



**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, JANUARY 21, 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. CITIZEN COMMENTS**

**5. APPROVAL OF MINUTES**

- 3 - 5      5.1. Consider approving minutes from Planning and Zoning Commission Meeting Nov. 19, 2024  
[P & Z Commission Minutes Nov. 12](#)

**6. ITEMS FOR CONSIDERATION AND ACTION**

- 6 - 15      6.1. Consideration and action regarding approval of a final plat that provides for the development of 42 single-family lots each with a minimum lot size of one half of an acre per lot on 34.68 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.  
[Staff Report Legacy Trails Phase 2\\_PZ\\_12.17.24 \(1\)](#)  
[Plat-Application-Legacy Trails Phase 2 \(1\)](#)  
[Legacy Trails Final Plat Phase 2 \(1\)](#)

- 16 - 27      6.2. Consideration and action regarding approval of a final plat that provides for the development of 59 single-family lots each with a minimum lot size of one half of an acre per lot on 45.98 acres of land located generally

between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall

[Staff Report Legacy Trails Phase 3 PZ 1.21.25 \(1\)](#)

[Plat-Application-Legacy Trails Phase 3 \(1\)](#)

[Legacy Trails Final Plat Phase 3 \(1\)](#)

28 - 34

- 6.3. Consideration and action regarding approval of the Final Plat that provides for the creation of 2 single-family lots on 3.75 acres of land located generally at 3 Edwards Road.

[Staff Report Hinojosa Estates Final Plat PZ 1.21.25](#)

[Hinojosa Estates Final Plat Application](#)

[Hinojosa Estates Final Plat](#)

## **7. COMMISSIONERS ANNOUNCEMENTS**

## **8. ADJOURN**

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to see 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., Jan. 17, 2025 on the outside bulletin board at City Hall, 1371 West FM 550, McLendon-Chisholm, TX, a place convenient and readily accessible to the public at all times.



**MINUTES**  
**PLANNING & ZONING COMMISSION REGULAR MEETING**  
**TUESDAY, NOVEMBER 19, 2024**  
**1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032**

**1. CALL TO ORDER**

Meeting is called to order at 6:30 by Co-Chairman Robert Rohde

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

CO-CHAIRMAN Rohde leads the Invocation and Pledges to the US and Texas flags

**3. RULES OF DECORUM**

**4. CITIZEN COMMENTS**

No citizen comments

**5. APPROVAL OF MINUTES**

5.1 Consider approval of minutes from Planning and Zoning Regular Meeting of Oct. 15, 2024

**Motion to approve minutes of the Oct 15, 2024 Planning and Zoning meeting.**

**Made by: Commissioner Gyle Dale**

**Seconded by: Commissioner Chris Freeze**

**Motion passes: Unanimous**

**6. ITEMS FOR CONSIDERATION AND ACTION**

6.1 Consideration and action regarding approval of a Preliminary Plat that provides for the creation of 2 single-family lots on 4 acres of land located generally at 3 Edwards Road.

Asa Woodberry, City Planner, give staff report and recommends approval

**Motion made to approve the preliminary plat located on 3 Edwards Rd.**

**Made by: Commissioner Terry Eoff**

**Seconded by: Commissioner Tom Hritz**

**No discussion from the council**

**Motion passes: Unanimous**

6.2. Consideration and action regarding approval of a final plat that provide for the development of 84 single-family lots each with a minimum lot size of one half of an acre per lot on 67.52 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall."

Asa Woodberry gives the staff report and recommends approval

**Motion to approve a final plat as recommended by staff**

**Made by: Commissioner Dale**

**Seconded by: Commissioner Freeze**

Asa answers several questions from the commission including questions on developers right to change lot size, whether is was in line with comprehensive plan, whether the drainage has been looked at and signed off on, and if Fire Chief has also looked at it. It was also asked if all conditions have been met. The city planner affirmed.

**Motion passes: Unanimous**

6.3. Consideration and action on the request from Brian Berry to approve a final plat that provides for the development of three lots for a commercial shopping center, The Crossroads of McLendon-Chisholm, at the Southeast corner of FM 550 and SH 205.

Asa Woodberry gives staff report and notes handouts that the commission has is the Final Revised plat. Staff recommends approval with conditions.

**Motion to approve the request from Brian Berry for the development of three lots for commercial shopping center with conditions of civil engineering design.**

**Made by: Commissioner Eoff**

**Seconded by: Commissioner Freeze**

The City Planner answered several questions from the commissioners.

**Motion passes: Unanimous**

6.4. Consideration and action regarding approval of a final plat that provides for the development of 53 single-family lots each with a minimum lot size of one-acre of land on 68.598 acres of land located generally along Pullen Road, within the Heritage Development

Asa Woodberry gives the staff report and recommends approval.

**Motion to approve final plat for the development of 53 single family lots of one acre each on 58.598 acres.**

**Made by: Commissioner Eoff**

**Second by: Commissioner Freeze**

**Motion passes: Unanimous**

## 7. COMMISSIONERS ANNOUNCEMENTS

Commissioner Dean gives an update on Home Rule Committee and announces there will be a first read through Nov 20, 2024. Also lets commissioners know that there is a draft copy online.

No other announcements.

## 8. ADJOURN

**Motion to adjourn**

**Made by: Commissioner Freeze**

**Seconded by: Commissioner Eoff**

**Meeting adjourned at 6:50 PM**



PLANNING AND ZONING COMMISSION – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: December 10, 2024

Applicant: Gabriel Novak, P.E.  
Petitt-ECD, LP  
1600 N. Collins Blvd., Suite 3300  
Richardson, Texas, 75080

Representative: Gabriel Novak

Property Owner: Oak National Development  
5763 S. State Highway 205  
Rockwall, Texas, 75032

Location: Generally located between FM 550 and Smith Road. The property is located along FM 550 directly behind McLendon-Chisholm City Hall with frontage along FM 550. The property is a 148.25-acre tract of land. The Rockwall CAD Property ID numbers are: 11438, 11447, 11452.

PLANNING AND ZONING MEETING DATE: December 17, 2024

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**REQUEST:**

The applicant is requesting approval of a final plat for Legacy Trails Phase 2 that provides for the development of 42 single-family lots each with a minimum lot size of one half of an acre per lot on 34.68 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.

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

(A)

Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

(B)

The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

(C)

Is a minimum of two and one-half acres in total area.

**STAFF RECOMMENDATION:** Approval, subject to the following condition(s):

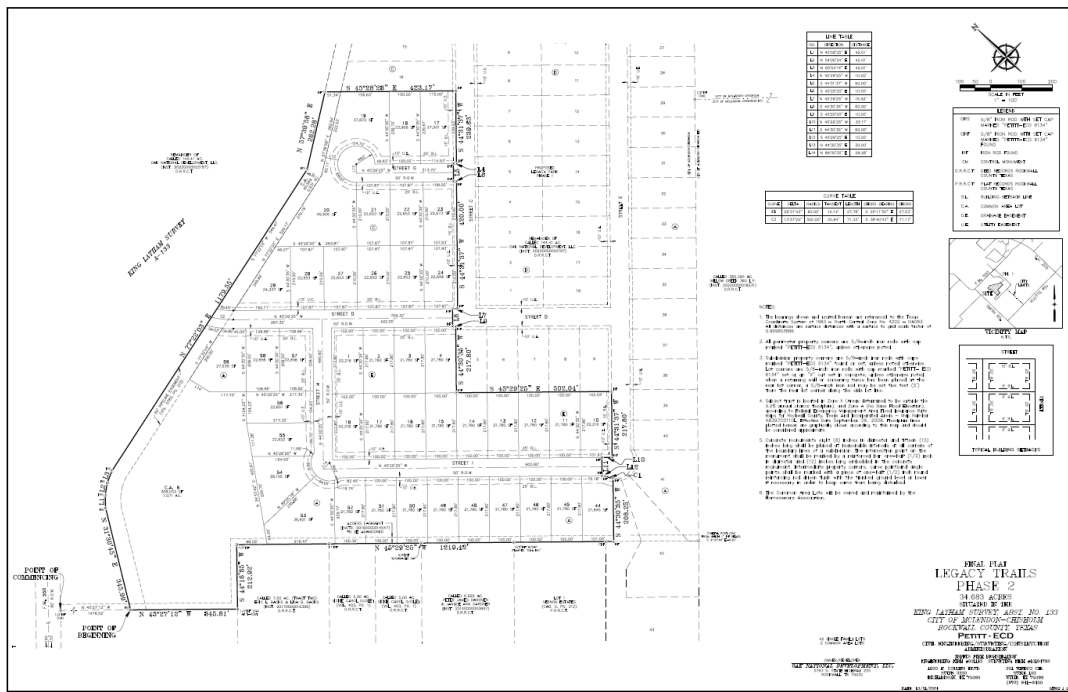
- Approval of final engineering designs

This application is consistent with the approved Conceptual plan. This application complies with the City of McLendon-Chisholm subdivision regulations and has several components of the comprehensive plan incorporated into the development.

