



AGENDA

Planning & Zoning Commission Regular Meeting

Thursday, April 15, 2021

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 7:00 PM

Page

1. CALL TO ORDER
2. APPROVAL OF MINUTES
 - 2.1. Action Regarding the Minutes of March 25, 2021 Planning & Zoning Meeting
[03.25.21 P&Z Meeting](#)
3. ITEMS FOR CONSIDERATION
 - 3.1. Discussion and action regarding a request by Stephen Davis representing Land Solutions SV, LLC for Final Plat approval for Sonoma Verde Phase 4C, 29.703 acres consisting of 43 residential lots and two open space lots generally located southeast of Hwy 205 and League Rd.
[Phase 4C Application](#)
[Staff recommendation Sonoma Verde Phase 4C Final Plat](#)
[Sonoma Verde Phase 4C Final Plat](#)
 - 3.2. Discussion and action regarding an application by Stephen Davis representing Land Solutions SV, LLC for Preliminary Plat approval of Sonoma Verde Phase 3, consisting of 57.4187 acres of land to include 169 residential lots and four open space lots generally located southeast of Hwy 205 and League Rd.
[Phase 3 Application](#)
[Staff recommendation](#)
[Sonoma Verde Phase 3 Preliminary Plat](#)
 - 3.3. Discussion and action regarding a request by Chad Prince for a Final Plat of Chad Prince Addition to include one residential lot on 2.5 acres located in both Rockwall and Kaufman Counties and in McLendon-Chisholm Extraterritorial Jurisdiction (ETJ).
[Application](#)
[Staff Recommendation](#)
[Chad Prince Addition Final Plat](#)
 - 3.4. Discussion and action regarding an application by Stephen Davis Representing Land Solutions SV, LLC for Preliminary Plat approval of Soma Verde Phase 5, consisting of 61.389 acres to include 79

residential lots and two open space lots.

[Phase 5 Application](#)

[Staff Recommendation](#)

[Preliminary Plat](#)

3.5. Discussion regarding status of Comprehensive Plan Update.

3.6. Discussion and action regarding a request for a Final Plat approval for McLendon-Chisholm Municipal Addition consisting of 15.008 acres to include 4 City owned lots.

40 - 43

[Staff recommendation MC city hall](#)

[McLendon-Chisholm Municipal Addition Final Plat](#)

3.7. Discussion and action regarding setting future meeting dates and agenda items.

4. ADJOURN

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the Planning & Zoning Commission of McLendon-Chisholm, Texas was posted on or before 5:00 p.m., April 9, 2021 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**Planning & Zoning Commission
City of McLendon-Chisholm, Texas
Regular Meeting Minutes
Thursday, March 25, 2021**

The Planning & Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Thursday, March 25, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

Members Present:	Lesley Schwalje	Chairperson
	Shari London	Commissioner
	Daniel Tucker	Commissioner
	Daniela Swindoll	Commissioner
	Jody Wright	Commissioner
Absent:	Brian Lane	Commissioner (Alternate)
	Brad Martin	Commissioner (Alternate)
Staff Present:	Lisa Palomba	City Administrator
	Shelly Green	City Secretary

1. CALL TO ORDER

Chairperson Schwalje called the meeting to order at 6:32 p.m.

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

Chairperson Schwalje gave the invocation and led the pledges.

3. CITIZEN COMMENTS

None

4. APPROVAL OF MINUTES

4.1. February 25, 2021 Regular Meeting

MOTION: Approve minutes as presented.

MADE BY: Commissioner Tucker
SECONDED BY: Commissioner Swindoll
APPROVAL: Unanimous

5. ITEMS FOR CONSIDERATION

- 5.1. Presentation by Abra Nusser, Project Manager for Kimley-Horn, followed by discussion regarding the Comprehensive Plan update including the role of Planning & Zoning Commission, adoption process and timeline, establishing a Comprehensive Plan Advisory Committee (CPAC), public input, identifying stakeholders, and related matters. plan as required by the Planned Development District language.

Abra Nusser, senior project Manager with Kimley Horn, presented the plan as prepared for the update of the McLendon-Chisholm Comprehensive Plan.

Our Target with the Comprehensive Plan:

- Update the Vision that was established previously in the comprehensive plan taking into consideration the growth and development that has taken place.
- Economic Development – figuring out what we want to see and how we want to see it and figuring out how to make that happen.
- Character & Vitality – where we see character that is important to us or things that we want to preserve and looking at strategies to do that but also where there isn't any character like undeveloped properties – what kind of things do we want to see in the future.
- Preservation & Regulatory Foundation – it's very important that we have a vision and policy so that in the future when we made new ordinances or do rezoning requests, we really have a foundation that we're working from.

Role of Comp Plan:

- Sets a Vision for the community for the next 15 to 20 years
- Establishes policies to manage growth and achieve the Vision, including for rezoning requests
- Provides a framework for other plans, improvements, investments, and budgetary decisions.

Time for An Update:

- Last update was in 2016, and comprehensive plans should be updated every three to five years
- City has experienced growth and development, and more is coming
 - What do we want it to look like?
- Existing conditions and Community sentiment have evolved based on new context
- Community Survey will shed new light on preferences and perceptions, as well as set a baseline for future survey

Project Team:

- Abra Nusser, AICP – Project Manager
- Jade Broadnax, AICP Candidate – Assistant Project Manager
- Jake Gutekunst, P.O. (TX) – Assistant Project Manager
- Emily Drake, ASLA – Design

- Jeff Whitacre, P.E., AICP, PTP – Mobility & Infrastructure
- Brad Lonberger, LEED AP, CNU-A – Economics & Placemaking

Community Engagement:

Tools

- Project Website
 - Periodic Updates
 - Collaborative Engagements
 - Community Survey
 - Live Project Timeline
 - Contact Information
 - Document Library
- Social Media
 - Facebook Posts to Drive Community to the Project Website for Updates & Engagement
- Community Survey
 - Available for Three Weeks (March-April)
 - Strengths, Weaknesses, Opportunities, Challenges, and Topic-Specific Questions
 - Community Survey Report
- Meetings
 - In-Person Community Forum
 - Virtual Community Review of Draft Concepts & Highlights
 - Up to 7 Stakeholder Interviews
 - 3 CPAC Meetings
 - 3 P&Z Meetings (Including Tonight and Public Hearing)
 - 4 City Council Meetings

Comprehensive Plan:

Advisory Committee:

- 9-13 Members
- City representatives and Stakeholders
 - OPTION: 2 P&Z, 2 EDC, 5 General Public
- 3 Meetings
 - Get Policy Direction at Key Points
 - Attendance of each representative is imperative
 - Meetings are purposeful and a lot of content is covered; some review in advance is required
 - Level heads, respectful, and solution-oriented

P&Z Role

- Attend Community Forum and share your ideas online – encourage others to do the same
- Provide direction at three key points in the process, including plan adoption (including tonight)
- Share feedback at any stage throughout the process with Staff or the Consultant Team

- Champion and approve the final plan

Community Forum

In Person

- Strengths, Weaknesses, Opportunities, Threats/Challenges
- Utilize Community Survey to structure activities
- Social media and City Communications to get the word out about the event
- Tentatively scheduled for May
- CDC guidelines or local restrictions, whichever is strictest, at the time of event will be followed (digital event is possible should conditions deteriorate)

Existing Conditions

Community Snapshot:

- Study Area Map
- Market Factors
- Brief History of McLendon-Chisholm
- Current Plans Hierarchy and Relevance
- Existing Maps and Analysis
 - Land Use, Zoning, Utilities, and Drainage

Plan Topics

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

- Introduction & Plan Context
- Economic Vitality
- Land Use & Design
- Mobility & Connectivity
- Infrastructure, Resources, & Energy
- City Services & Facilities (incl. Parks and Recreation)
- Implementation & Monitoring

Tentative Timeline

Community Survey – March-April 2021

Stakeholders Interviews – March-May 2021

Community Forum 1 – May 2021

Draft Plan – June-July 2021

Concepts & Highlights Refinement – July-Aug 2021

Adoption – by September 14, 2021

Flexibility to allow for changes in engagement due to COVID-19 – timeline can be faster or slower.

Next Steps:

Create CPAC
Compile List of Stakeholders

Prepare and Launch Project Website with Community Survey

Ms. Nusser addressed concerns and questions from the Commission.

5.2. Discussion and action regarding setting future meeting dates for upcoming agenda items.

The next meeting was scheduled for April 15, 2021 at 7:00 p.m.

6. ADJOURN

MOTION: ADJOURN MEETING

MADE BY: Commissioner London
SECONDED BY: Commissioner Wright
APPROVAL: Unanimous

Commission Chairperson Schwalje adjourned the meeting at 7:28 p.m.

ATTEST:

APPROVED:

Rochelle Green, City Secretary

Lesley Schwalje, Chairperson



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 3/1/21

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): _____ Current Zoning: PD - SINGLE FAMILY

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

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

Proposed Use for Property: Single-Family

Applicant Name: Stephen Davis

Company: Taylor Duncan Interests, LLC

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

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

Owner Name: Land Solutions SV, LLC

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

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

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

Other Information: Sonoma Verde, Phase 4C

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 6,750 to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202__.

