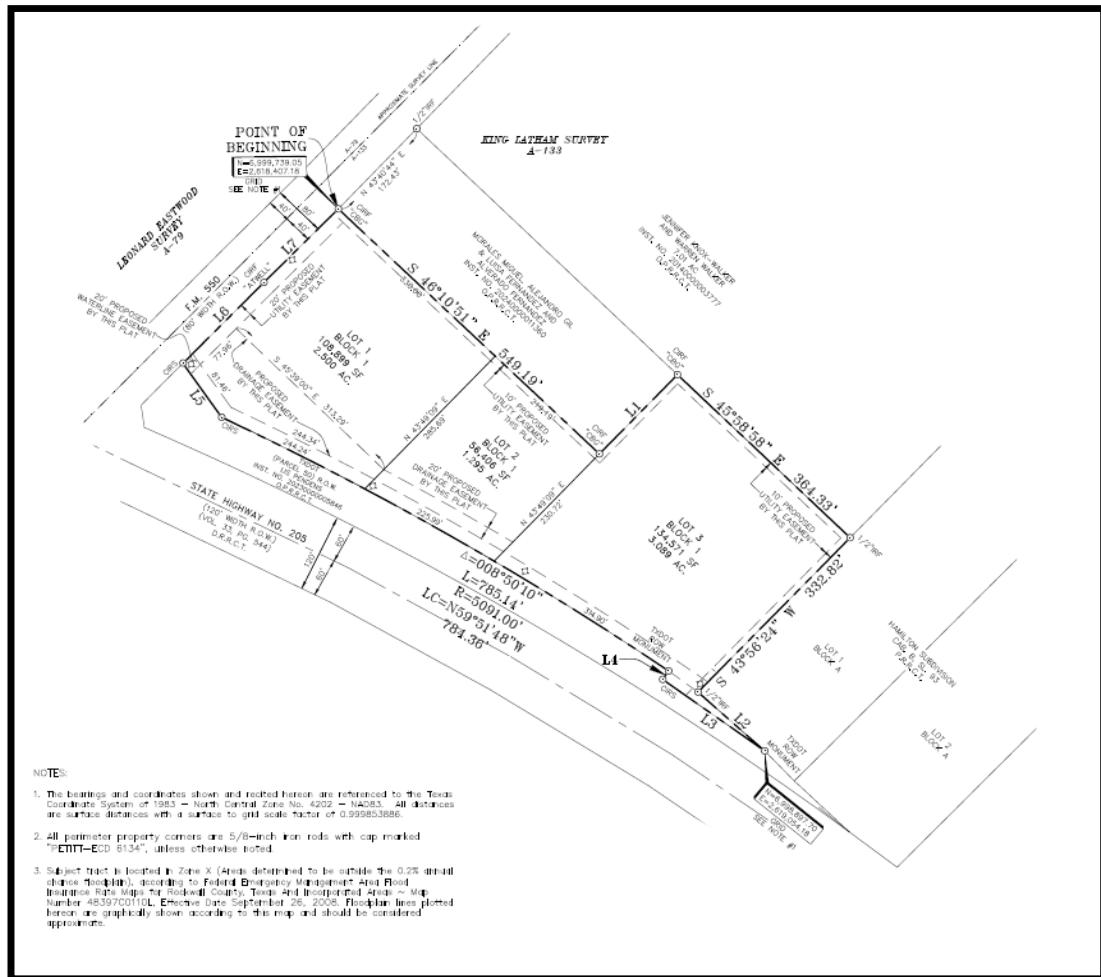


Exhibit E: May 24th, 2022 Agenda Minutes



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
May 24, 2022

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, May 24, 2022, at Fire Station No. 1, 1345 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kipphut	Mayor Pro Tem
	Trudy Woessner	Council Member
	Dyon Purdy	Council Member
	Bryan McNeal	Council Member

ABSENT:	Daniel Tucker	Council Member
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Staff Present:	Rick Crowley	Interim City Administrator
	Shelly Green	City Secretary
	Michael Halla	City Attorney
	Jim Simmons	Fire Chief
	Mike Coker	City Planner

1. CALL TO ORDER

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

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

Mayor Short delivered the invocation and Mayor Pro Tem Kipphut 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.

Fire Chief Simmons introduced Assistant Fire Chief Sadd with the Advanced Petro Chemical Fire Department who is here training for a month.

Chief Simmons also introduced new Captain Tony Boroughs.

4. CITIZEN COMMENTS

Beverly Stibbens, 279 Partridge Dr. Addressed the Council on Item 8.12

Exhibit E: May 24th, 2022 Agenda Minutes

- 8.6. Consider the application of Peloton Land Solution requesting a change in zoning from General Business and SF 2.5 zoning districts to a Planned Development district for General Business uses, restaurants, and Food Trucks and Food Trailers. The property location is at the northeast corner of the intersection of SH 205 and FM 550. The property contains 8.36 acres of land including Rockwall CAD ID #108612, 11384, and 11442. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.

City Planner Coker presented his staff report for this item:

APPLICANT: CPM McLendon-Chisholm, LLC
% Clayton Multer
1400 Preston Road
Suite 497
Plano, Texas 75093

LOCATION: The east corner of the intersection of SH 205 and FM 550 [RCAD 108612, 11384, 11442] containing 8.364 acres of land.

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a planned development district for a mixed-use development to include retail, commercial, restaurant and residential uses on property that is currently zoned a combination of GB-General Business and SF 2.5-a residential zoning district requiring a minimum residential lot size of 2.5 acres of land.

PROPERTY OWNERS: Clayton J. Multer
CPM McLendon-Chisholm, LLC
7 Raven Court
Heath, Texas 75032

REPRESENTATIVE: David A. Kalhoefer
Peloton Land

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval a change in zoning from a GB-General Business zoning district and SF 2.5-single family residential zoning district to a planned development district for a mixed-use development that includes retail,

Exhibit E: May 24th, 2022 Agenda Minutes

commercial, restaurant and residential land uses. This request generally conforms to the recommendations of the Future land Use Plan.

Conditions:

Compliance with the development standards contained described in the application.

Conformance with the conceptual plan for this planned development district.

Specific development standards to be provided for inclusion in the adopting ordinance for the planned development district for "Dwelling single family attached" and "Food Trucks/Food Trailers".

BACKGROUND INFORMATION:

The subject property is an 8.364-acre tract of land located on the east side of the intersection of FM 550 and SH 205. The legal description contains the 8.364 acres of land, but the Conceptual plan shows 10.27 acres of land. The difference between the Conceptual plan of 10.27 acres of land and the metes and bounds legal description for the zoning ordinance of 8.364-acre tract of land is the amount of land being dedicated to Texas Department of Transportation for right of way requirements for the improvement of FM 550 and SH 205.

Zoning Map



unless such requirements are waived by the city council. A single public hearing is adequate when:

- (b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; and
- (c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
- (d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
- (e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.
- (f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.
- (g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.

F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

Answering question from Council, Mike Coker advised that the residential units included in the PD Zoning, would be developed under a "condominium regime".

MOTION: APPROVE THE APPLICATION OF PELOTON LAND SOLUTION REQUESTING A CHANGE IN ZONING FROM GENERAL BUSINESS AND SF 2.5 ZONING DISTRICTS TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL BUSINESS USES, RESTAURANTS, AND FOOD TRUCKS AND FOOD TRAILERS.

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

Exhibit B

Planned Development District Development Standards

THE CROSSROADS at MCLENDON – CHISHOLM

Planned Development District

GENERAL DESCRIPTION

The proposed Planned Development District, to be known as **The Crossroads at McLendon-Chisholm**, is intended to accommodate retail, commercial, restaurant and residential uses to create a mixed-use development that service the surrounding area with convenience goods and services. It is also the intent to provide a quality development for the Highway 205 Corridor Overlay District that, in some way, may establish a benchmark for future development.

DEVELOPMENT STANDARDS

(1) Permitted Uses:

(a) The uses allowed or prohibited in this Planned Development District are as follows:

- i) Those uses allowed in the City of McLendon-Chisholm "GB" General Business District as provided in the City's Zoning Ordinance.
- ii) Additional uses allowed (by right):

- Dwelling Single-Family Attached (permitted only as mixed use)
- Food Trucks/ Food Trailers
- Restaurant with/without alcohol sales
- Restaurant, drive-in/drive thru
- Restaurant, refreshment stand (temporary or seasonal)

- iii) Prohibited uses: the following prohibited/modified uses:

- Amusement center, indoor (S)
- Veterinarian office, large animal practice (S)
- Auto repair garage
- Auto sales, new and used
- Auto service station
- Farm machinery and implement sales and service
- Motorcycle sales
- Ambulance service
- Auction house, indoor
- Building material sales/lumber yard
- Contractor, no outside storage permitted
- Contractor, outside storage, permitted
- Contractor storage or equipment yard
- Cosmetic tattoo establishment

Exhibit F: Crossroads Planned Development

Extended-stay hotel/motel
Exterminating service
Factory outlet, retail or wholesale store
Hotel or motel
Kennel
Landscape Service
Laundry, self-service
Pawn shop
Mini-warehouse
Cargo container

(2) **Parking Required.**

- (a) Parking spaces shall conform to the size and shape requirements of the Zoning Ordinance.
- (b) Required parking spaces may be shared between and by all uses on the Property, except for the reserved residential parking spaces and designated residential visitor parking.
- (c) For all "GB" General Business District allowed zoning uses, parking shall be provided in accordance with the requirements of the City of McLendon-Chisholm Zoning Ordinance.
- (d) In addition, covered outside seating in association with an allowed restaurant use does not require parking for the first 200 square feet of area; any additional covered seating must be parked per the requirements for a restaurant use; non-covered outside seating does not require parking.

(3) **Density, area, yard, height and lot coverage requirements:** Per GB General Business District regulations, as amended.

- (4) **Screening:** Visual screening shall be provided between commercial buildings and parking areas when adjacent to residential uses. Visual screening shall be a minimum of six feet in height and may be living and irrigated hedge materials or constructed in accordance with Section 6-8 of the McLendon-Chisholm Zoning Ordinance. All dumpsters shall be screened from State Highway 205 and from adjacent residential property by solid screening that complies with the Section 6-8 of the McLendon-Chisholm Zoning Ordinance.

- (5) **Development plan and elevations:** A development plan that complies with Section 5.ID.2. must be submitted to and recommended by the Planning and Zoning Commission and approved by the City Council prior to the issuance of a building permit. Elevations

Exhibit F: Crossroads Planned Development

illustrating compliance with Section 4-13, as modified in this Ordinance, must also be submitted to and the issuance of a building permit. Development plans must show emergency apparatus/vehicle access drives and turnarounds that conform to the adopted Fire Code.

- (6) **Commercial Development Standards:** Any development on the Property must comply with Section 4-13 Commercial development standards of the Zoning ordinance with the follow exceptions:

E. Building form: 1. The minimum area of a single floor shall be 2,500 sf. The maximum area allowed for a single floor shall be 12,000 sf. The maximum length for any building wall shall be 200 ft.

G. External façade materials: Does not apply except as noted below:

Windows and glazing shall be a maximum of 30% of each building elevation.

K. Off-street parking and loading requirements: 2. No more than three (3) rows of angled or parallel parking shall be allowed between the primary building and the street right-of-way.

- (7) **Signs:** Signage shall be in accordance with the City's ordinances and sign regulations.

- (8) **Landscaping:** Per GB General Business District requirements.

- (9) **Other Law:** The development, construction and use of the Property and all structures thereon shall comply with all applicable City, State, and Federal Regulations for inspections, permitting, licensing and building, construction and fire codes, except as modified by this ordinance.

The link to section 5-1 D. 2. Development plan or detailed site plan as required by section 5 of the planned development district ordinance: [City of McLendon Chisholm, TX SPECIAL DISTRICTS \(ecode360.com\)](http://cityofmclendonchisholm.tx.us/special-districts)

Exhibit F: Crossroads Planned Development

Concept Plan included with the adopted zoning ordinance.



The General Business district area standards are attached:

GB - Zoning District Area Requirements	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res 25 ft. abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

Exhibit F: Crossroads Planned Development

*Ordinance No. 2022-11
Adopted 10.11.22*

Peloton Zoning

Ordinance No. 2022-11

AN ORDINANCE OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM A COMBINATION OF AG AGRICULTURE ZONING DISTRICT AND GB GENERAL BUSINESS ZONING DISTRICT TO A GB GENERAL BUSINESS ZONING DISTRICT CONTAINING 10.205 ACRES OF LAND LOCATED GENERALLY AT THE SOUTHEAST CORNER OF SH 205 AND FM 550, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of McLendon-Chisholm and the governing body of the City of McLendon-Chisholm, in compliance with state laws and with reference to amending the Comprehensive Zoning Ordinance and Zoning Map, have given the requisite notice by publication and otherwise, and after holding due hearing and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of McLendon-Chisholm is of the opinion that said Comprehensive Zoning Ordinance and Map should be amended as provided herein. Now therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF McLENDON-CHISHOLM, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, heretofore duly passed by the governing body of the City of McLendon-Chisholm, as heretofore amended, be hereby amended by changing the Zoning District designation on the 10.205-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from an AG Agriculture Zoning District and a GB General Business Zoning District to GB General Business Zoning District as described in the City of McLendon-Chisholm Zoning Ordinance, Section 4-8, GB General Business District and amending the Official Zoning Map to reflect the approved change in zoning district.

SECTION 2. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

Exhibit F: Crossroads Planned Development

*Ordinance No. 2022-11
Adopted 10.11.22*

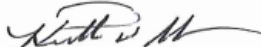
Peloton Zoning

SECTION 3. 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 invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

SECTION 4. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council Of the City of McLendon-Chisholm, Texas, on the 11th day of October, 2022.

APPROVED:


Keith Short, Mayor

ATTEST:


Rochelle Green, City Secretary

Exhibit G: Planned Development Districts: Article 5, Special Districts

A. General purpose and description. The Planned Development District “PD” prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to ensure against misuse of the increased flexibility.

B. Permitted uses. Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to ensure compliance with the purpose of this ordinance.

C. Development standards.

1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.

2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.

3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).

1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

a. A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential

development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

b. A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

c. Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off- street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to [section 5-1](#) D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

a. A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

b. A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate

survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

c. A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off- street parking.

d. A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

e. An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.

3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in [section 1-14](#), Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.

a. Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:

b. The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or

c. Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and

d. The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.

e. The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.

f. The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.

g. Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.

F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

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Exhibit H: Article 1, "Amendments, changes and administrative procedures"

A. Authority to amend ordinance.

The city council may from time to time, after public hearings required by law, amend, supplement, or change the regulations herein provided or the classification or boundaries of the zoning districts. Any amendment, supplement, or change to the text of the zoning ordinance and any change in the classification or boundaries of the zoning districts may be ordered for consideration by the city council, may be initiated by the planning and zoning commission, the city council, or may be requested by the owner of the affected real property or the authorized representative of an owner of affected real property.

B. Public hearing and notice. Upon filing of an application for an amendment to the zoning ordinance and/or map, the planning and zoning commission shall call a public hearing on said application.

1. Written notice of such hearing shall be sent to the owner of the property or his agent and to all owners of real property lying within 200 feet of the property on which the change in classification is proposed, such notice to be given not less than 11 days before the date of such hearing, to all owners who have rendered their said property for city taxes as the ownership appears on the last approved city tax roll. Such notice may be served by depositing the same, properly addressed and postage paid, in the city post office. Where property lying within 200 feet of the property proposed to be changed is located in territory which was annexed to the city after the final date for making the renditions which are included on the last approved city tax roll, notice to such owners shall be given by one publication in the official newspaper at least 15 days before the time of the hearing. Failure of owners to receive notice of hearing shall in no way affect the validity of the action taken.
2. An application for any change of zoning classification shall include names and addresses of all real property owners lying within 200 feet of the property on which the change in classification is proposed. The application shall also include a map showing the parcels within 200 feet of the property to be reclassified, each parcel to include the name of the property owner and legal description.
3. If, at the conclusion of the hearing, the planning and zoning commission recommends amendment of this ordinance to the city council, said recommendation shall be by a final report of the planning and zoning commission recorded by the affirmative votes of not less than a majority of its total membership present and voting. A copy of any recommended amendment shall be submitted to the city council and shall be accompanied by a report of findings, summary of hearing and any other pertinent data.
4. The planning and zoning commission may recommend denial of an application with or without prejudice against the applicant to re-file the application. If the commission recommends denial of the application and fails to clearly state the same is being denied with prejudice, then it shall be deemed that said application is being denied

without prejudice against re-filing. If it is later determined by the council that there has been a sufficient change in circumstances regarding the property or in the zoning application itself, it may waive the waiting period and grant a new hearing. Newly annexed land which has been given agricultural zoning is exempt from the one year waiting period.

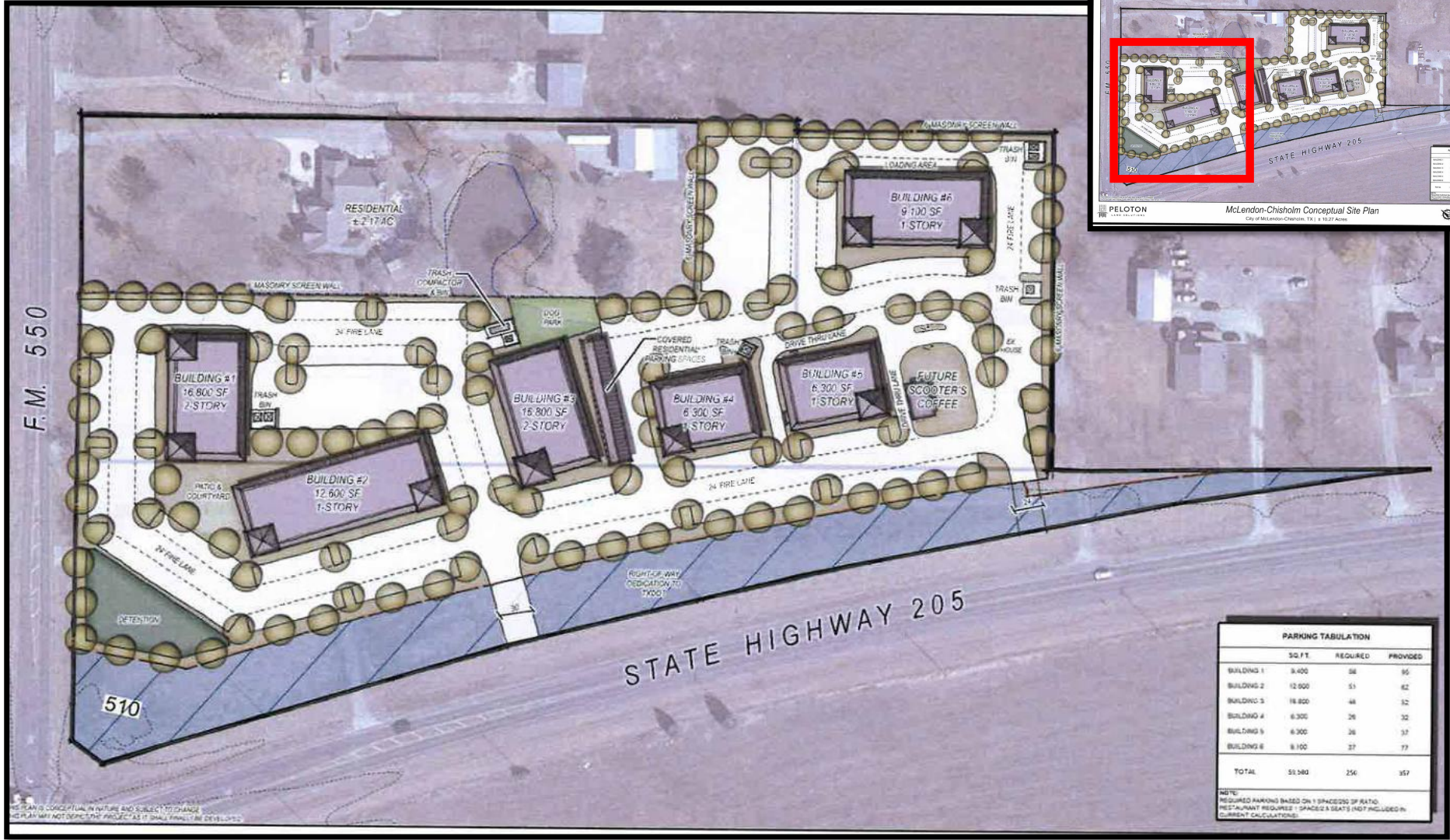
Action of the city council.

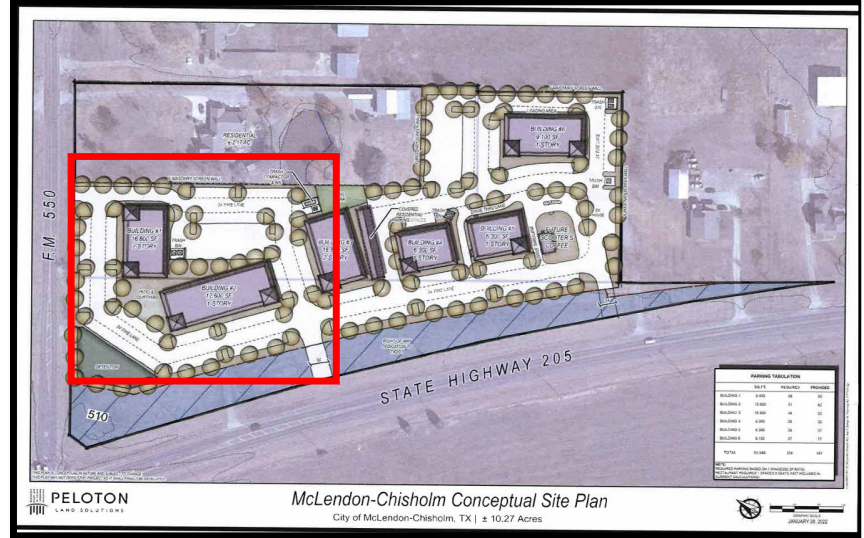
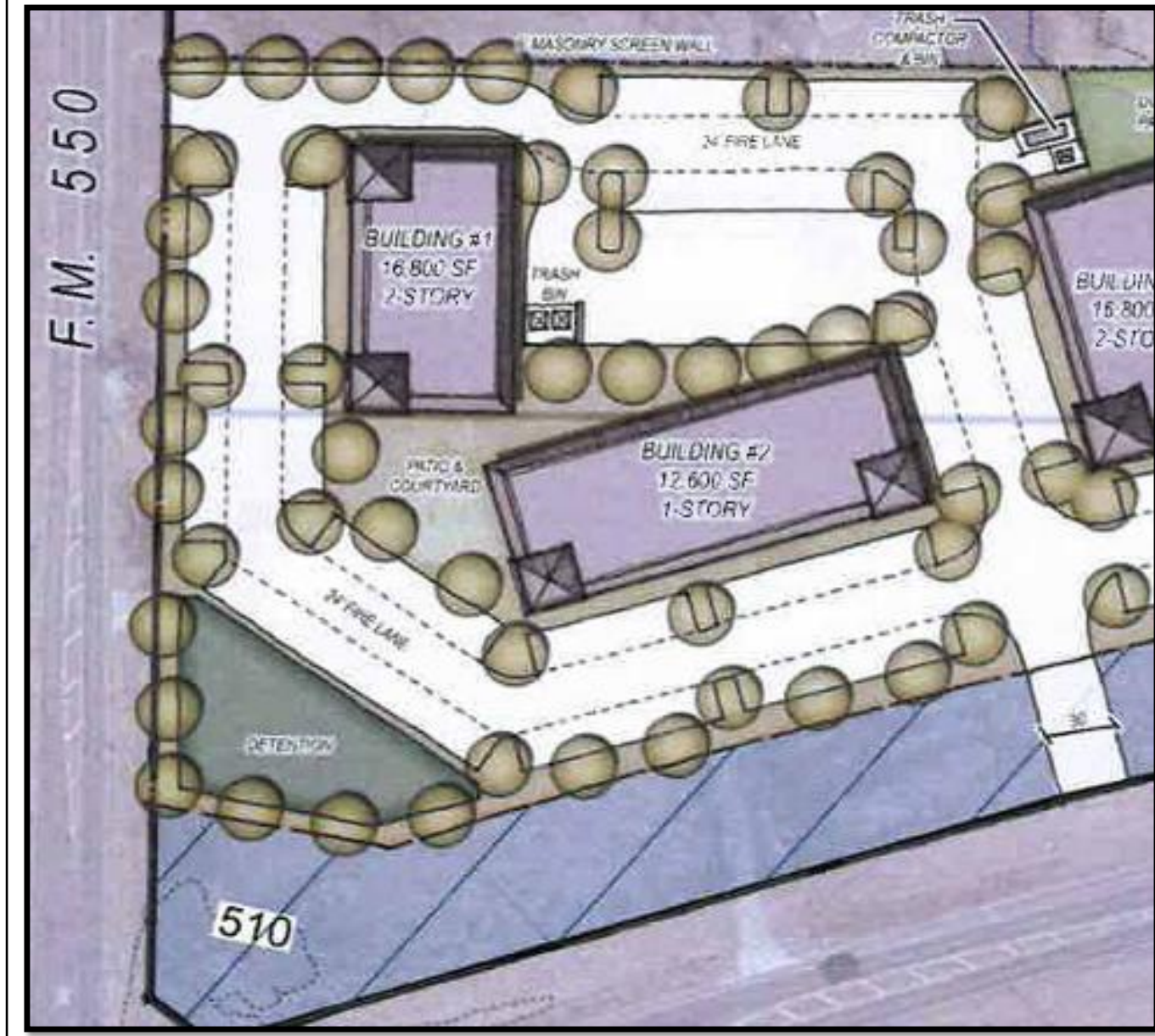
1. If the planning and zoning commission has recommended approval of an application or if the planning and zoning commission has recommended denial of an application the city council shall set said application for public hearing and shall give notice of the time and place of the hearing by one publication in the official newspaper at least 16 days prior to such hearing, and in addition shall send written notices to the owner of the property or his agent, and to all property owners of real property lying within 200 feet of the subject property.
2. In the case of a protest against an amendment to the ordinance signed by the owners of 20 percent or more, either of the area of the lots or land immediately adjoining the area included in the proposed change and extending 200 feet from that area, such amendment shall not become effective except by the favorable vote of three-fourths of all members of the city council of the City of McLendon-Chisholm.
3. In considering a motion to deny a zoning application, or upon voting to deny a zoning application, the city council may further consider whether said application shall be denied with or without prejudice against re-filing. If the city council shall deny the application and fail to clearly state the same is being denied with prejudice, then it shall be deemed that said application is being denied without prejudice against re-filing. If an application is denied with prejudice, no application may be filed for all or part of the subject tract of land for a period of one year from the date of denial by the city council. If it is determined by the planning and zoning commission that there has been a sufficient change in circumstances regarding the property or in the zoning application itself, it may waive the waiting period and grant a new hearing. Newly annexed land which has been given agricultural zoning is exempt from the one year waiting period.

