



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 18, 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. CONSENT AGENDA

3 - 5

- 5.1. Consider approving minutes from January 21, 2025 P & Z Meeting
[Minutes from P & Z January 21 Meeting](#)
- 5.2. 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.

6. PUBLIC HEARINGS

- 6.1. Notice of a public hearing to be held by the McLendon-Chisholm Planning and Zoning Commission on October 15, 2024, at 6:30 P.M. at McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to receive public comment regarding a request by Patrick Short for a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1B. The existing property is zoned [SF] 2.5 Single-Family Residential. This property is generally located along FM 1139 East of Kentwood Circle. Rockwall CAD Property ID number 100287

- 6.2. Notice of a public hearing to be held by the McLendon-Chisholm Board of Planning and Zoning Commission on February 18th, 2025, at 6:30 P.M at the McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to receive public comment regarding an application requesting a zoning change from SF2.5 and GB to solely GB located at Lot 1, Block A of Herron Addition, Acres 2.4465, known as 120 Herron Cir Rockwall, Texas 75032. This property is generally located along SH205 next to Rosini's Vineyards. Rockwall CAD Property ID number is 17109.

7. ITEMS FOR CONSIDERATION AND ACTION

- 6 - 12 7.1. Consideration and action regarding approval of a Final Plat for the development of a wastewater treatment plant located approximately 2,771 Feet Northeast of FM 548 and Mann Road.
[Staff Report Meraki Wastewater Treatment Plant Final Plat PZ WW Treatment Plant Plat Application \(1\)](#)
[Meraki WWTP Final Plat \(1\)](#)
- 13 - 20 7.2. Consideration and action regarding approval of a preliminary plat that provides for the creation of a retail commercial center on 2.3 acres of land located generally at 11405 State Highway 205 with frontage along State Highway 205.
[Staff Report Build 205 PZ 2.18.25](#)
[Build 205 Plat Application](#)
[Build 205 Preliminary Plat](#)

8. COMMISSIONER ANNOUNCEMENTS

Reminder from the Staff: The following commissioner appointments will expire in June: Robert Rohde, Mark Kipphut and Terry Eoff. Please let us know as soon as possible if you are interested in being reappointed.

9. 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., Feb. 14, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, JANUARY 21, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

1. CALL TO ORDER

Meeting was delayed waiting for a quorum to arrive. Chairman Mark Kipphut called the meeting to order at 6:51 pm.

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

Chairman Kipphut led the commissioners and audience in prayer, and US and Texas Pledge.

3. RULES OF DECORUM

4. CITIZEN COMMENTS

There were no Citizens Comments

5. APPROVAL OF MINUTES

5.1 Consider approving minutes from Planning and Zoning Commission Meeting Nov. 19, 2024

Motion to approve Minutes from Nov 19,
Made by Commissioner Chris Freeze
Seconded by Commissioner Jerry Packer
Motion passes Unanimously

6. ITEMS FOR CONSIDERATION AND ACTION

- 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.

Asa Woodberry, City Planner gives staff report and recommends approval with minor changes. Engineer Conditions: Lift station to be shown on civil design and point of force main connection.

Chairman Kipphut asks ASA to note on item 6.1 to include in this and future plats for this development, the green spaces that have been agreed to be deeded to the City of McLendon Chisholm.

Motion made to approve...
Made by Vice Chairman Rohde
Seconded by: Commissioner Packer
Motion passes Unanimously.

Chairman Kipphut notes for the record that the developer was not present.

(While listening to video to translate minutes, It was found that the motion Was not made using the correct agenda item language. Item will be on Feb 18 to correct the language.)

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

Motion made to approve 6.2 with conditions same as in 6.1

Made by: Commissioner Rohde
Seconded by: Commissioner Freeze
Motion passes Unanimously

- 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.

ASA Woodberry goes over the staff report and no questions were asked

Motion to approve 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.

Made by: Commissioner Rohde
Seconded by: Commissioner Freeze
Motion passes Unanimously

7. COMMISSIONERS ANNOUNCEMENTS

Chairman Kipphut reminds the public and commissioners about the joint meeting between the Home Rule Charter Commission and the City Council to discuss and review the Home Rule Charter and take public comments.

Next meeting will be Feb 18 at 6:30

8. ADJOURN

Mr. Kipphut adjourns the meeting at 19:08 (7:08 PM)



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

DATE: February 13, 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
5301 Headquarters Drive, Suite 120
Plano, Texas 75024

Location: The property is approximately 2,771 feet Northeast of FM 548 and Mann Road. The Rockwall CAD property identification number is: 11111.

PLANNING AND ZONING COMMISSION MEETING DATE: February 18, 2025

REQUEST:

The applicant is requesting approval of a final plat that provides for the development of a wastewater treatment plan on 3.804 acres of land located generally approximately 2,771 feet Northeast of FM 548 and Mann Road. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances and subdivision regulations.