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

Signature of Applicant: _____

(Seal)

City Secretary: _____



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

DATE: April 7, 2021

APPLICANT: Stephen Davis

LOCATION: Southeast corner of the Intersection of Sonoma Verde Subdivision

PLANNING AND ZONING COMMISSION HEARING DATE: April 15, 2021

REQUEST:

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

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

REPRESENTATIVE: Stephen Davis

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

Conditions:

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

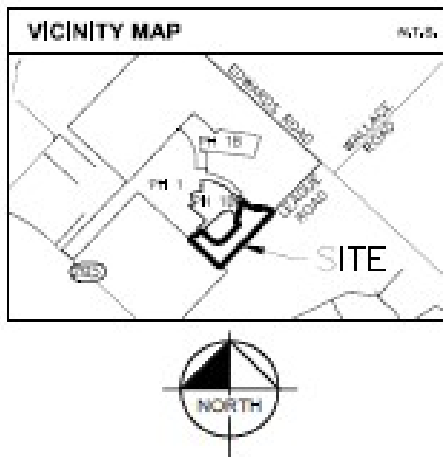
BACKGROUND INFORMATION:

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

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

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

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

**Thoroughfares/streets:**

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

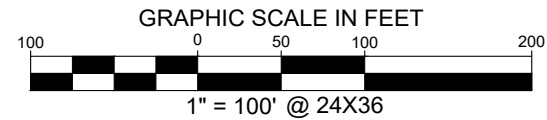
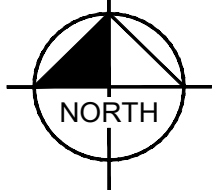
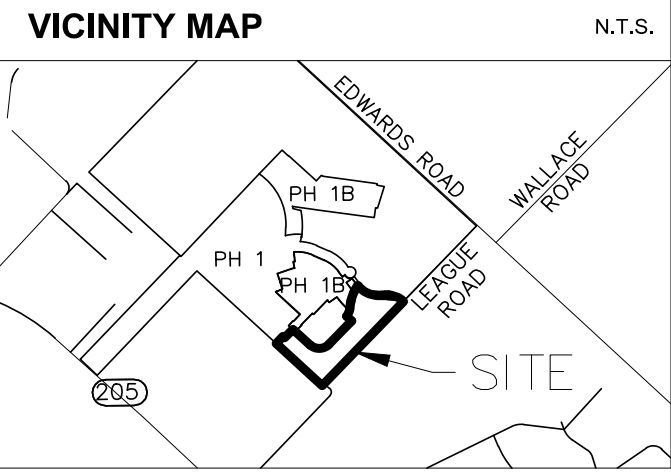
City Engineer's Conditions:

1. Include in the legend if not defined elsewhere MFFE = Minimum Finish Floor Elevation.
2. Referencing the grading sheets, the MFFE elevations shown on the Final Plat are lower than the minimum Finished Pad elevations shown on the grading sheets.

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

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

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



LEGEND

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

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJACENT LINE
---	BUILDING SETBACK

NOTES:

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

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

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

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

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

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

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

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

FINAL PLAT SONOMA VERDE PHASE 4C

29.703 ACRES

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

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

Kimley»Horn

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

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

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

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

DWG NAME: K.CEL - SURVEY 06890805-SONOMA VERDE/PHASE 4C/FINAL PLAT 4C.DWG PLOTTED BY: ALLEN STEPHEN 2/26/2021 1:53 AM LAST SAVED: 2/26/21 4:25 PM

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

PHASE 4 C
FIELD NOTE DESCRIPTION
29.763 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

With said curve to the right, an arc distance of 75.25 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 14°22'21", a radius of 300.00 feet, a chord bearing and distance of South 84°24'50" East, 75.06 feet;

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

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

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

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

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

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

FINAL PLAT
SONOMA VERDE
PHASE 4C

29.703 ACRES

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

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

Kimley»Horn

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

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

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

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

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

DWG NAME: K-COE_SURVEY\068508065-SONOMA VERDE\DWG\PHASE 4C\FINAL PLAT 4C.DWG PLOTTED BY: ALLEN, STEPHEN 2/26/2021 8:56 AM LAST SAVED: 2/26/2021 4:25 PM



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 3/1/21

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): _____ Current Zoning: Single Family

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

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

Proposed Use for Property: Single-Family Residential Development

Applicant Name: Stephen Davis

Company: Taylor Duncan Interests, LLC

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

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

Owner Name: Land Solutions SV, LLC

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

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

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

Other Information: Sonoma Verde, Phase 3

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$30,165 to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant: _____

(Seal)

City Secretary: _____



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

DATE: April 7, 2021

APPLICANT: Stephen Davis

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

PLANNING AND ZONING COMMISSION HEARING DATE: April 15, 2021

REQUEST:

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

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

REPRESENTATIVE: Stephen Davis

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

Conditions:

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

BACKGROUND INFORMATION:

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

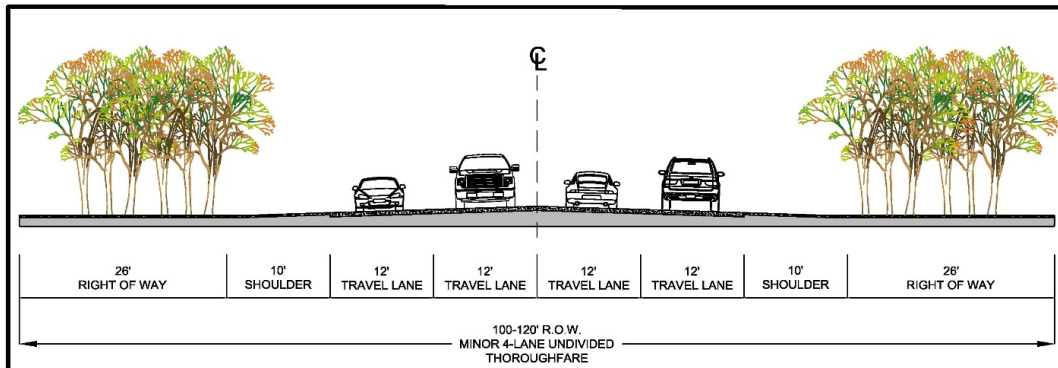
The subject property is a portion of a larger planned development district located north of League Road, west of Edwards Road, east of SH 205, and south of FM 550.

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

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

**Thoroughfares/streets:**

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

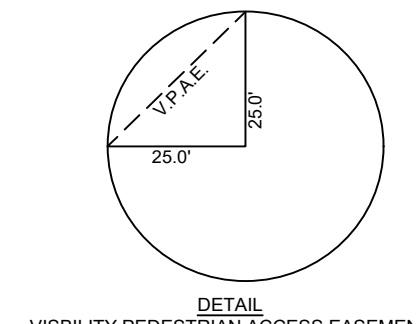
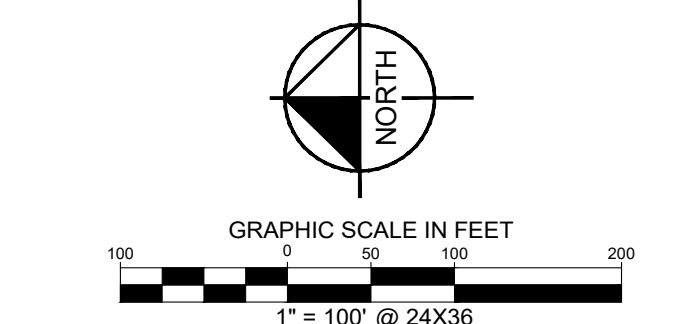


City Engineer's Conditions:

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

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

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



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

NOTES:

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

ALL CORNERS ARE A 5/8 INCH IRON ROD WITH CAP STAMPED "H" AND "SS OTHER THAN 100".

THE LIMITS OF THE PROPOSED 100-YEAR FLOODPLAIN ARE BASED OFF A FLOOD STUDY BEING PREPARED BY CARDINAL STRATEGIES THAT WILL BE SUBMITTED TO THE CITY FOR REVIEW. THE CITY MAY REQUEST A REVISION TO THE STUDY. DURING THE REVISION PROCESS, A LOW-FR-1 WILL BE SUBMITTED TO FEMA TO ADDRESS THE REVISIONS BASED FLOOD ELEVATIONS FOR LOTS 1-32, BLOCK AC.

THE MINIMUM FINISHED FLOOR ELEVATIONS FOR LOTS 1-32 BLOCK AC SHALL BE A MINIMUM OF 2' ABOVE THE 100-YEAR BASE FLOOD ELEVATION. THE CONSTRUCTION PLAN REVIEW FLOOD STUDY OR THE FEMA APPROVED LOW-FR-1, WHICHEVER IS GREATER.

ACCORDING TO MAP NO. 48392030.10, DATED SEPTEMBER 26, 2008, THE NATIONAL FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROPERTY IS IN "ZONE A," THIS FLOOD ZONE STATUS DOES NOT CREATE LIABILITY ON THE SURVEYOR.

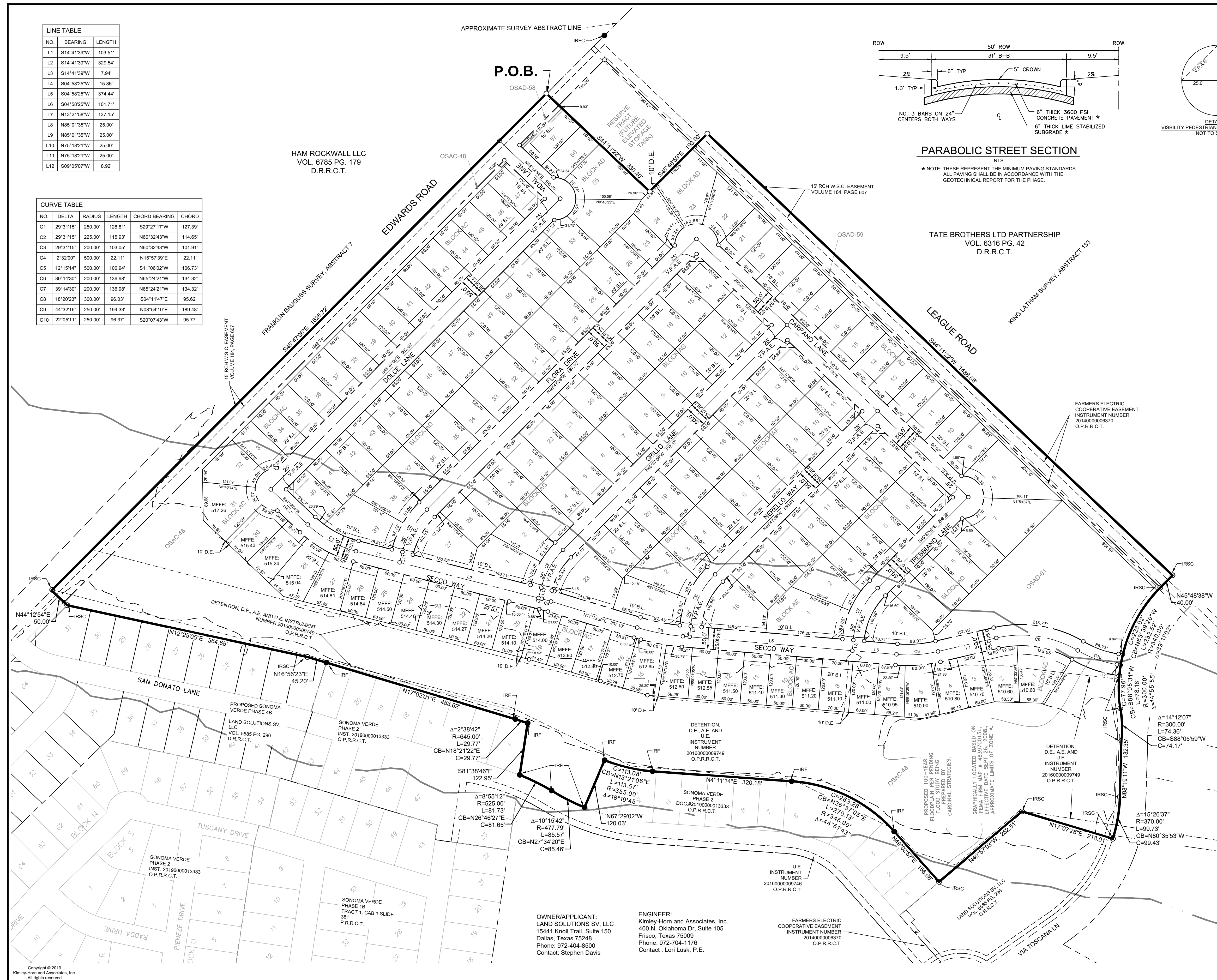
ON LOTS LESS THAN 10,000 SQUARE FEET, EVERY THIRD LOT SHALL HAVE A MINIMUM FRONT YARD SETBACK THAT IS AT LEAST 3 FEET GREATER THAN THE MINIMUM FRONT YARD SETBACK.