D. Final approval and ordinance adoption. If the amending ordinance is not approved within six months from the time of its original consideration, the zoning request, at the option of the city council, may be recalled for a new public hearing.

E. Changes in zoning regulations. Amendments to the zoning ordinance not involving a particular property but involving change in the zoning regulations generally do not require notice to individual property owners. In such cases, notice of the required public hearing shall be given by publication in the official newspaper of the city, stating the time and location of the public hearing, which time shall not be earlier than 16 days from the date of such publication.

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STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 7.0 Holdings, LLC, is the owner of a 6.884-acre tract of land situated in the KING LATHAM SURVEY, ABSTRACT NUMBER 133, City of McLendon Chisholm, Rockwall County, Texas, and being all of a called 2.0-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011008, Official Public Records, Rockwall County, Texas, (OPRRCT) and being a part of a remainder of a called 3.52-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011009, (OPRRCT), and also being all of a called 4.98-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011010, Official Public Records, Rockwall County, Texas, (OPRRCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for the west corner of a tract of land described in Miguel Alejandro Gil Morales and Luisa Fernanda Alvarado Fernandez, recorded in Instrument Number 20240000011360, (OPRRCT), and being in the southeast right-of-way line of F.M. 550 (80 foot right-of-way), from which a 1/2-inch iron rod found for the north corner of said Morales/Fernandez tract , bears North 43 degrees 40 minutes 44 seconds East, a distance of 172.43 feet;

THENCE South 46 degrees 10 minutes 51 seconds East, with the southwest line of said Morales/Fernandez tract, a distance of 549.19 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for the south corner of said Morales/Fernandez tract;

THENCE North 43 degrees 56 minutes 26 seconds East, with the southeast line of said Morales/Fernandez tract, a distance of 170.80 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for the east corner of said Morales/Fernandez tract and being in the southwest line of a called 7.01-acre tract of land described in deed to Jennifer Knox-Walker and Warren Walker, recorded in Instrument Number 2014000003777, (OPRRCT);

THENCE South 45 degrees 58 minutes 58 seconds East, with the southwest line of said Walker tract, a distance of 364.33 feet to a 1/2-inch iron found for the south corner of said Knox/Walker tract, and being in the northwest line of Lot 1, Block A, Hamilton Subdivision, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the final plat thereof recorded in Cabinet B, Slide 93, Plat Records, Rockwall County, Texas. (PRRCT);

THENCE South 43 degrees 56 minutes 24 seconds West with the northwest line of said Hamilton Subdivision, a distance of 332.82 feet to a 1/2-inch iron rod found in the west corner of said Lot 1, Block A, Hamilton Subdivision;

THENCE South 47 degrees 56 minutes 49 seconds East with the southwest line of said Lot 1, Block A, a distance of 136.26 feet to a 5/8-inch iron rod with Texas Department of Transportation cap found in the northeast right-of-way line of State Highway No. 205 (120-foot right-of-way) as shown and described in First Amended Notice of Lis Pendens, recorded in Instrument Number 2023000005846, (OPRRCT);

THENCE with the northeast right-of-way line of said State Highway No. 205 the following courses and distances:

- North 54 degrees 22 minutes 56 seconds West, a distance of 190.51 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for corner;
- North 34 degrees 31 minutes 06 seconds East, a distance of 16.02 feet to a 5/8-inch iron rod with Texas Department of Transportation cap found for the beginning of a non-tangent curve to the left;
- Northwesterly with said curve which has a central angle of 08 degrees 50 minutes 10 seconds, a radius of 5091.00 feet with a chord that bears North 59 degrees 51 minutes 48 seconds West, with a chord length 784.36 feet and an arc length of 785.14 to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for the end of said curve;
- North 35 degrees 03 minutes 25 seconds West, a distance of 102.19 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for corner in the southeast right-of-way line of said F.M. 550;

THENCE North 44 degrees 21 minutes 00 seconds East, with the southeast right-of-way line of said F.M. 550, a distance of 175.85 feet to a 1/2-inch iron rod with cap stamped "ATWELL" found for corner;

THENCE North 44 degrees 43 minutes 15 seconds East, continuing with the southeast right-of-way line of said F.M. 550, a distance of 160.44 feet to the POINT OF BEGINNING, containing 6.884 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE DO HERBY ADOPT THIS PLAT DESIGNATING THE HEREON DESCRIBED PROPERTY AS THE CROSSING OF McLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PRIVATE USE AND TO BE MAINTAINED FOREVER THE STREETS AND ALLEYS SHOWN THEREON TO THE HOME OWNERS ASSOCIATION. THE EASEMENT SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED. 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 PAYING 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 RECONSTRUCTED, OR REPLACED 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, FENCE TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON 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 PART OF ITS 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. WE DO HEREBY DEDICATE THE MUTUAL ACCESS EASEMENTS SHOWN FOR THE USE BY THE PUBLIC AS A MEANS OF PEDESTRIAN AND VEHICLE ACCESS TO THE PROPERTY SHOWN THEREON AND TO THE ADJACENT PROPERTY THEREON, AND DO HEREBY WAIVE ANY CLAIMS OF DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

For: 7.0 Holdings, LLC.

By: _____
Representative: Brian Berry

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

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

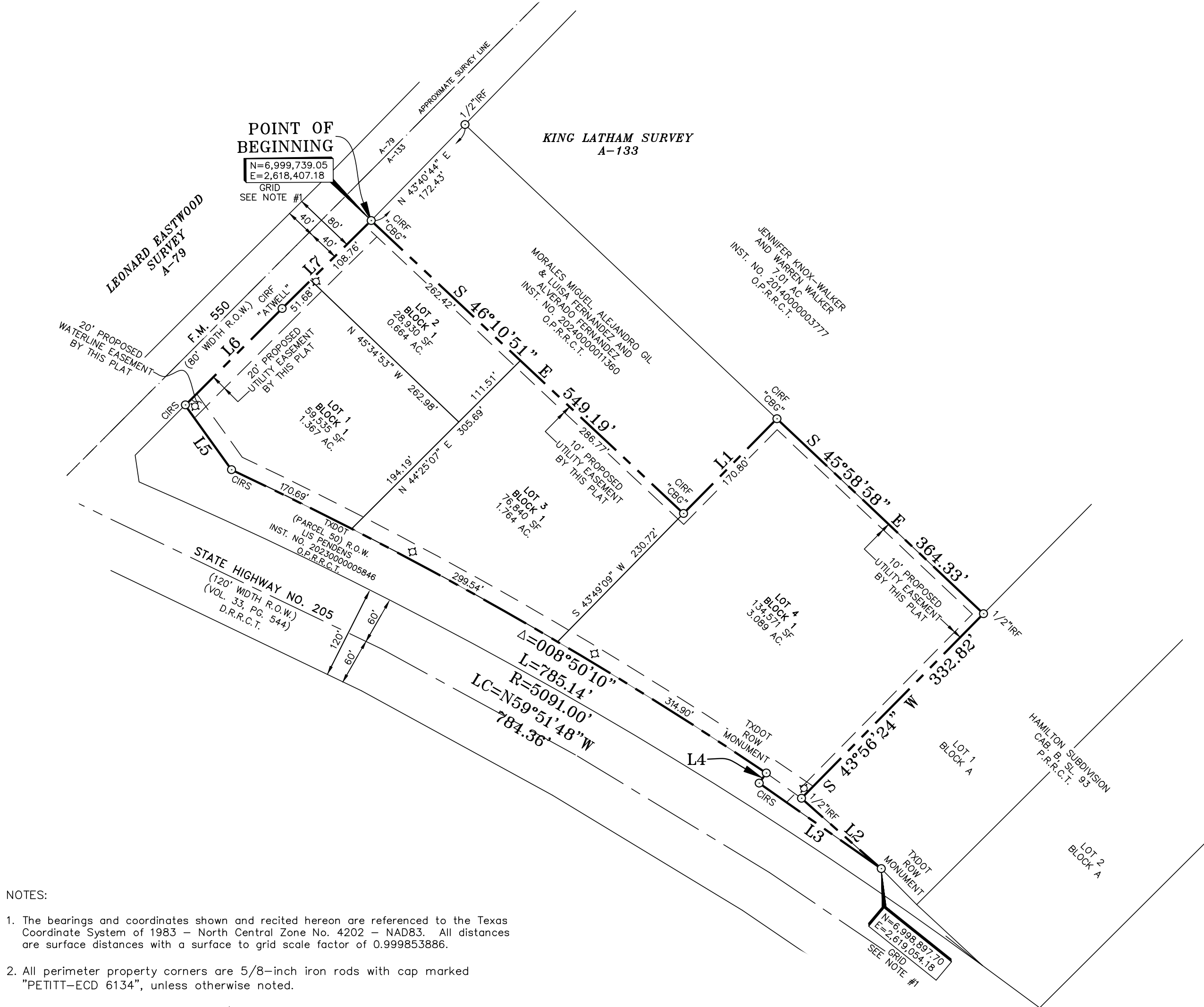
Approved: _____

Mayor

Date

Acknowledged:
This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval. Witness my hand this ____ day of _____, 20____

City Secretary, City of McLendon-Chisholm, Texas"



NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999853886.
- All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas And Incorporated Areas ~ Map Number 48397C0110L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

SURVEYOR'S CERTIFICATE

This is to certify that I, James Mark Whitkanack, a Registered Professional Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

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. Released for review only.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

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

4 COMMERCIAL LOTS

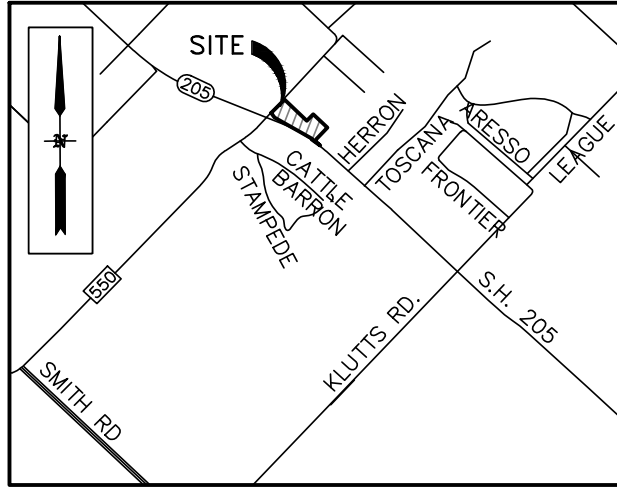
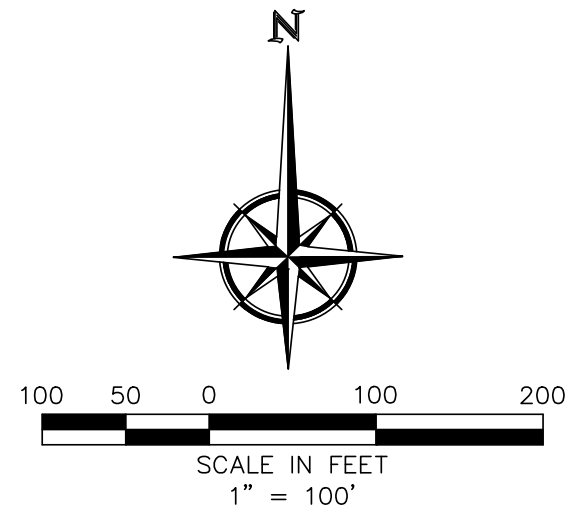
OWNER/DEVELOPER
7.0 HOLDINGS, LLC
4210 RIDGE ROAD, STE. 201
HEATH, TX 75032

FINAL PLAT
**THE CROSSROADS OF
McLENDON-CHISHOLM**
LOTS 1, 2, 3 & 4, BLOCK 1
COMMERCIAL LOTS
6.884 ACRES
SITUATED IN
LATHAM K. SURVEY, ABST. NO. 133
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TPEPLS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 8/14/2025

2:\PROJ\ECTS\09381 McLendon-Chisholm SH 205 & FM 550\Survey\09381- The Crossroads - FINAL PLAT - 1-4.dwg

SHEET C OF 1



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 43°56'26" E	170.80'
L2	S 47°56'49" E	136.26'
L3	N 54°22'58" W	190.51'
L4	N 34°31'06" E	16.02'
L5	N 35°03'25" W	102.19'
L6	N 44°21'00" E	175.85'
L7	N 44°43'15" E	160.44'

LEGEND	
CIRS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
CIRF	5/8" IRON ROD WITH CAP FOUND (AS NOTED)
⊙	PROPOSED FIRE HYDRANT
IRF	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
OP.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
VOL.\PG.	VOLUME\PAGE
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, 7.0 Holdings, LLC, and CWPMLcLendon-Chisholm, LLC, are the owners a 6.884-acre tract of land situated in the KING LATHAM SURVEY, ABSTRACT NUMBER 133, City of McLendon Chisholm, Rockwall County, Texas, and being all of a called 2.0-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011008, Official Public Records, Rockwall County, Texas, (OPRRCT) and being a part of a remainder of a called 3.52-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011009, (OPRRCT), and also being all of a called 4.98-acre tract of land described in deed to 7.0 Holdings, LLC, recorded in Instrument Number 20230000011010, Official Public Records, Rockwall County, Texas, (OPRRCT), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for the west corner of a tract of land described in Miguel Alejandro Gil Morales and Luisa Fernanda Alvarado Fernandez, recorded in Instrument Number 20240000011360, (OPRRCT), and being in the southeast right-of-way line of F.M. 550 (80 foot right-of-way), from which a 1/2-inch iron rod found for the north corner of said Morales/Fernandez tract , bears North 43 degrees 40 minutes 44 seconds East, a distance of 172.43 feet;

THENCE South 46 degrees 10 minutes 51 seconds East, with the southwest line of said Morales/Fernandez tract, a distance of 549.19 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for the south corner of said Morales/Fernandez tract;

THENCE North 43 degrees 56 minutes 26 seconds East, with the southeast line of said Morales/Fernandez tract, a distance of 170.80 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found for the east corner of said Morales/Fernandez tract and being in the southwest line of a called 7.01-acre tract of land described in deed to Jennifer Knox-Walker and Warren Walker, recorded in Instrument Number 20140000003777, (OPRRCT);

THENCE South 45 degrees 58 minutes 58 seconds East, with the southwest line of said Walker tract, a distance of 364.33 feet to a 1/2-inch iron found for the south corner of said Knox/Walker tract, and being in the northwest line of Lot 1, Block A, Hamilton Subdivision, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the final plat thereof recorded in Cabinet B, Slide 93, Plat Records, Rockwall County, Texas. (PRRCT);

THENCE South 43 degrees 56 minutes 24 seconds West with the northwest line of said Hamilton Subdivision, a distance of 332.82 feet to a 1/2-inch iron rod found in the west corner of said Lot 1, Block A, Hamilton Subdivision;

THENCE South 47 degrees 56 minutes 49 seconds East with the southwest line of said Lot 1, Block A, a distance of 136.26 feet to a 5/8-inch iron rod with Texas Department of Transportation cap found in the northeast right-of-way line of State Highway No. 205 (120-foot right-of-way) as shown and described in First Amended Notice of Lis Pendens, recorded in Instrument Number 20230000005846, (OPRRCT);

THENCE with the northeast right-of-way line of said State Highway No. 205 the following courses and distances:

North 54 degrees 22 minutes 56 seconds West, a distance of 190.51 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for corner;

North 34 degrees 31 minutes 06 seconds East, a distance of 16.02 feet to a 5/8-inch iron rod with Texas Department of Transportation cap found for the beginning of a non-tangent curve to the left;

Northwesterly with said curve which has a central angle of 08 degrees 50 minutes 10 seconds, a radius of 5091.00 feet with a chord that bears North 59 degrees 51 minutes 48 seconds West, with a chord length 784.36 feet and an arc length of 785.14 to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for the end of said curve;

North 35 degrees 03 minutes 25 seconds West, a distance of 102.19 feet to a 5/8-inch iron rod with cap stamped "PETITT-ECD 6134" set for corner in the southeast right-of-way line of said F.M. 550;

THENCE North 44 degrees 21 minutes 00 seconds East, with the southeast right-of-way line of said F.M. 550, a distance of 175.85 feet to a 1/2-inch iron rod with cap stamped "ATWELL" found for corner;

THENCE North 44 degrees 43 minutes 15 seconds East, continuing with the southeast right-of-way line of said F.M. 550, a distance of 160.44 feet to the POINT OF BEGINNING, containing 6.884 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE DO HERBY ADOPT THIS PLAT DESIGNATING THE HEREON DESCRIBED PROPERTY AS THE CROSSING OF McLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PRIVATE USE AND TO BE MAINTAINED FOREVER THE STREETS AND ALLEYS SHOWN THEREON TO THE HOME OWNERS ASSOCIATION. THE EASEMENT SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED. 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 PAYING 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 RECONSTRUCTED, OR REPLACED 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, FENCE TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON 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 PART OF ITS 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. WE DO HEREBY DEDICATE THE MUTUAL ACCESS EASEMENTS SHOWN FOR THE USE BY THE PUBLIC AS A MEANS OF PEDESTRIAN AND VEHICLE ACCESS TO THE PROPERTY SHOWN THEREON AND TO THE ADJACENT PROPERTY THEREON, AND DO HEREBY WAIVE ANY CLAIMS OF DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

For: 7.0 Holdings, LLC.

By: _____
Representative: Brian Berry

STATE OF TEXAS
COUNTY OF ROCKWALL

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

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

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

Approved: _____

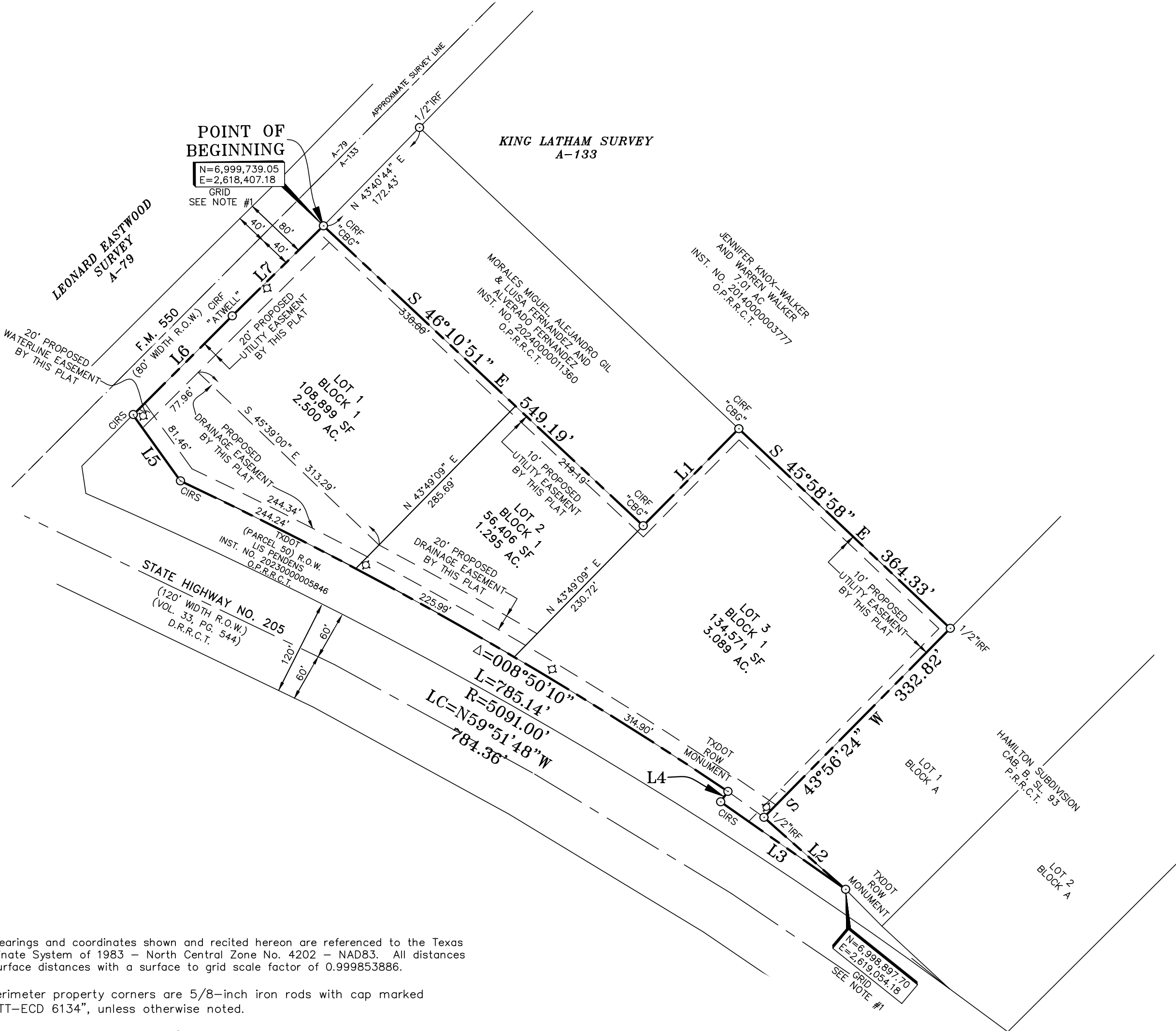
Mayor

Date _____

Acknowledged:

This approval shall be invalid unless the approved Final Plat for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from said date of final approval. Witness my hand this ____ day of _____, 20 ____

City Secretary, City of McLendon-Chisholm, Texas"



NOTES:

- The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999853886.
- All perimeter property corners are 5/8-inch iron rods with cap marked "PETITT-ECD 6134", unless otherwise noted.
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to Federal Emergency Management Area Flood Insurance Rate Maps for Rockwall County, Texas And Incorporated Areas ~ Map Number 48397C0110L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.

SURVEYOR'S CERTIFICATE

This is to certify that I, James Mark Whitkanack, a Registered Professional Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve have been properly marked on the ground, and that this plat correctly represents that survey made by me.

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. Released for review only.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024.

