



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 16, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM

Page

1. CALL TO ORDER

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

3. RULES OF DECORUM

4. CITIZEN COMMENTS

5. APPROVAL OF MINUTES

3 - 5 5.1. Consider approval of the August 19, 2025 meeting of Planning and Zoning Commission
[Minutes for Aug. 19, 2025 P & Z Meeting](#)

6. ITEMS FOR CONSIDERATION AND ACTION

6 - 8 6.1. Discuss and consider approval of a final plat of one lot necessary for development. The property is a 3.0-acre tract of land located on the north side of SH 205 between League Rd. and FM 548 within the City limits of McLendon-Chisholm. The tract is fully zoned in the Single-Family Residential SF 2.5 district.
[Sartain Staff Report](#)
[Final Plat](#)

9 - 32 6.2. Discuss and consider approval of a final plat that provides for the development of 406 residential lots and 7 open space lots on 105.099 acres of land located generally at the intersection of FM 548 and Mann Road.

[Meraki Staff Report](#)
[Meraki Phase 1A 1B Plat Package](#)
[Meraki Phase 1C Plat Package](#)

33 - 36

- 6.3. Discuss and consider approval of a final plat of one lot necessary for development. The property consists of 23.10 acres across two tracts within the McLendon-Chisholm Single Family Residential (SF-2.5) zoning district. The property is located on the east side of FM 550, approximately 495 feet past FM 1139, and identified by Rockwall CAD property IDs 51610 and 11067.

[Seymore Staff Report](#)
[CRU-KASE-FP](#)

7. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

Planning and Zoning commissioners will have an opportunity to address items of community interest including: expressions of thanks, congratulations or condolence; Upcoming events in the City of McLendon-Chisholm or Rockwall County; Reports or updates on any upcoming projects that may affect the citizens of McLendon-Chisholm.

8. ADJOURN

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

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Sept 9, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



MINUTES

Planning & Zoning Commission Regular Meeting Meeting

6:30 PM - Tuesday, August 19, 2025

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032

1 CALL TO ORDER

Chairman Mark Kipphut called the meeting to order at 6:30 PM

Before he led the commission and citizens in prayer and pledges he asked to say something about Jerry Packer. He just wanted to say that he would be missed on the commission and stated that he always was working for the good of the community. He asked that they take a moments of silence in his remembrance.

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

Chairman Kipphut leads the commissions in the Invocation and both US and Texas pledge.

3 RULES OF DECORUM

4 APPROVAL OF MINUTES

- a) Consider approval of minutes for the July 15, 2025 P & Z Meeting

Motion to approve the minutes
Made by Tony Crawford
Seconded by Tommy Baugh
Motion passes Unanimously

5 CITIZEN COMMENTS

Mr. Kipphut welcomes the two newest commissioners.

There were no citizens comments

6 ITEMS FOR CONSIDERATION AND ACTION

Mr. Kipphut ask to move 6.2 and 6.3 to the top of items for consideration.

- a) Consider approval of a replat of one lot to dedicate necessary easements for development. This property is a 1.796-acre single lot located in the McLendonChisholm extraterritorial jurisdiction, on the north side of SH 205, approximately 495 feet south of FM 548. The Rockwall CAD property identification number is 336417.

Motion was made to approve the request

Made by Commissioner Rohde

Seconded by Tommy Baugh

Motion passes Unanimously

- b) Discuss and consider appointment of a chairman for planning and zoning commission.

Mark Kipphut is nominated as Chairman

Motion made by Robert Rohde

Seconded by Tom Hritz

Motion passes Unanimously

- c) Discuss and consider appointment of a co-chairman for planning and zoning commission.

Robert Rohde is nominated as co-chair

Motion is made by Tony Crawford

Seconded by Tom Hritz

Motion passes Unanimously

7 COMMISSIONERS REPORTS AND ANNOUNCEMENTS

Planning and Zoning commissioners will have an opportunity to address items of community interest including: expressions of thanks, congratulations or condolence: Upcoming events in the City of McLendon-Chisholm or Rockwall County; Reports or updates on any upcoming projects that may affect the citizens of McLendon-Chisholm.

Mr Kipphut announces date for Planning and Zoning Meeting - Sept 16
He also sets a meeting or workshop for Sept. 2, 2025 to start the process of updating the permitted use chart. He also tells the commission they need to start working on getting a commercial overlay district that creates a better definition of our commercial zoning, that lays out everything from the look of the building to landscaping and signage.

8 ADJOURN

MEETING WAS ADJOURN AT 6:54 pm

As authorized by Section 551.071 of the Texas Government Code, this meeting may

be convened into closed Executive Session in order to see confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., August 14, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

CAO

Mayor



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

DATE: September 16th, 2025

Applicant: Brian Sartain
204 Leonard Way
Rockwall TX, 75087

Property owner: Brian Sartain

Location: The property is a 3.0-acre tract of land located on the north side of SH 205 between League Rd. and FM 548 within the City limits of McLendon-Chisholm. The tract is fully zoned in the Single-Family Residential SF 2.5 district.

PLANNING AND ZONING COMMISSION MEETING DATE: September 16th, 2025

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

STAFF RECOMMENDATION: Approval.

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

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a 3.000 acre tract of land out of the King Latham Survey, Abstract number 133, and being the same tract of land described in Limited Special Warranty Deed dated March 25, 2025, from Cynthia Ann (Lovell) Sartain, individually and as Independent Executor of the Estate of Donald Onis Lovell (also sometimes known as Donald O. Lovell), Deceased; Rhonda L. Lovell fka Rhonda L. Smith, individually; Gina Lovell Dionne aka Gina Louise Lovell Beamish, individually; and Amanda L. Lovell Roberts, each dealing with property which forms no part of their homestead to Brian Sartain and Michelle Kapphahn Sartain, being husband and wife recorded under Document Number 2025000004939, Deed Records, Rockwall County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set (hereinafter called "iron rod set") at the south corner of the herein described tract of land, same being in the interior of said 40 acre tract, from which a 1/2 inch iron rod found for the south corner of said 40 acre tract and the south corner of Lot 3, Don Lovell Estates, an addition to Rockwall County, Texas, according to the plat as recorded under Cabinet F, Slide 257, Plat Records, Rockwall County, Texas, the west corner of a called 11.48 acre tract of land described by deed to Jeffrey Walls, recorded under Document Number 2012000480141, Official Public Records, Rockwall County, Texas, and being in the northeast right-of-way of State Highway 205 (having a variable width right-of-way per Volume 33, Page 468, Deed Records, Rockwall County, Texas) bears South 31 degrees 16 minutes 54 seconds West, a distance of 937.11 feet;

THENCE through traversing through the interior of said 40 acre tract, the following calls:

- 1.) North 45 degrees 45 minutes 16 seconds West, a distance of 323.92 feet to an iron rod set from which a 1/2 inch iron rod found for the west corner of the herein described tract, in the southwest line of said 40 acre tract and the northeast right-of-way line of said State Highway 205 bears South 76 degrees 45 minutes 42 seconds West, a distance of 1,156.98 feet;
2.) North 42 degrees 56 minutes 34 seconds East, a distance of 403.52 feet to an iron rod set for the north corner of the herein described tract;
3.) South 45 degrees 45 minutes 33 seconds East, a distance of 323.83 feet to an iron rod set for the east corner of the herein described tract;
4.) South 42 degrees 55 minutes 45 seconds West, a distance of 403.55 feet to the POINT OF BEGINNING and enclosing approximately 3.000 acres (130,661 square feet) of land, more or less.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRIAN SARTAIN and MICHELLE KAPPAHNS SARTAIN, being husband and wife, do hereby adopt this plat as BLOCK 1, LOT 4, DON LOVELL ESTATES PHASE II, an addition to the City of McLendon Chisholm, Rockwall County, Texas, and do hereby dedicate, to the public use forever the easements and right-of-ways as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All, and any public utility shall have the full right to remove and keep removed all parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

WITNESS, my hand, this the ___ day of ___, 2025.

