



**AGENDA
PLANNING AND ZONING COMMISSION MEETING
JULY 21, 2026**

1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

1. CALL TO ORDER
2. INVOCATION AND PLEDGE
3. RULES OF DECORUM
4. PUBLIC HEARING
 - 4.1. A public hearing to hear comments on a proposed amendment to Chapter 14, Article 4, Section 4-13(E)(1), "Building Form," of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.
 - 4.2. Conduct a public hearing and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural (AG) to a Planned Development (PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located northeast of Edwards Road, southeast of FM 550, and within the recently proposed annexation area known as Sonoma Verde North.
5. CITIZEN COMMENTS
6. APPROVAL OF MINUTES
 - 6.1. Minutes from June 16, 2026
7. ITEMS FOR CONSIDERATION AND ACTION

Discuss and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural (AG) to a Planned Development (PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located northeast of Edwards Road, southeast of FM 550, and within the recently proposed annexation area known as Sonoma Verde North.

 - 7.1. Discuss and consider a preliminary plat for Keils Addition to create 2 residential lots out of 14.28 acres located in the Samuel Newell Survey, Abstract No. 165, in the City of McLendon-Chisholm, Rockwall County, Texas
 - 7.2. Discuss and consider a final plat for Edward's Estates to create 2 residential lots out of a total of 4.995 acres located in the James W Pittman Survey,

Abstract No 181, in the City of McLendon-Chisholm's Extraterritorial Jurisdiction(ETJ), Rockwall County, Texas

- 7.3. Discuss and consider a final plat for Lakeshore Church Addition to create 1 lot out of a total of 50.328 acres located in the Willam W Ford Survey, Abstract No. 80, in the City of McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ), Rockwall County, Texas
- 7.4. Discuss and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural(AG) to a Planned Development(PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located north-east of Edwards Road, south-east of FM 550, and within the recently proposed annexation area know as Sonoma Verde North.
- 7.5. Discuss and consider a preliminary plat for Willow Creek Phases 1A, 1B 1C and 2A to create 414 residential lots and common areas out of 360.355 acres located in the King Latham Survey, Abstract No 133, in the City of McLendon-Chisholm, Rockwall County Texas.
- 7.6. Discuss and consider a recommendation to City Council on an ordinance amending Section 4-13(E)(1), "Building Form " of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

8. COMMISSIONERS REPORTS AND ANNOUNCEMENTS

9. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek 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 Planning and Zoning Commission of McLendon-Chisholm, Texas was posted or before 5:00 p.m., July 14, 2026 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



City of McLendon-Chisholm Staff Report

Date: July 21, 2026

Agenda Item: Conduct a public hearing and consider a recommendation to City Council on an ordinance amending Section 4-13(E)(1), "Building Form," of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

Background:

The City's Commercial Development Standards currently limit the maximum area of a single floor in a commercial building to 6,000 square feet. The proposed ordinance would increase the maximum permitted single-floor area from 6,000 square feet to 18,000 square feet while leaving all other commercial development standards unchanged. Increasing the limit to 18,000 square feet would provide greater flexibility for commercial development while continuing to preserve the City's character through its existing design standards.

Public Information:

Notice of the public hearing was published in accordance with the Texas Local Government Code and the City's Zoning Ordinance.

Options/Alternatives:

1. Recommend approval of the proposed ordinance amendment to the City Council.
2. Recommend denial of the proposed ordinance amendment.

Recommendation:

Staff recommends approval of the proposed ordinance amending Section 4-13(E)(1) of the Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

Attachments:

- Proposed Ordinance Amendment.
- Existing Ordinance

Presenter: Fabrice Kabona, City Manager



City of McLendon-Chisholm Staff Report

Date: July 21, 2026

Agenda Item: Conduct a public hearing and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural (AG) to a Planned Development (PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located northeast of Edwards Road, southeast of FM 550, and within the recently proposed annexation area known as Sonoma Verde North.

Background:

On February 11, 2025, Pulte Homes of Texas, L.P. and DRP TX 6, LLC submitted a petition requesting the voluntary annexation of approximately 208.787 acres located within the City's extraterritorial jurisdiction (ETJ) for the proposed Sonoma Verde North development.

At the July 14, 2026, meeting, City Council approved a resolution accepting the annexation petition and scheduled the public hearing on the proposed annexation for July 28, 2026. The applicant is now requesting Planned Development (PD) zoning for the property to establish development standards that will govern the Sonoma Verde North development upon annexation.

The proposed Planned Development permits single-family residential uses with minimum lot sizes of 5,500, 7,200, and 7,800 square feet, together with parks, open space, trails, amenity areas, and supporting public infrastructure. The submitted concept plan and development standards are intended to implement the approved Sonoma Verde North Development Agreement.

Public Information:

Notice of the public hearing was published in accordance with the Texas Local Government Code and the City's Code of Ordinances. Written notice was mailed to all property owners within 200 feet of the subject property, and the required public hearing notice was posted on the City's website.

Options/Alternatives:

1. Recommend approval of the requested Planned Development zoning district to the City Council.

2. Recommend approval of the Planned Development zoning request with modifications.
3. Recommend denial of the requested zoning change.

Recommendation:

Staff recommends approval of the proposed Planned Development zoning.

Attachments:

- Exhibit A-1 – Annexation Boundary Description (Phase 4A/4B)
- Exhibit A-2 – Annexation Boundary Description (Phase 1A/1B)
- Exhibit B – Planned Development Standards
- Exhibit C – Overall Concept Plan
- Exhibit D – Trail Plan
- Exhibit E – Open Space Plan
- Exhibit F – Proposed Street Paving Sections
- Exhibit G – Adjacent Property Owner List

Presenter: Fabrice Kabona, City Manager



City of McLendon-Chisholm

Staff Report

Meeting Date: July 21, 2026

Agenda Item: Discuss and consider a preliminary plat for Keils Addition to create 2 residential lots out of 14.28 acres located in the Samuel Newell Survey, Abstract No. 165, in the City of McLendon-Chisholm, Rockwall County, Texas.

Item Summary:

Purpose: The applicant is proposing to subdivide approximately 14.28 acres into two residential lots.

Subject Property: The property is located near the northwest intersection of State Highway 205 and Tucker Road.

Current Zoning: The subject property is zoned Agricultural (AG). AG zoning has a minimum lot size requirement of 2.5 acres.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan identifies the area including the subject property as Existing Neighborhoods.

Staff Recommendation:

Staff recommends conditional approval of the preliminary plat subject to the applicant addressing remaining staff comments.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend conditional approval of the plat, as presented.
2. The Planning and Zoning Commission may recommend denial of the plat.

Attachments:

Exhibit A – Subject Property (Rockwall CAD)

Exhibit B – Preliminary Plat

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)





City of McLendon-Chisholm Staff Report

Meeting Date: July 21, 2026

Agenda Item: Discuss and consider a final plat for Edward's Estates to create 2 residential lots out of a total of 4.995 acres located in the James W. Pittman Survey, Abstract No. 181, in the City of McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ), Rockwall County, Texas.

Item Summary:

Purpose: The applicant is proposing to subdivide a total of 4.995 acres into 2 lots for residential development in the City of McLendon-Chisholm's ETJ.

Subject Property: The properties are generally located near the southeast intersection of E FM 550 and Edwards Road.

Current Zoning: The subject property is in the ETJ.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan identifies the area including the subject property as Master Planned Community. The Master Planned Community designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes and types.

Staff Recommendation:

Staff recommends conditional approval of the final plat subject to the applicant addressing remaining staff comments.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend conditional approval of the plat.
2. The Planning and Zoning Commission may recommend denial of the plat.

Attachments:

Exhibit A – Subject Property (Rockwall CAD)

Exhibit B – Edward's Estates Final Plat

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



MCLENDON-CHISHOLM PLAT APPLICATION



City of McLendon-Chisholm Plat Application

Application Date: 6/11/2026

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): _____ Current Zoning: _____

No. of Acres: 5 No. of Lots: 2 Proposed Zoning: _____

General Location of Property: 2 EDWARDS RD & 3 EDWARDS RD

Applicant Name: JOSE L DIAZ

Company Name: N/A

Address: 494 LYNNE DR City, State, Zip: ROCKWALL TX 75032

Phone(s): 214 869 9585 Email: JLD870@YAHOO.COM

Owner Name: JOSE L DIAZ

Address: 494 LYNNE DR City, State, Zip: ROCKWALL TX 75032

Phone(s): 214 869 9585 Email: JLD870@YAHOO.COM

Legal Description of the Property: A 0181 JW PITMAN, TRACT 1-11, 4.69 acres
County Parcel ID: _____ 4.69

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 \$_____ to cover the cost of this application has been paid to the City of McLendon-Chisholm on this _____ day of _____, 20____.

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.

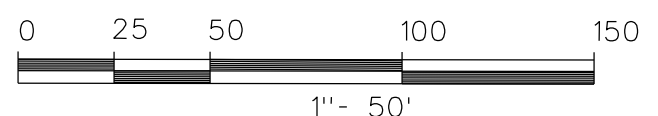
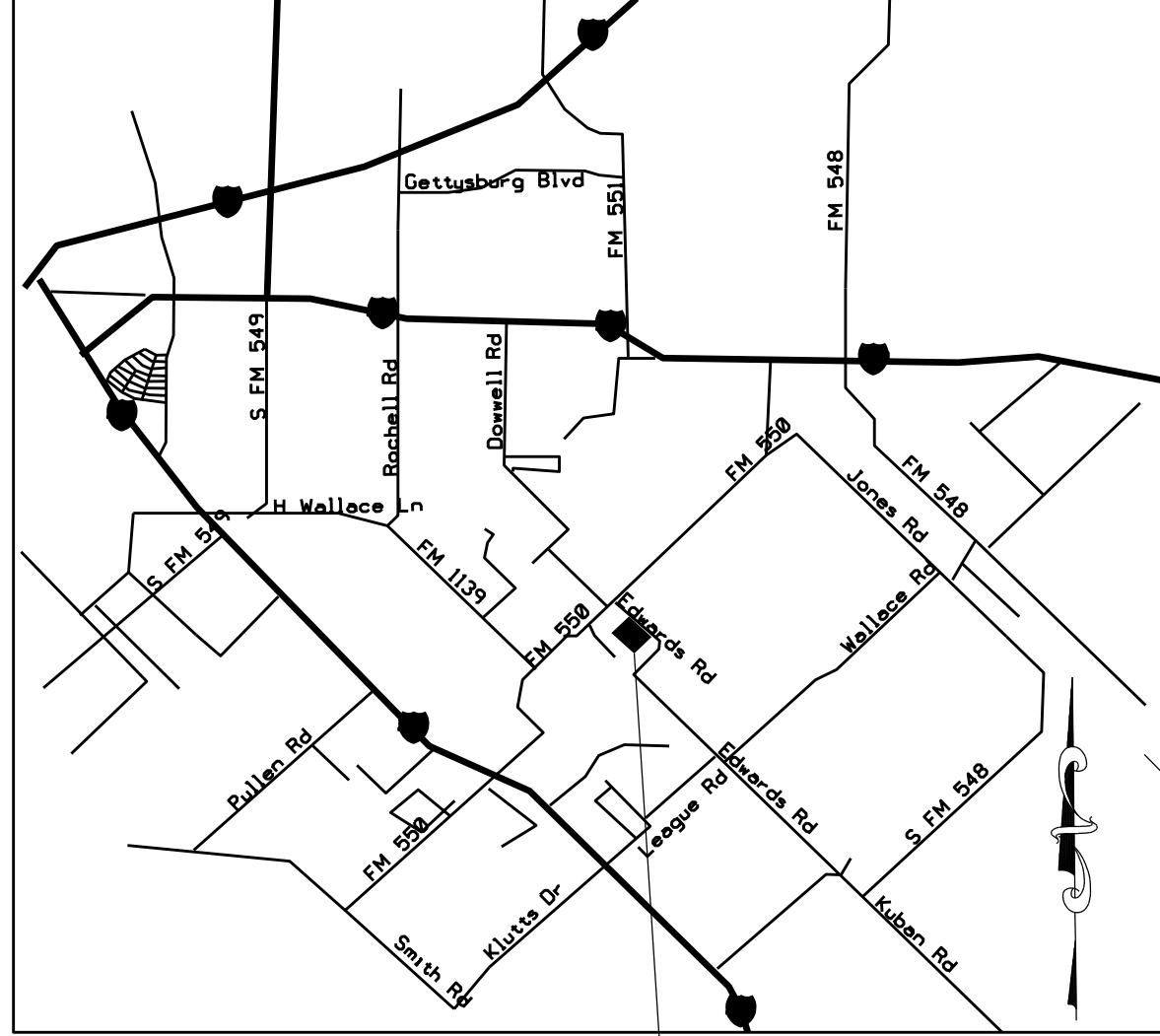
Signature of Applicant:

JOSE L. DIOS

Signature of Owners:

JOSE DIOS

City Secretary: _____



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOSE DIAZ AND JUAN VAZQUEZ, BEING THE OWNER(S) OF A TRACT OF LAND SITUATED IN THE CITY OF MCLENDON-CHISHOLM'S ETJ, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING OUT OF THE JAMES W. PITTMAN SURVEY, ABSTRACT NO. 181, ROCKWALL COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO JUAN C. VASQUEZ AND JOSE L. DIAZ, BY A GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20230000006925, OF THE OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO CARLOS CAMPOS AND CHRISTY CAMPOS BY DEED RECORDED IN INSTRUMENT NUMBER 20120000472047 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF SAID JOSE L. DIAZ ET UX TRACT SAME POINT ALSO BEING ALONG THE CENTERLINE OF EDWARDS ROAD AND FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS S 44°14' 41" W, A DISTANCE OF 20.00 FEET;

THENCE S 45°50' 35" E, WITH SAID CENTERLINE SAME BEING THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 538.04 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS S 44°23' 46" E, A DISTANCE OF 20.00 FEET, AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK A, HINOJOSA ESTATES, AN ADDITION TO THE CITY OF MCLENDON CHISHOLM ETJ, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20240000014370 OF SAID OFFICIAL PUBLIC RECORDS ;

THENCE S 44°23' 46" W WITH THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK A, SAME BEING THE SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 401.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO, BEING ALONG THE NORTHEAST LINE OF THAT TRACT OF LAND CONVEYED TO RCH WATER SUPPLY CORPORATION RECORDED IN INSTRUMENT NUMBER 20240000004465 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 45°30' 47" W, WITH THE COMMON LINE OF RCH WATER SUPPLY CORPORATION TRACT AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 536.96 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID JOSE DIAZ ET UX TRACT, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED CARLOS CAMPOSE ET UX TRACT;

THENCE N 44°14' 41" E, WITH THE COMMON LINE OF SAID CARLOS CAMPOS ET UX TRACT AND SAID JOSE DIAZ TRACT, A DISTANCE OF 398.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 214960 SQUARE FEET OR 4.9348 ACRES OF LAND WITHIN THE METES RECITED.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, SETH EPHRAIM OSABUTEY, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Seth Ephraim Osabutey
Registered Professional Land Surveyor No. 6063

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the EDWARD'S ESTATES subdivision, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the EDWARD'S ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- (1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- (2) 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.
- (3) The County will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- (4) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer/property owner 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.
- (6) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the County regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the County.

A certificate of dedication of all streets, public highways, alleys, parks, utility easements, and other land intended for public use forever, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the final plat shall be shown or filed separately.

A waiver of claim for damages against the County occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plat represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WITNESS, my hand, this the _____ day of

_____, 20_____.

OWNER: JUAN VAZQUEZ

WITNESS, my hand, this the _____ day of

_____, 20_____.

OWNER: JOSE DIAZ

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 JOSE DIAZ & JUAN VAZQUEZ, Owner(s), known to me to be the person(s) 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 _____, 20____.

Notary Public in and for the State of Texas
My Commission Expires:

Approved:

Mayor

Date

City Administrator

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 _____, 2025.

City Secretary, City of McLendon-Chisholm, Texas

GENERAL NOTES

1. Purpose of the plat is to create two lots.
2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. The 25 - foot roadway right of way easement is dedicated by this plat.