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

3 COMMERCIAL LOTS

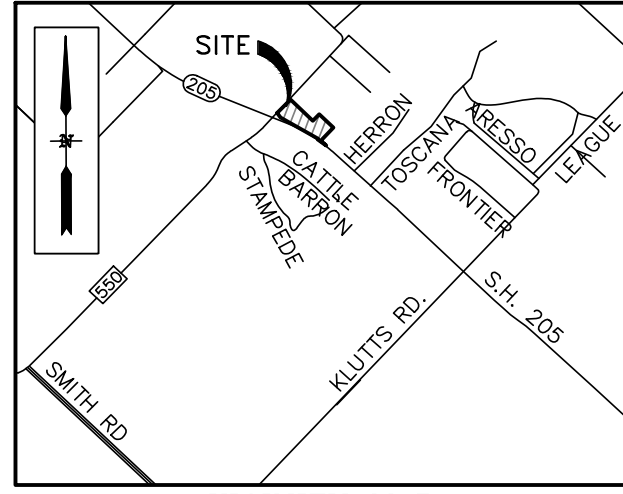
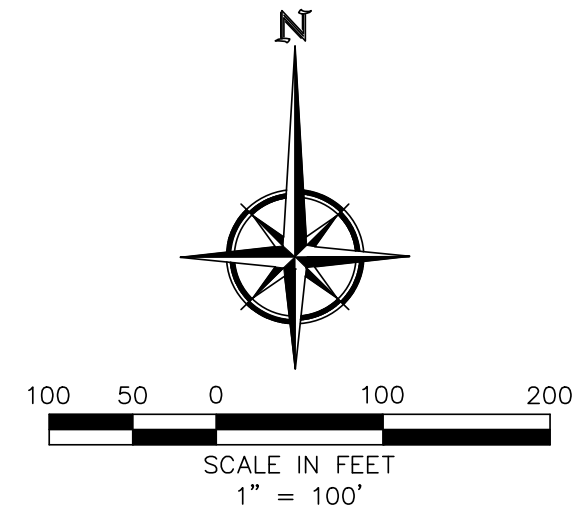
OWNER/DEVELOPER
7.0 HOLDINGS, LLC
4210 RIDGE ROAD, STE. 201
HEATH, TX 75032

FINAL PLAT
THE CROSSROADS OF
McLENDON-CHISHOLM
LOTS 1, 2, & 3, BLOCK 1
6.884 ACRES
SITUATED IN
LATHAM K. SURVEY, ABST. NO. 133
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TPEPLS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. 201 WINDCO CIR.
SUITE 3300 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400

DATE: 11/01/2024

SHEET 1 OF 1

Z:\PROJ\ECTS\09381 McLendon-Chisholm SH 205 & FM 550\Survey\09381- The Crossroads - FINAL PLAT.dwg



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 43°56'26" E	170.80'
L2	S 47°56'49" E	136.26'
L3	N 54°22'58" W	190.51'
L4	N 34°31'06" E	16.02'
L5	N 35°03'25" W	102.19'
L6	N 44°21'00" E	175.85'
L7	N 44°43'15" E	160.44'

LEGEND	
CIRS	5/8" IRON ROD WITH SET CAP MARKED "PETITT-ECD 6134"
CIRF	5/8" IRON ROD WITH CAP FOUND (AS NOTED)
⊙	PROPOSED FIRE HYDRANT
IRF	IRON ROD FOUND
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
OP.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
VOL.\PG.	VOLUME\PAGE
INST. NO.	INSTRUMENT NUMBER
R.O.W.	RIGHT-OF-WAY



**CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
May 24, 2022**

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, May 24, 2022, at Fire Station No. 1, 1345 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kipphut	Mayor Pro Tem
	Trudy Woessner	Council Member
	Dyon Purdy	Council Member
	Bryan McNeal	Council Member

ABSENT:	Daniel Tucker	Council Member
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Staff Present:	Rick Crowley	Interim City Administrator
	Shelly Green	City Secretary
	Michael Halla	City Attorney
	Jim Simmons	Fire Chief
	Mike Coker	City Planner

1. CALL TO ORDER

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

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

Mayor Short delivered the invocation and Mayor Pro Tem Kipphut 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.

Fire Chief Simmons introduced Assistant Fire Chief Sadd with the Advanced Petro Chemical Fire Department who is here training for a month.

Chief Simmons also introduced new Captain Tony Boroughs.

4. CITIZEN COMMENTS

Beverly Stibbens, 279 Partridge Dr. Addressed the Council on Item 8.12

Michael Olscher, 14893 S. FM 548. Addressed the Council regarding the proposed development at Highway 205 and FM 548.

Warren Walker, 201 E. FM 550. Addressed the Council on Item 7.7.

5. SWEAR IN NEW COUNCIL MEMBER FOR PLACE 2

Mayor Short conducted the swearing in process for Council Member McNeal.

6. CONSENT AGENDA

6.1. Action regarding the Minutes of May 10, 2022, Regular City Council Meeting

Mayor Pro Tem Kipphut requested this item be pulled from the Consent Agenda to be considered separately.

MOTION: APPROVE THE MINUTES OF MAY 10, 2022

MADE BY: Council Member Woessner

SECONDED BY: Council Member McNeal

APPROVAL: 3-1 (Mayor Pro Tem Kipphut Abstaining)

6.2. A resolution denying the proposed change in rates of Oncor Electric Delivery Company LLC, finding and determining that the meeting at which the Resolution is passed is open to the public as required by law, and declaring an effective date of this Resolution.

6.3. Budget Report – April 2022

6.4. McLendon-Chisholm Fire Rescue Report – April 2022

6.5. Building Official Report – April 2022

6.6. Animal Control Report – April 2022

6.7. CWD Report – April 2022

6.8. Code Compliance Report – April 2022

MOTION: APPROVE CONSENT AGENDA ITEMS 6.2 – 6.8.

MADE BY: Mayor Pro Tem Kipphut

SECONDED BY: Council Member Woessner

**APPROVAL: Mayor Pro Tem Kipphut and Council Member McNeal voting Aye
Council Members Woessner and Purdy Abstaining
Mayor Short voted Aye to approve the item**

7. PUBLIC HEARINGS

- 7.1. A public hearing to consider the application of Steven Smith requesting a change in zoning from "SF 2.5" Single Family 2.5 to "PD" Planned Development District for the development of a 10 single-family residential subdivision with minimum one and one-half acre lots on 27 acres of land currently zoned 2.5 which requires a minimum lot size of two and one-half acres of land. The property location is adjacent to the intersection of FM 550 and FM 1139 on the southeast side of the intersection. The property is described as county parcel ID numbers 10783, 45857, and 10782. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.

Mayor Short opened the public hearing at 6:52 p.m. There being no comments, Mayor Short called for a motion to continue this hearing until the next City Council meeting.

MOTION: CONTINUE THIS PUBLIC HEARING TO THE NEXT CITY COUNCIL MEETING.

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

- 7.2. A public hearing to consider the application of Bill Thomas requesting a change in zoning from Agriculture zoning district [requires two and one-half acres of land for each dwelling] to the SF 1.5 zoning district [requires one and one-half acres of land for each dwelling]. The property is all of Rockwall CAD Property ID #10849 containing 24.61 acres of land located at the east end of Savannah Hill Lane. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.

Mayor Short opened the public hearing at 6:54 p.m.

There being no public comments, Mayor Short closed the public hearing.

- 7.3. A public hearing to consider the application of Peloton Land Solution requesting a change from General Business and SF 2.5 zoning districts to a Planned Development district for General Business uses, restaurants, and Food Trucks and Food Trailers. The property location is at the northeast corner of the intersection of SH 205 and FM 550. The property contains 8.36 acres of land including Rockwall CAD ID #108612, 11384, and 11442. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.

Mayor Short opened the public hearing at 6:55 p.m.

There being no public comments, Mayor Short closed the public hearing.

- 7.4. Conduct a public hearing to consider the adoption of an ordinance accepting and approving an amended and restated service and assessment plan and assessment roll for the Sonoma Public Improvement District, levying special assessments against certain property in the District and making certain findings and determinations relating to the district.

Mayor Short opened the public hearing at 6:56 p.m.

There being no public comments, Mayor Short closed the public hearing.

8. ITEMS FOR CONSIDERATION

- 8.1. Consider the adoption of an ordinance accepting and approving an amended and restated service and assessment plan and assessment roll for the Sonoma Public Improvement District, levying special assessments against certain property in the District and making certain findings and determinations relating to the district,

The caption of the ordinance was read into the minutes as follows:

ORDINANCE NO. 2022-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS ACCEPTING AND APPROVING A SONOMA PUBLIC IMPROVEMENT DISTRICT 2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE SONOMA PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

MOTION: APPROVE ORDINANCE NO. 2022-02 ACCEPTING AND APPROVING A SONOMA PUBLIC IMPROVEMENT DISTRICT 2022 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR THE SONOMA PUBLIC IMPROVEMENT DISTRICT.

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

- 8.2. Consider and approve a Resolution of the City Council of the City of McLendon-Chisholm, Texas, approving and authorizing the Mayor to execute the Developer Funding Agreement Sonoma Public Improvement Agreement; and resolving other matters related thereto.

The caption of the ordinance was read into the minutes as follows:

RESOLUTION NO. 2022-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPER FUNDING AGREEMENT SONOMA PUBLIC IMPROVEMENT DISTRICT; AND RESOLVING OTHER MATTERS RELATED THERETO.

MOTION: APPROVE RESOLUTION 2022-08 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPER FUNDING AGREEMENT SONOMA PUBLIC IMPROVEMENT DISTRICT; AND RESOLVING OTHER MATTERS RELATED THERETO.

**MADE BY: Mayor Pro Tem Kipphut
SECONDED BY: Council Member Purdy
APPROVAL: Motion Failed by a Vote of 4-1**

MOTION: APPROVE RESOLUTION 2022-08 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPER FUNDING AGREEMENT SONOMA PUBLIC IMPROVEMENT DISTRICT SUBJECT TO APPROVAL BY STAFF; AND RESOLVING OTHER MATTERS RELATED THERETO.

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

- 8.3. Consider the adoption of an ordinance authorizing the issuance and sale of "City of McLendon-Chisholm, Texas, Special Assessment Revenue Bonds, Series 2022 (Sonoma Public Improvement District Improvement Area #4 Project)" and approving various documents related to such bonds.

The caption of the ordinance was read into the minutes as follows:

ORDINANCE NO. 2022-03

ORDINANCE AUTHORIZING THE ISSUANCE OF THE "CITY OF MCLENDON-CHISHOLM, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #4 PROJECT)"; APPROVING AND AUTHORIZING AN INDENTURE OF TRUST, A BOND PURCHASE AGREEMENT, A LIMITED OFFERING MEMORANDUM, A CONTINUING DISCLOSURE AGREEMENT AND OTHER AGREEMENTS AND DOCUMENTS IN CONNECTION THEREWITH; MAKING FINDINGS WITH RESPECT TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE

MOTION: APPROVE ORDINANCE 2022-03 AUTHORIZING THE ISSUANCE OF THE "CITY OF MCLENDON-CHISHOLM, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (SONOMA PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #4 PROJECT)

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

- 8.4. Consider the application of Steven Smith requesting a change in zoning from "SF 2.5" Single Family 2.5. to "PD" Planned Development District for the development of a 10 single-family residential subdivision with minimum one and one-half acre lots on 27 acres of land currently zoning 2.5 which requires a minimum lot size of two and one-half acres of land. The property location is adjacent to the intersection FM 550 and FM 1139 on the southeast side of the intersection. The property is described as county parcel ID numbers 10783, 45857, and 10782. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.

MOTION: TAKE NO ACTION AT THIS TIME

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

- 8.5. Consider the application of Bill Thomas requesting a change in zoning from Agriculture zoning district [requires two and one-half acres of land for each dwelling] to the SF 1.5 zoning district [requires one and one-half acres of land for each dwelling]. The property is all of Rockwall CAD Property ID #10849 containing 24.61 acres of land located at the east end of Savannah Hill lane. Zoning of the subject property will amend the official Zoning Map of the City of McLendon-Chisholm.

City Planner Coker presented his staff report on this item:

APPLICANT: Bill Thomas
201 Windco Circle
Suite 200
Wylie, Texas 75098

LOCATION: At the southeast end of Savannah Hill Lane, Rockwall CAD PIN#10849; 24.56 acres of land.

Owner: Prairie Hills, LLC
3228 Denali Drive
Irving, Texas 75063

REQUEST:

The applicant is requesting approval of a change in zoning district from Ag-Agricultural to SF 1.5-Single family. The Agricultural zoning district requires a minimum residential lot size of two and one-half acres of land, whereas the SF 1.5 zoning district requires a minimum residential lot size of one and one-half acres of land.

REPRESENTATIVE: Bill Thomas

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval of a change in zoning district from Agriculture zoning district to an SF 1.5 Single-family zoning district. The request is consistent with direction from the Comprehensive Plan.

BACKGROUND INFORMATION:

The subject property is a 24.56-acre tract of land located on the southeast end of Savannah Hill Lane. Direct access to this property is from Savannah Hill Lane through a 60-foot access easement.

Savannah Hill Lane is the only existing vehicular access through the South Ridge Subdivision. South Ridge subdivision is in the extra territorial jurisdiction of the City of McLendon-Chisholm. The subject property [24.56 acres] is located within the city limits of McLendon-Chisholm, subsequently the requested zoning must comply with the Comprehensive Plan.

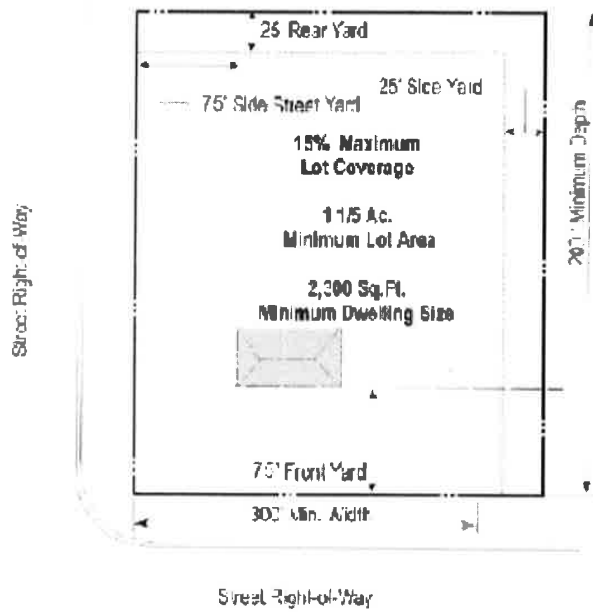
Zoning Map



The current zoning district designation for the subject property is Agricultural requiring a minimum residential lot size of two and one-half acres of land.

The developer has entered into an agreement with the developer of the Heritage subdivision to provide for a second emergency access to the subject as required by the Fire Code. That access will be shown on the preliminary plat when submitted.

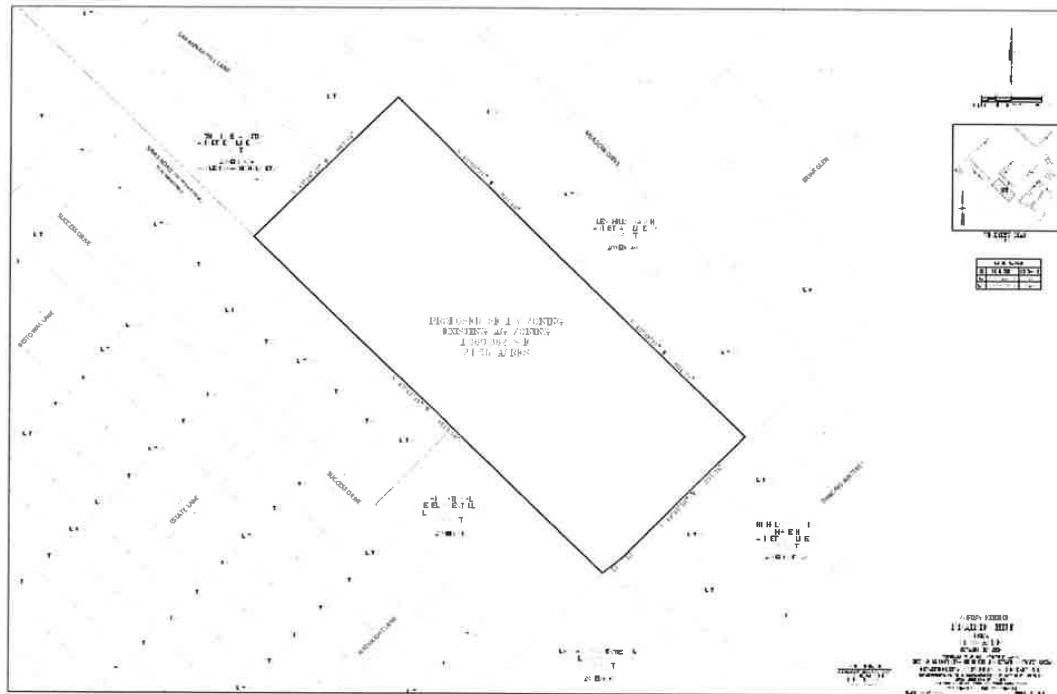
SF 1/5 Zoning size graphic



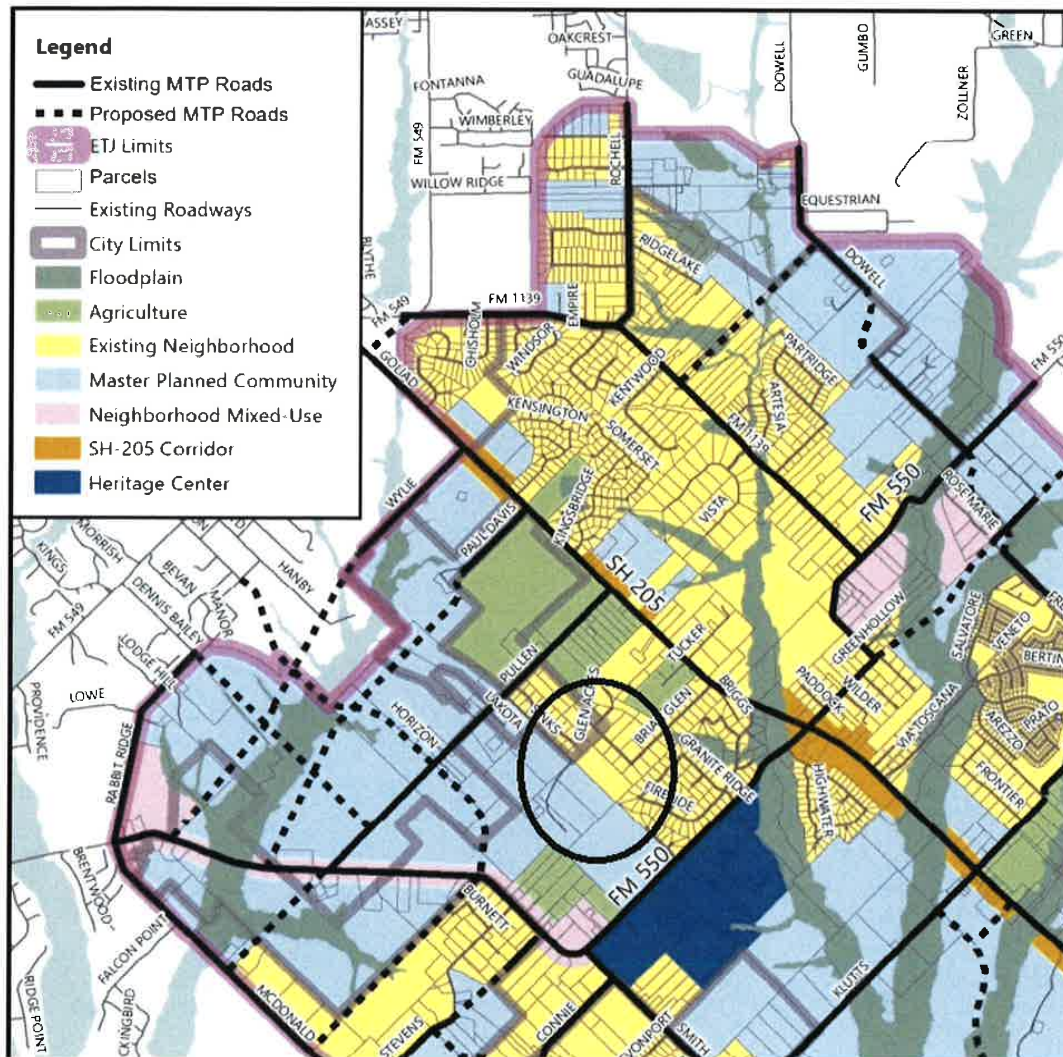
SF 1.5 Zoning District Requirements

SF1.5-Zoning District Area Requirements	
Minimum Lot Area	1 1/2 Acres
Minimum Lot Width	300 ft.
Minimum Lot Depth	200 ft.
Minimum Front Yard	100 ft.
Minimum Side Yard	25 ft. Interior
	100 ft. Street
Minimum Rear Yard	20 ft.
Minimum Dwelling Size	2,300 sq. ft.
Maximum Lot Coverage	15 %
Maximum Building Height	45 ft.

Applicant Zoning Exhibit



Comprehensive Plan/Future Land Use Map

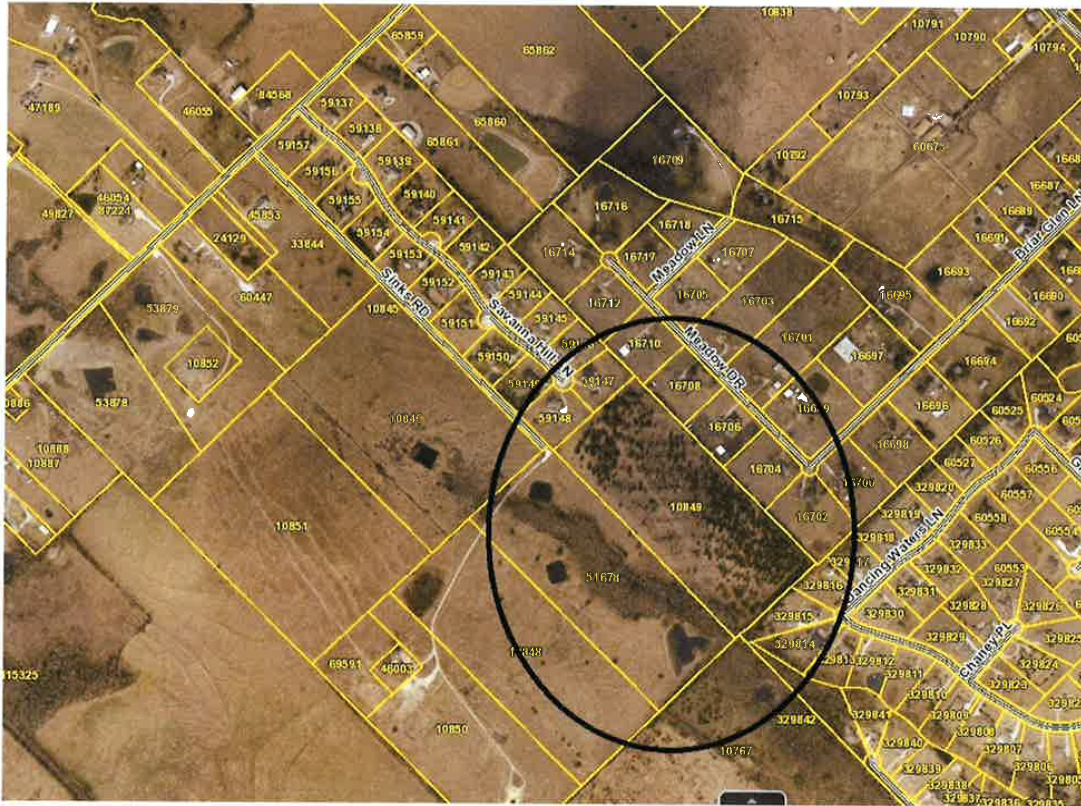


The Future Land Use Map identifies the Future Land Use as Existing Neighborhood. Developed residential lots surrounding the subject property range from 1.5 acres to 3 acres of land. The Heritage subdivision immediately adjacent on the southwest side of the subject property has lot sizes ranging from one acre to one and one-half acre. The proposed residential density will be one and one-half acres of land [net] for each residential lot in the subdivision.

