



AGENDA
PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, OCTOBER 15, 2024
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**
- 6. ITEMS FOR CONSIDERATION AND ACTION**

6.1. "Notice of a public hearing to be held by the McLendon-Chisholm Planning and Zoning Commission on October 15, 2024, at 6:30 P.M. at McLendon-Chisholm City Hall located at 1371 West FM 550, McLendon-Chisholm, Texas 75032. The public hearing will be held to receive public comment regarding a request by Demetria Carter for a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1A. The existing property is zoned [SF] 2.5 Single-Family Residential. This property is generally located adjacent to and west of FM 1139 across FM 1139 from Spring Way.1582 FM 1139, Rockwall CAD Property ID number 18429."

4 - 12

- 6.2. Consideration and action on the request of Demetria Carter for the approval of a replat of Lot 1 of the Kentwood Addition to create Lot 1A.

[Staff Report Carter Replat PZ 10.15.24](#)

[Dee Carter Replat Application \(1\)](#)

[Dee Carter Replat Pg 1](#)

[Dee Carter Replat Pg 2](#)

- 13 - 21 6.3. Consideration and action regarding approval of a preliminary plat for the development of 14 single-family residential lots on approximately 24.56 acres of land located at the Southeast end of Savannah Lane.

[Staff Report Prairie Hill PZ 10.15.24](#)

[Prairie Hill Plat Application](#)

[Prairie Hill Preliminary Plat](#)

- 22 - 28 6.4. Consideration and action regarding approval of a Final Plat for the development of a single water pump station located approximately 2,234 feet Southwest of FM 548 and Mann Road.

[Staff Report Meraki Pump Station PZ 10.15.24](#)

[Meraki Pump Station Application PZ 10.15.24](#)

[Meraki Pump Station Final Plat PZ 10.15.24](#)

- 29 - 44 6.5. Consideration and action regarding approval of a final plat that provides for the development of 83 single-family lots each with a minimum lot size of one-acre of land on 99.544 acres of land located on the north side of FM 550 across from City Hall

[Staff Report Ridge Pointe Estates PZ 10.15.24](#)

[Ridge Pointe Estates Final Plat Application](#)

[Ridge Pointe Estates - Final Plat](#)

- 45 - 54 6.6. Consideration and action on the request from Brian Berry to approve a replat of the existing three lots for the development of a shopping center. The SH 205/550 Addition, Block 1, includes lot 2-R, 3R-1, and 3-R2 for a total of 3.85 acres.

[Staff Report Villages of Chisholm PZ 10.15.24](#)

[Villages of Chisholm Plat Application](#)

[Villages of Chisholm Amending Plat](#)

7. COMMISSIONER REPORTS / UPDATES

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., October 11, 2024 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



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

DATE: October 8, 2024

REQUEST: This is a request for a replat of a portion of Lot 1, Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas.

Location: Generally located adjacent to and west of FM 1139 across FM 1139 from Spring Way.1582 FM 1139, Rockwall CAD Property ID number 18429.

Legal description: Creation of Lot 1A, Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas.

OWNER: Demetria Carter
1804 Kentwood Circle
McLendon-Chisholm, TX 75032

Applicant: Same as owner.

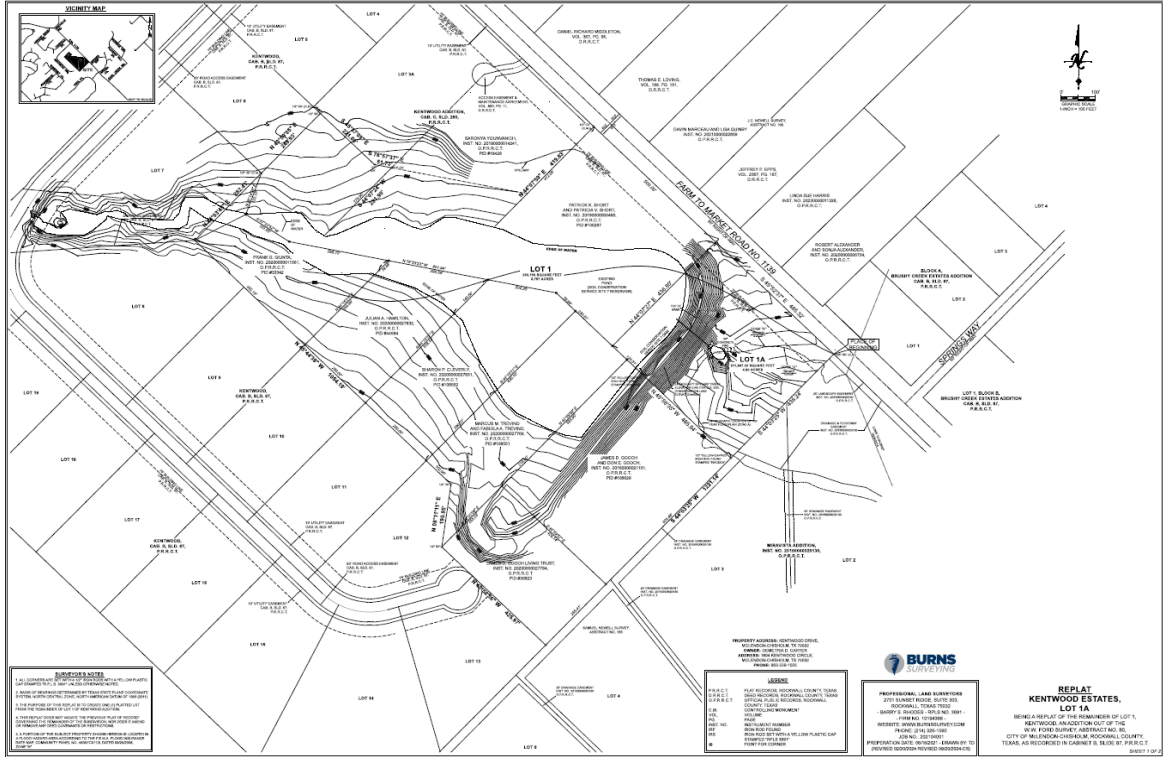
PLANNING AND ZONING COMMISSION MEETING DATE: October 15, 2024

NOTE: The Planning and Zoning Commission has three options when considering this application: Approval; Approval with conditions, or disapproval.

REQUEST: Approval of a replat for a portion of Lot 1 Kentwood Addition, McLendon-Chisholm, Rockwall County, Texas to create a new Lot 1A in this subdivision. NOTE: A REPLAT IS A FINAL PLAT.

STAFF RECOMMENDATION: Approval.

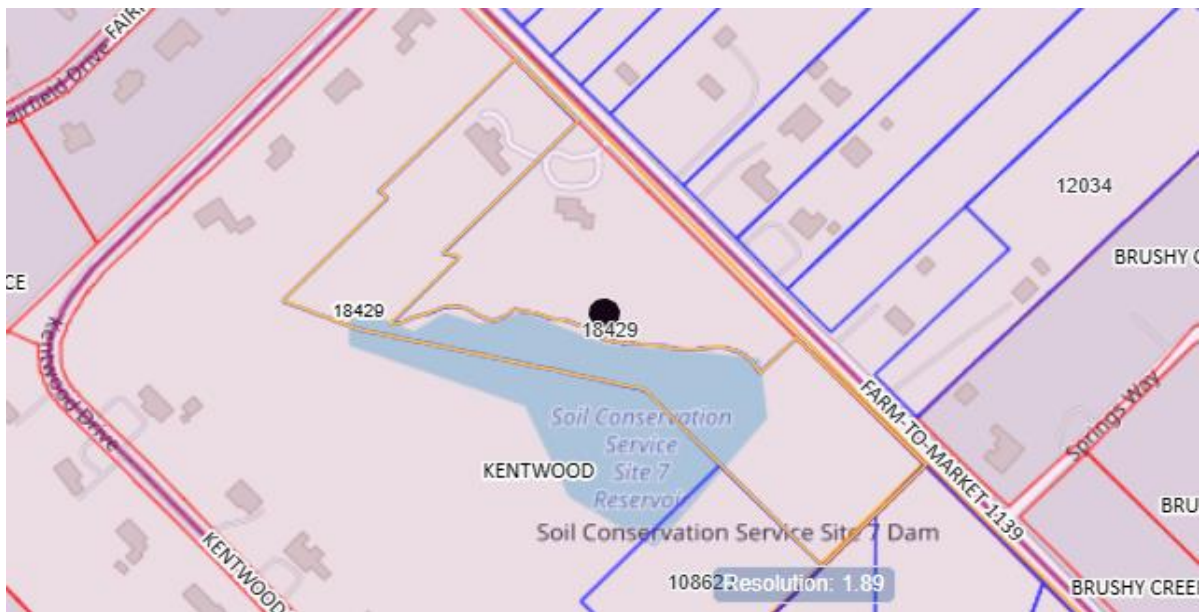
Requested replat:





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Rockwall CAD Map showing subject property





**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 11-14-23

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): _____ Current Zoning: Residential
 No. of Acres: 5 No. of Lots: 1 Proposed Zoning: Residential
 General Location of Property: 1582 Fm 1139 McLendon Chisholm
 Proposed Use for Property: Residential House
 Applicant Name: Demetria Carter
 Company: _____
 Address: 1804 Kentwood Circle City, State, Zip: Rockwall TX 75087
 Phone(s): 469-766-7677 Email: Demetria.Carter@att.com
 Owner Name: Demetria Carter
 Address: 1804 Kentwood Circle City, State, Zip: Rockwall, TX 75087
 Legal Description of the Property: _____
 County Parcel ID: _____
 Other Information: _____

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 200.00 to cover the cost of this application, and an initial deposit of \$ 3500.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 14 day of Nov, 2023

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

Signature of Applicant: *Aemeter Carter* (Seal)
City Secretary: *Rochelle Green*



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Demetria D. Carter is the sole owner of the remainder of Lot 1, of Kentwood Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 87, Plat Records, Rockwall County, Texas, being part of the same tract of land described in deed to Demetria D. Carter, recorded under Instrument No. 2019000013460, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

Beginning at 5/8 inch iron rod found in the Southwest line of Farm to Market Road No. 1139, at the East corner of said Lot 1, of Kentwood, same being the North corner of Lot 2 of Miravista Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded under in Cabinet B, Slide 87, Official Public Records, Rockwall County, Texas;

Thence South 44 deg. 03 min. 25 sec. West, along the Northwest line of Miravista Addition, a distance of 436.24 feet to a 1/2 inch yellow-capped iron rod stamped "RHODES" found at the North corner of a tract of land described in deed to James D. Gooch and Don E. Gooch recorded under Instrument No.;

Thence North 45 deg. 56 min. 35 sec. West, passing at a distance of 365.33 feet a 1/2 inch yellow-capped iron rod found stamped "RHODES" and continuing for a total distance of 485.84 feet to a point for corner in the Northeast line of a tract of land described in deed to Marcus M. Trevino and Fabiola A. Trevino, recorded under Instrument No. 2020000027769, Official Public Records, Rockwall County, Texas;

Thence North North 44 deg. 07 min. 27 sec. East, a distance of 436.80 feet to a point for corner in the Southwest line of said road at the East corner of a tract of land described in deed to Patrick K. Short and Patricia V. Short recorded under Instrument No. 2019000005490 Official Public Records, Rockwall County, Texas;

Thence South 45 deg. 52 min. 32 sec. East, a distance of 485.32 feet to the PLACE OF BEGINNING and containing 211,967.30 square feet or 1.90 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Demetria D. Carter does hereby adopt this plat designating the herein-described property as **LOT 1A, KENTWOOD ESTATES**, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and do hereby dedicate to the public use forever the all parks, public facilities, and easements shown hereon.

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

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

Witness my hand at _____, Texas. This _____ day of _____, 20__.

Name: Demetria D. Carter
Title: Owner

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Demetria D. Carter, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas. This _____ day of _____, 20__.

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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

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

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20__.

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

STATE OF TEXAS
COUNTY OF DALLAS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__.

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

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.

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

City Secretary, City of McLendon-Chisholm, Texas"

PROPERTY ADDRESS: KENTWOOD DRIVE,
MCLENDON-CHISHOLM, TX 75032
OWNER: DEMETRIA D. CARTER
ADDRESS: 1804 KENTWOOD CIRCLE,
MCLENDON-CHISHOLM, TX 75032
PHONE: 955-228-1025



PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE, SUITE 303,
ROCKWALL, TEXAS 75082
- BARRY S. RHODES - RPLS NO. 3691 -
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 202104001
PREPERATION DATE: 08/18/2021 - DRAWN BY: TD
(REVISED 02/20/2024 REVISED 09/20/2024-CS)

**REPLAT
KENTWOOD ESTATES,
LOT 1A**
BEING A REPLAT OF THE REMAINDER OF LOT 1,
KENTWOOD, AN ADDITION OUT OF THE
W.W. FORD SURVEY, ABSTRACT NO. 80,
CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY,
TEXAS, AS RECORDED IN CABINET B, SLIDE 87, P.R.C.T.



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

DATE: October 7, 2024

Applicant: Bill Thomas
Engineering Concepts & Design, LP
201 Windco Circle, Suite 200
Wylie, Texas 75098

Representative: Bill Thomas

Property owner: Gopal Bargi
Prairie Hills, LLC
3228 Denali Drive
Irving, Texas 75063

Location: At the southeast end of Savannah Hill Lane, Rockwall CAD property identification number is 10849. This property is 24.56 acres of land.

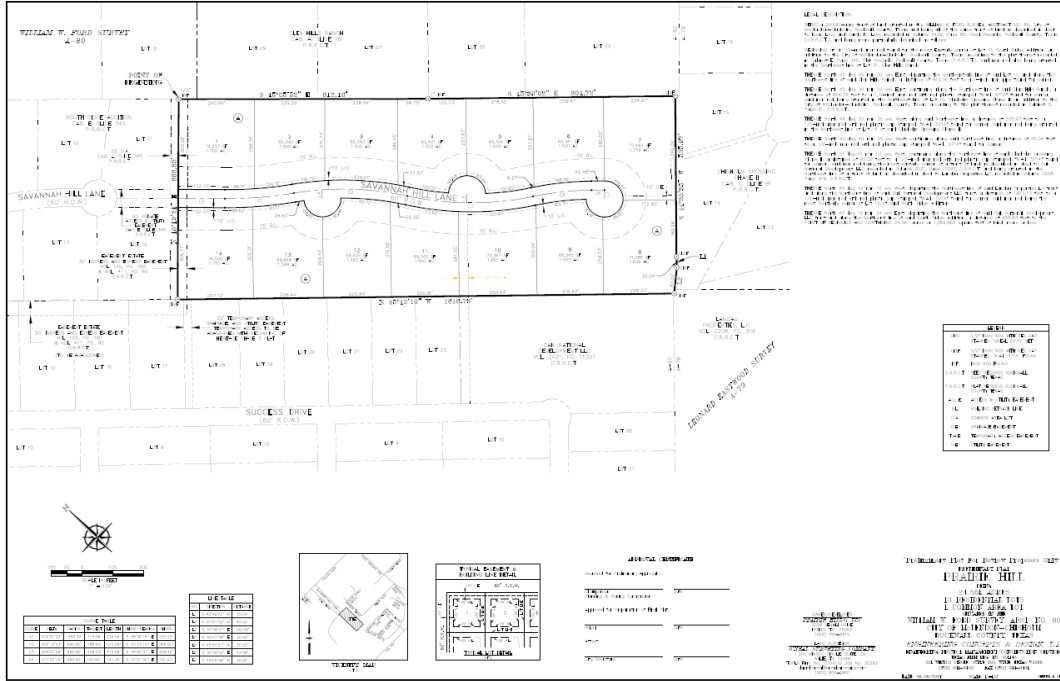
PLANNING AND ZONING COMMISSION MEETING DATE: October 15, 2024

REQUEST:

The applicant is requesting approval of a preliminary plat that provides for the development of 14 single family lots each with a minimum lot size of one and one half-acres of land and a common area on approximately 25 acres of land located at the Southeast end of Savannah Hill Lane. This application is administratively complete and in conformity with the recommendations of the McLendon-Chisholm Comprehensive Plan.

STAFF RECOMMENDATION: Approval.

