**AGENDA**
**PLANNING & ZONING COMMISSION REGULAR MEETING & JOINT WORK SESSION WITH CITY COUNCIL**
**THURSDAY, MAY 16, 2019**
**1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032**
**6:30 PM**

Page

**1. CALL TO ORDER**

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

**3. ITEMS FOR CONSIDERATION**

4 - 5 3.1. Discussion and action regarding approval of Minutes for the April 18, 2019 Planning & Zoning Commission Meeting Minutes.
April 18, 2019 Draft Minutes

3.2. Public Hearing - The Planning & Zoning Commission will hear the request of Todd Wintters on behalf of Oak National Holdings LLC requesting an amendment to the Future Land Use Map from Flood Plain to Commercial for a 3 acre tract in the Kind Latham Survey, Abstract 133, Rockwall CAD Property ID 84990, generally located at the SW corner of FM 550 and Cattle Barron Drive.

6 - 12 3.3. Discussion and action regarding a request the request of Todd Wintters on behalf of Oak National Holdings LLC requesting an amendment to the Future Land Use Map from Flood Plain to Commercial for a 3 acre tract in the Kind Latham Survey, Abstract 133, Rockwall CAD Property ID 84990, generally located at the SW corner of FM 550 and Cattle Barron Drive.
Staff Report Future Land Use Map Change

3.4. Public Hearing - The Planning & Zoning Commission will hold a public hearing to hear the request of Todd Wintters on behalf of Oak National Holdings LLC, requesting a zoning change from Agricultural to Office 1

for a 3 acre tract of land in the King Latham Survey, Abstract 133, Rockwall CAD Property Id 84990. The tract is generally located at the southwest corner of FM 550 and Cattle Barren Drive, McLendon-Chisholm.

13 - 31 3.5. Discussion and action regarding the request of Todd Wintters on behalf of Oak National Holdings LLC, requesting a zoning change from Agricultural to Office 1 for a 3 acre tract in the King Latham Survey, Abstract 133, Rockwall CAD Property ID 84990. The tract is generally located at the southwest corner of FM 550 and Cattle Barren Drive, McLendon-Chisholm.
Staff Report Zoning Change (Cattle Barron & FM 550)
Zoning Change Application (SW Cattle Barron & FM 550)
Altura Proposed Building

3.6. Public Hearing - The Planning and Zoning Commission will receive input regarding the request of C&G Ros Development LLC, seeking approval of a Preliminary Plat for Rosini Vineyards Addition, Tract 63-2, 25 acres, also described as 411 State Hwy 205.

32 - 37 3.7. Discussion and action regarding a request by C&G Ros Development LLC, seeking approval of a Preliminary Plat for Rosini Vineyards Addition, Tract 63-2, 25 acres, also described as 411 State Hwy 205.
Staff Report Rosini Final Plat
Rosini Plat Application
Rosini PLAT

## 4. ADJOURN REGULAR MEETING

## 5. CALL JOINT P&Z AND COUNCIL WORK SESSION TO ORDER

5.1. Bohler Engineering, on behalf of Altura Homes, will present a concept plan for an approximately 145 acre residential development, Rockwall CAD Property ID Tracts 11447 & 11438, generally located on FM 550, west of Hwy. 205 and east of Smith Road, immediately adjacent to McLendon-Chisholm City Hall, and previously approved as part of the Triple Creek Planned Development District. No formal action will be taken on this item. It is for discussion purposes only.

## 6. ADJOURN WORK SESSION

I, Lisa Palomba, do hereby certify that the above Notice of Meeting of the McLendon-Chisholm Planning & Zoning Commission was posted on or before 5:00 p.m., May 13, 2019 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**
**April 18, 2019**

The Planning and Zoning Commission of the City of McLendon-Chisholm convened in Regular Session on Thursday, April 18, 2019, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

| | |
|---|---|
| Robert Rohde | Chairman |
| Lesley Schwalje | Vice Chairperson |
| Tommy Baugh | Commission Member |
| Sheri Klutts | Commission Member |
| Florencia Wilkinson | Commission Member |

Staff Present: Lisa Palomba — City Administrator/City Secretary

1.Chairman Rohde called the meeting to order at 6:30 p.m.

Chairman Rohde provided the Invocation and led the Pledge of Allegiance.

**2.1. Vice Chairperson Schwalje, seconded by Commissioner Baugh, moved to approve the February 28, 2019 Planning & Zoning Commission Minutes as presented. A vote was cast and the motion carried with 5 in favor, 0 opposed.**

2.2 Chairman Rohde opened the public hearing at 6:33 p.m. to receive comments regarding the application of Jake Abbott requesting an amendment to an existing Specific Use Permit for Providence Academy to allow an enrollment of 200 children (Applicant now requesting to allow 300 children) for use by Kindergarten (Applicant now requesting Pre-K) through twelfth grade students and staff using the existing facilities at Chisholm Baptist Church, located at 1388 South State Highway 205, McLendon-Chisholm, also described as Lot 1, Block 1 of Chisholm Baptist Church Addition currently zoned General Business.

Jake Abbott, 408 Willow Springs Drive, Heath, presented his request. Abbott pointed out the school has been very successful and they are requesting to expand their enrollment numbers to allow a maximum of 300 students for grades pre-k – twelfth grade with a maximum teacher and administrator staff of 48.

No one else spoke.

Chairman Rohde closed the public hearing 6:43 p.m.

2.3. Discussion and action to consider an application from Jake Abbott requesting an amendment to an existing Specific Use Permit for Providence Academy to allow an enrollment of 200 children (Applicant now requesting to allow 300 children) for use by

DRAFT

Kindergarten (Applicant now requesting Pre-K) though twelfth grade students and staff using the existing facilities at Chisholm Baptist Church, located at 1388 South State Highway 205, McLendon-Chisholm, also described as Lot 1, Block 1, Chisholm Baptist Church Additional currently zoned General Business.

The Commission reviewed City Planner Coker's staff report. In the report Coker recommended approval of the request for an amended Special Use Permit. Traffic was briefly discussed. Abbot reported there have not been any traffic issues to date. Lighting was briefly discussed and Abbott responded there was existing lighting on the premises.

**Vice Chairperson Schwalje, seconded by Commissioner Klutts, moved to approve the amended Specific Use Permit as presented and as recommended by City Planner Mike Coker. A vote was cast and the motion carried with 5 in favor, 0 against.**

3. Commissioner Baugh, seconded by Vice Chairperson Schwalje, moved to adjourn. A vote was cast and the motion carried with 5 in favor, 0 opposed. **The meeting was adjourned at 6:47 p.m.**

DRAFT

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

REPORT PREPARED BY Michael R. Coker

DATE PREPARED: May 10, 2019
DATE FILED: April 24, 2019

Planning and Zoning Commission hearing date: May 16, 2019

APPLICANT: Todd Wintters
Engineering Concepts & Design
201 Windco Circle
Suite 100
Wylie, Texas 75098

LOCATION: Southwest Corner of FM 550 and Cattle Barron Drive

SIZE OF REQUEST: 3.0 acres

**REQUEST:**

REQUEST FOR A CHANGE IN THE COMPREHENSIVE PLAN, FUTURE LAND USE MAP, FOR THREE ACRES OF LAND FROM RURAL RESIDENTIAL TO COMMERCIAL.

PROPERTY OWNER: OAK NATIONAL HOLDINGS, LLC
5763 South SH 205
Suite 100
Rockwall, Texas 75032

REPRESENTATIVE: Todd Wintters

**RECOMMENDATION**:

The Planning and Zoning Commission should consider this request in the context of the standards established by the Comprehensive Plan. This request appears to be consistent with the spirit of the standards established in the Future Land Use chapter of the Comprehensive Plan that is attached at the end of this report.

**BACKGROUND INFORMATION:**

The subject property is located just to the west side of the entrance to the Chisholm Crossing IV. The property is currently vacant. Brushy Creek is located on the west side of the subject property and continues under FM 550 and behind the Sonic/Convenience store/Gas station at the intersection of FM 550 and SH 205. The applicant has advised that the adjacent neighborhood is supportive of the request for a change in zoning from Agricultural to Office. Since the Comprehensive Plan shows the future land use to be low density residential, an

amendment to the Future Land Use Map must be approved prior to consideration of a change in zoning that is inconsistent with the Comprehensive Plan.