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

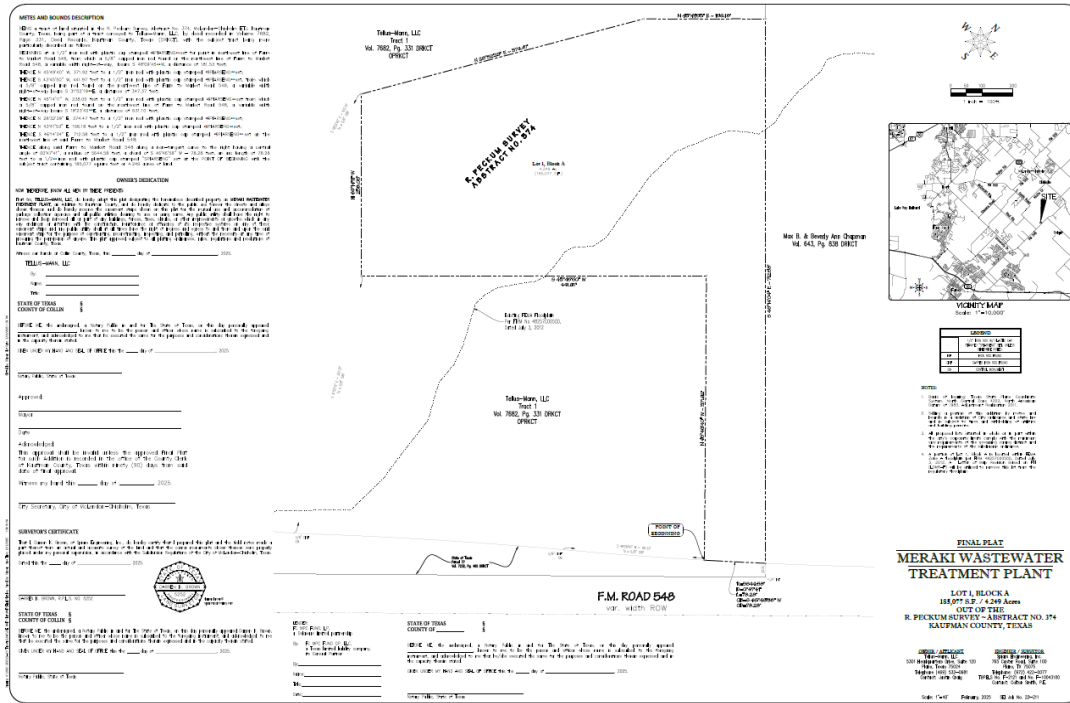
(C)

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

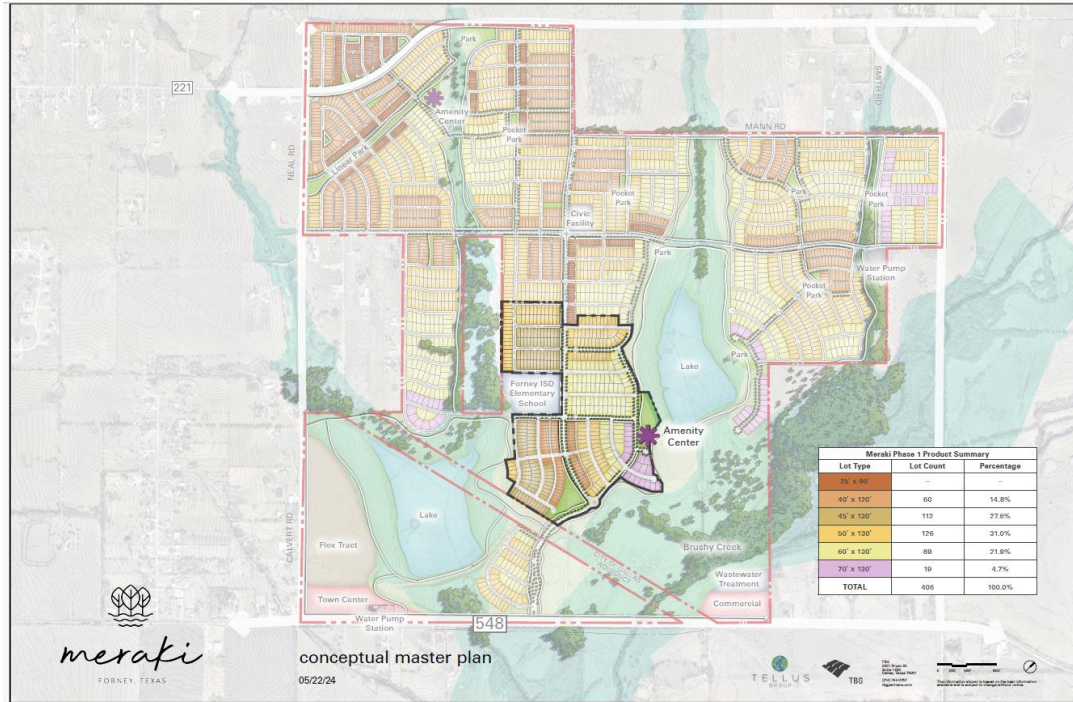
STAFF RECOMMENDATION: Approval. This property is located within the city of McLendon-Chisholm's Extraterritorial Jurisdiction.

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

Requested Final Plat:



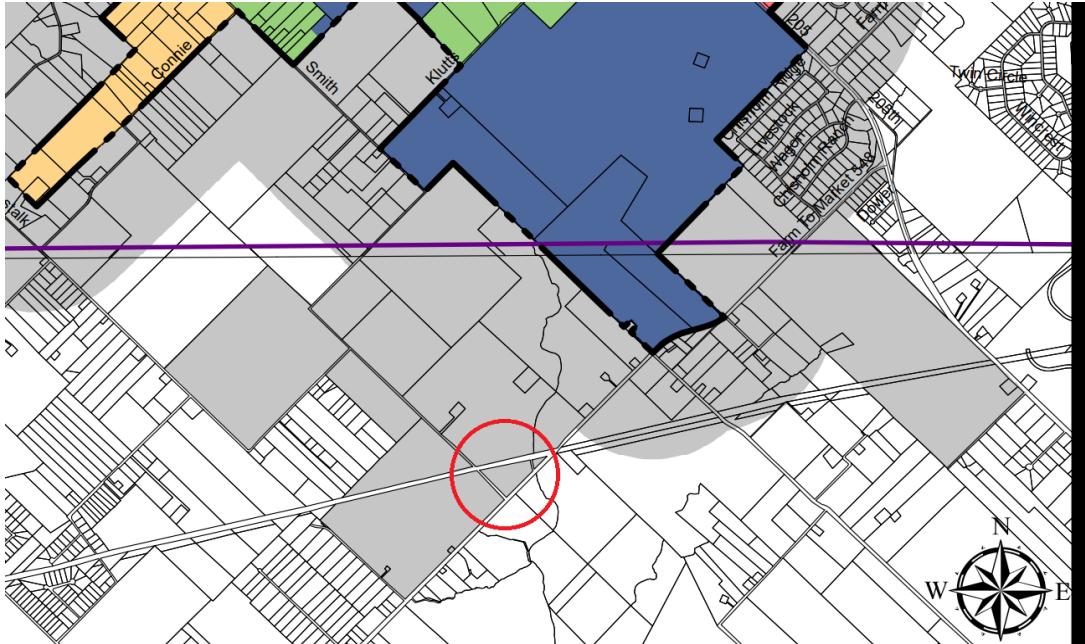
Concept Plan for Meraki Planned Development District:



BACKGROUND INFORMATION:

This final plat is part of a larger planned development, Meraki, within the city of McLendon-Chisholm's ETJ area formally known as Mann Ranch.