Requested Preliminary Plat:

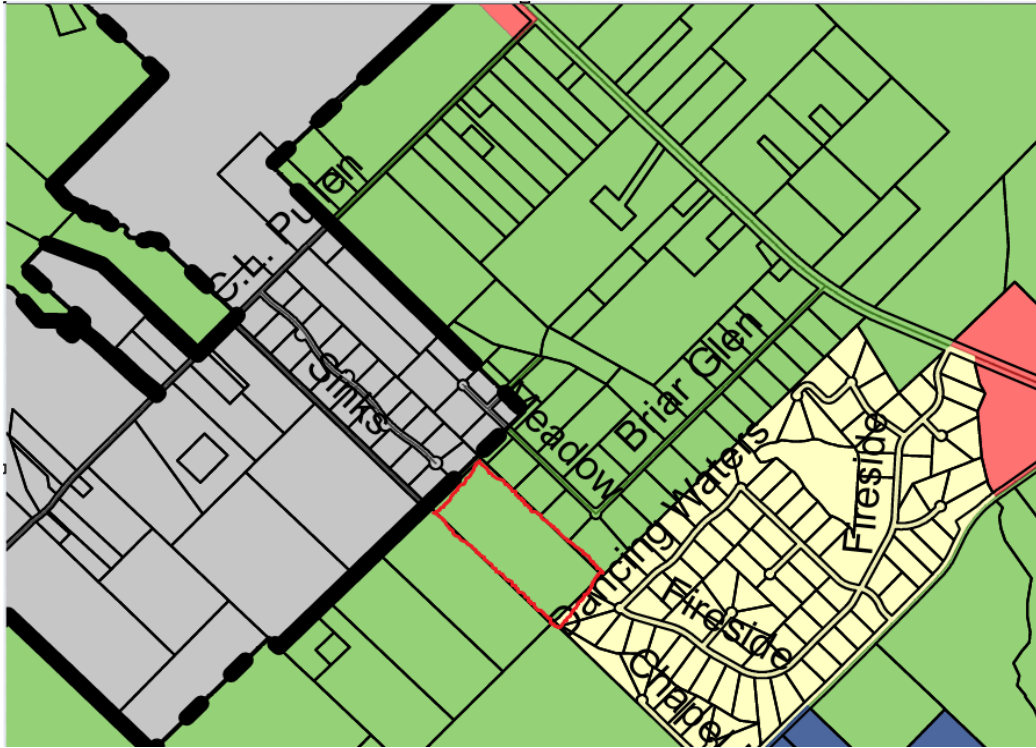


BACKGROUND INFORMATION:

The current zoning is single family (SF) 1.5. The applicant rezoned the subject property from Agriculture to the SF 1.5 zoning district in October 2022, which requires a minimum residential lot size of one and one-half acres of land. The 14 lots all comply with the requirement of the zoning district.

Savannah Hill Lane originally was the only existing vehicular access through the South Ridge Subdivision to the subject property. The developer has entered into an agreement with the developer of the Heritage subdivision for the second required access for emergency service vehicles and it is shown on the proposed preliminary plat.

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

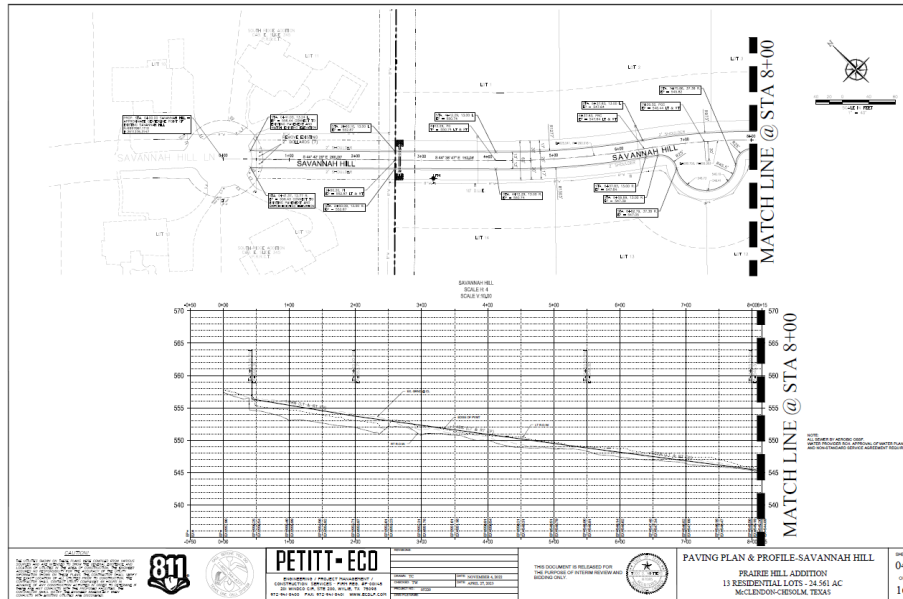


Additional background information:

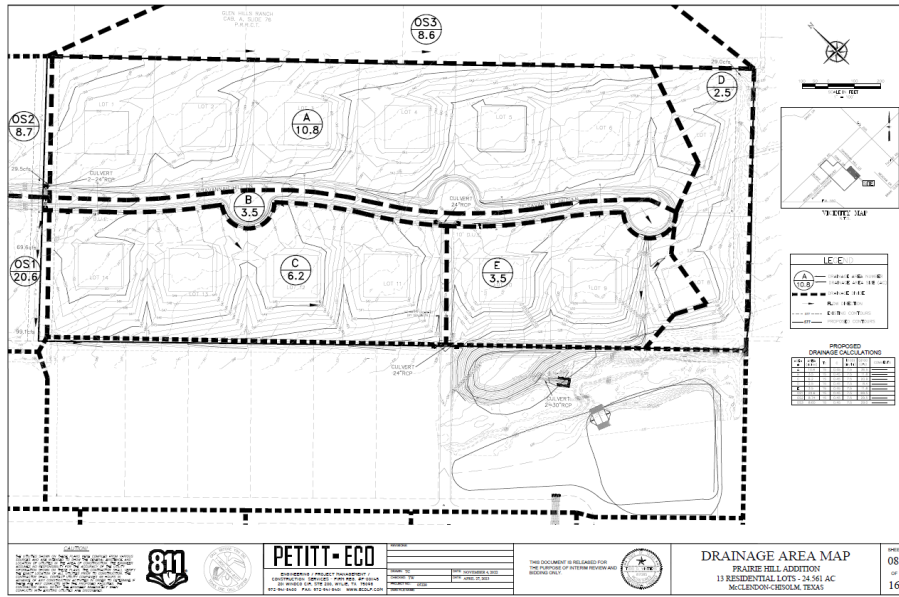
This property is located at the Southeast end of Savannah Hill Lane between Heritage – Phase 3, the South Ridge Addition, Glen Hills Ranch and Chisolm Crossing Phase II.

Supplemental Applicant information:

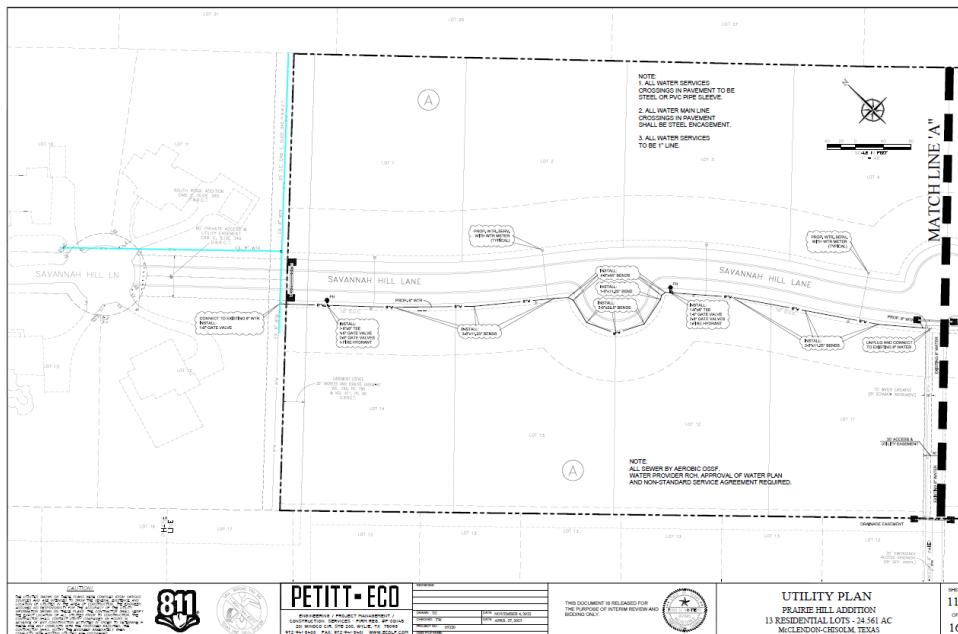
Paving Plan



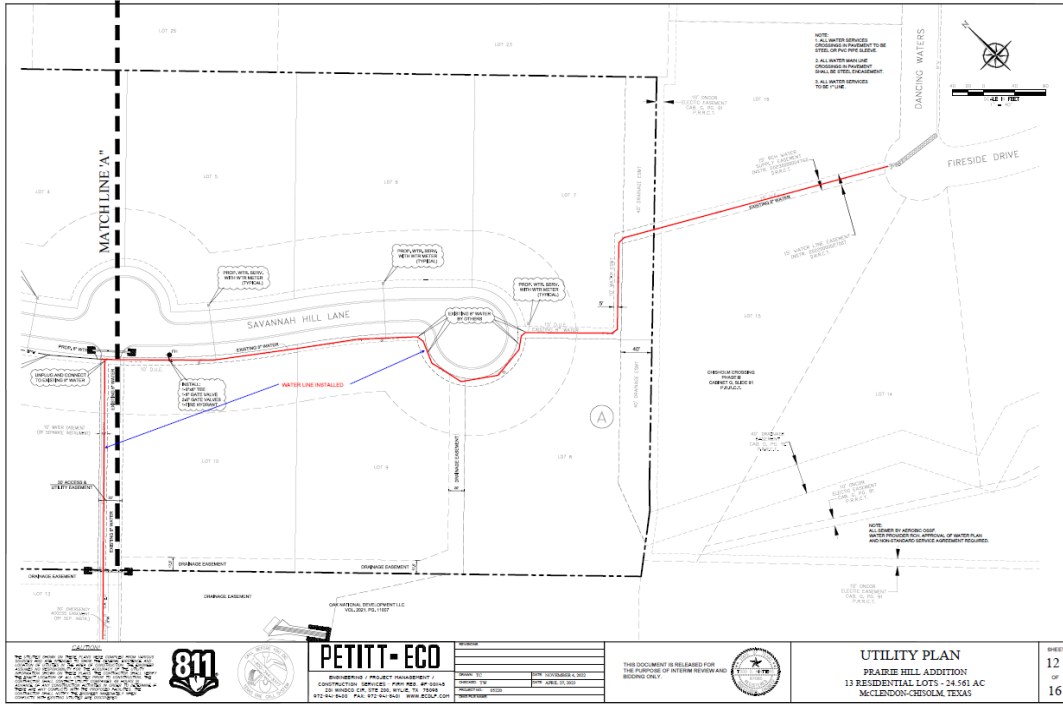
Drainage Area Map



Utility Plan



Utility Plan





CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 6/6/2024

Items Submitted. Check all that Apply:

- Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs **\$175 x 14 Lots + \$10 x 25 Acres = \$2700.00**
- Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- Digital Copy of Submitted Plat/Plan (required)
- Site Plan
- Concept Plan
- Planned Development
- Vacation of Plat

General Information:

Addition Name (if platted): Prairie Hill Current Zoning: AG

No. of Acres: 24.617 No. of Lots: 14 Proposed Zoning: SF 1.5

General Location of Property: Southeast of Savannah Hill Lane, Adjacent to Heritage Subdivision

Proposed Use for Property: Residential Subdivision

Applicant Name: Bill Thomas

Company: Engineering Concepts & Design, LP

Address: 201 Windco Circle, Suite 200 City, State, Zip: Wylie, TX 75098

Phone(s): 972-941-8403 Email: bill@ecdip.com

Owner Name: Gopal Bargi (Prairie Hills, LLC)

Address: 3228 Denali Drive City, State, Zip: Irving, TX 75063

Legal Description of the Property: William W. Ford Survey, A-80

County Parcel ID: 10849

Other Information: _____

Development Fees

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

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

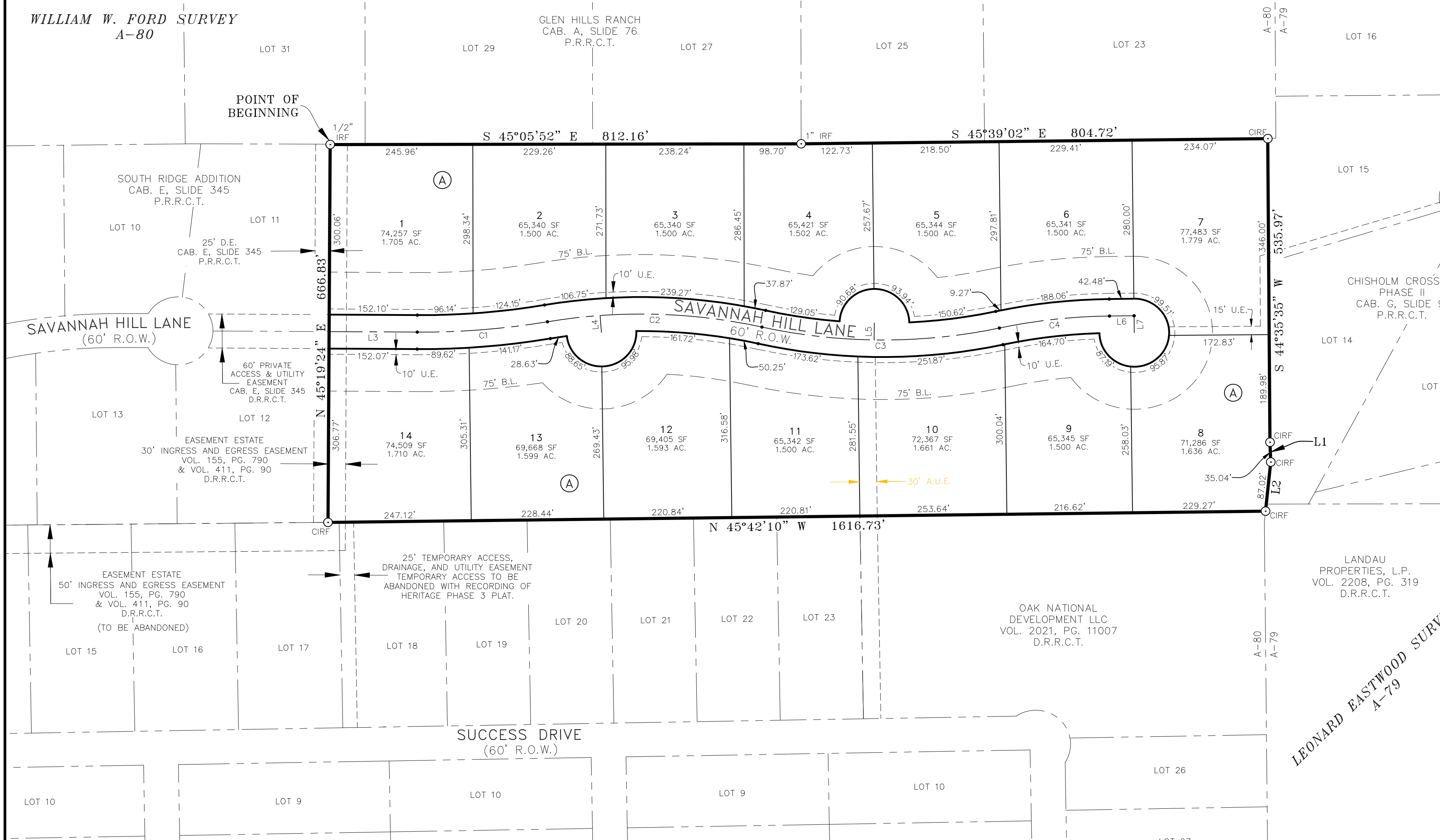
ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants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

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

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

Signature of Applicant: _____ (Seal)

City Secretary: _____



LEGAL DESCRIPTION:

BEING a 24.561-acre tract of land situated in the WILLIAM W. FORD SURVEY, ABSTRACT NO. 85, City of McLendon-Chisholm, Rockwall County, Texas and being all of the same tract of land as described in deed to Issac Levy and Sandy K. Levy, recorded in Volume 3439, Page 85, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the most Easterly corner of Lot 11, South Ridge Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 345, Plat Records, Rockwall County, Texas (P.R.R.C.T.), said iron rod also being situated in the Southwest line of Lot 31, Glen Hills Ranch;

THENCE South 45 deg 05 min 52 sec East, departing the Southeasterly line of said Lot 11, and along the Southwest line of said Glen Hills Ranch, a distance of 812.16 feet to a 1-inch iron pipe found for corner;

THENCE South 45 deg 39 min 02 sec East, continuing along the Southwest line of said Glen Hills Ranch, a distance of 804.72 feet to a 1/2-inch iron rod with red plastic stamped "W.A.I. 5714" found for corner, said iron rod being situated in the Northwest line of Lot 15, Chisholm Crossing Phase II, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 91, P.R.R.C.T.;

THENCE South 44 deg 35 min 35 sec West, along said Northwest line, a distance of 535.97 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being situated in the Northwest line of Lot 14 of said Chisholm Crossing Phase II;

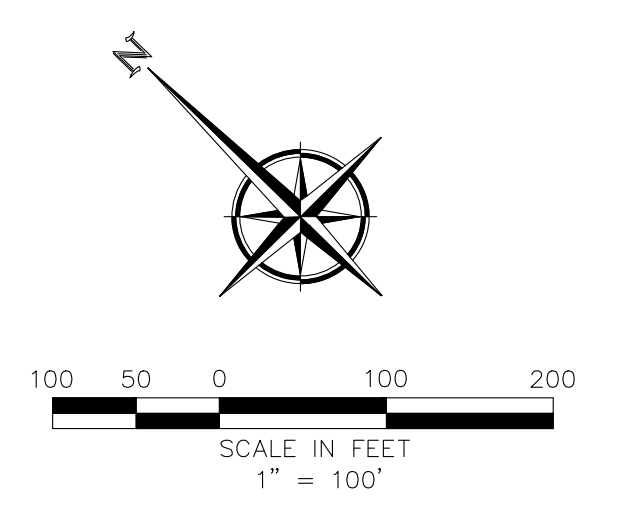
THENCE South 42 deg 49 min 25 sec West, continuing along said Northwest line, a distance of 35.04 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner;

THENCE South 51 deg 01 min 02 sec West, continuing along the Northwest line of said Chisholm Crossing Phase II, a distance of 87.02 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the most easterly corner of a tract of land as described in deed to Oak National Development LLC, recorded in Volume 2021, Page 11007, D.R.R.C.T., and being situated in the Northwest line of a tract of land as described in deed to Landau Properties LP, recorded in Volume 2208, Page 319, D.R.R.C.T.;

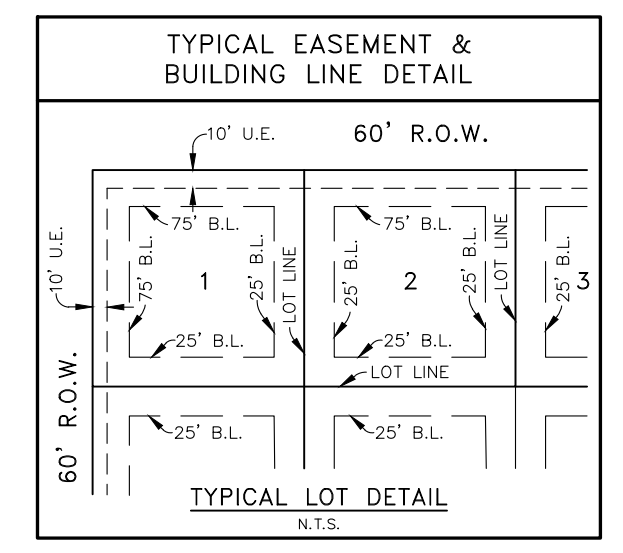
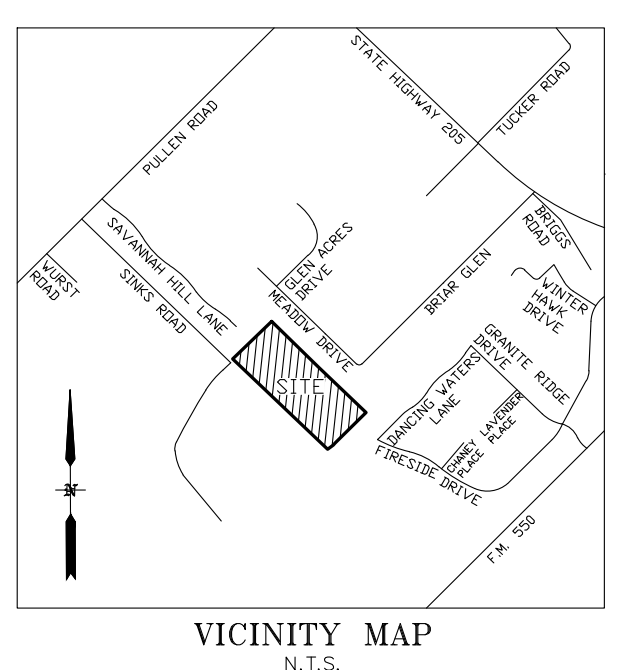
THENCE North 45 deg 42 min 10 sec West, departing the Northwest line of said Landau Properties LP tract and along the Northeast line of said Oak National Development LLC tract, a distance of 1,613.73 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" found for corner, said iron rod being the most Southerly corner of Lot 12 of said South Ridge Addition;

THENCE North 45 deg 19 min 24 sec East, departing the Northeast line of said Oak National Development LLC tract and along the Southeast line of said South Ridge Addition, a distance of 666.83 feet to the **POINT OF BEGINNING** AND CONTAINING 24.561 acres or 1,069,864 square feet of land, more or less.

LEGEND	
CIRS	1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET
CIRF	1/2" IRON ROD WITH RED CAP STAMPED "W.A.I. 5714" FOUND
IRF	IRON ROD FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
A.U.E.	ACCESS & UTILITY EASEMENT
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA LOT
D.E.	DRAINAGE EASEMENT
T.A.E.	TEMPORARY ACCESS EASEMENT
U.E.	UTILITY EASEMENT



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	CHORD	BEARING
C1	01°01'03"	1290.00'	113.06'	225.54'	S 49°39'18" E 225.25'
C2	02°13'03"	960.00'	188.50'	372.26'	S 43°33'19" E 369.93'
C3	02°43'28"	960.00'	209.53'	412.59'	S 44°45'31" E 409.42'
C4	01°12'51"	960.00'	95.99'	191.35'	S 51°21'39" E 191.03'



APPROVAL CERTIFICATE

Reviewed for Preliminary Approval: _____ Date _____

Chairperson Planning & Zoning Commission _____ Date _____

Approved for Preparation of Final Plat: _____ Date _____

Mayor _____ Date _____

Attest: _____

City Secretary _____ Date _____

OWNER/DEVELOPER
PRAIRIE HILLS, LLC
 3228 DENALI DRIVE
 IRVING, TX 75063
 (469) 795-6615

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
 205 WINDCO CIRCLE, SUITE 100
 WYILE, TX 75098
 TBPLS Firm No. 10194132 JOB NO. 20262
 daniel.oneal@onealsurveying.com
 (903) 804-2891

"Preliminary Plat For Review Proposes Only."
 PRELIMINARY PLAT
PRAIRIE HILL
 BEING
 24.561 ACRES
 13 RESIDENTIAL LOTS
 1 COMMON AREA LOT
 SITUATED IN THE
 WILLIAM W. FORD SURVEY, ABST. NO. 80
 CITY OF McLENDON-CHISHOLM
 ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYILE TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401



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

DATE: October 9, 2024

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

Representative: Justin Craig

Property owner: Justin Craig
Tellus-Mann, LLC
5301 Headquarters Drive, Suite 120
Plano, Texas 75024

Location: The property is approximately 2234 feet Southwest of FM 548 and Mann Road. The Rockwall CAD property identification number is: 10984.

PLANNING AND ZONING COMMISSION MEETING DATE: October 15, 2024

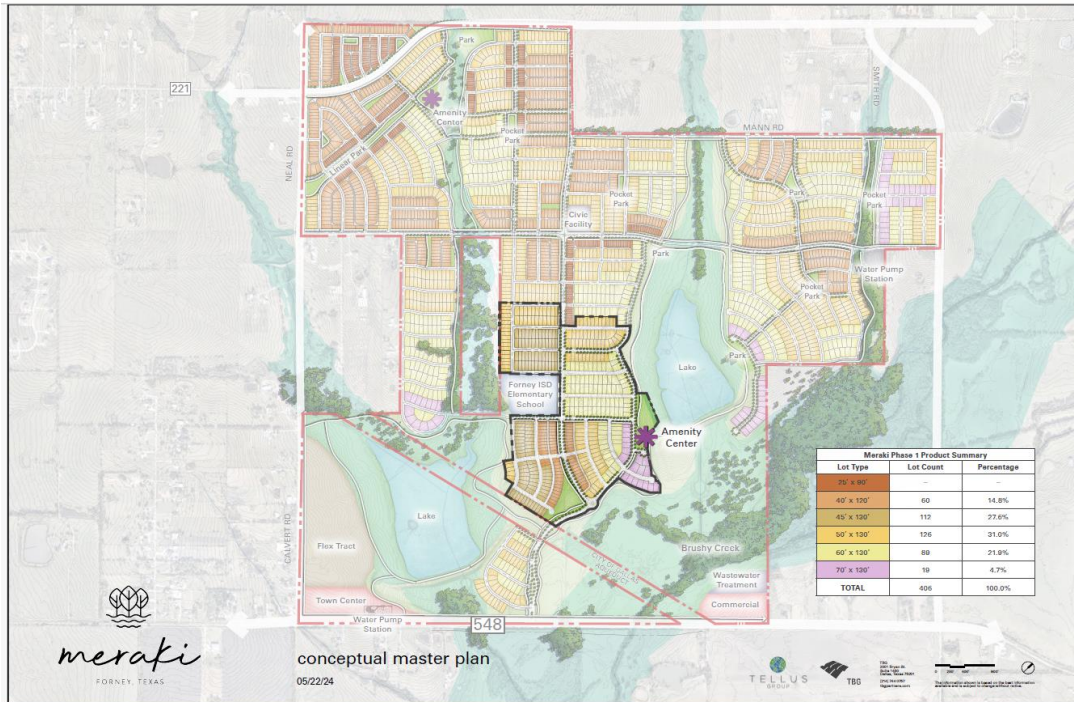
REQUEST:

The applicant is requesting approval of a final plat that provides for the development of a single water pump station on 1.387 acres of land located generally approximately 2234 feet Southwest of FM 548 and Mann Road. This application is administratively complete and in conformity with the City of McLendon-Chisholm Code of Ordinances and subdivision regulations.

STAFF RECOMMENDATION: Approval.

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

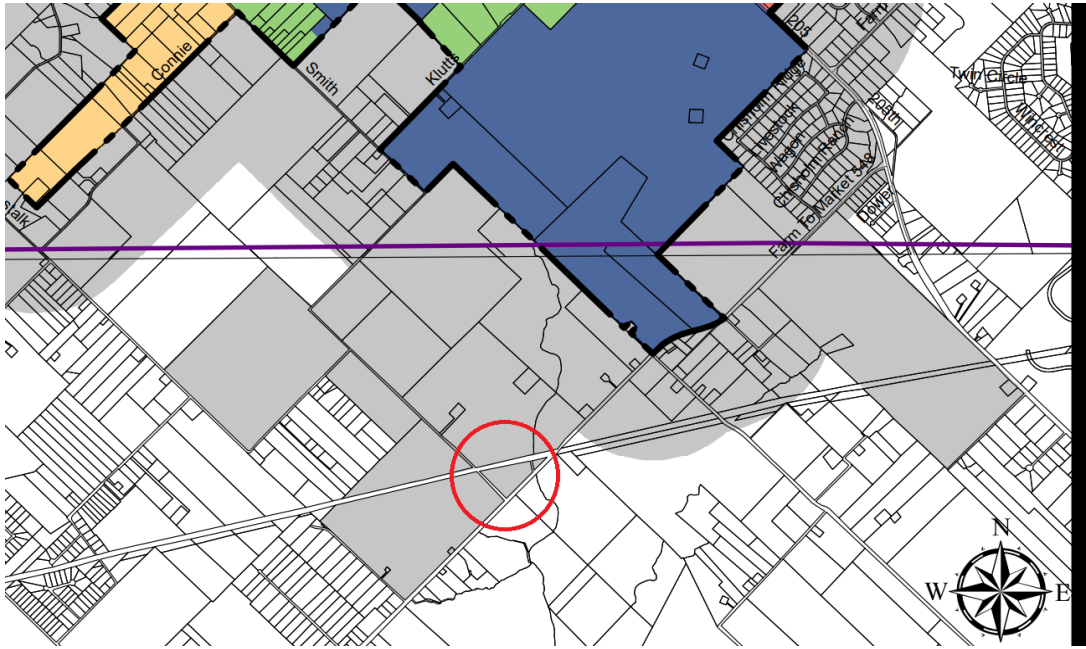
Requested Final Plat:



BACKGROUND INFORMATION:

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

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



Additional background information:

This water pump station installation will serve the master planned community, Meraki, formally known as Mann Ranch.

Property Legal Description:

Lot 1: Rockwall CAD property identification number: 10984

Lot 1: R. Peckum Survey, Abstract No. 374, 222.123 acres.



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: _____

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): Meraki Pump Station (Proposed) Current Zoning: N/A-ETJ

No. of Acres: 1.387 No. of Lots: 1 Proposed Zoning: N/A-ETJ

General Location of Property: 2234 Feet Southwest of FM 548 and Mann Road

Proposed Use for Property: Water Pump Station

Applicant Name: Colton Smith

Company: Spiars Engineering

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

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

Owner Name: Tellus-Mann, LLC

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

Legal Description of the Property: Ruth Peckum, 222.123 Acres

County Parcel ID: 10984

Other Information: _____

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 160 to cover the cost of this application, and an initial deposit of \$ 3000 for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant: _____ (Seal)

City Secretary: _____



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

DATE: October 8, 2024

Applicant: John Arnold
Ridge Pointe Lot Venture, Ltd.
8214 Westchester Drive, Suite 900
Dallas, Texas, 75225

Representative: Theodore Young

Property Owner: Ridge Pointe Lot Venture, Ltd.
8214 Westchester Drive, Suite 900
Dallas, Texas, 75225

Location: On the north side of FM 550 across from City Hall. The property is a 99.544-acre tract of land, Lester Easterwood Survey, abstract No. 79, Rockwall CAD Property ID # 10767.