LEGEND

- 1/2" Iron Rod Found
- CM Controlling Monument
- P.O.B. Point of Beginning
- ROW Right of Way
- Lot Line
- Boundary line
- Right of way line
- Building Line

FINAL PLAT

BLOCK A, LOT 3 AND LOT 4

EDWARD'S ESTATES

4.9348 ACRES / 214960 SQ. FT.

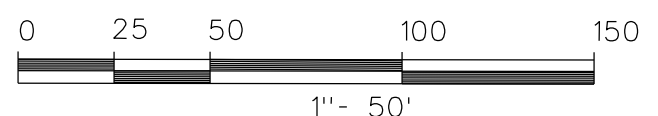
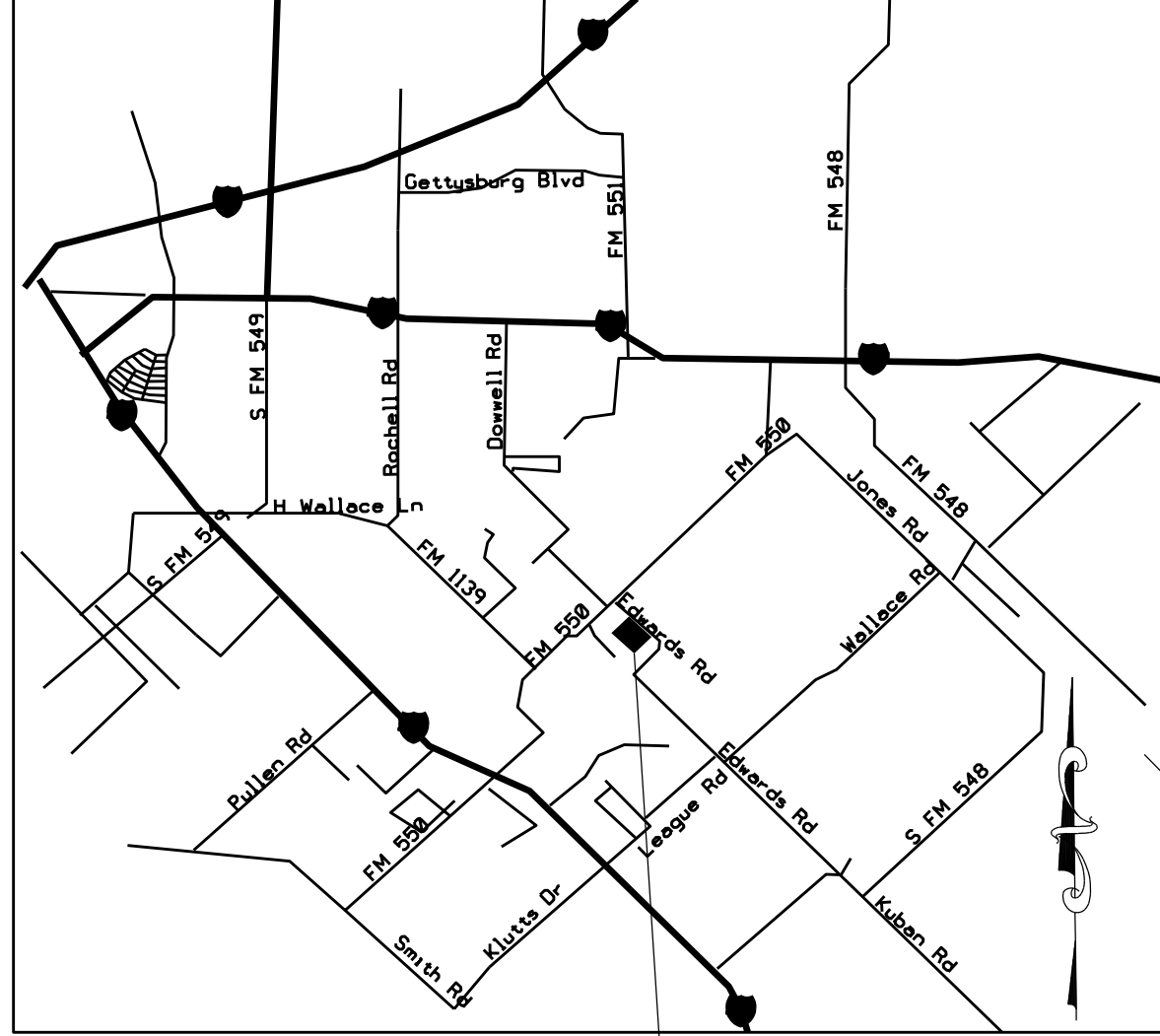
JAMES W. PITTMAN SURVEY, ABSTRACT NO. 181

CITY OF MCLENDON-CHISHOLM ETJ,

ROCKWALL COUNTY, TEXAS

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
JOSE DIAZ & JUAN VAZQUEZ
494 LYNNE DR
ROCKWALL TX 75032



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS JOSE DIAZ AND JUAN VAZQUEZ, BEING THE OWNER(S) OF A TRACT OF LAND SITUATED IN THE CITY OF MCLENDON-CHISHOLM'S ETJ, COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING OUT OF THE JAMES W. PITTMAN SURVEY, ABSTRACT NO. 181, ROCKWALL COUNTY, TEXAS, AND BEING THAT TRACT OF LAND CONVEYED TO JUAN C. VASQUEZ AND JOSE L. DIAZ, BY A GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20230000006925, OF THE OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED TO CARLOS CAMPOS AND CHRISTY CAMPOS BY DEED RECORDED IN INSTRUMENT NUMBER 20120000472047 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF SAID JOSE L. DIAZ ET UX TRACT SAME POINT ALSO BEING ALONG THE CENTERLINE OF EDWARDS ROAD AND FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS S 44°14' 41" W, A DISTANCE OF 20.00 FEET;

THENCE S 45°50' 35" E, WITH SAID CENTERLINE SAME BEING THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 538.04 FEET TO THE NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND FOR REFERENCE BEARS S 44°23' 46" E, A DISTANCE OF 20.00 FEET, AT THE NORTHWESTERLY CORNER OF LOT 2, BLOCK A, HINOJOSA ESTATES, AN ADDITION TO THE CITY OF MCLENDON CHISHOLM ETJ, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20240000014370 OF SAID OFFICIAL PUBLIC RECORDS ;

THENCE S 44°23' 46" W WITH THE NORTHWESTERLY LINE OF SAID LOT 2, BLOCK A, SAME BEING THE SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 401.42 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK A, SAME BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAME ALSO, BEING ALONG THE NORTHEAST LINE OF THAT TRACT OF LAND CONVEYED TO RCH WATER SUPPLY CORPORATION RECORDED IN INSTRUMENT NUMBER 20240000004465 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 45°30' 47" W, WITH THE COMMON LINE OF RCH WATER SUPPLY CORPORATION TRACT AND THE HEREIN DESCRIBED TRACT A DISTANCE OF 536.96 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF SAID JOSE DIAZ ET UX TRACT, SAME BEING THE SOUTHEASTERLY CORNER OF THE AFOREMENTIONED CARLOS CAMPOSE ET UX TRACT;

THENCE N 44°14' 41" E, WITH THE COMMON LINE OF SAID CARLOS CAMPOS ET UX TRACT AND SAID JOSE DIAZ TRACT, A DISTANCE OF 398.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING 214960 SQUARE FEET OR 4.9348 ACRES OF LAND WITHIN THE METES RECITED.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, SETH EPHRAIM OSABUTEY, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Seth Ephraim Osabutey
Registered Professional Land Surveyor No. 6063

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the EDWARD'S ESTATES subdivision, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the EDWARD'S ESTATES subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- (1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- (2) 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.
- (3) The County will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- (4) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer/property owner 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.
- (6) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the County regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the County.

A certificate of dedication of all streets, public highways, alleys, parks, utility easements, and other land intended for public use forever, signed by the owner or owners and by all other parties who have a mortgage or lien interest in the property and acknowledged before a notary public. All deed restrictions that are to be filed with the final plat shall be shown or filed separately.

A waiver of claim for damages against the County occasioned by the establishment of grades or the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.

Certification by a registered engineer or a licensed state land surveyor, duly licensed by the State of Texas, to the effect that the plat represents a survey made by him, and that all the necessary survey monuments are correctly shown therein.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WITNESS, my hand, this the _____ day of

_____, 20_____.

OWNER: JUAN VAZQUEZ

WITNESS, my hand, this the _____ day of

_____, 20_____.

OWNER: JOSE DIAZ

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 JOSE DIAZ & JUAN VAZQUEZ, Owner(s), known to me to be the person(s) 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 _____, 20____.

Notary Public in and for the State of Texas
My Commission Expires:

Approved:

Mayor

Date

City Administrator

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 _____, 2025.

City Secretary, City of McLendon-Chisholm, Texas

GENERAL NOTES

1. Purpose of the plat is to create two lots.
2. Bearings are based on the Texas State Plane Coordinates System, North Central Zone 4202, North American Datum of 1983.
3. Lot-to-lot drainage is not permitted without Engineering Section approval.
4. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.
5. The 25 - foot roadway right of way easement is dedicated by this plat.

LEGEND

- 1/2" Iron Rod Found
- CM Controlling Monument
- P.O.B. Point of Beginning
- ROW Right of Way
- Lot Line
- Boundary line
- Right of way line
- Building Line

FINAL PLAT

BLOCK A, LOT 3 AND LOT 4

EDWARD'S ESTATES

4.9348 ACRES / 214960 SQ. FT.

JAMES W. PITTMAN SURVEY, ABSTRACT NO. 181

CITY OF MCLENDON-CHISHOLM ETJ,

ROCKWALL COUNTY, TEXAS

SURVEYOR:
SETH EPHRAIM OSABUTEY
1303 DEARBORN RD
ALLEN TX 75002
rplsgeodesist@gmail.com

OWNER:
JOSE DIAZ & JUAN VAZQUEZ
494 LYNNE DR
ROCKWALL TX 75032



City of McLendon-Chisholm Staff Report

Meeting Date: July 21, 2026

Agenda Item: Discuss and consider a final plat for Lakeshore Church Addition to create 1 lot out of a total of 50.328 acres located in the William W. Ford Survey, Abstract No. 80, in the City of McLendon-Chisholm's Extraterritorial Jurisdiction (ETJ), Rockwall County, Texas.

Item Summary:

Purpose: The applicant is proposing to create one lot out of 50.328 acres in the City of McLendon-Chisholm's ETJ.

Subject Property: The property is generally located near the northeast intersection of Chisholm Trail and State Highway 205.

Current Zoning: The subject property is in the ETJ.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan identifies the area including the subject property as Master Planned Community. The Master Planned Community designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes and types.

Staff Recommendation:

Staff recommends conditional approval of the final plat subject to the applicant addressing remaining staff comments.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend conditional approval of the plat.
2. The Planning and Zoning Commission may recommend denial of the plat.

Attachments:

Exhibit A – Subject Property (Rockwall CAD)

Exhibit B – Lakeshore Church Addition Final Plat

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)



MCLENDON-CHISHOLM PLAT APPLICATION



City of McLendon-Chisholm Plat Application

Application Date: 01.28.26

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): LAKEHORE CHURCH Current Zoning: ETJ

No. of Acres: 50.33 No. of Lots: 1 Proposed Zoning: N/A

General Location of Property: 5575 S. ST HWY 205

Applicant Name: JIM RILEY

Company Name: BDD

Address: 12377 MERIT DR. #1100 City, State, Zip: DOWNS, TX 75291

Phone(s): (214)824-3647 x118 Email: jriley@bddeng.com

Owner Name: LAKEHORE CHURCH ATTN: NICK DEKOLD

Address: 5575 S. ST HWY 205 City, State, Zip: ROCKWALL, TX 75032

Phone(s): (972) 771-1942 Email: ndekold@lakehorechurch.net

Legal Description of the Property: 50.3 acres out of the WILLIAM FORD SURVEY,
ABST No. 20

County Parcel ID: 26840 & 58483

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.

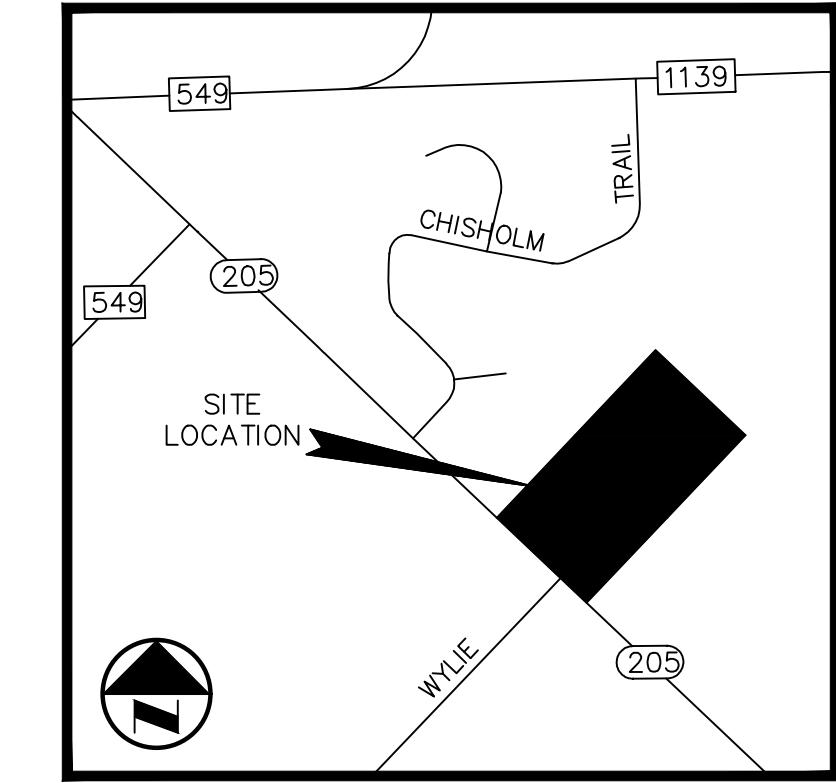
I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 825⁰⁰ to cover the cost of this application has been paid to the City of McLendon-Chisholm on this _____ day of _____, 20____.

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.

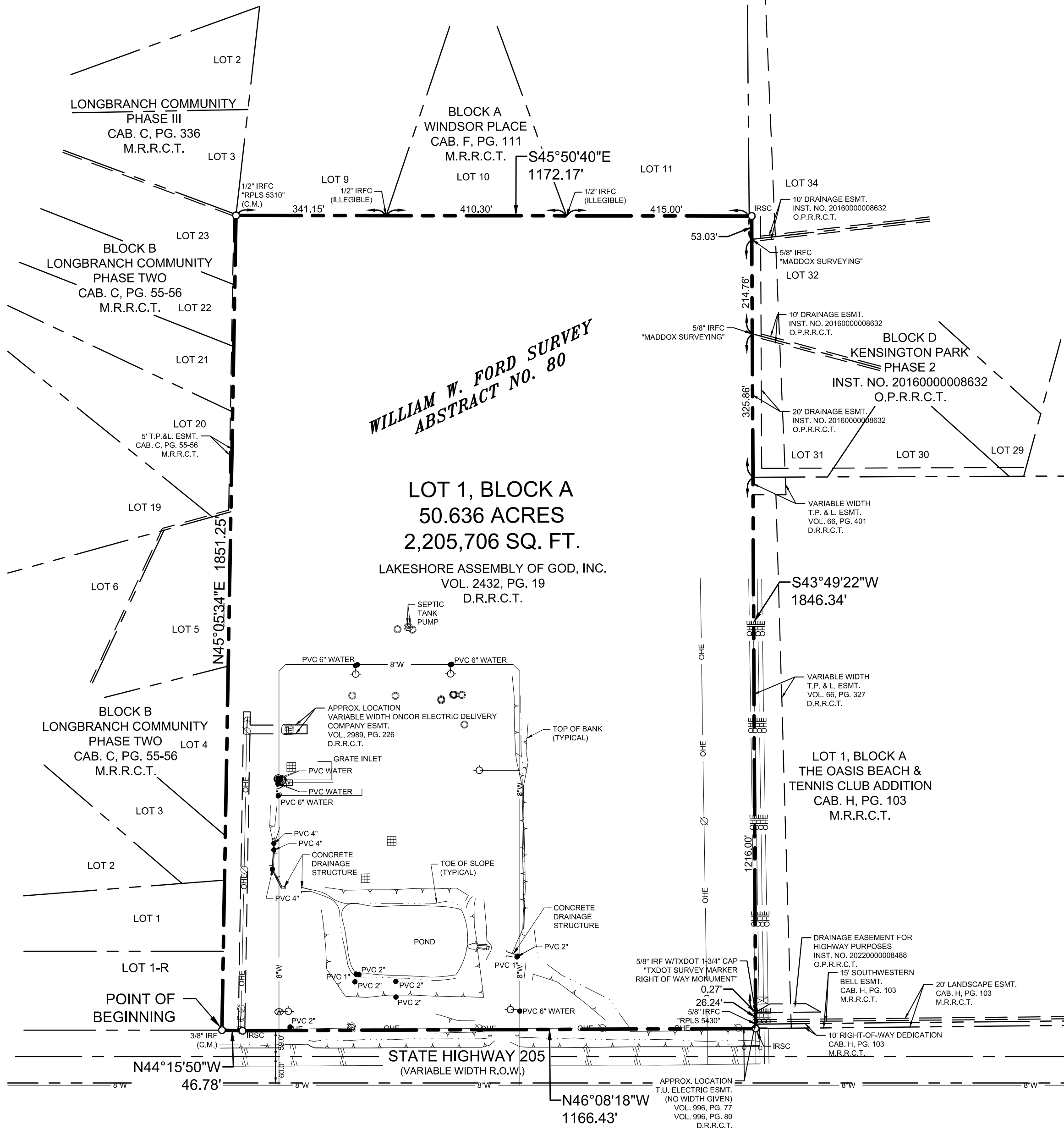
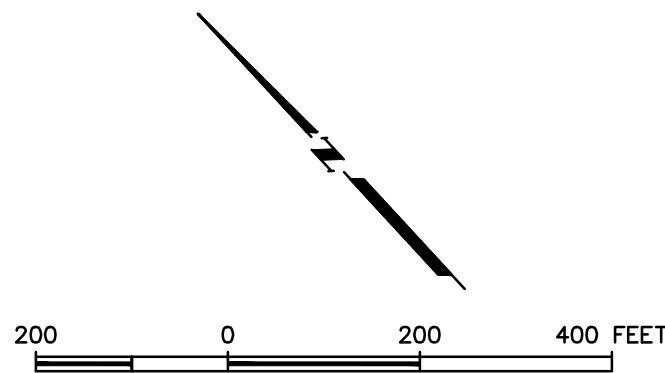
Signature of Applicant:

Signature of Owner:

City Secretary: _____



LOCATION MAP
NOT TO SCALE



LEGEND

- AREA DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER VAULT
- IRON ROD FOUND
- 1/2" IRON ROD SET WITH YELLOW CAP STAMPED "VOTEX SURVEYING"
- IRON ROD W/CAP FOUND (C.M.) CONTROLLING MONUMENT
- D.R.R.C.T., DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T., MAP RECORDS, ROCKWALL COUNTY, TEXAS
- O.P.R.R.C.T., OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0110 L. COMMUNITY-PANEL NO. 480546 0110 L. EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP.