**Thoroughfares/streets:**

Cattle Barron Drive is a local street providing access to the fourth phase of Chisholm Crossing. FM 550 is designated as a minor four [4] lane divided thoroughfare requiring a minimum of 100 feet of right of way and a maximum of 120 feet of right of way. Current right of way width is 80 feet. In 2016 the property on the north side of FM 550 was platted and required a contribution of 10 feet of right of way for the future widening of FM 550. It is anticipated that when the subject property is platted, the City will request a 10 foot right of way dedication for the length of the FM 550 frontage.

**Zoning:**

The current zoning on the subject property is AG Agriculture. The Agriculture Zoning District is a very low density residential zoning district that provides for, in addition to low density residential uses, farming, ranching and gardening uses.

**Flood Plain:**

The subject property is located adjacent to the Brushy Creek flood plain. The Federal Emergency Management Agency, Flood Insurance Rate Map for Rockwall County including the City of McLendon-Chisholm shows a substantial portion of the land in the area to be in the floodplain.

I have included a graphic using the FEMA/FIRM boundary in relationship to the boundary of the subject property.

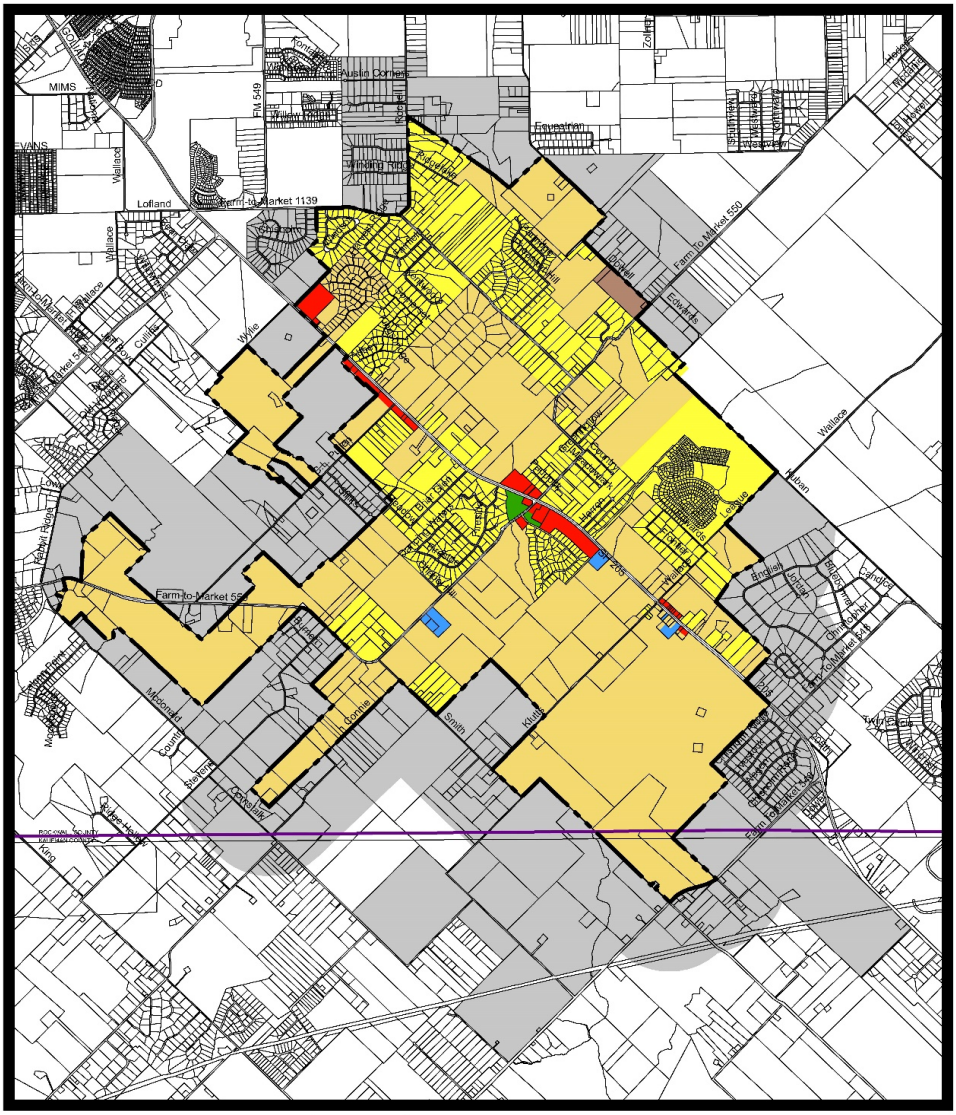
**Comprehensive Plan:**

The Comprehensive Plan is a guide for the Planning and Zoning Commission to use as they consider any request for the rezoning of property within the City Limits of McLendon-Chisholm.

The Future Land Use Element of the Comprehensive Plan indicates that the subject property should be developed with low density residential uses. Low density residential is considered to be one residential dwelling located on a minimum of one and one-half acres of land. The applicant has requested an amendment to the Future Land Use Map to designate the subject property's future land use to be commercial rather than low density residential.

Future Land Use Policy 12:
When a request for a change in land use is inconsistent with the Future Land Use Map [FLUM], a request to the city council must first be made to amend the FLUM. Then, if the FLUM is amended, the application may be made to change the land use.

The FLUM amended as requested is located on the following page.




## Legend

- McLendon-Chisholm City Limits
- McLendon-Chisholm ETJ
- County Line
- Agriculture
- Low Density Residential
- Rural Residential
- Multifamily
- Institutional
- Commercial

**Future Land Use Map**
**City of McLendon-Chisholm**

0 0.275 0.55 1.1
Miles

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)

This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data.

N W E S

## FUTURE LAND USES

An issue consistently mentioned by City residents is the preservation of the rural nature of McLendon Chisholm. Additional residential and commercial development within the City will change many aspects of the City's character. Residents hold the desire to ensure that as future development decisions are made such that new development and change will be compatible with the qualities of the community today. Through the maintenance of predominantly rural residential development and limiting commercial development to the primary corridors through the City, McLendon Chisholm intends to balance its rural nature with competitive market pressure for new development.

### GOALS

A. Preserve the rural character of the City by ensuring that single family developments have a maximum residential density of one residential unit for every one and one-half acres of gross land area.

B. Provide appropriate locations for higher density residential, attached single family, and retirement housing.

C. Encourage retail development in areas where there are high traffic volumes and accessibility.

D. Preserve the rural character by maintaining a balance between the expanding urban area and the rural nature of the community.

E. Ensure housing development is compatible with existing and adjacent land uses and has access to community features and natural features.

F. Expand and diversify the City's commercial and sales tax base by appropriate commercial development as depicted on the Future Land Use Map.

### POLICIES

1. Existing agricultural resources should be preserved whenever possible.

2. New residential construction shall reflect the low density housing of the existing community.

3. Low density residential developments are required to provide a maximum of one residential unit for every one and one-half acres of land which may not include easements, open space, recreation areas, flood plain or environmentally sensitive areas.

4. Rural residential areas shall ensure minimum two and one-half (2.5) acre lot size.

5. Undeveloped residential land shall be developed compatibly with surrounding development and in a manner responsive to market needs.

6. Consider the uniqueness of areas of the community when making land use decisions.

7. Protect low density and rural residential areas from incompatible or higher intensity residential and commercial uses and maintain adequate buffering (use of natural corridors, for example) between such uses.