Current Zoning Map [shows approximate location of water pump station – circled in RED]



Additional background information:

This wastewater treatment facility will serve the master planned community, Meraki, formally known as Mann Ranch.

Property Legal Description:

Lot 1: Rockwall CAD property identification number: 11111

Lot 1: Ruth Peckum Survey, Abstract No. 374, 25.07 acres.



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 1/15/25

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): Meraki Wastewater Treatment Plant (Proposed) Current Zoning: N/A-ETJ

No. of Acres: 3.804 No. of Lots: 1 Proposed Zoning: N/A-ETJ

General Location of Property: 2771 Feet Northeast of FM 548 and Mann Road

Proposed Use for Property: Wastewater Treatment Plant

Applicant Name: Colton Smith

Company: Spiars Engineering

Address: 765 Custer Road City, State, Zip: Plano, TX 75075

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

Owner Name: Tellus-Mann, LLC

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

Legal Description of the Property: Ruth Peckum, 25.07 Acres

County Parcel ID: 11111

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 \$ 190 to cover the cost of this application, and an initial deposit of \$ 0 for consulting fees has been paid to the City of McLendon-Chisholm on this _____ 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: _____

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the R. Peckum Survey, Abstract No. 374, McLendon-Chisholm ETJ, Kaufman County, Texas, being part of a tract conveyed to Tellus-Mann, LLC, by deed recorded in Volume 7682, Page 331, Deed Records, Kaufman County, Texas (DRKCT), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for point in northwest line of Farm to Market Road 548, from which a 5/8" capped iron rod found on the northwest line of Farm to Market Road 548, a variable width right-of-way, bears S 48°09'45" W, a distance of 181.53 feet;

THENCE N 45°49'40" W, 371.92 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 43°45'50" W, 441.97 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set, from which a 5/8" capped iron rod found on the northwest line of Farm to Market Road 548, a variable width right-of-way bears S 31°52'19" E, a distance of 347.37 feet;

THENCE N 46°14'11" W, 238.05 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set from which a 5/8" capped iron rod found on the northwest line of Farm to Market Road 548, a variable width right-of-way bears S 18°23'42" E, a distance of 631.10 feet;

THENCE N 28°32'29" E, 374.47 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE N 43°41'53" E, 156.18 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set on the northwest line of said Farm to Market Road 548;

THENCE along said Farm to Market Road 548 along a non-tangent curve to the right having a central angle of 00°47'41", a radius of 5644.58 feet, a chord of S 46°46'58" W - 78.28 feet, an arc length of 78.28 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set at the POINT OF BEGINNING with the subject tract containing 185,077 square feet or 4.249 acres of land.

OWNER'S DEDICATION

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 WASTEWATER TREATMENT PLANT**, in 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 plotting ordinances, rules, regulations and resolutions of Kaufman County, Texas.

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

TELLUS-MANN, LLC

By: _____
Name: _____
Title: _____

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 _____, 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

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

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 McLendon-Chisholm, Texas.

Dated this _____ day of _____, 2025.