OWNER'S CERTIFICATION

WHEREAS LAKESHORE ASSEMBLY OF GOD, INC. is the owner of a tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas; same being all of that certain tract of land conveyed to Lakeshore Assembly of God, Inc. by deed recorded in Volume 2432, Page 19, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found in the northeast right-of-way line of State Highway 205 (a variable width right-of-way) at the west corner of said Lakeshore Assembly of God tract and the south corner of Longbranch Community Phase Two, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Pages 55-56, Map Records, Rockwall County, Texas;

THENCE N 45°05'34" E, departing said northeast right-of-way line and with the common line of said Longbranch Community Phase Two and said Lakeshore Assembly of God tract, a distance of 1851.25 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the north corner of said Lakeshore Assembly of God tract and the west corner of Windsor Place, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 111, Map Records, Rockwall County, Texas;

THENCE S 45°50'40" E, with the common line of said Windsor Place and said Lakeshore Assembly of God tract, at a distance of 341.15 feet passing a 1/2-inch iron rod found with illegible cap, at a distance of 751.75 feet passing a 1/2-inch iron rod found with illegible cap, at a distance of 1166.45 feet passing the south corner of said Windsor Place and a corner on the northeast line of Block D, Kensington Park Phase 2, an addition to the City of McLendon-Chisholm according to the plat thereof recorded in Instrument No. 2016000000632, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 1172.17 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 43°49'22" W, with the southeast line of said Lakeshore Assembly of God tract and the northwest line of said Block D, at a distance of 53.03 feet passing a 5/8-inch iron rod with plastic cap stamped "MADDOX SURVEYING" found for corner; at a distance of 267.79 feet passing a 5/8-inch iron rod with plastic cap stamped "MADDOX SURVEYING" found for corner; at a distance of 593.65 feet passing the west corner of said Block D and the north corner of Lot 1, Block A, The Oasis Beach & Tennis Club Addition, an addition to the City of McLendon-Chisholm according to the plat thereof recorded in Cabinet H, Page 103, Map Records, Rockwall County, Texas; at a distance of 1809.65 feet passing a 5/8-inch iron rod with 1 3/4-inch cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" found; at a distance of 1809.92 feet passing a 5/8-inch iron rod with 1 3/4-inch cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" found; at a distance of 1838.16 feet passing a 5/8-inch iron rod with plastic cap stamped "MADDOX SURVEYING" found for corner in said northeast right-of-way line of State Highway 205 at the west corner of said Lot 1, Block A and continuing for a total distance of 1846.34 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner in said northeast right-of-way line at the south corner of said Lakeshore Assembly of God tract;

THENCE with said northeast right-of-way line, the following courses and distances:

N 46°08'18" W, a distance of 1166.43 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

N 44°15'50" W, a distance of 46.78 feet to the **POINT OF BEGINNING** and containing 2,205,706 square feet or 50.636 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF ROCKWALL:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we do hereby adopt this plat designating the herein described property as Lakeshore Church Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

WITNESS my hand this the ____ day of ____, 2022.

Nick Dekold, Executive Pastor

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Nick Dekold, 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 purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____, 2022.

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that I prepared this survey plat shown hereon from an actual survey on the ground and that all corners are marked, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief, and furthermore there are no encroachments, protrusions, improvements, easements, right-of-way, or 100-year flood plain affecting the property except as shown thereon.

Dated this the ____ day of ____, 2022.

PRELIMINARY

RELEASED 10/5/2022 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of ____, 2022.

Notary Public, State of Texas

Approved:

Mayor
City of McLendon-Chisholm, Texas

Date

City Administrator
City of McLendon-Chisholm, Texas

Date

OWNER

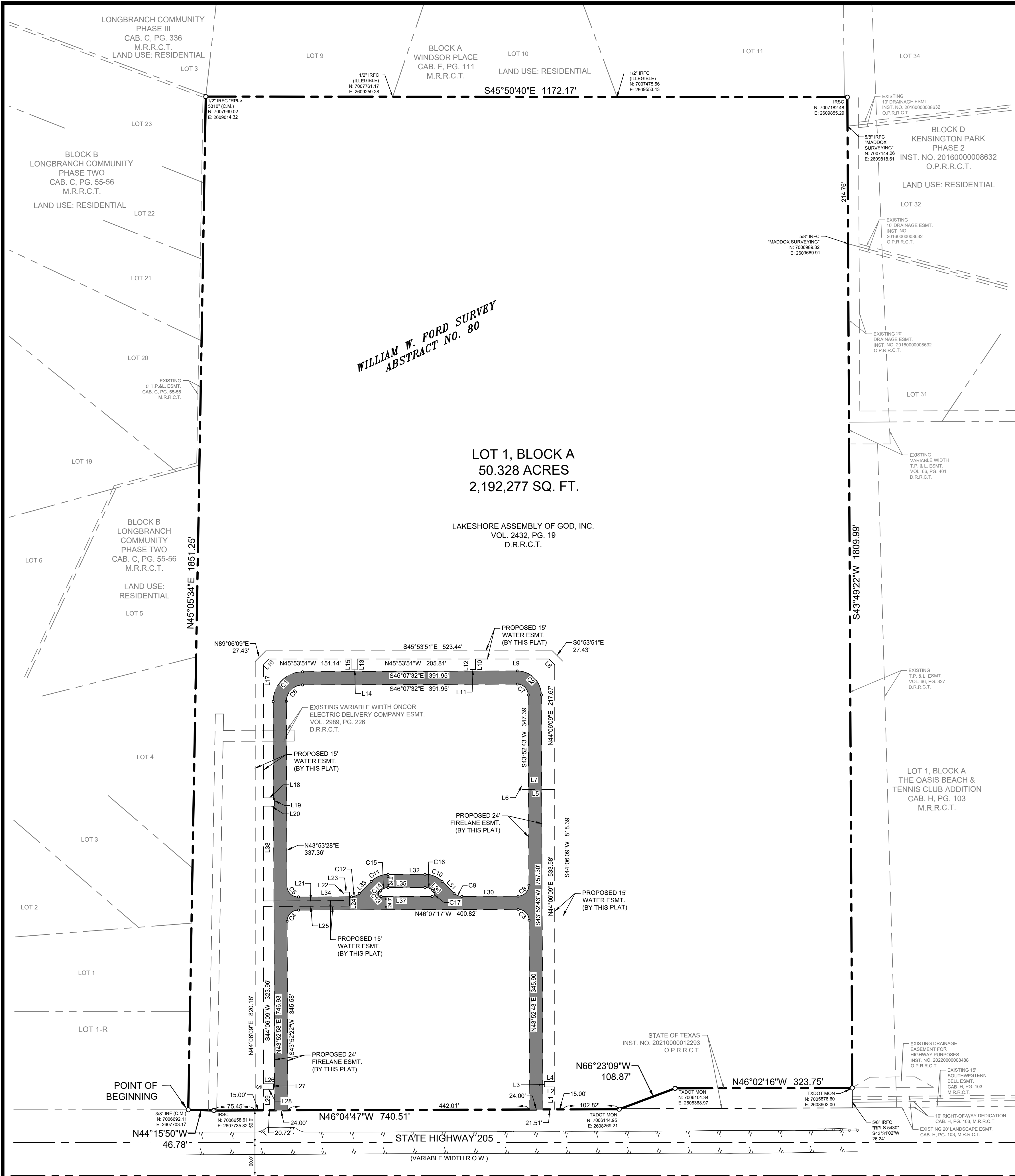
LAKESHORE CHURCH
CONTACT: NICK DEKOLD
5575 STATE HIGHWAY 205
ROCKWALL, TEXAS 75032
PH. (972) 771-1942
EMAIL: ndekold@lakeshorechurch.net

ENGINEER

BROCKETTE/DAVIS/DRAKE, INC.
CONTACT: JIM RILEY
4144 N. CENTRAL EXPWY., SUITE 1100
DALLAS, TEXAS 75204
PH. (214) 824-3647
EMAIL: JRiley@bddeng.com

PRELIMINARY PLAT
LAKESHORE CHURCH
ADDITION
LOT 1, BLOCK A
BEING A 50.636 ACRE TRACT OF LAND
SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

VOTEX SURVEYING COMPANY - TBPLS FIRM NO. 10013600
10440 N. CENTRAL EXPWY., STE. 800 DALLAS, TEXAS 75231
PH. (469) 333-8831; candy@votexsurveying.com
PROJECT NO. 2022-041



WILLIAM W. FORD SURVEY
ABSTRACT NO. 80

LOT 1, BLOCK A
50.328 ACRES
2,192,277 SQ. FT.

LAKESHORE ASSEMBLY OF GOD, INC.
VOL. 2432, PG. 19
D.R.R.C.T.

LOT 1, BLOCK A
THE OASIS BEACH &
TENNIS CLUB ADDITION
CAB. H. PG. 103
M.R.R.C.T.

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	OHE
	OVERHEAD UTILITY LINE
	ASPHALT PAVEMENT
	FIRE LANE

LEGEND

IRF IRON ROD FOUND
IRSC 1/2" IRON ROD SET WITH
YELLOW CAP STAMPED
"VOTEX SURVEYING"
IRFC IRON ROD W/CAP FOUND
TXDOT MON 5/8" IRF W/TXDOT 1-3/4" CAP
STAMPED "TXDOT SURVEY MARKER
RIGHT OF WAY MONUMENT"
(C.M.) CONTROLLING MONUMENT
D.R.R.C.T. DEED RECORDS, ROCKWALL
COUNTY, TEXAS
M.R.R.C.T. MAP RECORDS, ROCKWALL
COUNTY, TEXAS
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS,
ROCKWALL COUNTY, TEXAS

OWNER

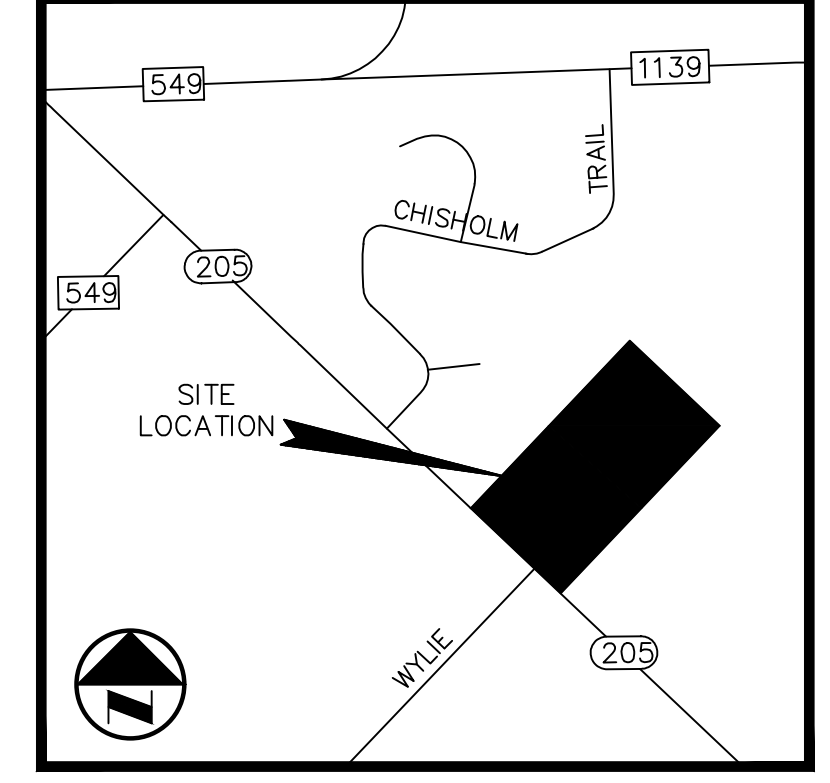
LAKESHORE CHURCH
CONTACT: NICK DEKOLD
5575 STATE HIGHWAY 205
ROCKWALL, TEXAS 75032
PH. (972) 771-1942
EMAIL: ndekold@lakeshorechurch.net

ENGINEER

BROCKETTE/DAVIS/DRAKE, INC.
CONTACT: JIM RILEY
4144 N. CENTRAL EXPWY., SUITE 1100
DALLAS, TEXAS 75204
PH. (214) 824-3647
EMAIL: JRiley@bddeng.com

SURVEYOR

VOTEX SURVEYING COMPANY
CONTACT: CANDY HONE
13355 NOEL ROAD, STE. 1100
DALLAS, TEXAS 75240
PH. (469) 333-8831
EMAIL: candy@votexsurveying.com



LOCATION MAP
NOT TO SCALE

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	89°59'00"	54.00'	84.81'	N88°52'58"E
C2	90°00'15"	44.00'	69.12'	S01°07'24"E
C3	90°00'00"	20.00'	31.42'	N01°07'17"W
C4	89°59'15"	20.00'	31.41'	S88°53'06"W
C5	90°00'45"	20.00'	31.42'	N01°06'54"W
C6	89°59'00"	30.00'	47.12'	N88°52'58"E
C7	90°00'15"	20.00'	31.42'	S01°07'24"E
C8	90°00'00"	20.00'	31.42'	S88°52'43"W
C9	45°00'00"	20.00'	15.71'	N23°37'17"W
C10	45°00'00"	44.00'	34.56'	N23°37'17"W
C11	45°00'00"	44.00'	34.56'	N68°37'17"W
C12	45°00'00"	20.00'	15.71'	N68°37'17"W
C13	135°00'00"	5.00'	11.78'	N21°22'43"E
C14	0°31'40"	346.05'	3.19'	N88°52'43"E
C15	45°00'00"	20.00'	15.71'	S68°37'17"E
C16	45°00'00"	20.00'	15.71'	S23°37'17"E
C17	135°00'00"	5.00'	11.78'	S66°22'43"W

Approved:

Mayor
City of McLendon-Chisholm, Texas

Date

City Administrator
City of McLendon-Chisholm, Texas

Date

NOTES:

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C0110 L. COMMUNITY-PANEL NO. 480546 0110 L. EFFECTIVE DATE: SEPTEMBER 26, 2008. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP.

FINAL PLAT LAKESHORE CHURCH ADDITION

BLOCK A, LOT 1
BEING A 50.328 ACRE TRACT OF LAND
SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF MCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATION

WHEREAS LAKESHORE ASSEMBLY OF GOD, INC. is the owner of a tract of land situated in the William W. Ford Survey, Abstract No. 80, Rockwall County, Texas; same being a portion of that certain tract of land conveyed to Lakeshore Assembly of God, Inc. by deed recorded in Volume 2432, Page 19, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod found in the northeast right-of-way line of State Highway 205 (a variable width right-of-way) at the west corner of said Lakeshore Assembly of God tract and the south corner of Longbranch Community Phase Two, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Pages 55-56, Map Records, Rockwall County, Texas;

THENCE N 45°05'34" E, departing said northeast right-of-way line and with the common line of said Longbranch Community Phase Two and said Lakeshore Assembly of God tract, a distance of 1851.25 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 5310" found at the north corner of said Lakeshore Assembly of God tract and the west corner of Windsor Place, an addition to Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Pages 111, Map Records, Rockwall County, Texas;

THENCE S 45°50'40" E, with the common line of said Windsor Place and said Lakeshore Assembly of God tract, at a distance of 341.15 feet passing a 1/2-inch iron rod found with illegible cap, at a distance of 751.75 feet passing a 1/2-inch iron rod found with illegible cap, at a distance of 1166.45 feet passing the south corner of said Windsor Place and a corner on the northeast line of Block D, Kensington Park Phase 2, an addition to the City of McLendon-Chisholm according to the plat thereof recorded in Instrument No. 2016000008632, Official Public Records, Rockwall County, Texas, and continuing for a total distance of 1172.17 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

THENCE S 43°49'22" W, with the southeast line of said Lakeshore Assembly of God tract and the northwest line of said Block D, at a distance of 53.03 feet passing a 5/8-inch iron rod with plastic cap stamped "MADDOX SURVEYING" found for corner; at a distance of 267.79 feet passing a 5/8-inch iron rod with plastic cap stamped "MADDOX SURVEYING" found for corner; at a distance of 593.65 feet passing the west corner of said Block D and the north corner of Lot 1, Block A, The Oasis Beach & Tennis Club Addition, an addition to the City of McLendon-Chisholm according to the plat thereof recorded in Cabinet H, Page 103, Map Records, Rockwall County, Texas, at a distance of 1809.58 feet passing a 5/8-inch iron rod with 1 3/4-inch cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" found and continuing for a total distance of 1809.99 feet to a 5/8-inch iron rod with 1 3/4-inch cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" found at the easternmost southeast corner of a tract of land described in deed to the Texas Department of Transportation recorded in Instrument No. 20210000012293, Official Public Records, Rockwall County, Texas in said northeast right-of-way line of State Highway 205; from which a 5/8-inch iron rod with yellow plastic cap stamped "RPLS 5430" bears S 43°31'02" W, a distance of 26.24 feet;

THENCE with said northeast right-of-way line, the following courses and distances:

N 46°02'16" W, a distance of 323.75 feet to a 5/8-inch iron rod with 1 3/4-inch cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" found for corner;

N 66°23'09" W, a distance of 108.87 feet to a 5/8-inch iron rod with 1 3/4-inch cap stamped "TXDOT SURVEY MARKER RIGHT-OF-WAY MONUMENT" found for corner;

N 46°04'47" W, a distance of 740.51 feet to a 1/2-inch iron rod with yellow plastic cap stamped "VOTEX SURVEYING" set for corner;

N 44°15'50" W, a distance of 46.78 feet to the **POINT OF BEGINNING** and containing 2,192,277 square feet or 50.328 acres of land, more or less.