8. Create a cohesive identity for McLendon Chisholm commercial areas along SH 205 through the use of design guidelines.

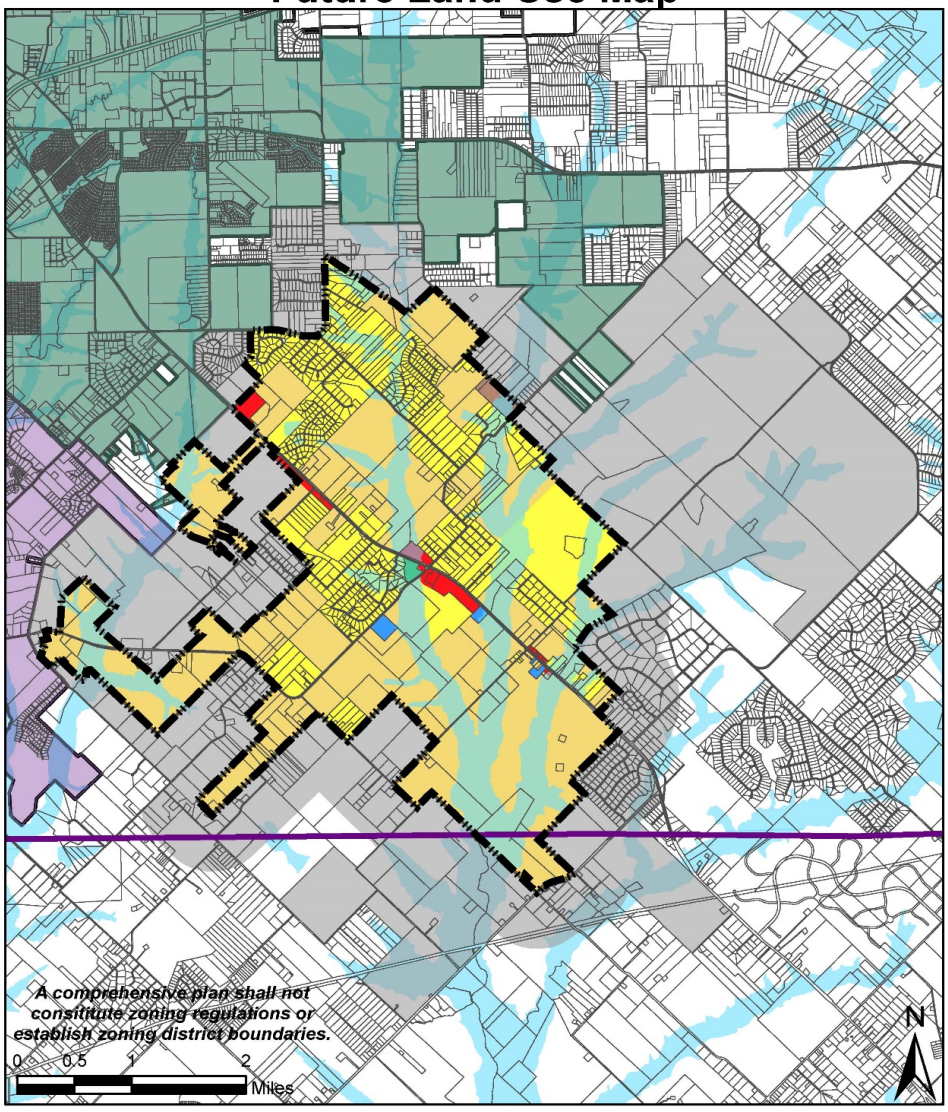
9. Identify other commercial areas within the corporate limits that might serve to provide more retail and commercial land use dispersal within the community.

10. Support and promote existing and new businesses that are viable and responsive to the needs of the community.

11. Portions of the City should be reserved for larger lot single family residential development with lots at least two and one-half [2.5] acres in size.

12. When a request for a change in land use is inconsistent with the Future Land Use Map [FLUM], a request to the city council must first be made to amend the FLUM. Then, if the FLUM is amended, the application may be made to change the land use. Further, if a request to change zoning is inconsistent with the Comprehensive Plan, the applicant should request a change in the Comprehensive Plan and if the Comprehensive Plan is amended by the City Council, then the applicant should request a change in zoning that is consistent with the revised Comprehensive Plan.

# City of McLendon-Chisholm
# Future Land Use Map




**Legend**

- McLendon-Chisholm City Limits
- McLendonChisholm ETJ
- City of Heath
- City of Rockwall
- CountyLine
- Floodplain
- Agriculture
- Low Density Residential
- Rural Residential
- Multifamily
- Institutional
- Commercial

This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data.
This map does not represent an on the ground survey.

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

REPORT PREPARED BY Michael R. Coker

DATE PREPARED: April 29, 2019
DATE FILED: April 24, 2019

Planning and Zoning Commission hearing date: May 16, 2019

APPLICANT: Todd Wintters
Engineering Concepts & Design
201 Windco Circle
Suite 100
Wylie, Texas 75098

LOCATION: Southwest Corner of FM 550 and Cattle Barron Drive

SIZE OF REQUEST: 3.0 acres

**REQUEST:**

REQUEST FOR A CHANGE IN ZONING FROM "AG" AGRICULTURE TO AN "O-1", OFFICE 1, ZONING DISTRICT

PROPERTY OWNER: OAK NATIONAL HOLDINGS, LLC
5763 South SH 205
Suite 100
Rockwall, Texas 75032

REPRESENTATIVE: Todd Wintters

**RECOMMENDATION**:

I recommend that the Planning and Zoning Commission for the City of McLendon-Chisholm recommend approval of the application for a change in zoning from AG Agriculture the O-1, Office 1 Zoning District if the request to amend the Future Land Use Map from Low Density Residential to Commercial is recommended for approval to the City Council by the Planning and Zoning Commission.

**BACKGROUND INFORMATION:**

The subject property is located just to the west side of the entrance to the Chisholm Crossing IV. The property is currently vacant. Brushy Creek is located on the west side of the subject property and continues under FM 550 and behind the Sonic/Convenience store/Gas station at the intersection of FM 550 and SH 205. The applicant has advised that the adjacent neighborhood is supportive of the request for a change in zoning.

**Thoroughfares/streets:**

Cattle Barron Drive is a local street providing access to the fourth phase of Chisholm Crossing. FM 550 is designated as a minor four [4] lane divided thoroughfare requiring a minimum of 100 feet of right of way and a maximum of 120 feet of right of way. Current right of way width is 80 feet. In 2016 the property on the north side of FM 550 was platted and required a contribution of 10 feet of right of way for the future widening of FM 550. It is anticipated that when the subject property is platted, the City will request a 10 foot right of way dedication for the length of the FM 550 frontage.

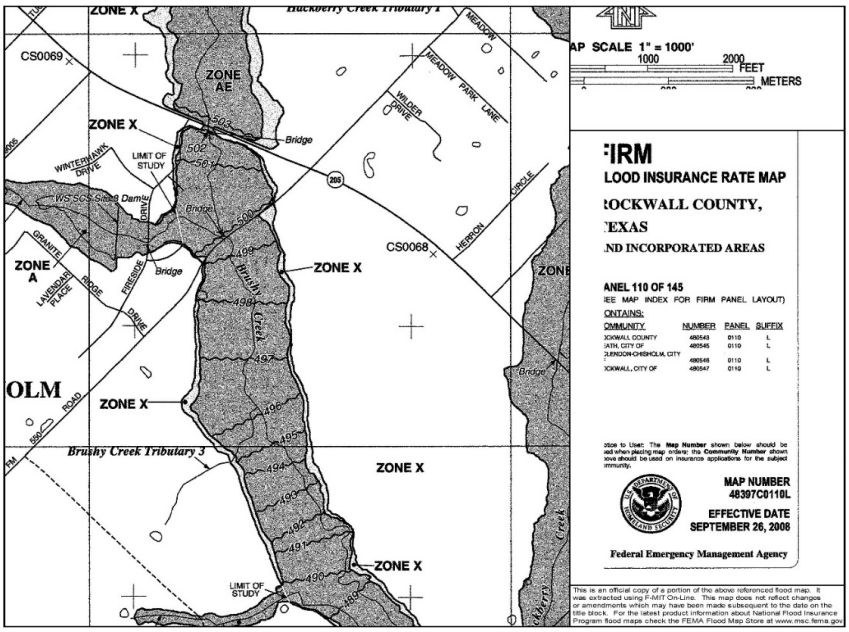
**Zoning:**

The current zoning on the subject property is AG Agriculture. The request is to change the zoning from AG to an O-1, Office 1 Zoning District. The Agriculture Zoning District is a very low density residential zoning district that provides for, in addition to low density residential uses, farming, ranching and gardening uses.