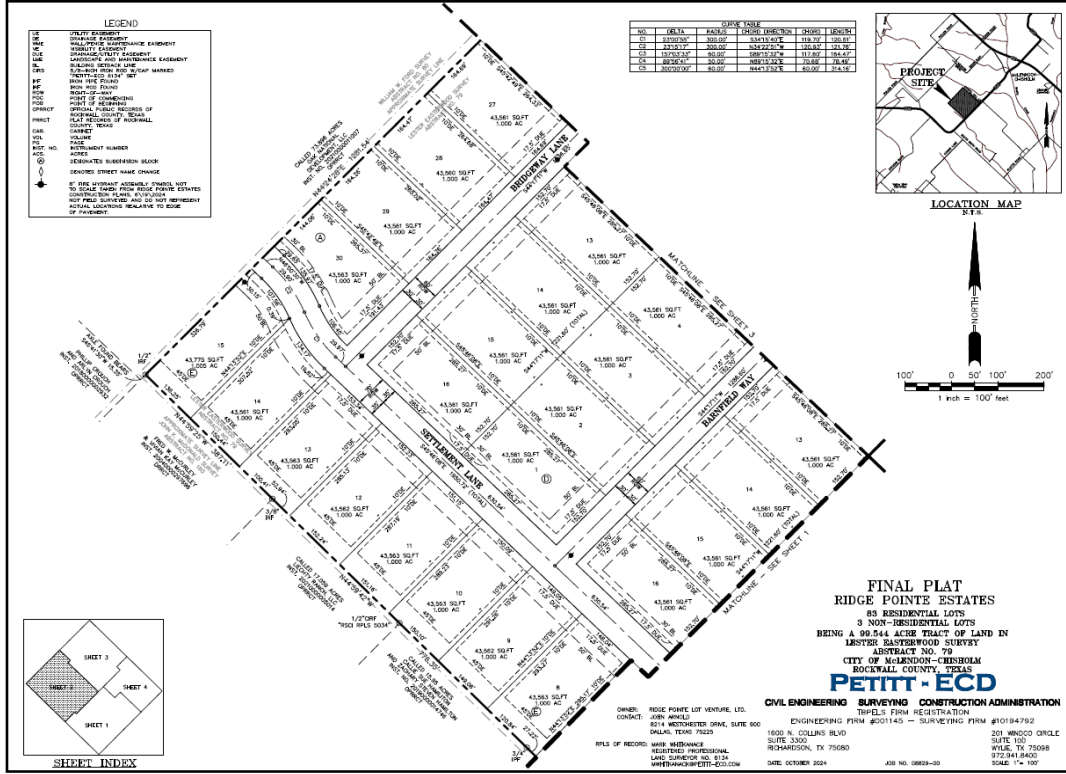
PLANNING AND ZONING COMMISSION MEETING DATE: October 15, 2024

REQUEST:

The applicant is requesting approval of a final plat that provides for the development of 83 single-family lots each with a minimum lot size of one-acre of land on 99.544 acres of land located on the north side of FM 550 across from city hall.

STAFF RECOMMENDATION: Approval. This application is consistent with the approved Conceptual plan. This application is administratively complete and complies with the City of McLendon-Chisholm subdivision regulation and comprehensive plan.

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



LEGAL DESCRIPTION

Block of 89.544 acre tract of land situated in the LESTER EASTWOOD SURVEY, ABSTRACT NO. 79, ROCKWELL COUNTY, TEXAS, Block 88 of a certain 32.544 acre tract of land described in deed to Ridge Pointe Lot Venture, LLC, recorded in Instrument Number 20200000000000, PUBLIC PUBLIC RECORDS OF ROCKWELL COUNTY, TEXAS (EPRECIT) and being more particularly described as follows:

Beginning of 1/2-inch tract and found for the south corner of said 89.544 acre tract, also being the east corner of a certain 15.000 acre tract of land described in deed to Cedar Cove and Oaklawn Drives Homeowners Association recorded in Instrument Number 2020000001416 (CORRECT).

THENCE NORTH 45°12'27" EAST, with the corner line of said 89.544 acre tract, said Hamilton tract, a distance of 124.27 feet to a 1/4-inch iron pipe found for corner;

THENCE NORTH 45°12'27" EAST, with the corner line of said 89.544 acre tract, said Hamilton tract, a distance of 280.35 feet to a 1/2-inch iron rod with cap marked "P483 5825 1204" found for the north corner of said Hamilton tract and the west corner of a certain 17.500 acre tract of land described in deed to Liberty Church, LLC, recorded in Instrument Number 202000000000000000, CORRECT, commencing with the corner line of said 89.544 acre tract and said Liberty Church, LLC, a total distance of 775.26 to a 3/8-inch iron rod found for the north corner of said Liberty Church, LLC, and the east corner of a tract of land described in deed to Fred and Marie Kay McGuffey, recorded in Instrument Number 2020000007808 (CORRECT).

THENCE NORTH 45°12'27" EAST, with the corner line of said 89.544 acre tract, said McGuffey tract, a distance of 207.11 feet to a 1/2-inch iron rod found for the west corner of said 89.544 acre tract, from which an iron angle found south of west, a distance of 107.76 feet, said 1/2-inch corner also being the first corner of Hamilton tract and being the north corner of a certain 12.000 acre tract of land described in deed to Oak Meadows Development LLC, recorded in Instrument Number 2020000010070 (CORRECT).

THENCE NORTH 47°12'29" EAST, with the corner line of said 89.544 acre tract, said Oak Meadows tract, a distance of 383.24 feet to a 1/2-inch iron rod with cap marked "P483 5825 1204" found for corner.

THENCE NORTH 47°12'29" EAST, with the corner line of said 89.544 acre tract, said Oak Meadows tract, a distance of 383.24 feet to a 1/2-inch iron rod with cap marked "P483 5825 1204" found for corner.

THENCE NORTH 45°12'27" EAST, with the corner line of said 89.544 acre tract, said Priddy Hill tract, a distance of 18.82 feet to a 1/2-inch iron rod found for the north corner of said Priddy Hill tract, and the west corner of Oaklawn Drives Homeowners Association, recorded in Instrument Number 2020000001416 (CORRECT).

South 45°12'27" EAST, with the corner line of said 89.544 acre tract, said Oaklawn Drives Homeowners Association, a distance of 2208.41 feet to a 3/8-inch iron rod with cap marked "P483 5825 1204" found for the north right-of-way line of Cedar Cove and Oaklawn Drives Homeowners Association, recorded in Instrument Number 2020000001416 (CORRECT).

THENCE SOUTH 45°12'27" EAST, with the corner line of said 89.544 acre tract and the northern right-of-way line of Cedar Cove and Oaklawn Drives Homeowners Association, recorded in Instrument Number 2020000001416 (CORRECT), a distance of 1828.26 feet to the POINT OF BEGINNING, containing 89.544 acres of land, more or less.

NOTES

1. LOTS ENDING WITH AN "A" ARE NON-RESIDENTIAL LOTS. THE PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATING AND MAINTENANCE OF NON-RESIDENTIAL LOTS.
2. SUBJECT TRACT IS LOCATED IN ZONE 8 (AREA) DETERMINED TO BE OUTSIDE THE 6.5% ANNUAL CHANGE REQUIREMENT, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR ROCKWELL COUNTY, TEXAS AND INCORPORATED AREAS - MAP NUMBER 806030104L. OFFICINE DATE: 07/28/2010.
3. THE MEASUREMENTS AND BEARING HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH ZONE. (NOTE: NO "A" OR "N" MARKS). ALL DISTANCES THE SURFACE BETWEEN WITH A SURFACE TO OTHER SURFACE FACTOR 0.99999888.
4. ALL REMOVED PROPERTY CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-ECD 8124". UNLESS OTHERWISE NOTED.
5. LOT CORNERS ARE 1/2-INCH IRON RODS WITH CAP MARKED "PETITT-ECD 8124" SET ON AN "X" BUT NOT IN CONTACT. UNLESS OTHERWISE NOTED, WHEN A REMOVED ANGLE OR BEARING EXIST (DAG ROD) FOUND AT THE NEAR LOT CORNER, A 3/8-INCH IRON ROD MAY BE SET THE PRELIM (D) FROM THE NEAR LOT CORNER ALONG THE SITE LOT LINE.
6. BEARING ANGLE OF THIS SURVEY BY METEOR AND BAROMETER IS A COMBINATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO PUBLIC LAW WITHREGARDS OF ADJUSTED BEARING POINTS.

OWNER: RIDGE POINTE LOT VENTURE, LLC
AGENT: JOHN ANKEL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4138
 2814 RESURVEYER DRIVE, SUITE 300
 DALLAS, TEXAS 75228
 WWW.WWVA-PETITT-ECD.COM

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
PETITT - ECD
 TRIPLES FIRM REGISTRATION #10194792
 ENGINEERING FIRM #201145 - SURVEYING FIRM
 1602 N. COLLINS BLVD. SUITE 1300 RICHARDSON, TX 75080
 DATE: OCTOBER 2024
 JOB NO. 08889-00
 201 WINCOO CIRCLE SUITE 100 WILKE, TX 75088 372.941.8600 SCALE: N/A

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission Expires on:

APPROVED:

NOTARY:

ACKNOWLEDGED:

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PARTIES SIGN AND SIGNATURE IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF ROCKWELL COUNTY, TEXAS WITHIN TWENTY (20) DAYS FROM THE DATE OF FINAL APPROVAL. WITNESS MY HAND THIS ... DAY OF ... 2024.

CITY SECRETARY, CITY OF WILCOX-CHEROK, TEXAS

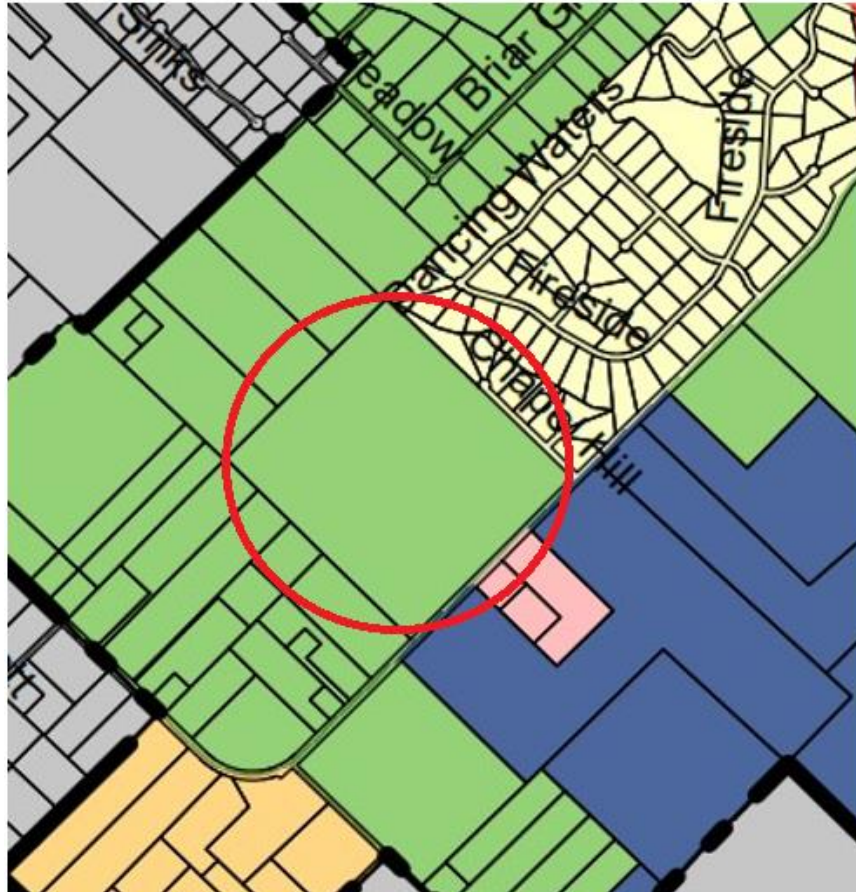
Concept Plan for Ridge Pointe Estates Planned Development District



BACKGROUND INFORMATION:

Current Zoning: A planned development district for the development of 83 single-family residential lots and two HOA [homeowner association] lots.

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



Additional background information:

This property backs up to the Heritage Subdivision that has access from Pullen Road. The Concept Plan and the final plat for this planned development district has a roadway connection to the Heritage Subdivision at Settlement Lane. Heritage Subdivision is currently having homes constructed and desires this roadway connection.

Previously this year the City Council approved a change in zoning from AG-Agriculture to a planned Development District for 83 single-family residential lots with a minimum lot size of one-acre of land and two HOA lots. This final plat provides a dedication of 10 feet of right of way adjacent to FM 550 to comply with the Thoroughfare Plan and provides a direct connection of Settlement Drive to the adjacent property to the north, The Heritage Development.

Thoroughfare/Streets:

FM 550 is an existing principal arterial. The final plat for this planned development district has a roadway connection to the Heritage Subdivision at Settlement Lane. Settlement Lane is an existing residential street.

Legal Property Description:

Property ID: 10767

A0079 Lester Easterwood, Tract 7, Acres 99.544



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 10/4/2024

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): Ridge Pointe Estates Current Zoning: Ag
 No. of Acres: 99.544 No. of Lots: 83 Proposed Zoning: PD
 General Location of Property: Farm to Market Road 550 and Chapel Hill Lane
 Proposed Use for Property: SF Residential Homes
 Applicant Name: John Arnold
 Company: Ridge Pointe Lot Venture, Ltd.
 Address: 8214 Westchester Dr. Suite 900 City, State, Zip: Dallas, Texas, 75225
 Phone(s): 214.522.4945 xtn 152 Email: jarnold@skorburgcompany.com
 Owner Name: Ridge Pointe Lot Venture, Ltd.
 Address: 8214 Westchester Dr. Suite 900 City, State, Zip: Dallas, Texas, 75225
 Legal Description of the Property: See Plat
 County Parcel ID: _____ Parcel ID: 10767
 Other Information: _____

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 13450 to cover the cost of this application, and an initial deposit of \$ 3000 for consulting fees has been paid to the City of McLendon-Chisholm on this 4th day of October, 2024.

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

Signature of Applicant:  (Seal)