NOTES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

2. SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48397C00110 L, COMMUNITY-PANEL NO. 480546 0110 L, EFFECTIVE DATE: SEPTEMBER 28, 2008. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF ROCKWALL:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we do hereby adopt this plat designating the herein described property as Lakeshore Church Addition, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

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

WITNESS my hand this the ____ day of _____, 2026.

Nick Dekold, Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the County and State on this day personally appeared Nick Dekold, 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 purpose and consideration therein and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I, Candy Hone, a Registered Professional Land Surveyor, licensed by the State of Texas, hereby certify that I prepared this survey plat shown hereon from an actual survey on the ground and that all corners are marked, and that all dimensions shown thereon are true and correct to the best of my knowledge and belief, and furthermore there are no encroachments, protrusions, improvements, easements, right-of-way, or 100-year flood plain affecting the property except as shown thereon.

Dated this the ____ day of _____, 2026.

PRELIMINARY

RELEASED 3/4/2026 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Candy Hone, Registered Professional Land Surveyor, No. 5867
Votex Surveying Company - Firm No. 10013600 - (469) 333-8831

STATE OF TEXAS:
COUNTY OF DALLAS:

Before me, the undersigned, a Notary Public in and for the County and State on this day personally appeared Candy Hone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ of _____, 2026.

Notary Public, State of Texas

Approved:

Mayor
City of McLendon-Chisholm, Texas

Date

City Administrator
City of McLendon-Chisholm, Texas

Date

FINAL PLAT
LAKESHORE CHURCH
ADDITION

BLOCK A, LOT 1

BEING A 50.328 ACRE TRACT OF LAND
SITUATED IN THE

WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

OWNER
LAKESHORE CHURCH
CONTACT: NICK DEKOLD
5575 STATE HIGHWAY 205
ROCKWALL, TEXAS 75032
PH. (972) 771-1942
EMAIL: ndekold@lakeshorechurch.net

ENGINEER
BROCKETTE/DAVIS/DRAKE, INC.
CONTACT: JIM RILEY
4144 N. CENTRAL EXPWY., SUITE 1100
DALLAS, TEXAS 75204
PH. (214) 824-3647
EMAIL: JRiley@bddeng.com

SURVEYOR
VOTEX SURVEYING COMPANY
CONTACT: CANDY HONE
13355 NOEL ROAD, STE. 1100
DALLAS, TEXAS 75240
PH. (469) 333-8831
EMAIL: candy@votexsurveying.com



City of McLendon-Chisholm Staff Report

Date: July 21, 2026

Agenda Item: Discuss and consider recommending approval to the City Council of a request to rezone approximately 208.787 acres of land from Agricultural (AG) to a Planned Development (PD) district for the proposed Sonoma Verde North Public Improvement District. The property is generally located northeast of Edwards Road, southeast of FM 550, and within the recently proposed annexation area known as Sonoma Verde North.

Background:

On February 11, 2025, Pulte Homes of Texas, L.P. and DRP TX 6, LLC submitted a petition requesting the voluntary annexation of approximately 208.787 acres located within the City's extraterritorial jurisdiction (ETJ) for the proposed Sonoma Verde North development.

At the July 14, 2026, meeting, City Council approved a resolution accepting the annexation petition and scheduled the public hearing on the proposed annexation for July 28, 2026. The applicant is now requesting Planned Development (PD) zoning for the property to establish development standards that will govern the Sonoma Verde North development upon annexation.

The proposed Planned Development permits single-family residential uses with minimum lot sizes of 5,500, 7,200, and 7,800 square feet, together with parks, open space, trails, amenity areas, and supporting public infrastructure. The submitted concept plan and development standards are intended to implement the approved Sonoma Verde North Development Agreement.

Public Information:

Notice of the public hearing was published in accordance with the Texas Local Government Code and the City's Code of Ordinances. Written notice was mailed to all property owners within 200 feet of the subject property, and the required public hearing notice was posted on the City's website.

Options/Alternatives:

1. Recommend approval of the requested Planned Development zoning district to the City Council.
2. Recommend approval of the Planned Development zoning request with modifications.

3. Recommend denial of the requested zoning change.

Recommendation:

Staff recommends approval of the proposed Planned Development zoning.

Attachments:

- Exhibit A-1 – Annexation Boundary Description (Phase 4A/4B)
- Exhibit A-2 – Annexation Boundary Description (Phase 1A/1B)
- Exhibit B – Planned Development Standards
- Exhibit C – Overall Concept Plan
- Exhibit D – Trail Plan
- Exhibit E – Open Space Plan
- Exhibit F – Proposed Street Paving Sections
- Exhibit G – Adjacent Property Owner List

Presenter: Fabrice Kabona, City Manager

SONOMA VERDE NORTH PHASE 4A/4B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

BEING a 49.097 acre tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, Rockwall County, Texas and being a portion of a called 212.013 acre tract of land described in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20250000011591, Official Public Records, Rockwall County, Texas (O.P.R.R.C.T.), a portion of a called 0.031 acre tract of land designated as "Tract 1", a called 0.003 acre tract of land designated as "Tract 2" and a called 1.427 acre tract of land designated as "Tract 3" all three tracts being described in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20260000009931, O.P.R.R.C.T., and being further described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the western most corner of said 212.013 acre tract, being in the southeasterly line of a called 45.65 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Kerry Smith and Janet Smith, recorded in Volume 1931, Page 165, O.P.R.R.C.T., and being in the northeasterly right-of-way line of Edwards Road (variable width public right-of-way);

THENCE with the northwesterly line of said 212.013 acre tract, the following courses:

North 44°36'47" East, a distance of 2,337.90 feet to an iron rod found for the eastern most corner of a called 10.00 acre tract of land described in the Special Warranty Deed to Laura Lynn Bjeles, recorded in Document No. 20220000009449, O.P.R.R.C.T., same being the southern most corner of a called 40.00 acre tract of land described in the Warranty Deed to Zion Cornerstone, LLC, recorded in Document No. 20250000002003, O.P.R.R.C.T.;

North 44°38'47" East, a distance of 1,722.05 feet to a point for corner in the southeasterly line of a called 25.01 acre tract of land described in the Special Warranty Deed to B&F and Son 3 LP, recorded in Document No. 20180000000961, O.P.R.R.C.T., and being from which a 1/2-inch iron rod found for the northern most corner of a called 164.377 acre tract of land described in the Special Warranty Deed to DRP TX 6, LLC, recorded in Document No. 20250000018093, O.P.R.R.C.T., bears North 44°38'47" East, a distance of 234.66 feet;

THENCE with the north line of said 164.377 acre tract, the following courses:

South 15°08'14" West, a distance of 1,549.60 feet to a point for corner;
South 00°00'07" East, a distance of 4.38 feet to a point for corner;
South 22°36'35" West, a distance of 8.52 feet to the northern most corner of said "Tract 1";

THENCE with the southeasterly line of said "Tract 1", the following courses:

South 14°58'42" West, a distance of 8.32 feet to a point for corner;
South 14°58'42" West, a distance of 6.84 feet to a point for corner;
South 20°32'20" West, a distance of 70.72 feet to a point for corner;
South 30°30'13" West, a distance of 77.59 feet to a point for corner;
South 40°28'05" West, a distance of 77.59 feet to a point for corner;
South 50°25'57" West, a distance of 77.59 feet to a point for corner;
South 60°23'49" West, a distance of 77.59 feet to a point for corner;
South 70°21'41" West, a distance of 77.59 feet to a point for corner;
South 80°19'26" West, a distance of 77.59 feet to a point for corner;
North 89°42'21" West, a distance of 16.17 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE South 84°23'13" West, with said northwesterly line, a distance of 141.21 feet to the east corner of said "Tract 2";

THENCE with the southeasterly line of said "Tract 2", the following courses:

South 68°51'36" West, a distance of 23.32 feet to a point for corner;
South 56°48'01" West, a distance of 47.37 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE with said northwesterly line, the following courses:

South 53°08'21" West, a distance of 23.59 feet to a point for corner;
South 63°06'13" West, a distance of 77.92 feet to a point for corner;

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	1 OF 3

SONOMA VERDE NORTH PHASE 4A/4B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

South 73°04'06" West, a distance of 37.57 feet to a point for corner at the east corner of said "Tract 3";

THENCE with the southeasterly line of said "Tract 3", the following courses:

South 70°24'57" West, a distance of 19.72 feet to a point for corner;

South 67°25'45" West, a distance of 56.04 feet to a point for corner;

South 53°09'56" West, a distance of 52.29 feet to a point for corner;

South 35°26'35" West, a distance of 57.16 feet to a point for corner;

South 34°04'48" West, a distance of 130.46 feet to a point for corner;

South 46°18'14" West, a distance of 82.71 feet to a point for corner;

South 59°02'10" West, a distance of 82.95 feet to a point for corner;

North 24°33'40" West, a distance of 122.97 feet to the beginning of a non-tangent curve to the right with a radius of 250.00 feet, a central angle of 02°29'12", and a chord bearing and distance of South 66°40'55" West, 10.85 feet;

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 10.85 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

THENCE with said northwesterly line, the following courses:

South 12°20'40" West, a distance of 52.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 10°32'40" West, a distance of 173.88 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 44°15'23" West, a distance of 170.35 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 62°19'51" West, a distance of 155.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 44°15'23" West, a distance of 404.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 35°23'29" West, a distance of 250.48 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 06°57'45" West, a distance of 170.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

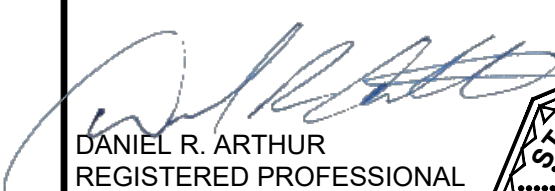
South 08°27'26" East, a distance of 107.23 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

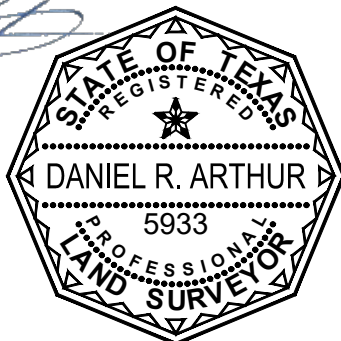
South 24°54'14" East, a distance of 82.78 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 45°44'37" East, a distance of 343.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

South 44°15'23" West, a distance of 40.00 feet to a Mag nail found for corner in the southwesterly line of said 212.013 acre tract, and being in the northeasterly right-of-way line of said Edwards Road;

THENCE North 45°44'37" West, with the southwesterly line of said 212.013 acre tract, a distance of 1,140.93 feet to the **POINT OF BEGINNING** and containing 2,138,682 square feet or 49.097 acres of land.


DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DRIVE
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com



NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	2 OF 3

0 300 600



GRAPHIC SCALE IN FEET



CHRISTY L. BRAY
(CALLED 12.49 ACRES)
VOL. 2930, PG. 209
O.P.R.R.C.T.

B&F AND SON 3 LP
(CALLED 25.01 ACRES)
DOC. NO. 20180000000961
O.P.R.R.C.T.

S. MARK OLMSTEAD
AND WIFE, ALYCE A. OLMSTEAD
(CALLED 20.00 ACRES)
VOL. 1451, PG. 100
O.P.R.R.C.T.

VICTORIA PURCELL (CALLED 10.00 ACRES)
VOL. 5997, PG. 176, O.P.R.R.C.T.

COREY SMITH AND WIFE, DESTINY SMITH
(CALLED 10.00 ACRES)
DOC. NO. 20230000016924, O.P.R.R.C.T.

CALLED 40.00 ACRES
ZION CORNERSTONE, LLC
DOC. NO. 20250000002003
O.P.R.R.C.T.

CALLED 10.00 ACRES
LAURA LYNN BJELES
DOC. NO. 20220000009449
O.P.R.R.C.T.

EDWARDS
ROAD

CALLED 5.00 ACRES
SAMUEL G. HAFERTEPE
AND LISA A. HAFERTEPE
DOC. NO. 20170000020082
O.P.R.R.C.T.

CALLED 40.0000 ACRES
RCH WATER SUPPLY CORPORATION
DOC. NO. 20240000004465
O.P.R.R.C.T.

CALLED 12.39 ACRES
STEVEN AND MEGIN DANNA,
PETER DANNA AND KENNETH PEARCE
VOL. 3282, PG. 270
O.P.R.R.C.T.

CALLED 45.65 ACRES
KERRY SMITH & JANET SMITH
VOL. 1931, PG. 165
O.P.R.R.C.T.

1/2" IRF

JOSHUA A. BETHKE
(CALLED 5.000 ACRES)
DOC. NO.
20240000019997
O.P.R.R.C.T.

CALLED 1,225.721 ACRES
(ROCKWALL COUNTY APPRAISAL DISTRICT)
DMDS LAND COMPANY LLC
DOC. NO. 20200000003529
O.P.R.R.C.T.

5/8" IRFC
"KHA"

POND
(LOCATION
FROM AERIAL)

DAM AREA
(LOCATION
FROM AERIAL)

REMAINDER OF A
CALLED 212.013 ACRES
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20250000011591
O.P.R.R.C.T.

49.097 ACRES
2,138,682 SQ. FT.

CALLED 0.031 ACRE
"TRACT 1"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 0.003 ACRE
"TRACT 2"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 1.427 ACRES
"TRACT 3"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

GRAPHICALLY LOCATED BASED ON
FEMA FIRM MAP # 48397C0130L,
EFFECTIVE DATE SEPT 26, 2008
APPROXIMATE LIMITS OF ZONE A.

DRP TX6, LLC
(CALLED 164.377 ACRES)
INST. NO. 20250000018093
O.P.R.R.C.T.

FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7

APPROXIMATE
LOCATION OF
MCLENDON-CHISHOLM
CITY LIMITS
AS REFERENCED
TXDOT GIS
DATED:
MARCH 17, 2025

5/8" IRFC
(KHA)
POB

CROSSTIE
FENCE POST

5/8" IRFC
"PELETON"

1/2" IRF

DMDS LAND COMPANY, LLC
(CALLED 641.6711 ACRES)
DOC. NO. 202000000030685
O.P.R.R.C.T.

3/8" IRF

EDWARDS ROAD

MNF

MNF

SONOMA VERDE
PHASE 5
DOC. NO. 20240000006672
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4A
DOC. NO. 20220000006297
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4B
DOC. NO. 20220000001134
O.P.R.R.C.T.

SONOMA VERDE NORTH PHASE 4A/4B METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	GDW	DRA	Jun. 2026	069309074	3 OF 3

SONOMA VERDE NORTH PHASE 1A/1B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

BEING a 159.690 acre tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, Rockwall County, Texas and being a portion of a called 164.377 acre tract of land described in the Special Warranty Deed to DRP TX 6, LLC, recorded in Document No. 20250000018093, Official Public Records, Rockwall County, Texas (O.P.R.C.T.), and being further described as follows:

BEGINNING at a 1/2-inch iron rod found for the northern most corner of said 164.377 acre tract, being in the southeasterly line of a called 25.01 acre tract of land described in the Special Warranty Deed to B&F and Son 3 LP, recorded in Document No. 20180000000961, O.P.R.C.T., and being in the western most corner of a called 1,225.7210 acre tract of land described in the Deed with Limited Warranty of Title to DMDS Land Company LLC, recorded in Document No. 20200000003529, O.P.R.C.T.;

THENCE South 46°01'04" East, with the northeasterly line of said 164.377 acre tract, a distance of 1,490.77 feet to 5/8-inch iron rod with red plastic cap stamped "KHA" found for the eastern most corner of said 164.377 acre tract and being the northern most corner of a called 102.713 acre tract of land described in the Special Warranty Deed to Sloan 108 Land Investors LLC, recorded in Document No. 20250000011434, O.P.R.C.T.;

THENCE with the common line of said 164.377 and 102.713 acre tracts of land, the following courses:

South 44°01'28" West, a distance of 241.91 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 32°58'43" West, a distance of 26.47 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 09°01'42" West, a distance of 104.54 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 05°05'09" West, a distance of 188.74 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 06°52'50" East, a distance of 120.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 09°39'50" West, a distance of 140.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 02°55'04" West, a distance of 91.69 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 26°04'29" West, a distance of 147.06 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 83°43'52" West, a distance of 69.55 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 77°45'04" West, a distance of 103.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 87°07'47" West, a distance of 78.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 76°23'13" West, a distance of 130.98 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 84°52'34" West, a distance of 78.93 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
North 78°34'13" West, a distance of 99.04 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 89°56'01" West, a distance of 63.22 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 85°15'06" West, a distance of 26.16 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 31°02'36" West, a distance of 30.28 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 03°30'46" West, a distance of 23.45 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 11°23'05" East, a distance of 58.40 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 26°38'59" East, a distance of 56.86 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 33°58'28" East, a distance of 73.49 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;
South 20°42'23" East, a distance of 127.12 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

THENCE over and across said 164.377 acre tract, the following courses:

South 29°38'12" West, a distance of 25.92 feet to a point for corner;
North 60°25'59" West, a distance of 48.98 feet to a point for corner;
South 29°34'01" West, a distance of 170.00 feet to a point for corner;
South 60°25'59" East, a distance of 9.73 feet to a point for corner;
South 29°34'01" West, a distance of 159.13 feet to a point for corner;
South 18°49'49" West, a distance of 43.86 feet to a point for corner;
South 02°50'15" West, a distance of 45.11 feet to a point for corner;
South 02°11'16" East, a distance of 258.29 feet to a point for corner;
South 06°13'34" West, a distance of 64.83 feet to a point for corner;