The purpose of the Office 1 Zoning District is to provide for low intensity office uses which can be in close proximity to adjacent residential neighborhoods. The use chart in section 3-1 of the Zoning Ordinance allows for a variety of uses [not just office uses] to be allowed by right in the O-1 Zoning District.

**Flood Plain:**

The subject property is located adjacent to the Brushy Creek flood plain. The Federal Emergency Management Agency, Flood Insurance Rate Map for Rockwall County including the City of McLendon-Chisholm shows a substantial portion of the land in the area to be in the floodplain. Any development on the subject property must be out of the designated flood plain or comply with the code requirements for development in the 100 year flood plain.

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Future Land Use Policy 12:
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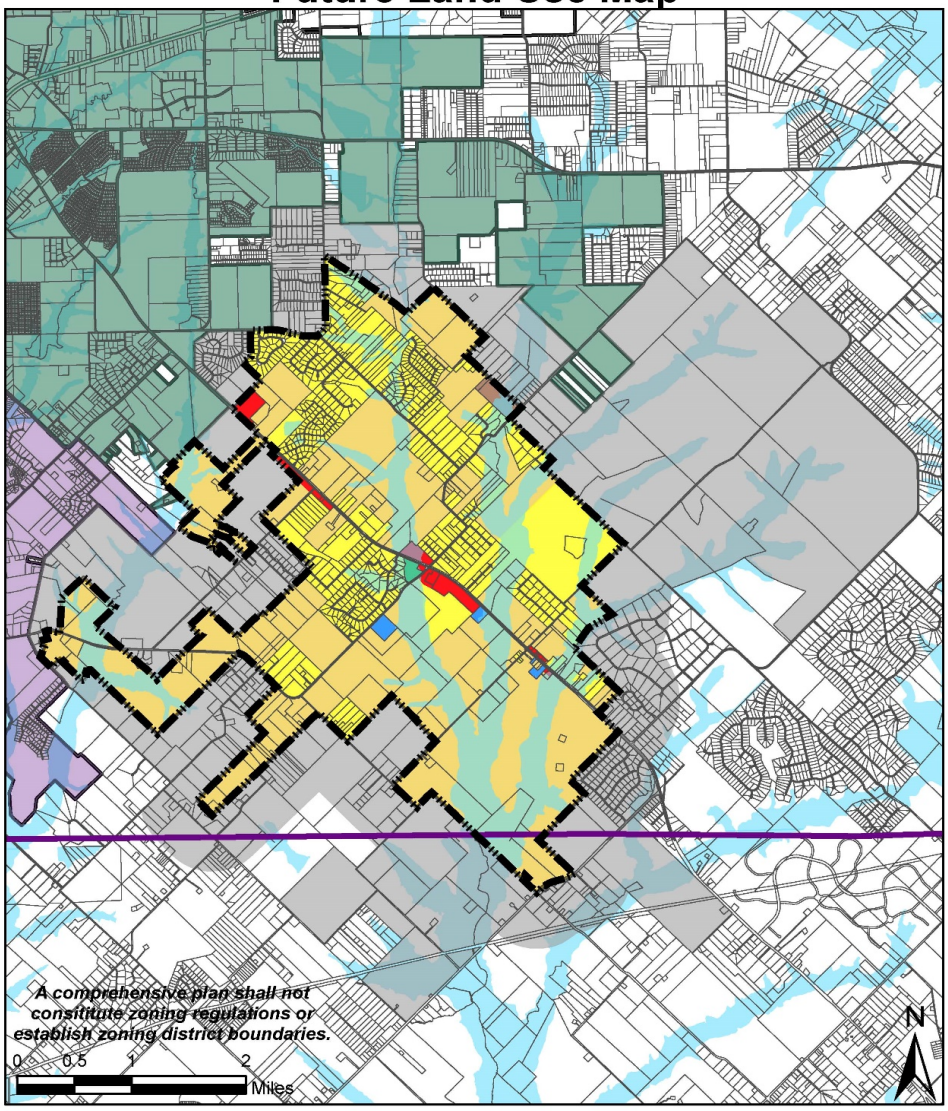
The Current Future Land Use map follows:

# City of McLendon-Chisholm
# Future Land Use Map

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This map does not represent an on the ground survey.

**City of McLendon-Chisholm**
**1371 West FM 550 - McLendon-Chisholm, Texas 75032**
**TEL: (972)524-2077 FAX: (972)524-9128**

## ZONING CHANGE APPLICATION

Date of Application: 4/24/2019 Receipt # 237630

**Fee:** $600 per lot + $10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:
SW corner of FM 550 and Cattle Barron Drive

Property Legal Description:
3.000 acres in the King Lathan Survey, Abstract 133

County Parcel ID: 84990

Existing Zoning: AG Requested Zoning: Office 1

Applicant's Name: Todd Wintters

Phone No. 972-941-8403 Email: todd@ecdlp.com

Status of Applicant: Owner ___ or Authorized Agent ✓

Applicant's Address:
201 Windco Circle, Suite 200, Wylie, Tx 75098

Owner's Address: 5763 S State Hwy 205 Rockwall Tx 75032

I certify that I am the owner of the property described in this petition/application and Todd Wintters is the authorized agent to file this application on my behalf.

Signature of Owner: _____ Date 4/23/19

Signature of Applicant: _____ Date 4/23/19

**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 the consultants beginning work on their application. Should the actual consultant cost exceed the estimate, the applicant will be required to deposit additional monies with the City before work on their application continues. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

**ALL Consulting Costs** - Includes City Planning, City Engineer, Legal Fees 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, nor will building permits 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 $1,230.00 to cover the cost of this application, has been paid to the City of McLendon-Chisholm on this 24th day of April, 2019.

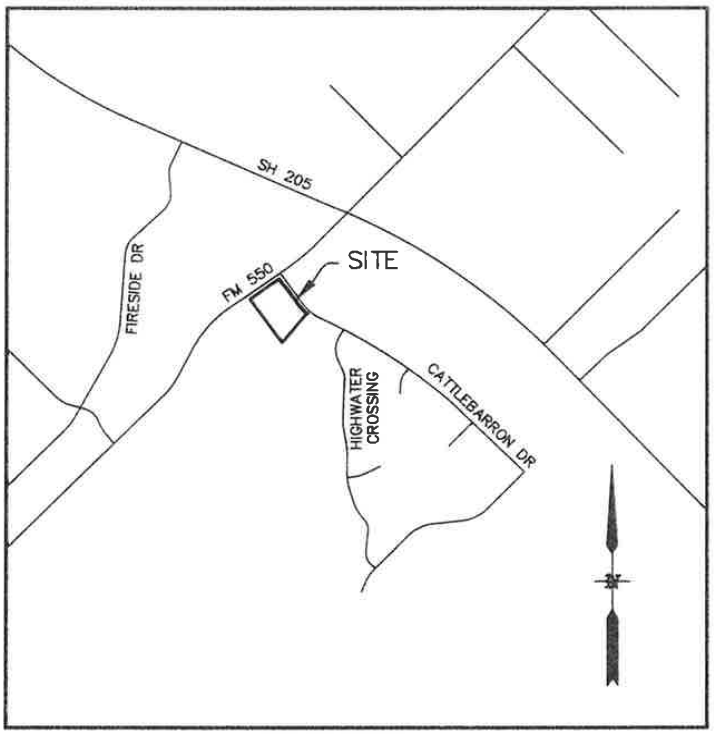
Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant (Owner/Authorized Agent): Josh Winters