(4) Consistent lot size and development pattern within an existing neighborhood (Existing Neighborhood) with overall development not to exceed a maximum density of one dwelling unit per acre, exclusive of floodplains and rights-of-way, except in the case of replacement of a home for a different home or reconstruction on a previously existing homesite in a development with higher existing density.

New homes or lots must be generally consistent in lot size, height, and setbacks to maintain the neighborhood's character.

Rockwall CAD Aerial



Thoroughfares/streets:

Savannah Hill Lane is an existing local street within a 60 foot right of way dead ending at the southeast end of the South Ridge Subdivision in a cul-de-sac with a 60-foot-wide access and utility easement providing access to the subject property.

MOTION: APPROVE A CHANGE IN ZONING DISTRICT FROM AG-AGRICULTURE TO SF 1.5-SINGLE FAMILY.

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

8.6. Consider the application of Peloton Land Solution requesting a change in zoning from General Business and SF 2.5 zoning districts to a Planned Development district for General Business uses, restaurants, and Food Trucks and Food Trailers. The property location is at the northeast corner of the intersection of SH 205 and FM 550. The property contains 8.36 acres of land including Rockwall CAD ID #108612, 11384, and 11442. Zoning of the subject property will amend the Official Zoning Map of the City of McLendon-Chisholm.

City Planner Coker presented his staff report for this item:

APPLICANT: CMPM McLendon-Chisholm, LLC
% Clayton Multer
1400 Preston Road
Suite 497
Plano, Texas 75093

LOCATION: The east corner of the intersection of SH 205 and FM 550 [RCAD 108612, 11384, 11442] containing 8.364 acres of land.

PLANNING AND ZONING COMMISSION HEARING DATE: May 23, 2022

REQUEST:

The applicant is requesting approval of a planned development district for a mixed-use development to include retail, commercial, restaurant and residential uses on property that is currently zoned a combination of GB-General Business and SF 2.5-a residential zoning district requiring a minimum residential lot size of 2.5 acres of land.

PROPERTY OWNERS: Clayton J. Multer
CMPM McLendon-Chisholm, LLC
7 Raven Court
Heath, Texas 75032

REPRESENTATIVE: David A. Kalhoefer
Peloton Land

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval a change in zoning from a GB-General Business zoning district and SF 2.5-single family residential zoning district to a planned development district for a mixed-use development that includes retail,

commercial, restaurant and residential land uses. This request generally conforms to the recommendations of the Future land Use Plan.

Conditions:

Compliance with the development standards contained described in the application.

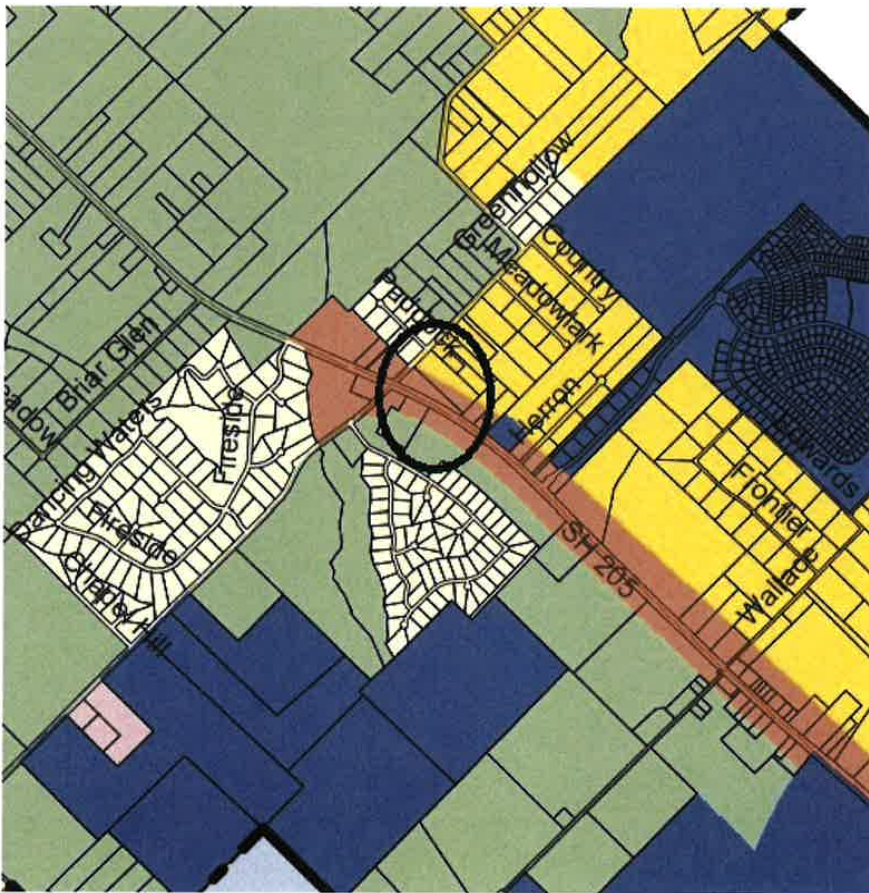
Conformance with the conceptual plan for this planned development district.

Specific development standards to be provided for inclusion in the adopting ordinance for the planned development district for "Dwelling single family attached" and "Food Trucks/Food Trailers".

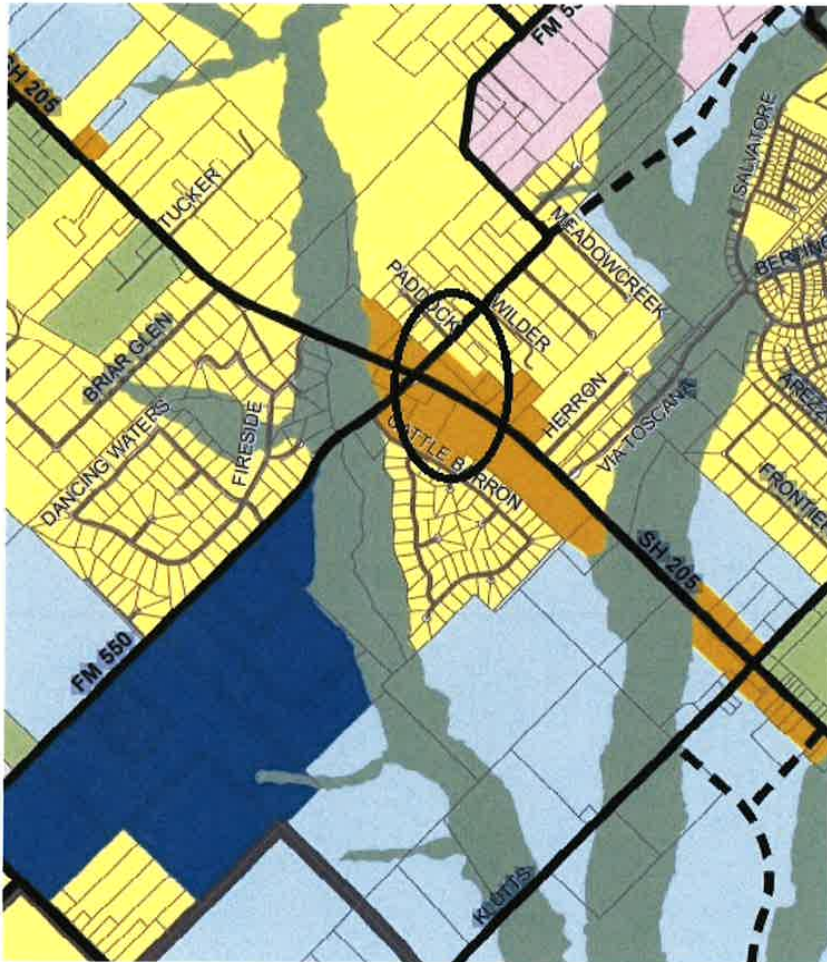
BACKGROUND INFORMATION:

The subject property is an 8.364-acre tract of land located on the east side of the intersection of FM 550 and SH 205. The legal description contains the 8.364 acres of land, but the Conceptual plan shows 10.27 acres of land. The difference between the Conceptual plan of 10.27 acres of land and the metes and bounds legal description for the zoning ordinance of 8.364-acre tract of land is the amount of land being dedicated to Texas Department of Transportation for right of way requirements for the improvement of FM 550 and SH 205.

Zoning Map



Comprehensive Plan/Future Land Use Map



The Future Land Use Map shows the future land uses to be "SH 205 Corridor" and a small area southeast of Paddock Lane to be "Existing Residential Neighborhood." The portion of the Future Land Use Plan that is shown as "Existing Neighborhood" indicates that one of the "anticipated land uses is: "Neighborhood-oriented, low-intensity commercial in specific instances when compatible with adjacent residential uses."

The proposed planned development district satisfies the standards established in the Comprehensive Plan.

Future Land Use Plan text

SH 205 Corridor

This Future Land Use Designation is the heart of McLendon-Chisholm's commercial development opportunities, intended to preserve the rural/country feel, provide residents with local retail, employment, recreation, and entertainment, and capture valuable sales tax dollars along the regional corridor of State Highway 205, which connects Highway 30, Highway 80, future Rockwall County Outer Loop, and other corridors through McLendon-Chisholm.

Anticipated Land Uses:

- Mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and arts/culture) with a rural/country feel;
- Sales tax-generating uses (ex. restaurant, retail, etc.);
- Boutique tourism/destination uses (ex. bed and breakfasts, travel-related, farm experiences, etc.);
- Entertainment uses that provide fun and relaxing experiences; and/or
- Parks, trails, open/green space, and ponds or creeks.

Desired Development Characteristics:

- Maximum density of one dwelling unit per acre for residential uses, exclusive of floodplains and rights-of-way. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable.
- One story typical with two stories maximum.
- Large building footprint buildings should be prohibited to protect the quaint and rural feel of the city.
- Main Street-type development that provides pleasant walkability with a *Brand & Identity* consistent with McLendon-Chisholm.
- Peaceful and quiet design that *portrays a retreat from urban life* through various elements, such as water features, calm colors, sophisticated architecture, and luxurious "off spots" for informal sitting and/or dining.
- Development that *Diversifies the Tax Base* and provides areas for people to enjoy *Grassroots Community Events* or entertainment.
- Extensive, shaded, lighted, and landscaped trail system to connect destinations and neighborhoods.
- Design should portray a country feel design and, when appropriate, transitions are made to surrounding properties.
- Residential protections that create a buffer between incompatible uses and any associated nuisances through the utilization of walls, landscaping, setbacks, etc.



- Existing residential structures can remain indefinitely as long as they are not vacated for longer than six months or building code-type issues necessitate demolition or like action. Existing residential properties can rebuild their homes and other continuation of their residential use when present with associated communication to the City.

Existing Neighborhoods

This Future Land Use Designation is predominantly comprised of low-density, single family, detached, residential dwellings in established residential neighborhoods, serviced by one or more shared roads for each neighborhood.

Anticipated Land Uses:

- Detached single family residential dwellings;
- Parks, trails, open/green space, and shared ponds or creeks; and/or

APPROVED PLAN 9/29/21 || MCLENDON-CHISHOLM COMPREHENSIVE PLAN || PAGE 40



- Neighborhood-oriented, low-intensity commercial in specific instances when compatible with adjacent residential uses.

Desired Development Characteristics:

- Reflects residential density and lot size for existing land use within each neighborhood with overall development not to exceed a maximum density of one dwelling unit per acre, exclusive of floodplains and rights-of-way, except in the case of replacement of a home for a different home or reconstruction on a previously existing homesite in a development with higher existing density. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable. Future construction or activity should be consistent with what is existing in the neighborhood as it relates to lot size, height, setbacks, and character.
- Accessory structures are anticipated but should respect the existing look and feel of the neighborhood and be in the rear of existing structures if installed.
- New low intensity home occupation uses, in residential structures, may be acceptable if allowed in the governing zoning district, when compatible with adjacent residential uses in noise, activity, smell, and traffic and when not associated with storage of business-related vehicles or outside storage of business-related items.
- Where Existing Neighborhoods are located near future commercial or mixed-use areas, sensitive transitions between the uses should be provided to preserve and protect the character of the Existing Neighborhood, but sidewalk and trail connections should be constructed where possible/relevant to contribute to walkability and bikeability.
- Texas native landscaping, rural appeal, and green spaces with trees and attractive amenities.
- Maximum two stories for non-residential uses, regardless of existing structures or uses.

Rockwall CAD Aerial



Thoroughfares/streets:

FM 550 is a proposed Principal Arterial [currently two lanes] ultimately being a four-lane divided thoroughfare requiring 100 to 150 feet of right of way.

SH 205 is an existing highway [currently two undivided lanes] currently under design by TXDOT with an ultimate design of six-lanes divided requiring 150 to 200 feet of right of way.

At the time of platting the future FM 550 or SH 205 right of way will be acquired.

Applicant's Conceptual Plan



Applicant's proposed development standards

THE CROSSROADS at MCLENDON – CHISHOLM

Planned Development District

GENERAL DESCRIPTION

The proposed Planned Development District, to be known as **The Crossroads at McLendon-Chisholm**, is intended to accommodate retail, commercial, restaurant and residential uses to create a mixed-use development that service the surrounding area with convenience goods and services. It is also the intent to provide a quality development for the Highway 205 Corridor Overlay District that, in some way, may establish a benchmark for future development.

DEVELOPMENT STANDARDS

(1) Permitted Uses:

(a) The uses allowed or prohibited in this Planned Development District are as follows:

- i) Those uses allowed in the City of McLendon-Chisholm "GB" General Business District as provided in the City's Zoning Ordinance.
- ii) Additional uses allowed (by right):

- Dwelling Single-Family Attached (permitted only as mixed use)
 - Food Trucks/ Food Trailers
 - Restaurant with/without alcohol sales
 - Restaurant, drive-in/drive thru
 - Restaurant, refreshment stand (temporary or seasonal)

- iii) Prohibited uses: the following prohibited/modified uses:

- Amusement center, indoor (S)
 - Veterinarian office, large animal practice (S)
 - Auto repair garage
 - Auto sales, new and used
 - Auto service station
 - Farm machinery and implement sales and service
 - Motorcycle sales
 - Ambulance service
 - Auction house, indoor
 - Building material sales/lumber yard
 - Contractor, no outside storage permitted
 - Contractor, outside storage, permitted
 - Contractor storage or equipment yard
 - Cosmetic tattoo establishment

illustrating compliance with Section 4-13, as modified in this Ordinance, must also be submitted to and the issuance of a building permit. Development plans must show emergency apparatus/vehicle access drives and turnarounds that conform to the adopted Fire Code.

- (6) **Commercial Development Standards:** Any development on the Property must comply with Section 4-13 Commercial development standards of the Zoning ordinance with the follow exceptions:

E. Building form: 1. The minimum area of a single floor shall be 2,500 sf. The maximum area allowed for a single floor shall be 12,000 sf. The maximum length for any building wall shall be 200 ft.

G. External façade materials: Does not apply except as noted below:

Windows and glazing shall be a maximum of 30% of each building elevation.

K. Off-street parking and loading requirements: 2. No more than three (3) rows of angled or parallel parking shall be allowed between the primary building and the street right-of-way.

- (7) **Signs:** Signage shall be in accordance with the City's ordinances and sign regulations.
- (8) **Landscaping:** Per GB General Business District requirements.
- (9) **Other Law:** The development, construction and use of the Property and all structures thereon shall comply with all applicable City, State, and Federal Regulations for inspections, permitting, licensing and building, construction and fire codes, except as modified by this ordinance.

Planned Development Districts: Article 5, Special Districts, McLendon-Chisholm Zoning Ordinance:

A. **General purpose and description.** The Planned Development District "PD" prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.

B. **Permitted uses.** Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to ensure compliance with the purpose of this ordinance.

C. Development standards.

1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.

D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).

1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant's intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.

(a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

(b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.

(c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property, and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be

reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.

2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to section 5-1 D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:

(a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.

(b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.

(c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.

(d) A landscape plan showing screening walls, ornamental planting, wooded areas, and trees to be planted.

(e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.

3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in section 1-14, Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.

(a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan,

unless such requirements are waived by the city council. A single public hearing is adequate when:

- (b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; and
- (c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
- (d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
- (e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.
- (f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.
- (g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.

E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.

F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.

Answering question from Council, Mike Coker advised that the residential units included in the PD Zoning, would be developed under a “condominium regime”.

MOTION: APPROVE THE APPLICATION OF PELOTON LAND SOLUTION REQUESTING A CHANGE IN ZONING FROM GENERAL BUSINESS AND SF 2.5 ZONING DISTRICTS TO A PLANNED DEVELOPMENT DISTRICT FOR GENERAL BUSINESS USES, RESTAURANTS, AND FOOD TRUCKS AND FOOD TRAILERS.

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

- 8.7. Consider the application of Steven Smith for the approval of a preliminary plat for the development of 10 single-family residential lot subdivision with minimum one and one-half acre lots on approximately 27 acres of land.

No Action

- 8.8. Discussion and action regarding a Resolution canvassing the returns of the Special Election on May 7, 2022, for the purpose of determining whether or not to reduce the tax adopted for the current year to the rollback tax rate in accordance with the Texas Tax Code Section 26.07.

The caption of the ordinance was read into the minutes as follows:

RESOLUTION NO. 2022-06
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS CANVASSING THE ELECTION RETURNS AND DECLARING ELECTION RESULTS IN THE SPECIAL ELECTION HELD IN THE CITY OF MCLENDON-CHISHOLM ON MAY 7, 2022, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT TO REDUCE THE TAX ADOPTED FOR THE CURRENT YEAR TO THE ROLLBACK TAX RATE IN ACCORDANCE WITH THE TEXAS TAX CODE SECTION 26.07.

Results were read into the minutes:

FOR:	332
AGAINST:	30

MOTION: APPROVE THE RESOLUTION CANVASSING THE ELECTION RETURNS AND DECLARING ELECTION RESULTS IN THE SPECIAL ELECTION HELD IN THE CITY OF MCLENDON-CHISHOLM ON MAY 2, 2022.

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

- 8.9. Rescind previous action regarding the filed Atmos rate increase request to allow the findings of the State Regulatory Authorities to be applicable to the City of McLendon-Chisholm.

Interim City Administrator Crowley explained that several meetings ago, the Council took action to deny the rate increase filing that had been submitted to the State regulatory agency. This action was taken based on a recommendation from me that this was the appropriate action to be taken. Michael Halla joined in that recommendation; however, both of us were assuming (and should not have) that the City was a member of a coalition of cities that actively deny such requests and, thus, pay the substantial costs associated

with opposing proposed rate increases from the utility. If McLendon-Chisholm was a member of such coalition, denial would have been the best action for the City to take. Since we are not a member of a coalition, the best course of action is to take NO ACTION which allows the City to avoid costs of opposition; however, taking no action also allows the City to take advantage of the negotiated rates agreed by the coalitions or the rates that are ultimately approved by the State – almost always less than the rate requested by the utility.

The best course of action at this point is for the Council to rescind (by motion) its previous action regarding the proposed Atmos rate increase request. This action will allow the ultimate system-wide rate to take effect in McLendon-Chisholm as will be the case in coalition cities and will avoid local legal costs associated with opposition of the rate increase request.

MOTION: RESCIND THE PREVIOUS ACTION REGARDING THE FILED ATMOS RATE INCREASE REQUEST TO ALLOW THE FINDINGS OF THE STATE REGULATORY AUTHORITIES TO BE APPLICABLE TO THE CITY OF MCLENDON-CHISHOLM.

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

8.10. Discussion and action regarding selection of Mayor Pro Tem.

MOTION: SELECT COUNCIL MEMBER WOESSNER AS THE NEW MAYOR PRO TEM

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

8.11. Consider the nomination and selection of a new representative to the Rockwall County Emergency Services Corporation.

MOTION: NOMINATE COUNCIL MEMBER MCNEAL AS THE NEW REPRESENTATIVE TO THE ROCKWALL COUNTY EMERGENCY SERVICES CORPORATION

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

8.12. Discussion and action regarding appointment to the Board of Adjustment.

MOTION: APPOINT LEE C. NICHOLS AS AN ALTERNATE ON THE BOARD OF ADJUSTMENT FOR A TWO-YEAR TERM

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

9. EXECUTIVE SESSION

9.1. 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: Interim City Administrator and New City Administrator.

9.2. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.074(a)(1) Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: Selection of Mayor Pro Tem; Appointment of members to Board of Adjustment; Nomination and selection of a new representative to the Rockwall County Emergency Services Corporation.

Mayor Short adjourned the meeting into Executive Session at 8:06 p.m.

9.3. Reconvene Regular Meeting

The meeting reconvened into regular session at 8:39 p.m.

9.4. Executive Session Action

MOTION: AUTHORIZE THE MAYOR TO MOVE FORWARD WITH NEGOTIATION WITH A NEW CITY ADMINISTRATOR

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

10. UPDATES, DISCUSSION AND DIRECTION TO STAFF

Mayor Short reminded everyone of the upcoming Memorial Day ceremony.

11. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

None

12. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 8:50 p.m.

APPROVED:


Keith Short, Mayor

ATTEST:


Rochelle Green, City Secretary



§ 1-14. Amendments, changes and administrative procedures.

- A. Authority to amend ordinance. The city council may from time to time, after public hearings required by law, amend, supplement, or change the regulations herein provided or the classification or boundaries of the zoning districts. Any amendment, supplement, or change to the text of the zoning ordinance and any change in the classification or boundaries of the zoning districts may be ordered for consideration by the city council, may be initiated by the planning and zoning commission, the city council, or may be requested by the owner of the affected real property or the authorized representative of an owner of affected real property.
- B. Public hearing and notice. Upon filing of an application for an amendment to the zoning ordinance and/or map, the planning and zoning commission shall call a public hearing on said application.
1. Written notice of such hearing shall be sent to the owner of the property or his agent and to all owners of real property lying within 200 feet of the property on which the change in classification is proposed, such notice to be given not less than 11 days before the date of such hearing, to all owners who have rendered their said property for city taxes as the ownership appears on the last approved city tax roll. Such notice may be served by depositing the same, properly addressed and postage paid, in the city post office. Where property lying within 200 feet of the property proposed to be changed is located in territory which was annexed to the city after the final date for making the renditions which are included on the last approved city tax roll, notice to such owners shall be given by one publication in the official newspaper at least 15 days before the time of the hearing. Failure of owners to receive notice of hearing shall in no way affect the validity of the action taken.
 2. An application for any change of zoning classification shall include names and addresses of all real property owners lying within 200 feet of the property on which the change in classification is proposed. The application shall also include a map showing the parcels within 200 feet of the property to be reclassified, each parcel to include the name of the property owner and legal description.
 3. If, at the conclusion of the hearing, the planning and zoning commission recommends amendment of this ordinance to the city council, said recommendation shall be by a final report of the planning and zoning commission recorded by the affirmative votes of not less than a majority of its total membership present and voting. A copy of any recommended amendment shall be submitted to the city council and shall be accompanied by a report of findings, summary of hearing and any other pertinent data.
 4. The planning and zoning commission may recommend denial of an application with or without prejudice against the applicant to re-file the application. If the commission recommends denial of the application and fails to clearly state the same is being denied with prejudice, then it shall be deemed that said application is being denied without prejudice against re-filing. If it is later determined by the council that there has been a sufficient change in circumstances regarding the property or in the zoning application itself, it may waive the waiting period and grant a new hearing. Newly annexed land which has been given agricultural zoning is exempt from the one year waiting period.

C. Action of the city council.

1. If the planning and zoning commission has recommended approval of an application or if the planning and zoning commission has recommended denial of an application the city council shall set said application for public hearing and shall give notice of the time and place of the hearing by one publication in the official newspaper at least 16 days prior to such hearing, and in addition shall send written notices to the owner of the property or his agent, and to all property owners of real property lying within 200 feet of the subject property.
2. In the case of a protest against an amendment to the ordinance signed by the owners of 20 percent or more, either of the area of the lots or land immediately adjoining the area included in the proposed change and extending 200 feet from that area, such amendment shall not become effective except by the favorable vote of three-fourths of all members of the city council of the City of McLendon-Chisholm.
3. In considering a motion to deny a zoning application, or upon voting to deny a zoning application, the city council may further consider whether said application shall be denied with or without prejudice against re-filing. If the city council shall deny the application and fail to clearly state the same is being denied with prejudice, then it shall be deemed that said application is being denied without prejudice against re-filing. If an application is denied with prejudice, no application may be filed for all or part of the subject tract of land for a period of one year from the date of denial by the city council. If it is determined by the planning and zoning commission that there has been a sufficient change in circumstances regarding the property or in the zoning application itself, it may waive the waiting period and grant a new hearing. Newly annexed land which has been given agricultural zoning is exempt from the one year waiting period.