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	1 OF 5

SONOMA VERDE NORTH PHASE 1A/1B

METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

South 14°55'35" West, a distance of 64.86 feet to a point for corner;

South 24°23'47" West, a distance of 118.30 feet to the beginning of a non-tangent curve to the right with a radius of 470.00 feet, a central angle of 06°22'01", and a chord bearing and distance of North 68°47'14" West, 52.20 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 52.23 feet to a point for corner;

North 65°36'13" West, a distance of 43.88 feet to a point for corner;

South 24°23'47" West, a distance of 60.00 feet to a point for corner;

South 69°23'47" West, a distance of 35.36 feet to a point for corner;

South 24°23'47" West, a distance of 48.43 feet to the beginning of a tangent curve to the left with a radius of 275.00 feet, a central angle of 66°36'05", and a chord bearing and distance of South 08°54'15" East, 301.97 feet;

In a southeasterly direction, with said tangent curve to the left, an arc distance of 319.66 feet to a point for corner;

South 86°29'57" East, a distance of 35.80 feet to a point for corner;

South 42°12'18" East, a distance of 50.00 feet to a point for corner;

South 02°47'42" West, a distance of 35.36 feet to a point for corner;

South 47°47'42" West, a distance of 50.00 feet to a point for corner;

North 87°12'18" West, a distance of 35.36 feet to a point for corner;

South 47°47'42" West, a distance of 123.14 feet to a point for corner;

South 42°12'18" East, a distance of 145.36 feet to a point for corner in the southeasterly line of said 164.377 acre tract, being in the northwesterly line of a called 641.6711 acre tract of land described in the Special Warranty Deed to DMDS Land Company, LLC, recorded in Document No. 20200000030685, O.P.R.R.C.T., and being from which a 5/8-inch iron rod with plastic cap stamped "Peleton" found for an angle point in said southeasterly line bears North 48°02'26" East, a distance of 17.64 feet;

THENCE with the common line of said 164.377 and 641.6711 acre tracts of land, the following courses:

South 48°02'26" West, a distance of 383.90 feet to a 1/2-inch iron rod found for corner;

South 47°44'21" West, a distance of 385.24 feet to a 3/8-inch iron rod found for corner;

South 31°45'56" West, a distance of 664.19 feet to a Mag nail found for the southern most corner of said 164.377 acre tract, being at the west corner of said 641.6711 acre tract and in Edwards Road (variable width public right-of-way);

THENCE North 45°44'37" West, with the southwesterly line of said 164.377 acre tract and Edwards Road, a distance of 1,559.87 feet to a Mag nail found for corner, from which a 5/8-inch iron rod with red plastic cap stamped "KHA" found for the west corner of a called 212.013 acre tract of land described in Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20250000011591, O.P.R.R.C.T., bears North 45°44'37" West, a distance of 1,140.93 feet;

THENCE continuing with the northwesterly line of said 164.377 acre tract, the following courses:

North 44°15'23" East, a distance of 40.00 feet to a point for corner;

North 45°44'37" West, a distance of 343.98 feet to a point for corner;

North 24°54'14" West, a distance of 82.78 feet to a point for corner;

North 08°27'26" West, a distance of 107.23 feet to a point for corner;

North 06°57'45" East, a distance of 170.02 feet to a point for corner;

North 35°23'29" East, a distance of 250.48 feet to a point for corner;

North 44°15'23" East, a distance of 404.98 feet to a point for corner;

North 62°19'51" East, a distance of 155.52 feet to a point for corner;

North 44°15'23" East, a distance of 170.35 feet to a point for corner;

North 10°32'40" East, a distance of 173.88 feet to a point for corner;

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	2 OF 5

SONOMA VERDE NORTH PHASE 1A/1B

METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

North 12°20'40" East, a distance of 52.38 feet to a point for corner in the west line of a called 1.427 acre tract of land designated as "Tract 3" in the Special Warranty Deed to Pulte Homes of Texas, L.P., recorded in Document No. 20260000009931, O.P.R.R.C.T., and being the beginning of a non-tangent curve to the left with a radius of 250.00 feet, a central angle of 02°29'12", and a chord bearing and distance of North 66°40'55" East, 10.85 feet;

THENCE with the south line of said "Tract 3", the following courses:

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 10.85 feet to a point for corner;

South 24°33'40" East, a distance of 122.97 feet to a point for corner;

North 59°02'10" East, a distance of 82.95 feet to a point for corner;

North 46°18'14" East, a distance of 82.71 feet to a point for corner;

North 34°04'48" East, a distance of 130.46 feet to a point for corner;

North 35°26'35" East, a distance of 57.16 feet to a point for corner;

North 53°09'56" East, a distance of 52.29 feet to a point for corner;

North 67°25'45" East, a distance of 56.04 feet to a point for corner;

North 70°24'57" East, a distance of 19.72 feet to a point for corner in the north line of said 164.377 acre tract;

THENCE with the north line of said 164.377 acre tract, the following courses:

North 73°04'06" East, a distance of 37.57 feet to a point for corner;

North 63°06'13" East, a distance of 77.92 feet to a point for corner;

North 53°08'21" East, a distance of 23.59 feet to the southwest corner of called 0.003 acre tract of land designated as "Tract 2" in said Special Warranty Deed to Pulte Homes of Texas, L.P.

THENCE with the south line of said "Tract 2", the following courses:

North 56°48'01" East, a distance of 47.37 feet to a point for corner;

North 68°51'36" East, a distance of 23.32 feet to a point for corner in the north line of said 164.377 acre tract;

THENCE North 84°23'13" East, with said north line, a distance of 141.21 feet to the southwest corner of a called 0.031 acre tract of land designated as "Tract 1" in said Special Warranty Deed to Pulte Homes of Texas, L.P.;

THENCE with the south line of said "Tract 1", the following courses:

South 89°42'21" East, a distance of 16.17 feet to a point for corner;

North 80°19'26" East, a distance of 77.59 feet to a point for corner;

North 70°21'41" East, a distance of 77.59 feet to a point for corner;

North 60°23'49" East, a distance of 77.59 feet to a point for corner;

North 50°25'57" East, a distance of 77.59 feet to a point for corner;

North 40°28'05" East, a distance of 77.59 feet to a point for corner;

North 30°30'13" East, a distance of 77.59 feet to a point for corner;

North 20°32'20" East, a distance of 70.72 feet to a point for corner;

North 14°58'42" East, a distance of 6.84 feet to a point for corner;

THENCE North 14°58'42" East, a distance of 8.32 feet to a point for corner in the northwesterly line of said 164.377 acre tract;

NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	3 OF 5

SONOMA VERDE NORTH PHASE 1A/1B

METES AND BOUNDS DESCRIPTION

FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

THENCE with said northwesterly line, the following courses:

North 22°36'35" East, a distance of 8.52 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 00°00'07" West, a distance of 4.38 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 15°08'14" East, a distance of 1,549.60 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner in the southeasterly line of the aforementioned 25.01 acre tract;

North 44°38'47" East, a distance of 234.66 feet to the **POINT OF BEGINNING** and containing 6,956,104 square feet or 159.690 acres of land.


DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 NORTH OKLAHOMA DRIVE
SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com



NOTES:

A sketch was prepared on even date to accompany this description.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GDW	DRA	Jun. 2026	069309074	4 OF 5

0 300 600



GRAPHIC SCALE IN FEET



CHRISTY L. BRAY
(CALLED 12.49 ACRES)
VOL. 2930, PG. 209
O.P.R.R.C.T.

B&F AND SON 3 LP
(CALLED 25.01 ACRES)
JOC. NO. 20180000000961
O.P.R.R.C.T.

S. MARK OLMSTEAD
AND WIFE, ALYCE A. OLMSTEAD
(CALLED 20.00 ACRES)
VOL. 1451, PG. 100
O.P.R.R.C.T.

VICTORIA PURCELL (CALLED 10.00 ACRES)
VOL. 5997, PG. 176, O.P.R.R.C.T.

COREY SMITH AND WIFE, DESTINY SMITH
(CALLED 10.00 ACRES)
DOC. NO. 20230000016924, O.P.R.R.C.T.

CALLED 40.00 ACRES
ZION CORNERSTONE, LLC
DOC. NO. 20250000002003
O.P.R.R.C.T.

CALLED 10.00 ACRES
LAURA LYNN BJELES
DOC. NO. 20220000009449
O.P.R.R.C.T.

EDWARDS
ROAD

CALLED 5.00 ACRES
SAMUEL G. HAFERTEPE
AND LISA A. HAFERTEPE
DOC. NO. 20170000020082
O.P.R.R.C.T.

CALLED 40.0000 ACRES
RCH WATER SUPPLY CORPORATION
DOC. NO. 20240000004465
O.P.R.R.C.T.

CALLED 12.39 ACRES
STEVEN AND MEGIN DANNA,
PETER DANNA AND KENNETH PEARCE
VOL. 3282, PG. 270
O.P.R.R.C.T.

CALLED 45.65 ACRES
KERRY SMITH & JANET SMITH
VOL. 1931, PG. 165
O.P.R.R.C.T.

JOSHUA A. BETHKE
(CALLED 5.000 ACRES)
DOC. NO. 20240000019997
O.P.R.R.C.T.

CALLED 1,225.721 ACRES
(ROCKWALL COUNTY APPRAISAL DISTRICT)
DMDS LAND COMPANY LLC
DOC. NO. 20200000003529
O.P.R.R.C.T.

LEGEND

P.O.B. POINT OF BEGINNING
VOL./PG. VOLUME/PAGE
DOC. NO. DOCUMENT NUMBER
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

NOTES:

A description was prepared on even date to accompany this sketch.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are grid distances.

REMAINDER OF A
CALLED 212.013 ACRES
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20250000011591
O.P.R.R.C.T.

CALLED 0.031 ACRE
"TRACT 1"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 0.003 ACRE
"TRACT 2"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

CALLED 1.427 ACRES
"TRACT 3"
PULTE HOMES OF TEXAS, L.P.
DOC. NO. 20260000009931
O.P.R.R.C.T.

GRAPHICALLY LOCATED BASED ON
FEMA FIRM MAP # 48397C0130L,
EFFECTIVE DATE SEPT 26, 2008
APPROXIMATE LIMITS OF ZONE A.

159.690 ACRES
6,956,104 SQ. FT.

DRP TX6, LLC
(CALLED 164.377 ACRES)
INST. NO. 20250000018093
O.P.R.R.C.T.

FRANKLIN BAUGUSS SURVEY,
ABSTRACT NO. 7

APPROXIMATE
LOCATION OF
MCLENDON-CHISHOLM
CITY LIMITS
AS REFERENCED
TXDOT GIS
DATED:
MARCH 17, 2025

CROSSTIE
FENCE POST

5/8" IRFC
"PELETON"

1/2" IRF

3/8" IRF

DMDS LAND COMPANY, LLC
(CALLED 641.6711 ACRES)
DOC. NO. 20200000030685
O.P.R.R.C.T.

EDWARDS ROAD

SONOMA VERDE
PHASE 5
DOC. NO. 20240000006672
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4A
DOC. NO. 20220000006297
O.P.R.R.C.T.

SONOMA VERDE
PHASE 4B
DOC. NO. 20220000001134
O.P.R.R.C.T.

SONOMA VERDE NORTH PHASE 1A/1B
METES AND BOUNDS DESCRIPTION
FRANKLIN BAUGUSS SURVEY, ABSTRACT NO. 7
ROCKWALL COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 600'	GDW	DRA	Jun. 2026	069309074	5 OF 5

Sonoma Verde North

6/18/2026

Exhibit “B” Development Standards

Planned Development Regulations

±208.787 Acres

The Sonoma Verde North subject property consists of 314.726-acres of land generally located northeast of Edwards Road, northwest of Wallace Road, and southeast of FM 550, within the McLendon-Chisholm ETJ, Rockwall County, Texas. The proposed development shall be for single family homes, and include amenity center areas, open spaces, and trails. The subject property shall be planned as a Planned Development Ordinance, and shall conform to the following conditions and requirements stated herein:

1. Zoning Exhibits

The development will align closely with the Concept Plan outlined in Exhibit “C,” including the placement and orientation of proposed trails, amenity centers, open spaces, and single-family homes.

Exhibit “A-1” (Boundary Survey – Pulte Homes of Texas, LP) and Exhibit “A-2” (Boundary Survey – DRP TX 6 LLC) depicts the property location and limits of the proposed Planned Development. The limits of this Planned Development is for a portion of property, described as being a tract of land situated in the Franklin Bauguss Survey, Abstract No. 7, Rockwall County, Texas and being a portion of a called 316.9-acre tract of land described in deed to Sue H. Sloan, Trustee as recorded in Volume 7054, Page 155, Official Public Records of Rockwall County, Texas.

2. Proposed Land Use Categories

The following land uses shall be allowed for single-family development:

- a. Single Family 5,500
- b. Single Family 7,200
- c. Single Family 7,800

The Concept Plan is not intended to be a detailed proposal for the site; rather it shall illustrate the general location of the land uses, street layout, amenity center, trail locations and additional appropriate information required by the subject property and City of McLendon-Chisholm stakeholders.

3. Design Standards

Design standards for Single Family uses shall comply with the approved Sonoma Verde North Development Agreement. Table 3.1 outlines the standards for the single-family community; however, the Sonoma Verde North Development Agreement shall govern in case of discrepancies. No base zoning district regulations from the Zoning Ordinance apply to the property.

TABLE 3.1: Single Family

Criteria	Single Family 5,500	Single Family 7,200	Single Family 7,800
Minimum Lot Area	5,500 SF	7,200 SF	7,800 SF
Minimum Lot Width	50'**	60'	65'
Minimum Lot Depth	110'	110'	110'
Minimum Lot Depth for cul-de-sac and eyebrow lots	100'	100'	100'
Minimum home size on maximum 20% of the lots at full build out	1,700 SF	1,800 SF	1,800 SF
Minimum home size on the remainder of the lots	1,800 SF	1,900 SF	1,900 SF
Min. Front Yard Setbacks	20'	20'	20'
Min. Side Yard Setbacks	5'	5' for interior side yards; 10' for corner lots	5' for interior side yards; 10' for corner lots
Min. Rear Yard Setbacks	5'	10'	10'
Maximum Height of Single-Family Home*	36' & 2 Stories	36' & 2 Stories	36' & 2 Stories

*Building height and lot coverage shall be governed exclusively by the requirements in the Sonoma Verde Development Agreement

**The 50' lots are exclusively for age-restricted active adult community area (the "Age-Restricted Area") and may consist of no more than 375 lots. A minimum of 70 acres of the property is required to be reserved for the Age-Restricted Area.

***The maximum number of single-family residential dwelling units permitted on the Property is 725.

4. Streets

- All streets shall be owned and maintained by the City of McLendon-Chisholm.
- Residential streets shall be a minimum of 31' wide, measured from back of curb to back of curb per Exhibit "F".
- Collector streets shall be a minimum of 37' wide, measured from back of curb to back of curb per Exhibit "F".
- Divided Collector streets shall be a minimum of 25' wide, measured from back of curb to back of curb with a variable-width median per Exhibit "F".
- One-half of the four-lane undivided section of Edwards Road (adjacent to the development) is required to be constructed and shall be a minimum of 24.5' back of curb to edge of pavement per Exhibit "F".

5. Building Facades and Materials

- Building materials shall be governed exclusively by the building material requirements required by the Sonoma Verde Development Agreement and no other building design or

aesthetic zoning regulations apply, except that masonry for the Age Restricted Area may also include cementitious material.

b. From the Original Sonoma Verde Development Agreement:

- i. The exterior wall surface for dwellings shall be at least 75% masonry, excluding windows, doors, garage doors, dormers, exterior trim work, columns, walls located directly beneath covered porches, or patios that have a minimum dimension of four feet in depth and eight feet in width, and similar architectural features. Masonry includes brick, stone, and stucco. The City Council may approve the use of alternate exterior building materials in lieu of the 75% masonry requirement if the alternate exterior building materials are used in connection with a historic architectural design or other unique architectural design that justifies the use of non-masonry materials, such as cementitious fiberboard.

6. Screening & Buffering

- a. Perimeter fencing, landscaping, buffering and screening shall be governed exclusively by the requirements in the Sonoma Verde Development Agreement, except for the following:

- i. A solid masonry perimeter screening wall is permitted;
- ii. Fencing of 4 feet or higher may be constructed of wrought iron;
- iii. Wood fencing may be a minimum of 6 feet high and a maximum of eight feet high.

b. From the Original Sonoma Verde Development Agreement:

- i. Height: Fence height on individual residential lots are limited to a maximum height of six feet.
- ii. Side Yard Fence Returns: Side yard fence returns for fences in the interior side yard shall, at a minimum, extend to within 10 feet of the front corner of each single-family residence.
- iii. Subdivision Perimeter Fencing: Subdivision perimeter fencing shall be constructed of 100% masonry or wrought iron with masonry columns at 40 feet on center where the rear or side of a single-family residence abuts a street. Subdivision perimeter fencing shall be a minimum of five feet in height. Subdivision perimeter fencing shall not exceed a length of 500 feet without a change in character such as the addition of wrought iron with a living screen.
- iv. Screening Adjacent to Open Space, Common Areas or Park Areas: All screening and fencing that is adjacent to common areas, open space, or park areas shall consist of ornamental iron, except that a screening wall or fence adjacent to a major arterial road may also consist of wood and/or masonry. All fencing or screening walls that serve as a perimeter fence or wall shall incorporate landscaping, including trees and shrubs.
- v. Fence Materials: Fencing made of chain link, aluminum, or metal (other than wrought iron) is prohibited. Wood stockade fences shall have metal posts and triple bracing. Wood stockade fences shall be of cedar, spruce

consisting of number one or two grade lumber, or any other wood of a higher quality and better durability.