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

Requested Final Plat:

Sheet 1





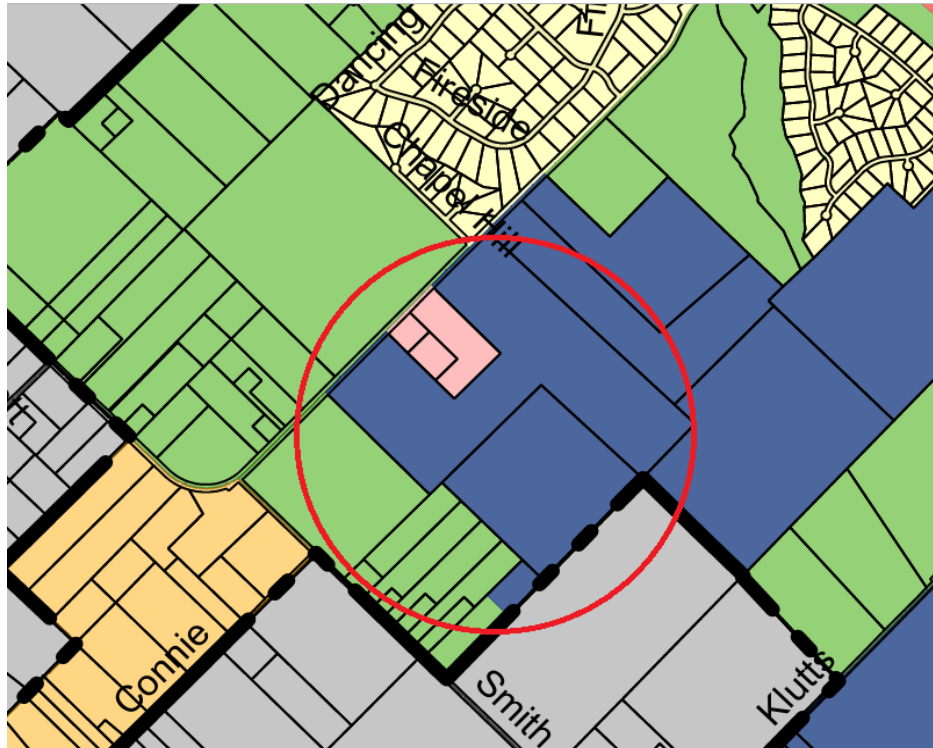
## Concept Plan for Legacy Trails Planned Development District



### BACKGROUND INFORMATION:

**Current Zoning:** A planned development district for the development of 185 single-family residential lots, trails, ponds, and an HOA maintained lot with an elevated water storage tank. This installation is the second of three phases to complete the Legacy Trails development.

**Previous Zoning Map** [shows the property as originally zoned, generally circled in red.]



**Additional background information:**

This property is directly behind McLendon-Chisholm City Hall. The Heritage Center will separate the development from City Hall and the fire station. The Concept Plan and the final plat for this planned development district shows park land dedication to the city as well as parking spaces for to support the Heritage Center. The developers have agreed to work with the city in terms of design cohesion and aesthetics to ensure the neighborhood development has landscaping and berming along FM 550 as well as a smooth transition from neighborhood to commercial or mixed-use spaces provided by the Heritage Center.

**Thoroughfare/Streets:**

FM 550 is an existing principal arterial street with potential for widening in the future to support a neighborhood commercial corridor. Smith Road is an existing minor arterial street.

**Legal Property Description:**

Property ID: 11438

A0133 K LATHAM, TRACT 62, ACRES: 50

Property ID: 11447

A0133 K LATHAM, TRACT 64, ACRES: 94.4

Property ID: 11452

ABS A0133, K LATHAM, TRACT 67, ACRES: 4.106



**CITY OF McLENDON-CHISHOLM  
PLAT APPLICATION**

**Application Date:** 11/08/2024

**Items Submitted. Check all that Apply:**

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

**General Information:**

Addition Name (if platted): Legacy Trails Phase 2 Current Zoning: PD

No. of Acres: 34.683 No. of Lots: 42 Proposed Zoning: PD

General Location of Property: FM 550 & Smith Road

Proposed Use for Property: Residential Single-Family Homes

Applicant Name: Gabriel Novak, P. E.

Company: Petitt-ECD, LP

Address: 1600 N. Collins Blvd., Suite 3300 City, State, Zip: Richardson, TX 75080

Phone(s): 214-502-1021 Email: jayw@alturahomes.com

Owner Name: Oak National Development, LLC

Address: 5763 S. State Hwy 205 City, State, Zip: Rockwell, TX 75032

Legal Description of the Property: See Exhibit Attached

County Parcel ID: 11438, 11447, 11452

Other Information: \_\_\_\_\_

**Development Fees**

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

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

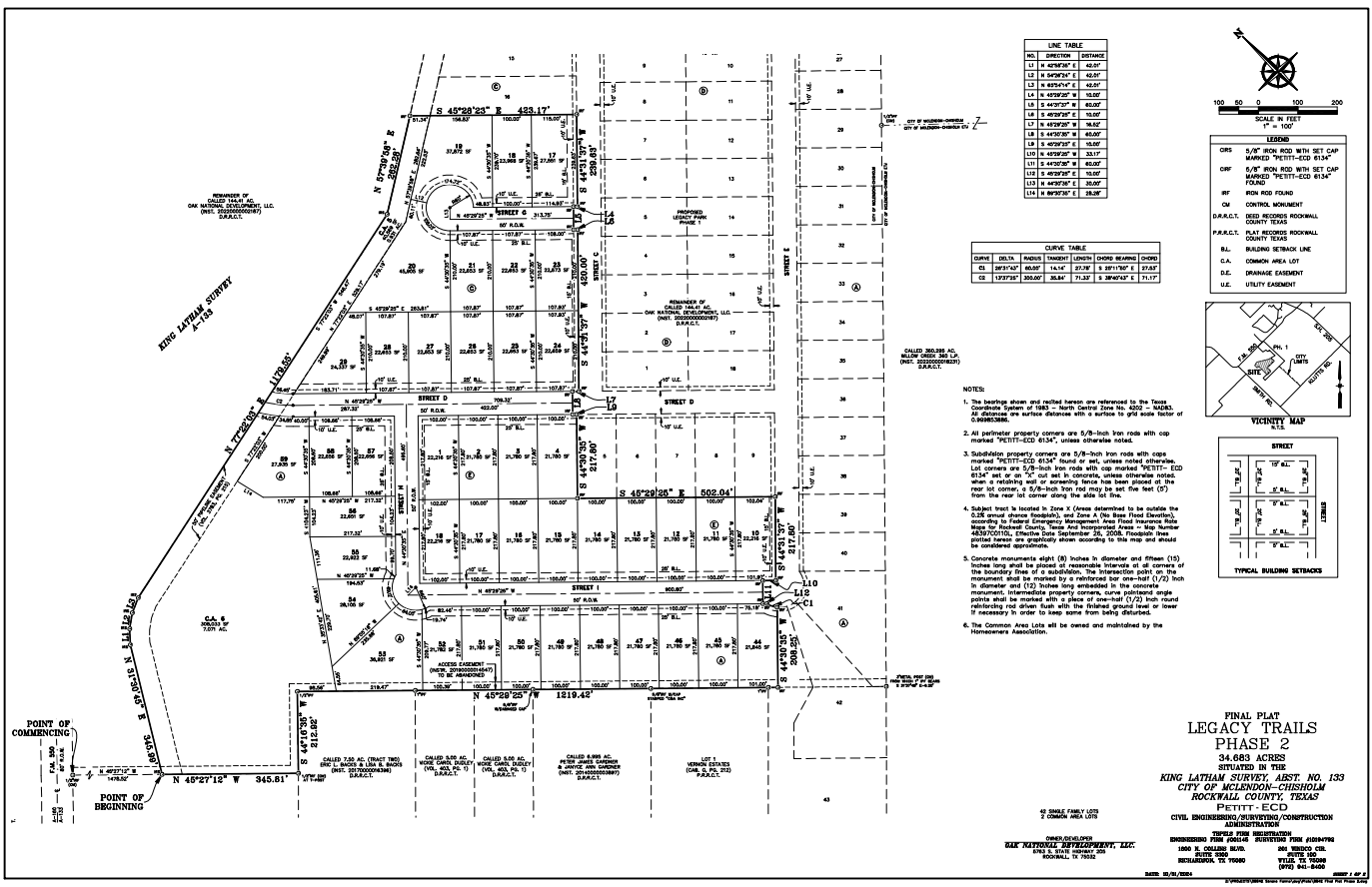
**ALL Consulting Costs** - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA.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