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

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

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

Kimley»Horn					
400 N. Oklahoma Drive, Suite 105 Celina, Texas 75609			Tel. No. (469) 501-2200 FIRM # 10194503		
Scale 1" = 100'	Drawn by SPA	Checked by KHA	Date 02/24/2021	Project No. 069309035	Sheet No. 1 OF 2



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

PHASE 3
FIELD NOTE DESCRIPTION
67.4187 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE North 40°57'03" West, continuing over and across said Land Solutions tract, a distance of 252.51 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the westerly line of said Land Solutions tract same being common with the easterly line of Sonoma Verde Phase 2 an addition to the city of Rockwall, according to the plat filed of record in Instrument Number 20180000013333, Plat Record, Rockwall County, Texas for corner of this tract;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED

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

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

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

Witness my hand this ____ day of _____, 2020.

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

Planning & Zoning Commission
City of McLendon-Chisholm, Texas

DATE
Date
Date

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OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

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

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

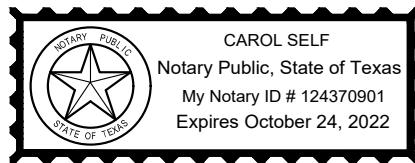
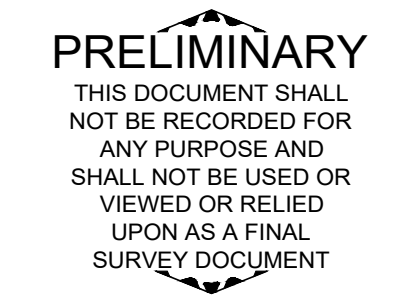
SEAN PATTON, R.P.L.S. NO. 5660
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2200

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

PRELIMINARY PLAT
SONOMA VERDE
PHASE 3

57.4187 ACRES

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

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

CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

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

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

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

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

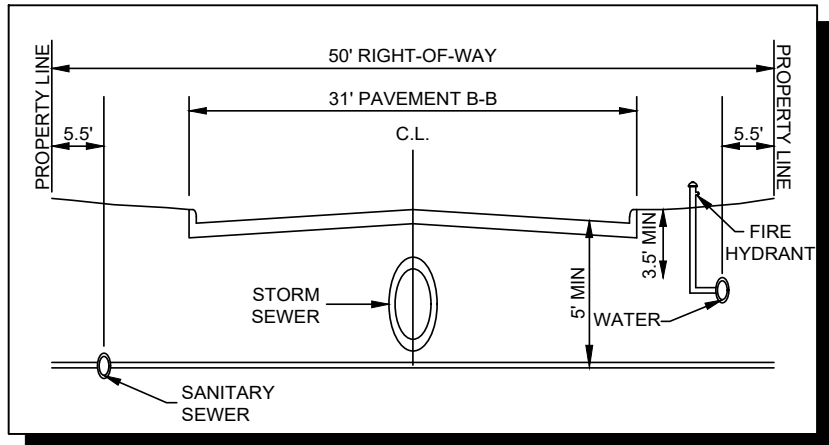
ECR:BERGER COLE 2/24/2021 3:44 PM LAST SAVED 2/16/2021 7:28 AM



The map shows a residential area with a grid of streets. A specific area is highlighted in gray, labeled 'PROJECT LOCATION PHASE 3' with an arrow. This area is bounded by Edwards Rd to the north, Wallace Rd to the east, and Leach Rd to the south. Other streets shown include 1550, 1205, and 1200.

LEGEND

TYPICAL UTILITY LOCATION

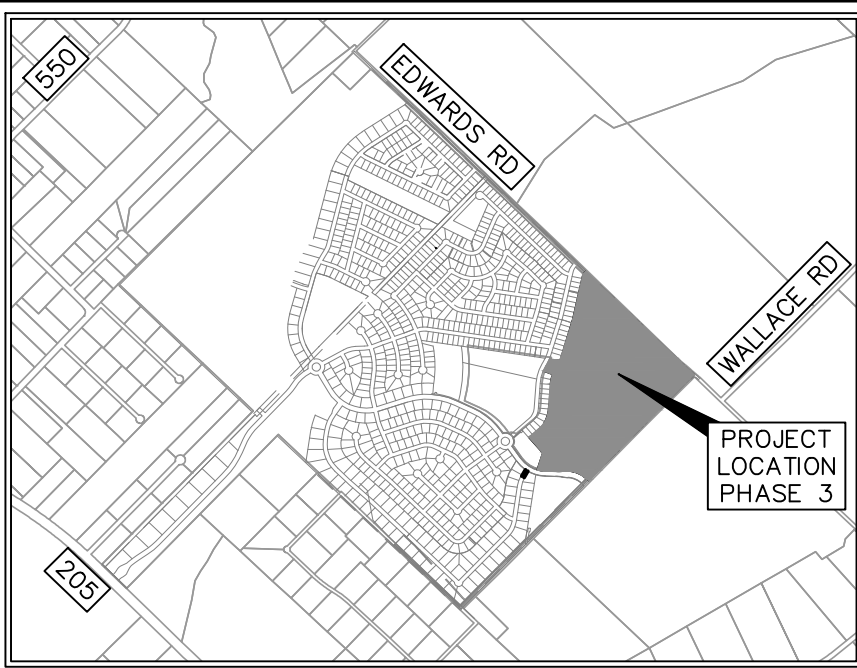
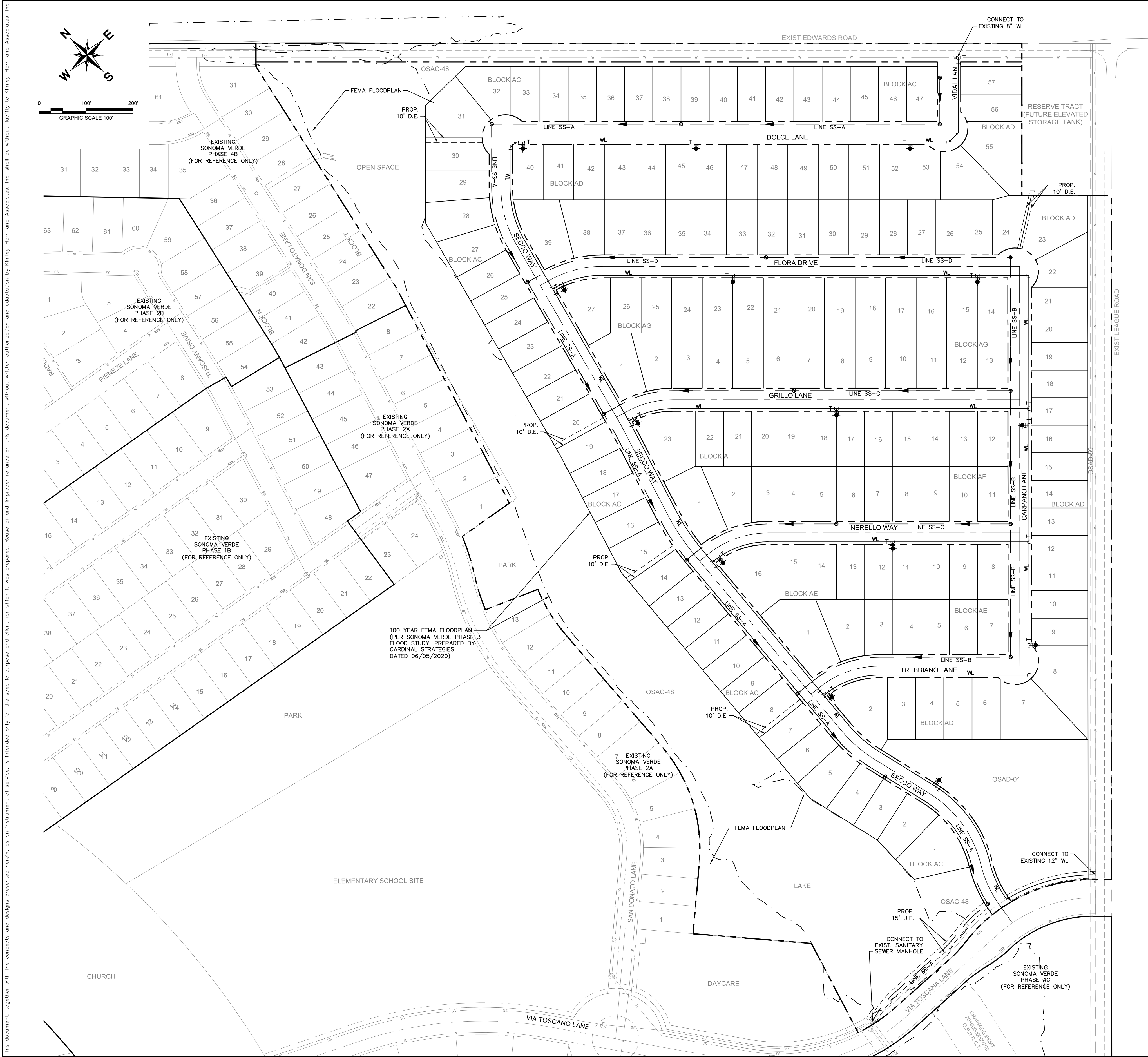