- vi. Fence Maintenance: All fencing that is not located on an individual lot shall be provided within an easement, and a property owners association, a PID, or a District shall maintain the fencing.

7. Landscape Features

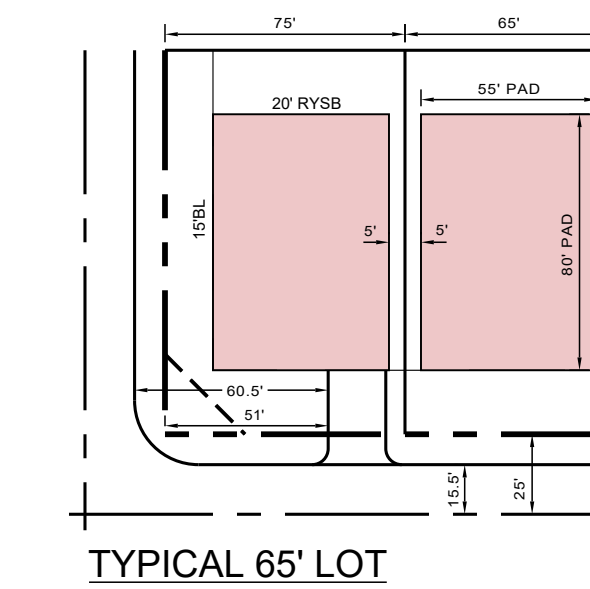
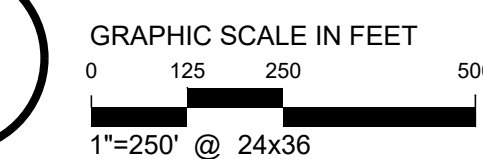
- a. The property shall be developed with a trail system, which is generally depicted per Exhibit "D". The homeowners association will be responsible for maintaining the trail system.
 - i. Trails located adjacent to Edwards Road shall have a minimum width of five feet (5') and shall only be required along the south side of Edwards Road.
 - ii. Trails located adjacent to the primary collector roadway within the Sonoma Verde North development (Rondinella Drive) shall have a minimum width of six feet (6') and shall only be required along the east and west sides of the collector roadway.
- b. Landscaping shall be governed exclusively by the requirements in the Sonoma Verde Development Agreement.
- c. From the Original Sonoma Verde Development Agreement:
 - i. The following landscaping provisions are the exclusive landscaping provisions that apply to the Development Property:
 - 1. Perimeter Landscape Buffers Other than Along SH 205: Except along SH 205, a 10-ft landscape buffer must be provided where the rear of a lot abuts a street. Buffers shall contain a minimum of one tree that is at least four inches in caliper (measure at two feet above the ground) and eight feet in height at the time of planting for each 20 feet of street frontage or fraction thereof. The buffer may include a sidewalk if approved by the City Council. Landscaped buffers shall also include shrubs, ground cover, sod, or other live plant materials.
 - 2. Subdivision Entryway Landscaping: At a minimum, subdivision entryways shall be landscaped to include trees, shrubs, and ground cover or sod. Landscaped areas shall be a total of 25 feet wide (which includes median landscaping if requested by the developer), along each street they abut, and shall be a minimum of 20 feet in depth. Landscaping shall include a minimum of three trees at each entryway corner, and each tree must be at least three inches in caliper (measured at six feet above the ground) and eight feet in height at the time of planting. Each landscaped area shall also include a minimum of ten shrubs that are a minimum of three gallons each.
 - 3. Landscaping for Residential: All residential development shall meet the following landscaping standards: (i) a minimum of two trees that are at least two inches in caliper measured two feet above ground level must be planted on each detached single family lot, and at least one of the two trees must be planted in the front yard;

(ii) each single family detached lot shall have a minimum of ten shrubs that are a minimum of three gallons each; and (iii) all of the unimproved areas of a front lawn shall be covered in turf or sod. Required landscaping shall be installed prior to occupation of a new home.

4. Irrigation: All required landscaping in common areas shall be irrigated with an automatic irrigation system.
5. Maintenance: All landscaped buffers and entryway areas shall be maintained at all times.
6. Waiver: The City Council may reduce the width of the required landscape buffer or entryway landscaped area when the reduction is necessary to accommodate utilities or public improvements.

8. Planned Development Amendments and Administrative Provisions

- a. Platting of the property is permitted prior to annexation of the Property into the City's corporate limits and prior to zoning of the Property.
- b. The City agrees to consider zoning the Property as a planned development district that allows single-family development as described in this Agreement, although nothing in this Agreement shall be construed as a requirement to zone the Property in any particular matter. No concept plan, development plan, or other type of drawing of the development shall be required in connection with the zoning of the Property. In the event of a conflict between the Sonoma Verde North Development Agreement and any zoning of the Property, the Sonoma Verde North Development Agreement shall control.



LEGEND

M	MODEL HOME
S	SALES CENTER
P	PARKING

Phase 1A		
50'	59	79.73%
65'	15	20.27%
Phase 1A Total	74	

Phase 1B		
50'	108	67.08%
65'	53	32.92%
Phase 1B Total	161	

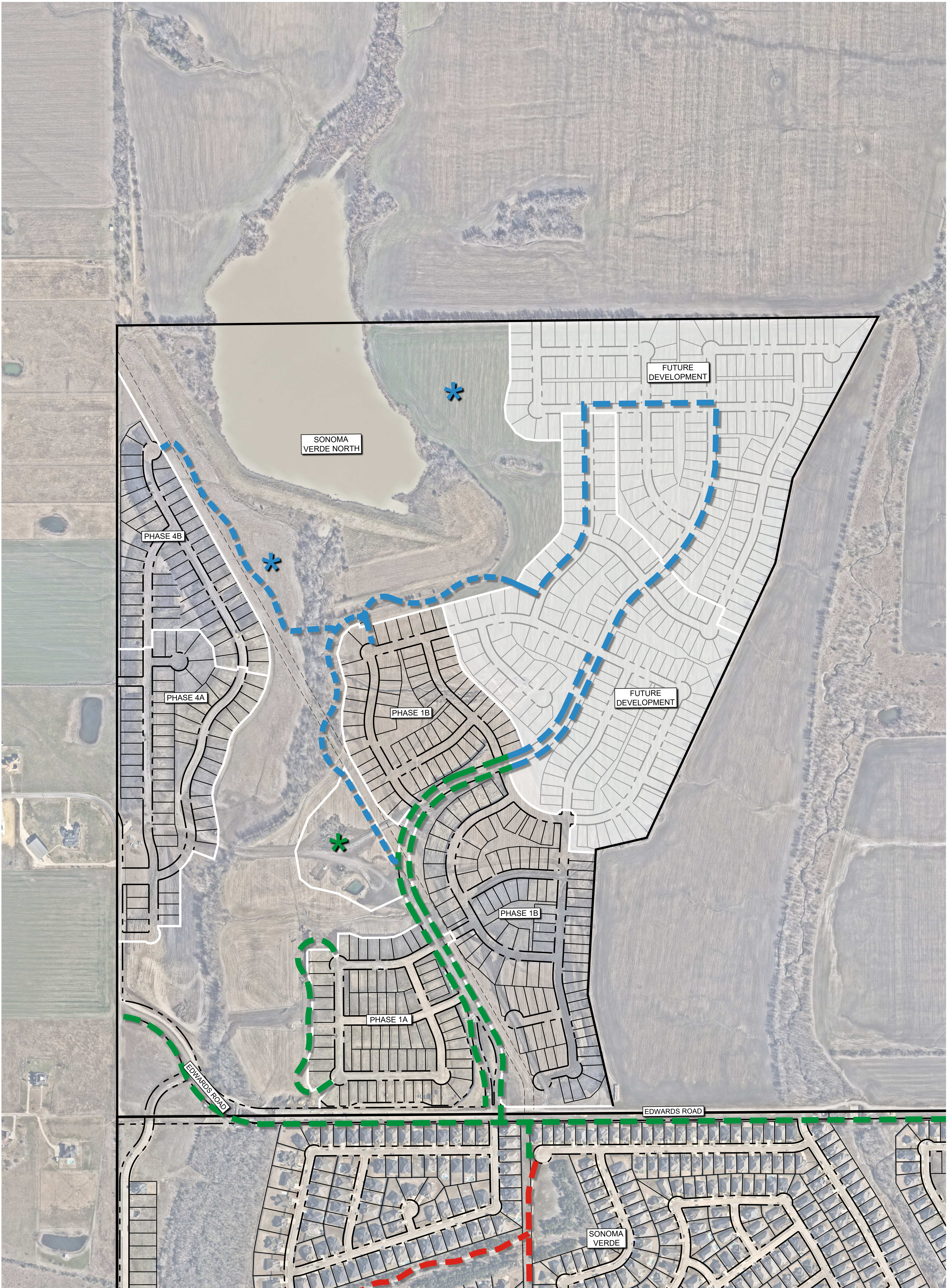
Phase 4A		
60'	65	100'

Phase 4B		
60'	56	100'

Overall Lot Count		
50'	167	46.91%
60'	121	33.99%
65'	68	19.10%
Overall Total	356	

400 North Oklahoma Drive, Suite 105
Celina, TX 75009
P 469-501-2200
State of Texas Registration No. F-928

Page 43 of 109



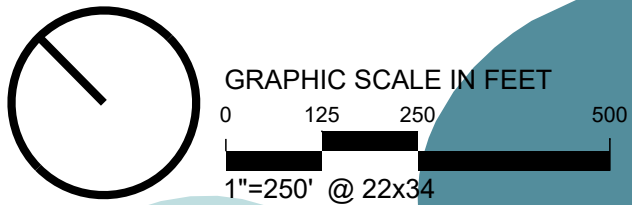
TRAIL LEGEND

	EXISTING
	PROPOSED
	FUTURE
	AMENITY (PROPOSED)
	AMENITY (FUTURE)

Exhibit D
TRAIL PLAN

Sonoma Verde North
McLendon-Chisholm, Texas
June 2026

DWG NAME: K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (SLOAN)\CAD\EXHIBITS\PLANS\ZONING PACKAGE\TRAIL PLAN.DWG
LAST SAVED: 4/24/2026 6:06 PM



Kimley»Horn
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

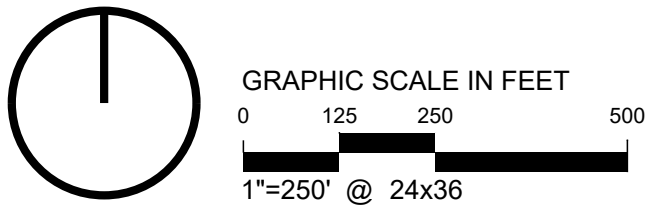


Exhibit E
OPEN SPACE

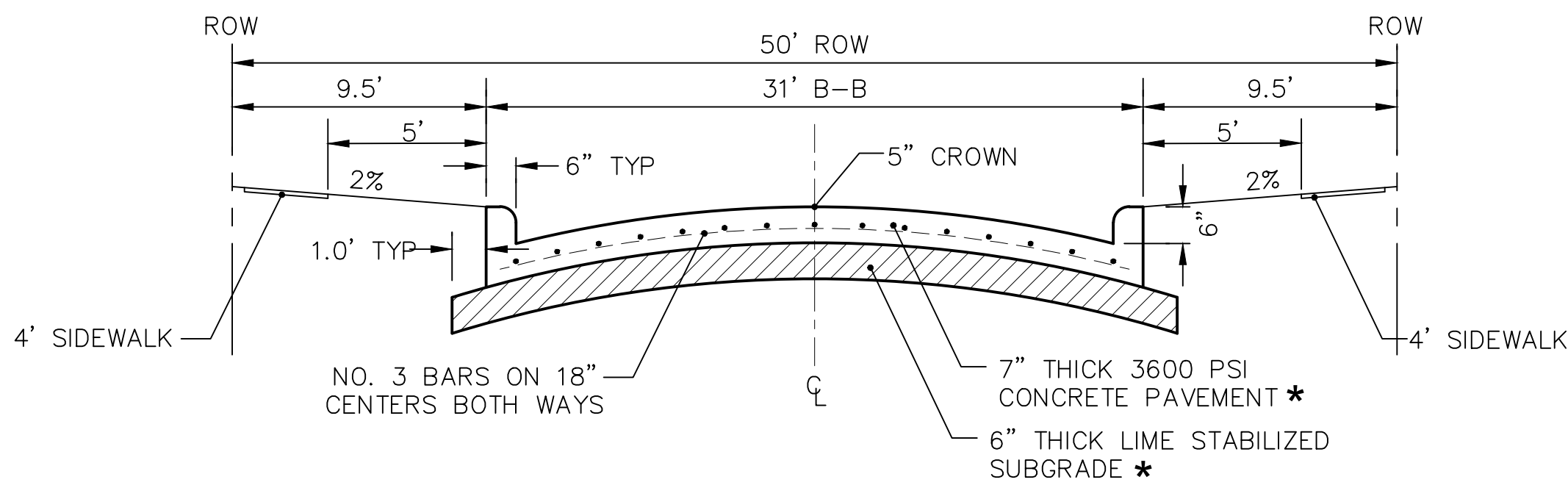
Sonoma Verde North

McLendon-Chisholm, Texas

Kimley»Horn

400 North Oklahoma Drive, Suite 105
Celina, TX 75009
P-469-501-2200
State of Texas Registration No. F-928

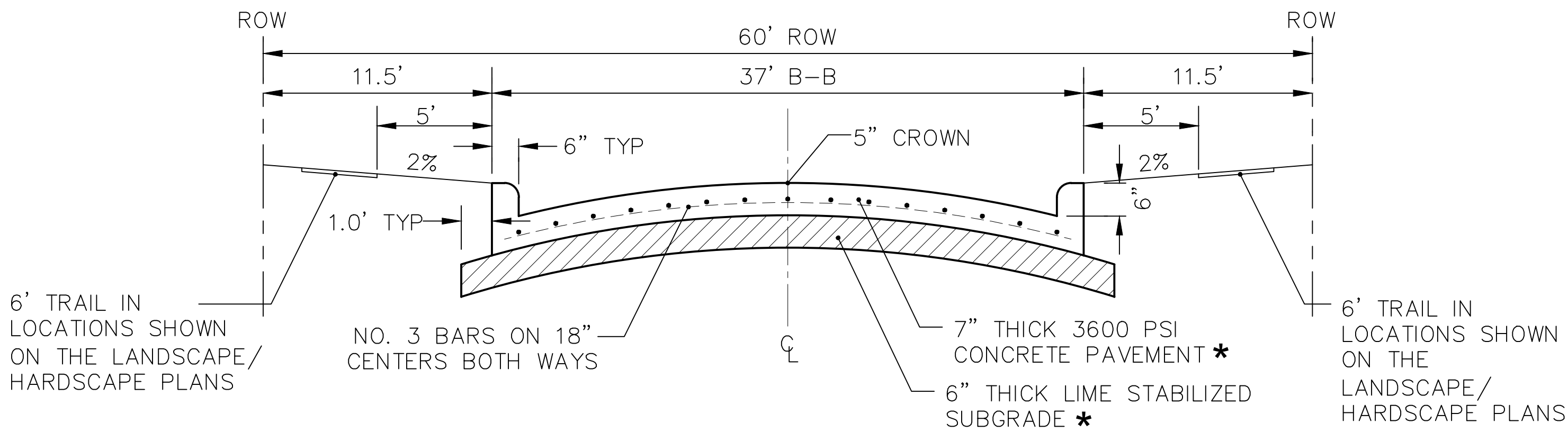
June 2026



RESIDENTIAL PARABOLIC STREET SECTION

NTS

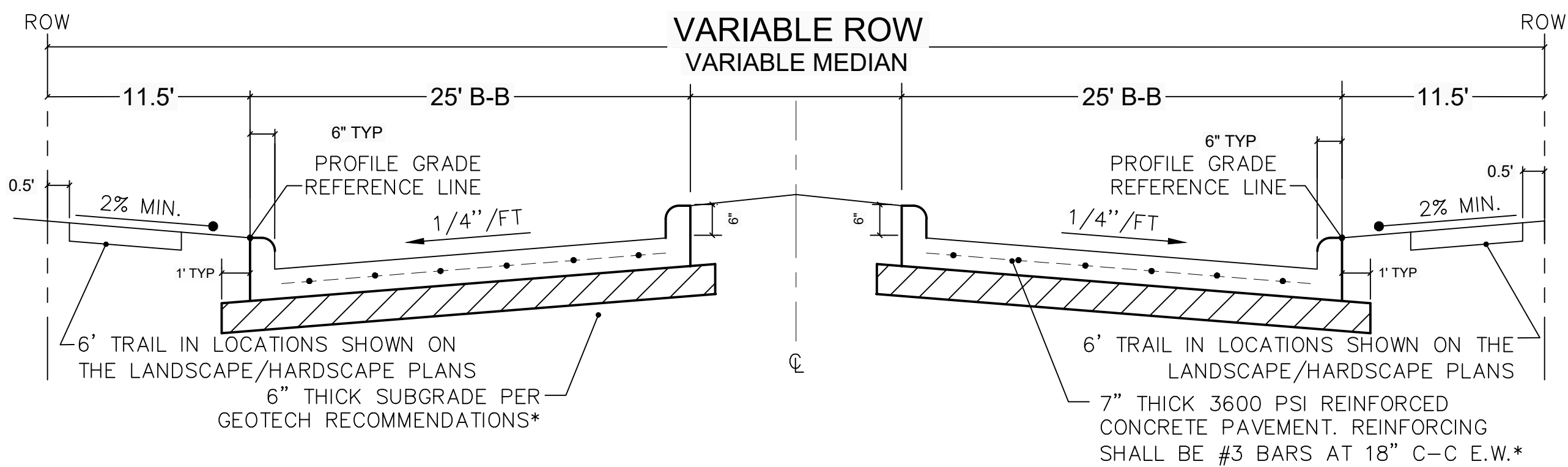
★ NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS.
ALL PAVING SHALL BE IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT FOR THE PHASE.