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

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

Signature of Applicant:  \_\_\_\_\_ (Seal)

City Secretary: \_\_\_\_\_

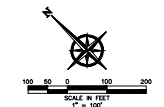


LINE TABLE

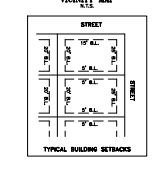
NO.	DIRECTION	DISTANCE
L1	N 45°27'12" E	423.17'
L2	N 45°27'12" E	423.17'
L3	N 45°27'12" E	423.17'
L4	N 45°27'12" E	423.17'
L5	N 45°27'12" E	423.17'
L6	N 45°27'12" E	423.17'
L7	N 45°27'12" E	423.17'
L8	N 45°27'12" E	423.17'
L9	N 45°27'12" E	423.17'
L10	N 45°27'12" E	423.17'
L11	N 45°27'12" E	423.17'
L12	N 45°27'12" E	423.17'
L13	N 45°27'12" E	423.17'
L14	N 45°27'12" E	423.17'
L15	N 45°27'12" E	423.17'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
CE	127°23'30"	243.42'	112.23'	S 127°23'30" E	272.62'
CE	127°23'30"	243.42'	112.23'	S 127°23'30" E	272.62'



- LEGEND
- CRS 5/8" IRON ROD WITH SET CAP MARKED "PETTIT-ECD 6134"
  - CRP 5/8" IRON ROD WITH SET CAP MARKED "PETTIT-ECD 6134"
  - CRV CONCRETE CURB
  - RF IRON ROD FOUND
  - CR CONCRETE CURB
  - S.A.S.C.T. DEED RECORDS ROCKWALL COUNTY TEXAS
  - P.A.S.C.T. PLAT RECORDS ROCKWALL COUNTY TEXAS
  - R.L. BUILDING SETBACK LINE
  - C.A. COMMON AREA LOT
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT



- NOTES:
- The bearings shown and noted herein are referenced to the Texas Coordinate System of 1983 - North Central Zone No. 402 - NAD83.
  - All distances are surface distances with a surface to grid scale factor of 0.99992888.
  - All perimeter property corners are 5/8-inch iron rods with cap marked "PETTIT-ECD 6134", unless otherwise noted.
  - Subdivision property corners are 5/8-inch iron rods with cap marked "PETTIT-ECD 6134" rods or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "PETTIT-ECD 6134" set on an "S" rod set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set the feet (5') from the rear lot corner along the side lot line.
  - Sublot lines in Section 8, Zone 8, are shown to be outside the 0.25 street shown (Franklin), and Zone A (No Base Flood Elevation), County of Tarrant (Emergency Management Area Flood Insurance Rate Map), Rockwall County, Texas and Incorporated Area - The Number 402000000, Effective Date September 25, 2008, Floodway Line. The floodway line is shown as a dashed line on this map and shall be considered approximate.
  - Concrete monuments eight (8) inches in diameter and three (3) inches long shall be placed at monument intervals at all corners of the boundary. In all subdivisions, the intersection points of the monument shall be marked by a reinforced bar one-half (1/2) inch in diameter and (12) inches long embedded in the concrete monument. Intermediate property corners, curve polygonal angle points shall be marked with a piece of one-half (1/2) inch round reinforcing rod often flush with the finished ground level or lower if necessary in order to keep same from being disturbed.
  - The Common Area Lots will be owned and maintained by the Homeowners Association.

FINAL PLAT  
**LEGACY TRAILS**  
**PHASE 2**  
 34.663 ACRES  
 SITUATED IN THE  
**KING LATHAM SURVEY, ACRT. NO. 133**  
**CITY OF MCLENDON - CHESTNUT**  
**ROCKWALL COUNTY, TEXAS**

OWNER/DEVELOPER  
**BAK NATIONAL REAL ESTATE GROUP, LLC**  
 ROCKWALL, TX 75087

CIVIL ENGINEER/SURVEYING/CONSTRUCTION  
**PETTIT - ECD**

ENGINEER FOR RECORD  
**1800 S. COLLINS BLVD. SUITE 100  
 ROCKWALL, TX 75087  
 (972) 941-8400**

STATE OF TEXAS  
COUNTY OF ROCKWALL

**OWNER'S CERTIFICATE**

HEREBY ONE National Development, LLC, in the care of a 34,663 acres of land located in the City of Rockwall, Texas, being part of a 164.41-acre tract, situated in the County of Rockwall, Texas, as more particularly described by reference to the plat of said survey recorded in the Public Records of Rockwall County, Texas, (D.A.R. 15.1), and being more particularly described as follows:

COMMENCE at a 176-foot iron rod found at the northeastern most corner of said 164.41-acre tract and being in the south right-of-way of the FM 504.

THENCE South 45 degrees 27 minutes 12 seconds East, a distance of 132.05 feet to 1/8-inch iron rod with cap stamped "PETHI-EZD 6146" set for corner Denshulfer called "Iron rod set 3" in southeast 1/4 of said 164.41-acre tract.

THENCE over and across said 164.41-acre tract, the following & (X) courses and distances:

- 1) North 31 degrees 12 minutes 45 seconds East, a distance of 545.99 feet to an iron rod set
- 2) North 42 degrees 28 minutes 28 seconds East, a distance of 42.21 feet to an iron rod set
- 3) North 48 degrees 28 minutes 28 seconds East, a distance of 10.00 feet to an iron rod set
- 4) North 60 degrees 28 minutes 28 seconds East, a distance of 42.21 feet to an iron rod set
- 5) North 77 degrees 22 minutes 13 seconds East, a distance of 1179.00 feet to an iron rod set
- 6) North 47 degrees 28 minutes 28 seconds East, a distance of 342.33 feet to a 1/8-inch iron rod with cap stamped "PETHI-EZD 6136" found for corner Denshulfer called "Iron rod set cap 1" at an east corner of a Legacy Park Phase 1, a proposed subdivision in the City of McLendon-Chisholm, TX.

THENCE along said Phase 1, the following intersection (17) courses and distances:

- 1) North 46 degrees 28 minutes 28 seconds East, a distance of 437.77 feet to an iron rod found with cap
- 2) South 44 degrees 21 minutes 21 seconds West, a distance of 238.55 feet to an iron rod found with cap
- 3) North 46 degrees 28 minutes 28 seconds East, a distance of 10.00 feet to an iron rod found with cap
- 4) South 44 degrees 21 minutes 21 seconds West, a distance of 60.00 feet to an iron rod found with cap
- 5) South 44 degrees 21 minutes 21 seconds West, a distance of 10.00 feet to an iron rod found with cap
- 6) South 44 degrees 21 minutes 21 seconds West, a distance of 142.00 feet to an iron rod found with cap
- 7) North 45 degrees 28 minutes 28 seconds East, a distance of 16.32 feet to an iron rod found with cap
- 8) South 44 degrees 21 minutes 21 seconds West, a distance of 10.00 feet to an iron rod found with cap
- 9) North 46 degrees 28 minutes 28 seconds East, a distance of 10.00 feet to an iron rod found with cap
- 10) South 44 degrees 21 minutes 21 seconds West, a distance of 217.20 feet to an iron rod found with cap
- 11) North 46 degrees 28 minutes 28 seconds East, a distance of 222.01 feet to an iron rod found with cap
- 12) South 44 degrees 21 minutes 21 seconds West, a distance of 217.20 feet to an iron rod found with cap
- 13) North 46 degrees 28 minutes 28 seconds East, a distance of 222.01 feet to an iron rod found with cap
- 14) South 44 degrees 21 minutes 21 seconds West, a distance of 10.00 feet to an iron rod found with cap at the beginning of a 161-foot right-of-way of the FM 504, which said right-of-way is 124 feet 11 inches 00 seconds East, a distance of 27.53 feet to the west end of said curve.
- 15) Beginning at the end of said curve, the following & (2) courses and distances:
- 16) Beginning at the end of said curve, the following & (2) courses and distances:
- 17) South 44 degrees 21 minutes 21 seconds West, along the said south line of said 164.41-acre tract, a distance of 1239.42 feet to an iron pipe found for corner.