Brian Sartain, Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRIAN SARTAIN, Owner, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

WITNESS, my hand, this the ___ day of ___, 2025.

Michelle Kapphahn Sartain, Owner

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHELLE KAPPAHNS SARTAIN, Owner, Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

This is to certify that I, Michael R. Doyle, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that this survey was made by me or under my direction and supervision.

Michael R. Doyle, R.P.L.S.
No. 5517

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL R. DOYLE, R.P.L.S., Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED

Mayor

Date

ACKNOWLEDGED

This approval shall be invalid unless the approved Final Plat for such addition is recorded in the Office of the County Clerk of Rockwall County, Texas, within ninety (90) days from said date of final approval. An extension may be granted by the City of McLendon-Chisholm, Texas.

Witness my hand this ___ day of ___, 2025.

City Secretary, City of McLendon-Chisholm, Texas

SURVEYOR
6821 BAKER BLVD, STE. C
RICHLAND HILLS, TX
OFFICE: 817.616.3105
R.P.L.S.: MICHAEL R. DOYLE

OWNERS:
BRIAN SARTAIN & MICHELLE
KAPPAHNS SARTAIN
204 LEONARD WAY, FATE, ROCKWALL
COUNTY, TEXAS 75087

CONTACT:
MICHELLE KAPPAHNS SARTAIN
PHONE: 903-312-9308
EMAIL: MXSARTAIN1009@GMAIL.COM

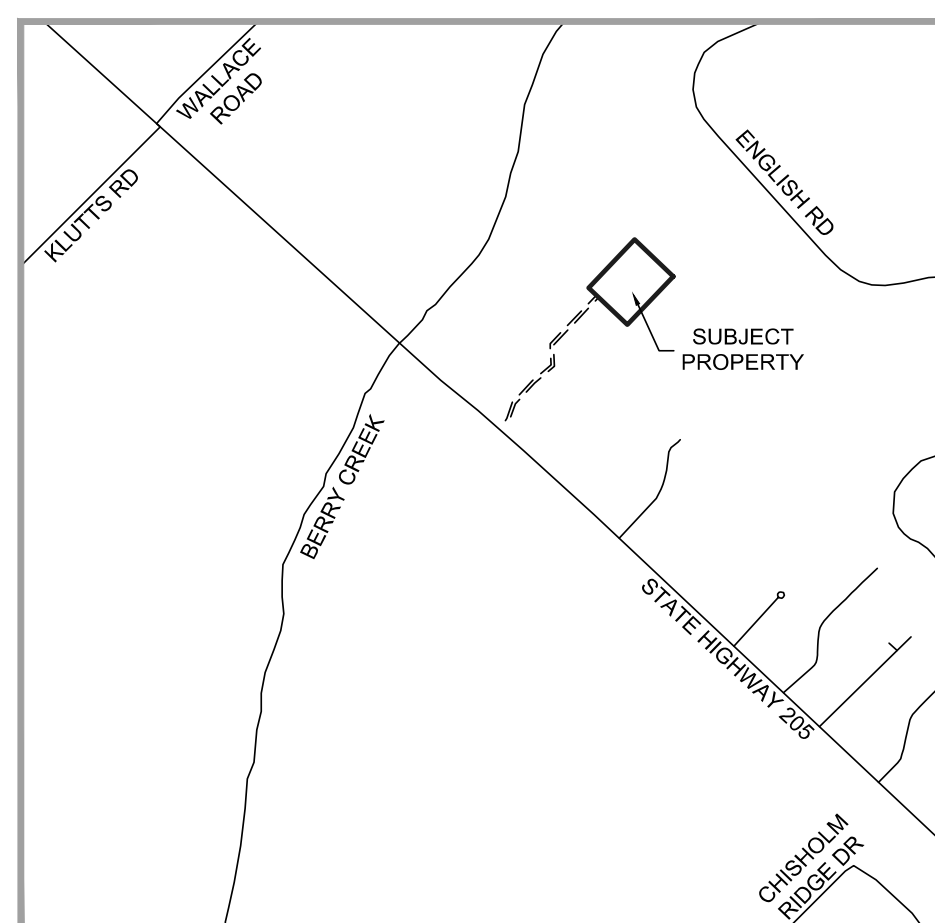
- LEGEND:
CM = CONTROL MONUMENT
IRF = IRON ROD FOUND
IRS = 5/8" IRON ROD SET STAMPED "TND GEOMATICS"
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
U.E. = UTILITY EASEMENT
S = SUBJECT PROPERTY LINE
A = ADJOINING PROPERTY LINE
--- = EASEMENT
- - - - - = BUILDING LINE

NOTE

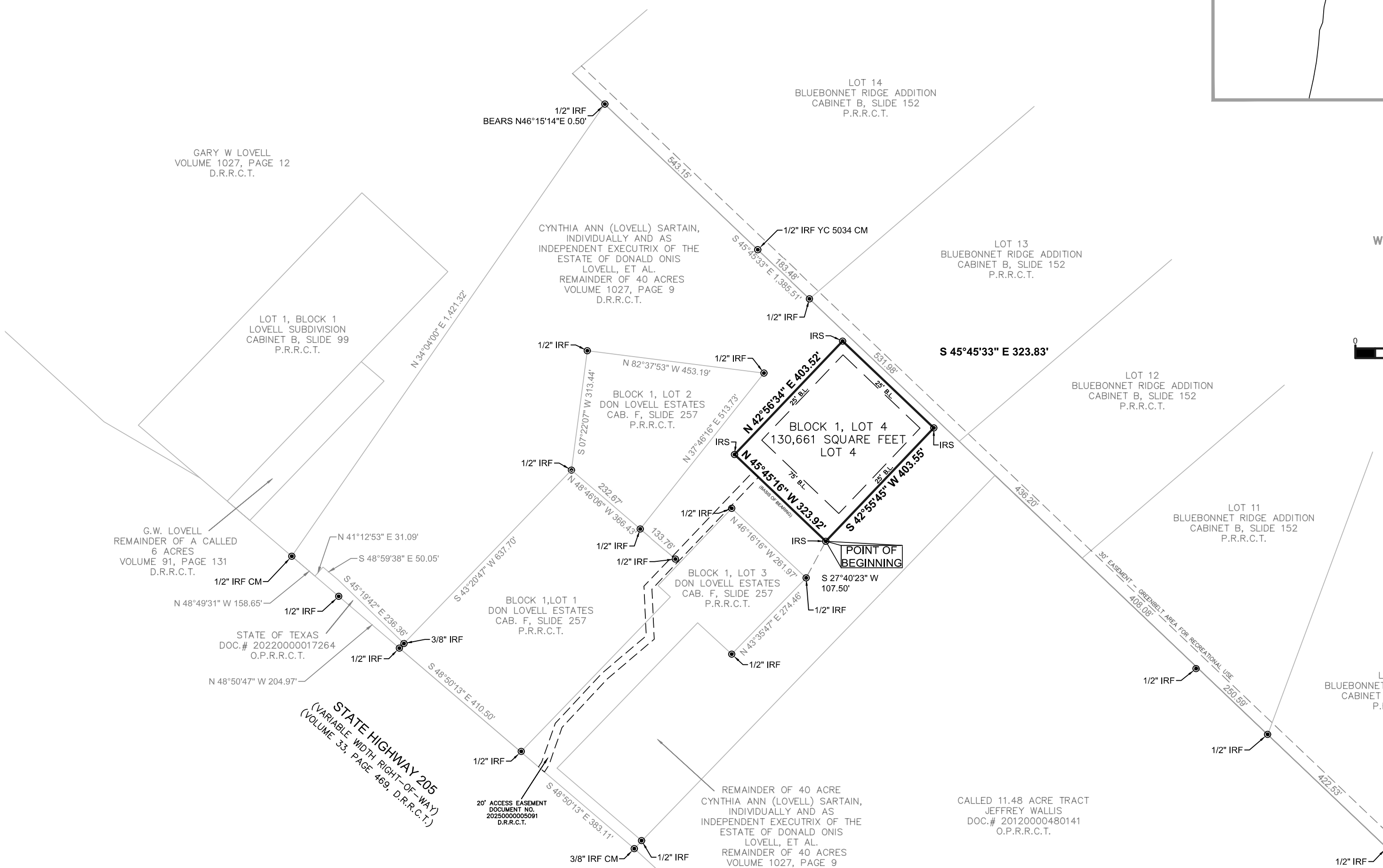
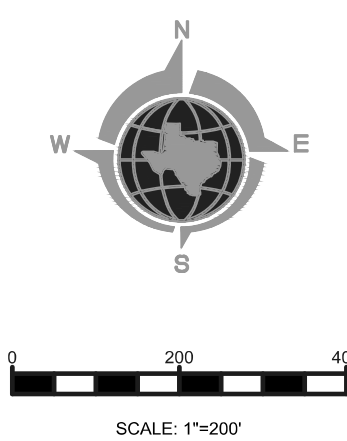
- 1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES NORTH AMERICAN DATUM OF 1983 (NAD83 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).
2.) ELEVATIONS BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) OR METRIC HEIGHTS.
3.) EASEMENTS AND SET BACK LINES SHOWN HEREON ARE PER RECORDED PLAT UNLESS OTHERWISE NOTED.
4.) ACCORDING TO THE FEMA FLOOD RATE INSURANCE MAP NO. 48397C0130L DATED SEPTEMBER 28, 2008, THIS PROPERTY LIES IN ZONE X. THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN A 100-YEAR FLOOD PLAIN.