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



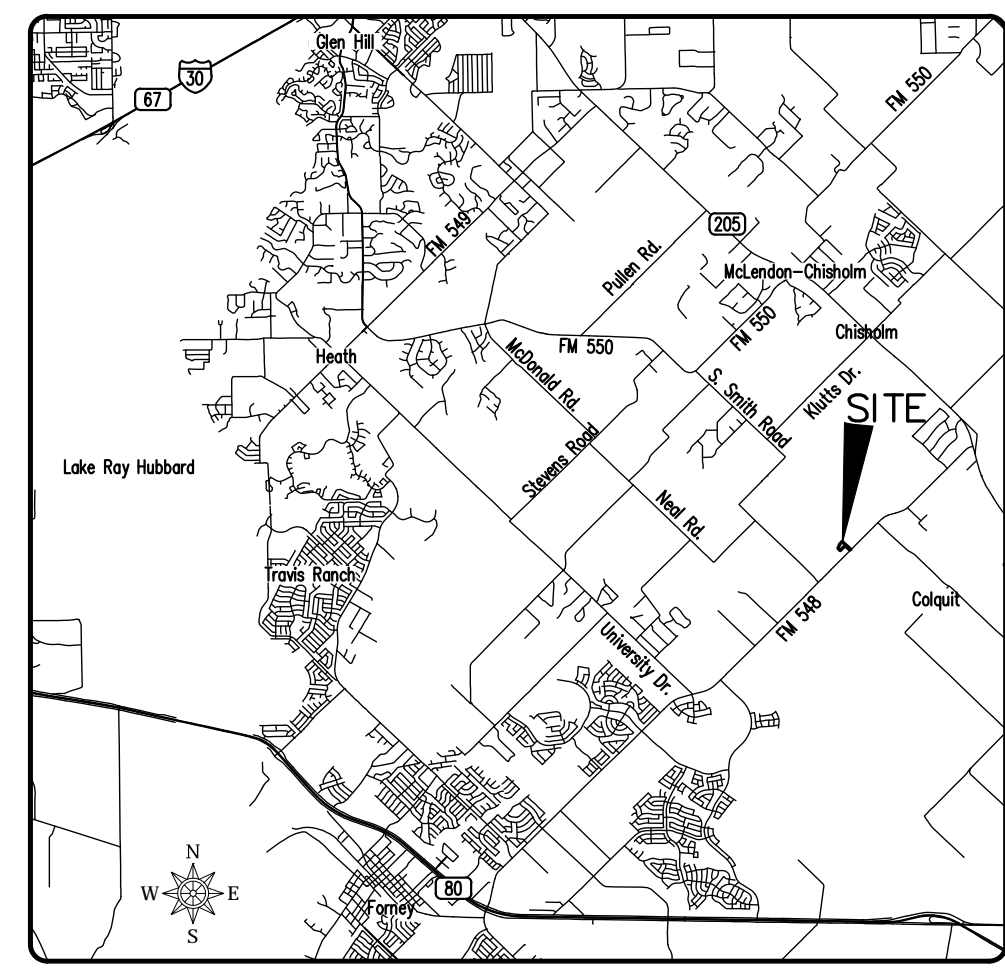
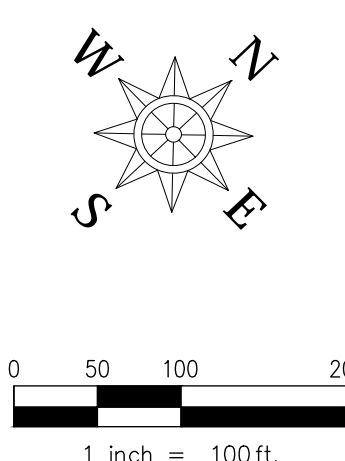
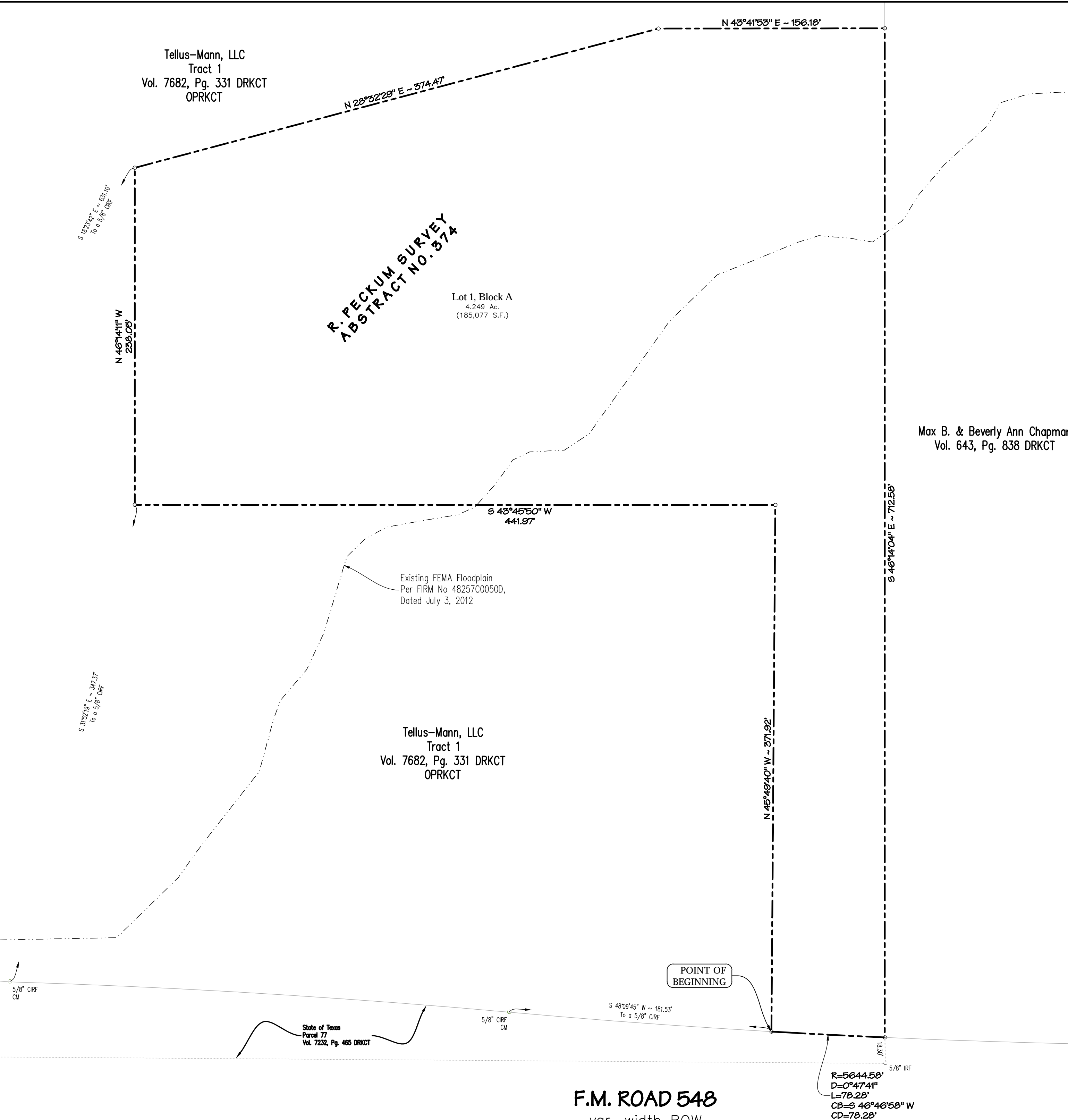
darren.brown@spiarsengineering.com

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



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT

NOTES:

- 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 City ordinance and state law and is subject to fines and withholding of utilities and building permits.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- A portion of Lot 1, Block A is located within FEMA Zone A floodplain per FIRM 48257C0050D, Dated July 3, 2012. A Letter of Map Revision Based on FIRM (LOMR-F) will be utilized to remove this lot from the regulatory floodplain.

FINAL PLAT

MERAKI WASTEWATER TREATMENT PLANT

LOT 1, BLOCK A
185,077 S.F. / 4.249 Acres
OUT OF THE
R. PECKUM SURVEY - ABSTRACT NO. 374
KAUFMAN COUNTY, TEXAS

OWNER / APPLICANT
Tellus-Mann, LLC
5301 Headquarters Drive, Suite 120
Plano, Texas 75074
Telephone: (469) 532-0681
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.