D. Final approval and ordinance adoption. If the amending ordinance is not approved within six months from the time of its original consideration, the zoning request, at the option of the city council, may be recalled for a new public hearing.

E. Changes in zoning regulations. Amendments to the zoning ordinance not involving a particular property but involving change in the zoning regulations generally do not require notice to individual property owners. In such cases, notice of the required public hearing shall be given by publication in the official newspaper of the city, stating the time and location of the public hearing, which time shall not be earlier than 16 days from the date of such publication.

(Ordinance 2017-22, ex. 1, adopted 12/19/17; Ordinance 2019-05 adopted 5/28/19)

§ 5-1. PD Planned Development District.

- A. General purpose and description. The Planned Development District “PD” prefix is intended to provide for combining and mixing of uses allowed in various districts with appropriate regulations and to permit flexibility in the use and design of land and buildings in situations where modification of specific provisions of this ordinance is not contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the community. A PD District may be used to permit new and innovative concepts in land utilization. While great flexibility is given to provide special restrictions which will allow development not otherwise permitted, procedures are established herein to insure against misuse of the increased flexibility.
- B. Permitted uses. Any use specified in the ordinance granting a Planned Development District shall be permitted in that district. The size, location, appearance, and method of operation may be specified to the extent necessary to insure compliance with the purpose of this ordinance.
- C. Development standards.
1. Development standards for each separate PD District shall be set forth in the ordinance granting the PD District and may include but shall not be limited to uses, density, lot area, lot width, lot depth, yard depths and widths, building height, building elevations, coverage, floor area ratio, parking, access, screening, landscaping, accessory buildings, signs, lighting, management associations, and other requirements as the city council may deem appropriate.
 2. The ordinance granting a PD District shall include a statement as to the purpose and intent of the PD granted therein. A specific list is required of variances in each district or districts and a general statement citing the reason for the PD request.
 3. The Planned Development District shall conform to all other sections of the ordinance unless specifically exempted in the granting ordinance.
- D. Conceptual and development plan. In establishing a Planned Development District, the city council shall approve and file as part of the amending ordinance appropriate plans and standard for each Planned Development District. During the review and public hearing process, the city council shall require a conceptual plan and a development plan (or detail site plan).
1. Conceptual plan. This plan shall be submitted by the applicant. The plan shall show the applicant’s intent for the use of the land within the proposed Planned Development District in a graphic manner and shall be supported by written documentation of proposals and standards for development.
 - (a) A conceptual plan for residential land use shall show general use, thoroughfares, and preliminary lot arrangements. For residential development which does not propose platted lots, the conceptual plan shall set forth the size, type, and location of buildings and building sites, access, density, building height, fire lanes, screening, parking areas, landscaped areas, and other pertinent development data.

- (b) A conceptual plan for uses other than residential uses shall set forth the land use proposals in a manner to adequately illustrate the type and nature of the proposed development. Data which may be submitted by the applicant, or required by the city council, may include but is not limited to the types of use(s), topography, and boundary of the PD area, physical features of the site, existing streets, alleys, and easements, location of future public facilities, building heights and locations, parking ratios, and other information to adequately describe the proposed development and to provide data for approval which is to be used in drafting the final development plan.
 - (c) Changes of detail which do not alter the basic relationship of the proposed development to adjacent property and which do not alter the uses permitted or increase the density, building height, or coverage of the site and which do not decrease the off-street parking ratio, reduce the yards provided at the boundary of the site, or alter the landscape plans as indicated on the approved conceptual plan may be authorized by the mayor or his/her designee. If an agreement cannot be reached regarding whether or not a detail site plan conforms to the original concept plan, the city council shall determine the conformity.
2. Development plan or detailed site plan. This plan shall set forth the final plans for development of the Planned Development District and shall conform to the data presented and approved on the conceptual plan. The development plan may be submitted for the total area of the PD or for any section to the city council. A public hearing on approval of the development plan shall be required at the Council level, unless such a hearing is waived pursuant to section 5-1 D., Conceptual and development plan, at the time of conceptual plan approval in the original amending ordinance. The development plan shall include:
- (a) A site inventory analysis including a scale drawing, existing vegetation, natural watercourses, creeks or bodies of water, and an analysis of planned changes in such natural features as a result of the development. This should include a delineation of any flood prone areas.
 - (b) A scale drawing showing any proposed public or private streets and alleys; building sites or lots; and areas reserved as parks, parkways, playgrounds, utility easements, school sites, street widening and street changes; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services, including size of water and sewer mains; the location and width for all curb cuts and the land area of all abutting sites and the zoning classification thereof on an accurate survey of the tract with the topographical contour interval of two or not more than five feet at location of entry slope as determined by the city.
 - (c) A site plan for proposed building complexes showing the location of separate buildings, and between buildings and property lines, street lines, and alley lines. Also to be included on the site plan is a plan showing the arrangement and provision for off-street parking.
 - (d) A landscape plan showing screening walls, ornamental planting, wooded areas, and

trees to be planted.

- (e) An architectural plan showing elevations and signage style to be used throughout the development in all districts except single-family and two family may be required by the city council if deemed appropriate. Any or all of the required information may be incorporated on a single drawing if such drawing is clear and can be evaluated by the mayor or his/her designee.
3. Procedure for establishment. The procedure for establishing a Planned Development District shall follow the procedure for zoning amendments as set forth in section 1-14, Amendments, changes, and administrative procedures. This procedure is expanded as follows for approval of conceptual and development plans.
- (a) Separate public hearings shall be held by city council for the approval of the conceptual plan and the development plan or any section of the development plan, unless such requirements are waived by the city council. A single public hearing is adequate when:
 - (b) The applicant submits adequate data with the request for the Planned Development District to fulfill the requirements for both plans; or
 - (c) Information on the concept plan is sufficient to determine the appropriate use of the land and the detail site plan will not deviate substantially from it; and
 - (d) The requirement is waived at the time the amending ordinance is approved. If the requirement is waived, the conditions shall be specifically stated in the amending ordinance.
 - (e) The ordinance establishing the Planned Development District shall not be approved until the conceptual plan is approved.
 - (f) The development plan may be approved in sections. When the plan is approved in sections, the separate approvals by the city council for the initial and subsequent sections will be required.
 - (g) Regardless of whether the public hearing is waived for the development plan, approval by the city council is still required.
- E. Written report may be required. When a PD is being considered, a written report may be requested of the applicant discussing the impact on planning, engineering, water utilities, electric, sanitation, building inspection, tax, police, fire, and traffic. Written comments from the applicable public school district and from private utilities may be submitted to the city council.
- F. Planned developments to be recorded. All Planned Development Districts approved in accordance with the provisions of this ordinance in its original form, or by subsequent amendment thereto, shall be referenced on the zoning district map, and a list of such Planned Development Districts, together with the category of uses permitted therein, shall be maintained in an appendix of this ordinance.
- (Ordinance 2017-22, ex. 2, adopted 12/19/17)

Exhibit B

Planned Development District Development Standards

THE CROSSROADS at MCLENDON – CHISHOLM

Planned Development District

GENERAL DESCRIPTION

The proposed Planned Development District, to be known as **The Crossroads at McLendon-Chisholm**, is intended to accommodate retail, commercial, restaurant and residential uses to create a mixed-use development that service the surrounding area with convenience goods and services. It is also the intent to provide a quality development for the Highway 205 Corridor Overlay District that, in some way, may establish a benchmark for future development.

DEVELOPMENT STANDARDS

(1) Permitted Uses:

(a) The uses allowed or prohibited in this Planned Development District are as follows:

- i) Those uses allowed in the City of McLendon-Chisholm "GB" General Business District as provided in the City's Zoning Ordinance.
- ii) Additional uses allowed (by right):

- Dwelling Single-Family Attached (permitted only as mixed use)
 - Food Trucks/ Food Trailers
 - Restaurant with/without alcohol sales
 - Restaurant, drive-in/drive thru
 - Restaurant, refreshment stand (temporary or seasonal)

- iii) Prohibited uses: the following prohibited/modified uses:

- Amusement center, indoor (S)
 - Veterinarian office, large animal practice (S)
 - Auto repair garage
 - Auto sales, new and used
 - Auto service station
 - Farm machinery and implement sales and service
 - Motorcycle sales
 - Ambulance service
 - Auction house, indoor
 - Building material sales/lumber yard
 - Contractor, no outside storage permitted
 - Contractor, outside storage, permitted
 - Contractor storage or equipment yard
 - Cosmetic tattoo establishment

Extended-stay hotel/motel
Exterminating service
Factory outlet, retail or wholesale store
Hotel or motel
Kennel
Landscape Service
Laundry, self-service
Pawn shop
Mini-warehouse
Cargo container

(2) **Parking Required.**

- (a) Parking spaces shall conform to the size and shape requirements of the Zoning Ordinance.
- (b) Required parking spaces may be shared between and by all uses on the Property, except for the reserved residential parking spaces and designated residential visitor parking.
- (c) For all "GB" General Business District allowed zoning uses, parking shall be provided in accordance with the requirements of the City of McLendon-Chisholm Zoning Ordinance.
- (d) In addition, covered outside seating in association with an allowed restaurant use does not require parking for the first 200 square feet of area; any additional covered seating must be parked per the requirements for a restaurant use; non-covered outside seating does not require parking.

(3) **Density, area, yard, height and lot coverage requirements:** Per GB General Business District regulations, as amended.

- (4) **Screening:** Visual screening shall be provided between commercial buildings and parking areas when adjacent to residential uses. Visual screening shall be a minimum of six feet in height and may be living and irrigated hedge materials or constructed in accordance with Section 6-8 of the McLendon-Chisholm Zoning Ordinance. All dumpsters shall be screened from State Highway 205 and from adjacent residential property by solid screening that complies with the Section 6-8 of the McLendon-Chisholm Zoning Ordinance.

- (5) **Development plan and elevations:** A development plan that complies with Section 5.ID.2. must be submitted to and recommended by the Planning and Zoning Commission and approved by the City Council prior to the issuance of a building permit. Elevations

illustrating compliance with Section 4-13, as modified in this Ordinance, must also be submitted to and the issuance of a building permit. Development plans must show emergency apparatus/vehicle access drives and turnarounds that conform to the adopted Fire Code.

- (6) **Commercial Development Standards:** Any development on the Property must comply with Section 4-13 Commercial development standards of the Zoning ordinance with the follow exceptions:

E. Building form: 1. The minimum area of a single floor shall be 2,500 sf. The maximum area allowed for a single floor shall be 12,000 sf. The maximum length for any building wall shall be 200 ft.

G. External façade materials: Does not apply except as noted below:

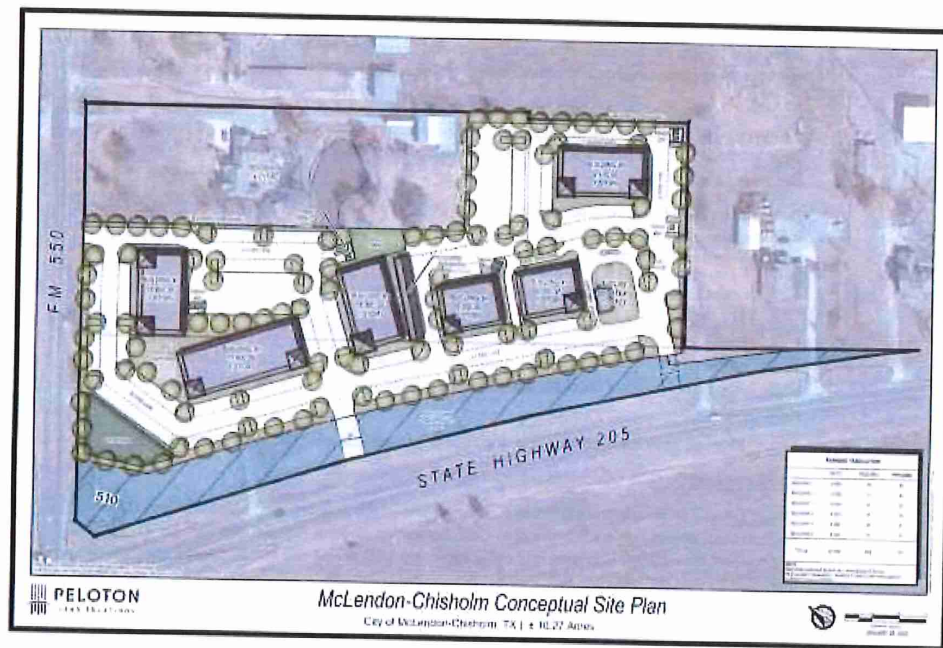
Windows and glazing shall be a maximum of 30% of each building elevation.

K. Off-street parking and loading requirements: 2. No more than three (3) rows of angled or parallel parking shall be allowed between the primary building and the street right-of-way.

- (7) **Signs:** Signage shall be in accordance with the City's ordinances and sign regulations.
- (8) **Landscaping:** Per GB General Business District requirements.
- (9) **Other Law:** The development, construction and use of the Property and all structures thereon shall comply with all applicable City, State, and Federal Regulations for inspections, permitting, licensing and building, construction and fire codes, except as modified by this ordinance.

The link to section 5-1 D. 2. Development plan or detailed site plan as required by section 5 of the planned development district ordinance: [City of McLendon Chisholm, TX SPECIAL DISTRICTS \(ecode360.com\)](http://cityofmclendonchisholm.tx.us/specialdistricts/ecode360.com)

Concept Plan included with the adopted zoning ordinance.



The General Business district area standards are attached:

GB - Zoning District Area Requirements	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res 25 ft. abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

Ordinance No. 2022-11

AN ORDINANCE OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF McLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM A COMBINATION OF AG AGRICULTURE ZONING DISTRICT AND GB GENERAL BUSINESS ZONING DISTRICT TO A GB GENERAL BUSINESS ZONING DISTRICT CONTAINING 10.205 ACRES OF LAND LOCATED GENERALLY AT THE SOUTHEAST CORNER OF SH 205 AND FM 550, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of McLendon-Chisholm and the governing body of the City of McLendon-Chisholm, in compliance with state laws and with reference to amending the Comprehensive Zoning Ordinance and Zoning Map, have given the requisite notice by publication and otherwise, and after holding due hearing and affording a full and fair hearing to all property owners and interested persons generally, the governing body of the City of McLendon-Chisholm is of the opinion that said Comprehensive Zoning Ordinance and Map should be amended as provided herein. Now therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF McLENDON-CHISHOLM, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, heretofore duly passed by the governing body of the City of McLendon-Chisholm, as heretofore amended, be hereby amended by changing the Zoning District designation on the 10.205-acre tract of land more particularly described in Exhibit "A", attached hereto and incorporated herein, and herein referred to as the "Property" from an AG Agriculture Zoning District and a GB General Business Zoning District to GB General Business Zoning District as described in the City of McLendon-Chisholm Zoning Ordinance, Section 4-8, GB General Business District and amending the Official Zoning Map to reflect the approved change in zoning district.

SECTION 2. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this ordinance as applicable to the Property are hereby repealed and all other provisions of the ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this ordinance shall remain in full force and effect.

Ordinance No. 2022-11
Adopted 10.11.22

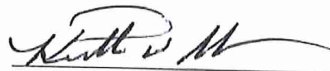
Peloton Zoning

SECTION 3. 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 invalid, illegal, or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance or Map as a whole.

SECTION 4. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

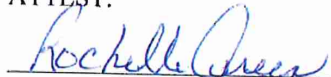
DULY PASSED AND APPROVED by the City Council Of the City of McLendon-Chisholm, Texas, on the 11th day of October, 2022.

APPROVED:



Keith Short, Mayor

ATTEST:



Rochelle Green, City Secretary

EXHIBIT A

Legal Description of a 10.205 Acre Tract of Land Generally Located at the southeast corner of the intersection of FM 550 and SH 205 including all of Lot 3, Block 1 SH205/550 Addition and all of a tract of land with 6.063 Acres of land identified as Rockwall CAD property Identification number 73547.

Legal Description
10.205 Acres

State of Texas
City of McLendon-Chisholm
County of Rockwall

All that certain tract or parcel of land located in the King Latham Survey, Abstract 133, City of McLendon-Chisholm, Rockwall County, Texas, being all of a called 6.063 acre tract described in a Deed from Mariah Bay Development, Inc. to Brookshire Grocery Company, dated November 1, 2007 and recorded in Volume 5270, Page 57, and being a part of a called 6.988 acre tract, described in a Deed from Mariah Bay Development, Inc. to Mil/Way Investors, LLC, dated December 20, 2013 and recorded in Document No. 20130000501919 all in the Deed Records of Rockwall County, Texas, and being a all of Lot 3, Block 1 as shown on a Conveyance Plat part of SH 205/550 Addition, recorded in Document No. 20190000009311 in the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod w/cap "Summit Surveying" (found) in the southeast right of way line of State Highway No. 205, for the northernmost north corner of the above referenced 6.063 acre tract, same being the east corner of Lot 1, Block 1 of said Conveyance Plat and being in a curve to the right;

THENCE with the northeast line of said 6.063 acre tract and the southwest right of way line of said State Highway No. 205, and along said curve to the right, having a Delta of 03 deg. 26 min. 25 sec., a Radius of 5600.18 feet, a Chord which bears South 62 deg. 02 min. 45 sec. East- 336.21 feet, and an Arc length of 336.26 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the west corner of said 6.063 acre tract, same being a north corner of a called 31.504 acre tract as described in a Deed from Independent Bank to McLendon Chisholm Commercial Holdings, Inc., dated December 28, 2012 and recorded in Volume 7061, Page 47 in said Deed Records:

THENCE South 29 deg. 52 min. 07 sec. West with the southeast line of said 6.063 acre tract and northwest line of said 31.504 acre tract, a distance of 650.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the south corner of said 6.063 acre tract, same being the southernmost east corner of said Lot 3, Block 1;

THENCE South 29 deg. 50 min. 25 sec. West with the southernmost southeast line of said Lot 3, Block 1, and said northwest line of said 31.504 acre tract, a distance of 149.97 feet to a 1/2 inch iron rod (found) for the easternmost south corner of said Lot 3, Block 1, same being the west corner of said 31.504 acre tract and being in the northeast right of way line of Cattle Barron Drive and being the beginning of a non-tangent curve to the left;

THENCE with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 05 deg. 06 min. 11 sec., a Radius of 4800.18 feet, a Chord which bears North 62 deg. 54 min. 35 sec. West - 427.38 feet,

10.206 Acres

and an Arc length of 427.52 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 29 deg. 31 min. 32 sec., a Radius of 275.00 feet, a Chord which bears North 50 deg. 41 min. 55 sec. West – 140.15 feet, and an Arc length of 141.71 feet to a 5/8 inch iron rod (found) for corner in same at the end of said curve;

THENCE North 35 deg. 56 min. 11 sec. West continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line, a distance of 132.32 feet to a 5/8 inch iron rod (found) for corner in same and being the beginning of a curve right;

THENCE continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the right, having a Delta of 03 deg. 53 min. 38 sec., a Radius of 1,104.41 feet, a Chord which bears North 34 deg. 01 min. 35 sec. West – 75.04 feet, and an Arc length of 75.05 feet to a 5/8 inch iron rod (found) for corner in same and being the point of reverse curve to the left;

THENCE with the continuing with the southwest line of said Lot 3, Block 1 and said northeast right of way line and along said curve to the left, having a Delta of 03 deg. 53 min. 30 sec., a Radius of 1,105.04 feet, a Chord which bears North 34 deg. 01 min. 37 sec. West – 75.04 feet, and an Arc length of 75.05 feet to a 5/8 inch iron rod (found) for corner at the intersection with the southeast right of way line of F.M. No. 550;

THENCE North 45 deg. 20 min. 00 sec. East with the northwest line of said Lot 3, Block 1 and said southeast right of way line, a distance of 238.73 feet to a point for corner at the north corner of said Lot 3, Block 1, same being the west corner of Lot 2, Block 1 of said Conveyance Plat, from which a 1/2 inch iron rod w/cap "Summit Surveying" (set) for reference bears, South 60 deg. 07 min. 53 sec. East – 10.31 feet;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said Lot 3, Block 1 and the southwest line of said Lot 2, Block 1, a distance of 306.87 feet to a 5/8 inch iron rod w/cap "TNP" (found) for the northernmost east corner of said Lot 3, Block 1 and the south corner of said Lot 2, Block 1, same being in the southernmost northwest line of the aforementioned 6.063 acre tract;

THENCE North 29 deg. 52 min. 07 sec. East with the northwest line of said 6.063 acre tract and the southeast line of said Lot 2, Block 1 for a distance of 210.00 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for the southernmost north corner of said 6.063 acre tract and the east corner of said Lot 2, Block 1, same being in the southwest line of the aforementioned Lot 1, Block 1;

THENCE South 60 deg. 07 min. 53 sec. East with the westernmost northeast line of said 6.063 acre tract and the southwest line of said Lot 1, Block 1, a distance of 113.98 feet to a 1/2 inch iron rod w/cap "Summit Surveying" (found) for an interior ell corner of said 6.063 acre tract and the south corner of said Lot 1, Block 1;

10.206 Acres

Ordinance No. 2022-11
Adopted 10.11.22

Peloton Zoning

THENCE North 29 deg. 52 min. 07 sec. East with the northernmost northwest line of said 6.063 acre tract and the southeast line of said Lot 1, Block 1, a distance of 226.12 feet to the **PLACE OF BEGINNING** and containing 10.205 acres (444,531 sq. ft.) of land.



4210 Ridge Road, Suite #201 | Heath, Texas 75032 | Phone: (214) 293-7762

September 9, 2025

To whom it may concern,

My name is Brian Berry, 4210 Ridge Road, Ste. 201, Heath, TX 75032. I am with 1ONEFirm, Inc., Developer for 7.0 Holdings, LLC, and represent same.

On August 18, 2025, and the next couple of days that followed, I submitted a full site plan review package for a Buyer of ours, Verdad Real Estate, Inc., who further represents 7 Eleven, as well as a previously approved Final Plat for subject property located at the corner of FM 550 and SH 205; caddy corner from the Shell station and generally across the street from the future Brookshires Grocery site to the City Planner, Peyton Sherman.

An in person meeting was had the day of submittal with Mr. Sherman and I where we went through each of the respective items inclusive of respective checklist, discussions of the previously approved plat as well as confirmed the amount due for the respective applications which were paid the same day to the City Administrator.

Over the course of the next week there were approximately 4 request made by the applicant to Mr. Sherman requesting comments if/where applicable, assurance that he had all that was needed as well as confirmation we were going to be on the next P&Z agenda. No comments were provided.

On Monday, August 25, 2025, the Buyer's representative, Moises Castro and I received an email from Mr. Sherman stating: "Following review, the proposed final plat and associated site plan are administratively rejected due to non-conformance with the approved Planned Development District." Where we were given (2) options:

1. Submit documents that conform to the approved Planned Development; or
2. Submit an application to amend the Planned Development

I responded to this message requesting a meeting to further discuss; noting that we already have a PD and a plat; both of which have already been approved, followed by a request of a list of items in which are being suggested to not be in compliance.

ONEFIRM, Inc. | Dallas/Fort Worth

Mr. Sherman responded stating that a pre application meeting could be arranged, further stating that the key issue is general conformance with the PD and associated exhibits (including the concept plan) and that neither the site plan nor the final plat confirm to the PD.

Inclusive of a Teams meeting that was scheduled and held on Wednesday, August 27, 2025, where now Mr. Martin Sanchez was in attendance, we still do not have a list of items that state or explain what's not in conformance. All that has been noted is that Mr. Sherman believes the site plan request to not be in conformance with the PD.

Mr. Sanchez committed to seeing that we be added to the September 9, 2025, (now September 23, 2025) City Council meeting to give the city council an opportunity to determine conformity or not. It's been said to us that this would be required before a hearing could be heard by the Planning and Zoning Commission. Alongside the site plan submittal is the interior lot line adjustment to the already approved plat. We are not changing any perimeter boundaries simply moving an interior lot internally which was discussed at time of original receipt.