THENCE South 44 degrees 21 minutes 21 seconds West, along the said south line of said 164.41-acre tract, a distance of 238.55 feet to the POINT OF BEGINNING and containing 34,663 acres of land, more or less.

THENCE North 45 degrees 27 minutes 12 seconds East, along the said north line of said 164.41-acre tract, a distance of 345.81 feet to the POINT OF BEGINNING and containing 34,663 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT ONE NATIONAL DEVELOPMENT, LLC, acting herein by and through its duly authorized officer, does hereby adopt the plat designating the above described property as LEGACY TRAILS, PHASE 2, in addition to the City of McLendon-Chisholm, Rockwall County, Texas and does hereby dedicate to the public use thereof, the easements and right-of-way as shown thereon. The easements shown herein are hereby reserved for the purposes of highways, no buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-way as shown. Said utility easements being hereby reserved for the public use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance or efficiency of the respective systems on the utility easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of installing all or part of its respective systems without the necessity of any time procuring the permission of anyone.

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
For: ONE NATIONAL DEVELOPMENT, LLC.

By: Kevin Webb, Vice-President of Land

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Kevin Webb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes 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: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, James Mack Whitson, 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 relied on or noted upon in a deed survey document, recorded for review only.

James Mack Whitson  
Registered Professional Land Surveyor  
State of Texas No. 6134

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 James Mack Whitson, 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 purposes 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, City of McLendon-Chisholm, Texas Date \_\_\_\_\_

ACKNOWLEDGED: This approval shall be void unless approved first that for such approval is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from date of this approval.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OFF SECRETARY  
CITY OF McLENDON-CHISHOLM, TEXAS

FINAL PLAT  
LEGACY TRAILS  
PHASE 2  
34,663 ACRES  
SITUATED IN THE  
KING LATHAM SURVEY, ACRT. NO. 133  
CITY OF McLENDON-CHISHOLM  
ROCKWALL COUNTY, TEXAS  
P E T T I T - E C D  
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION  
ADMINISTRATION

ONE NATIONAL DEVELOPMENT, LLC 164.41 ACRES LEGACY TRAILS, LLC ROCKWALL, TX 75087	OWNER'S DEVELOPER 164.41 ACRES LEGACY TRAILS, LLC ROCKWALL, TX 75087	ENGINEERING FIRM ADDRESS 1800 S. COLLIER BLVD. SUITE 100 ROCKWALL, TX 75087 (972) 841-8400	REGISTERED PROFESSIONAL SURVEYOR JAMES MACK WHITSON STATE OF TEXAS NO. 6134 (972) 841-8400
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PLANNING AND ZONING COMMISSION – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: December 10, 2024

Applicant: Gabriel Novak, P.E.  
Petitt-ECD, LP  
1600 N. Collins Blvd., Suite 3300  
Richardson, Texas, 75080

Representative: Gabriel Novak

Property Owner: Oak National Development  
5763 S. State Highway 205  
Rockwall, Texas, 75032

Location: Generally located between FM 550 and Smith Road. The property is located along FM 550 directly behind McLendon-Chisholm City Hall with frontage along FM 550. The property is a 148.25-acre tract of land. The Rockwall CAD Property ID numbers are: 11438, 11447, 11452.

PLANNING AND ZONING MEETING DATE: January 21, 2024

---

**REQUEST:**

The applicant is requesting approval of a final plat for Legacy Trails Phase 3 that provides for the development of 59 single-family lots each with a minimum lot size of one half of an acre per lot on 45.98 acres of land located generally between FM 550 and Smith Road, directly behind McLendon-Chisholm city hall.

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

(A)

Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;

(B)

The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and

(C)

Is a minimum of two and one-half acres in total area.

**STAFF RECOMMENDATION:** Approval, subject to the following condition(s):

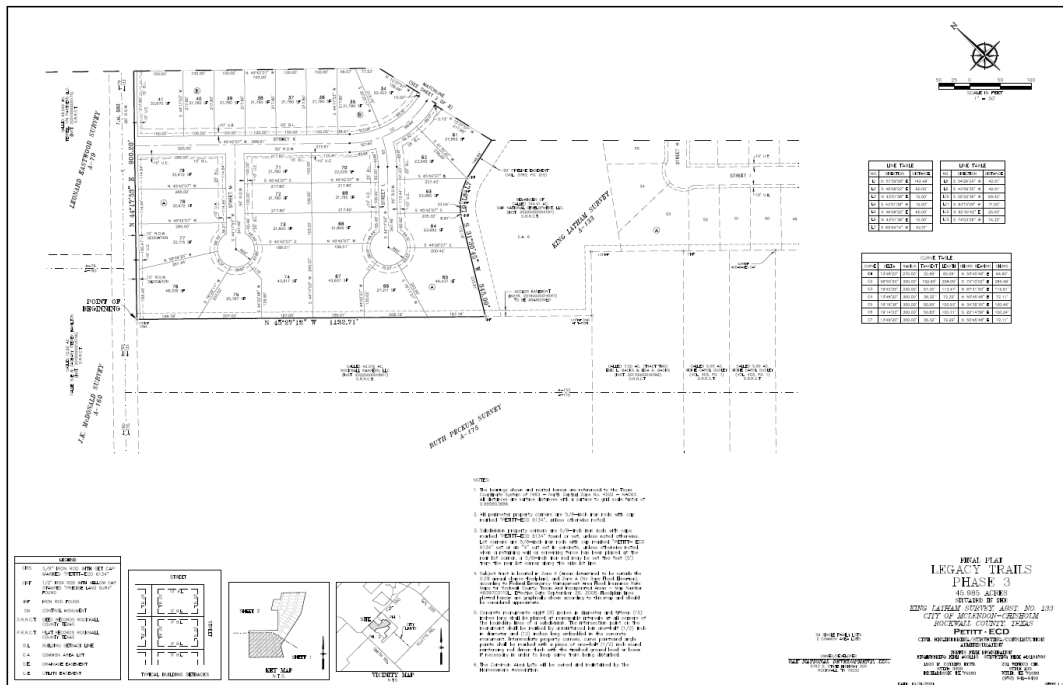
- Approval of final engineering designs

This application is consistent with the approved Conceptual plan. This application complies with the City of McLendon-Chisholm subdivision regulations and has several components of the comprehensive plan incorporated into the development.

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

Requested Final Plat:

Sheet 1





OWNER'S CERTIFICATE	OWNER'S DECLARATION	OWNER'S CERTIFICATE
<p>STATE OF MISSISSIPPI COUNTY OF HENRIETTA</p> <p>BEFORE ME, the undersigned authority, on this _____ day of _____, 2024, personally appeared _____, 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 purposes and consideration therein expressed.</p> <p>My commission expires _____.</p> <p>WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.</p> <p>NOTARY PUBLIC FOR MISSISSIPPI</p>	<p>STATE OF MISSISSIPPI COUNTY OF HENRIETTA</p> <p>I, _____, do hereby certify that _____ is the true and correct owner of the property described in the foregoing instrument, and that he is the person who executed the same for the purposes and consideration therein expressed.</p> <p>WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.</p> <p>NOTARY PUBLIC FOR MISSISSIPPI</p>	<p>STATE OF MISSISSIPPI COUNTY OF HENRIETTA</p> <p>BEFORE ME, the undersigned authority, on this _____ day of _____, 2024, personally appeared _____, 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 purposes and consideration therein expressed.</p> <p>My commission expires _____.</p> <p>WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.</p> <p>NOTARY PUBLIC FOR MISSISSIPPI</p>
<p>STATE OF MISSISSIPPI COUNTY OF HENRIETTA</p> <p>BEFORE ME, the undersigned authority, on this _____ day of _____, 2024, personally appeared _____, 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 purposes and consideration therein expressed.</p> <p>My commission expires _____.</p> <p>WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.</p> <p>NOTARY PUBLIC FOR MISSISSIPPI</p>		
<p>STATE OF MISSISSIPPI COUNTY OF HENRIETTA</p> <p>BEFORE ME, the undersigned authority, on this _____ day of _____, 2024, personally appeared _____, 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 purposes and consideration therein expressed.</p> <p>My commission expires _____.</p> <p>WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.</p> <p>NOTARY PUBLIC FOR MISSISSIPPI</p>		