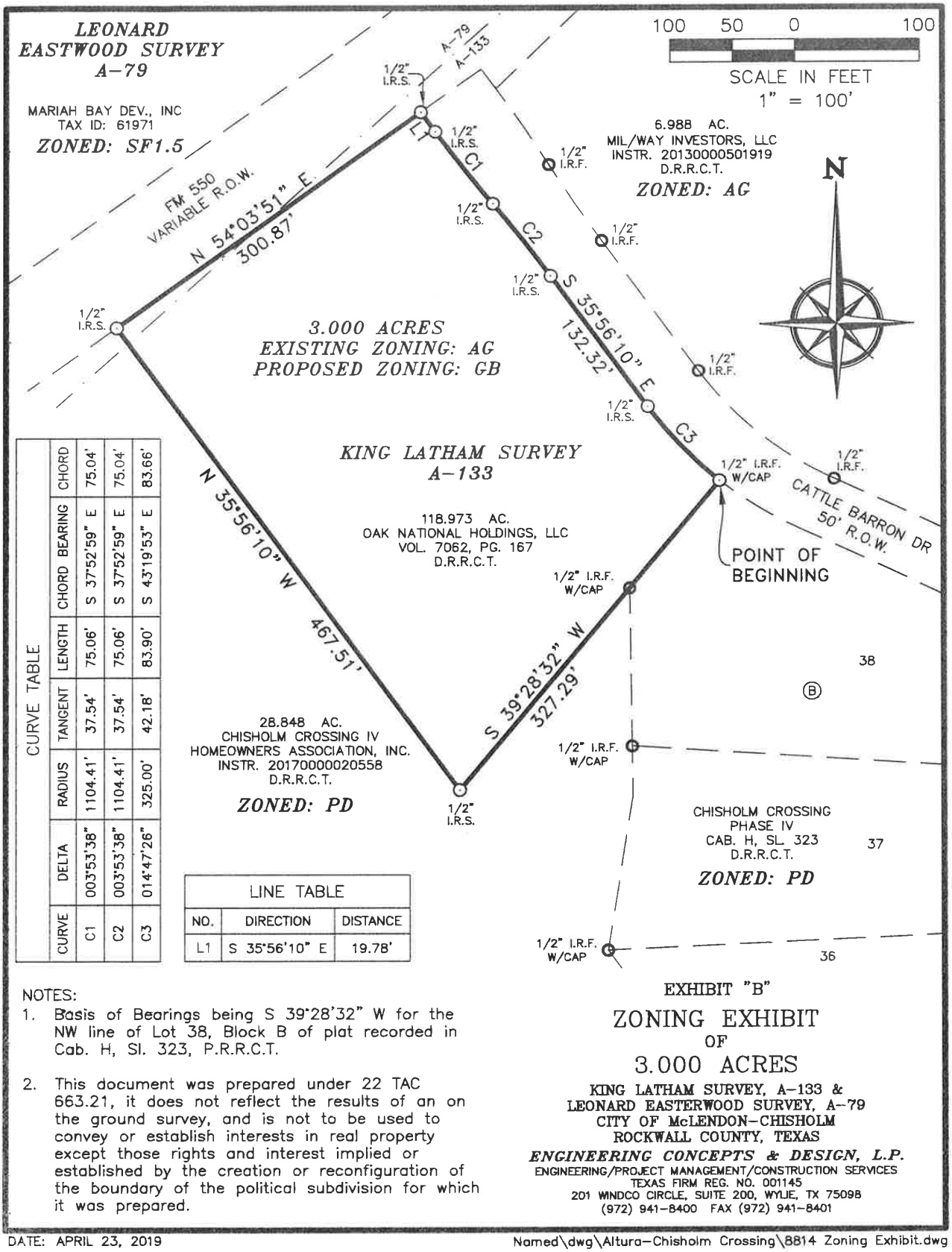
City Secretary: Lisa Palencia

(Seal)

CITY OF McLENDON-CHISHOLM CORPORATE SEAL TEXAS




VICINITY MAP
N.T.S.




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | TANGENT | LENGTH | CHORD BEARING | CHORD |
| C1 | 003°53'38" | 1104.41' | 37.54' | 75.06' | S 37°52'59" E | 75.04' |
| C2 | 003°53'38" | 1104.41' | 37.54' | 75.06' | S 37°52'59" E | 75.04' |
| C3 | 014°47'26" | 325.00' | 42.18' | 83.90' | S 43°19'53" E | 83.66' |

| LINE TABLE | | |
|---|---|---|
| NO. | DIRECTION | DISTANCE |
| L1 | S 35°56'10" E | 19.78' |

NOTES:

1. Basis of Bearings being S 39°28'32" W for the NW line of Lot 38, Block B of plat recorded in Cab. H, Sl. 323, P.R.R.C.T.
2. This document was prepared under 22 TAC 663.21, it does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT "B"

# ZONING EXHIBIT
OF
# 3.000 ACRES

KING LATHAM SURVEY, A-133 &
LEONARD EASTERWOOD SURVEY, A-79
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS


**ENGINEERING CONCEPTS & DESIGN, L.P.**
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401


DATE: APRIL 23, 2019

Named\dwg\Altura-Chisholm Crossing\8814 Zoning Exhibit.dwg

EXHIBIT "A"

## 3.000 ACRE TRACT AT SOUTHWEST CORNER OF FM 550 AND CATTLE BARRON DRIVE

BEING a 3.000 acre tract of land situated in the King Latham Survey, Abstract No. 133 and the Leonard Easterwood Survey, Abstract No. 79, City of McClendon-Chisholm, Rockwall County, Texas, and being part of a called 118.973 acre tract of land described in deed to Oak National Holdings, LLC as recorded in Volume 7062, Page 167, Deed Records, Rockwall County, Texas, said 3.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with cap found for the north corner of Lot 38, Block B, Chisholm Crossing, Phase IV, an addition to the City of McLendon-Chisholm, as recorded in Cabinet H, Page 323, Plat Records, Rockwall County, Texas, said corner being in the west right-of-way line of Cattle Barron Drive, a 50 ft. right-of-way at this point;

THENCE South 39 degrees 28 minutes 32 seconds West, with the northwest boundary line of said Lot 38, passing a 1/2-inch iron rod found for the northwest corner of said Lot 38 and the easterly north corner of a 28.848 acre tract of land described in deed to Chisholm Crossing IV Homeowners Association, Inc., as recorded in Instrument 20170000020558 of said Deed Records and continuing a total distance of 327.29 feet to a 1/2-inch iron rod set for corner;

THENCE North 35 degrees 56 minutes 10 seconds West, with the most northerly northeast boundary line of said 28.848 acre tract, a distance of 467.51 feet to a 1/2-inch iron rod set for the westerly north corner of said 28.848 acre tract, said corner being in the northwest boundary line of said 118.973 acre tract and the southeast right-of-way line of Farm to Market Road 550 (FM 550), a variable width right-of-way;

THENCE North 54 degrees 03 minutes 51 seconds East, with the northwest boundary line of said 118.973 acre tract and the southeast right-of-way line of said FM 550, a distance of 300.87 feet to a 1/2-inch iron rod set for corner in the west right-of-way line of said Cattle Barron Drive;

THENCE Southwesterly, with the westerly right-of-way lines of said Cattle Barron Drive, the following courses:

> South 35 degrees 56 minutes 10 seconds East, a distance of 19.78 feet to a 1/2-inch iron rod set for the beginning of a curve to the left having a radius of 1104.41 feet whose chord bears South 37 degrees 52 minutes 59 seconds East, a distance of 75.04 feet;
>
> Southeasterly, with said curve to the left, through a central angle of 03 degrees 53 minutes 38 seconds, an arc distance of 75.06 feet to a 1/2-inch iron rod set for the

beginning of a reverse curve having a radius of 1104.41 feet whose chord bears South 37 degrees 52 minutes 59 seconds East, a distance of 75.04 feet;

Southeasterly, with said curve to the right, through a central angle of 03 degrees 53 minutes 38 seconds, an arc distance of 75.06 feet to a 1/2-inch iron rod set for the end of said curve;

South 35 degrees 56 minutes 10 seconds East, a distance of 132.32 feet to a 1/2-inch iron rod set for the beginning of a curve to the left having a radius of 325.00 feet whose chord bears South 43 degrees 19 minutes 53 seconds East, a distance of 83.66 feet;

Southeasterly, with said curve to the left, through a central angle of 14 degrees 47 minutes 26 seconds, an arc distance of 83.90 feet to the POINT OF BEGINNING AND CONTAINING 130,689 square feet or 3.000 acres of land.