Scale: 1"=40' February, 2025 SEI Job No. 22-211

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

Produced by: DRW Inc. Plot Date: 07/27/2025 11:30:51 AM
 Plotter: DRW Inc. Plot Date: 07/27/2025 11:30:51 AM
 State of Texas, Professional Land Surveyor No. 5252, Darren K. Brown



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

DATE: February 12, 2025

Applicant: Terry McCallum
2231 W. FM 550
Rockwall, Texas 75032

Representative: Terry McCallum

Property owner: Terry McCallum
11405 HWY 205
Rockwall, Texas 75032

Location: The property is approximately a 2.3-acre tract of land located at 11405 State Highway 205, Rockwall, Texas 75032 with frontage along State Highway 205 located to the Northeast of the intersection SH 205 and FM 548. The Rockwall CAD property identification number is 10530.

PLANNING AND ZONING COMMISSION MEETING DATE: February 18, 2025

REQUEST:

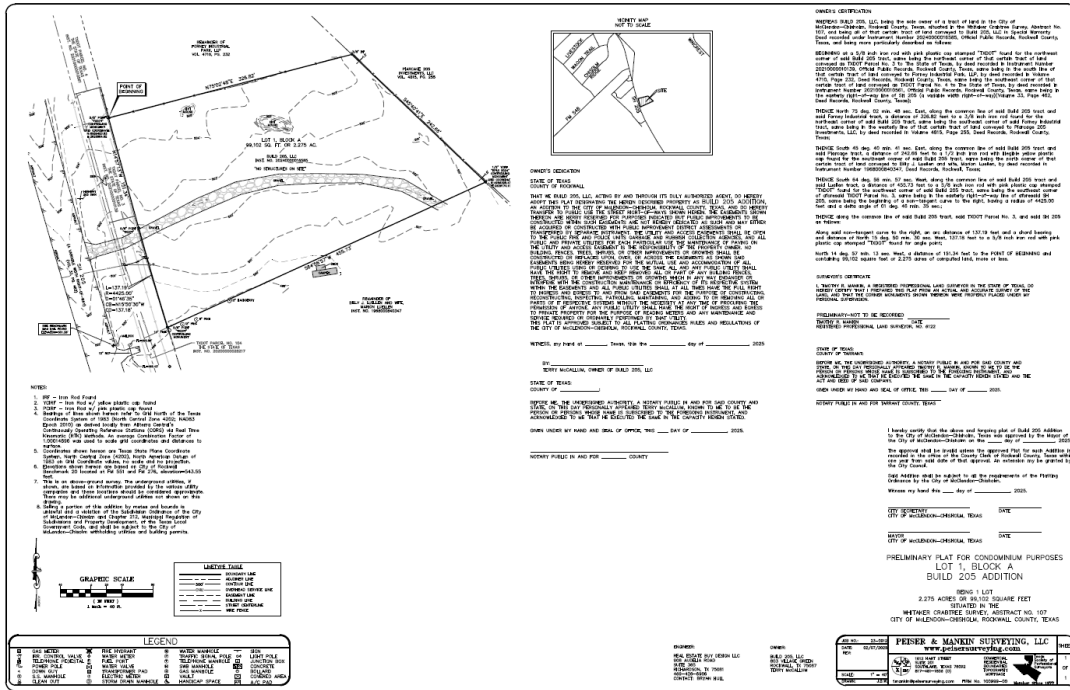
The applicant is requesting approval of a preliminary plat that provides for the creation of a retail commercial center on 2.3 acres of land located generally at 11405 State Highway 205 with frontage along State Highway 205. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances.

STAFF RECOMMENDATION: Approval. This property is located within the city of McLendon-Chisholm's Extraterritorial Jurisdiction.

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

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

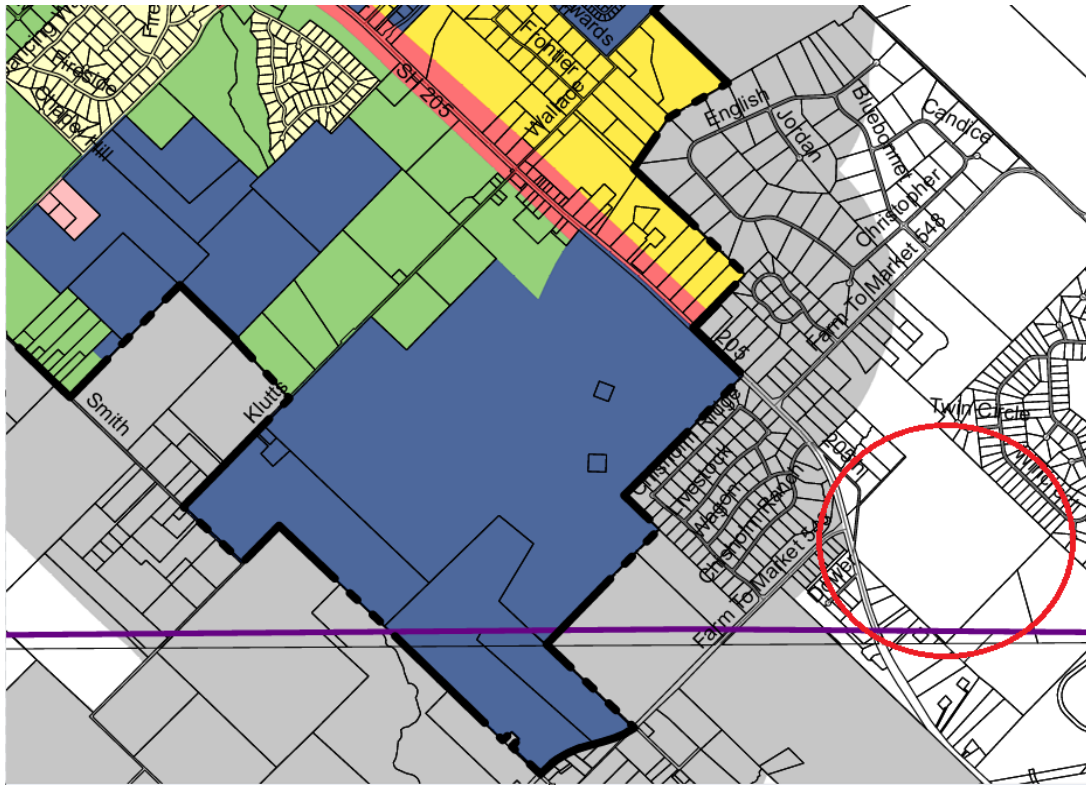
Requested Preliminary Plat:



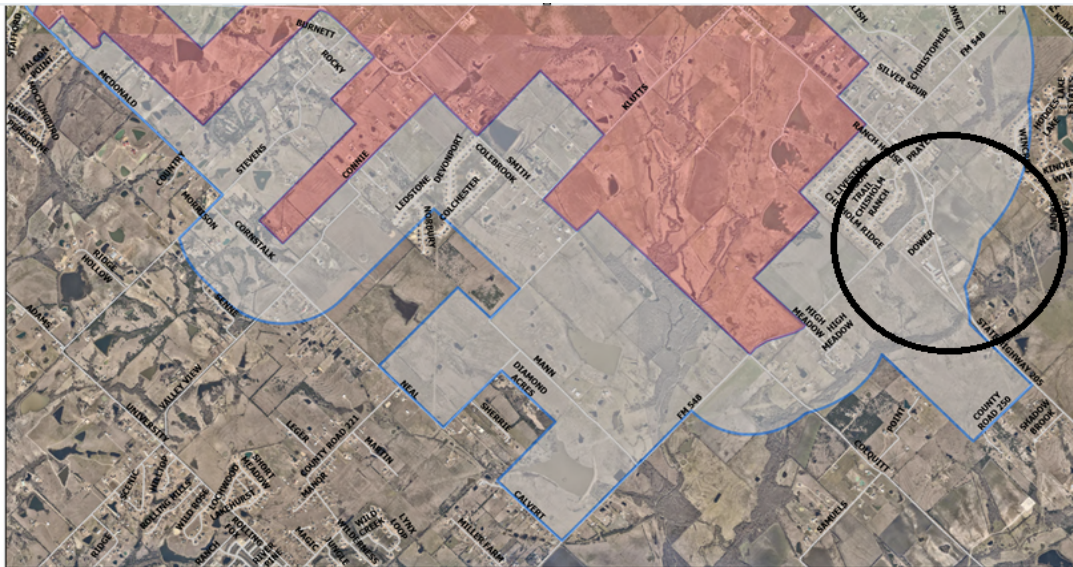
BACKGROUND INFORMATION:

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

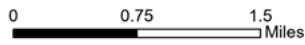
Previous Zoning Map [shows property as originally zoned – circled in RED]



McLendon-Chisholm 1-Mile Extraterritorial Jurisdiction Map [shows property within the city ETJ limits]



McLendon-Chisholm 1-Mile Extraterritorial Jurisdiction



Kimley»Horn



Legend

- City Limits with Annexations
- 1-Mile ETJ
- Streets



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 2/4/2025

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): _____ Current Zoning: unknown

No. of Acres: 2.505 No. of Lots: 1 Proposed Zoning: PD - CONDO

General Location of Property: 11405 HWY 205

Applicant Name: TERRY McCALLUM

Company Name: BUILD 205 / PLAN C DEVELOPMENT

Address: 2231 W. FM 550 City, State, Zip: ROCKWALL, TX 75032

Phone(s): 214-663-7340 Email: TERRY.MCCALLUM8@GMAIL

Owner Name: TERRY McCALLUM

Address: 2231 W. FM 550 City, State, Zip: ROCKWALL, TX 75032

Phone(s): _____ Email: _____

Legal Description of the Property: SEE MEETS AND BOUNDS ATTACHED

County Parcel ID: 20210000020152

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.