REAL ESTATE  
LEGACY TRAILS  
PHASE 3  
LOT 100  
SECTION 10  
TOWNSHIP 10 NORTH  
RANGE 10 WEST  
COUNTY OF HENRIETTA, MISSISSIPPI

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_

DATE: \_\_\_\_\_

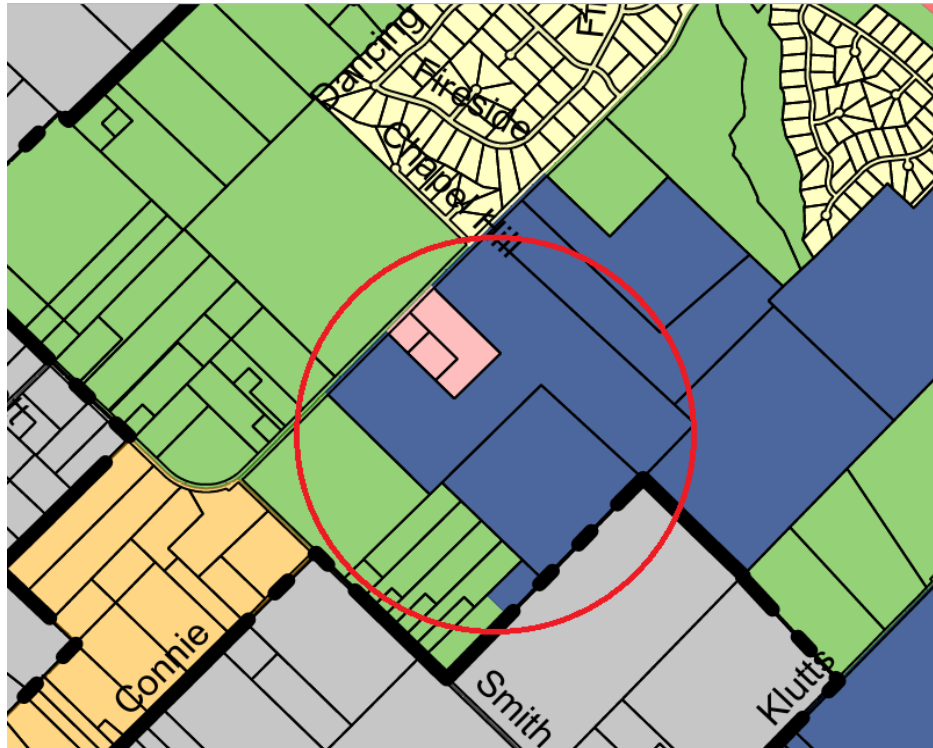
## Concept Plan for Legacy Trails Planned Development District



### BACKGROUND INFORMATION:

**Current Zoning:** A planned development district for the development of 185 single-family residential lots, trails, ponds, and an HOA maintained lot with an elevated water storage tank. This installation is the third and final phase to complete the Legacy Trails development.

**Previous Zoning Map** [shows the property as originally zoned, generally circled in red.]



**Additional background information:**

This property is directly behind McLendon-Chisholm City Hall. The Heritage Center will separate the development from City Hall and the fire station. The Concept Plan and the final plat for this planned development district shows park land dedication to the city as well as parking spaces for to support the Heritage Center. The developers have agreed to work with the city in terms of design cohesion and aesthetics to ensure the neighborhood development has landscaping and berming along FM 550 as well as a smooth transition from neighborhood to commercial or mixed-use spaces provided by the Heritage Center.

**Thoroughfare/Streets:**

FM 550 is an existing principal arterial street with potential for widening in the future to support a neighborhood commercial corridor. Smith Road is an existing minor arterial street.

**Legal Property Description:**

Property ID: 11438

A0133 K LATHAM, TRACT 62, ACRES: 50

Property ID: 11447

A0133 K LATHAM, TRACT 64, ACRES: 94.4

Property ID: 11452

ABS A0133, K LATHAM, TRACT 67, ACRES: 4.106



**CITY OF McLENDON-CHISHOLM**  
**PLAT APPLICATION**

**Application Date:** 11/08/2024

**Items Submitted. Check all that Apply:**

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

**General Information:**

Addition Name (if platted): Legacy Trails Phase 3 Current Zoning: PD

No. of Acres: 45.985 No. of Lots: 59 Proposed Zoning: PD

General Location of Property: FM 550 & Smith Road

Proposed Use for Property: Residential Single-Family Homes

Applicant Name: Gabriel Novak, P. E.

Company: Petitt-ECD, LP

Address: 1600 N. Collins Blvd., Suite 3300 City, State, Zip: Richardson, TX 75080

Phone(s): 214-502-1021 Email: jayw@alturahomes.com

Owner Name: Oak National Development, LLC

Address: 5763 S. State Hwy 205 City, State, Zip: Rockwell, TX 75032

Legal Description of the Property: See Exhibit Attached

County Parcel ID: 11438, 11447, 11452

Other Information: \_\_\_\_\_

*Page 1 of 2*

**Development Fees**

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

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

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

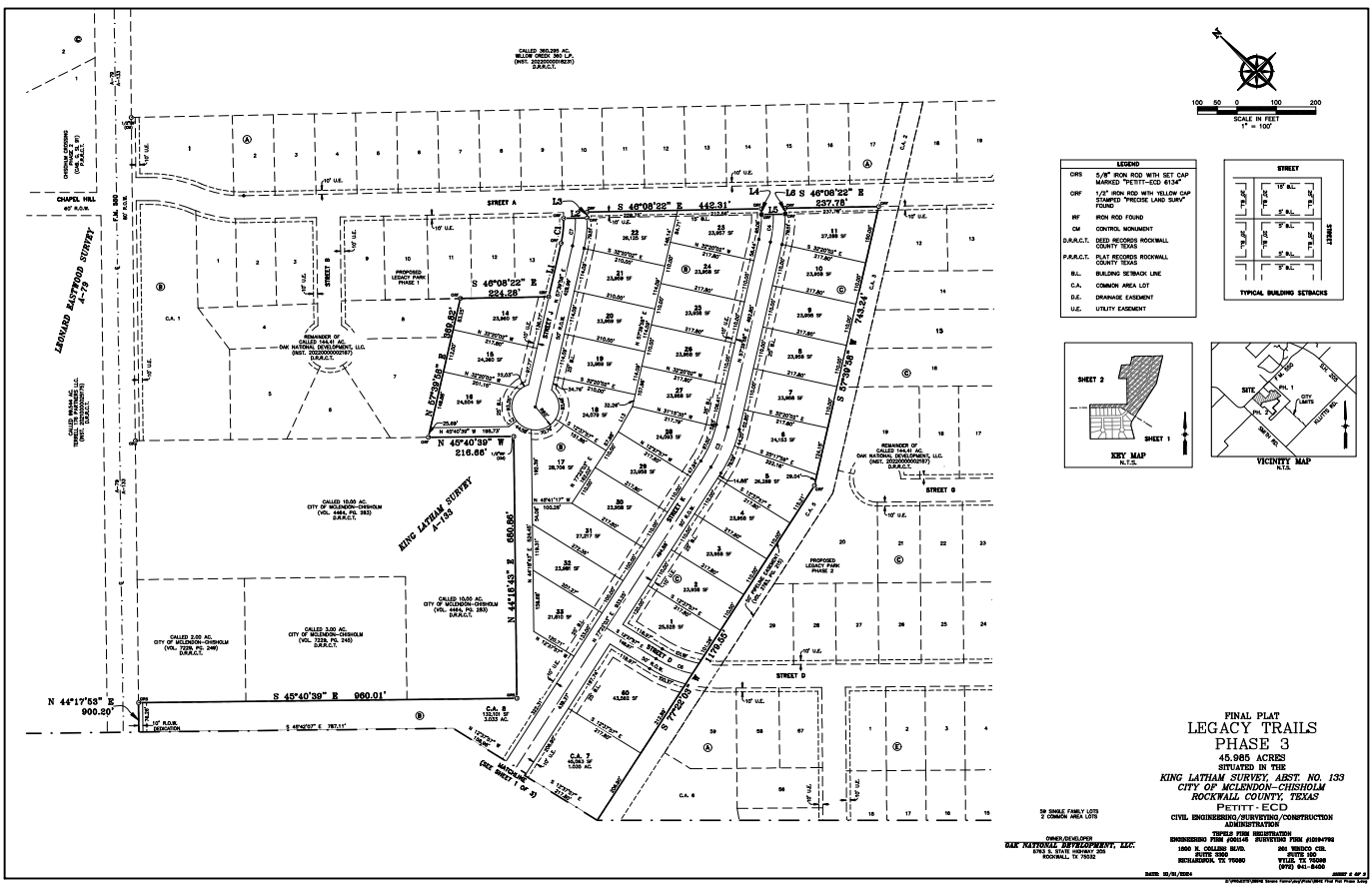
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ \_\_\_\_\_ to cover the cost of this application, and an initial deposit of \$ \_\_\_\_\_ for consulting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