Adjacent Owners (Tracts within 200 ft.)

Property ID: 61971
Mariah Bay Development, Inc.
PO Box 369
Rockwall, TX 75087-0369

Property ID: 84990
Oak National Holdings, LLC
5763 South SH 205
Suite 100
Rockwall, TX 75032

Property ID: 11419
Mil/Way Investors, LLC
PO Box 717
Rockwall, TX 75087-0717

Property ID: 94325
Chisholm Crossing IV HOA
PO Box 25106
Dallas, TX 75225

Property ID: 85385
Lot 36, Block B, Chisholm Crossing, Phase IV
Kenda and Richard Rogers
504 Highwater Crossing,
McLendon-Chisholm, TX 75032

Property ID: 85384
Lot 37, Block B, Chisholm Crossing, Phase IV
Sim R. Woodham
502 Highwater Crossing,
McLendon-Chisholm, TX 75032

Property ID: 85387
Lot 38, Block B, Chisholm Crossing, Phase IV
Phillip & Janice Nolley
500 Highwater Crossing,
McLendon-Chisholm, TX 75032

**CITY OF MCLENDON-CHISHOLM –**
**PUBLIC HEARINGS**
**ZONING CHANGE REQUEST- FUTURE LAND USE MAP CHANGE REQUEST**

Notice of Public Hearings before the McLendon-Chisholm Planning & Zoning Commission and City Council: Notice is hereby given that the Planning & Zoning Commission of the City of McLendon-Chisholm will meet and hold a public hearing at 6:30 p.m. on Thursday, May 16, 2019 at McLendon-Chisholm City Hall, 1371 W. FM 550, McLendon-Chisholm, TX 75032. Further, the City Council of the City of McLendon-Chisholm will hold a public hearing on Tuesday, May 28, 2019 at McLendon-Chisholm City Hall, 1371 W. FM 550, McLendon-Chisholm, TX 75032. At such times and place, the Commission and Council will consider the application of Todd Wintters on behalf of Oak National Holdings LLC requesting a zoning change from Agricultural Zoning to Office 1 Zoning on a 3 acre tract in the King Latham Survey, Rockwall CAD Property ID 84990, generally located at the SW corner of FM 550 and Cattle Barron Drive, McLendon-Chisholm, TX 75032. Public Hearings will also be held at the same times and place for a request to change to the Future Land Use Map from Flood Plain to Commercial in conjunction with the above zoning change request. Citizens are invited to attend and participate in the public hearings. /s/ Lisa Palomba, City Administrator/City Secretary.

**CITY OF MCLENDON-CHISHOLM, TEXAS**
**NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL**

**Notice of Public Hearings before the McLendon-Chisholm Planning & Zoning Commission and City Council:** Notice is hereby given that the Planning & Zoning Commission of the City of McLendon-Chisholm will meet and hold a public hearing at 6:30 p.m. on Thursday, May 16, 2019 at McLendon-Chisholm City Hall, 1371 W. FM 550, McLendon-Chisholm, TX 75032. Further, the City Council of the City of McLendon-Chisholm will hold a public hearing on Tuesday, May 28, 2019 at McLendon-Chisholm City Hall, 1371 W. FM 550, McLendon-Chisholm, TX 75032. At such times and place, the Commission and Council will consider the application of Todd Wintters on behalf of Oak National Holdings LLC requesting a zoning change from Agricultural Zoning to Office 1 Zoning on a 3 acre tract in the King Latham Survey, Rockwall CAD Property ID 84990, generally located at the SW corner of FM 550 and Cattle Barron Drive, McLendon-Chisholm, TX 75032. Public Hearings will also be held at the same times and place for a request to change to the Future Land Use Map from Flood Plain to Commercial in conjunction with the above zoning change request. Citizens are invited to attend and participate in the public hearings. /s/ Lisa Palomba, City Administrator/City Secretary.

**PROPERTY DESCRIPTION:** 3 acre tract in the King Latham Survey, Rockwall CAD Property ID 84990, generally located at the SW corner of FM 550 and Cattle Barron Drive, McLendon-Chisholm, TX 75032.

Interested citizens are invited to attend this public hearing and participate in the same.

*The following may be filled out and returned to McLendon-Chisholm City Hall before the hearing date.*

***Check one*:** ☐ **I am in favor of the request.** ☐ **I am opposed to the request.**

*Reasons: (attach a separate sheet as needed)*

_____

_____

_____

**Signature:** _____
**Name (printed):** _____
**Address:** _____
**Phone/Email Address (optional):** _____

***Please return this form to:*** ***City of McLendon-Chisholm***
***1371 W. FM 550***
***McLendon-Chisholm, Texas 75032***

**Thank you,**
**City of McLendon-Chisholm, Texas**
*Phone 972-524-2077; fax 972-524-9128; email lisa@McLendon-Chisholm.com*

**CITY OF MCLENDON-CHISHOLM, TEXAS**
**NOTICE OF PUBLIC HEARINGS BEFORE THE**
**PLANNING AND ZONING COMMISSION**
**AND THE CITY COUNCIL**

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***Check one:*** ☐ **I am in favor of the request.** ☑ **I am opposed to the request.**

*Reasons: (attach a separate sheet as needed)*

See Following Document

**Signature:** S. Woodham
**Name (printed):** Sue Woodham
**Address:** 502 Highwater Crossing
**Phone/Email Address (optional):** Simmc8394@Gmail.Com

***Please return this form to:*** ***City of McLendon-Chisholm***
***1371 W. FM 550***
***McLendon-Chisholm, Texas 75032***

**Thank you,**
**City of McLendon-Chisholm, Texas**
*Phone 972-524-2077; fax 972-524-9128; email lisa@McLendon-Chisholm.com*

I am completely against the Zone Change for the following reasons:

1. "to request the change to the Future Land Use Map from Flood Plain to Commercial." To Change land from FLOOD PLAIN to Commercial says it all, it jeopardizes citizens to benefit a commercial company who employees do not live in the city. One should never change Flood Plain to commercial. It is a FLOOD PLAIN for a reason.
2. Why rezone a flood plain when there are PLENTY of unused, commercial zoned opportunities available for developers to utilize?
3. This Goes AGAINST the city plan.
4. This Goes AGAINST everything the city council ran their campaign on.
5. This does not benefit the CITY at all.
6. This affects citizens that live in Chisholm Crossing, on both sides of FM550.
7. The Citizens of Chisholm Crossing 4 were LIED too. Altura stated there would never be ANY construction in that area (BECAUSE IT'S A FLOOD PLAIN). Its not indicated on any of there neighborhood drawings or documentation when houses were being sold. This was a complete bate and switch, when the neighborhood was filled, they stole the land and now want to build on it at the expense of their own customers.
8. The RIGHT thing to do is deny this request. It is unethical, immoral, and if passes will indicate that money is regarded as more important than the citizens the city has an obligation to protect.

Respectfully,

Sim Woodham

502 Highwater Crossing

Mclendon-Chisholm, Tx 75032

469-688-8816

RECEIVED
-051319-

**CITY OF MCLENDON-CHISHOLM, TEXAS**
**NOTICE OF PUBLIC HEARINGS BEFORE THE**
**PLANNING AND ZONING COMMISSION**
**AND THE CITY COUNCIL**

**Notice of Public Hearings before the McLendon-Chisholm Planning & Zoning Commission and City Council:** Notice is hereby given that the Planning & Zoning Commission of the City of McLendon-Chisholm will meet and hold a public hearing at 6:30 p.m. on Thursday, May 16, 2019 at McLendon-Chisholm City Hall, 1371 W. FM 550, McLendon-Chisholm, TX 75032. Further, the City Council of the City of McLendon-Chisholm will hold a public hearing on Tuesday, May 28, 2019 at McLendon-Chisholm City Hall, 1371 W. FM 550, McLendon-Chisholm, TX 75032. At such times and place, the Commission and Council will consider the application of Todd Wintters on behalf of Oak National Holdings LLC requesting a zoning change from Agricultural Zoning to Office 1 Zoning on a 3 acre tract in the King Latham Survey, Rockwall CAD Property ID 84990, generally located at the SW corner of FM 550 and Cattle Barron Drive, McLendon-Chisholm, TX 75032. Public Hearings will also be held at the same times and place for a request to change to the Future Land Use Map from Flood Plain to Commercial in conjunction with the above zoning change request. Citizens are invited to attend and participate in the public hearings. /s/ Lisa Palomba, City Administrator/City Secretary.