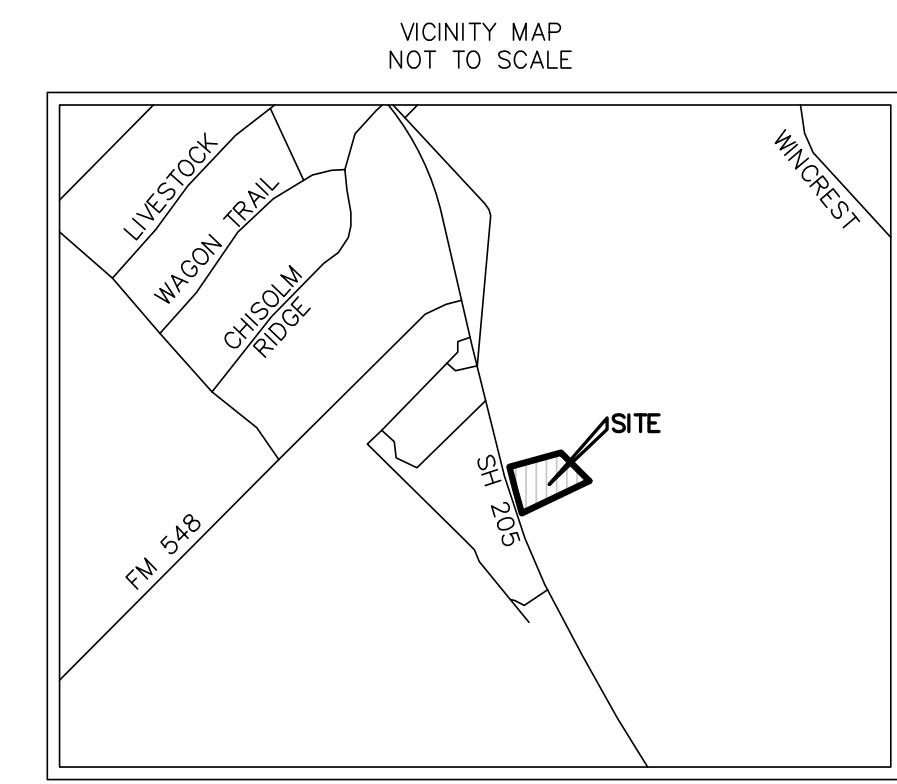
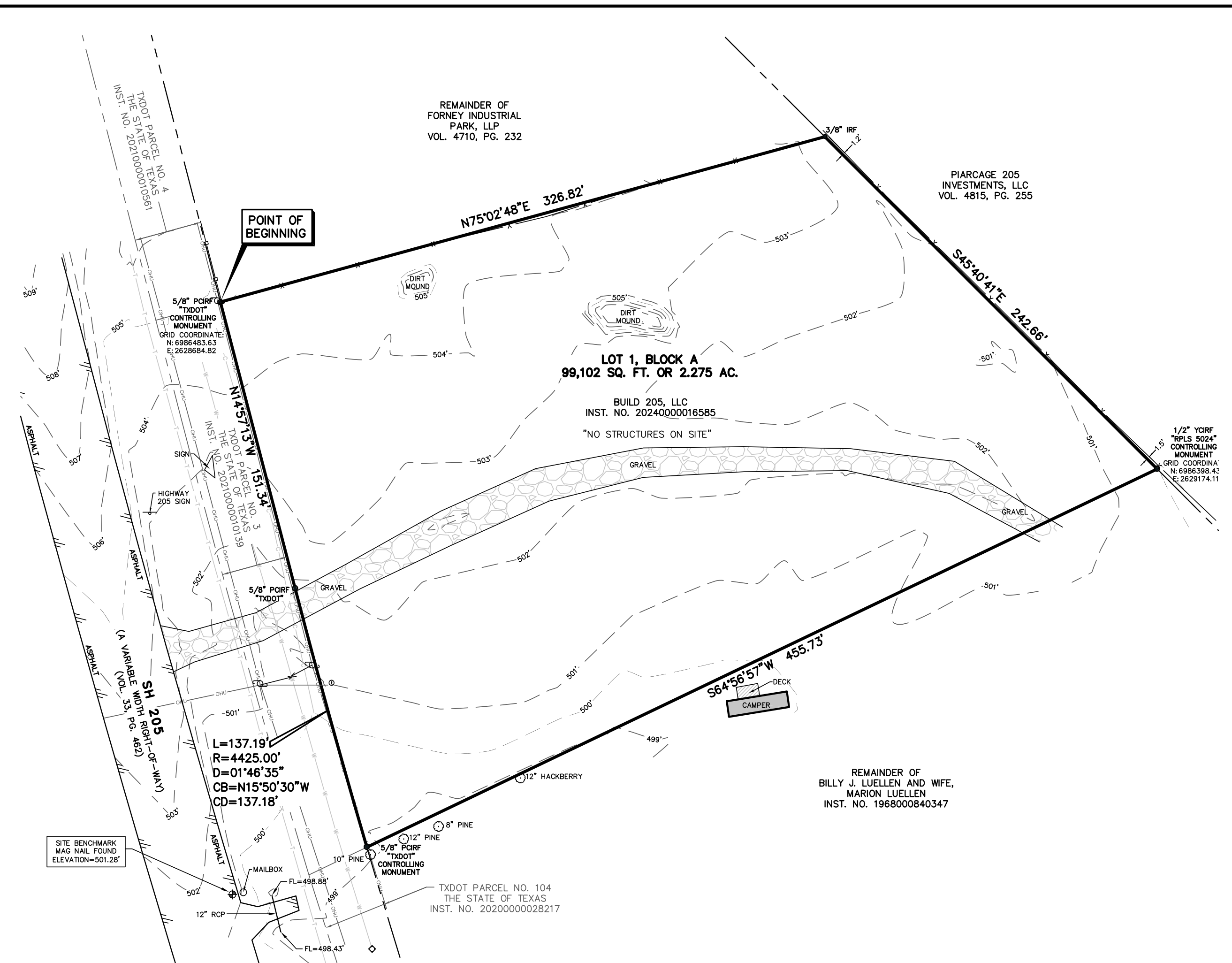
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 340.00 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this 5th day of February 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: Larry McCallister

City Secretary: Alyssa Jensen

(Seal)



OWNER'S CERTIFICATION
 WHEREAS BUILD 205, LLC, being the sole owner of a tract of land in the City of McLendon-Chisholm, Rockwall County, Texas, situated in the Whitaker Crabtree Survey, Abstract No. 107, and being all of that certain tract of land conveyed to Build 205, LLC in Special Warranty Deed recorded under Instrument Number 2024000016585, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for the northwest corner of said Build 205 tract, same being the northeast corner of that certain tract of land conveyed as TXDOT Parcel No. 3 to The State of Texas, by deed recorded in Instrument Number 2021000010139, Official Public Records, Rockwall County, Texas, same being in the south line of that certain tract of land conveyed to Forney Industrial Park, LLP, by deed recorded in Volume 4710, Page 232, Deed Records, Rockwall County, Texas, same being the southeast corner of that certain tract of land conveyed as TXDOT Parcel No. 4 to The State of Texas, by deed recorded in Instrument Number 2021000010561, Official Public Records, Rockwall County, Texas, same being in the easterly right-of-way line of SH 205 (a variable width right-of-way)(Volume 33, Page 462, Deed Records, Rockwall County, Texas);

THENCE North 75 deg. 02 min. 48 sec. East, along the common line of said Build 205 tract and said Forney Industrial tract, a distance of 326.82 feet to a 3/8 inch iron rod found for the northeast corner of said Build 205 tract, same being the southeast corner of said Forney Industrial tract, same being in the westerly line of that certain tract of land conveyed to Piarage 205 Investments, LLC, by deed recorded in Volume 4815, Page 255, Deed Records, Rockwall County, Texas;

THENCE South 45 deg. 40 min. 41 sec. East, along the common line of said Build 205 tract and said Piarage tract, a distance of 242.66 feet to a 1/2 inch iron rod with illegible yellow plastic cap found for the southeast corner of said Build 205 tract, same being the north corner of that certain tract of land conveyed to Billy J. Luellen and wife, Marion Luellen, by deed recorded in Instrument Number 1968000840347, Deed Records, Rockwall, Texas;