Q100 = C*I*A
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
0.35 (OPEN SPACE)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 10 MINUTES (RESIDENTIAL) = 9.22 I
TC OF 20 MINUTES (OPEN SPACE) = 7.02 I
A = DRAINAGE AREA IN ACRES

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

PLOTTED BY ECKEBERGER, COLE 2/24/2021 3:31 PM
 DWG NAME K:\CEL_CIVIL\069109060\SONOMA VERDE\CAD\PHASE 3 & 5\PRELIMINARY\PLAN SHEETS\PHASE 3\D-1 - PRELIMINARY DRAINAGE PLAN\

PLOTTED BY: ECKENBERGER, COLE 2/26/2021 3:44 PM
 LAND SOLUTIONS SV, LLC
 15441 KNOLL TRAIL, SUITE 150
 DALLAS, TX 75248
 Tel: (972) 325-1412
 Contact: STEPHEN DAVIS
 LAST SAVED: 2/26/2021 4:45 PM
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Eckenberger and Associates, Inc. shall be without liability to Eckenberger and Associates, Inc.



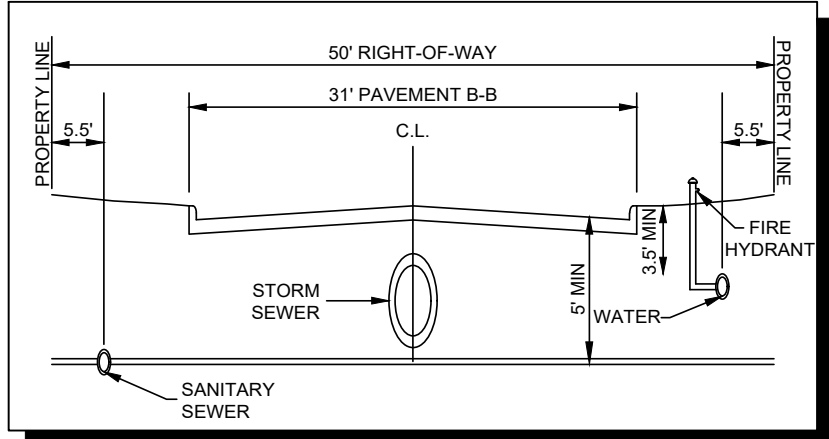
VICINITY MAP

SCALE: 1" = 2,000'

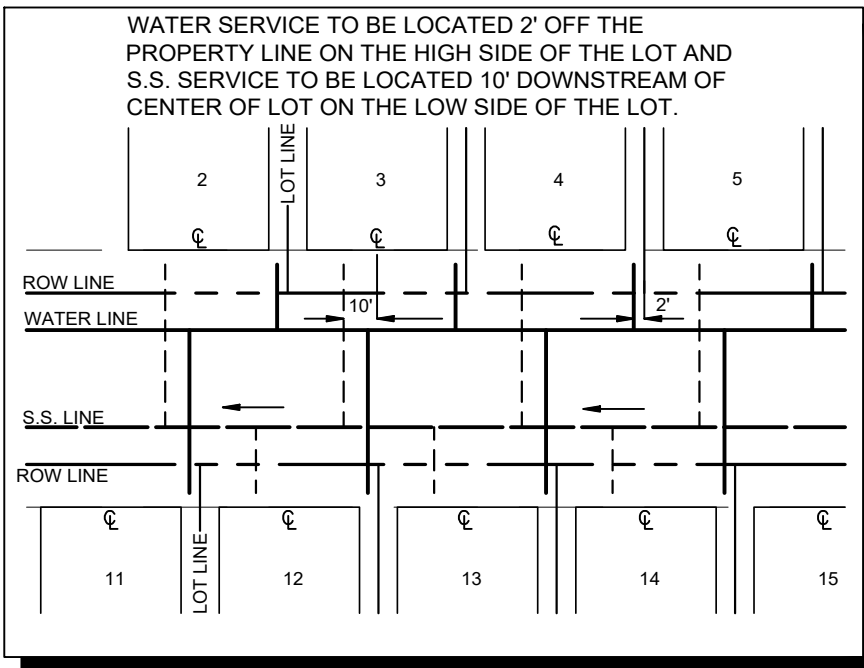
UTILITY LEGEND

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

TYPICAL UTILITY LOCATION



TYPICAL LOT SERVICE DETAIL



UTILITY GENERAL NOTES

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

PRELIMINARY UTILITY PLAN
FOR
SONOMA VERDE PHASE 3

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

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



\$780.00

PRINCE
780 CORNSTALK RD.

**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 03/22/2021

Items Submitted. Check all that Apply:

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

General Information:

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

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 180.00 to cover the cost of this application, and an initial deposit of \$ 600.00 for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of MARCH, 2021.

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

Signature of Applicant: _____

(Seal)

City Secretary: _____

Page 2 of 2

Page 27 of 43



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

DATE: April 8, 2021

APPLICANT: Chad Lee Prince

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

PLANNING AND ZONING COMMISSION HEARING DATE: April 15, 2021

REQUEST:

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

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

REPRESENTATIVE: Chad Lee Prince

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

Condition: Change the caption "Minor Plat" to "Final Plat".

BACKGROUND INFORMATION:

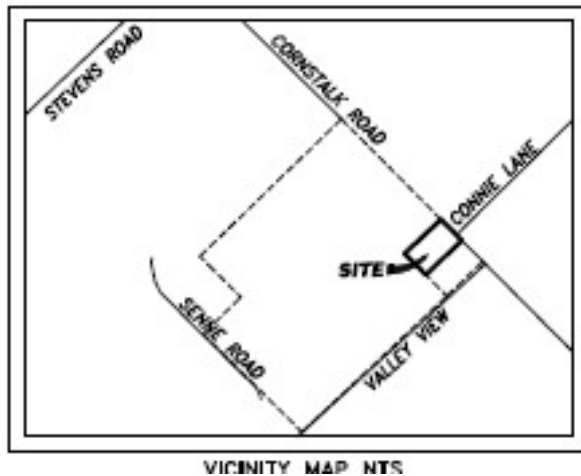
The subject property is a 2.5-acre tract of land located generally at the west side of the intersection of Connie Lane and Cornstalk Road. The applicant is dedicating sufficient right of way with this plat to provide one-half of the required right of way of 70 feet for the future expansion of Cornstalk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

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

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

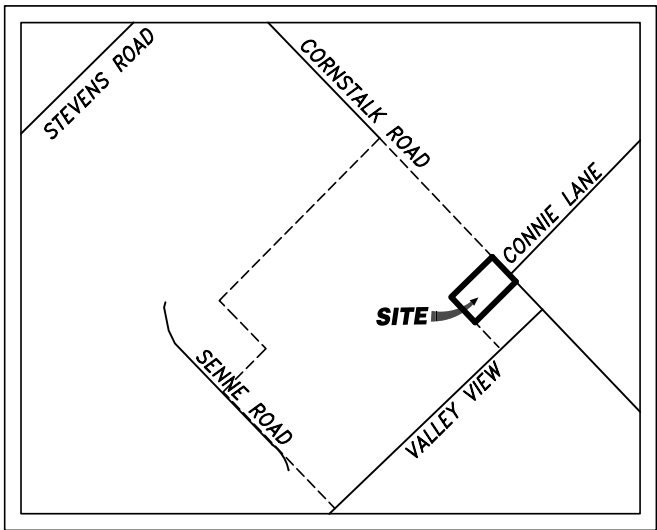
- (A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;
- (B) The proposed development will be of the same use and of comparable density as adjacent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