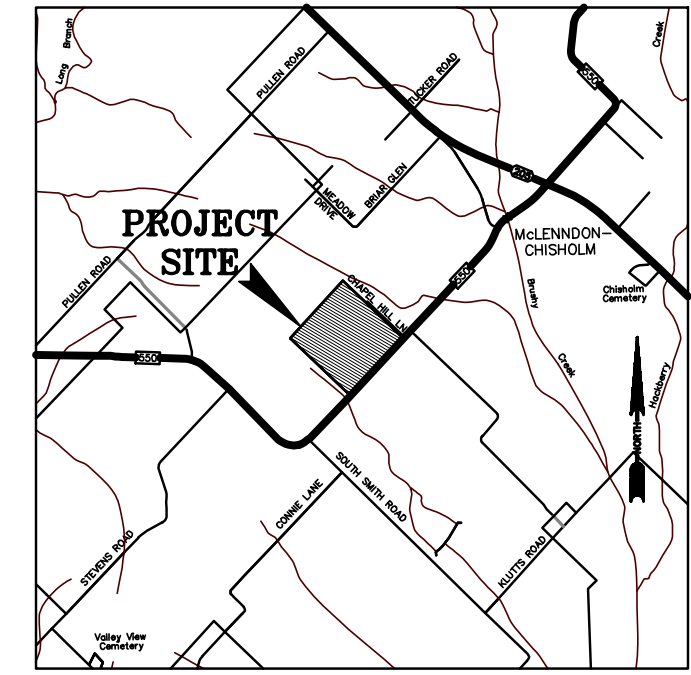
City Secretary: _____

LEGEND

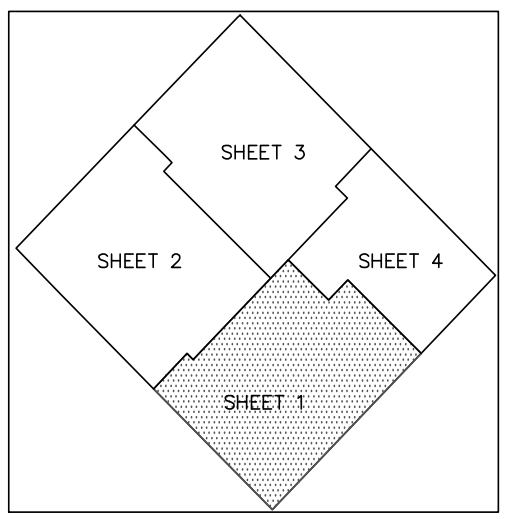
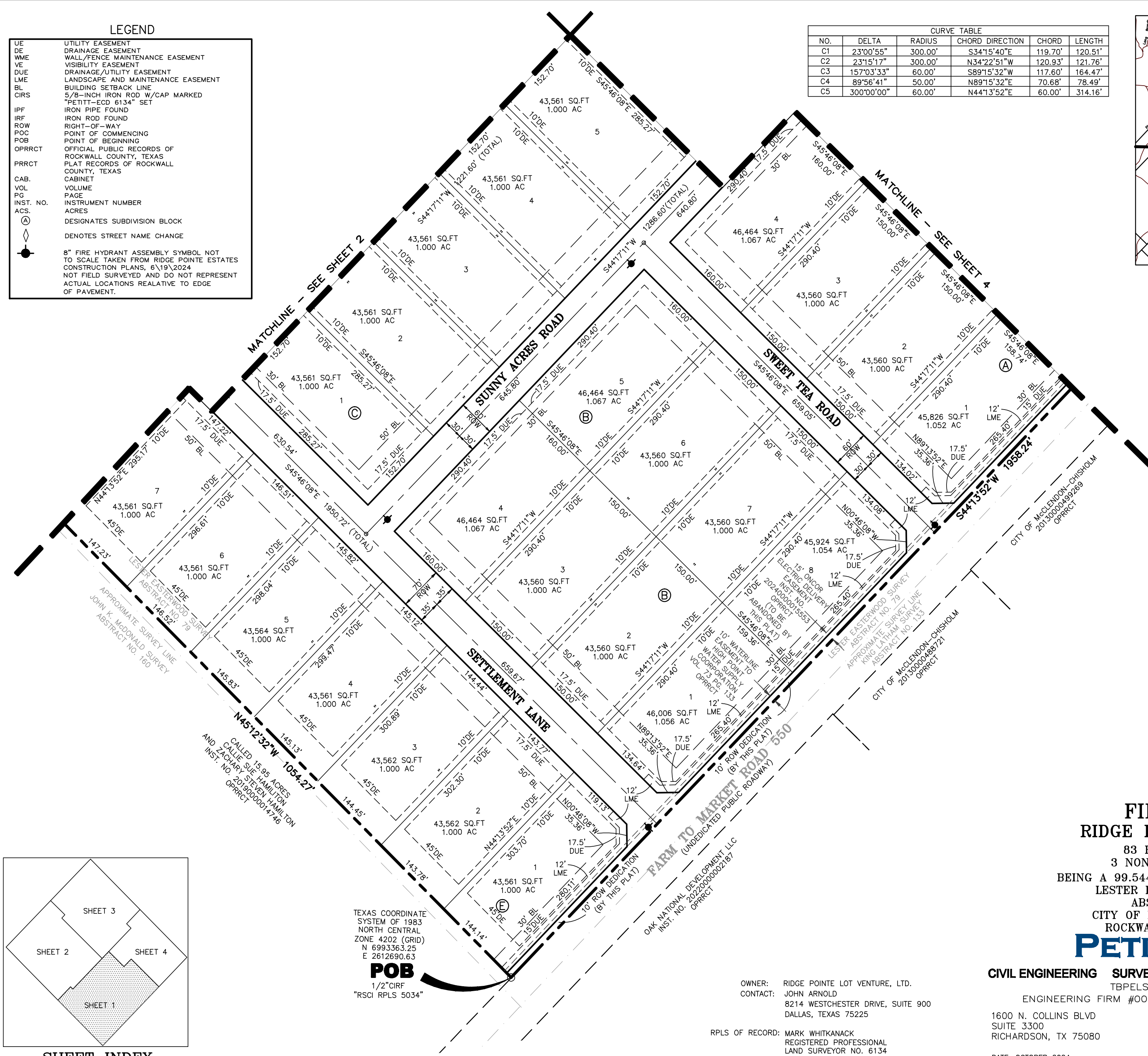
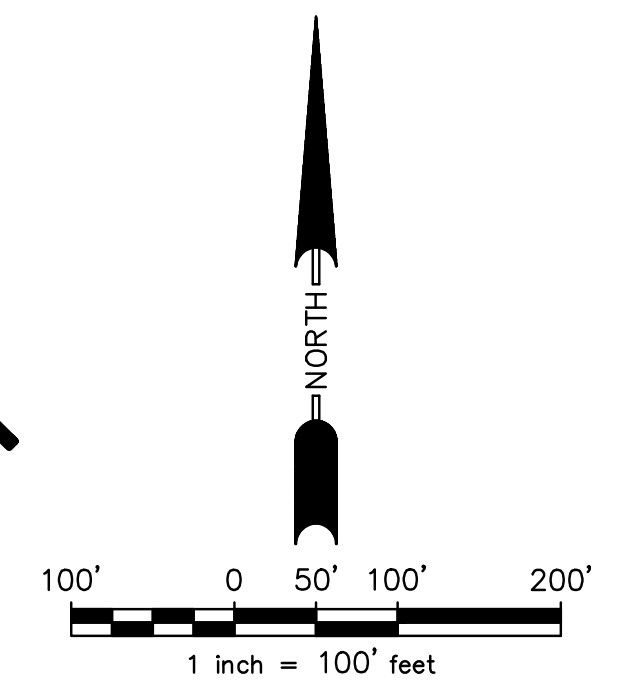
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DE	DRAINAGE EASEMENT
WME	WALL/FENCE MAINTENANCE EASEMENT
VE	VISIBILITY EASEMENT
DUE	DRAINAGE/UTILITY EASEMENT
LME	LANDSCAPE AND MAINTENANCE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-ECO 6134" SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
OPRRCT	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
PRRCT	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
CAB.	CABINET
VOL	VOLUME
PG	PAGE
INST. NO.	INSTRUMENT NUMBER
ACS.	ACRES
(A)	DESIGNATES SUBDIVISION BLOCK
(B)	DENOTES STREET NAME CHANGE
(C)	8" FIRE HYDRANT ASSEMBLY SYMBOL NOT TO SCALE TAKEN FROM RIDGE POINTE ESTATES CONSTRUCTION PLANS, 6/19/2024. NOT FIELD SURVEYED AND DO NOT REPRESENT ACTUAL LOCATIONS RELATIVE TO EDGE OF PAVEMENT.

CURVE TABLE

NO.	DELTA	RADIUS	CHORD DIRECTION	CHORD	LENGTH
C1	23°00'55"	300.00'	S34°15'40"E	119.70'	120.51'
C2	23°15'17"	300.00'	N34°22'51"W	120.93'	121.76'
C3	157°03'33"	60.00'	S89°15'32"W	117.60'	164.47'
C4	89°56'41"	50.00'	N89°15'32"E	70.68'	78.49'
C5	300°00'00"	60.00'	N44°13'52"E	60.00'	314.16'



LOCATION MAP
N.T.S.



SHEET INDEX

TEXAS COORDINATE SYSTEM OF 1983
NORTH CENTRAL ZONE 4202 (GRID)
N 6993363.25
E 2612690.63
POB
1/2" CIRC
"RSCI RPLS 5034"

OWNER: RIDGE POINTE LOT VENTURE, LTD.
CONTACT: JOHN ARNOLD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134
MWHITKANACK@PETITT-ECO.COM

FINAL PLAT
RIDGE POINTE ESTATES
83 RESIDENTIAL LOTS
3 NON-RESIDENTIAL LOTS
BEING A 99.544 ACRE TRACT OF LAND IN
LESTER EASTERWOOD SURVEY
ABSTRACT NO. 79
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECO
CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
DATE: OCTOBER 2024

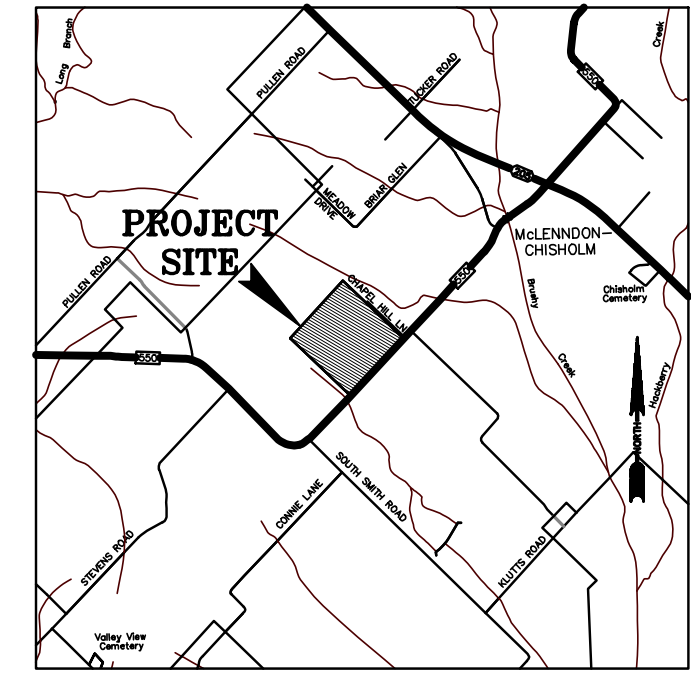
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SUITE 100
WYLIE, TX 75098
972.941.8400
SCALE: 1" = 100'
JOB NO. 08829-00

LEGEND

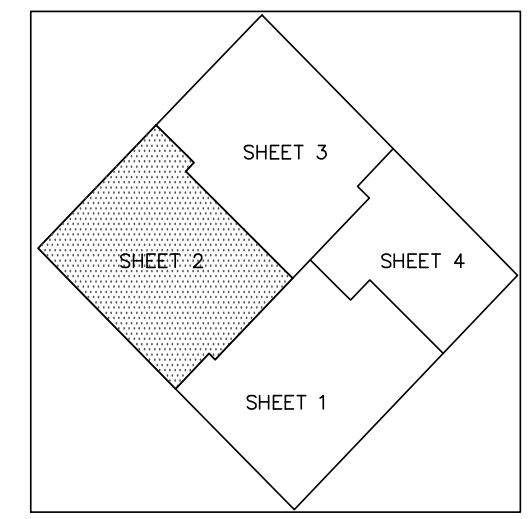
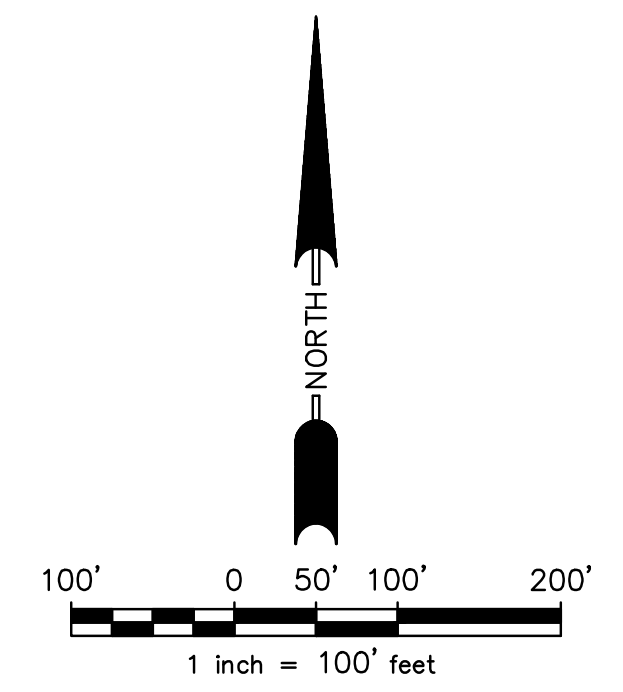
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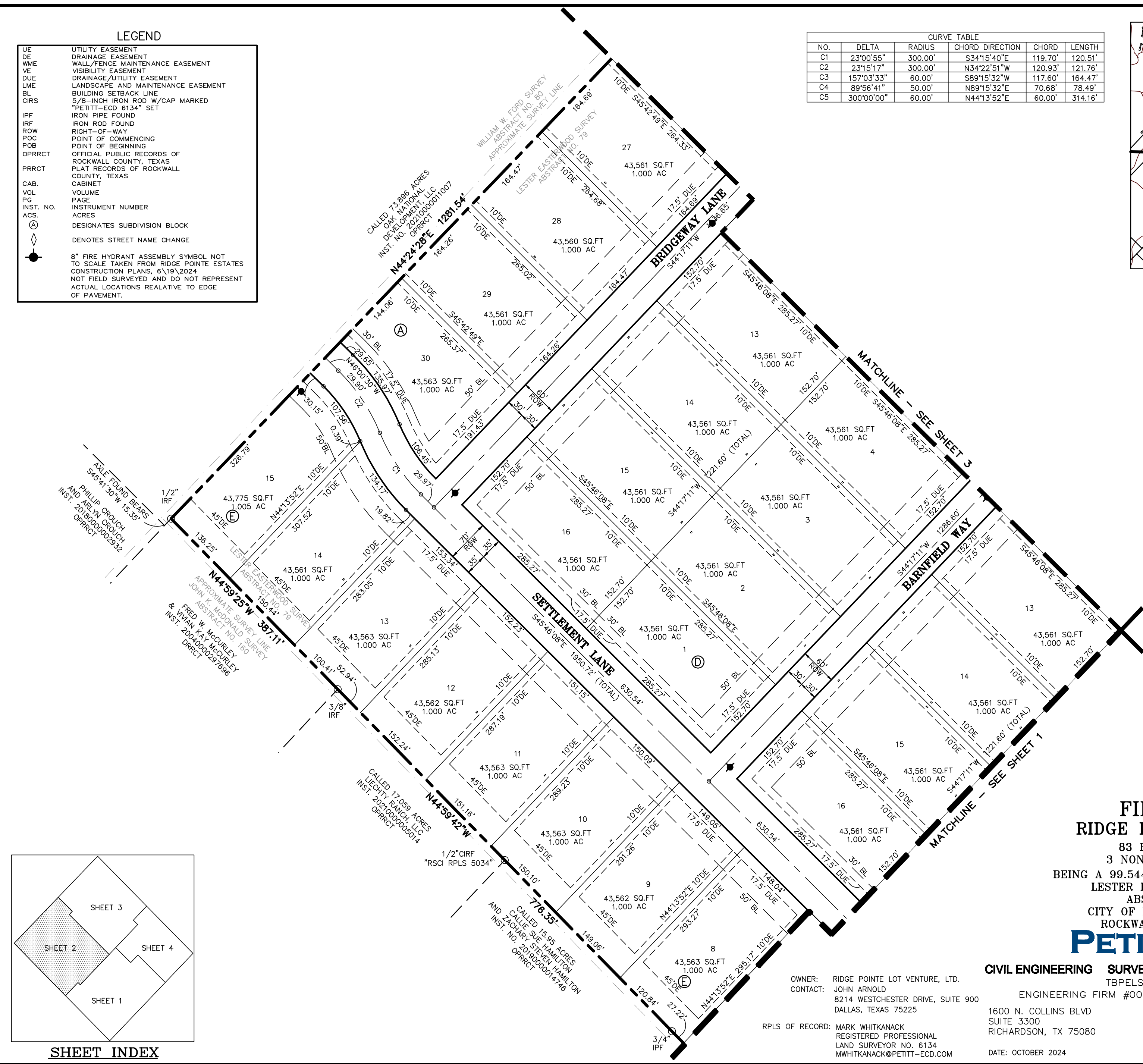
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LOCATION MAP
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SHEET INDEX



FINAL PLAT
RIDGE POINTE ESTATES
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3 NON-RESIDENTIAL LOTS
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PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION

OWNER: RIDGE POINTE LOT VENTURE, LTD.
CONTACT: JOHN ARNOLD
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DALLAS, TEXAS 75225

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134
MWHITKANACK@PETITT-ECD.COM

TBPELS FIRM REGISTRATION
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DATE: OCTOBER 2024

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SCALE: 1"= 100'