COLLECTOR PARABOLIC STREET SECTION

NTS

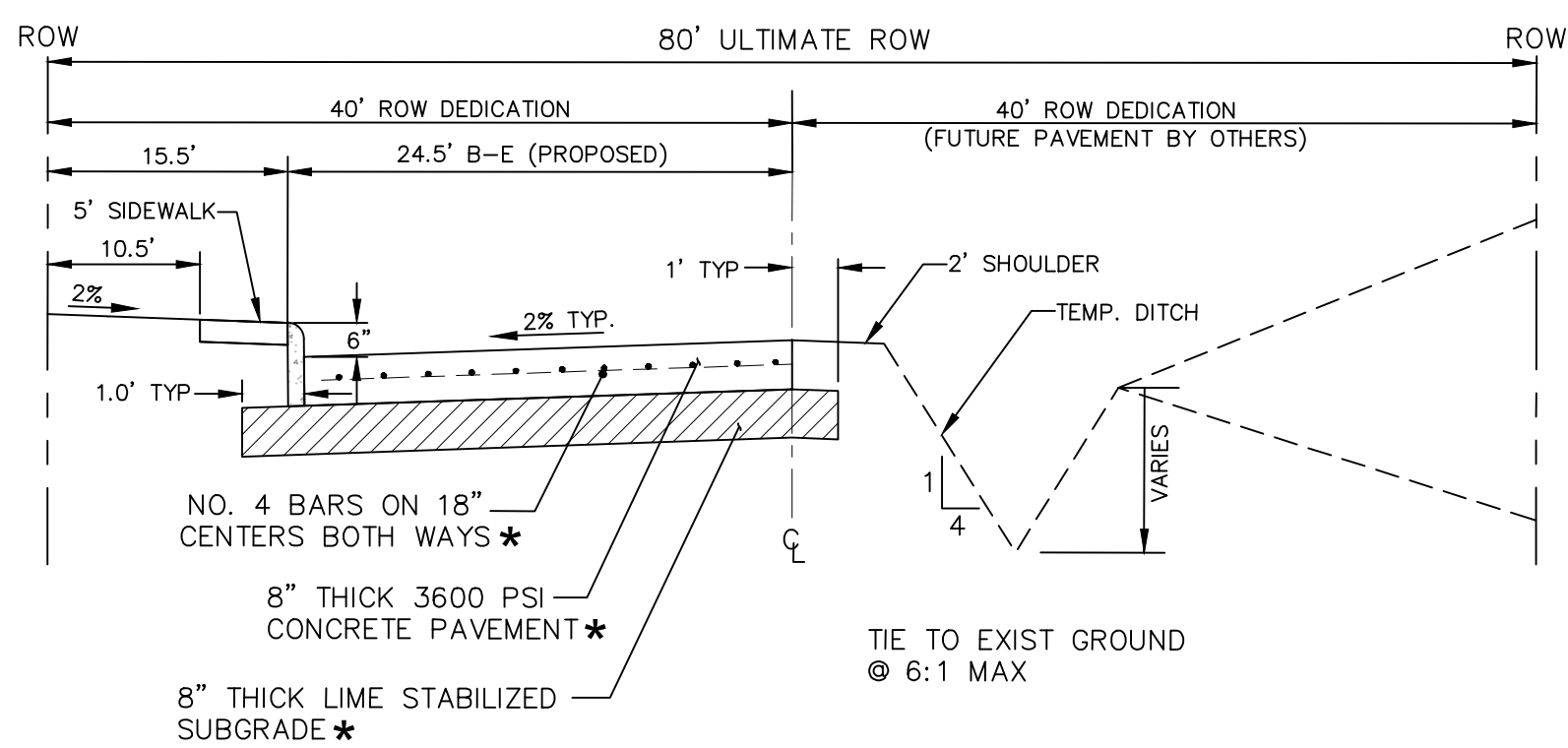
★ NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS.
ALL PAVING SHALL BE IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT FOR THE PHASE.



DIVIDED COLLECTOR SECTION

NTS

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



EDWARDS ROAD PROPOSED STREET SECTION

NTS

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

Exhibit F
PROPOSED STREET PAVING SECTIONS

Sonoma Verde North
McLendon-Chisholm, Texas
June 2026

DWG NAME: K:\CEL_CIVIL\067705155-PULTE-SONOMA NORTH (BLOAN)\CAD\EXHIBITS\PLANS\ZONING PACKAGE\CROSS SECTIONS.DWG
LAST SAVED: 4/29/2026 7:45 PM

Kimley»Horn

400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
469-501-2200
State of Texas Registration No. F-928

Property Owners:

1. Prop ID #48613
 - a. Christy L Bray
 - b. 270 Lone Star Drive Royse City, Texas 75189
2. Prop ID #48614
 - a. B&F and Son 3 LP
 - b. 5909 Westgrove Drive Dallas, Texas 75248
3. Prop ID #49800
 - a. Mark S Olmstead
 - b. 2261 FM 550 Royse City, Texas 75189
4. Prop ID #80787
 - a. Victoria Purcell
 - b. 6705 Emerson Drive Forney, Texas 75126
5. Prop ID #51568
 - a. Corey and Destiny Smith
 - b. 2201 E FM 550 Rockwall, Texas 75032
6. Prop ID # 26859
 - a. Zion Cornerstone LLC
 - b. 2032 Kings Forest Drive Heartland, Texas 75126
7. Prop ID # 57800
 - a. Laura Bjeles and Zlatko Bjeles
 - b. 187 Edwards Road Rockwall, Texas 75032
8. Prop ID #56588
 - a. Alysan and Samuel G Jr. Hafertepe
 - b. 428 Edwards Road Rockwall, Texas 75032
9. Prop ID #56589
 - a. RCH Water Supply Corporation
 - b. PO Box 2318 Rockwall, Texas 75087
10. Prop ID #73191
 - a. Steven and Megin Danna
 - b. 107 Rose Marie Lane Rockwall, Texas 75032
11. Prop ID #53863
 - a. Janet L and Kerry K Smith
 - b. 1601 E FM 550 Rockwall, Texas 75032
12. Prop ID #334988
 - a. Land Solutions SV LLC
 - b. 15441 Knoll Trail Drive, Suite 150 Dallas, Texas 75248

13. Prop ID #334972
 - a. Land Solutions SV LLC
 - b. 15441 Knoll Trail Drive, Suite 150 Dallas, Texas 75248
14. Prop ID #112175
 - a. Mellissa Ramra and Ryan Kluge
 - b. 1740 Salvatore Lane Rockwall, Texas 75032
15. Prop ID # 112176
 - a. Fares Saleh Malak
 - b. 1802 Verona Lane McClendon-Chisholm, Texas 75032
16. Prop ID #112177
 - a. Antonio and Sharon June
 - b. 1806 Verona Lane McClendon-Chisholm, Texas 75032
17. Prop ID #112178
 - a. Kyong AE and Lucas Eggert
 - b. 1810 Verona Lane McClendon-Chisholm, Texas 75032
18. Prop ID #112179
 - a. Castlerock Communities LP
 - b. 2401 Fountain View Drive Suite 215 Houston, Texas 77057
19. Prop ID #112180
 - a. Castlerock Communities LP
 - b. 2401 Fountain View Drive Suite 215 Houston, Texas 77057
20. Prop ID # 112181
 - a. Kerstin Samir Samwae Sidarous and Nabil K Sidhom
 - b. 1822 Verona Lane McClendon-Chisholm, Texas 75032
21. Prop ID #112182
 - a. Yen Huynh
 - b. 545 Oldbridge Road Allen, Texas 75002
22. Prop ID #112183
 - a. Allen Family Living Trust
 - b. 1830 Verona Lane McClendon-Chisholm, Texas 75032
23. Prop ID #112184
 - a. Bonnie Soileau
 - b. 1834 Verona Lane McClendon-Chisholm, Texas 75032
24. Prop ID #112185
 - a. Castlerock Communities LP
 - b. 2401 Fountain View Drive Suite 215 Houston, Texas 77057

25. Prop ID #112186
 - a. Victor Ugochukwu Onyenze
 - b. 1842 Verona Lane McClendon-Chisholm, Texas 75032
26. Prop ID #112187
 - a. Diane and David John Finucane
 - b. 1846 Verona Lane McClendon-Chisholm, Texas 75032
27. Prop ID #112188
 - a. Ashley Renee and Andrew Casas
 - b. 1850 Verona Lane McClendon-Chisholm, Texas 75032
28. Prop ID #112189
 - a. Hang Keang Huy
 - b. 1854 Verona Lane McClendon-Chisholm, Texas 75032
29. Prop ID #112213
 - a. Kristi Leann Allen
 - b. 1927 Rondinella Drive McClendon-Chisholm, Texas 75032
30. Prop ID #11212
 - a. Hannah Linn and Chad Michael Byers
 - b. 1923 Rondinella Drive McClendon-Chisholm, Texas 75032
31. Prop ID #112211
 - a. Misty Dixon Clark
 - b. 1739 Bison Meadow Lane Rockwall, Texas 75032
32. Prop ID #112210
 - a. Atajan Yangibayev
 - b. 1915 Rondinella Drive McClendon-Chisholm, Texas 75032
33. Prop ID #112301
 - a. Sonoma Verde Homeowners Association
 - b. 7800 Dallas Parkway Suite 450 Plano, Texas 75024
34. Prop ID #112277
 - a. Igor and Irina Kremen
 - b. 1999 Frediano Lane McClendon-Chisholm, Texas 75032
35. Prop ID #112278
 - a. 2022 HC Cleavinger Revocable Trust
 - b. 1995 Frediano Lane McClendon-Chisholm, Texas 75032
36. Prop ID #112279
 - a. Angela Mae and Michael Fabio Snidow
 - b. 1991 Frediano Lane McClendon-Chisholm, Texas 75032

37. Prop ID #112280
- a. Click N Close, Inc
 - b. PO Box 2229 Addison, Texas 75001
38. Prop ID #112281
- a. Amanda L and Jesus Antonio Guajardo
 - b. 1983 Frediano Lane McClendon-Chisholm, Texas 75032
39. Prop ID #112282
- a. Three Core Properties, LLC
 - b. 4921 Bunkhouse Street Fremont, California 94555
40. Prop ID# 112283
- a. Kirby Rankin and Micaela Grace Hicks
 - b. 1975 Frediano Lane McClendon-Chisholm, Texas 75032
41. Prop ID# 112284
- a. Melissa Michelle Dixon
 - b. 1971 Frediano Lane McClendon-Chisholm, Texas 75032
42. Prop ID# 112285
- a. Sonja Birgitte and Chad Aaron Clark
 - b. 1967 Frediano Lane McClendon-Chisholm, Texas 75032
43. Prop ID# 10077
- a. DMDS Land Company LLC
 - b. 1051 Alta Drive Fort Worth, Texas 76107
44. Prop ID# 10059
- a. DMDS Land Company LLC
 - b. 1051 Alta Drive Fort Worth, Texas 76107

NOTICE OF PUBLIC HEARING ON PROPOSED ZONING CHANGE

The Planning and Zoning Commission of the City of McLendon-Chisholm, Texas, will hold a public hearing to consider a request to rezone a recently annexed property to a Planned Development (PD), to be known as “Sonoma Verde North Public Improvement District” with specific development standards and permitted uses. No base zoning district regulations apply to the Planned Development and will be subject to the Sonoma Verde North Development Agreement, as amended and modified herein, in accordance with the City’s Code of Ordinances.

The subject property is 208.787-acre tract situated in the Franklin Bauguss, Abstract No. 7, City of McLendon-Chisholm, Rockwall County, Texas, and is generally located at the northeast corner of Edwards Road and southeast of FM 550 (Rockwall Property ID: 10076 and 339457).

A public hearing will be held by and before the Planning and Zoning Commission of the City of McLendon-Chisholm, Texas, on Tuesday, July 21, 2026, at 6:30 p.m., at McLendon-Chisholm City Hall, located at 1371 West FM 550, McLendon-Chisholm, Texas 75032, for all persons interested in the above request.

Following the Planning and Zoning Commission public hearing, the City Council of the City of McLendon-Chisholm, Texas, will hold a public hearing to consider the request on Tuesday, July 28, 2026, at 6:30 p.m., at McLendon-Chisholm City Hall, located at 1371 West FM 550, McLendon-Chisholm, Texas 75032.

For additional information, please visit the City website at www.mclendon-chisholm.com

All interested persons are invited to appear and be heard.

Angela Jennings, City Secretary



City of McLendon-Chisholm Staff Report

Meeting Date: July 21, 2026

Agenda Item: Discuss and consider a preliminary plat for Willow Creek Phases 1A, 1B, 1C, and 2A to create 414 residential lots and common areas out of 360.355 acres located in the King Latham Survey, Abstract No. 133, in the City of McLendon-Chisholm, Rockwall County, Texas.

Item Summary:

Purpose: The applicant is proposing to subdivide approximately 360.355 acres into 414 residential lots and common areas. There is a portion of the plat dedicated to City park land.

Subject Property: The property is located between FM 550 and Klutts Road, north of Smith Road.

Current Zoning: The subject property is zoned Planned Development (PD) for the Willow Creek residential development.

Comprehensive Plan Designation: The Future Land Use Map of the Comprehensive Plan identifies the majority of the subject property area as Master Planned Community. Master Planned Community is for areas anticipated to develop as planned developments or master planned communities.

A portion of the subject property adjacent to FM 550 is Heritage Center. Heritage Center is intended to be a node of development. Anticipated uses include institutional uses, mixed-use, and parks, trails, and open space.

Staff Recommendation:

Staff recommends conditional approval of the preliminary plat subject to the applicant addressing remaining staff comments.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend conditional approval of the plat, as presented.
2. The Planning and Zoning Commission may recommend denial of the plat.

Attachments:

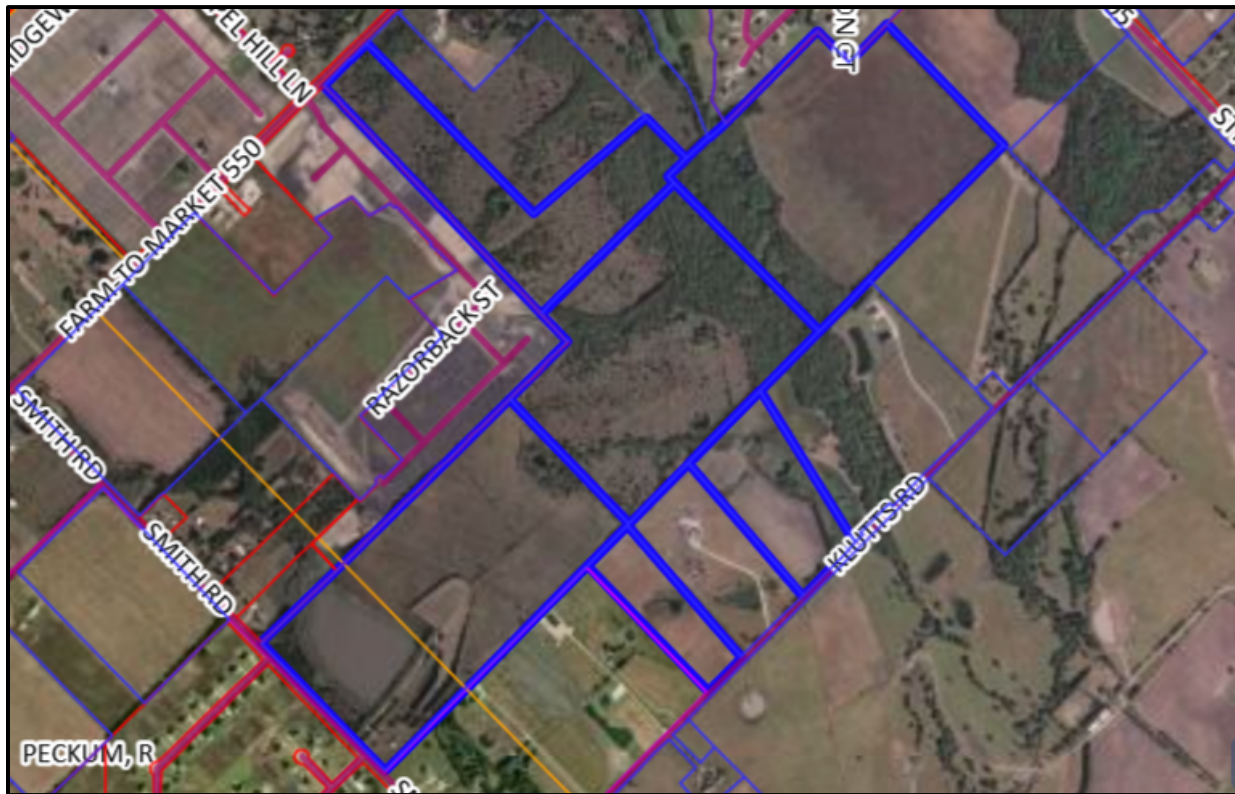
Exhibit A – Subject Property (Rockwall CAD)

Exhibit B – Preliminary Plat

Exhibit C – Lot Table

Presenter: Lexie Schrader, Planning Consultant

Exhibit A – Subject Property (Rockwall CAD)





PRELIMINARY PLAT APPLICATION

PROJECT OWNER / APPLICANT

COMPANY NAME: SKORBURG COMPANY
 OWNER NAME: WELLOW CREEK 360 LP
 APPLICANT NAME: TY YOUNG
 ADDRESS: 8214 WESTCHESTER DR, SUITE 900
 CITY, STATE, ZIP: DALLAS, TX 75225
 OWNER PHONE: (214) 697-6064
 OWNER EMAIL: janardhan@arkons.com
 APPLICANT PHONE: (214) 536-2323
 APPLICANT EMAIL: tyoung@skorburgcompany.com
 DATE: 6/22/2026

SUBJECT PROPERTY INFORMATION

Subject Property Address:

FM 550, ROCKWALL TX 75082

Subdivision Name:

WELLOW CREEK

Block, Lots:

N/A

Number of Existing/Proposed Lots: Number of Acres: Site APN(s):

6 LOTS / 414 LOTS ; 360.355 AC ; 11395, 11394, 11435, 11378, 66006, 11399

General Location (cross streets):

SOUTH OF FM 550, WEST OF 40 AC RESO PARCEL, NORTH OF KLUFTS

Existing Base Zoning District/Planned Development District/ Overlay District:

PD - ORD. NO. 2025-32 (WELLOW CREEK PLANNED DEVELOPMENT DISTRICT)



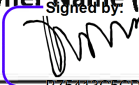
Associated Development Plans/Plats (if applicable):

APPROVED CONCEPT PLAN + AMENDMENTS ATTACHED

Owner Name (printed)

WILLOW CREEK 360 LP

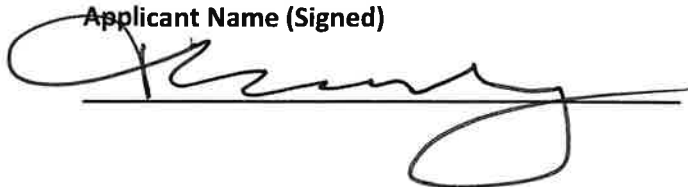
Owner Name (Signed)

A handwritten signature in black ink, appearing to be "W. C. 360", is written over a horizontal line. A small blue rectangular box is drawn around the beginning of the signature.