FINAL PLAT
BLOCK 1, LOT 4
DON LOVELL ESTATES
PHASE II
3.000 ACRES / 130,661 SQUARE FEET
SITUATED IN THE
KING LATHAM SURVEY,
ABST. NO. 133
CITY OF McLENDON-CHISHOLM,
ROCKWALL COUNTY, TEXAS
DATE PREPARED: AUGUST 2025
CASE NO: _____

TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM
6821 BAKER BLVD, STE. C
ROCKLAND HILLS, TX
OFFICE: 817.616.3105
EMAIL: info@tnd.com
FIELD: CC0211
TRKH: 6J96
JOB NO: 25060008



VICINITY MAP
SCALE: 1"=1000'





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

DATE: September 16th, 2025

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

Representative: Justin Craig

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

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

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

REQUEST:

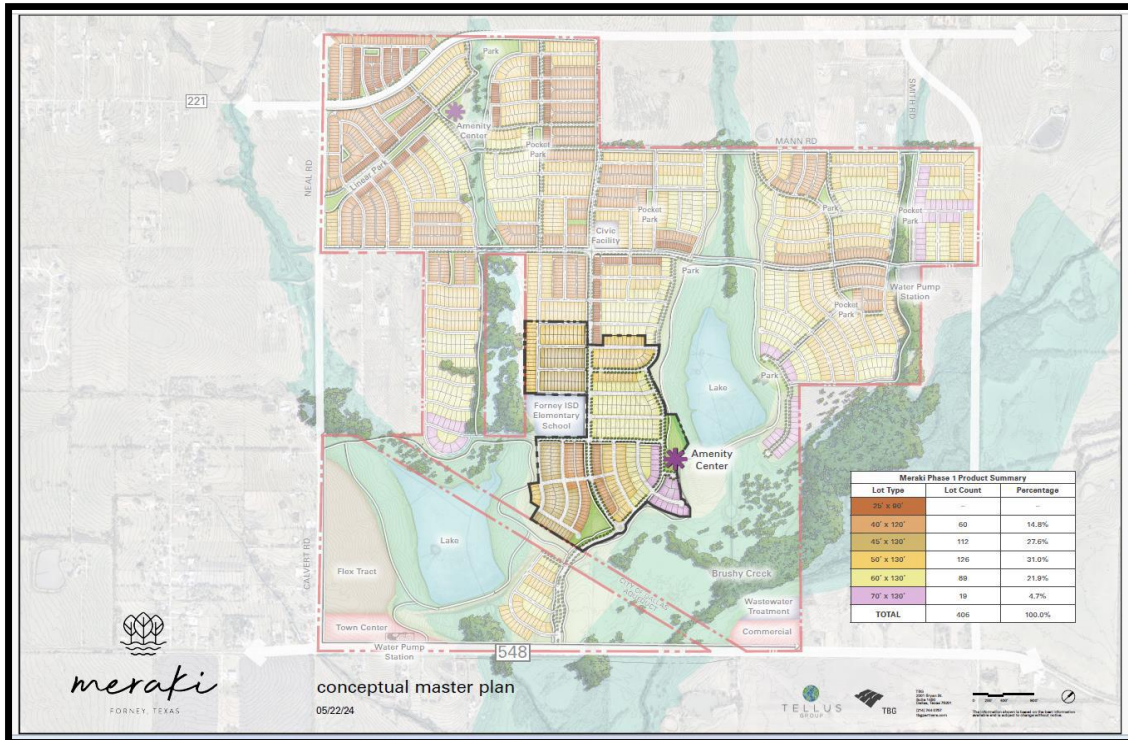
The applicant is requesting approval of a final plat that provides for the development of 406 residential lots and 7 open space lots on 105.099 acres of land located generally at the intersection of FM 548 and Mann Road.

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

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

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

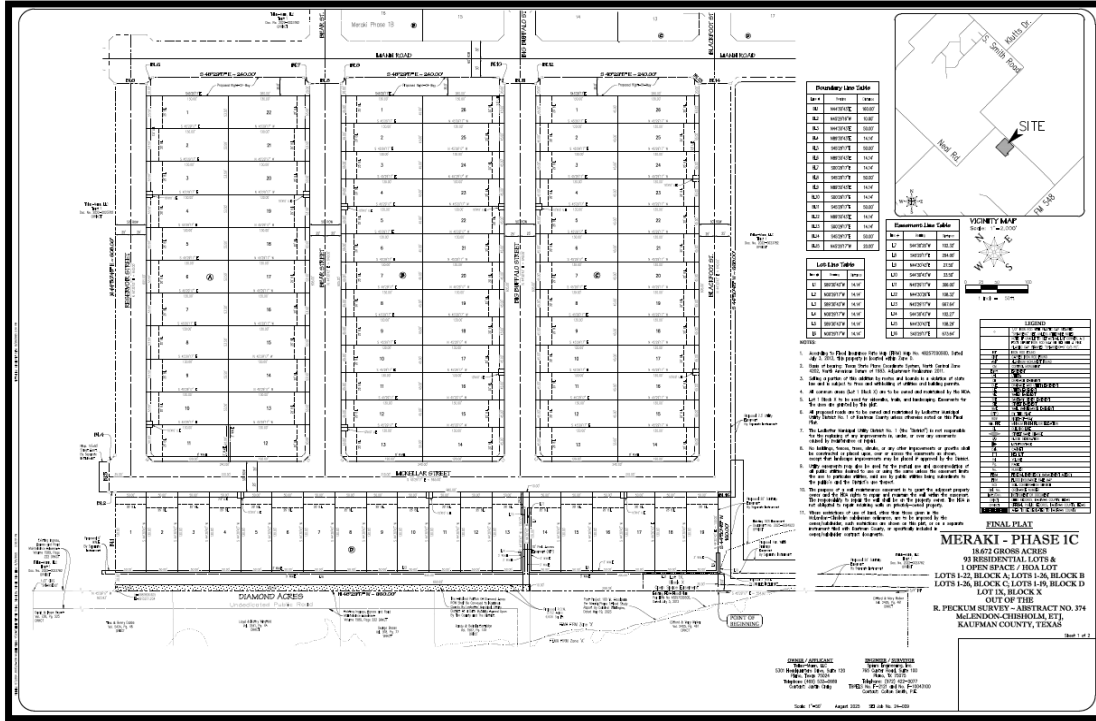
Master plan:



Zoning Map:

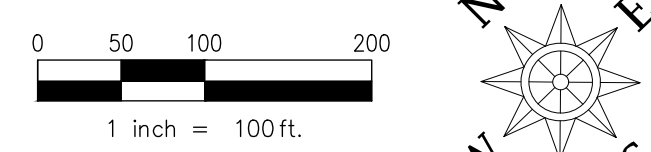


Phase 1C:



Additional background information:

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

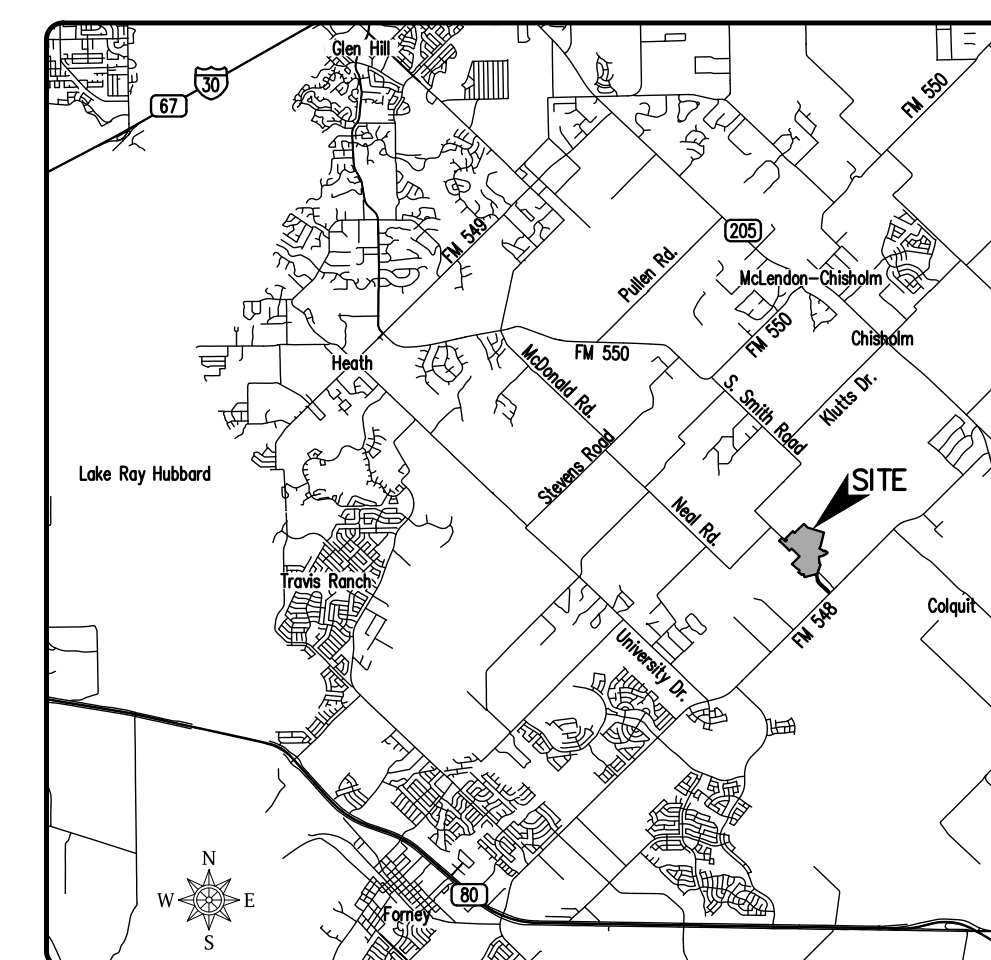
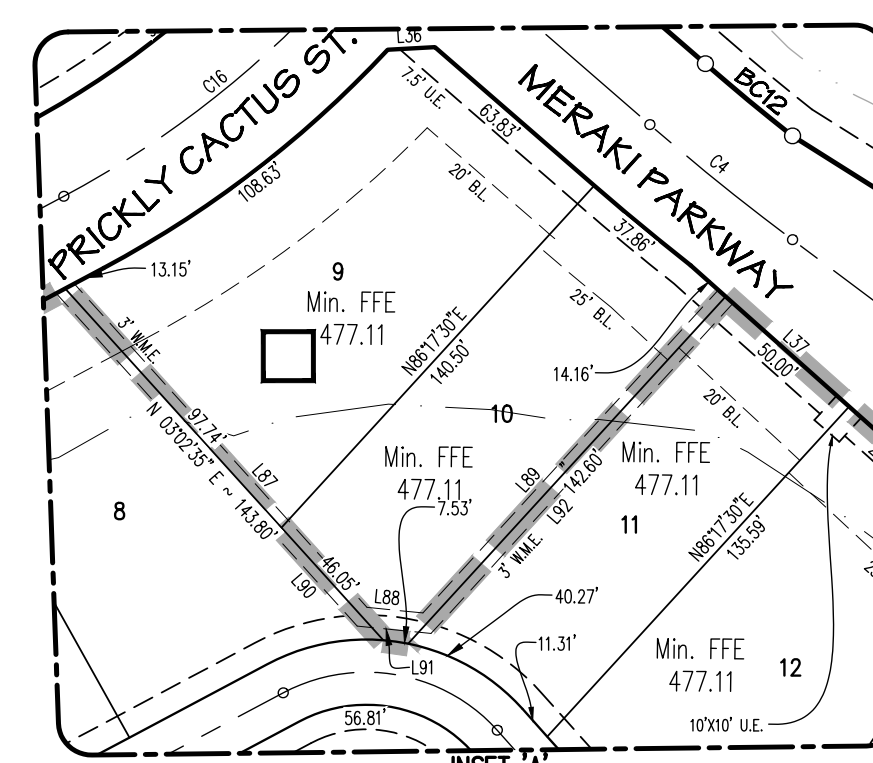


NOTES:

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

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

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



VICINITY MAP
Scale: 1"=10,000'

LEGEND	
(N/A)	(Not All Items May Be Applicable)
○	1" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S P/C"
RF	IRON ROD FOUND
CRP	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT FOUND
Easmt.	EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
IE	IRREGULAR EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	STREET EASEMENT
SE	STREET EASEMENT
FAE	FIRELANE ACCESS & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
TRK & BRK	TRAIL & BRUSH EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(B/P)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
Ⓢ	STREET NAME CHANGE
Ⓢ	BLOCK DESIGNATION
Ⓢ	LOT FRONTAGE
Ⓢ	CASE
Ⓢ	KEY LOT
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
SCS	SOIL CONSERVATION SERVICE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

FINAL PLAT

MERAKI PHASE 1A & 1B

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

Sheet 2 of 4

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

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

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

OWNER'S CERTIFICATE
Tract 1

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE around a tangent curve to the right having a central angle of 09°54'27", a radius of 1935.00 feet, a chord of N 50°26'31" W - 334.18 feet, an arc length of 334.60 feet, to a 1/2" iron rod with a plastic cap stamped "SPIARENQ" set;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THENCE around a reverse curve to the left having a central angle of 24°53'50", a radius of 676.00 feet, a chord of S 18°30'57" W - 291.44 feet, an arc length of 293.75 feet to the POINT OF BEGINNING with the subject tract containing 3,657,194 square feet or 83,958 acres of land.