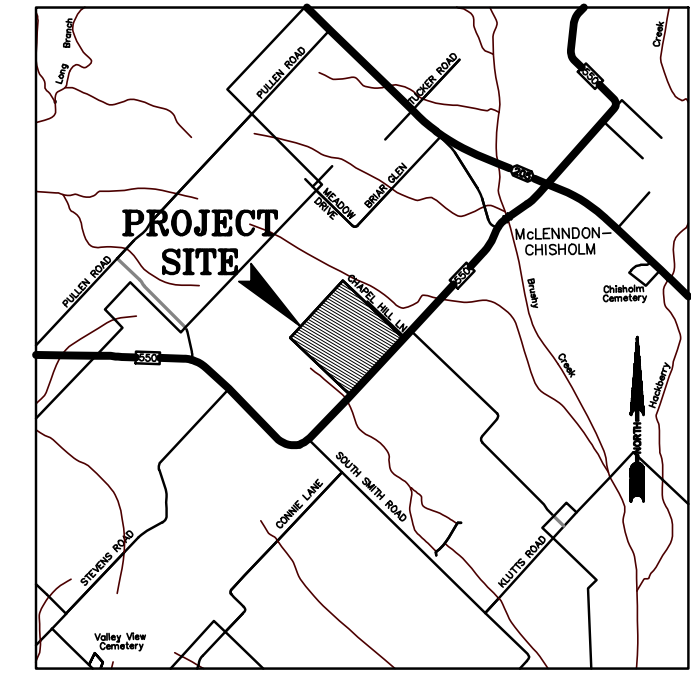
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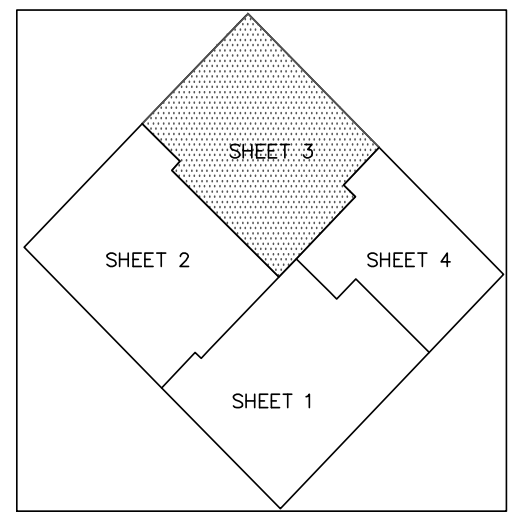
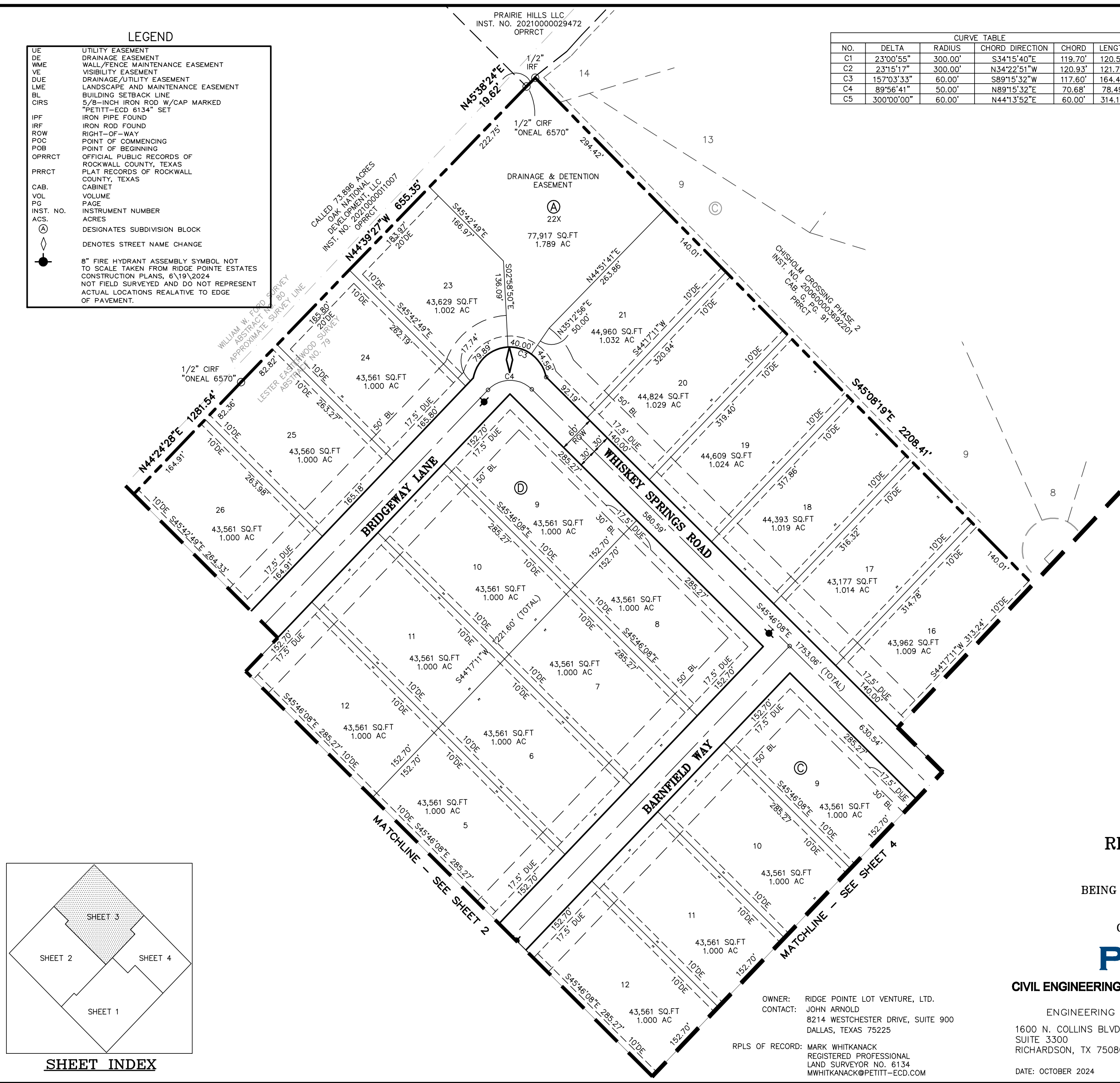
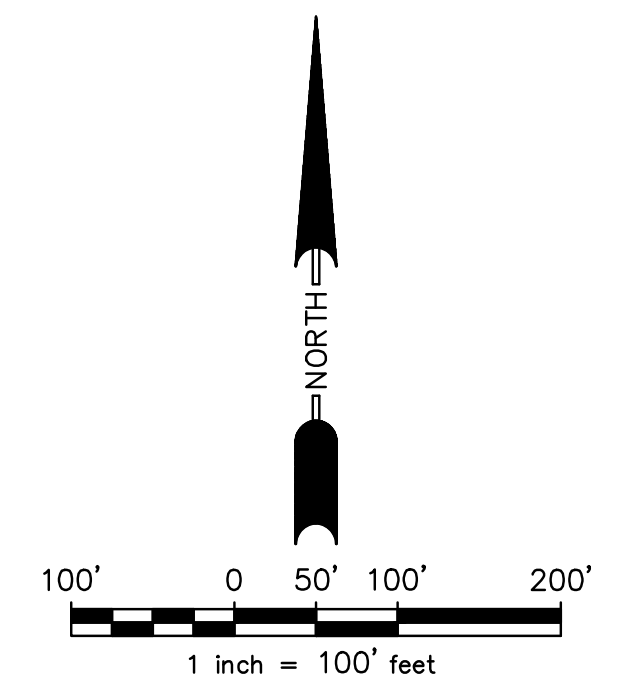
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C5	300°00'00"	60.00'	N44°13'52"E	60.00'	314.16'



LOCATION MAP
N.T.S.



SHEET INDEX

FINAL PLAT
RIDGE POINTE ESTATES
 83 RESIDENTIAL LOTS
 3 NON-RESIDENTIAL LOTS
 BEING A 99.544 ACRE TRACT OF LAND IN
 LESTER EASTERWOOD SURVEY
 ABSTRACT NO. 79
 CITY OF McLENDON-CHISHOLM
 ROCKWALL COUNTY, TEXAS
PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
 TBPELS FIRM REGISTRATION
 ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792
 1600 N. COLLINS BLVD SUITE 3300 RICHARDSON, TX 75080
 201 WINDCO CIRCLE SUITE 100 WYLIE, TX 75098
 972.941.8400
 SCALE: 1" = 100'
 DATE: OCTOBER 2024 JOB NO. 08829-00

OWNER: RIDGE POINTE LOT VENTURE, LTD.
 CONTACT: JOHN ARNOLD
 8214 WESTCHESTER DRIVE, SUITE 600
 DALLAS, TEXAS 75225
 RPLS OF RECORD: MARK WHITKANACK
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6134
 MWHITKANACK@PETITT-ECD.COM

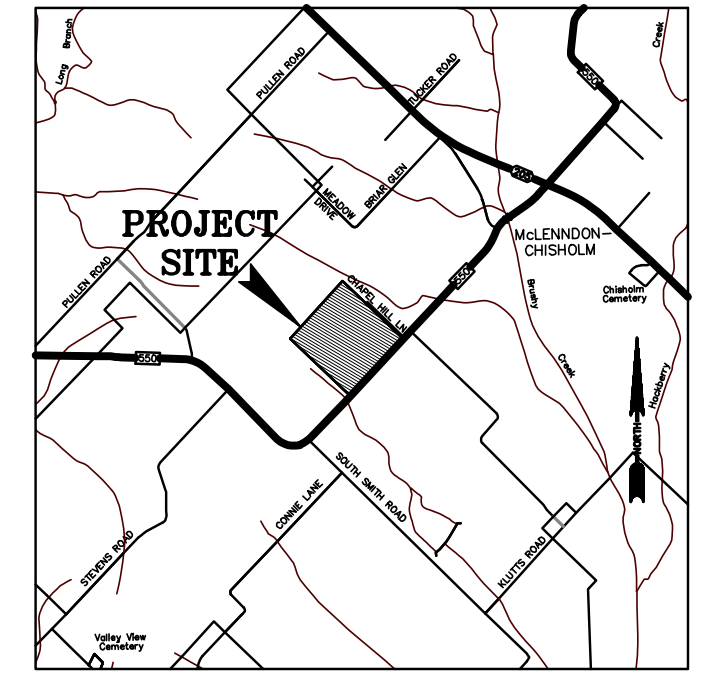
LEGEND

UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL/FENCE MAINTENANCE EASEMENT
VE	VISIBILITY EASEMENT
DUE	DRAINAGE/UTILITY EASEMENT
LME	LANDSCAPE AND MAINTENANCE EASEMENT
BL	BUILDING SETBACK LINE
CIRS	5/8-INCH IRON ROD W/CAP MARKED "PETITT-ECD 6134" SET
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
ROW	RIGHT-OF-WAY
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
OPRRCT	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
PRRCT	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
CAB.	CABINET
VOL	VOLUME
PG	PAGE
INST. NO.	INSTRUMENT NUMBER
ACS.	ACRES
(A)	DESIGNATES SUBDIVISION BLOCK
(B)	DENOTES STREET NAME CHANGE

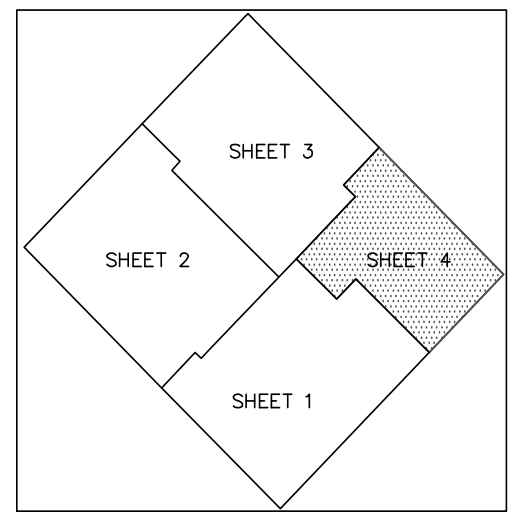
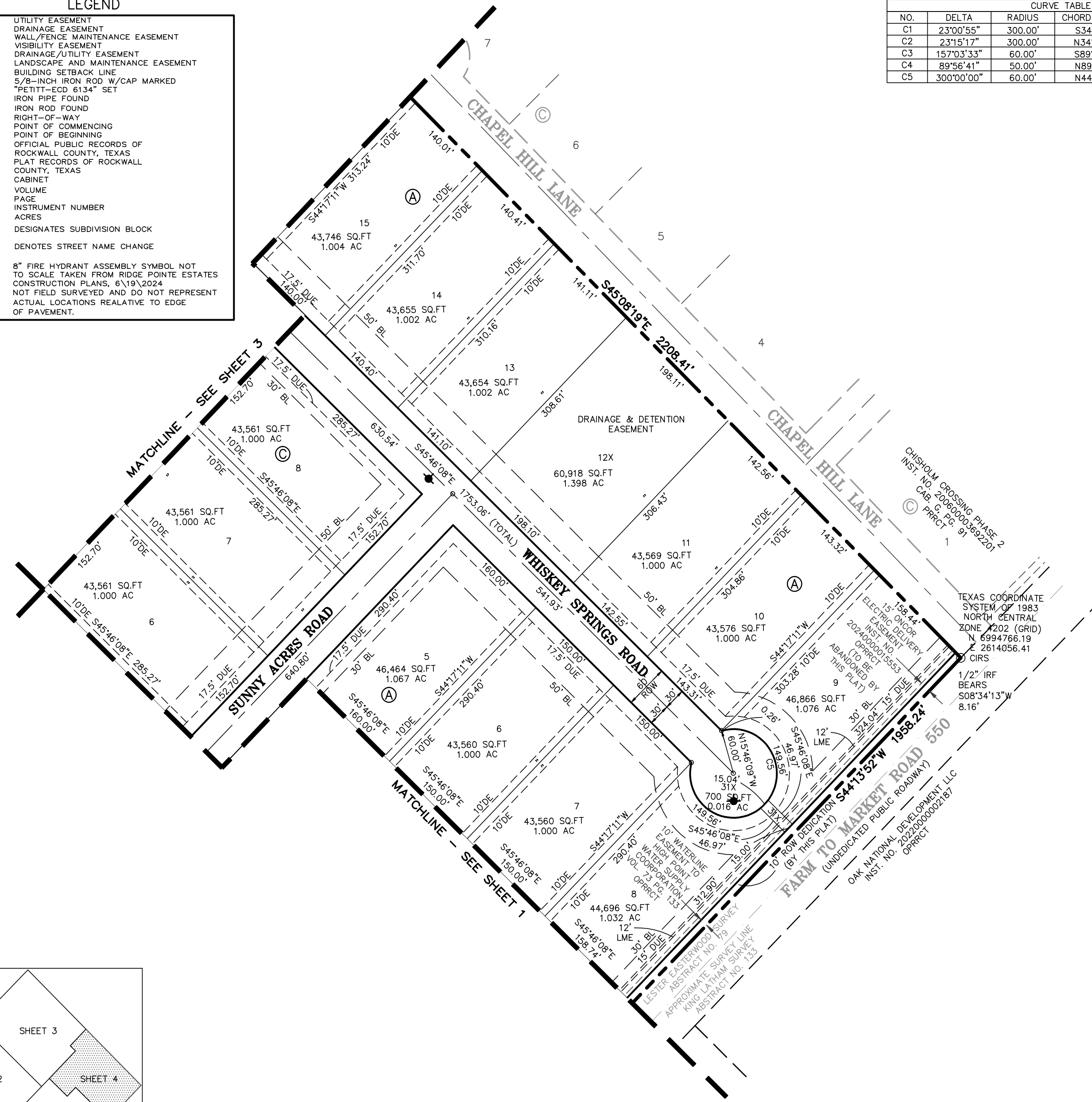
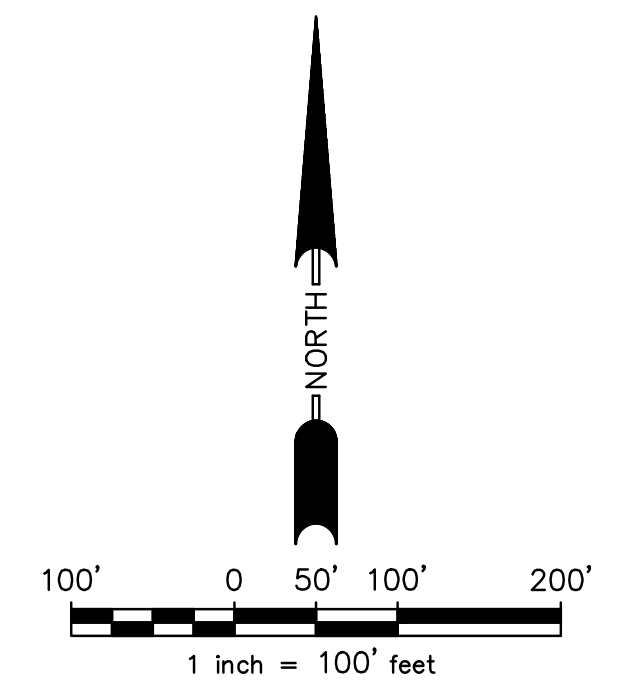
8" FIRE HYDRANT ASSEMBLY SYMBOL NOT TO SCALE TAKEN FROM RIDGE POINTE ESTATES CONSTRUCTION PLANS, 6/19/2024. NOT FIELD SURVEYED AND DO NOT REPRESENT ACTUAL LOCATIONS RELATIVE TO EDGE OF PAVEMENT.