THENCE South 64 deg. 56 min. 57 sec. West, along the common line of said Build 205 tract and said Luellen tract, a distance of 455.73 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for the southwest corner of said Build 205 tract, same being the southeast corner of aforesaid TXDOT Parcel No. 3, same being in the easterly right-of-way line of aforesaid SH 205, same being the beginning of a non-tangent curve to the right, having a radius of 4425.00 feet and a delta angle of 01 deg. 46 min. 35 sec.;

THENCE along the common line of said Build 205 tract, said TXDOT Parcel No. 3, and said SH 205 as follows:

Along said non-tangent curve to the right, an arc distance of 137.19 feet and a chord bearing and distance of North 15 deg. 50 min. 30 sec. West, 137.18 feet to a 5/8 inch iron rod with pink plastic cap stamped "TXDOT" found for angle point;

North 14 deg. 57 min. 13 sec. West, a distance of 151.34 feet to the POINT OF BEGINNING and containing 99,102 square feet or 2.275 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE
 I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY—NOT TO BE RECORDED
 TIMOTHY R. MANKIN _____ DATE _____
 REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
 COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

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

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

I hereby certify that the above and forgoing plat of Build 205 Addition to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the ____ day of ____ 2025.

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

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

Witness my hand this ____ day of ____ 2025.

CITY SECRETARY _____ DATE _____
 CITY OF McLENDON-CHISHOLM, TEXAS

MAYOR _____ DATE _____
 CITY OF McLENDON-CHISHOLM, TEXAS

PRELIMINARY PLAT FOR CONDOMINIUM PURPOSES
LOT 1, BLOCK A
BUILD 205 ADDITION
 BEING 1 LOT
 2.275 ACRES OR 99,102 SQUARE FEET
 SITUATED IN THE
 WHITAKER CRABTREE SURVEY, ABSTRACT NO. 107
 CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF ROCKWALL

THAT WE BUILD 205, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **BUILD 205 ADDITION**, AN ADDITION TO THE CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, AND DO HEREBY TRANSFER TO PUBLIC USE THE STREET RIGHT-OF-WAYS SHOWN HEREIN. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED BUT PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITHIN SUCH EASEMENTS ARE NOT HEREBY DEDICATED AS SUCH AND MAY EITHER BE ACQUIRED OR CONSTRUCTED WITH PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS OR TRANSFERRED BY SEPARATE INSTRUMENT. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC FIRE AND POLICE UNITS GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR REPLACES UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM WITHIN THE EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF IT RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

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

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2025

BY: _____
 TERRY McCALLUM, OWNER OF BUILD 205, LLC

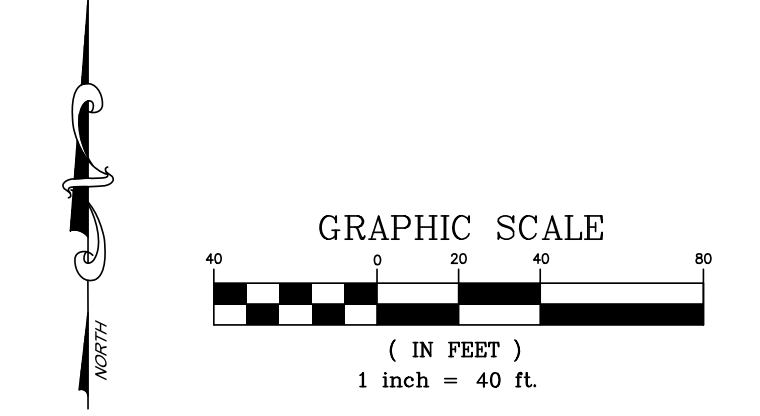
STATE OF TEXAS:
 COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERRY McCALLUM, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR _____ COUNTY

- NOTES:**
1. IRF - Iron Rod Found
 2. YCIRF - Iron Rod w/ yellow plastic cap found
 3. PCIRF - Iron Rod w/ pink plastic cap found
 4. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00014896 was used to scale grid coordinates and distances to surface.
 5. Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 on Grid Coordinate values, no scale and no projection.
 6. Elevations shown hereon are based on City of Rockwall Benchmark 20 located at FM 551 and FM 276, elevation=543.55 feet.
 7. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
 8. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of McLendon-Chisholm and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of McLendon-Chisholm withholding utilities and building permits.



LINE/TYPE TABLE

———	BOUNDARY LINE
- - - - -	ADJOINER LINE
———	CONTOUR LINE
———	OHU
———	OVERHEAD SERVICE LINE
———	EASEMENT LINE
———	BUILDING LINE
———	STREET CENTERLINE
x	WIRE FENCE

LEGEND

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	WATER MANHOLE	⊗	SIGN
⊗	IRR. CONTROL VALVE	⊗	WATER METER	⊗	TRAFFIC SIGNAL POLE	⊗	LIGHT POLE
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT	⊗	TELEPHONE MANHOLE	⊗	JUNCTION BOX
⊗	POWER POLE	⊗	WATER VALVE	⊗	SWB MANHOLE	⊗	CONCRETE
⊗	DOWN GUY	⊗	TRANSFORMER PAD	⊗	GAS MANHOLE	⊗	BOLLARD
⊗	S.S. MANHOLE	⊗	ELECTRIC METER	⊗	VAULT	⊗	COVERED AREA
⊗	CLEAN OUT	⊗	STORM DRAIN MANHOLE	⊗	HANDICAP SPACE	⊗	A/C PAD

ENGINEER:
 REAL ESTATE BUY DESIGN LLC
 908 AUDELIA ROAD
 SUITE 365
 RICHARDSON, TX 75081
 469-426-6906
 CONTACT: BRYAN HULL

OWNER:
 BUILD 205, LLC
 803 VILLAGE GREEN
 ROCKWALL, TX 75087
 TERRY McCALLUM

JOB NO.: 23-0912	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com		SHEET
DATE: 02/07/2025			1
SCALE: 1" = 40'	1612 HART STREET SUITE 201 SOUTHLAKE, TEXAS 76092 817-481-1806 (O)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
DRAWN: J.B.W.	tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977		1