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

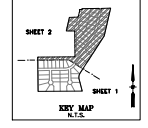
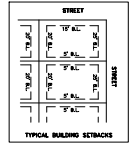
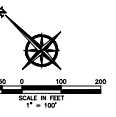
Signature of Applicant:  \_\_\_\_\_ (Seal)

City Secretary: \_\_\_\_\_





- LEGEND**
- CRS 5/8" IRON ROD WITH SET CAP MARKED "P.C. 111-112 41.64"
  - CRF 1/2" IRON ROD WITH YELLOW CAP MARKED "P.C. 111-112 41.64"
  - RF IRON ROD FOUND
  - CM CONTROL MONUMENT
  - DM.A.C.I. DEED RECORDS ROCKWALL COUNTY TEXAS
  - PAR.A.C.I. PLAT RECORDS ROCKWALL COUNTY TEXAS
  - BL. BUILDING SETBACK LINE
  - CA. COMMON AREA LOT
  - D.E. DRAINAGE EASEMENT
  - U.E. UTILITY EASEMENT



FINAL PLAT  
**LEGACY TRAILS**  
**PHASE 3**  
 45.065 ACRES  
 SITUATED IN THE  
**KING LATHAM SURVEY, TRACT NO. 133**  
**CITY OF MCLENDON-CHESHOLM**  
**ROCKWALL COUNTY, TEXAS**  
 P.E.T.T. - E.C.D.  
 CIVIL ENGINEERING/SURVEYING/CONSTRUCTION  
 ADMINISTRATION

OWNER/DEVELOPER  
**BAK NATIONAL DEVELOPMENT, LLC**  
 ROCKWALL, TX 75087

ENGINEERING FIRM LICENSE NUMBER 4404998  
**2000 S. COLLIER BLVD.** SUITE 100  
 ROCKWALL, TX 75087  
 PHONE: 972-941-8400  
 FAX: 972-941-8408

DATE: 06/16/2016

STATE OF TEXAS  
COUNTY OF ROCKWALL

**OWNER'S CERTIFICATE**

WHEREAS Oak National Development, LLC is the owner of a 45.065-acre parcel of land located in the King Latham Survey, Abstract Number 133, Rockwall County, Texas, being part of a certain 144.4-acre tract, described by a deed to Oak National Development, LLC, recorded in historical number 2222000000017, said Rockwall County, Texas (D.A.R.C.C.T.) and being more particularly described as follows by metes and bounds:

SECTION 16 of a 1/2-inch iron rod found at the eastern most corner of said 144.4-acre tract and being in the south right-of-way line of FM 502.

THENCE North 43 degrees 17 minutes 53 seconds East, along said south right-of-way line, a distance of 800.20 feet to a 5/8-inch iron rod with cap stamped "PETH-022 6344", set by corner (hereinafter called "iron rod #17") to a certain 2.00-acre tract of land to the City of McLendon-Chisholm as recorded in Volume 7226, Page 246, D.A.R.C.C.T.

THENCE South 46 degrees 40 minutes 30 seconds East, along said north right-of-way line, and along the south line of a 100.00-acre tract of land to the City of McLendon-Chisholm as recorded in Volume 4484, Page 283, D.A.R.C.C.T. a distance of 960.00 feet to an iron rod set for corner.

THENCE North 44 degrees 18 minutes 43 seconds East, a distance of 680.00 feet to a 1/2-inch iron rod found for corner.

THENCE North 43 degrees 40 minutes 30 seconds West, a distance of 236.60 feet to a 3/8-inch iron rod with cap stamped "PETH-022 6344", found for corner (hereinafter called "iron rod found with cap 3") for corner at a southeast corner of Legacy Park Phase 1, a proposed subdivision to the City of McLendon-Chisholm.

THENCE along said proposed Legacy Park Phase 1, the following bearings (12) courses and distances:

- 1) North 31 degrees 38 minutes 58 seconds East, a distance of 369.22 feet to an iron rod found with cap;
- 2) North 46 degrees 28 minutes 22 seconds East, a distance of 224.20 feet to an iron rod found with cap;
- 3) North 27 degrees 38 minutes 08 seconds East, a distance of 142.00 feet to an iron rod found with cap at the beginning of a tangent curve to the left, having a radius of 270.00 feet, whose chord bears North 50 degrees 45 minutes 48 seconds East, a distance of 94.00 feet;
- 4) Northerly with said curve to the left, through a central angle of 13 degrees 48 minutes 20 seconds, on a distance of 63.00 feet to an iron rod found with cap at the end of said curve;
- 5) North 48 degrees 08 minutes 22 seconds East, a distance of 65.00 feet to an iron rod found with cap;
- 6) North 43 degrees 21 minutes 28 seconds East, a distance of 62.00 feet to an iron rod found with cap;
- 7) North 46 degrees 28 minutes 22 seconds East, a distance of 142.00 feet to an iron rod found with cap;
- 8) South 43 degrees 21 minutes 28 seconds West, a distance of 102.00 feet to an iron rod found with cap;
- 9) North 46 degrees 28 minutes 22 seconds East, a distance of 62.00 feet to an iron rod found with cap;
- 10) North 43 degrees 21 minutes 28 seconds East, a distance of 102.00 feet to an iron rod found with cap;
- 11) South 46 degrees 28 minutes 22 seconds East, a distance of 227.79 feet to an iron rod found with cap;
- 12) South 47 degrees 28 minutes 22 seconds East, a distance of 74.24 feet to an iron rod found with cap in the north line of Legacy Park Phase 2, a proposed subdivision to the City of McLendon-Chisholm.

THENCE along said proposed Legacy Park Phase 2, the following bearings (10) courses and distances:

- 1) South 77 degrees 22 minutes 10 seconds West, a distance of 173.20 feet to an iron rod found with cap;
- 2) South 51 degrees 22 minutes 10 seconds West, a distance of 421.00 feet to an iron rod found with cap;
- 3) South 54 degrees 28 minutes 18 seconds West, a distance of 421.00 feet to an iron rod found with cap;
- 4) South 42 degrees 08 minutes 28 seconds West, a distance of 421.00 feet to an iron rod found with cap;
- 5) South 31 degrees 30 minutes 45 seconds West, a distance of 243.89 feet to an iron rod found with cap in the south line of said 144.4-acre tract.

THENCE North 43 degrees 17 minutes 12 seconds West, along the said north line of said 144.4-acre tract a distance of 1122.71 feet to the POINT OF BEGINNING and containing 45.065 acres of land, more or less.

**OWNER'S DEDICATION**

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS THAT, OAK NATIONAL DEVELOPMENT, LLC, acting herein by and through its duly authorized officer, does hereby adopt the plat designating the above described property as LEGACY TRAILS, PHASE 3, in addition to the City of McLendon-Chisholm, Rockwall County, Texas and does hereby dedicate to the public use forever, the easements and rights-of-way as shown thereon. The easements shown herein are hereby reserved for the purposes as follows: No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and rights-of-way as shown. Said utility easements being hereby reserved for the public use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance or efficiency of the respective systems on the utility easements and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easements for the purpose of removing all or part of its respective systems without the necessity of any time procuring the permission of anyone.