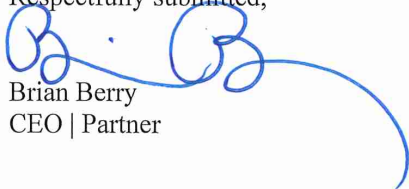
We are grateful for the opportunity to be heard by the city council where I look forward to further discussing this matter. Please note the following in advance:

- The concept plan shows (2) ingress/egress entrances on SH 205; so does our site plan
- The concept plan shows (1) ingress/egress entrance on FM 550; so does our site plan
- The concept plan shows a fire lane generally from ea of these respective entrances; so does our site plan
- Generally, the concept plan shows (2) buildings north of the proposed entrance on SH 205; so does our site plan
- Ordinance No. 20222-11 (PD), Permitted Uses:
 - o "The uses allowed or prohibited in this Planned Development District are as follows:
 - Those uses allowed in the City of McLendon-Chisholm "GB" General Business District..."
 - Convenience store, with or without fuel sales is a permitted use that does not require a SUP; it's allowed by right

This narrative has been requested in advance of being added to the September 23, 2025, City Council meeting.

I, on the behalf of landowner as well as the applicant for site plan approval, respectfully request to be on the docket for the September 23, 2025 meeting.

Respectfully submitted,



Brian Berry
CEO | Partner

Cc: Clay Spicer, Peyton Sherman, Martin Sanchez, Mayor Bryan McNeal, Beverly Stibbins

ONEFIRM, Inc. | Dallas/Fort Worth

PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION

201 Windco Circle
Suite 100
Wylie, Texas 75098
972.941.8400

TBPELS Firm Registration
Engineering Firm No. 1145
Surveying Firm No. 10194792

Planning Department
City of McClendon
Chisholm, Texas

August 29, 2025

RE: Final Plat of Crossroads Addition

The revised Final Plat being submitted removes a drainage easement from Lot 1. The original intention of this easement was to provide a regional detention area for all lots in the addition.

Upon completion of a preliminary drainage plan and thorough review of existing drainage conditions, existing culvert capacities and proposed schematic SH 205 design, we have determined that in the current condition each lot will be able to handle its own drainage and any required detention, which will be sized placed and determined at the time of development and processed for engineering review at the time.

Additionally, these should be private facilities not requiring easements with no cross lot drainage proposed.

Sincerely,

Bill Thomas

Project Director
Petitt-ECD

RESOLUTION NO 2025-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS RESTRICTING THE USE OF PROCEEDS OF BONDS ISSUED TO FINANCE PUBLIC IMPROVEMENTS IN THE SONOMA PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, this City Council (the "Council") has adopted a resolution authorizing the creation of the Sonoma Public Improvement District (the "District"); and

WHEREAS, the City of McLendon-Chisholm, Texas (the "City") has previously issued tax-exempt bonds (the "PID Bonds") to finance certain authorized improvements (the "PID Improvements") that benefit property located in the District; and

WHEREAS, the developer of the District has contributed funds (the "Developer Contribution") to finance certain of the PID Improvements; and

WHEREAS, the PID Improvements consist of road improvements, water improvements, sanitary sewer improvements and storm drainage improvements; and

WHEREAS, this Council finds and determines that it is necessary and in the best interests of the City to restrict the use of PID Bond proceeds to road improvements, sanitary sewer improvements, storm drainage improvements and Bond Issuance Costs (defined below);

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

Section 1. The City hereby directs that PID Bond proceeds shall be used solely for (i) road improvements, (ii) sanitary sewer improvements, (iii) storm drainage improvements and (iv) Bond Issuance Costs. "Bond Issuance Costs" means the costs associated with issuing PID Bonds, including but not limited to financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

Section 2. The City hereby directs that the water improvements in the District shall be paid solely from the Developer Contribution, and that no City funds or PID Bond proceeds shall be used to finance any such water improvements.

Section 3. This Resolution shall be effective immediately upon its adoption.

PASSED, APPROVED AND EFFECTIVE this September 23, 2025.

THE CITY OF MCLENDON-CHISHOLM

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

Michael Halla, City Attorney



City of McLendon-Chisholm
Staff Report

Date: September 23, 2025

Agenda Item: FM 548 Fire Station Remodel-10685 FM 548 Royse City

Financial Impact:

Background: A remodel of the old fire station will allow the Public Works Department and accounting clerk to be located there.

Staff Recommendation:

Three bids were received to construct three offices, a restroom, a breakroom, a lobby, and a drive-thru area for Public Works. Area to be fenced for security, new septic, new HVAC, concrete parking and gravel drive around for PW vehicles.

Presenter: Fabrice Kabona, City Manager/Bev Stibbens, City Manager

CITY OF MCLENDON-CHISHOLM ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS AMENDING THE CURRENT 2024-2025 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 2024-2025 budget; and

WHEREAS, on Oct 7, 2024, the City Council of the City of McLendon-Chisholm passed Ordinance No. 2024-12, amending the budget for the fiscal year beginning October 1, 2024; and,

WHEREAS, upon examination and review of revenues and expenditures, the City Manager and City Council has determined it necessary to amend and modify the operating budgets of the General Fund, Utility Fund, Public Safety Fund, Debt Service Fund, ARPA Fund, and Capital Projects Fund as set forth herein (Exhibit A) and,

WHEREAS, the City Council finds that the proposed Budget Amendment 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 expenditures 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 Budget Amendment #2 which includes the General Fund Budget, the Utility Fund Budget, the Public Safety Budget, the Debt Service Budget, ARPA Fund and the Capital Project Fund.

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 revenues.

SECTION 4. The Amended Budget for 2024-2025 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 viola on of the repealed ordinance, nor shall the appeal prevent a prosecution from being commenced for any viola on 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 sec on 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 23rd day of September 2025.

APPROVED:

Bryan McNeal, Mayor

ATTEST:

Angela Jennings, City Secretary

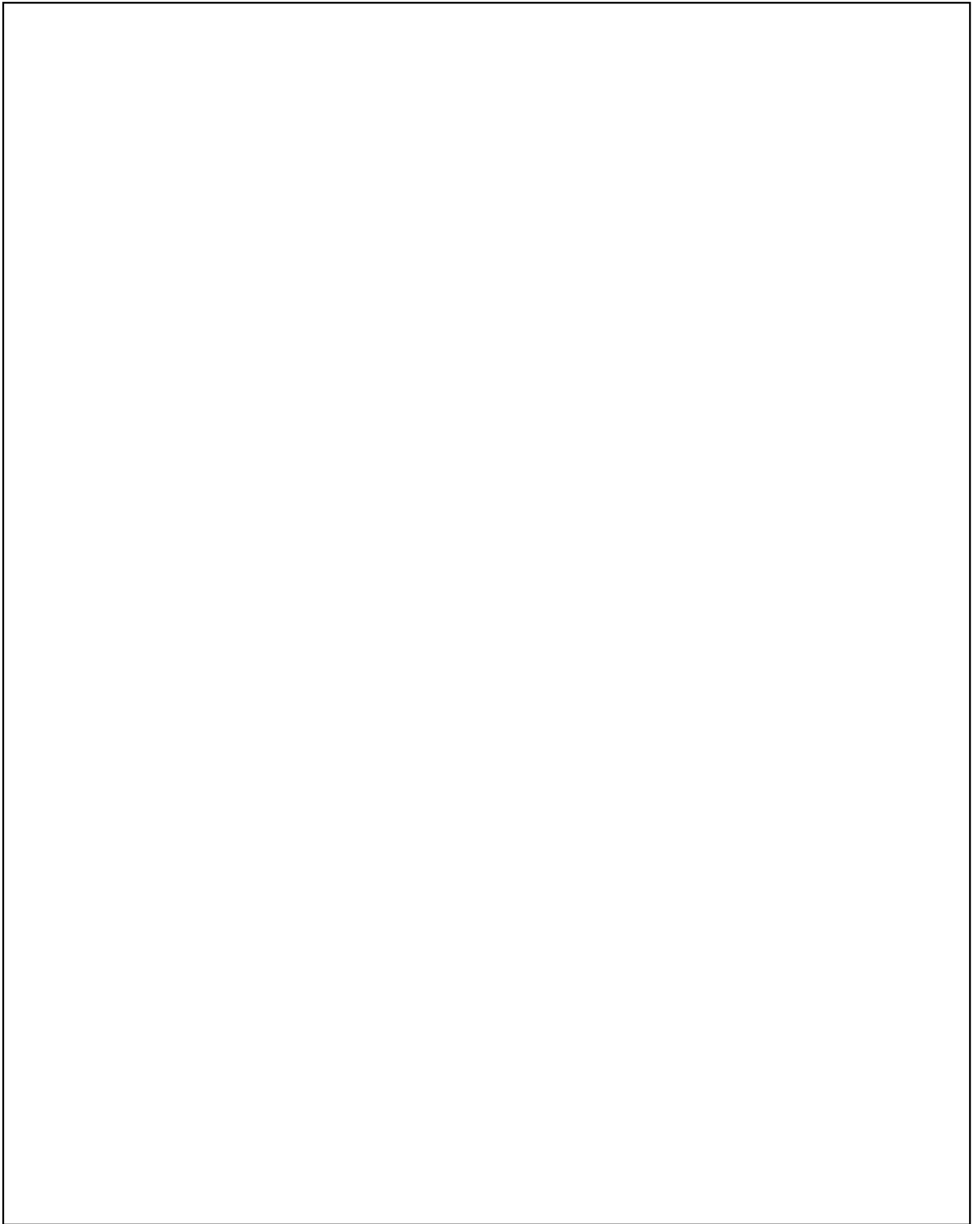


Exhibit A

GENERAL FUND

REVENUES

<u>Description</u>	<u>Account ID</u>	<u>FY25 Adopted Budget</u>	<u>FY25 Amended Budget</u>	<u>Difference</u>
SpringFest	100-301-30100	-	1,100.00	1,100.00
Atmos Energy	100-302-30216	53,000.00	66,650.00	13,650.00
Community Waste Disposal	100-302-30224	60,000.00	68,000.00	8,000.00
Zoning Change	100-303-30302	45,000.00	3,940.00	(41,060.00)
Plat Fee Revenue	100-303-30304	275,000.00	56,275.00	(218,725.00)
From Development Account	100-303-30308	-	62,000.00	62,000.00
Contractor Registration	100-304-30401	2,500.00	5,550.00	3,050.00
Inspection Income	100-304-30404	200,000.00	290,000.00	90,000.00
Building Permits & Plan Review	100-304-30405	750,000.00	1,175,000.00	425,000.00
Swimming Pool Permits	100-304-30408	6,000.00	10.00	(5,990.00)
OSSF Permit Fees	100-304-30409	25,000.00	40,000.00	15,000.00
Municipal Court Revenue	100-305-30500	1,500.00	-	(1,500.00)
Sales Tax Receipts	100-310-31001	750,000.00	850,000.00	100,000.00
Chp 380 Refunds	100-310-31002	(225,000.00)	(45,000.00)	180,000.00
Trash/Recycling Revenue	100-315-31500	680,000.00	700,000.00	20,000.00
Property Tax Revenue	100-317-31700	735,474.00	-	(735,474.00)
Ad Valorem Tax - M&O	100-317-31701	-	840,000.00	840,000.00
Ad Valorem Refunds - M&O	100-317-31703	-	(4,500.00)	(4,500.00)
Ad Valorem Delinquent Taxes	100-317-31705	-	5,500.00	5,500.00
Ad Valorem Tax - Penalty	100-317-31706	-	2,500.00	2,500.00
Ad Valorem Tax - Interest	100-317-31709	-	1,300.00	1,300.00
Code Enforcement	100-321-32100	2,000.00	8,000.00	6,000.00
Credit Card Fee Revenue	100-327-32702	25,000.00	37,500.00	12,500.00
Hotel Occupancy Tax	100-327-32703	3,500.00	1,350.00	(2,150.00)
Miscellaneous Income	100-327-32704	200.00	4,250.00	4,050.00

EXPENSES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Building Inspections	100-410-41003	250,000.00	365,000.00	(115,000.00)
Engineer Fees-Development	100-410-41004	50,000.00	45,000.00	5,000.00
Legal - Development	100-410-41006	35,000.00	3,500.00	31,500.00
Health Inspections/TCEQ Onsite Council Fee	100-410-41007	35,000.00	30,000.00	5,000.00
Residential Trash / Recycling	100-410-41015	600,000.00	665,000.00	(65,000.00)
Code Compliance	100-410-41016	3,000.00	7,000.00	(4,000.00)
Other Services - Development	100-410-41099	250.00	4,000.00	(3,750.00)
Supplies	100-412-41200	14,000.00	3,000.00	11,000.00
Public Notice Expense	100-422-42200	3,000.00	6,250.00	(3,250.00)
SpringFest	100-423-42301	-	1,100.00	(1,100.00)
Citizen Recognition	100-423-42306	1,000.00	10,500.00	(9,500.00)
Other Events	100-423-42309	5,000.00	3,000.00	2,000.00
Water	100-506-50600	8,000.00	12,000.00	(4,000.00)
Building Maint/Improvement Expense	100-514-51400	20,000.00	30,000.00	(10,000.00)
Telephone & Internet	100-520-52000	10,000.00	8,000.00	2,000.00
Salaries	100-606-60601	500,000.00	610,000.00	(110,000.00)
Paid Time Off	100-606-60602	14,000.00	40,000.00	(26,000.00)
Holiday Pay	100-606-60604	18,000.00	25,000.00	(7,000.00)
Payroll Tax	100-606-60609	38,100.00	52,500.00	(14,400.00)
Retirement Plan Contributions	100-606-60612	48,745.00	46,000.00	2,745.00
Health Insurance	100-606-60613	81,000.00	25,000.00	56,000.00
Dental Insurance	100-606-60614	4,450.00	1,000.00	3,450.00
Disability Insurance	100-606-60616	2,750.00	4,250.00	(1,500.00)
Taxable Fringe Benefits	100-606-60622	6,000.00	2,000.00	4,000.00
Workers Comp Insurance	100-606-60624	3,341.00	6,000.00	(2,659.00)
Software Subscriptions	100-619-61900	47,000.00	45,000.00	2,000.00
Office Equipment	100-623-62300	4,000.00	5,500.00	(1,500.00)
Printed Materials	100-625-62500	5,500.00	16,750.00	(11,250.00)
Postage-City Hall	100-626-62600	2,100.00	4,250.00	(2,150.00)
Bank Service Charges	100-628-62801	-	7,500.00	(7,500.00)
Credit card Processing Fees	100-628-62802	28,000.00	30,000.00	(2,000.00)
Accounting & Payroll Services	100-630-63001	90,000.00	84,000.00	6,000.00
Financial Audit	100-630-63002	15,000.00	13,250.00	1,750.00

Legal	100-630-63003	55,000.00	50,000.00	5,000.00
City Planner	100-630-63005	66,000.00	45,000.00	21,000.00
Other Consultants	100-630-63008	88,500.00	50,000.00	38,500.00
IT Support	100-630-63010	57,500.00	60,000.00	(2,500.00)
Council Meeting Expenses	100-647-64700	3,000.00	4,750.00	(1,750.00)
Admin Training	100-648-64801	15,000.00	13,500.00	1,500.00
Council Training	100-648-64802	10,000.00	25,000.00	(15,000.00)
Staff Appreciation	100-652-65200	6,500.00	2,500.00	4,000.00
Non-Departmental Expenses	100-699-69901	10,000.00	17,500.00	(7,500.00)
Exp Account- City Administrator	100-699-69902	2,200.00	300.00	1,900.00
Expense Account - Mayor	100-699-69903	1,000.00	5,750.00	(4,750.00)
Road Repairs	100-700-70001	-	250,000.00	(250,000.00)
Office Equipment	100-700-70002	-	4,000.00	(4,000.00)
Computers	100-700-70007	-	6,600.00	(6,600.00)
Road Repairs	100-701-70100	55,641.00	-	55,641.00
Transfer To Other Funds	100-900-90001	1,811,716.00	1,709,592.00	102,124.00

Public Safety Fund

REVENUES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Donated Assets	200-313-31301	-	14,700.00	14,700.00
Public Safety Donations	200-313-31302	1,000.00	200.00	(800.00)
Grants	200-319-31900	-	57,051.00	57,051.00
Monthly Fire Protection and EMS Service Fees	200-326-32602	-	26,000.00	26,000.00
Transfer From Other Funds	200-900-90002	1,811,716.00	1,709,592.00	(102,124.00)

EXPENSES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Fuel	200-430-43002	18,000.00	20,000.00	(2,000.00)
Maintenance & Repair - Vehicles	200-430-43003	40,000.00	65,000.00	(25,000.00)
Gear and Supplies	200-430-43005	46,500.00	42,500.00	4,000.00
Compliance	200-430-43006	8,000.00	15,000.00	(7,000.00)
Communications	200-430-43007	25,000.00	15,000.00	10,000.00
Training	200-430-43009	12,000.00	8,500.00	3,500.00
EMS	200-430-43030	10,000.00	7,000.00	3,000.00
Water	200-506-50600	6,000.00	2,000.00	4,000.00
Building Maintenance & Repair	200-514-51400	12,000.00	21,000.00	(9,000.00)
Telephone & Internet	200-520-52000	10,000.00	7,250.00	2,750.00
Staff Salaries	200-606-60601	1,090,760.00	1,150,000.00	(59,240.00)
Paid Time Off	200-606-60602	28,000.00	95,000.00	(67,000.00)
Holiday Pay	200-606-60604	43,000.00	50,000.00	(7,000.00)
Payroll Tax Expense	200-606-60609	82,500.00	90,000.00	(7,500.00)
Retirement Plan Contributions	200-606-60612	77,725.00	80,000.00	(2,275.00)
Health Insurance Expense	200-606-60613	188,900.00	95,000.00	93,900.00
Dental Insurance Expense	200-606-60614	10,400.00	6,000.00	4,400.00
Disability Insurance	200-606-60616	6,400.00	10,350.00	(3,950.00)
HRA Reimbursements	200-606-60619	21,000.00		21,000.00
Workmen's Comp Ins	200-606-60624	30,080.00	33,500.00	(3,420.00)

Liability Insurance	200-618-61801	13,600.00	16,650.00	(3,050.00)
Property Insurance	200-618-61802	14,260.00	20,600.00	(6,340.00)
Software Subscriptions	200-619-61900	2,250.00	1,000.00	1,250.00
Office Equipment	200-623-62300	1,775.00	2,000.00	(225.00)
Office Equipment Maintenance	200-624-62400	950.00	1,000.00	(50.00)
Staff Appreciation	200-652-65200	2,750.00	4,000.00	(1,250.00)
Fire Equipment	200-700-70004	145,000.00	135,000.00	10,000.00
Vehicles	200-700-70010	-	25,000.00	(25,000.00)
Gain on Sales of Asset	200-810-81003	-	(9,225.00)	9,225.00

Utility Fund

REVENUES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Alliance Interest Income	300-306-30601	25,000.00	40,000.00	15,000.00
Logic Interest Income	300-306-30602	22,000.00	43,000.00	21,000.00
Sewer Usage Fees	300-322-32200	1,000,000.00	925,000.00	(75,000.00)
Sewer Deposit Refunds	300-322-32204	(4,000.00)	(1,100.00)	2,900.00
Sewer Tap Fees	300-810-81001	348,000.00	250,000.00	(98,000.00)
Sewer Tap Fee Rebates	300-810-81002	(195,000.00)	(150,000.00)	45,000.00
Transfer from Fund Surplus	300-900-90003	-	1,256,715.00	1,256,715.00

EXPENSES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Remediation Services	100-410-41012	-	1,256,715.00	(1,256,715.00)
O&M Agreement	300-413-41304	90,000.00	160,000.00	(70,000.00)
Nonstandard O&M Expense	300-413-41305	148,750.00	90,000.00	58,750.00
Electricity	300-413-41308	120.00	100.00	20.00
Sewer Treatment	300-413-41310	550,000.00	640,000.00	(90,000.00)
Telephone & Internet	300-520-52000	5,500.00	6,250.00	(750.00)
Transfers to Other Funds	300-900-90001	200,000.00	-	200,000.00

Debt Service Fund

REVENUES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Ad Valorem Tax - Debt Service	400-317-31702	111,220.00	126,500.00	15,280.00

EXPENSES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Bond Interest Expense	400-660-66000	48,350.00	33,577.00	14,773.00

ARPA Fund

REVENUES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Logic Interest Income	500-306-30602	10,000.00	32,000.00	22,000.00
ARPA Grant	500-319-31902	817,669.00	200,000.00	(617,669.00)

EXPENSES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Impact Fee Study	500-410-41014	50,000.00	3,750.00	46,250.00
Legal	500-630-63003	-	60,000.00	(60,000.00)
Financial Consulting	500-630-63008	-	35,000.00	(35,000.00)
Road Repairs	500-700-70001	-	130,000.00	(130,000.00)

Capital Projects Fund

REVENUES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Sanitary Sewer Improvements	700-303-30312	-	33,000.00	33,000.00

EXPENSES

Description	Account ID	FY25 Budgeted	FY25 Amended Budget	Difference
Sewer Line Expansion - 2021	700-700-70009	-	22,500.00	



City of McLendon-Chisholm
Staff Report

Date: September 23, 2025

Agenda Item: Rockwall CAD Board of Directors

Financial Impact:

Background: Submit nominees for the RCAD Board of Directors

Staff Recommendation:

Tony Crawford has submitted his name for the RCAD Board-Bio is attached along with qualifications.

Presenter: Fabrice Kabona, City Manager / Bev Stibbens, City Manager

Rockwall

Central Appraisal District

September 5, 2025

To All Taxing Entities,

Due to changes from the 88th legislative session, found in Sec. 5.13(d) of S.B. 2, **it is now time for the taxing units to appoint two (2) directors to serve a term of four (4) years.**

Texas Property Tax Code Sec. 6.0301(c) & (d): The Appraisal District is governed by a board of nine directors. Five directors are appointed by the taxing units that participate in the district **in the manner prescribed by Section 6.03.**

Texas Property Tax Code Sec. 6.03(d): The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled.

Texas Property Tax Code Sec. 6.03(g): Each taxing unit . . . that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. **The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15.**

Texas Property Tax Code Sec. 6.03(j): Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsection (g) . . . alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

Enclosed is a list reflecting each taxing unit's number of votes. Also included is an overview of the upcoming BOD election cycles, along with BOD member eligibility requirements.

Current Appointed Members are:

Tim Hartley
John Hohenshelt
Trace Johannesen
Richard Koepke
Sedric Thomas

841 Justin Road
Rockwall, TX 75087
www.rockwallcad.com

Metro: 972-771-2034
Toll Free: 1-877-438-5304
Fax: 972-771-6871

**Rockwall Central Appraisal District
Board of Directors Election
Jurisdiction Voting Entitlement**

Entity	Number of Votes
City of Dallas	0
City of Fate	50
City of Garland	0
City of Heath	56
City of McLendon-Chisholm	6
City of Rockwall	146
City of Rowlett	46
City of Royse City	58
City of Wylie	4
Rockwall ISD	1058
Royse City ISD	238
Rockwall County	338

BOARD OF DIRECTORS	LENGTH OF TERM	BEGIN TERM	END TERM	# OF DIRECTORS	SB 2	EFFECTIVE IMMEDIATELY
APPOINTED DIRECTORS						
APPOINTED BY DECEMBER 15, 2023	1 YEAR	1/1/2024	12/31/2024	5	5.13(d)	The term of an appraisal district director serving on December 31, 2024 expires on January 1, 2025.
APPOINTED BY DECEMBER 31, 2024	1 YEAR	1/1/2025	12/31/2025	2	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Two shall be appointed to serve a term of one year.
APPOINTED BY DECEMBER 31, 2024	3 YEAR	1/1/2025	12/31/2027	3	5.13(d)	Not later than December 31, 2024 taxing units shall appoint five directors to serve beginning January 1, 2025. Three shall be appointed to serve a term of three years.
APPOINTED BY DECEMBER 31, 2025	4 YEAR	1/1/2026	12/31/2029	2	5.13(d)	Thereafter all appointed directors serve a term of four years.
APPOINTED BY DECEMBER 31, 2027	4 YEAR	1/1/2028	12/31/2031	3	5.13(d)	Thereafter all appointed directors serve a term of four years.
THE COUNTY ASSESSOR/COLLECTOR SERVES AS AN EX OFICIO DIRECTOR.						

ROCKWALL CENTRAL APPRAISAL DISTRICT

841 JUSTIN ROAD
ROCKWALL, TX 75087
972-771-2034 FAX: 972-771-6871
www.rockwallcad.com

ELIGIBILITY REQUIREMENTS* FOR ROCKWALL CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

The Chief Appraiser has neither the authority nor the duty of investigating or judging the qualifications of nominees.