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

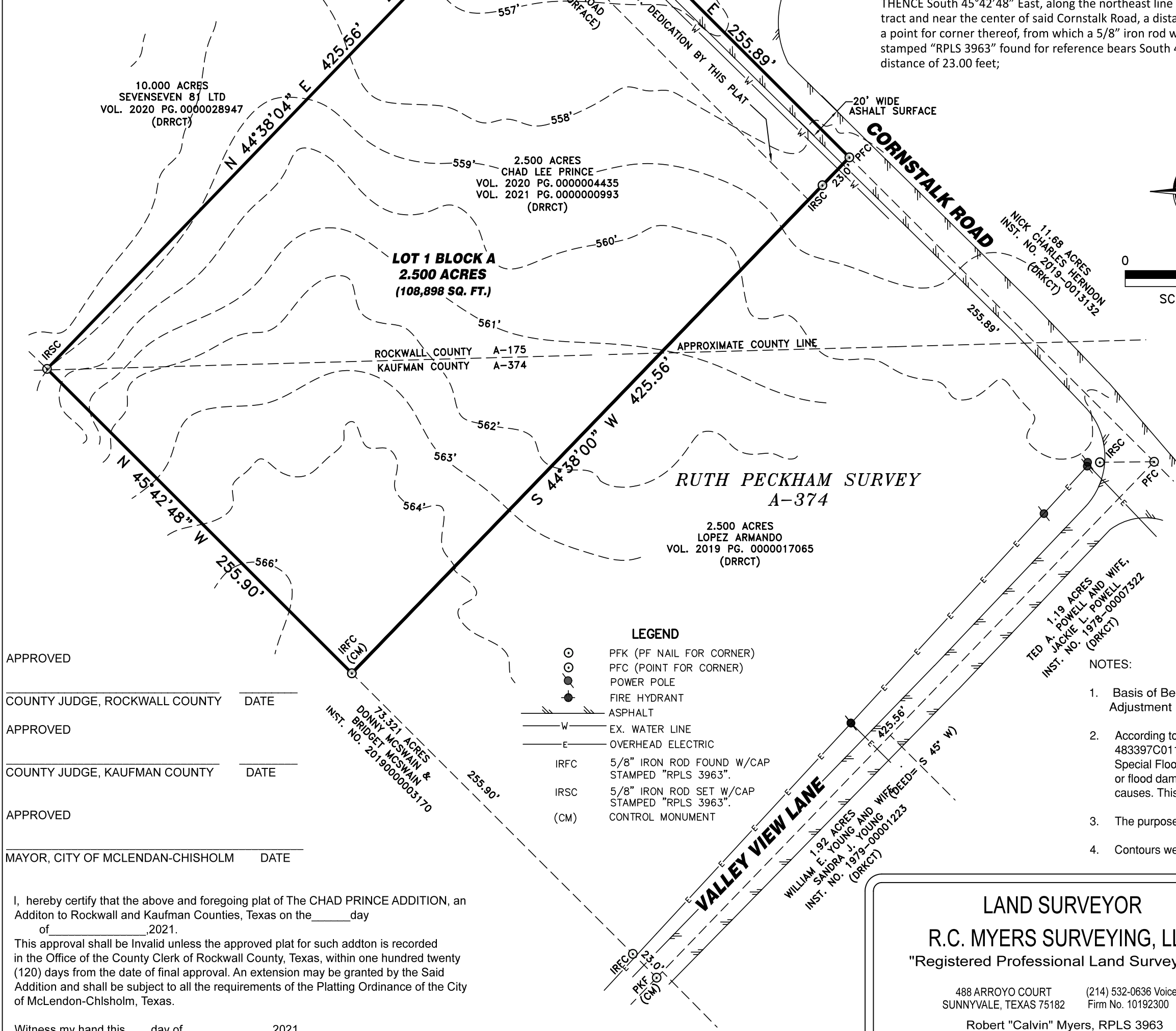


Thoroughfares/streets:

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



VICINITY MAP NTS



APPROVED _____
COUNTY JUDGE, ROCKWALL COUNTY DATE _____

APPROVED _____
COUNTY JUDGE, KAUFMAN COUNTY DATE _____

APPROVED _____
MAYOR, CITY OF MCLENDON-CHISHOLM DATE _____

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

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

Witness my hand this _____ day of _____, 2021.

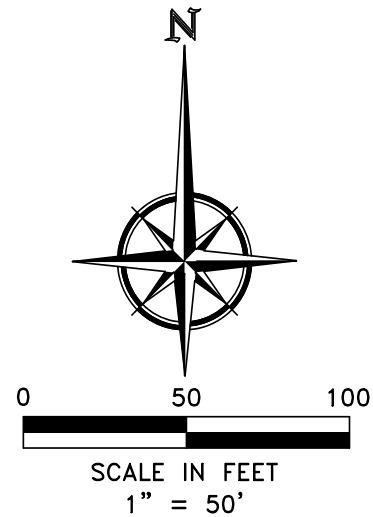
City Secretary, City of McLendon-Chlsholm, Texas

OWNERS CERTIFICATE:
STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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



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

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

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

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

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

By: _____
Chad Lee Prince

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

'Notary Public in and for the State of Texas

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

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

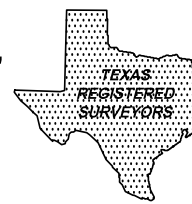


NOTES:

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

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

488 ARROYO COURT (214) 532-0636 Voice
SUNNYVALE, TEXAS 75182 Firm No. 10192300
Robert "Calvin" Myers, RPLS 3963
rcmsurveying@gmail.com



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

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



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 3/1/21

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): _____ Current Zoning: Single Family

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

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

Proposed Use for Property: Single-Family Residential Development

Applicant Name: Stephen Davis

Company: Taylor Duncan Interests, LLC

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

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

Owner Name: Land Solutions SV, LLC

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

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

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

Other Information: Sonoma Verde, Phase 5

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$14,435 to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant:  (Seal)

City Secretary: 



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

DATE: April 7, 2021

APPLICANT: Stephen Davis

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

PLANNING AND ZONING COMMISSION HEARING DATE: April 15, 2021

REQUEST:

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

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

REPRESENTATIVE: Stephen Davis

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

Conditions:

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

BACKGROUND INFORMATION:

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



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

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

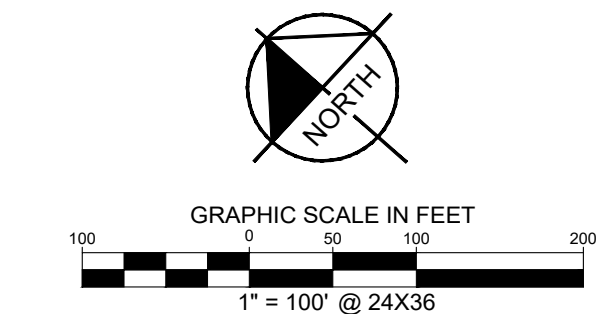
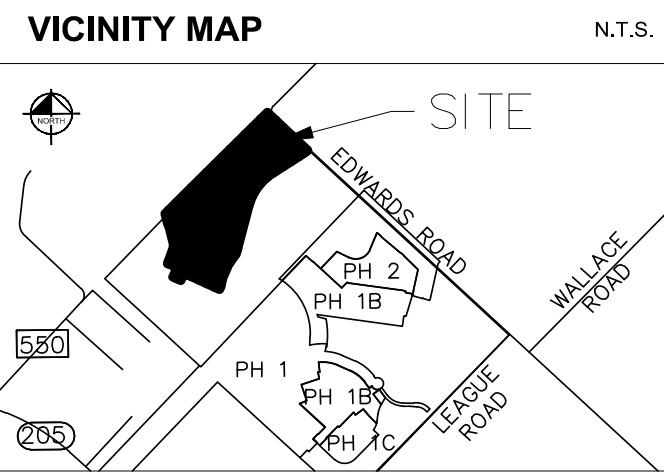
The preliminary plat application for Phase 5 is consistent with the amended development plan, the zoning regulations for the Planned Development District and the applicable subdivision regulations.

Thoroughfares/streets:

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

City Engineer's Conditions:

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



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

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJONER LINE
---	BUILDING SETBACK

NOTES:

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

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

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

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

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

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

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

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

PRELIMINARY PLAT
SONOMA VERDE
PHASE 5

61.389 ACRES

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

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

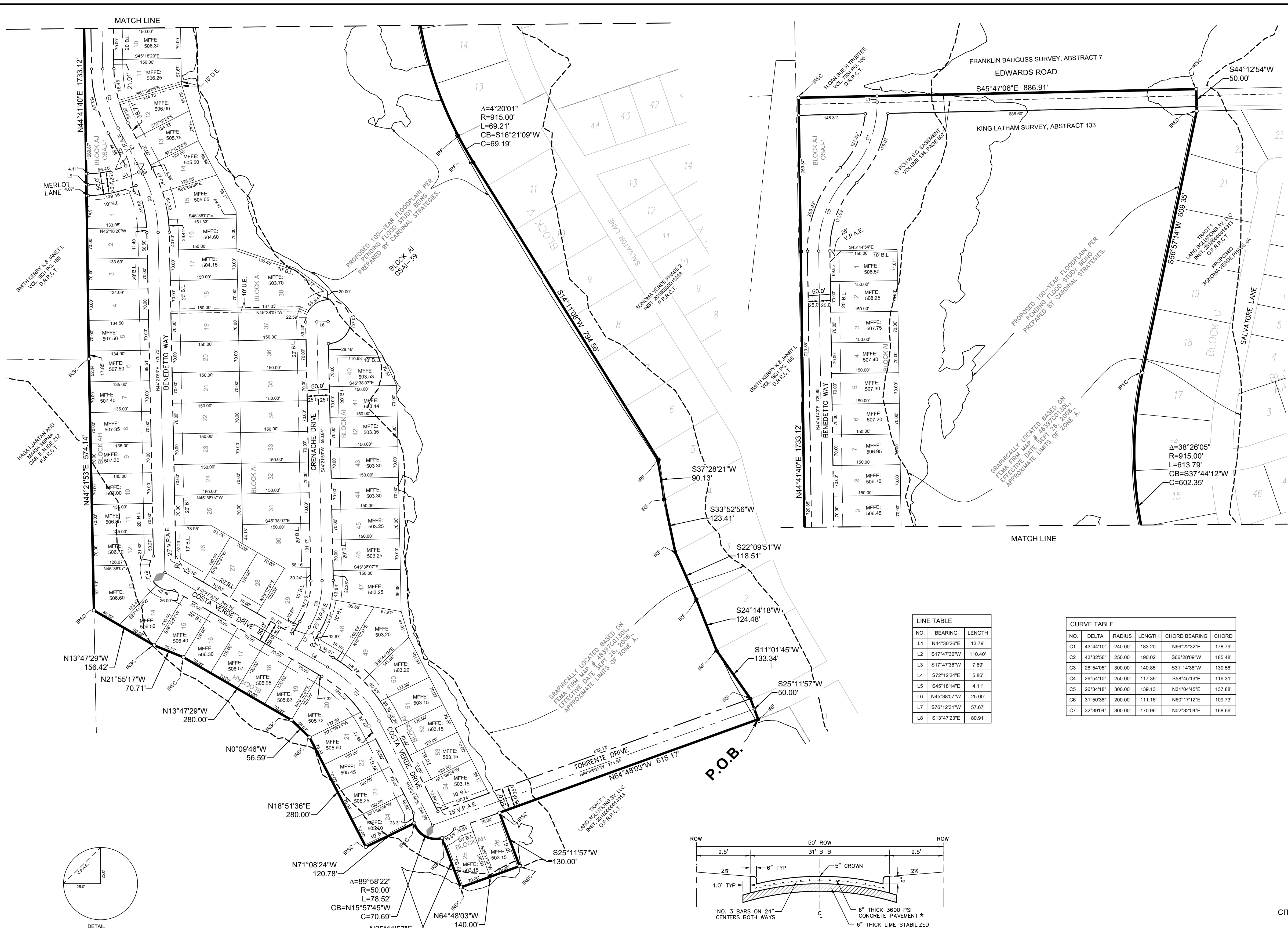
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