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

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
For: OAK NATIONAL DEVELOPMENT, LLC.  
By: Kevin Webb, Vice-President of Land

STATE OF TEXAS  
COUNTY OF ROCKWALL

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

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

THIS is to certify that I, James Mack Whitson, 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 relied or acted upon as a final survey document. Released for review only.  
James Mack Whitson  
Registered Professional Land Surveyor  
State of Texas No. 8134

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 James Mack Whitson, 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, City of McLendon-Chisholm, Texas Date

ACKNOWLEDGED:  
This approval shall be invalid unless approved first that for such approval is recorded in the office of the County Clerk of Rockwall County, Texas within ninety (90) days from date of this approval.  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

OFF SECRETARY  
CITY OF MCLENDON-CHISHOLM, TEXAS

FINAL PLAT  
LEGACY TRAILS  
PHASE 3  
45.065 ACRES  
SITUATED IN THE  
KING LATHAM SURVEY, ABSTRACT NO. 133  
CITY OF MCLENDON-CHISHOLM  
ROCKWALL COUNTY, TEXAS  
P.L.L.C.

30 SINGLE FAMILY LOTS  
7 COMMON AREA LOTS  
OWNER/DEVELOPER  
OAK NATIONAL DEVELOPMENT, LLC  
1401 S. COLLEGE BLVD.  
ROCKWALL, TX 75087  
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION  
ADMINISTRATION  
JAMES MACK WHITSON  
REGISTERED PROFESSIONAL SURVEYOR #1404998  
1800 S. COLLEGE BLVD.  
SUITE 100  
ROCKWALL, TX 75087  
PHONE: 972-941-8400  
FAX: 972-941-8400  
STATE OF TEXAS  
A PROFESSIONAL SURVEYOR LICENSED BY THE STATE OF TEXAS



PLANNING AND ZONING COMMISSION – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: January 14, 2025

Applicant: Tiffany & Juan Hinojosa  
1733 Amalfi  
Rockwall, Texas 75032

Representative: Tiffany Hinojosa

Property owner: Tiffany & Juan Hinojosa  
1733 Amalfi  
Rockwall, Texas 75032

Location: The property is approximately a 3.75-acre tract of land located at 3 Edwards Road, Rockwall, Texas 75032 with frontage along Edwards Road located to the Northeast of Dowell Road. Block 1, Lot 1A contains 1.881 acres of land and Lot 1B contains 1.875 acres of land. The Rockwall CAD property identification number is: 82449.

PLANNING AND ZONING COMMISSION MEETING DATE: January 21, 2025

---

**REQUEST:**

The applicant is requesting approval of a final plat that provides for the creation of 2 single-family lots on 3.75 acres of land located generally at 3 Edwards Road with frontage along Edwards Road. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

**STAFF RECOMMENDATION:** Approval.

This application is administratively complete and complies with the McLendon-Chisholm subdivision regulations.

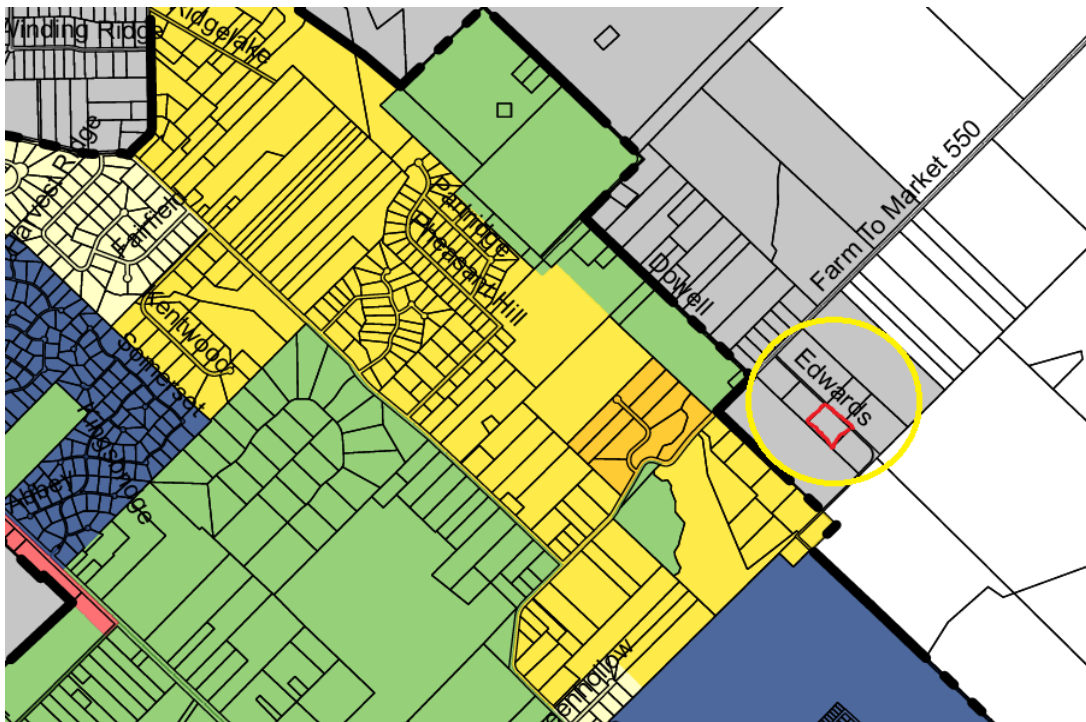
**NOTE:** Full sized copies of the final plat are available for review at McLendon-Chisholm City Hall.



**BACKGROUND INFORMATION:**

This final plat is within the city of McLendon-Chisholm's ETJ area.

**Previous Zoning Map [shows property as originally zoned – boxed in RED, circled in YELLOW]**





**CITY OF McLENDON-CHISHOLM  
PLAT APPLICATION**

Application Date: 1-14-2025

Items Submitted. Check all that Apply:

Preliminary Plat: \$350 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Final Plat: \$300 per lot + \$25 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Replat/Amended Plat: \$225 per lot + \$20 per acre (acreage rounded to the nearest whole acre) + ALL Consulting Costs

Digital Copy of Submitted Plat/Plan (**REQUIRED**)

Site Plan

Concept Plan

Planned Development

Vacation of Plat

**General Information:**

Addition Name (if platted): Hinojosa Estates Current Zoning: ETJ

No. of Acres: 4 No. of Lots: 2 Proposed Zoning: \_\_\_\_\_

General Location of Property: 3 Edwards Rd.

Applicant Name: Tiffany Hinojosa & Juan Hinojosa

Company Name: \_\_\_\_\_

Address: 3 Edwards Rd. City, State, Zip: Rockwall, TX 75032

011425  
700,00 per ASA  
PAID VIA CC - *JK*

Phone(s): 214-875-3333 & 469-268-5238 Email: Tiffany@itek.com.com

Owner Name: Tiffany Dunlap & Juan Hinojosa

Address: 1733 Amalfi City, State, Zip: Rockwall, TX 75082

Phone(s): \_\_\_\_\_ Email: \_\_\_\_\_

Legal Description of the Property: A0181 JW Pitman Tract 1-22 ACR ES 4.69

County Parcel ID: \_\_\_\_\_

Other 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.