To be eligible to be a candidate for, or elected to, the Rockwall Central Appraisal District board of directors, a person must:

- 1) be a United States citizen;
- 2) be 18 years of age or older on January 1, 2025 (first day of term);
- 3) have not been determined by a final judgement of a court exercising probate jurisdiction to be:
 - a. totally mentally incapacitated; or
 - b. partially mentally incapacitated without the right to vote;
- 4) have not been finally convicted of a felony from which the person has not been pardoned or otherwise released from the resulting disabilities;
- 5) have been a resident of Rockwall County and must have resided in Rockwall County for at least two years immediately preceding the date the individual takes office on January 1, 2025;
- 6) on the date described by Subdivision (5), be registered to vote in Rockwall County; and
- 7) satisfy any other eligibility requirements prescribed by law for the office.
- 8) An individual who is otherwise eligible to serve on the board is not ineligible because of membership on the governing body of a taxing unit. (An employee of a taxing unit that participates in the district is not eligible to serve on the board unless the individual is also a member of the governing body or an elected official of a taxing unit that participates in the district.)

A person is ineligible to be a candidate for, or elected to, the Rockwall Central Appraisal District board of directors if the person:

- 1) is an employee of a taxing unit that participates in Rockwall County;
- 2) is related within the second degree of consanguinity or affinity, as determined under Chapter 573, Government Code, to an individual who is engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code or of representing property owners for compensation in proceedings under the Texas Property Tax Code within Rockwall County;
- 3) owns property on which delinquent taxes have been owed to a taxing unit for more than 60 days after the date the individual knew or should have known of the delinquency unless:
 - a. the delinquent taxes and any penalties and interest are being paid under an installment payment agreement under section 33.02 of the Texas Property Tax Code; or
 - b. a suit to collect the delinquent taxes is deferred or abated under Section 33.06 or 33.065;
- 4) has engaged in the business of appraising property for compensation for use in proceedings under the Texas Property Tax Code at any time during the preceding three years;
- 5) has engaged in the business of representing property owners for compensation in proceedings under the Texas Property Tax Code in Rockwall County at any time during the preceding three years;
- 6) has been an employee of the Rockwall Central Appraisal District at any time during the preceding three years; or
- 7) has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the CAD. This prohibition also applies to contracts with a taxing unit that participates in the CAD if the contract relates to the performance of an activity governed by the Tax Code (Tax Code Section 6.036(a)). An individual has a substantial business interest in a business entity if:
 - a. the combined ownership of the director and director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
 - b. the director or director's spouse is a partner, limited partner or officer of the business entity.

*Eligibility requirements taken from Texas Elections Code 141. and Texas Property Tax Code 6.0301.

Anthony (Tony) Crawford

- 64 years Old
- Raised in Wichita Falls, Texas by Earl and Virginia Crawford
- Joined the Dallas Police Department in 1982
- Retired in 2017 (35 Yrs) at the rank Lieutenant
- Married Pat nee Stanley in 1983 (41 Yrs) ● Daughter Meredith and Son N Law Wade and Granddaughter Darcy.
- Daughter graduated Rockwall High School in 2008
- Have lived in Rockwall County since 1993 (32 yrs)
- Have lived in McLendon Chisholm since 2021 (4 yrs)
 - Involved in McLendon Chisholm city affairs for three of those years by attending City Council meetings, P&Z meetings and serving on the Water Committee and City Charter Commission.

Resolution No.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, TO CAST VOTES FOR CANDIDATES TO SERVE AS A MEMBER OF THE 2026-2029 ROCKWALL CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTORS

WHEREAS, the City Council of the City of McLendon-Chisholm, Texas desires to cast votes for a candidate to serve as a member of the Board of Directors of the Rockwall Central Appraisal District; and

WHEREAS, the City Council recognizes the importance of the Board of Directors in providing leadership for the Rockwall Central Appraisal District; and

WHEREAS, the City Council wishes to promote a continued emphasis on fair and uniform appraisals and the efficient operation of the Rockwall Central Appraisal District.

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

Section 1. THAT the City of McLendon-Chisholm's 6 votes be cast for the following person to serve as a member of the 2026-2029 Rockwall Central Appraisal District Board of Directors:

- Anthony Crawford

AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of McLendon-Chisholm, Texas, on this, the 23rd day of September, 2025

APPROVED:

Bryan McNeal, Mayor

ATTEST:

Angela Jennings, City Secretary



City of McLendon-Chisholm

Finance and Audit Advisory Board Application

Personal Information

Name: _____

Street Address: _____

Mailing Address (if different): _____

Home Phone: _____ Work Phone: _____ Other: _____

Email Address: _____

Best method to contact you: _____

Length of Residence in the City? _____

Occupational Information

Occupation/Business: _____

Qualifications

Are you a Registered Voter _____ What Precinct? _____

Special knowledge or experience applicable to be a member of the Finance and Audit Advisory Board

Please list any other community activities you are involved in:
(civic/hobbies): _____

Have you previously or do you currently serve on any City boards? _____
If Yes, Which and
when: _____

How often do you attend any Board or Council meetings? _____

Thank you for your interest in serving the City of McLendon-Chisholm. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

If selected as a Finance and Audit Advisory Board member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address and home phone number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (☐) allow (☐) not allow public access to my home address, and home phone number, or whether I have family members.

Signed

Date:

Finance and Audit Advisory Board Information

The McLendon -Chisholm City Council appreciates your interest in serving your community by volunteering your time to serve on this Board. We realize the commitment that is involved in serving in this capacity. Below is additional information to assist you in your decision to become involved. This Board plays a very important role in the Finances of your City, and it is important to have board members who are knowledgeable in finance, audit and investment fields, and be able to attend the necessary meetings to conduct business. In addition to regularly scheduled meetings, members may be required to attend training, work sessions, and joint meetings. Please review this information carefully as you consider your membership of this Please return completed application to the City Secretary at City Hall, 1371 West FM 550,

McLendon-Chisholm, Texas 75032, or email to citysecretary@mcclendon-chisholm.com. Make sure you have signed the application and indicate whether to allow public access to certain personal information included on the application. Contact the City Secretary at 972-524-2077 with any questions. Thank you for your interest!



City of McLendon-Chisholm

Economic Development Committee Application

Personal Information

Name: _____

Street Address: _____

Mailing Address (if different): _____

Home Phone: _____ Work Phone: _____ Other: _____

Email Address: _____

Best method to contact you: _____

Length of Residence in the City? _____

Occupational Information

Occupation/Business: _____

Qualifications

Are you a Registered Voter _____ What Precinct? _____

Special knowledge or experience applicable to be a member of the Economic Development Committee

Please list any other community activities you are involved in:
(civic/hobbies): _____

Have you previously or do you currently serve on any City boards? _____
If Yes, Which and
when: _____

How often do you attend any Board or Council meetings? _____

Thank you for your interest in serving the City of McLendon-Chisholm. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

If selected as an Economic Development Committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address and home phone number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (☐) allow (☐) not allow public access to my home address, and home phone number, or whether I have family members.

Signed

Date:

Economic Development Committee Information

The McLendon -Chisholm City Council appreciates your interest in serving your community by volunteering your time to serve on this Board. We realize the commitment that is involved in serving in this capacity. Below is additional information to assist you in your decision to become involved. This Board plays a very important role in the Development of your City, and it is important to have board members who can attend the necessary meetings to conduct business. In addition to regularly scheduled meetings, members may be required to attend training, work sessions, and joint meetings. Please review this information carefully as you consider your membership of this board.

Please return completed application to the City Secretary at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas 75032, or email to citysecretary@mclendon-chisholm.com. Make sure you have signed the application and indicated whether to allow public access to certain personal information included on the application. Contact the City Secretary at 972-524-2077 with any questions. Thank you for your interest!



City of McLendon-Chisholm
Staff Report

Date: September 9, 2025

Agenda Item: RFQ for road study

Financial Impact:

Background:

Staff Recommendation:

Verbiage for advertisement and longer form after they send in qualifications.

Presenter: Fabrice Kabona, City Manager / Bev Stibbens, City Manager

THE CITY OF MCLENDON-CHISHOLM, TEXAS RFQ NO. _____

(city seal)

REQUEST FOR QUALIFICATIONS FOR CIVIL ENGINEERING,
SURVEYING AND RELATED SERVICES FOR
AN OVERALL ROAD ASSESSMENT OF STREETS AND ROADS
IN THE CITY LIMITS

RFQ Issued: _____, 2025

Submittal Deadline: _____, 2025, prior to 2:00 p.m.

TABLE OF CONTENTS

I.	Advertisement	2
II.	Purpose of the RFQ	3
III.	Selection Process.....	3
IV.	Evaluation Criteria	4
V.	Additional Instruction, information	4
VI.	Submittal Instructions	6
VII.	Content of Submittal.....	6
APPENDIX A - Scope of Work and Exhibit		8
APPENDIX B - Schedule.....		9
APPENDIX C - Sample City of McLendon-Chisholm Professional Services Agreement.....		10

I. ADVERTISEMENT

RFQ NO. _____
**REQUEST FOR QUALIFICATIONS FOR CIVIL ENGINEERING, SURVEYING AND RELATED
SERVICES FOR AN OVERALL ROAD AND STREETS ASSESSMENT FOR THE CITY'S
CAPITAL IMPROVEMENT PLAN DESIGN PROJECT**

The City of McLendon-Chisholm, Texas is accepting qualifications for highly qualified, capable and experienced professional service firms to provide professional services for the overall road assessment of streets in the City for the City's Capital Improvement Plan. Sealed qualification packages shall be received by the Interim City Manager located in the City Hall Building at 1371 West FM 550, McLendon-Chisholm, Texas 75032.

RFQ documents are available without charge at the City of McLendon-Chisholm 1371 West FM 550, McLendon-Chisholm, Texas 75032 as well as the City's website: _____. It is the sole responsibility of all interested parties, whether they have received digital downloads or paper copies of the RFQ, to periodically check for addenda via the City's website.

All requests for additional information or clarification related to this RFQ must be submitted, in writing, no later than 5:00 p.m., Wednesday, _____, 2025. All inquiries and/or questions concerning this project should be submitted to the person identified on the cover sheet of the Request for Qualifications.

City of McLendon-
Chisholm RFQ _____
Engineering Services

II. PURPOSE OF THE RFQ

The City of McLendon-Chisholm, Texas (the "City") is seeking to enter into an engineering services contract with a state-registered engineering firm to provide assistance with an assessment of the streets and roads throughout the City for purposes of assisting with the City's preparation of its Capital Improvement Plan. The City of McLendon-Chisholm reserves the right to accept or reject any or all proposals for any reason deemed to be in the best interest of the City.

A. Scope of Work - The engineering contract will encompass all project-related engineering services for the City, including but not limited to the following:

- _____
- _____
- _____

B. Statement of Qualifications - The City is seeking to contract with a competent engineering firm, registered to practice in the State of Texas, which has had experience in the following areas:

- Experience with road and street assessments
- Experience with preparation for a city's capital improvement plan
- Projects located in this region of the state
- Projects incorporating design and construction of streets

As such, please provide within your proposal a list of past projects with contact information, as well as resumes of all engineers who will or may be assigned to this project, if you are awarded the engineering services contract.

C. Receipt of Proposals - If your firm is interested in being considered as the Engineer for the City, proposals must be received no later than 2:00 PM (local time) on _____, _____, 2025, at the office of the City. One (1) copy of the proposal must be sealed and clearly marked on the face of the shipping material "Street Assessment MC CIP".

III. SELECTION PROCESS

The City anticipates selecting one (1) Firm for this service to provide professional services on the streets and roads assessment. A City staff-lead Evaluation Panel will review each Firm's Statement of Qualifications ("SQQ"), contact references, and, at the City's discretion, interview selected Firms, to determine which Firms are sufficiently qualified to be selected for each category of service.

City of McLendon-
Chisholm RFQ _____
Engineering Services

An updated list of selected Firms will be developed for this project after the SOQ review and interview process are complete. Firms will be notified by the City of the results of the initial SOQ review and at the conclusion of the RFQ process, The City will start negotiations with the top (3) qualified FIRMs, and will select the Firm on the basis of demonstrated competence and qualifications to perform the services and for a fair and reasonable price.

IV. EVALUATION CRITERIA

The proposals received will be evaluated and ranked according to the following criteria:

A. Firm's Qualifications and Project References {20%}

Firm's Qualifications and relevant Project References, specifically as they relate to the categories of service for which the Firm is choosing to be considered. Include three relevant project references related to each category and shall contain complete contact information for each reference.

B. Project Manager and Key Personnel Qualifications {45%}

Project Manager's Qualifications, specifically as they relate to the categories of service for which the Firm is choosing to be considered. Include qualifications for all Key Personnel that will be assigned to each category of projects. Qualifications and staff experience shall be limited to no more than five (5) years old. Also, the Firm's ability to manage the work based on the current and future project.

C. Quality Control/Quality Assurance Process {20%}

This criterion would describe and provide examples of Firm's processes for assuring accurate and timely work product for each project.

D. Past Work Performance {15%}

Provide a representative sample of the relevant work category. The sample work shall be prepared by or under the supervision of the PM/POC provided in this RFQ. i.e. Roadway plan and profile sheet for a road reconstruction type project, or a material testing report for construction materials testing, etc. These projects should be listed under "Sample of Work".

V. ADDITIONAL INSTRUCTIONS, NOTIFICATIONS, AND INFORMATION

- **Release of Funds** - This contract is contingent upon _____ (this may be nothing)
- **No Gratuities** - Firm shall not offer any gratuities, favors, or anything of monetary value to any official or employee of the City for the purpose of influencing this selection. Any attempt by Firm to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, shall be grounds for exclusion from the selection process.
- **Confidential Material** - Any material that is to be considered as confidential in nature must be clearly marked as such and will be treated as confidential by the City to the extent allowed by law. Submission of information relative to this RFQ shall not be released by the City during qualification evaluation process or prior to contract award. Firms are advised that the confidentiality of their qualifications will be protected to the extent permitted by law.

City of McLendon-
Chisholm RFQ _____
Engineering Services

Firms are advised to consider the implications of the Texas Open Records Act, particularly after the qualification process has ceased and the contract has been awarded. Trade secrets and any material that is considered as confidential in nature must be clearly marked and identified as such at the time of proposal submittal and will be treated as confidential by the City to the extent allowed by the Texas Local Government Code Chapter 252.049 and the Texas Public Information Act. The final decision as to what information must be disclosed, however, lies with the Texas Attorney General. Failure to identify proprietary/confidential information will result in all unmarked sections being deemed non-proprietary upon public request.

- **Qualifications Opening** - So as to avoid disclosure of the contents to competing offerors, qualifications shall be kept secret during negotiations. All qualifications shall be open for public inspection after the selection process is completed, except for trade secrets and confidential information contained in the qualification and identified by the proposer as such to the extent allowed by law.
- **Late Qualifications** - Qualifications received after the submission deadline shall be returned unopened and will be considered void and unacceptable. The City is not responsible for lateness of the mail, postal carrier, courier, etc.
- **Addenda** - Any interpretations, corrections, or changes to this RFQ will be made by addenda. Sole issuing authority shall be vested in the City. Addenda may be obtained from Periscope at Periscopeholdings.com. It is the Firms' responsibility to check the City's website for addenda.
- **Inquiries** - Do not contact the City of McLendon-Chisholm or elected officials during the selection process to make inquiries about the progress of this selection process. Firms will be contacted when it is appropriate to do so. Failure to comply with this requirement could result in disqualification for consideration.
- **Cost of Responses** - The City of McLendon-Chisholm will not be responsible for the costs incurred by anyone in the submittal of responses and interviews.
- RFQ's are issued in accordance with Section 2254 of the Texas Government Code (Professional Services Act).
- **Contract Negotiations** - This RFQ is not to be construed as a contract or as a commitment of any kind. If this RFQ results in a contract offer by the City, the specific scope of work, associated fees, and other contractual matters will be determined during contract negotiations. To ensure that the appropriate staff is assigned to the Project, the City intends to make the inclusion of a "key persons" clause a part of the contract negotiations.
- **Federal regulation** – **doubt there is any**
- **No Obligation** - The City reserves the sole right to (1) evaluate the responses submitted; (2) waive any irregularities therein; (3) select candidates for the submittal of more detailed or alternate qualifications; (4) accept any submittal or portion of submittal; (5) reject any or all Firms submitting responses, should it be deemed in the City's best interest; or (6) cancel the entire process.
- **Equal Opportunity Employer** - The City of is an affirmative action/equal opportunity

City of McLendon-
Chisholm RFQ _____
Engineering Services

employer. All qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, handicap or national origin. Small, minority, and women-owned business enterprises are encouraged to submit proposals.

- **Professional Liability Insurance** - Firm shall confirm that it has the appropriate liability insurance coverage for any project for which it may be retained. Specific insurance requirements can be found in Appendix C Sample City of McLendon-Chisholm Professional Services Agreement.
- **Contract Terms and Negotiation Schedule** - The consultant for Bond Counsel, Financial Advisor, Engineering and Rate Consultant services is expected to negotiate an agreement for services that is acceptable to the City. If an acceptable contract cannot be negotiated, the City may formally end negotiations and begin negotiating with the next highest qualified person or firm.

The City reserves the right to negotiate with any and all engineers or firms that submit proposals, as per the Texas Professional Services Procurement Act. Qualified SBE, MBE and WBE firms are encouraged to submit proposals in response to this invitation. The City affords Affirmative Action to qualified small, minority and women-owned businesses. Please note that the successful respondent is required to make a "good faith effort" toward affording opportunity for qualified SBE, MBE, and WBE participation and submit, if required, supporting documentation to the TWDB.

VI. Submittal Instructions

A single response is required for consideration in this RFQ. Sealed qualification packages shall be received by the Finance Director located in the City Hall Building at 1371 West FM 550, McLendon-Chisholm, Texas 75032, prior to 2:00 p.m. on _____, _____, 2025. All submittals must be labeled on the cover sheet with Firm's name and *Request for Qualifications for Civil Engineering, Surveying and Related Services for Streets and Roads Assessment for Preparation of Capital Improvement Plan, RFQ No. _____*. Late submittals will not be considered.

VII. Content of Submittal

Each response shall be submitted as outlined in this section. Please include an outside cover and/or first page, containing the name of the Project, The RFQ designation (RFQ No. _____), the name of Firm, and the submittal date.

A table of contents should be next, followed by tabbed dividers separating each of the following 3 sections for general firm information; **Firm should include tabs 1, 2 and 3 and 4 only once in its RFQ submittal:**

- **Tab #1: Cover Letter & Project Name "Cinnamon Springs Waterline Replacement Project"**

The first single-sided page following the divider shall be a letter transmitting the response to the City and stating that the qualifications set forth in it remains effective for a period of 90 calendar days. If Firm intends to joint venture or

City of McLendon-
Chisholm RFQ _____
Engineering Services

subcontract for any of the services, the transmittal letter shall contain the names of all such proposed subcontractors. At least one copy of the transmittal letter shall contain the original signature of a partner, principal, or officer of the Firm

- **Tab #2: Firm Qualifications and Project References**

- a. Legal entity name for the State of Texas, addresses, and telephone numbers of all Firm offices. Specify from which office proposed services will be provided.
- b. Structure of Firm, i.e., sole proprietorship, partnership, corporation, and size of firm.
- c. Years Firm has been in business.
- d. Names of principals in Firm.
- e. Primary contact with phone number and e-mail address.
- f. Organizational description.
- g. Total number of professional and technical personnel by discipline and training.
- h. Number of Administrative staff.
- i. Describe Firm's current workload, projected workload for the next year and ability to allocate sufficient resources to projects
- j. The resumes of all persons to be assigned to the category of service with their prospective roles identified. Please indicate the intended Project Manager for City and that person's current project workload.
- k. A brief history of Firm and the services routinely provided in-house for the category of service.
- l. An organization chart that explains team member responsibilities. List the locations of team members if not located in the same office of the submitting firm.
- m. List of all related design awards and recognition that Firm or any of its key team members have received.
- n. Documentation that Firm and its professionals are duly registered/licensed in the State of Texas.

- **Tab #3: Quality Control/ Quality Assurance Process**

- a. Describe Quality Control/Quality Assurance Process used by Firm
- b. Describe how Firm will solicit input from interested stakeholders. This includes community residents, city council, staff, and users.
- c. Provide procedures for assisting in the development of project scheduling, coordination of consultants, quality and cost control.
- d. Describe Firm's approach to communication with the City and Construction Manager, if appropriate.
- e. Description of Firm's approach to code analysis and jurisdictional approvals.
- f. Methods used to minimize unforeseen conflicts during the construction process, if applicable.
- g. Describe the Firm's approach to providing customer service to the contractors, residents, business owners, and to the City.

- **Tab #4: Sample of Work**

City of McLendon-
Chisholm RFQ _____
Engineering Services

- a. Provide a representative sample of the work for each selected category. Samples shall illustrate work related to the category. Each sample will be weighted on its organization, clarity and ease of use.

APPENDIX "A"
SCOPE OF WORK

The engineering contract will encompass all project-related engineering services for the City, including but not limited to the following:

City of McLendon-
Chisholm RFQ _____
Engineering Services

APPENDIX "B"
SCHEDULE

**REQUEST FOR QUALIFICATIONS FOR CIVIL ENGINEERING, SURVEYING AND
RELATED SERVICES FOR STREETS AND ROADS ASSESSMENT PROJECT**

RFQ _____

Event Description	Time/Duration	Date
First Public Advertisement	One (1) Week	_____, _____, 2025
Second Public Advertisement	One (1) Week	_____, _____, 2025
Deadline to Submit Questions	5:00 p.m.	_____, _____, 2025
Response to Question(s) Deadline	5:00 p.m.	_____, _____, 2025
Pre-Submittal Meeting	2:00 p.m.	_____, _____, 2025
Qualifications Due	2:00 p.m.	_____, _____, 2025
Evaluation Committee Meets	10:00 a.m.	_____, _____, 2025

City of McLendon-
Chisholm RFQ _____
Engineering Services

APPENDIX "C"
AGREEMENT FOR PROFESSIONAL SERVICES

STATE OF TEXAS	§	
	§	AGREEMENT FOR PROFESSIONAL SERVICES
COUNTY OF DALLAS	§	

This Agreement for Professional Services ("Agreement") is made by and between the City of McLendon-Chisholm, Texas ("City") and _____, a _____ company, ("Professional") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

RECITALS:

WHEREAS, the City desires to engage the services of the Professional as an independent contractor, and not as an employee, to provide services described in Exhibit "A" (the "Scope of Services") to assist the City in the design and construction of the _____ project, (the "Project") on the terms and conditions set forth in this Agreement; and

WHEREAS, the Professional desires to render services for the City on the terms and conditions set forth in this Agreement;

NOW THEREFORE, in consideration of the mutual covenants set forth herein, and other valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the Parties agree as follows:

Article I
Term

1.1 This Agreement shall commence on the last date of execution hereof ("Effective Date") and continue for one-year automatically renewable terms unless sooner terminated as provided herein.

1.2 Either Party may terminate this Agreement by giving thirty (30) days prior written notice to the other Party. In the event of such termination the Professional shall deliver to City all finished and unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs, or other items prepared by the Professional in connection with this Agreement. Professional shall be entitled to compensation for any services completed to the reasonable satisfaction of the City in accordance with this Agreement prior to such termination.

Article II
Scope of Service

City of McLendon-
Chisholm RFQ _____
Engineering Services

2.1 The Professional shall perform the services in connection with the Project as set forth in the Scope of Services. The Professional shall perform the services with: (i) the professional skill and care ordinarily provided by competent architects or engineers, as the case may be, practicing in the same or similar locality and under the same or similar circumstances and professional license; and (ii) as expeditiously as is prudent considering the ordinary professional skill and care of a competent architect or engineer, as the case may be. If the Professional is not a licensed engineer or registered architect, the Professional shall perform the services: (i) with the skill and care ordinarily provided by similar professionals practicing in the same or similar locality and under the same circumstances and applicable licenses or certifications; and (ii) as expeditiously as is prudent considering the ordinary skill and care of similar competent professionals.

2.2 The City shall, prior to commencement of services, provide the Professional with the information set forth in the Scope of Services, if any.

2.3 Licenses. Professional represents to City that Professional possesses any and all licenses which may be required by the State of Texas or any other governmental entity having jurisdiction as may be necessary for the performance of Professional's services pursuant to this Agreement.

2.4 Information/Confidentiality. City will furnish to Professional such information with respect to the Project as Professional may reasonably request in order to render Professional's services effectively. Professional will hold in strict confidence all information with respect to the Project which is furnished to Professional by City in confidence, and which is not otherwise publicly available and/or not required, as a matter of law or proper business practice, to be disclosed to a third party in connection with the services for the Project.