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

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

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

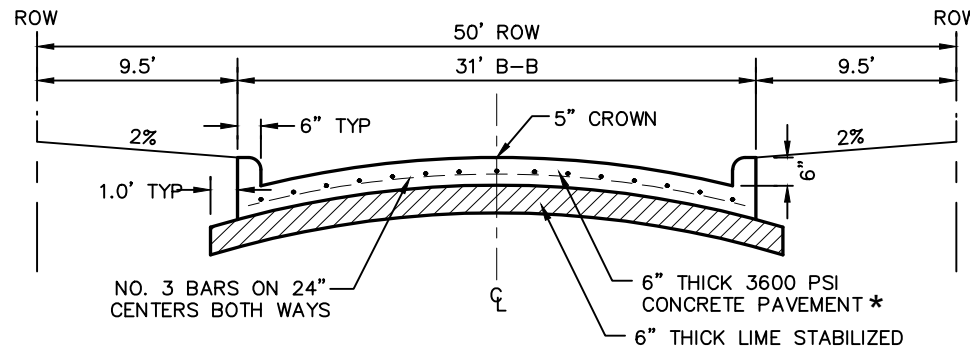


LINE TABLE

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

CURVE TABLE

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



PARABOLIC STREET SECTION

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

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

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

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

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DATE: 02/24/2021 10:00:00 AM BY: KHA

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

PHASE 5
FIELD NOTE DESCRIPTION
61.3885 ACRES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

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

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF ROCKWALL §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

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

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

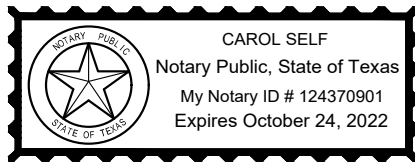
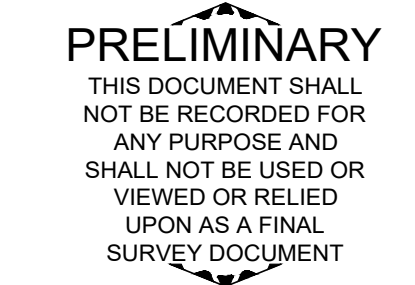
SEAN PATTON, R.P.L.S. NO. 5660
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone 469-501-2200

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PRELIMINARY PLAT
SONOMA VERDE
PHASE 5

61.389 ACRES

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

79 RESIDENTIAL LOTS
2 OPEN SPACE LOT

KING LATHAM SURVEY,
ABSTRACT NO. 133
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

Kimley»Horn

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

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

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

DWG NAME: K:\CSE_SURVEY\069309035-SONOMA VERDE\DWG\PHASE 5 PLOT.DWG PLOTTED BY: ECKEBERGER, COLLEEN LAST SAVED: 10/16/2020 9:24 AM

APPROVED

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

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

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

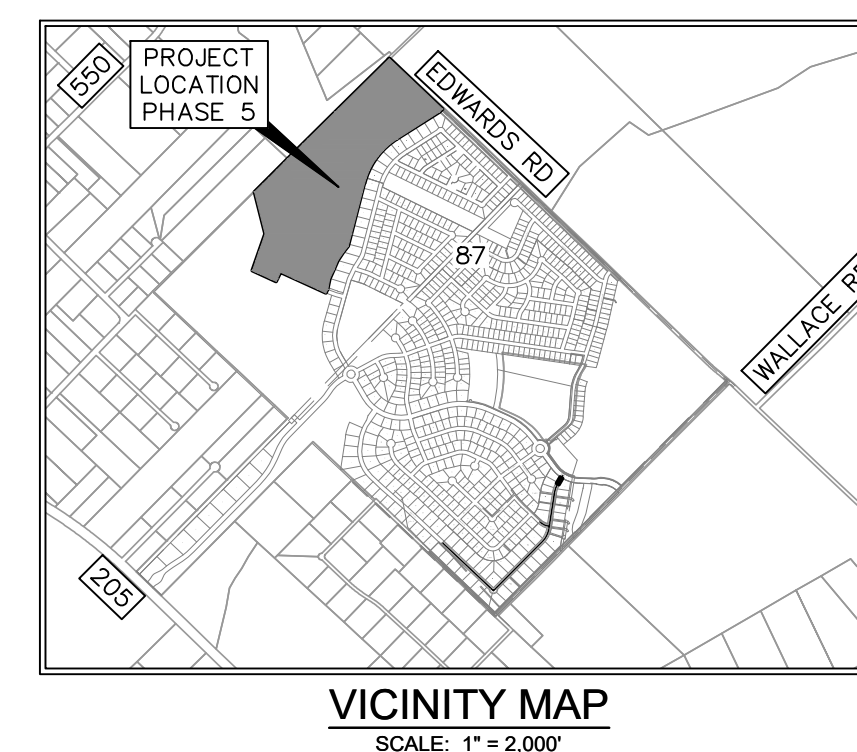
Witness my hand this the ____ day of _____, 2020.

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

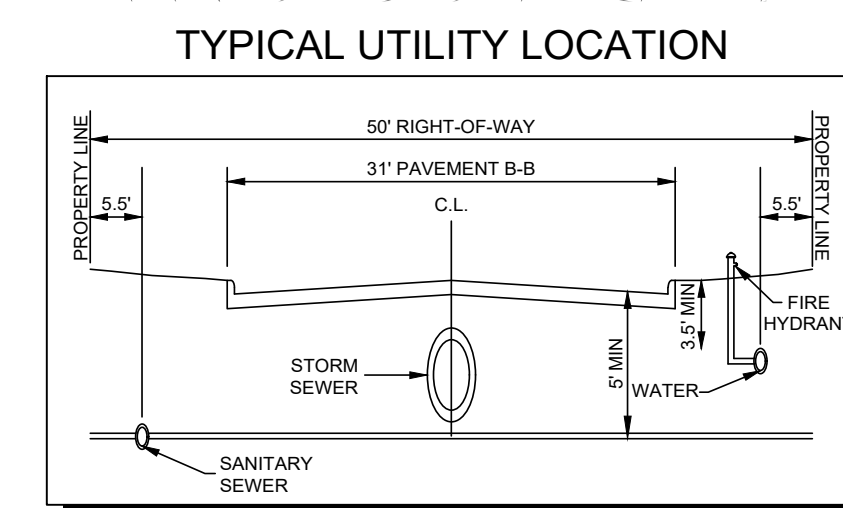
Planning & Zoning Commission
City of McLendon-Chisholm, Texas

DATE
Date
Date

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



Q100 = C*I*A

Q = FLOW IN CUBIC FEET PER SECOND (CFS)

C = RUNOFF COEFFICIENT = 0.50 (RESIDENTIAL)
0.35 (OPEN SPACE)

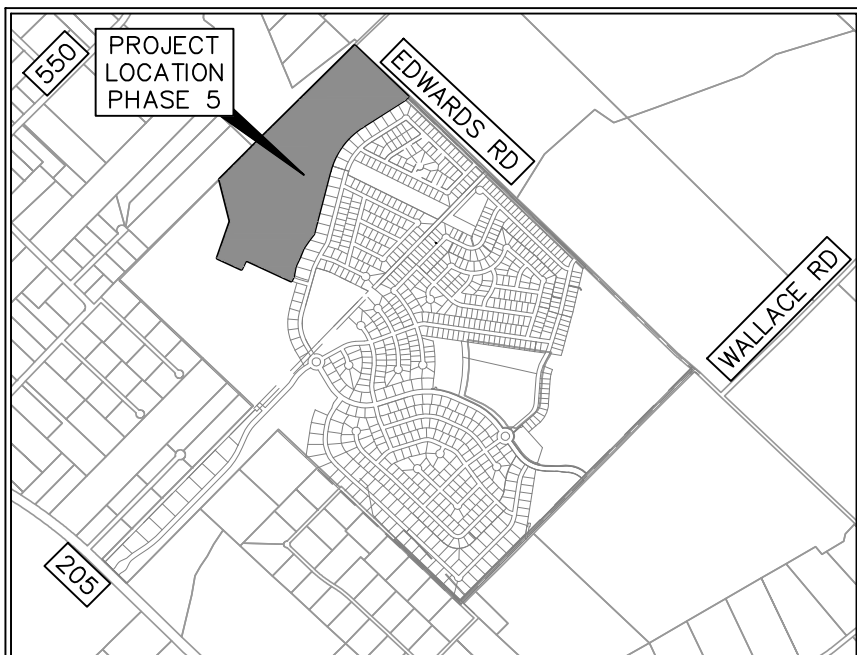
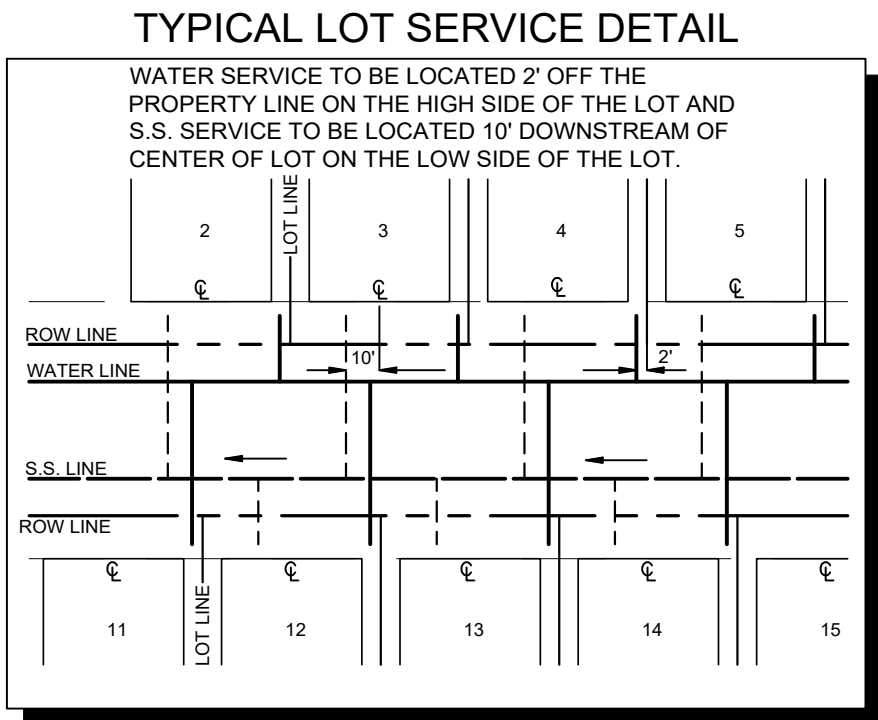
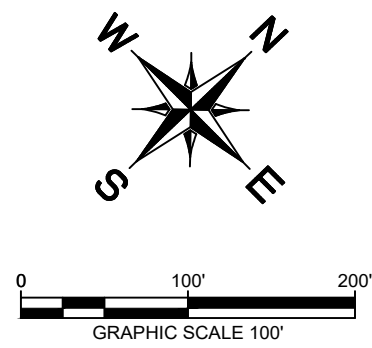
I = INTENSITY (TIME OF CONCENTRATION = TC)