OWNER'S CERTIFICATE
Tract 2

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

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

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

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

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

THENCE S 45°38'55" E, 135.94 feet to a 1/2" iron rod with a plastic cap stamped "SPIARENQ" set;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

TELLUS-MANN, LLC
A Texas limited liability company
By: _____
Name: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

LENDER: **FC FUND, LP**, a Delaware limited partnership
By: **FC MPC FUND GP, LLC**, its General Partner
By: _____
Name: _____
Title: _____
Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

FIRE LANE EASEMENT

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

STREET EASEMENT

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

Approved: _____

Mayor

Date

Acknowledged:

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

Witness my hand this _____ day of _____, 2025.

City Secretary, City of McLendon-Chisholm, Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2025.



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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

FINAL PLAT

MERAKI PHASE 1A & 1B

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

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

Sheet 3 of 4

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

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

July, 2025 SEI Job No. 22-211

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

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

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

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

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

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

Lot #	Block #	Square Feet	Acres
1	O	7,663	0.176
2	O	6,139	0.141
3	O	6,484	0.149
4	O	6,677	0.153
5	O	6,677	0.153
6	O	6,677	0.153
7	O	6,677	0.153
8	O	6,677	0.153
9	O	8,392	0.193
10	O	8,987	0.206
11	O	7,402	0.170
12	O	7,461	0.171
13	O	7,328	0.168
14	O	6,993	0.161
15	O	5,892	0.135
16	O	7,362	0.169

Lot #	Block #	Square Feet	Acres
1X	X	4,326	
2X	P	2,580	
3X	X	0.040	
4X	X	0.044	
5X	X	0.486	
6X	X	0.034	

Line #	Bearing	Distance
L1	S45° 29' 17"E	45.00'
L2	S43° 46' 44"E	25.00'
L3	N86° 17' 30"E	32.60'
L4	S45° 29' 17"E	221.39'
L5	S74° 06' 34"E	176.22'
L6	S03° 23' 33"W	119.12'
L7	S45° 29' 17"E	226.39'
L8	S57° 17' 03"E	17.03'
L9	S57° 17' 03"E	33.22'
L10	S14° 09' 08"E	51.43'
L11	S55° 22' 36"E	65.43'
L12	S14° 09' 08"E	51.43'
L13	S55° 23' 44"E	72.42'
L14	S14° 09' 08"E	25.00'

Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Distance
C1	33.65'	300.00'	6°25'37"	S 68°30'40" E	33.63'
C2	137.39'	300.00'	26°14'21"	S 58°36'18" E	136.19'
C3	207.30'	300.00'	39°35'28"	S 25°41'23" E	203.20'
C4	55.41'	750.00'	4°14'00"	S 05°56'08" E	55.40'
C5	621.92'	1245.00'	28°37'16"	S 59°47'56" E	615.47'
C6	140.15'	350.00'	22°56'34"	S 85°34'51" E	139.21'
C7	471.24'	300.00'	90°00'00"	S 00°29'17" E	424.26'
C8	111.19'	300.00'	21°14'11"	N 33°53'37" E	110.56'
C9	18.54'	300.00'	3°32'30"	S 46°16'58" W	18.54'
C10	38.76'	300.00'	7°24'07"	N 48°12'46" E	38.73'
C11	38.76'	300.00'	7°24'07"	N 48°12'46" E	38.73'
C12	59.23'	350.00'	9°41'47"	N 49°21'36" E	59.16'
C13	59.23'	350.00'	9°41'47"	N 49°21'36" E	59.16'
C14	943.05'	610.00'	88°34'42"	S 88°32'56" E	851.90'
C15	459.57'	920.00'	28°37'16"	S 59°47'56" E	454.81'
C16	102.62'	300.00'	19°35'57"	S 83°54'32" E	102.12'
C17	254.51'	1085.00'	13°26'25"	S 52°12'30" E	253.93'
C18	287.48'	1085.00'	15°10'52"	S 66°31'08" E	286.64'
C19	70.34'	52.00'	77°30'07"	S 35°21'30" E	65.10'
C20	62.10'	500.00'	7°06'58"	N 35°08'20" E	62.06'
C21	79.85'	600.00'	7°37'31"	N 34°53'04" E	79.79'

Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Distance
C22	295.44'	1435.00'	11°47'46"	S 51°23'10" E	294.91'
C23	60.86'	798.00'	4°22'11"	S 59°28'08" E	60.85'
C24	551.33'	665.00'	47°30'06"	S 37°54'11" E	535.67'
C25	172.59'	1000.00'	9°53'19"	S 50°25'57" E	172.37'
C26	105.94'	967.00'	6°16'37"	S 58°30'59" E	105.89'
C27	411.21'	496.00'	47°30'06"	S 37°54'11" E	399.54'
C28	330.27'	1910.00'	9°54'27"	S 50°26'31" E	329.86'
C29	96.85'	1240.00'	4°28'30"	S 57°37'59" E	96.82'
C30	239.38'	300.00'	45°43'06"	S 37°00'41" E	233.08'

Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Distance
C31	11.89'	740.69'	0°55'11"	S04°40'37"W	11.89'
C32	53.80'	60.00'	51°22'43"	N02°03'09"W	52.02'
C33	171.08'	100.00'	98°01'18"	S02°46'09"W	150.97'
C34	295.23'	391.00'	43°15'42"	N30°08'56"E	288.27'
C35	106.61'	46.00'	132°47'01"	N57°52'25"W	84.30'
C36	268.16'	189.00'	81°17'41"	S83°37'05"E	246.23'
C37	212.79'	191.00'	63°49'53"	N74°53'11"W	201.95'
C38	48.75'	799.00'	3°29'45"	S56°17'09"W	48.74'
C39	44.69'	664.00'	3°51'21"	S59°43'33"E	44.68'

Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Distance	
C40	212.74'	145.00'	84°03'44"	N02°28'51"E	194.16'	
C41	66.40'	145.00'	26°14'21"	N58°36'18"W	65.83'	
C42	100.19'	145.00'	39°35'28"	N25°41'23"W	98.21'	
C43	78.28'	180.00'	24°55'07"	N61°12'50"E	77.67'	
C44	125	N00°29'17"W	14.14'	S2	S19°46'35"W	15.35'
C45	128	N89°30'43"E	14.14'	L53	N81°39'36"E	14.64'
C46	127	S00°29'12"E	14.14'	L54	S08°20'24"E	13.63'
C47	128	N89°30'43"E	14.14'	L55	N78°05'33"E	13.76'
C48	129	N00°29'17"W	14.14'	L56	N81°18'33"E	22.08'
C49	130	S41°36'46"W	13.51'	L57	N30°50'52"E	14.14'
C50	131	N89°37'56"W	14.35'	L58	S61°35'04"E	14.73'
C51	132	N89°47'17"E	7.25'	L59	S12°04'29"E	14.47'
C52	133	S48°35'06"E	14.70'	L60	N78°27'37"E	15.00'
C53	134	N41°16'21"E	14.12'	L61	N85°43'02"W	15.81'
C54	135	N75°09'44"E	14.36'	L62	N57°24'46"E	15.81'
C55	136	S48°44'07"E	14.16'	L63	N59°09'08"W	14.14'
C56	137	S03°07'04"E	89.72'	L64	S08°44'30"E	13.53'
C57	138	N78°04'55"E	42.76'	L65	S56°27'43"W	16.30'
C58	139	S66°02'16"E	16.01'	L66	N19°44'31"E	15.31'
C59	140	S82°55'37"W	15.08'	L67	S45°29'17"E	84.45'
C60	141	N14°38'08"W	13.97'	L68	S64°11'37"E	44.34'