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***Check one*:** ☐ **I am in favor of the request.** ☑ **I am opposed to the request.**

*Reasons: (attach a separate sheet as needed)*

Attached

**Signature:** Richard W Rogers
**Name (printed):** Richard Rogers
**Address:** 504 High Water Crossing
**Phone/Email Address (optional):** 214-384-9417

***Please return this form to:*** ***City of McLendon-Chisholm***
***1371 W. FM 550***
***McLendon-Chisholm, Texas 75032***

**Thank you,**
**City of McLendon-Chisholm, Texas**
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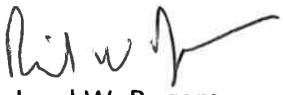
Well here we go again. Trying to explain what was sold to use when we payed a "LOT PREMIUN" to have what was sold as a "greenbelt" and nothing would be built behind us. I think this is the third time to try and fight against Altura, who obviously does not care what has previously be support on our behalf. I not only do not want to change the zoning but have concerns about the location. This is of big interest to me and my family, I'm at 504 Highwater and this proposal would be behind me. We have lived here for over 4 years and we love it, but it seems having to fight for what we paid for is not what we signed up for. I would hope the powers that be would truly listen to the citizens of Chisholm Crossing IV, who I know are united and no one wants this. Furthermore, Altura built every house in this sub-division and the "pro Altura" people are slim to none. If you have any additional questions, feel free to give me a call.

Regards



Richard W. Rogers

RECEIVED
-051319-

**CITY OF MCLENDON-CHISHOLM, TEXAS**
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**PLANNING AND ZONING COMMISSION**
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***Check one*:** ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

*Reasons: (attach a separate sheet as needed)*

VERY APPROPRIATE USE FOR THIS LOCATION.

MILLWAY INVESTORS, LLC

**Signature:** _____

**Name (printed):** LELAND MILLER-MANAGING MEMBER

**Address:** P.O. Box 717 Rockwall Tx. 75087-0717

**Phone/Email Address (optional):** lelandmillerrealestate@gmail.com

214-546-1817

***Please return this form to:*** ***City of McLendon-Chisholm***
***1371 W. FM 550***
***McLendon-Chisholm, Texas 75032***

**Thank you,**
**City of McLendon-Chisholm, Texas**
*Phone 972-524-2077; fax 972-524-9128; email lisa@McLendon-Chisholm.com*

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

Report Prepared by: Michael R. Coker Date Prepared: May 10, 2019

P&Z consideration: May 16, 2019

APPLICANT: C & G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

LOCATION: 411 S. State Highway 205/Rockwall County ID# 11440/on the east side of SH 205

SIZE OF REQUEST: 25.01 acres of land

**REQUEST:**

REQUEST FOR APPROVAL OF A FINAL PLAT CREATING TWO LOTS ON 25.01 ACRES OF LAND LOCATED ON THE EAST SIDE OF SH 205, ROCKWALL COUNTY APPRAISAL DISTRICT PARCEL IDENTIFICATION NO. 11440. ROSINI ADDITION, BLOCK A, LOTS 1 AND 2.

PROPERTY OWNER: C&G Ros Development LLC
3095 Wincrest Drive
Rockwall, Texas 75032

REPRESENTATIVE: Carol Rosini

**STAFF RECOMMENDATION**:

I have reviewed the final plat and the preliminary civil engineering and find that they are consistent with the comprehensive plan, the zoning ordinance and the requirements of the subdivision regulations for the subject property.

I recommend that the Planning and Zoning Commission recommend approval of the preliminary plat subject to the conditions listed in this report.

**CONDITIONS:**

Prior to the issuance of any authorization for construction of infrastructure, drainage, or structures, the final civil engineering plans be reviewed and approved by the City's Engineer.

Provide written verification from the Texas Department of Transportation of approval of the location and design of the shared access driveway prior to the issuance of any permit for construction on the subject property.

---

**BACKGROUND INFORMATION:**

In 2018 C&G Ros Development LLC requested a change in zoning on the subject property from General business and single family residential to a planned development district to allow for a Winery and Wine Tasting Room with supporting outdoor deck and barrel room to be located on the front 352 feet of the subject property. The requested change in zoning was approved by the City Council as recommended by the Planning and Zoning Commission.

The subject property is not platted and any new construction requires that property be platted in order to conform to the requirement to create a building site. The property owners are moving forward with the development of the Winery and need to create a conforming building site. In order to receive construction permits.

The Planned Development District establishes the shared access driveway to connect SH 205 to proposed Lot 2. The preliminary plat establishes the shared access driveway to Lot 2 from SH 205.

The applicant is also dedicating fifteen [15] feet of additional right of way for the future widening of SH 205.

The Subdivision Ordinance provides for the combination of the preliminary and final plats into one submission providing that the application complies with certain conditions. This application satisfies all of the requirements for consideration as a final plat.

THIS AREA INTENTIONALLY LEFT BLANK

**Thoroughfares/streets:**
The subject property fronts on State Highway 205. SH 205 is designated on the Thoroughfare Plan as a six-lane divided highway contained within 150 feet of right of way. When this property is platted the City will require the dedication of 15 additional feet of right of way from the subject property.

**Zoning:**
The current zoning is a combination of Planned Development District [fronting on SH 205] and low density single family residential [minimum 2.5 acres per lot] on proposed Lot 2.

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

**Application Date:** 4/18/19

Items Submitted. Check all that Apply:

[X] Preliminary Plat: $175 per lot + $10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs $600

[ ] 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)

[X] Site Plan

[ ] Concept Plan

[ ] Planned Development

[ ] Vacation of Plat

**General Information:**

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

No. of Acres: 25 No. of Lots: 2 Proposed Zoning: _____

General Location of Property: 411 State Highway 205

Proposed Use for Property: Lot-1 winery/vineyard Lot2- Resi + Ag

Applicant Name: Carol Rosini

Company: C+G RDS Development LLC

Address: 3095 Wincrest Dr City, State, Zip: Rockwall, TX 75032

Phone(s): 214-538-2678 Email: carol_rosini@yahoo.com

Owner Name: same

Address: _____ City, State, Zip: _____

Legal Description of the Property: AB133 K Latham, Tract 63-2, Acres 25

County Parcel ID: 11440

Other Information: _____

**Waiver**

I agree to waive, and do hereby waive, the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code. Yes X No ____
Signature: Carol Konz

**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 the consultants beginning work on their application. Should the actual consultant cost exceed the estimate, the applicant will be required to deposit additional monies with the City before work on their application continues. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

**ALL Consulting Costs** - Includes City Planning, City Engineer, Legal Fees 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, nor will building permits 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 $ 600 to cover the cost of this application, has been paid to the City of McLendon-Chisholm on this 18 day of April, 2019.

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: Carol Konz (Seal)

City Secretary: Lisa Palmer

CITY OF McLENDON-CHISHOLM CORPORATE SEAL TEXAS

## GENERAL NOTES

1) BASIS OF BEARINGS IS NORTH TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983,
2) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOT.
3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
5) ACCORDING TO MAP NO. 48397C0110L, DATED 09/26/2008 PREPARED BY THE FEDERAL EMERENCY MANAGEMENT AGENCY, BY SCALE THIS PROPERTY IS IN ZONES "X" AND "A". PART OF THIS PROPERTY DOES APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.