TC OF 10 MINUTES (RESIDENTIAL) = 9.22 IN/HR
TC OF 20 MINUTES (OPEN SPACE) = 7.02 IN/HR

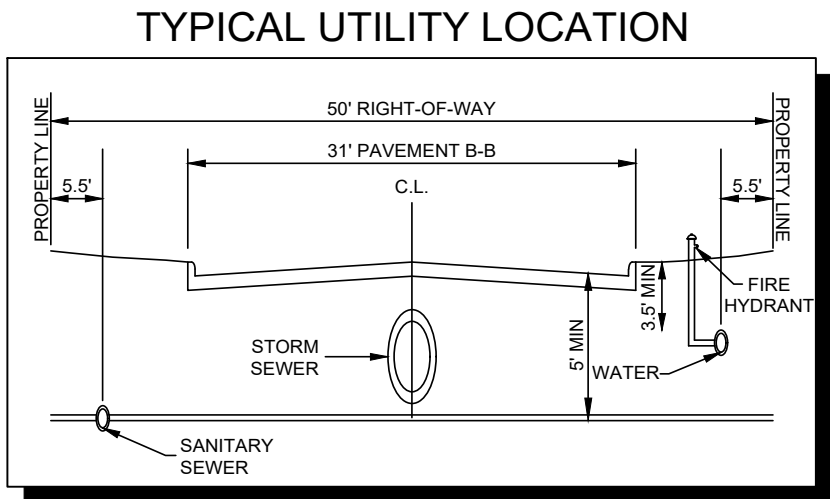
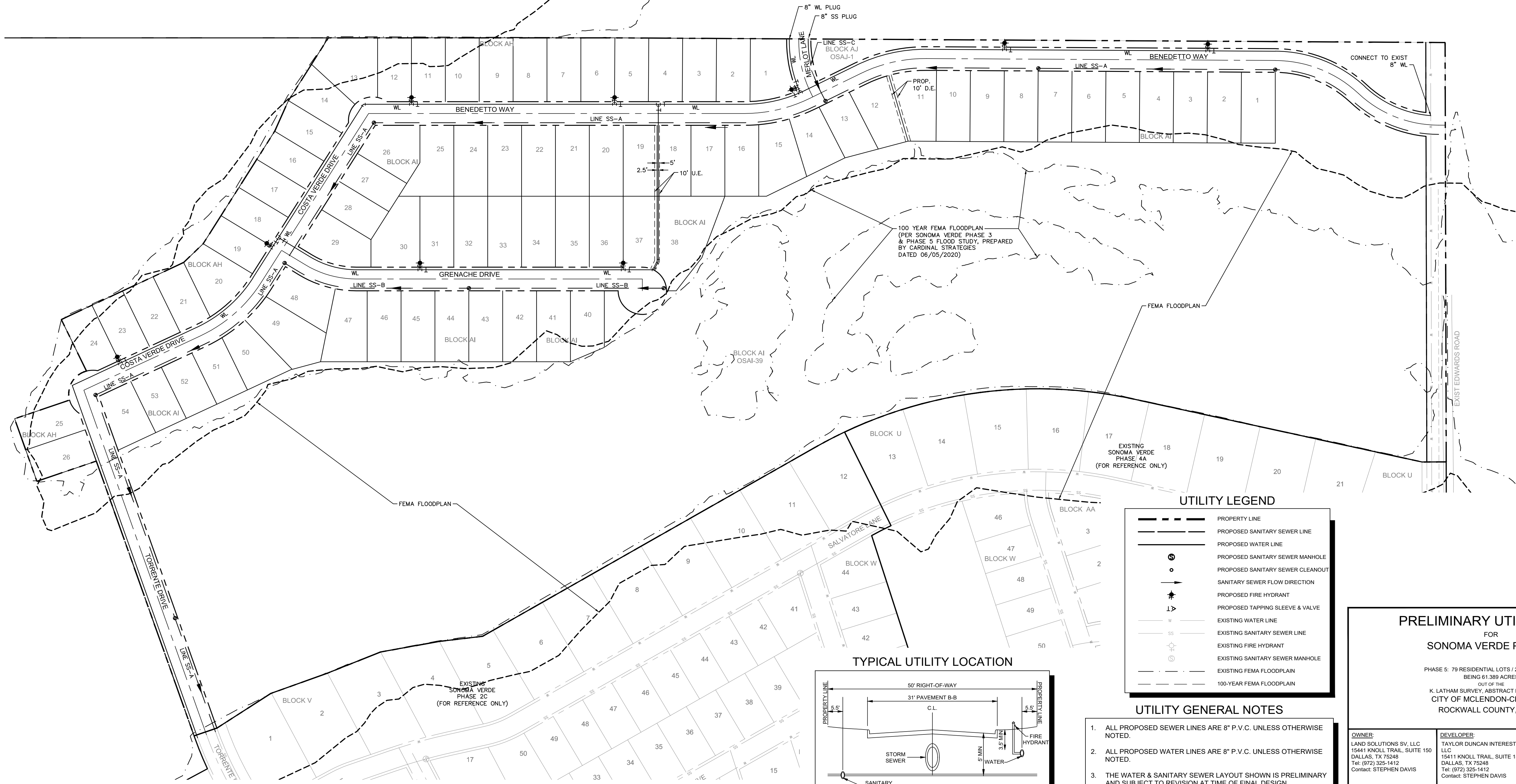
A = DRAINAGE AREA IN ACRES

PRELIMINARY DRAINAGE PLAN FOR SONOMA VERDE PHASE 5			
PHASE 5: 79 RESIDENTIAL LOTS / 2 OPEN SPACES BEING 61.389 ACRES OUT-OF-THE K. LATHAM SURVEY, ABSTRACT NO. 133 IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS			
<u>OWNER:</u> LAND SOLUTIONS SV, LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS	<u>DEVELOPER:</u> TAYLOR DUNCAN INTERESTS, LLC 15411 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS	<u>ENGINEER/SURVEYOR:</u> Kimley-Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 501-1200 Contact: Lori E. Lusk, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE
AS SHOWN		FEBRUARY 2010	
DATE		KH PROJECT NO.	

ENCLOSURE 1: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 2: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 3: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 4: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 5: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 6: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 7: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 8: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 9: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 10: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 11: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
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ENCLOSURE 99: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5
ENCLOSURE 100: PRELIMINARY UTILITY PLAN (PUP) FOR SONOMA VERDE PHASE 5



VICINITY MAP
SCALE: 1" = 2,000'



UTILITY LEGEND

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

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

PRELIMINARY UTILITY PLAN
FOR
SONOMA VERDE PHASE 5

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

OWNER: LAND SOLUTIONS SV, LLC 15441 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS	DEVELOPER: TAYLOR DUNCAN INTERESTS, LLC 15411 KNOLL TRAIL, SUITE 150 DALLAS, TX 75248 Tel: (972) 325-1412 Contact: STEPHEN DAVIS	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Dr., Suite 105 Celina, TX 75009 Tel: (469) 501-2200 Contact: Lori E. Luik, P.E.
--	--	---

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



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

DATE: April 8, 2021

APPLICANT: City of McLendon-Chisholm

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

PLANNING AND ZONING COMMISSION HEARING DATE: April 15, 2021

REQUEST:

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

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

REPRESENTATIVE: Lisa Palomba, City Administrator

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

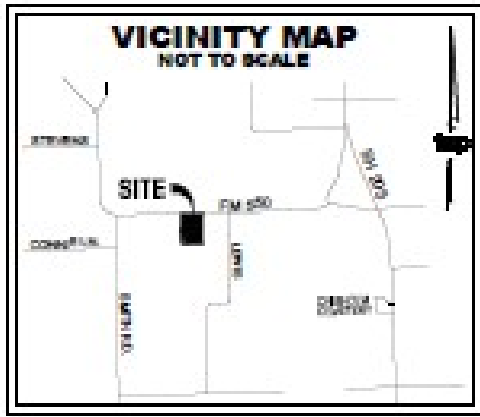
Condition: Change the proposed street name on "Street A" to a more representative street name.

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

Condition: Compliance with any requirements from the City Engineer.