CURVE TABLE

NO.	DELTA	RADIUS	CHORD DIRECTION	CHORD	LENGTH
C1	23°00'55"	300.00'	S34°15'40"E	119.70'	120.51'
C2	23°15'17"	300.00'	N34°22'51"W	120.93'	121.76'
C3	157°03'33"	60.00'	S89°15'32"W	117.60'	164.47'
C4	89°56'41"	50.00'	N89°15'32"E	70.68'	78.49'
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LOCATION MAP
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 LAND SURVEYOR NO. 6134
 MWHITKANACK@PETITT-ECD.COM

DATE: OCTOBER 2024

JOB NO. 08829-00

LEGAL DESCRIPTION

Being a 99.544 acre tract of land situated in the LESTER EASTERWOOD SURVEY, ABSTRACT No. 79, Rockwall County, Texas, being all of a called 99.544 tract of land described in deed to Ridge Pointe Lot Venture, LTD. recorded in Instrument Number 2024000005405, Official Public Records of Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

Beginning at 1/2-inch iron rod found for the south corner of said 99.544 acre tract, also being the east corner of a called 15.95 acre tract of land described in deed to Callie Sue and Zachary Steven Hamilton recorded in Instrument Number 20190000014746 (OPRRCT);

THENCE North 45°12'32" West, with the common line of said 99.544 acre tract, said Hamilton tract, a distance of 1054.27 feet to a 3/4-inch iron pipe found for corner;

THENCE North 44°59'42" West with the common line of said 99.544 acre tract, and said Hamilton tract, passing at 388.31 feet a 1/2-inch iron rod with cap stamped "RSCI RPLS 5034" found for the north corner of said Hamilton tract and the east corner of a called 17.059 acre tract of land described in deed to Liechty Ranch, LLC, recorded in Instrument Number 20210000005014, (OPRRCT), continuing with the common line of said 99.544 acre tract and said Liechty Ranch Tract, a total distance of 776.35 to a 3/8-inch iron rod found for the north corner of said Liechty Ranch Tract, and the east corner of a tract of land described in deed to Fred and Vivian Kay McCurley, recorded in Instrument Number 20040000297696 (OPRRCT);

THENCE North 44°59'25" West, with the common line of said 99.544 acre tract, and said McCurley tract, a distance of 387.11 feet to a 1/2-inch iron rod found for the west corner of said 99.544 acre tract, from which an axle found bears South 45°41'30" West a distance of 15.35 feet, said 1/2-inch corner also being the north corner of McCurley tract and being the south corner of a called 73.896 acre tract of land described in deed to Oak National Development LLC, recorded in Instrument Number 20210000011007 (OPRRCT);

THENCE North 44°24'28" East, with the common line of said 99.544 acre tract and said Oak National tract, a distance of 1281.54 feet to a 1/2-inch iron rod with cap stamped "D'Neal 6570" found for corner;

THENCE North 44°39'27" East, continuing with said common line of a distance of 655.35 feet to a 1/2-inch iron rod with cap stamped "D'Neal 6570" found for the south corner of a called 24.617 acre tract of land described in deed to Prairie Hill LLC recorded in Instrument Number 20210000029472, (OPRRCT);

THENCE North 45°38'24" East, with the common line of said 99.544 acre tract, and said Prairie Hill tract, a distance of 19.62 feet to a 1/2-inch iron rod found for the north corner of said 99.544 acre tract, and the west corner of Chisholm Crossing Phase II, an addition to the City of McLendon-Chisholm, Rockwall County, Texas according to the Final Plat thereof recorded in Cabinet G, Page 91, Plat Records of Rockwall County, Texas (PRRCT);

South 45°08'19" East, with the common line of said 99.544 acre tract and said Chisholm Crossing, a distance of 2208.41 feet to a 5/8-inch iron rod with cap marked "PETITT-ECD 6134" set in the north right-of-way line of Farm to Market Road 550, from which a 1/2-inch iron rod found bears South 08°34'13" West a distance of 8.16 feet;

THENCE South 45°08'19" West, with the common line of said 99.544 acre tract and the northern right-of-way line of Farm to Market Road 550, a distance of 1958.24 feet to the POINT OF BEGINNING, containing 99.544 acres of land, more or less.

NOTES:

- 1. LOTS ENDING WITH AN "X" ARE NON-RESIDENTIAL LOTS. THE PROPERTY'S OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF NON-RESIDENTIAL LOTS.
2. SUBJECT TRACT IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAPS FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS ~ MAP NUMBER 48397C0110L, EFFECTIVE DATE SEPTEMBER 26, 2008.
3. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE No. 4202 - NAD83. ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR 0.999853886.
4. ALL PERIMETER PROPERTY CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-ECD 6134", UNLESS OTHERWISE NOTED.
5. LOT CORNERS ARE 5/8-INCH IRON RODS WITH CAP MARKED "PETITT-ECD 6134" SET OR AN "X" CUT SET IN CONCRETE, UNLESS OTHERWISE NOTED. WHEN A RETAINING WALL OR SCREENING FENCE HAS BEEN PLACED AT THE REAR LOT CORNER, A 5/8-INCH IRON ROD MAY BE SET FIVE FEET (5') FROM THE REAR LOT CORNER ALONG THE SIDE LOT LINE.
6. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, RIDGE POINTE LOT VENTURE, LTD., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RIDGE POINTE ESTATES, AN ADDITION TO THE CITY OF MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN THEREON. THE EASEMENTS SHOWN THEREON ARE HEREBY RESERVED FOR PURPOSES INDICATED. THE UTILITY AND ACCESS EASEMENTS SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES, AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. THE MAINTENANCE OF PAVING ON THE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. NO BUILDING, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED, OR REPLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN. SAID EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE THE SAME. ALL, AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE EASEMENTS, AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT TO INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSE OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

WE DO HEREBY WAIVE ANY CLAIM FOR DAMAGES AGAINST THE CITY OF MCLENDON-CHISHOLM OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

WE DO HEREBY DEDICATE THE MUTUAL ACCESS EASEMENTS SHOWN FOR USE BY THE PUBLIC AS A MEANS OF PEDESTRIAN AND VEHICLE ACCESS TO THE PROPERTY SHOWN THEREON AND TO THE ADJACENT PROPERTY THEREON.

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

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

FOR: RIDGE POINTE LOT VENTURE, LTD., A TEXAS LIMITED PARTNERSHIP

BY: RIDGE POINTE LOT VENTURE GP CORPORATION, A TEXAS CORPORATION, ITS GENERAL PARTNER

JOHN ARNOLD, AUTHORIZED SIGNER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, JOHN ARNOLD, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME

MY COMMISSION EXPIRES: _____

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, James Mark Whitkanack, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of McLendon-Chisholm.

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

James Mark Whitkanack
Registered Professional Land Surveyor
Registration No. 6134
Date: _____, 2024

State of Texas §
County of Collin §

Before me, the undersigned authority, a notary public in and for the state of Texas, on this day personally appeared James Mark Whitkanack, 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 and seal of office, this ____ day of _____, 2024.

Notary Public in and for the State of Texas

My Commission Expires on:

APPROVED:

MAYOR

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. WITNESS MY HAND THIS ____ DAY OF _____, 2024.

CITY SECRETARY, CITY OF MCLENDON-CHISHOLM, TEXAS

FINAL PLAT
RIDGE POINTE ESTATES
83 RESIDENTIAL LOTS
3 NON-RESIDENTIAL LOTS
BEING A 99.544 ACRE TRACT OF LAND IN
LESTER EASTERWOOD SURVEY
ABSTRACT NO. 79
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS
PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION

TBPELS FIRM REGISTRATION

ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080

201 WINDCO CIRCLE
SUITE 100
WYLIE, TX 75098
972.941.8400
SCALE: N/A

OWNER: RIDGE POINTE LOT VENTURE, LTD.
CONTACT: JOHN ARNOLD
8214 WESTCHESTER DRIVE, SUITE 600
DALLAS, TEXAS 75225

RPLS OF RECORD: MARK WHITKANACK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6134
MWHITKANACK@PETITT-ECD.COM

DATE: OCTOBER 2024

JOB NO. 08829-00



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

DATE: October 8, 2024

Applicant: Brian Berry
3.85 Holdings LLC by Brian Berry
2 Essex Court
Heath, Texas 75032

Representative: Brian Berry

Property owner: Brian Berry
3.85 Holdings LLC by Brian Berry
2 Essex Court
Heath, Texas 75032

Location: The property is a 3.85-acre tract of land located on the East side of Cattle Barron Drive and South side of FM 550 with frontage along FM 550 and Cattle Barron Drive. Block 1 includes lots 2-R, 3R-1, and 3-R2. The Rockwall CAD property identification number is: 101323.

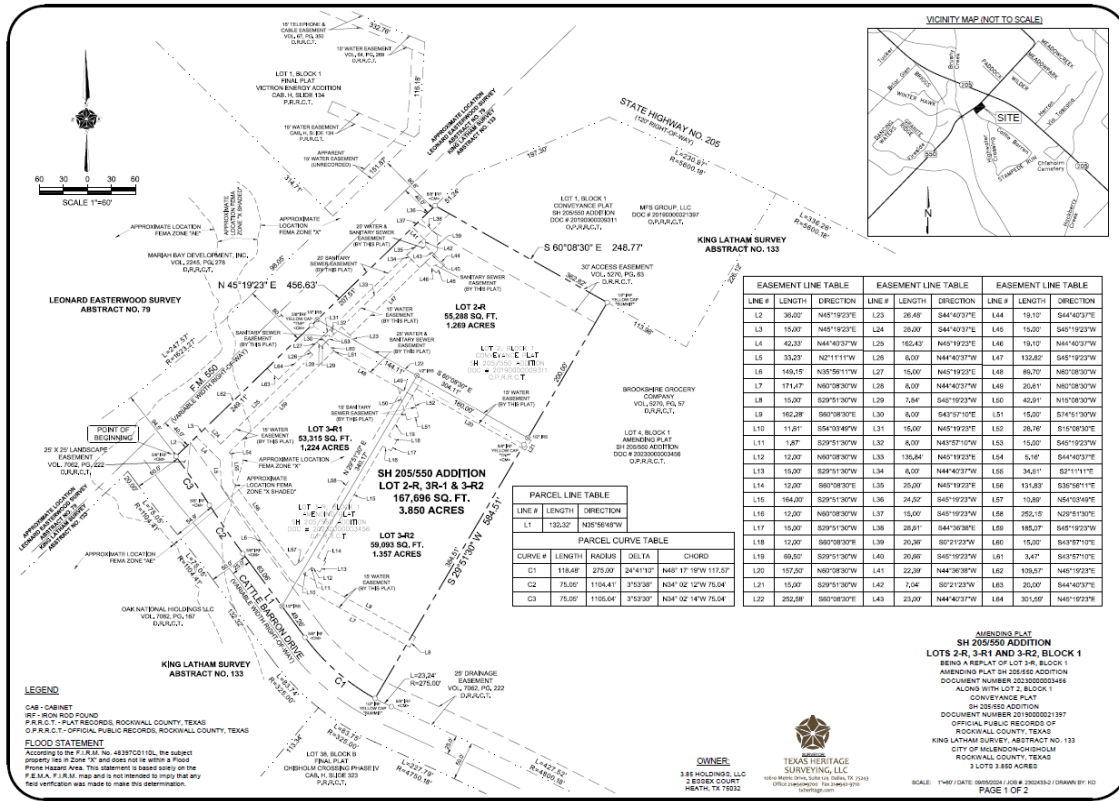
PLANNING AND ZONING COMMISSION MEETING DATE: October 15, 2024

REQUEST:

The applicant is requesting approval of a replat of the existing three lots for the development of a shopping center. The SH 205/550 Addition, Block 1, includes lot 2-R, 3R-1, and 3-R2 for a total of 3.85 acres. This application is in conformity with the City of McLendon-Chisholm Code or Ordinances.

STAFF RECOMMENDATION: Approval.

Requested Amending Plat for General Business District:



Applicant requested development standards:

EXHIBIT B

3.85 Acres along Cattle Barron Drive and SH 205.

GENERAL BUSINESS DISTRICT DEVELOPMENT STANDARDS

For 3.85 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This GB General Business District provides for the development standards for lot 3R1. It is intended to provide a wide range of retail and service establishments for the community. Its regulations and use of land are intended to be consistent with the zoning standards with minor modifications for each lot's specified use. The SH 205/550 Addition, Block 1, includes lot 2-R, 3R-1, and 3-R2. Regulations will be consistent with the city's zoning regulations of the GB General Business District. This development is 3.85 acres of land located along Cattle Barron Drive and FM 550 with Block 1 representing 3.85 acres of land.

2. Special Provisions

This Exhibit includes the preliminary plat which is included and made a part of the ordinance adopting the GB General Business Development District.

- a. The planning and zoning commission and the city council shall take into consideration the ability of nearby streets to handle traffic generated by the proposed development and shall take into consideration the effects upon the value and amenities of nearby residential properties.
 - i. The planning and zoning commission and city council shall weigh the equities between the two using the criterion of community service and maintaining the concept of city's land-use and zoning plan in assessing the position of the proposed development.
- b. Landscaping. Landscaping requirements shall comply with the provisions in section 6-10, Landscaping requirements.
- c. Screening and Buffer requirements. Screening and buffer requirements shall comply with the provisions in section 6-8, Screening and buffer requirements.
- d. Masonry requirements. Masonry requirements shall comply with the provisions in section 6-9, Construction materials.

3. Conceptual and Development Plan

In establishing this GB General Business Development District, the city council shall approve and file as part of the amending ordinance the provided Conceptual Plan and the Development Plan attached.

4. Development Standards

SH 205/550 Addition (Block 1 includes Lot 2-R1, lot 3R-1, and lot 3-R2)

- a. Block 1 is located along Cattle Barron Drive and FM 550 corridor with the entire lot zoned as GB General Business.
- b. Permitted uses. Uses in the GB district shall be in accordance with section 3-1, Permitted use table.
- c. Density, area, yard, height, and lot coverage requirements. The requirements regulating the minimum lot size, minimum yard size (front, side, and rear), maximum building height (stories and feet), and maximum lot coverage, and minimum floor area, as it pertains to this district, shall conform with the provisions provided in the area requirements table for the GB Zoning District (below).
- d. Area requirements.

Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res. 25 ft. abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res. 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

- e. Highway 205 distance limitations. Unless otherwise established by specific ordinance or change in zoning the limit of the GB General Business District, when it is located adjacent to State Highway 205, shall be 350 feet measured from the centerline of S.H. 205. The following conditions shall also apply:

- i. The limit shall be extended to the property line if said property line is located within 100 feet of the 100 foot limit, but shall not be less than 350 feet unless otherwise zoned.

- ii. The limit of the GB General Business District shall be interpreted by the zoning official, as designated by the mayor or his/her designee. The zoning official may differ interpretation of the distance to the city council.

- iii. This provision does not limit the depth, size, or shape of any other parcel zoned as GB General Business District that is located anywhere else in the corporate limits of the City of McLendon-Chisholm.

BACKGROUND INFORMATION:

GB Zoning District requirements:

GB - Zoning District Area Requirements	
Minimum Lot Area	10,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.
Minimum Street Yard	20 ft. Front Street 15 ft. Side Street
Minimum Side Yard	15 ft. abutting Non-Res 25 ft abutting Res.
Minimum Rear Yard	20 ft. abutting Non-Res 25 ft. abutting Res.
Maximum Lot Coverage	35 %
Maximum Building Height	35 ft.

Additional background information:

The current zoning district standards for the subject property are GB General Business. The applicant provided a site plan showing the layout of 3 lots; however, this project will be constructed in phases. Phase 1 will only include lot 3-R1 for development. A site plan and landscape has been approved by the city council.

Thoroughfares/streets:

FM 550 is a two-lane road that is currently maintained by the Texas Department of Transportation (TxDOT) and has been identified as a potential commercial hub for the city of McLendon-Chisholm. SH 205 is a state highway currently maintained by the Texas Department of Transportation (TxDOT) and has been identified as a potential commercial hub for the city of McLendon-Chisholm. Cattle Barron Drive is a residential street that leads into Chisholm Crossing Phase IV.