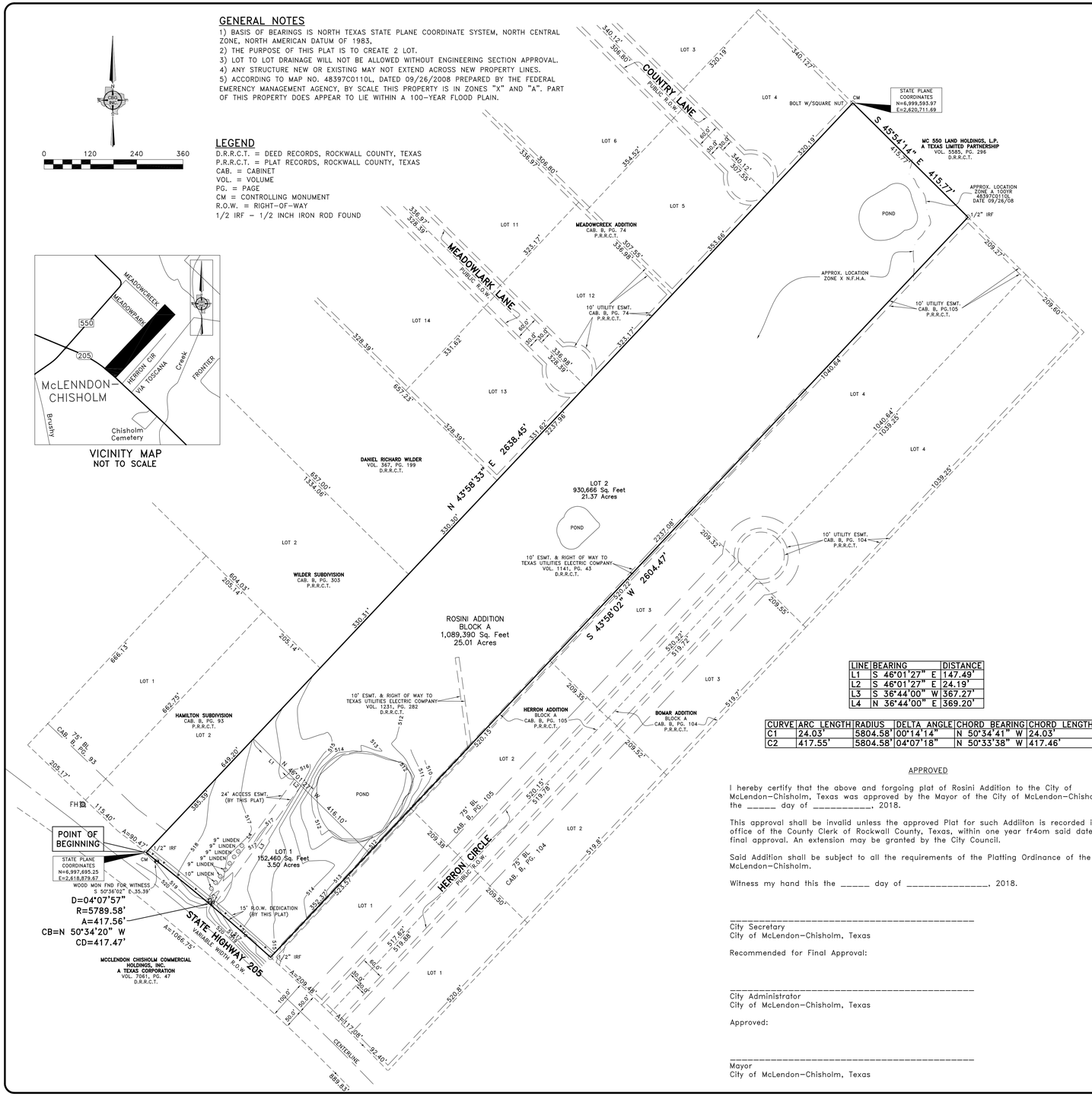



## LEGEND

D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
CAB. = CABINET
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2 IRF = 1/2 INCH IRON ROD FOUND




VICINITY MAP
NOT TO SCALE




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 46°01'27" E | 147.49' |
| L2 | S 46°01'27" E | 24.19' |
| L3 | S 36°44'00" W | 367.27' |
| L4 | N 36°44'00" E | 369.20' |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 24.03' | 5804.58' | 00°14'14" | N 50°34'41" W | 24.03' |
| C2 | 417.55' | 5804.58' | 04°07'18" | N 50°33'38" W | 417.46' |

APPROVED

I hereby certify that the above and forgoing plat of Rosini Addition to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the _____ day of _____, 2018.

This approval shall be invalid unless the approved Plat for such Addiiton is recorded in the office of the County Clerk of Rockwall County, Texas, within one year fr4om 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 _____, 2018.

_____
City Secretary
City of McLendon-Chisholm, Texas

Recommended for Final Approval:

_____
City Administrator
City of McLendon-Chisholm, Texas

Approved:

_____
Mayor
City of McLendon-Chisholm, Texas

### OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS C&G Ros Development, LLC is the sole owner of a tract of land situated in the King Latham Survey, Abstract No. 133, City of McLendon-Chisholm, Rockwall County, Texas, same being a tract of land conveyed to C&G Ros Development, LLC, a Texas limited liability company by deed recorded in Instrument No. 20180000001672, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being along the Northeast right of way line of state Highway 205 (variable width right of way), said corner being the South corner of Lot 2, Hamilton Subdivision, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 93, Plat Records, Rockwall County, Texas;

THENCE North 43 degrees 58 minutes 33 seconds East along the Southeast line of Lot 2, said Hamilton Subdivision, a distance of 2638.45 feet to a bolt with square nut for corner, said corner being along the Southwest line of a tract of land conveyed to MC 550 Land Holdings, L.P., a Texas limited partnership by deed recorded in Volume 5585, Page 296, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 54 minutes 14 seconds East along the Southwest line of said MC 550 Land Holdings, L.P. tract, a distance of 415.77 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the North corner of Lot 4, Block A, Herron Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet B, Page 105, Plat Records, Rockwall County, Texas;

THENCE South 43 degrees 58 minutes 02 seconds West along the Northwest line of Lot 4, Block A of said Herron Addition, a distance of 2604.47 feet to a 1/2 inch iron rod found for corner, said corner being along the Northeast line of said State Highway 205, said corner being along a curve to the left, having a radius of 5789.58 feet, a central angle of 04 degrees 07 minutes 57 seconds, a chord bearing of North 50 degrees 34 minutes 20 seconds West, a chord distance of 417.47 feet;

THENCE along said curve to the left and the Northeast line of State Highway 205, an arc length of 417.56 feet to the POINT OF BEGINNING and containing 1,089,390 square feet or 25.01 acres of land.

### OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, C&G Ros Development, LLC, ((acting by and through its duly authorized officer)), does hereby adopt this plat, designating the herein described property as **ROSINI VINEYARDS ADDITION**, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane 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 fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed 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 same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may 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 of ingress and egress to or from the 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 or 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.

We do hereby dedicate the Mutual Access Easements shown for use by the Public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2018.

BY: _____
C&G Ros Development, LLC
Carol Rosini (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Carol Rosini known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

_____
Notary Public in and for Dallas County, Texas.

### SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of McLendon-Chisholm Development Code. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of McLendon-Chisholm Development Code, and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the_____ day of _____, 2018.

RELEASED FOR REVIEW 0 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

_____
Notary Public in and for the State of Texas

FINAL PLAT
# ROSINI VINEYARDS ADDITION
LOTS 1 AND 2, BLOCK A
1,089,390 SQ.FT. / 25.01 ACRES
KING LATHAM SURVEY, ABSTRACT NO. 133
CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

**OWNER: C&G ROS DEVELOPMENT, LLC**
3095 WINCREST DRIVE
ROCKWALL, TEXAS 75032
214-538267B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CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio


SCALE: 1"=120' / DATE: 10/11/18 / JOB NO. 1728554-01 / DRAWN BY: TO