Curve #	Length	Radius	Delta Angle	Chord Bearing	Chord Distance
C82	11.89'	740.69'	0°55'11"	S04°40'37"W	11.89'
C83	53.80'	60.00'	51°22'43"	N02°03'09"W	52.02'
C84	171.08'	100.00'	98°01'18"	S02°46'09"W	150.97'
C85	295.23'	391.00'	43°15'42"	N30°08'56"E	288.27'
C86	106.61'	46.00'	132°47'01"	N57°52'25"W	84.30'
C87	268.16'	189.00'	81°17'41"	S83°37'05"E	246.23'
C88	212.79'	191.00'	63°49'53"	N74°53'11"W	201.95'
C89	48.75'	799.00'	3°29'45"	S56°17'09"W	48.74'
C90	44.69'	664.00'	3°51'21"	S59°43'33"E	44.68'

Lot #	Block #	Square Feet	Acres
1	B	10,250	0.235
2	B	8,266	0.190
3	B	8,290	0.190
4	B	8,290	0.190
5	B	7,814	0.179
6	B	6,500	0.149
7	B	6,500	0.149
8	B	6,500	0.149
9	B	6,500	0.149
10	B	6,500	0.149
11	B	6,500	0.149

MCLENDON-CHISHOLM PLAT APPLICATION



City of McLendon-Chisholm Plat Application

Application Date: 7/21/2025

Items Submitted – Check all that apply:

Plat Type and Fees

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

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

Additional Submittals

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

General Information:

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

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

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

Applicant Name: Colton Smith

Company Name: Spiars Engineering

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

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

Owner Name: Tellus-Mann, LLC

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

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

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

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

Additional Information: _____

Development Fees & Consulting Costs

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 16,650 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this 31st day of July, 2025.

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

Signature of Applicant:  8/4/25

Signature of Owner: 

City Secretary: _____



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

FINAL PLAT CHECKLIST

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

Fees: \$16,650

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

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

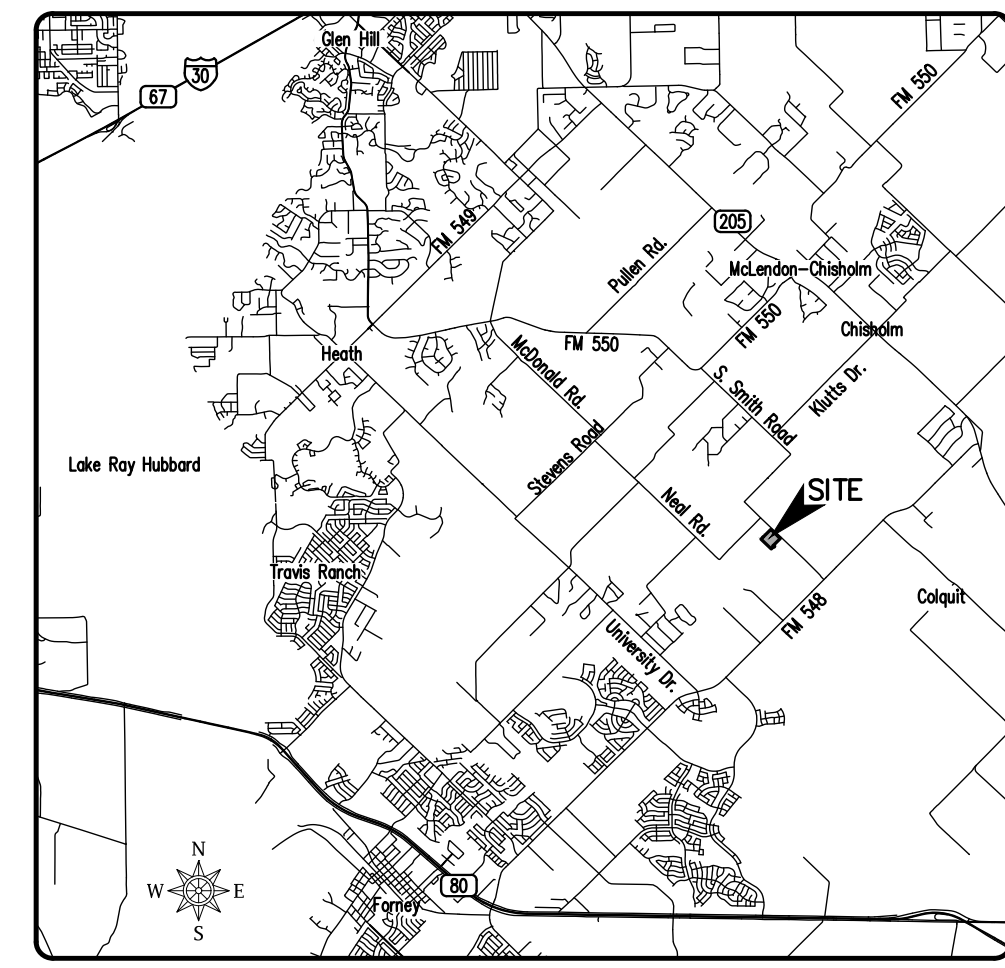
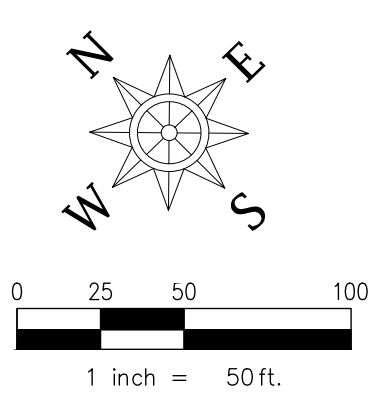
This checklist is for reference. It does not supersede any regulation of the City or the State of Texas.

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

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

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

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



Boundary Line Table

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

Easement Line Table

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

Lot Line Table

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

LEGEND

Symbol	Description
○	(Not All Items May Be Applicable)
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPARSING" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5 FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPARSING-5' O/S P.C."
RF	IRON ROD FOUND
CRP	CAPPED IRON ROD FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Emt.	EASEMENT
UTL	UTILITY
DE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
IE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
TROW	TRAIL RIGHT-OF-WAY
STE	STREET EASEMENT
FAE	FIRELANE, ACCESS, & UTILITY EASEMENT
ME	WALL MAINTENANCE EASEMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VAM	VEHICLE ACCESS & MAINTENANCE EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
M.F.F.	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
SC	STREET NAME CHANGE
BS	BLOCK DESIGNATION
LF	LOT FRONTAGE
CAB	CABINET
KL	KEY LOT
Vol.	VOLUME
Pa.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
SOS	SOIL CONSERVATION SERVICE
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRKCT	DEED RECORDS, KAUFMAN COUNTY, TEXAS
OPKCT	OFFICIAL PUBLIC RECORDS, KAUFMAN COUNTY, TEXAS

- NOTES:**
- According to Flood Insurance Rate Map (FIRM) Map No. 48257C0050D, Dated July 3, 2012, this property is located within Zone D.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
 - Selling a portion of this addition by metes and bounds is a violation of state law and is subject to fines and withholding of utilities and building permits.
 - All common areas (Lot 1 Block X) are to be owned and maintained by the HOA.
 - Lot 1 Block X to be used for sidewalks, trails, and landscaping. Easements for the uses are granted by this plat.
 - All proposed roads are to be owned and maintained by Ledbetter Municipal Utility District No. 1 of Kaufman County unless otherwise noted on this Final Plat.
 - The Ledbetter Municipal Utility District No. 1 (the "District") is not responsible for the replacing of any improvements in, under, or over any easements caused by maintenance or repair.
 - No buildings, fences, trees, shrubs, or any other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed if approved by the District.
 - Utility easements may also be used for the mutual use and accommodation of all public utilities desired to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and the District's use thereof.
 - The purpose of a wall maintenance easement is to grant the adjacent property owner and the HOA rights to repair and maintain the wall within the easement. The responsibility to repair the wall shall be on the property owner. The HOA is not obligated to repair retaining walls on privately-owned property.