2.5 Deliverables. Upon execution of this Agreement the City has the right to use the Professional's instruments of service, including but not limited to, reports, maps, cost estimates, recommendations, or other deliverables for the Project, provided that the City substantially performs its obligations, including prompt payment of all sums when due under this Agreement. City's employees, agents, contractors, and subcontractors may reproduce applicable portions of the instruments of service for use in performing services or construction related to the Project. Upon payment of all amounts due Professional hereunder, all deliverables, materials and reports prepared by the Professional in connection with this Agreement shall become the property of the City. The City shall have the right to publish, disclose, distribute, and otherwise use such deliverables, materials and reports only for those purposes for which they were intended. Subject to the foregoing, Professional shall, upon completion of the services, or earlier termination, provide the City with the deliverables, drawings, reports, maps, and materials prepared by Professional as set forth in the Scope of Services.

2.6 Conflict of Interest. Professional agrees to notify City and seek City's approval prior to Professional's retention by any other individuals or entities, which either directly or indirectly may create a conflict of interest in Professional's services under this Agreement. City may deny any such approval for Professional's retention set forth above, in the event City, in

City of McLendon-
Chisholm RFQ _____
Engineering Services

City's sole and absolute discretion, should conclude that such retention would have an adverse effect on Professional's services under this Agreement.

2.7 Opinion of Probable Costs. Professional will, if required by the Scope of Services, furnish an opinion of probable Project development cost based on present day cost, but does not guarantee the accuracy of such estimates. Opinions of probable cost, financial evaluations, feasibility studies, economic analyses of alternate solutions and utilitarian considerations of operations and maintenance costs prepared by Professional hereunder will be made on the basis of Professional's cost of labor, material, equipment, or services furnished by others or over market conditions or contractors' methods of determining their prices.

Article III Schedule of Work

3.1 The Professional agrees to complete the required services in accordance with the Project Schedule outlined in the Scope of Services. Time is of the essence in the performance of services under this Agreement.

Article IV Compensation and Method of Payment

4.1 Professional will be compensated in accordance with the payment schedule and amounts set forth in the Scope of Services. Unless otherwise provided herein, payment to the Professional shall be monthly based on the Professional's monthly progress report and detailed monthly itemized statement for services that shows the names of the Professional's employees, agents, contractors performing the services, the time worked, the actual services performed, the rates charges for such service, reimbursable expenses, the total amount of fee earned to date, and the amount due and payable as of the current statement, in a form reasonably acceptable to the City. Monthly statements shall include authorized non-salary expenses with supporting itemized invoices and documentation. The City shall pay such monthly statements within thirty (30) days after receipt and City verification of the services and expenses unless otherwise provided herein.

4.2 Unless otherwise provided in the Scope of Services the Professional shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, copying and facsimile charges, telephone, internet, and email charges.

4.3 The hourly rates set forth in the Scope of Services, if any, shall remain in effect during the term of this Agreement. Any changes to established hourly rates shall require the prior written consent of the City.

Article V Devotion of Time; Personnel; and Equipment

5.1 The Professional shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should the City require additional

City of McLendon-
Chisholm RFQ _____
Engineering Services

services not included under this Agreement, the Professional shall make reasonable effort to provide such additional services within the time schedule without decreasing the effectiveness of the performance of services required under this Agreement and shall be compensated for such additional services on a time and materials basis, in accordance with Professional's standard hourly rate schedule, or as otherwise agreed between the Parties.

5.2 To the extent reasonably necessary for the Professional to perform the services under this Agreement, the Professional shall be authorized to engage the services of any agents, assistants, persons, or corporations that the Professional may deem proper to aid or assist in the performance of the services under this Agreement. The Professional shall provide written notice to and obtain written approval from the City prior to engaging services not referenced in the Scope of Services. The cost of such personnel and assistance shall be included as part of the total compensation to be paid Professional hereunder and shall not otherwise be reimbursed by the City unless otherwise provided herein.

5.3 The Professional shall furnish the facilities, equipment, and personnel necessary to perform the services required under this Agreement unless otherwise provided herein.

5.4 The Professional shall submit monthly progress reports and attend monthly progress meetings as may be required by the City from time to time based upon Project demands. Each progress report shall detail the work accomplished and special problems or delays experienced on the Project during the previous report period, and the planned work activities and special problems or delays anticipated for the next report period.

Article VI

Insurance, Indemnification and Liability

6.1 Insurance.

(a) Professional shall during the term hereof maintain in full force and effect the following insurance: (i) a commercial liability policy of insurance for bodily injury, death and property damage including the property of the City, its officers, contractors, agents and employees (collectively referred to as the "City") insuring against all claims, demands or actions relating to the work and services provided by the Professional pursuant to this Agreement with a minimum combined single limit of not less than \$2,000,000.00 per occurrence for injury to persons (including death), and for property damage and \$2,000,000.00 aggregate including products and completed operations coverage of \$1,000,000.00. This policy shall be primary to any policy or policies carried by or available to the City; (ii) policy of automobile liability insurance covering any vehicles owned, non-owned and hired and/or operated by Professional, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$1,000,000.00 combined single limit for bodily injury, death and property damage; (iii) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of Professional's employees involved in the provision of services under this Agreement with policy limit of not less than \$1,000,000.00; and (iv) Professional Liability with policy limit of not less than \$2,000,000.00 per claim and \$2,000,000.00 in the aggregate,

City of McLendon-
Chisholm RFQ _____
Engineering Services

covering negligent acts, errors and omissions by Professional, its contractors, sub-contractors, consultants and employees in the performance of services pursuant to this Agreement.

(b) All insurance shall be endorsed to provide the following provisions: (1) name the City, its council, officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance and Professional Liability; (2) provide for a waiver of subrogation against the City for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance, except for Professional Liability Insurance. A specific endorsement needs to be added to all policies, with a copy of the endorsement provided to the City that indicates the insurance company will provide to the City at least a thirty (30) day prior written notice for cancellation, non-renewal, and/or material changes of the policy. In the event the companies providing the required insurance are prohibited by law to provide any such specific endorsements, the Professional shall provide at least thirty (30) days prior written notice to the City of any cancellation, non-renewal and/or material changes to any of the policies of insurance.

(c) All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service. All policies must be written on a primary basis, non-contributory with any other insurance coverage and/or self-insurance maintained by the City.

(d) A certificate of insurance and copies of policy endorsements evidencing the required insurance shall be submitted to the City prior to commencement of services. On every date of renewal of the required insurance policies, the Professional shall cause a certificate of insurance and policy endorsements to be issued evidencing the required insurance herein and delivered to the City. In addition, the Professional shall, within ten (10) business days after written request, provide the City with certificates of insurance and policy endorsements for the insurance required herein.

6.2 Indemnification. PROFESSIONAL DOES HEREBY COVENANT AND CONTRACT TO WAIVE ANY AND ALL CLAIMS, RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS, FROM AND AGAINST ALL LIABILITY, CAUSES OF ACTION, CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, TO THE EXTENT CAUSED BY OR RESULTING FROM THE NEGLIGENCE, INTENTIONAL TORT, INTELLECTUAL PROPERTY INFRINGEMENT, OR FAILURE TO PAY A SUBCONTRACTOR OR SUPPLIER COMMITTED BY THE PROFESSIONAL, ITS AGENT, ITS CONSULTANTS AND CONTRACTORS UNDER CONTRACT, OR ANY OTHER ENTITY OVER WHICH THE PROFESSIONAL EXERCISES CONTROL. INDEMNIFIED ITEMS SHALL INCLUDE REASONABLE ATTORNEYS' FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS IN PROPORTION TO THE PROFESSIONAL'S LIABILITY. THE PROFESSIONAL'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY PROFESSIONAL UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

City of McLendon-
Chisholm RFQ _____
Engineering Services

6.3 Liability Limitation Prohibition. THERE IS NO LIMITATION OF PROFESSIONAL'S LIABILITY AND NONE WILL BE ACKNOWLEDGED, AGREED TO OR OTHERWISE RECOGNIZED IN CONNECTION WITH THIS AGREEMENT OR ANY SERVICES PROVIDED BY PROFESSIONAL, REGARDLESS OF ANY TERM OR PROVISION CONTAINED WITHIN ANY OTHER DOCUMENT THAT MAY FORM A PART OF THE AGREEMENT BETWEEN THE CITY AND PROFESSIONAL. NO RESPONSE TO CITY'S REQUEST FOR QUALIFICATIONS, ANY INVOICE, STATEMENT OR OTHER DOCUMENT MAY VARY THIS REQUIREMENT.

Article VII Miscellaneous

7.1 Ownership of Instruments of Service. All documents including but not limited to reports, drawings and specifications, provided or furnished by Professional pursuant to this Agreement are instruments of service in respect to the Project, whether or not the Project is completed, and shall be the property of the City. The City shall have, keep and retain all rights, title and interest in and to all Instruments of Service, including all ownership, common law, statutory, and other reserved rights, including copyrights, in and to all Instruments of Service, whether in draft form or final form, which are produced at its request and in furtherance of this Agreement. The Professional shall endeavor to omit any information in the Instruments of Service which may constitute trade secrets. If any portion of the documents comprising the Instruments of Service have been previously copyrighted or otherwise protected from disclosure or unauthorized use by the Professional which have previously been prepared by the Professional and which are not created for the sole and specific purpose of this Project, such copyright protections or reservations of rights shall be expressly stated thereon. When such documents are in electronic form, the City shall own copies of data files, text, specifications or drawings for the City's information in its use of the Services. However, due to the potential that electronic information can be modified by the City or other persons, unintentionally or otherwise, Professional reserves the right to remove all indicia of its ownership and/or involvement from each electronic display or file. For documentation purposes, the original computer files will be retained by Professional for a period not to exceed five (5) years after completion of the Services. Thereafter, all such files shall be remitted to the City. In addition, electronic information created and produced by Professional is considered a part of Professional's instrument of service and will not be used by the City on other Services, for additions to this Service, or for completion of this Service by another design professional except by agreement or Professional's default. Any such use or reuse of any instrument of service by the City or others without written verification or data adaptation by Professional for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to Professional.

7.2 Viruses and Malware. Professional's indemnity obligations under this Agreement extend to its failure to implement and maintain reasonable measures and precautions to protect the City and the City's facilities from data breaches and the introduction into the City's computer network of any programs, mechanisms, programming devices, malware or other computer code (i) designed to disrupt, disable, harm, or otherwise impede in any manner the operation of any software program or code, or any computer system or network (commonly referred to as

City of McLendon-
Chisholm RFQ _____
Engineering Services

"malware", "spyware", "viruses" or "worms"); (ii) that would disable or impair the operation thereof or of any software, computer system or network in any way based on the elapsing of a period of time or the advancement to a particular date or other numeral (referred to as "time bombs", "time locks", or "drop dead" devices); (iii) is designed to or could reasonably be used to permit a party or any third party to access any computer system or network (referred to as "trojans", "traps", "access codes" or "trap door" devices); or (iv) is designed to or could reasonably be used to permit a party or any third party to track, monitor or otherwise report the operation and use of any software program or any computer system or network by the other party or any of its customers. The Professional will hold harmless, indemnify and defend the City from and against data breaches and malware, ransomware, viruses or other electronic software, routines, programs, codes or devices that may damage or impair the City's computer facilities arising from the Professional's performance under this Agreement.

7.3 Entire Agreement. This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

7.4 Assignment. The Professional may not assign this Agreement without the prior written consent of City. In the event of an assignment by the Professional to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

7.5 Successors and Assigns. Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

7.6 Governing Law. The laws of the State of Texas shall govern this Agreement without regard to any conflict of law rules; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

7.7 Amendments. This Agreement may be amended by the mutual written agreement of the Parties.

7.8 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

7.9 Independent Contractor. It is understood and agreed by and between the Parties that the Professional, in satisfying the conditions of this Agreement, is acting independently, and that the City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Professional pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of the City. Professional

City of McLendon-
Chisholm RFQ _____
Engineering Services

shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement.

7.10 Right-of-Access. The Professional shall not enter onto private property without lawful right-of-access to perform required surveys, or other necessary investigations. The Professional will take reasonable precautions to minimize damage to the private and public property in the performance of such surveys and investigations. Any right-of-access to public or private property shall be obtained in accordance with the Scope of Services.

7.11 Notice. Any notice required or permitted to be delivered hereunder may be sent by first class mail, courier or by confirmed telefax or facsimile to the address specified below, or to such other Party or address as either Party may designate in writing, and shall be deemed received three (3) days after delivery or on the day actually received if sent by courier or otherwise hand delivered:

If intended for City, to:

Attn: City Manager
City of McLendon-
Chisholm, Texas
1371 West FM 550
McLendon-Chisholm,
Texas 75032

If intended for Professional:

7.12 Debarment and Suspension.

- (a) In accordance with 2 CFR section 180.300, Professional verifies that Professional and its principals under this Agreement as described in 2 CFR section 180.995 being duly sworn or under penalty of perjury under the laws of the United States, that neither Professional nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any federal department or agency, the State of Texas, or any of its departments or agencies.
- (b) If, during the term of this Agreement, Professional becomes debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation, Professional shall immediately inform the City.

City of McLendon-
Chisholm RFQ _____
Engineering Services

- (c) For agreements that are financed by Federal or State grants, Professional agrees that this section will be enforced on each of its subcontractors and will inform the City of any violations of this section by subcontractors to the Agreement.
- (d) The certification in this section is a material representation of fact relied upon by the City in entering into this Agreement.

7.13 Counterparts. This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the Parties hereto.

7.14 Exhibits. The exhibits attached hereto are incorporated herein and made a part hereof for all purposes.

7.15 Boycott Israel; Boycott Energy Companies; and Prohibition of Discrimination against Firearm Entities and Firearm Trade Associations.

- (a) Professional verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Professional verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Professional verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Professional is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Professional has ten (10) or more full-time employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

(Signature Page to Follow)

City of McLendon-
Chisholm RFQ _____
Engineering Services

EXECUTED this _____ day of _____-' 2025.

CITY OF MCLENDON-CHISHOLM, TEXAS

By: _____
City Manager

EXECUTED this _____ day of _____, 2025.

Professional

By: _____
Name: _____
Title _____
—

City of McLendon-
Chisholm RFQ _____
Engineering Services



The CITY OF McLENDON CHISHOLM, TEXAS

Is seeking Requests for Qualifications (RFQ) from engineering firms specializing in road maintenance.

Overall, the chosen firm will work with city elected officials and city staff in evaluating road conditions within the city's corporate limits and recommending a repair program.

Specifically, the city is seeking assistance in creating a Roadway Capital Improvement plan that will lead to a road bond election.

RFQ's shall be submitted to the City Secretary, Ms. Angela Jennings (citysecretary@mclendon-chisholm.com) no later than xxxx day & date @ xxxx time.

All responses must be clearly marked in the Subject line with the following: "Professional Engineering Services for MC Streets and Roads Assessment in Preparation for the Capital Improvement Plan". Upon receipt the RFQ document will be sent.

The city requests nine (9) hard copies and 1 electronic flash drive.

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 3.000 acre tract of land out of the King Latham Survey, Abstract number 133, and being the same tract of land described in Limited Special Warranty Deed dated March 25, 2025, from Cynthia Ann (Lovell) Sartain, individually and as Independent Executor of the Estate of Donald Onis Lovell (also sometimes known as Donald O. Lovell), Deceased; Rhonda L. Lovell Ika Rhonda L. Smith, individually; Gina Lovell Dionne aka Gina Louise Lovell Beamish, individually; and Amanda L. Lovell Roberts, each dealing with property which forms no part of their homestead to Brian Sartain and Michelle Kapphahn Sartain, being husband and wife recorded under Document Number 2025000004939, Deed Records, Rockwall County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set (hereinafter called "iron rod set") at the south corner of the herein described tract of land, same being in the interior of said 40 acre tract, from which a 1/2 inch iron rod found (control monument) for the south corner of said 40 acre tract and the south corner of Lot 3, Don Lovell Estates, an addition to Rockwall County, Texas, according to the plat as recorded under Cabinet F, Slide 257, Plat Records, Rockwall County, Texas, the west corner of a called 11.48 acre tract of land described by deed to Jeffrey Walls, recorded under Document Number 20120000480141, Official Public Records, Rockwall County, Texas, and being in the northeast right-of-way of State Highway 205 (having a variable width right-of-way per Volume 33, Page 469, Deed Records, Rockwall County, Texas) bears South 31 degrees 16 minutes 54 seconds West, a distance of 937.11 feet;

THENCE through traversing through the interior of said 40 acre tract, the following calls:

- 1.) North 45 degrees 45 minutes 16 seconds West, a distance of 323.92 feet to an iron rod set from which a 1/2 inch iron rod found for the west corner of the herein described tract, in the southwest line of said 40 acre tract and the northeast right-of-way line of said State Highway 205 bears South 76 degrees 45 minutes 42 seconds West, a distance of 1,156.98 feet;
- 2.) North 42 degrees 56 minutes 34 seconds East, a distance of 403.52 feet to an iron rod set for the north corner of the herein described tract;
- 3.) South 45 degrees 45 minutes 33 seconds East, a distance of 323.83 feet to an iron rod set for the east corner of the herein described tract;
- 4.) South 42 degrees 55 minutes 45 seconds West, a distance of 403.55 feet to the POINT OF BEGINNING and enclosing approximately 3.000 acres (130,661 square feet) of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRIAN SARTAIN and MICHELLE KAPPAHNA SARTAIN, being husband and wife, do hereby adopt this plat as BLOCK 1, LOT 4, DON LOVELL ESTATES PHASE II, an addition to the City of McLendon Chisholm, Rockwall County, Texas, and do hereby dedicate, to the public use forever the easements and right-of-ways as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All, and any public utility shall have the full right to remove and keep removed all parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of removing all or part of its respective systems without the necessity at any time requiring the permission of anyone.

WITNESS, my hand, this the ____ day of ____, 2025.

Brian Sartain, Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRIAN SARTAIN, Owner, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of ____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

This is to certify that I, Michael R. Doyle, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that this survey was made by me or under my direction and supervision.

Michael R. Doyle, R.P.L.S.
No. 5517

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL R. DOYLE, R.P.L.S., Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of ____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

WITNESS, my hand, this the ____ day of ____, 2025.

Michelle Kapphahn Sartain, Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHELLE KAPPAHNA SARTAIN, Owner, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of ____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED

Mayor

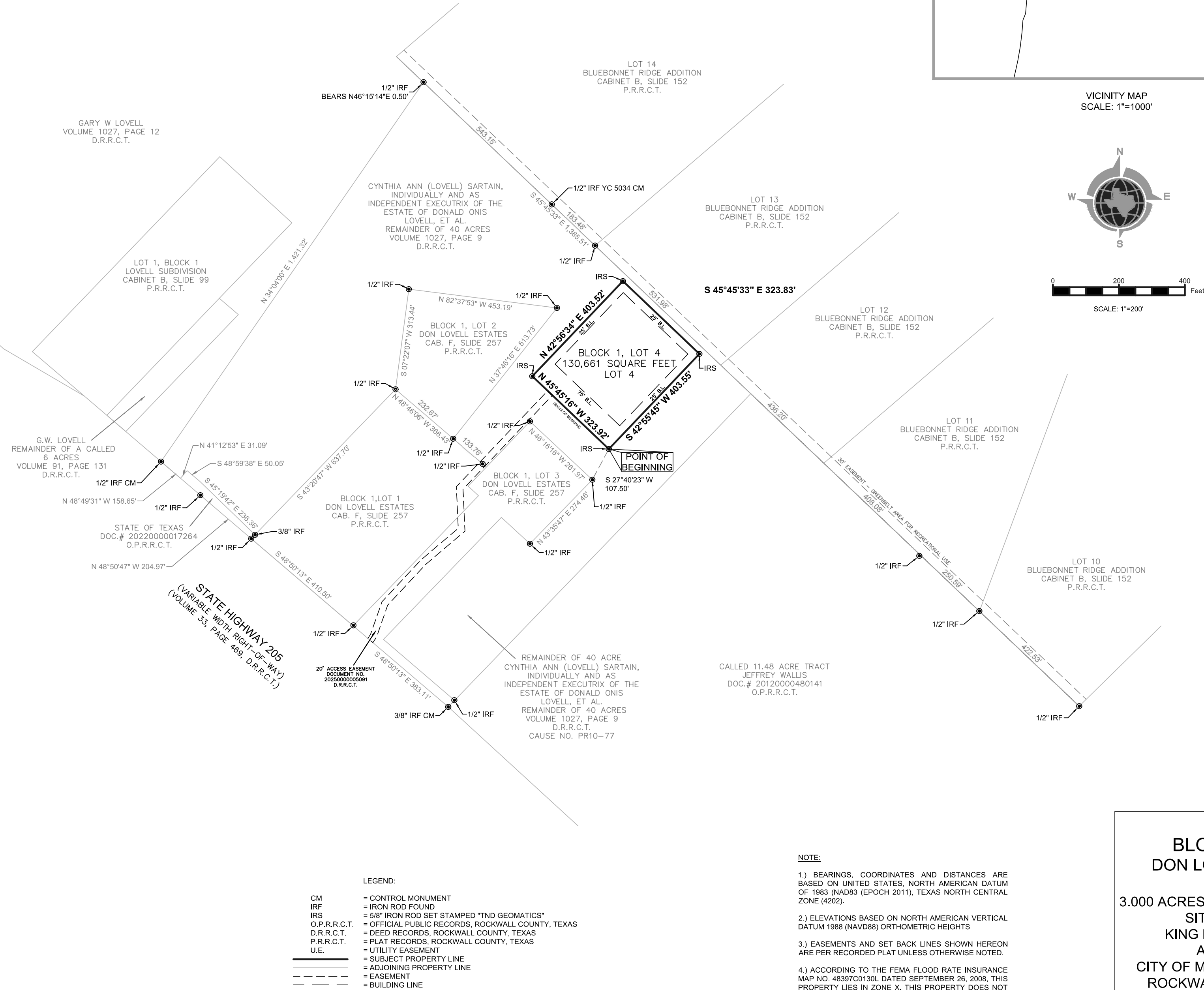
Date

ACKNOWLEDGED

This approval shall be invalid unless the approved Final Plat for such addition is recorded in the Office of the County Clerk of Rockwall County, Texas, within ninety (90) days from said date of final approval. An extension may be granted by the City of McLendon-Chisholm, Texas.

Witness my hand this ____ day of ____, 2025.

City Secretary, City of McLendon-Chisholm, Texas



SURVEYOR
6821 BAKER BLVD, STE. C
RICHLAND HILLS, TX
OFFICE: 817.616.3105
R.P.L.S.: MICHAEL R. DOYLE

OWNERS:
BRIAN SARTAIN & MICHELLE
KAPPAHNA SARTAIN
204 LEONARD WAY, FATE, ROCKWALL
COUNTY, TEXAS 75087

CONTACT:
MICHELLE KAPPAHNA SARTAIN
PHONE: 903-312-9308
EMAIL: MXSARTAIN1009@GMAIL.COM

TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM
FIRM NO. 10154062

6821 BAKER BLVD, STE. C
RICHLAND HILLS, TX
OFFICE: 817.616.3105
EMAIL: info@tndco.com

FIELD: CC/KCII
TECH: SC/JMC
JOB NO: 25060008

FINAL PLAT
BLOCK 1, LOT 4
DON LOVELL ESTATES
PHASE II
3.000 ACRES / 130,661 SQUARE FEET
SITUATED IN THE
KING LATHAM SURVEY,
ABST. NO. 133
CITY OF MCLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS
DATE PREPARED: AUGUST 2025
CASE NO: _____



CITY COUNCIL– CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: September 23rd, 2025

Applicant: Brian Sartain
204 Leonard Way
Rockwall TX, 75087

Property owner: Brian Sartain

Location: The property is a 3.0-acre tract of land located on the north side of SH 205 between League Rd. and FM 548 within the City limits of McLendon-Chisholm. The tract is fully zoned in the Single-Family Residential SF 2.5 district.

CITY COUNCIL MEETING DATE: September 23rd, 2025

REQUEST: The applicant is requesting approval of a final of one lot necessary for development. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

PZ RECOMMENDATION: Approval (7-0)

STAFF RECOMMENDATION: Approval.

NOTE: Full-sized copies of the plat are available for review at McLendon-Chisholm City Hall.

[illegible]

Page 264 of 264