BACKGROUND INFORMATION:

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



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

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

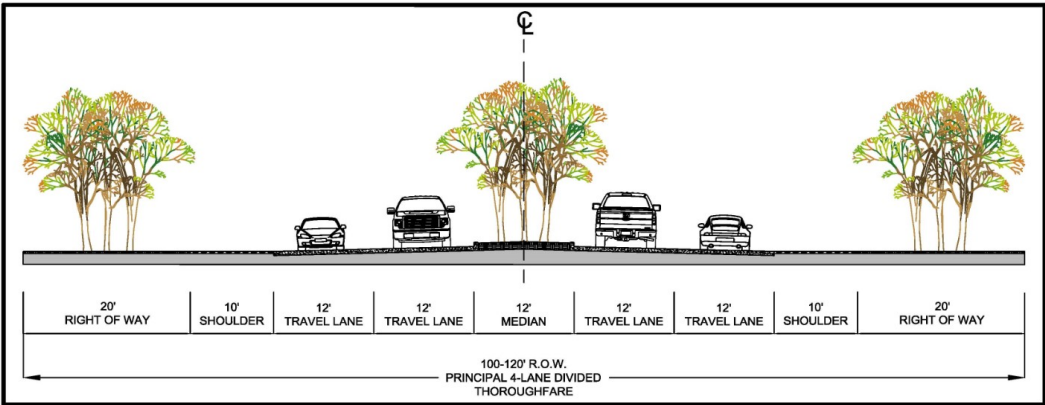
- (A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;
- (B) The proposed development will be of the same use and of comparable density as adjacent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

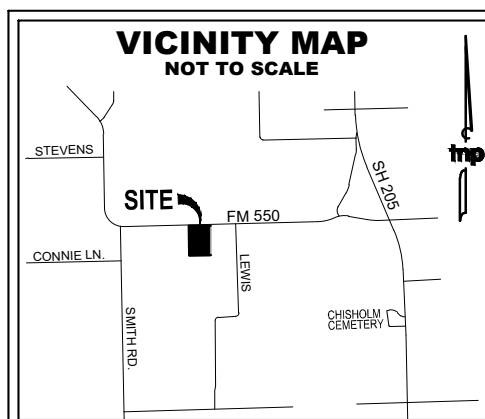
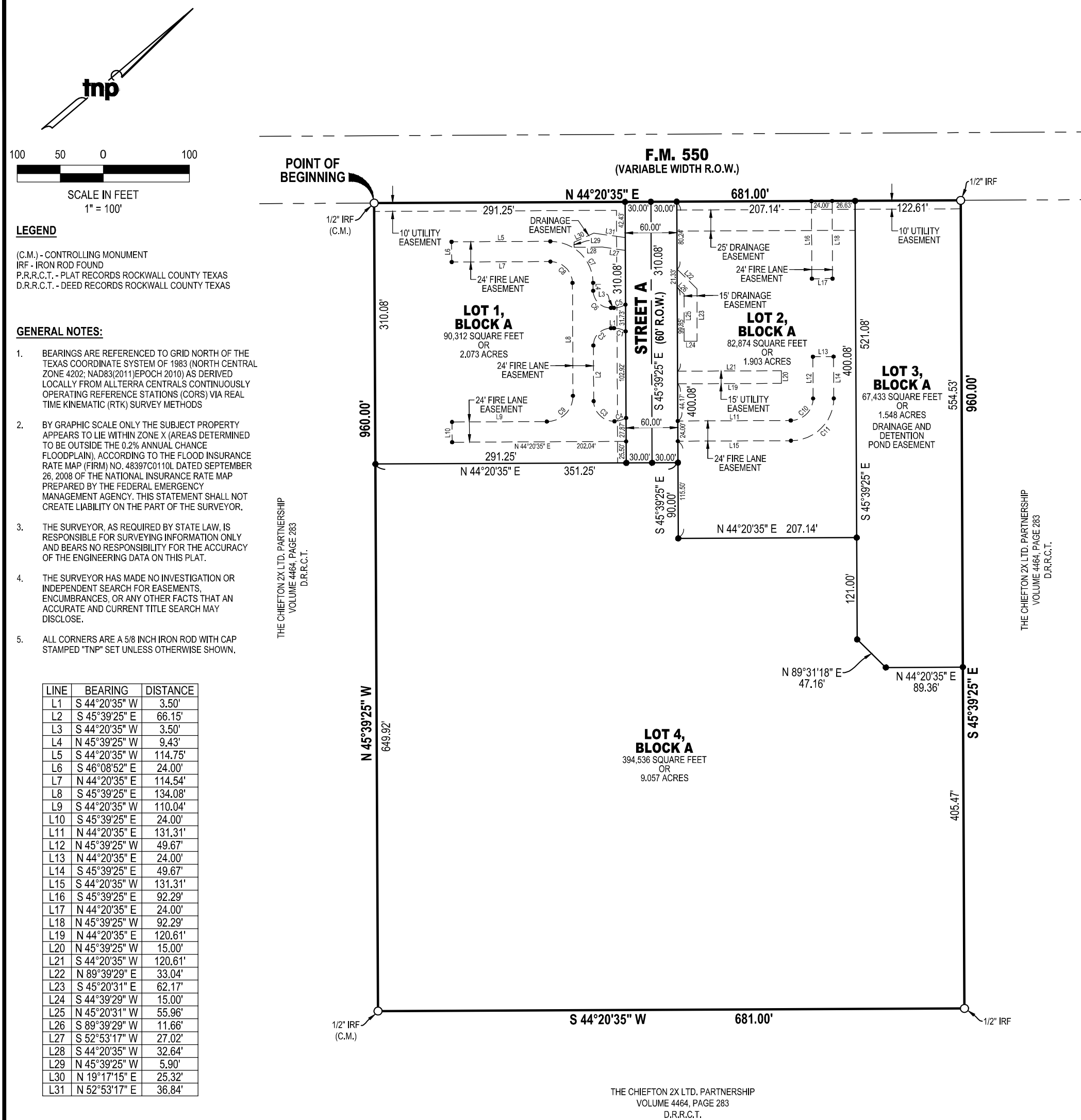
The City has elected to combine the preliminary and final plats into one final plat.

Thoroughfares/streets:

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

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



**APPROVED**

I hereby certify that the above and foregoing Final Plat of LOTS 1, 2, 3 AND 4, BLOCK A, MCLENDON-CHISHOLM MUNICIPAL ADDITION to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the ____ day of _____, 2021.

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

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

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

City Secretary
City of McLendon-Chisholm, Texas

Mayor
City of McLendon-Chisholm, Texas

Date

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.50'	31°57'57"	14.23'	S 60°19'34" W	14.04'
C2	20.50'	90°00'00"	32.20'	S 00°39'25" E	28.99'
C3	24.00'	90°00'00"	37.70'	N 89°20'35" E	33.94'
C4	25.50'	31°57'57"	14.23'	N 28°21'37" E	14.04'
C5	25.50'	31°57'57"	14.23'	S 28°21'37" W	14.04'
C6	20.50'	90°00'00"	32.20'	S 89°20'35" W	28.99'
C7	49.50'	90°00'00"	77.75'	S 89°20'35" W	70.00'
C8	25.50'	90°00'00"	40.06'	N 89°20'35" E	36.06'
C9	30.50'	90°00'00"	47.91'	S 00°39'25" E	43.13'
C10	26.00'	90°00'00"	40.84'	N 00°39'25" W	36.77'
C11	50.00'	90°00'00"	78.54'	S 00°39'25" E	70.71'

OWNER'S DEDICATION

STATE OF TEXAS }
COUNTY OF ROCKWALL }

That we do hereby adopt this plat designating the herein described property as the Final Plat of LOTS 1, 2, 3 AND 4, BLOCK A, MCLENDON-CHISHOLM MUNICIPAL ADDITION, an addition to The City of McLendon-Chisholm, Rockwall County, Texas and do hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. The easements shown thereon are hereby reserved for purposes indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use, the maintenance of paving on the utility and access easements is the responsibility of the property owner. no building, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or part of any building, 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 on the easements, and all public utilities shall at all times have the full right to ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all Platting Ordinances, Rules, Regulations and Resolutions of The City of McLendon-Chisholm, Rockwall County, Texas.

Executed this the ____ day of _____, 2021.

CITY OF MCLENDON-CHISHOLM

Name: _____

Title: _____

STATE OF TEXAS }
COUNTY OF ROCKWALL }

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, _____, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 2021.

Notary Public in and for The State of Texas

OWNERS CERTIFICATE

STATE OF TEXAS }
COUNTY OF ROCKWALL }

WHEREAS the City of McLendon-Chisholm is the owner of a tract of land situated in the King Latham Survey, Abstract Number 133, being all of three tracts of land described by deed to the City of McLendon-Chisholm recorded in Instrument Number 20130000499269, Volume 7229, Page 245 and Volume 7229, Page 245 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on for the west corner of said City of McLendon Chisholm tract recorded in Volume 7229, Page 249, also lying on the southeast line of F.M. 550, (variable R.O.W.).

THENCE North 44 degree 20 minutes 35 seconds East, along the southeast line of said F.M. 550, same being the northwest line of said City of McLendon-Chisholm tracts recorded in Volume 7229, Page 249 and Instrument Number 20130000499269, a distance of 681.00 feet to a 1/2 inch iron rod found for the north corner of said City of McLendon Chisholm tract recorded in Instrument Number 20130000499269;

THENCE South 45 degrees 39 minutes 25 seconds East, departing the southeast line of said F.M. 550 along the northeast line of said City of McLendon Chisholm tract recorded in Instrument Number 20130000499269, a distance of 960.00 feet to a 1/2 inch iron rod found for the east corner of same;

THENCE South 44 degrees 20 minutes 35 seconds West, along the southeast line of said City of McLendon Chisholm tract recorded in Instrument Number 20130000499269, a distance of 681.00 to a 1/2 inch iron rod found for the south corner of same;

THENCE North 45 degrees 39 minutes 25 seconds West, along the southwest line of said City of McLendon Chisholm tracts recorded in Instrument Number 20130000499269, Volume 7229, Page 245 and Volume 7229, Page 249, a distance of 960.00 feet to the POINT OF BEGINNING containing 653,760 square feet or 15.008 acres of land.

SURVEYORS CERTIFICATE

I, Brian Maddox, do hereby certify, that I prepared this plat from an actual and accurate survey on the ground by me and that all corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Regulations of McLendon-Chisholm, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief.

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

Brian J. Maddox, R.P.L.S. No. 5430

STATE OF TEXAS }
COUNTY OF COLLIN }

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared, Brian J. Maddox, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the ____ day of _____, 2021.

Notary Public in and for The State of Texas

FINAL PLAT
MCLENDON-CHISHOLM
MUNICIPAL ADDITION
LOTS 1, 2, 3 AND 4, BLOCK A
653,760 SQUARE FEET
15.008 ACRES

BEING ALL OF THREE TRACTS OF LAND DESCRIBED BY DEED TO THE CITY OF MCLENDON-CHISHOLM RECORDED IN INSTRUMENT NUMBER 20130000499269, VOLUME 7229, PAGE 245 AND VOLUME 7229, PAGE 245 OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS.

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

OWNER
CITY OF MCLENDON-CHISHOLM
1371 West FM 550
McLendon-Chisholm, TX 75032

PROJECT INFORMATION

Project No.: MLD 21067
Date: March 25, 2021
Drawn By: JM
Scale: 1"=100'
SHEET 1 of 1



SURVEYOR
TEAGUE NALL AND PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnppinc.com