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

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

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF KAUFMAN §

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, TELLUS-MANN, LLC, do hereby adopt this plat designating the hereinabove described property as Meraki - Phase 1C, an addition to Kaufman County, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities...

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

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

TELLUS-MANN, LLC

A Texas limited liability company

By: _____

Name: _____
Authorized Signatory

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

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

Dated this the _____ day of _____, 2025.



darren.brown@spiarsengineering.com

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

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public, State of Texas

STREET EASEMENT

The area or areas shown on the plat as "Street Easement" are hereby given and granted to the Ledbetter Municipal Utility District No. 1 (called "District"), its successors and assigns, as an easement to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and perpetually maintain street and highway facilities, together with all appurtenances and incidental improvements, in, upon and across certain real property owned by Grantor...

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

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

By: _____

Name: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

Approved: _____

Mayor _____

Date _____

Acknowledged:

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

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

City Secretary, City of McLendon-Chisholm, Texas

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-22.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-26.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-26.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-19.

Open Space Area Table with 3 columns: Lot #, Block #, Acres. Row 1X.

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

Sheet 2 of 2

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

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

July 2025 SEI Job No. 24-009

Plotted by: amw/rlp Date: 7/10/2025 2:21 PM
Drawing: 151024_186724-908 Meraki Phase 1C (2) Final Plat (1) (Scale: 5000) Date: 7/10/2025 1:58:39 PM

MCLENDON-CHISHOLM PLAT APPLICATION



City of McLendon-Chisholm Plat Application

Application Date: 7/21/2025

Items Submitted – Check all that apply:

Plat Type and Fees

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

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

Additional Submittals

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

General Information:

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

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

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

Applicant Name: Colton Smith

Company Name: Spiars Engineering

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

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

Owner Name: Tellus-Mann, LLC

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

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

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

County Parcel ID: 10985

Additional Information: _____

Development Fees & Consulting Costs

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 5,650 to cover the cost of this application has been paid to the City of McLendon-Chisholm on this 31st day of July, 2025.

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

Signature of Applicant: *Carla Green* 8/4/25

Signature of Owner: *Justin Davis*

City Secretary: _____



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

FINAL PLAT CHECKLIST

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

Fees: \$5,650

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

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

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

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

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

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

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



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

DATE: September 16th, 2025

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

Representative: Tracy Fetty

Property owner: Tim Seymore

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

PLANNING AND ZONING COMMISSION MEETING DATE: September 16th, 2025

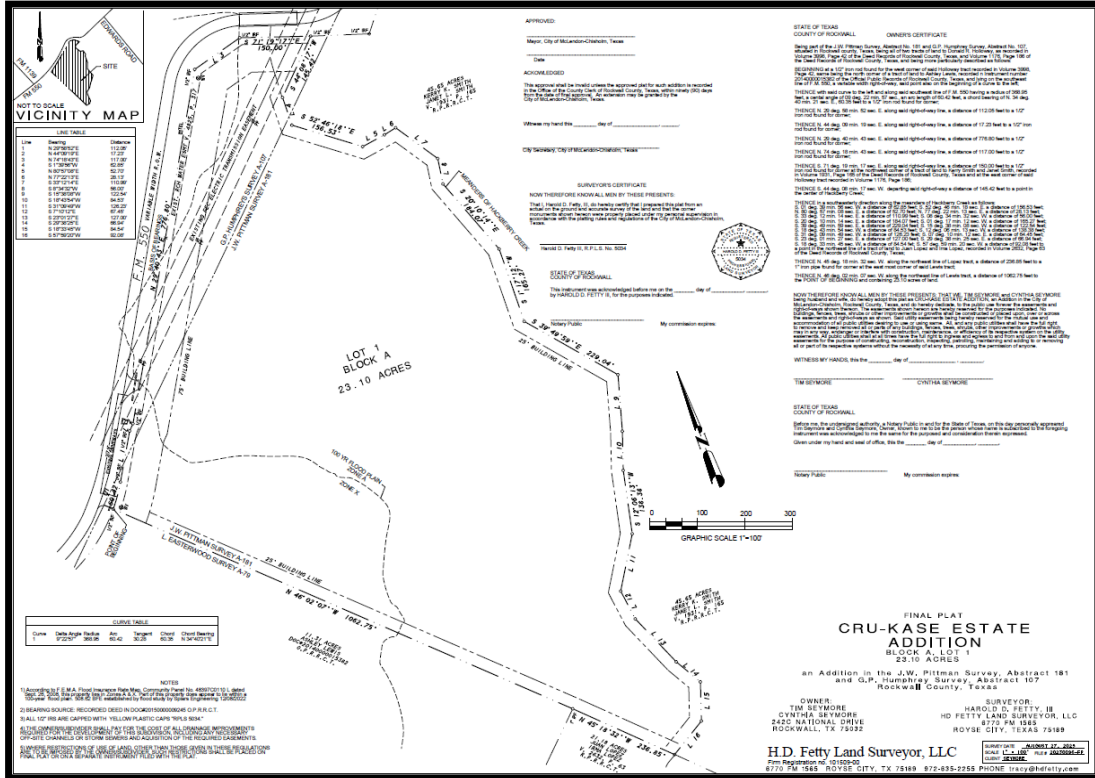
REQUEST:

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

STAFF RECOMMENDATION: Approval.

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

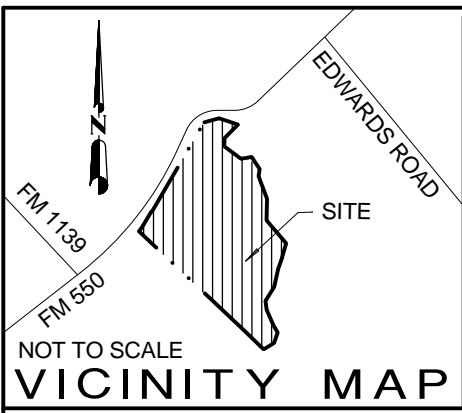
PROPOSED FINAL PLAT:



ZONING MAP:



THIS AREA INTENTIONALLY LEFT BLANK



Line	Bearing	Distance
1	N 29°58'52"E	112.05'
2	N 44°09'19"E	17.23'
3	N 74°18'43"E	117.00'
4	S 1°39'56"W	62.85'
5	N 80°57'08"E	52.70'
6	N 77°22'13"E	28.13'
7	S 33°12'14"E	110.99'
8	S 8°34'32"W	56.00'
9	S 15°38'08"W	122.54'
10	S 18°43'54"W	84.53'
11	S 31°09'49"W	126.23'
12	S 7°10'12"E	67.45'
13	S 23°01'27"E	127.00'
14	S 29°38'25"E	66.94'
15	S 18°33'45"W	84.54'
16	S 57°59'20"W	92.08'

Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	9°22'57"	368.95	60.42	30.28	60.35	N 34°40'21"E

- NOTES
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0110 L dated Sept. 26, 2008, this property lies in Zones A & X. Part of this property does appear to lie within a 100-year flood plain. 508.62 BFE established by flood study by Spiars Engineering 12/08/2022
 - 2) BEARING SOURCE: RECORDED DEED IN DOC#2015000009245 O.P.R.C.T.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
 - 4) THE OWNER/SUBDIVIDER SHALL PAY FOR THE COST OF ALL DRAINAGE IMPROVEMENTS REQUIRED FOR THE DEVELOPMENT OF THIS SUBDIVISION, INCLUDING ANY NECESSARY OFF-SITE CHANNELS OR STORM SEWERS AND ACQUISITION OF THE REQUIRED EASEMENTS.
 - 5) WHERE RESTRICTIONS OF USE OF LAND, OTHER THAN THOSE GIVEN IN THESE REGULATIONS ARE TO BE IMPOSED BY THE OWNER/SUBDIVIDER, SUCH RESTRICTIONS SHALL BE PLACED ON FINAL PLAT OR ON A SEPARATE INSTRUMENT FILED WITH THE PLAT.