Property legal description:

SH 205/550 ADDITION BLK 1 LOT 3R

Rockwall CAD property identification number: 101323



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: _____

Items Submitted. Check all that Apply:

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

585
Jan 0

General Information:

Addition Name (if platted): SH205/550 ADDITION Current Zoning: GB DISTRICT

No. of Acres: 3.85 No. of Lots: 3 Proposed Zoning: _____

General Location of Property: FM 550 @ SH205 SE CORNER

Proposed Use for Property: SHOPPING CENTER

Applicant Name: BRIAN BERRY

Company: 3.85 HOLDINGS, LLC.

Address: 2 ESSEX CT. City, State, Zip: HEATH, TEXAS 75032

Phone(s): 469-583-5976 Email: bberry@lonefirm.com

Owner Name: SAME

Address: SAME City, State, Zip: _____

Legal Description of the Property: SH HWY 205/550 ADDITION LOTS 2-R, 3-R1, 3-R2, BLK 1

County Parcel ID: 20230000003456

Other Information: _____

Development Fees

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

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

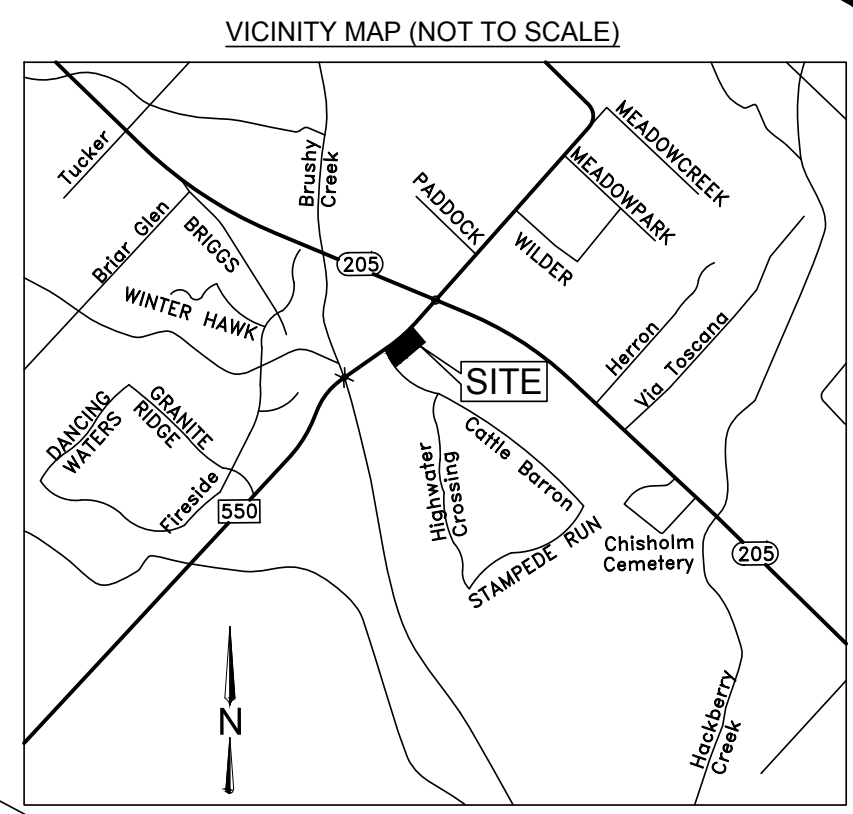
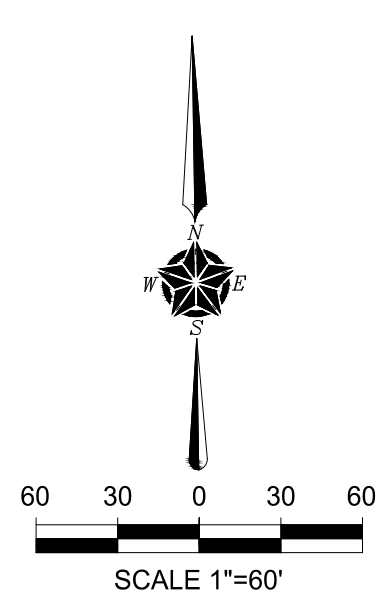
ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants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

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

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

Signature of Applicant: _____ (Seal)

City Secretary: _____



**LEONARD EASTERWOOD SURVEY
ABSTRACT NO. 79**

**KING LATHAM SURVEY
ABSTRACT NO. 133**

POINT OF BEGINNING

**LOT 2-R
55,288 SQ. FT.
1.269 ACRES**

**LOT 3-R1
53,315 SQ. FT.
1.224 ACRES**

**SH 205/550 ADDITION
LOT 2-R, 3R-1 & 3-R2
167,696 SQ. FT.
3.850 ACRES**

**LOT 3-R2
59,093 SQ. FT.
1.357 ACRES**

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	132.32'	N35°56'48"W

PARCEL CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	118.48'	275.00'	24°41'10"	N48° 17' 19"W 117.57'
C2	75.05'	1104.41'	3°53'38"	N34° 02' 12"W 75.04'
C3	75.05'	1105.04'	3°53'30"	N34° 02' 14"W 75.04'

EASEMENT LINE TABLE			EASEMENT LINE TABLE			EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L2	36.00'	N45°19'23"E	L23	26.48'	S44°40'37"E	L44	19.10'	S44°40'37"E
L3	15.00'	N45°19'23"E	L24	28.00'	S44°40'37"E	L45	15.00'	S45°19'23"W
L4	42.33'	N44°40'37"W	L25	162.43'	N45°19'23"E	L46	19.10'	N44°40'37"W
L5	33.23'	N2°11'11"W	L26	8.00'	N44°40'37"W	L47	132.82'	S45°19'23"W
L6	149.15'	N35°56'11"W	L27	15.00'	N45°19'23"E	L48	89.70'	N60°08'30"W
L7	171.47'	N60°08'30"W	L28	8.00'	N44°40'37"W	L49	20.61'	N60°08'30"W
L8	15.00'	S29°51'30"W	L29	7.84'	S45°19'23"W	L50	42.91'	N15°08'30"W
L9	162.28'	S60°08'30"E	L30	8.00'	S43°57'10"E	L51	15.00'	S74°51'30"W
L10	11.61'	S54°03'49"W	L31	15.00'	N45°19'23"E	L52	28.76'	S15°08'30"E
L11	1.87'	S29°51'30"W	L32	8.00'	N43°57'10"W	L53	15.00'	S45°19'23"W
L12	12.00'	N60°08'30"W	L33	135.84'	N45°19'23"E	L54	5.16'	S44°40'37"E
L13	15.00'	S29°51'30"W	L34	8.00'	N44°40'37"W	L55	34.51'	S2°11'11"E
L14	12.00'	S60°08'30"E	L35	25.00'	N45°19'23"E	L56	131.83'	S35°56'11"E
L15	164.00'	S29°51'30"W	L36	24.52'	S45°19'23"W	L57	10.89'	N54°03'49"E
L16	12.00'	N60°08'30"W	L37	15.00'	S45°19'23"W	L58	252.15'	N29°51'30"E
L17	15.00'	S29°51'30"W	L38	28.61'	S44°36'38"E	L59	185.07'	S45°19'23"W
L18	12.00'	S60°08'30"E	L39	20.36'	S0°21'23"W	L60	15.00'	S43°57'10"E
L19	69.50'	S29°51'30"W	L40	20.66'	S45°19'23"W	L61	3.47'	S43°57'10"E
L20	157.50'	N60°08'30"W	L41	22.39'	N44°36'38"W	L62	109.57'	N45°19'23"E
L21	15.00'	S29°51'30"W	L42	7.04'	S0°21'23"W	L63	20.00'	S44°40'37"E
L22	252.58'	S60°08'30"E	L43	23.00'	N44°40'37"W	L64	301.59'	N45°19'23"E

LEGEND

CAB - CABINET
 IRF - IRON ROD FOUND
 P.R.R.C.T. - PLAT RECORDS, ROCKWALL COUNTY, TEXAS
 O.P.R.R.C.T. - OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

FLOOD STATEMENT

According to the F.I.R.M. No. 48397C0110L, the subject property lies in Zone "X" and does not lie within a Flood Prone Hazard Area. This statement is based solely on the F.E.M.A. F.I.R.M. map and is not intended to imply that any field verification was made to make this determination.

**AMENDING PLAT
SH 205/550 ADDITION
LOTS 2-R, 3-R1 AND 3-R2, BLOCK 1**

BEING A REPLAT OF LOT 3-R, BLOCK 1
 AMENDING PLAT SH 205/550 ADDITION
 DOCUMENT NUMBER 2023000003456
 ALONG WITH LOT 2, BLOCK 1
 CONVEYANCE PLAT
 SH 205/550 ADDITION
 DOCUMENT NUMBER 20190000021397
 OFFICIAL PUBLIC RECORDS OF
 ROCKWALL COUNTY, TEXAS
 KING LATHAM SURVEY, ABSTRACT NO. 133
 CITY OF McLENDON-CHISHOLM
 ROCKWALL COUNTY, TEXAS
 3 LOTS 3.850 ACRES



OWNER:
 3.85 HOLDINGS, LLC
 2 ESSEX COURT
 HEATH, TX 75032

SURVEYOR:
 TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124 Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com

SCALE: 1"=60' / DATE: 09/05/2024 / JOB #: 2302433-2 / DRAWN BY: KO
 PAGE 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Whereas, 3.85 Holdings, LLC, a Texas limited liability company, are the owners of a tract of land situated in the King Latham Survey, Abstract No 133, in the City of McLendon-Chisholm, Rockwall County, Texas, and being all of Lot 3-R of Block 1 of Amending Plat SH 205/550 Addition, an addition to City of McLendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded in Document Number 2023000003456 of the Official Public Records, Rockwall County, Texas, along with Lot 2, Block 1 of Conveyance Plat SH 205/550 Addition, an addition to City of McLendon-Chisholm, Rockwall County, Texas, according to the plat thereof recorded in Document Number 2019000009311 of the Official Public Records, Rockwall County, Texas, same being Tract 1 and Tract 2 as described in Special Warranty Deed to 3.85 Holdings, LLC, a Texas limited liability company as recorded in Document Number 2023000011013, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron found at the intersection of the southeast right-of-way line of F.M. 550 (variable width right-of-way) and the northeast right-of-way line of Cattle Barron Drive (variable width right-of-way);
THENCE North 45 Degrees 19 Minutes 23 Seconds East, along the said southeast right-of-way line of F.M. 550, a distance of 456.63 feet to a 5/8 inch iron rod found for the west corner of Lot 1, Block 1 of said Conveyance Plat SH 250/550 addition;
THENCE South 60 degrees 08 minutes 30 seconds East, along the southwest line of said Lot 1, Block 1, a distance of 248.77 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "SUMMIT" for the western northwest corner of Lot 4, Block 1 of said Amending Plat SH 205/550 Addition;
THENCE South 29 Degrees 51 Minutes 30 Seconds West, along the western northwest line of said Lot 4, Block 1, a distance of 584.51 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "SUMMIT" for the west corner of said Lot 4, Block 1, and lying in the said northeast right-of-way line of Cattle Barron Drive, same being the start of a curve to the right having a radius of 275.00 feet, a delta angle of 24 degrees 41 minutes 10 seconds and a chord bearing and distance of North 48 degrees 17 minutes 19 seconds West 117.57 feet;
THENCE along the said northeast right-of-way line of Cattle Barron Drive the following bearing and distances;
Along said curve to the right, an arc distance of 118.48 feet to a 5/8 inch iron rod found for the end of said curve;
North 35 Degrees 56 Minutes 48 Seconds West, a distance of 132.32 feet to a 5/8 inch iron rod found for the start of a curve to the left having a radius of 1104.41 feet, a delta angle of 3 degrees 53 minutes 38 seconds and a chord bearing and distance of North 34 degrees 02 minutes 12 seconds West 75.04 feet;
Along said curve to the left, an arc distance of 75.05 feet to a 5/8 inch iron rod found for the end of said curve, same being the start of a curve to the right having a radius of 1105.04 feet, a delta angle of 3 degrees 53 minutes 30 seconds and a chord bearing and distance of North 34 degrees 02 minutes 14 seconds West 75.04 feet;
Along said curve to the right, an arc distance of 75.05 feet to the POINT OF BEGINNING and containing 167,696 square feet or 3.850 acres of land more or less.

NOTES

- 1) Blocking the flow of water, constructing improvements in drainage easements, areas of natural stream flow or areas with specific drainage design and filling or obstruction of the floodway is prohibited.
2) The existing creeks or drainage channels traversing along or across the subdivided tracts will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
3) Rockwall County will not be responsible for the maintenance and operation of said drainage ways for the control of erosion located on private property.
4) Rockwall County will not be responsible for any property damage, property loss, personal injury or loss of life or property occasioned by flooding or flooding conditions.
5) All culverts within any right-of-way shall meet minimum County standards and require County permit approval.
6) No road, street, or public improvement dedicated by this plat shall be maintained by Rockwall County in the absence of an express Order of the Commissioners Court, entered of record in the minutes of the Commissioners Court of Rockwall County, specifically identifying any such road, street, or public improvement and specifically accepting such for County maintenance.
7) All cul-de-sacs, local streets, and collector streets shall be privately maintained by either the property owner, a Homeowner's or Property Owner's Association, or a utility district.
8) Easements: Any public utility, including the County, shall have the right to remove and keep clear all or part of any building, fences, trees, overgrown shrubs or improvements that in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easement or right-of-way shown on the plat (or filed by separate instrument that is associated with said property); and any public utility, including the County, shall have the right at all times an ingress and egress to and from upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of it its respective systems without the necessity at any time of procuring the permission of anyone. Property owners shall maintain easements. The County can remove trees or any other improvement(s) and does not have the responsibility to replace them.

FLOOD STATEMENT

According to the F.I.R.M. No. 48397C0110L, the subject property lies in Zone "X" and does not lie within a Flood Prone Hazard Area. This statement is based solely on the F.E.M.A. F.I.R.M. map and is not intended to imply that any field verification was made to make this determination.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, 3.85 Holdings, LLC, a Texas limited liability company, acting through and by its authorized agent, do hereby adopt this plat designating the herein above described property as SH 250/550 ADDITION, LOTS 2-R, 3-R1 AND 3-R2, BLOCK 1, an addition to Rockwall County, Texas, and do hereby dedicate to the public use forever the streets shown herein; the easements shown thereon are hereby reserved for the purpose as indicated.

WITNESS, my hand this the ____ day of _____, 2024.

3.85 Holdings, LLC, a Texas limited liability company

Brian P. Berry
President

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 P. Berry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same in the capacity therein stated and as the act and deed of said partnership.

GIVEN, my hand and seal of office this the ____ day of _____, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand this the ____ day of _____, 2024.

SURVEYOR'S STATEMENT

I, J. R. January, a Registered Professional Land Surveyor, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the ____ day of _____, 2024.

J. R. January
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared J. R. January, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2024.

Notary Signature

APPROVED

I hereby certify that the above and foregoing Plat of Sh 205/550 Addition Lots 2-R, 3R-1 and 3R-2, Block 1 of McClendon-Chisholm, Texas was approved by the Mayor of the city of McClendon-Chisholm on the ____ day of _____, 2024.

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

Said Addition shall be subject to all the requirements of the Platting Ordinances of the City of McClendon-Chisholm. Witness my hand this the ____ day of _____, 2024.

City Secretary
City of McClendon-Chisholm, Texas

RECOMMENDED FOR FINAL APPROVAL

Chairman Planning & Zoning Commission Date

Mayor City of McClendon-Chisholm, Texas Date

AMENDING PLAT
SH 205/550 ADDITION
LOTS 2-R, 3-R1 AND 3-R2, BLOCK 1
BEING A REPLAT OF LOT 3-R, BLOCK 1
AMENDING PLAT SH 205/550 ADDITION
DOCUMENT NUMBER 2023000003456
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ROCKWALL COUNTY, TEXAS
KING LATHAM SURVEY, ABSTRACT NO. 133
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS!
3 LOTS 3.850 ACRES



TEXAS HERITAGE SURVEYING, LLC

10610 Metric Drive, Suite 124 Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com

OWNER:
3.85 HOLDINGS, LLC
2 ESSEX COURT
HEATH, TX 75032
ATTN: Brian P. Berry

SCALE: 1"=60' / DATE: 09/05/2024 / JOB #: 2302433-2 / DRAWN BY: KO

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