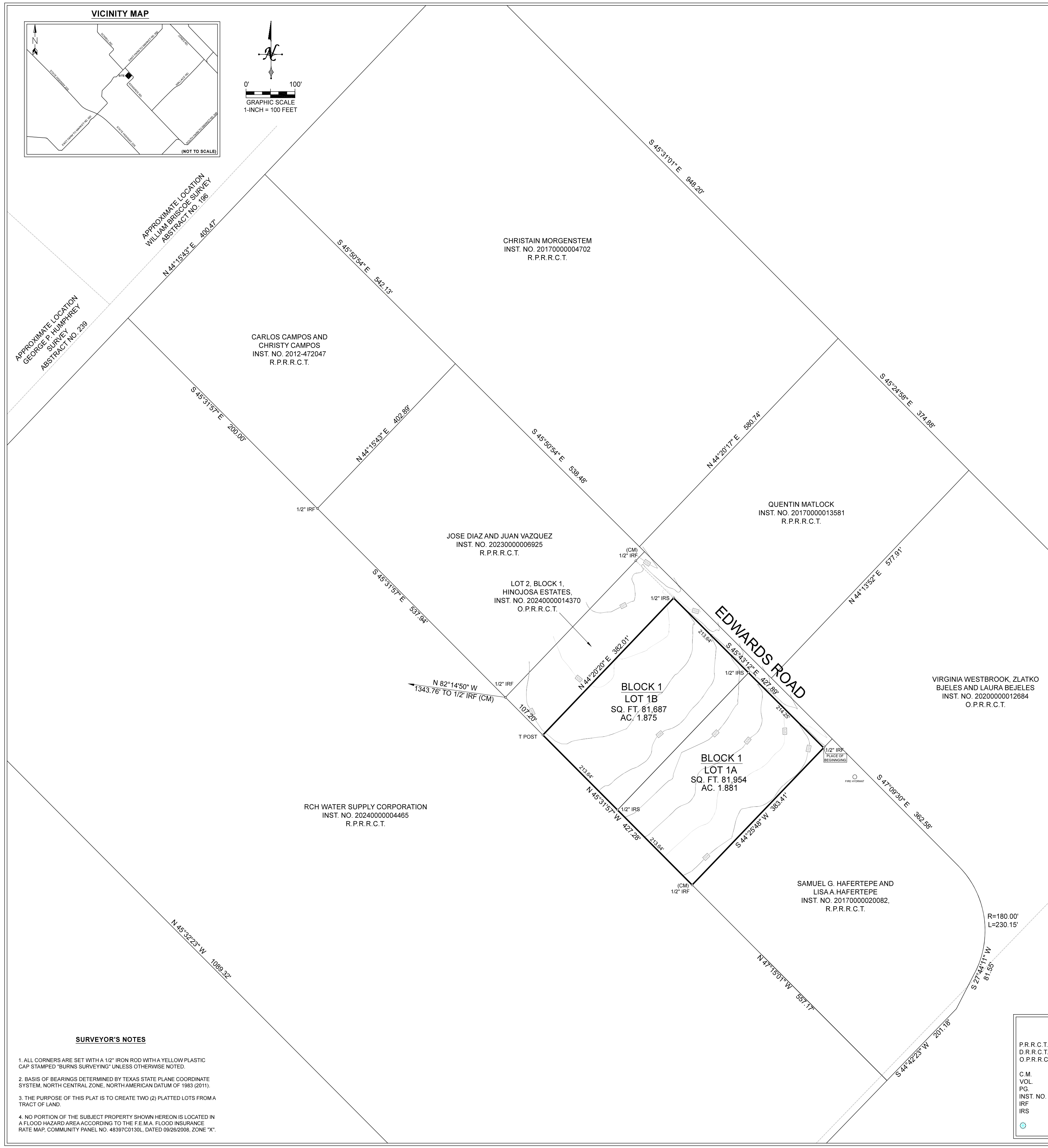
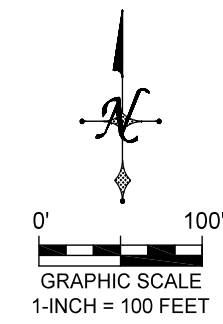
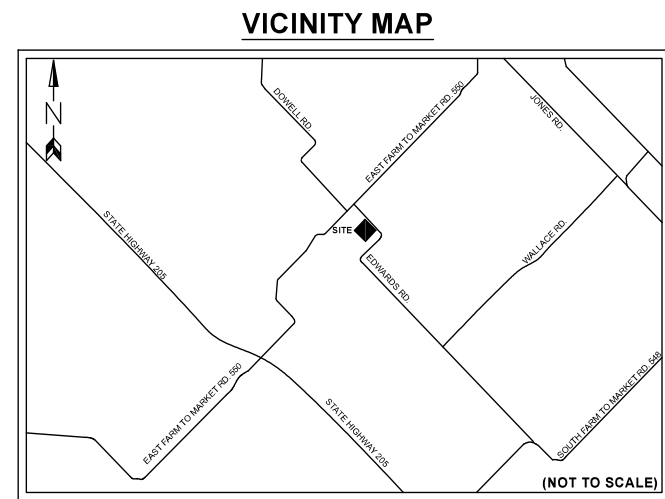
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 700 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this 14th day of January, 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: J. Hinojosa 

City Secretary: \_\_\_\_\_

(Seal)



**OWNER'S CERTIFICATE**

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 WHEREAS Juan Hinojosa and Tiffany Davila are the sole owners of a tract of land situated in the James W. Pitman SURVEY, Abstract No. 188, City of Rockwall (McLendon-Chisholm ETJ, Rockwall County, Texas, being Lot 1, Block 1, of Hinojosa Estates, an addition to the City of McLendon-Chisholm ETJ, according to the plat thereof recorded in Instrument No. 20240000014370, Official Public Records, Rockwall County, Texas, and being the same tract of land described in Deed to Juan Hinojosa and Tiffany Davila and being recorded under Inst. No. 20230000005935, Real Property Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the present Southwest line of Edwards Road, and being in the Northwest line of a tract of land described in deed to Samuel G. Hafertepe and Lisa A. Hafertepe, recorded in Instrument No. 20170000020082, Official Public Records, Rockwall County, Texas, and being the East corner of said Lot 1, Block 1;

THENCE South 44 deg. 25 min. 48 sec. West, a distance of 383.41 feet to a 1/2 inch iron rod found in the Northeast line of a tract of land described in deed to RCH Water Supply Corporation, recorded in Instrument No. 20240000004465, Official Public Records, Rockwall County, Texas, at the South corner of said Lot 1, Block 1;

THENCE North 45 deg. 31 min. 57 sec. West, with said Northeast line, a distance of 427.28 feet to a T post found at the South corner of Lot 2, Block 1, of said Hinojosa Addition, and being the West corner of said Lot 1, Block 1;

THENCE North 44 deg. 20 min. 20 sec. East, a distance of 382.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the said present Southwest line of Edwards Road, at the common Northerly corner of said Lots 1 and 2, Block 1;

THENCE South 45 deg. 43 min. 12 sec. East, with said Southwest line, a distance of 427.89 feet to the PLACE OF BEGINNING and containing 163.641 square feet or 3.7567 acres of land.

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That I, Barry S. Rhodes, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the plating rules and regulations of the City of McLendon-Chisholm, Rockwall County, Texas.

WITNESS MY HAND AT \_\_\_\_\_ TEXAS this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Barry S. Rhodes  
 Registered Professional Land Surveyor R.P.L.S. No. 3691

**STATE OF TEXAS**  
**COUNTY OF DALLAS**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
 That Juan Hinojosa and Tiffany Davila, does hereby adopt this plat designating the herein-described property as HINOJOSA ESTATES, an addition to the City of Rockwall (McLendon-Chisholm ETJ.), Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall (McLendon-Chisholm ETJ.) will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

I further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Tiffany Davila

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Tiffany Davila, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Juan Hinojosa, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Juan Hinojosa

**STATE OF TEXAS**  
**COUNTY OF ROCKWALL**  
 BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Juan Hinojosa, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at \_\_\_\_\_, Texas, This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
 My commission expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**

Planning & Zoning Commission, Chairman \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: I hereby certify that the above and foregoing plat of an addition to the City of McLendon-Chisholm, Texas, was approved by the City Council of the City of McLendon-Chisholm on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Mayor, City of McLendon-Chisholm \_\_\_\_\_ City Secretary \_\_\_\_\_

**SURVEYOR'S NOTES**

- ALL CORNERS ARE SET WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM A TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0130L, DATED 09/28/2008, ZONE "X".

**LEGEND**

P.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"
⊙	POINT FOR CORNER

PROPERTY ADDRESS: 3 EDWARDS ROAD, ROCKWALL, TEXAS  
 OWNER: TIFFANY & JUAN HINOJOSA  
 ADDRESS: 1733 AMALFI ROCKWALL, TX 75032

**PROFESSIONAL LAND SURVEYORS**  
 OFFICE: 2701 SUNSET RIDGE DR., ROCKWALL, TX 75032  
 - BARRY S. RHODES - RPLS NO. 3691 -  
 - FIRM NO. 10194369 -  
 WEBSITE: WWW.BURNSSURVEY.COM  
 PHONE: (214) 326-1090  
 JOB NO.: 202408192  
 PREPARATION DATE: 10/24/2024 - DRAWN BY: BW & TD

**FINAL PLAT**  
**HINOJOSA ESTATES**  
**LOTS 1A & 1B, BLOCK 1**  
 BEING A REPLAT OF LOT 1, BLOCK 1, OF HINOJOSA ESTATES, AN ADDITION IN THE E.T.J. OF THE CITY OF MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS, LOCATED IN THE JAMES W. PITMAN SURVEY, ABSTRACT NO. 188, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 1