APPROVED:

Mayor, City of McLendon-Chisholm, Texas

Date _____

ACKNOWLEDGED

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 ninety (90) days from the date of final approval. An extension may be granted by the City of McLendon-Chisholm, Texas.

Witness my hand this _____ day of _____

City Secretary, City of McLendon-Chisholm, Texas

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual on the ground and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of McLendon-Chisholm, Texas.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____ by HAROLD D. FETTY III, for the purposes indicated.



Notary Public My commission expires: _____

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

Being part of the J.W. Pittman Survey, Abstract No. 181 and G.P. Humphrey Survey, Abstract No. 107, situated in Rockwall County, Texas, being all of two tracts of land to Donald R. Holloway, as recorded in Volume 3998, Page 42 of the Deed Records of Rockwall County, Texas, and Volume 1176, Page 186 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the west corner of said Holloway tract recorded in Volume 3998, Page 42, same being the north corner of a tract of land to Ashley Lewis, recorded in instrument number 2014000015382 of the Official Public Records of Rockwall County, Texas, and lying on the southeast line of F.M. 550, a variable width right-of-way, said point also on the beginning of a curve to the left;

THENCE with said curve to the left and along said southeast line of F.M. 550 having a radius of 368.95 feet, a central angle of 09 deg. 22 min. 57 sec., an arc length of 60.42 feet, a chord bearing of N. 34 deg. 40 min. 21 sec. E., 60.35 feet to a 1/2" iron rod found for corner;

THENCE N. 29 deg. 58 min. 52 sec. E. along said right-of-way line, a distance of 112.05 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 09 min. 19 sec. E. along said right-of-way line, a distance of 17.23 feet to a 1/2" iron rod found for corner;

THENCE N. 29 deg. 40 min. 43 sec. E. along said right-of-way line, a distance of 776.80 feet to a 1/2" iron rod found for corner;

THENCE N. 74 deg. 18 min. 43 sec. E. along said right-of-way line, a distance of 117.00 feet to a 1/2" iron rod found for corner;

THENCE S. 71 deg. 19 min. 17 sec. E. along said right-of-way line, a distance of 150.00 feet to a 1/2" iron rod found for corner at the northwest corner of a tract of land to Kerry Smith and Janet Smith, recorded in Volume 1931, Page 165 of the Deed Records of Rockwall County, Texas and at the east corner of said Holloway tract recorded in Volume 1176, Page 186;

THENCE S. 44 deg. 08 min. 17 sec. W. departing said right-of-way a distance of 145.42 feet to a point in the center of Hackberry Creek;

THENCE in a southeasterly direction along the meanders of Hackberry Creek as follows:
S. 01 deg. 39 min. 08 sec. E. a distance of 62.85 feet; S. 52 deg. 46 min. 18 sec. E. a distance of 156.53 feet; N. 80 deg. 57 min. 08 sec. E. a distance of 52.70 feet; N. 77 deg. 22 min. 13 sec. E. a distance of 28.13 feet; S. 33 deg. 12 min. 14 sec. E. a distance of 110.99 feet; S. 08 deg. 34 min. 32 sec. W. a distance of 56.00 feet; S. 20 deg. 10 min. 14 sec. E. a distance of 184.07 feet; S. 01 deg. 17 min. 12 sec. W. a distance of 165.27 feet; S. 39 deg. 49 min. 59 sec. E. a distance of 229.04 feet; S. 15 deg. 38 min. 08 sec. W. a distance of 122.54 feet; S. 18 deg. 43 min. 54 sec. W. a distance of 84.53 feet; S. 12 deg. 06 min. 13 sec. W. a distance of 158.38 feet; S. 31 deg. 09 min. 49 sec. W. a distance of 126.23 feet; S. 07 deg. 10 min. 12 sec. E. a distance of 64.45 feet; S. 29 deg. 01 min. 27 sec. E. a distance of 127.00 feet; S. 29 deg. 38 min. 25 sec. E. a distance of 66.94 feet; S. 18 deg. 33 min. 45 sec. W. a distance of 84.54 feet; S. 57 deg. 59 min. 20 sec. W. a distance of 92.08 feet to a point in the northeast line of a tract of land to Juan Lopez and Irma Lopez, recorded in Volume 2632, Page 63 of the Deed Records of Rockwall County, Texas;

THENCE N. 45 deg. 18 min. 32 sec. W. along the northeast line of Lopez tract, a distance of 236.85 feet to a 1" iron pipe found for corner at the east most corner of said Lewis tract;

THENCE N. 46 deg. 02 min. 07 sec. W. along the northeast line of Lewis tract, a distance of 1062.75 feet to the POINT OF BEGINNING and containing 23.10 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS; THAT WE, TIM SEYMORE and CYNTHIA SEYMORE being husband and wife, do hereby adopt this plat as CRU-KASE ESTATE ADDITION, an Addition in the City of McLendon-Chisholm, Rockwall County, Texas, and do hereby dedicate, to the public use forever the easements and right-of-ways shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All, and any public utilities shall have the full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, other improvements or growths which may in any way, endanger or interfere with construction, maintenance, or efficiency of its respective system on the utility easements. All public utilities shall at all times have the full right to ingress and egress to and from and upon the said utility 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 the permission of anyone.

WITNESS MY HANDS, this the _____ day of _____

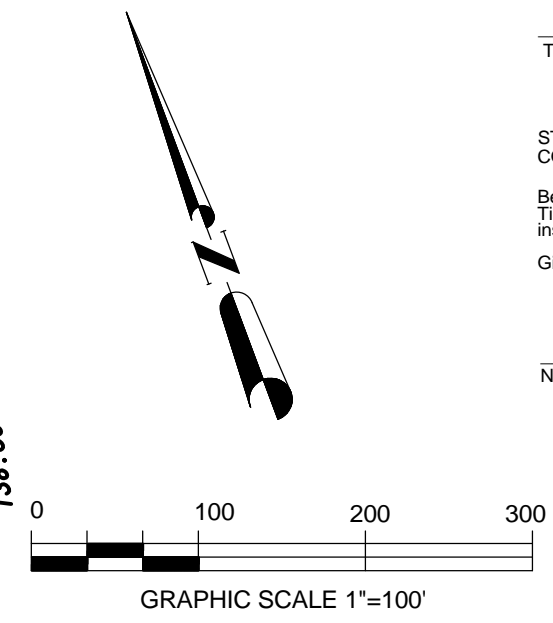
TIM SEYMORE CYNTHIA SEYMORE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tim Seymore and Cynthia Seymore, Owner, known to me to be the person whose name is subscribed to the foregoing instrument was acknowledged to me the same for the purpose and consideration therein expressed.

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

Notary Public My commission expires: _____



FINAL PLAT
CRU-KASE ESTATE ADDITION
BLOCK A, LOT 1
23.10 ACRES

an Addition in the J.W. Pittman Survey, Abstract 181 and G.P. Humphrey Survey, Abstract 107 Rockwall County, Texas

OWNER:
TIM SEYMORE
CYNTHIA SEYMORE
242C NATIONAL DRIVE
ROCKWALL, TX 75032

SURVEYOR:
HAROLD D. FETTY, III
HD FETTY LAND SURVEYOR, LLC
6770 FM 1565
ROYSE CITY, TEXAS 75189

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE	AUGUST 27, 2025
SCALE	1" = 100' FILE # 20230096-FP
CLIENT	SEYMORE