Applicant Name (Printed)

TY YOUNG, SKORBURG COMPANY,

Applicant Name (Signed)

A large, stylized handwritten signature in black ink, appearing to be "Ty Young", is written over a horizontal line.



LANDOWNER AUTHORIZATION FORM

Note: A signed Landowner Authorization Form is valid for up to six (6) months from the date of execution.

SUBJECT PROPERTY INFORMATION

Subdivision Name / Block / Lot: WILLOW CREEK
 Number of Lots: 414 Number of Acres: 360.36
 Site APN(s): _____
 General Location (cross streets): KLUTTS ROAD & FM. 550
 County: ROCKWALL Previous Project Number(s): _____

PROJECT REPRESENTATIVE / APPLICANT

Company Name: WESTWOOD PROFESSIONAL SERVICES
 Name: IBRAHIM SNOUBAR
 Address: 11000 FRISCO STREET, SUITE 400
 City, State, ZIP: FRISCO, TEXAS, 75033
 Phone: 903-530-1530 Fax: _____
 Email: IBRAHIM.SNOUBAR@WESTWOODPS.COM
 Project Representative's Signature: *Ibrahim Snobar* Date: 06/26/26

OWNER AND AUTHORIZATION

Company Name: SKORBURG COMPANY
 Authorized Signatory: TY YOUNG
 Address: 8214 WESTCHESTER DRIVE, SUITE 900
 City, State, ZIP: DALLAS, TEXAS 75225
 Phone: 214-536-2323 Other Phone: _____
 Email: TYOUNG@SKORBURG.COM

**WESTWOOD
PROFESSIONAL
SERVICES**

☐ I will represent the application myself; ☒ I hereby designate _____ to act as my authorized agent for filing, processing, representation, and/or presentation of this development application.

I hereby certify that I am the owner of the subject property and that all information provided is true and correct. By signing below, I authorize the reviewing agency to make copies of any materials submitted in connection with this application as needed for review or in response to a lawful public information request.

Project Representative Signature: *Ibrahim Snobar* Date: 06/26/26

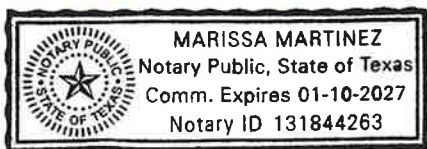
Owner's Signature: _____ Date: _____

NOTARY ACKNOWLEDGMENT

State of TEXAS County of COLLIN Subscribed and sworn before me this 26 day of JUNE, 2026.

Notary Public Signature: *Marissa Martinez*

(Notary Seal)





Preliminary Plat Checklist

By signing below, the owner and/or project representative certifies that all required items have been submitted and acknowledges that the application will not be accepted by City staff until all required items are received. If all required items are not submitted by the applicable submittal date, the City will review the application for completeness at the next available submittal date. AutoCAD files must be submitted to the City within seven (7) days of City Council approval. All plat submittals are reviewed by the City. Platting four (4) or fewer lots may be approved by the City Manager. Submittals with five (5) or more lots require City Council approval. Reference the city website for submittal documents: [LAND USE APPLICATIONS – City of McLendon-Chisholm.](#)

Required Documents

- ☒ Signed Preliminary Plat Application
- ☒ Signed Preliminary Plat Checklist (this document)
- ☒ Ownership Documents - Deed(s) for subject property
- ☒ Signed Landowner Authorization Form.
- ☒ Payment of all Applicable fees
- ☒ Payment of all applicable County fees

1. Drawing Standards and General Plan Information

- ☒ Sheet size: 24" x 36"
- ☒ Black and white drawing
- ☒ Vicinity map with north arrow and graphic scale
- ☒ Concept key on cover sheet if multiple sheets are provided
- ☒ Ownership and land use information of all adjacent properties and/or properties within 200' of the subject property boundary

2. Title Block and Designation Information

- ☒ Title Block located in the lower-right corner and including:
 - Plat Type
 - Proposed subdivision name
 - Block and lot designations
 - Gross acreage
 - City, county, and state
 - Survey and Abstract name
 - Preparation date
 - Purpose statement



- ☒ Company name and primary contact (authorized agent per Secretary of State filings if not an individual)
- ☒ Name, address and phone number for owner, applicant, and surveyor and/or engineer on plat sheet

3. Boundary, Legal Description, and Survey Information

- ☒ Property boundary shown with phantom line type and labeled dimensions and bearings
- ☒ Legal (metes and bounds) description with total acreage. Supporting ownership documents must match the land and ownership descriptions filed with the county.
- ☒ Total site area expressed in acres and square feet
- ☒ Survey name and Abstract number

4. Lot and Block Configuration

- ☒ Proposed subdivision name
- ☒ Block and lot layout with lot numbering
- ☒ Lot dimensions in feet with bearings and angles to street, alley, and/or mews rights-of-way
- ☒ Table listing lot and block numbers with square footage of each lot
 - o Submitted as a separate PDF (8½ x 11)
 - o Not required for multifamily developments
- ☒ List of proposed street names subject for approval, if applicable

5. Adjacent Property Context

- ☒ Adjacent properties within 200 feet of the subject property
- ☒ Subdivision name for platted properties
- ☒ Owner name and recording information for un-platted properties, land use of adjacent properties
Existing buildings and structures on adjacent properties (footprint only)

6. Subdivision Layout and Public Interest Features

- ☒ Proposed rights-of-way
- ☒ Existing and proposed easements, including off-site easements
- ☒ General arrangement of land uses and public features, as applicable, including common areas, parks and/or open space, floodplains or drainage features

7. Preliminary Engineering, Easements and Dedications

- ☒ Preliminary water plan (plan view only)
- ☒ Preliminary sewer plan (plan view only)
- ☒ Preliminary roadway / access plan (plan view only)
- ☒ Preliminary stormwater management plan (drainage area map, preliminary calculations, narrative describing stormwater management strategy)
- ☒ Existing easements clearly identified



- ☒ Easements and rights-of-way proposed to be dedicated, abandoned, or modified clearly identified
- ☒ Labels and linework for new or modified easements shown in bold for distinction
- ☒ Legend to include abbreviations, line types, hatching and symbols
- ☒ Applicable easement language included where required

Owner's Name (Printed) _____ Date _____

Owner's Name (Signed) _____ Date _____

Preparer's Name (Printed) Ibrahim Snowbar Date 06/26/26

Preparer's Name (Signed) Ibrahim Snowbar Date 06/26/26

**Rockwall Central Appraisal District**

841 Justin Rd
Rockwall, TX 75087
972-771-2034

2025+ Tax Statement

Property Account Number:

11435

Statement Date: 06/26/2026
Owner: WILLOW CREEK 360 L.P.
Mailing Address: 1452 HUGHES ROAD SUITE 200
GRAPEVINE TX 76051

Property Location: 0000852 SMITH RD
Acres: 98.73
Legal Description: A0133 K LATHAM
TRACT 59
ACRES 98.73

Exemptions: AG 1D1

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
24,071	1,974,600	24,071	0	1,984	0	0	1,998,671
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
ROCKWALL COUNTY		1,972,616		26,055		0.251000	0.00
ROCKWALL ISD		1,972,616		26,055		1.066900	0.00
						TOTAL BASE TAX	0.00
						Total Amount Due	0.00

Detach

Return With Payment



Visit our website for online credit card payments.



11435

RCAD

2025 +Tax Statement
06/26/2026

Property Account Number
11435

Total Amount Due \$0.00

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
JUL	0.00
AUG	0.00
SEP	0.00
OCT	0.00
NOV	0.00
	0.00

Please Make Checks Payable To:
Rockwall CAD

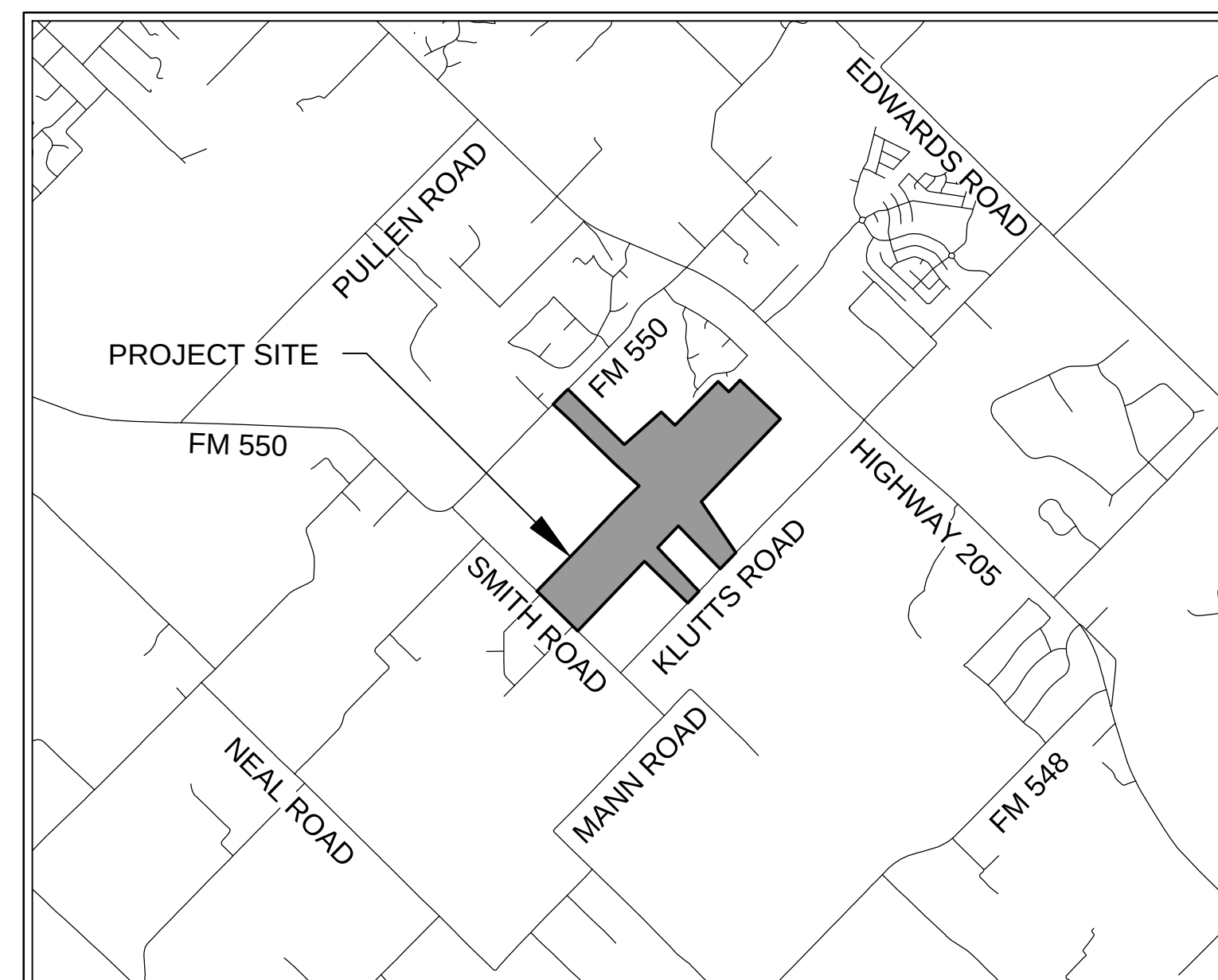
WILLOW CREEK 360 L.P.
1452 HUGHES ROAD SUITE 200
GRAPEVINE TX 76051

PRELIMINARY ENGINEERING PLANS FOR

WATER, DRAINAGE, SANITARY SEWER, & PAVING TO SERVE

WILLOW CREEK RESIDENTIAL

MCLENDON-CHISHOLM, ROCKWALL
COUNTY, TEXAS



LOCATION MAP

SCALE : N.T.S.



OWNER/DEVELOPER
SKORBURG COMPANY
8241 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
TY YOUNG | (214) 536-2323

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2020
TYPE OR PRINT NAME	PE #	DATE

PREPARED BY

Westwood

Westwood Professional Services, Inc.

11000 FRISCO ST., SUITE 400
FRISCO, TX 75033

T: 469.213.1800
F: 888.937.5150

TBPELS ENGINEERING FIRM NO. 11756

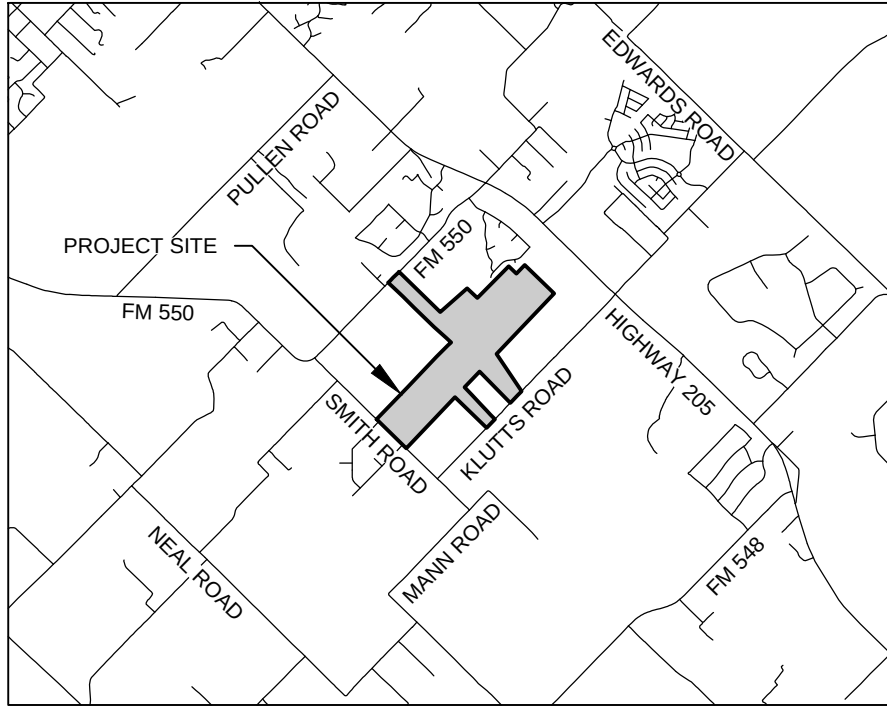
TBPCLS SURVEYING FIRM NO. 10074301

1 **westwoodps.com**

1 **westwoodps.com**

JUNE 2026

PLS PROJECT #: 0077393.00



VICINITY MAP
N.T.S.



- NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 414 SINGLE FAMILY LOTS FROM A PREVIOUSLY UNDEVELOPED PARCEL.
 2. PROPERTY IS IN THE CITY OF MCLENDON-CHISHOLM.
 3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 4. ALL R.O.W. SHOWN ARE PUBLIC.

LEGEND

- - - - - 700' - - - - - EXISTING CONTOURS
- - - - - EASEMENTS
- - - - - APPRAISAL DISTRICT PARCELS
- - - - - LOT LINES
- - - - - PROPERTY BOUNDARY
- - - - - RIGHT OF WAY
- - - - - PHASE LINE
- - - - - 100 YEAR FEMA FLOODPLAIN
- - - - - 500 YEAR FEMA FLOODPLAIN

WILLOW CREEK PHASES 1A, 1B, 1C & 2A

Description of
360,355 Acres (15,097,065 Square Feet) of Land

BEING a 360.355 acre tract of land situated in the King Latham Survey, Abstract No. 133, City of McLendon-Chisholm, Rockwall County, Texas, and being a part of the 360.295 acre tract of land described in Warranty Deed with Vendor's Lien to Willow Creek 2001 L.P., as recorded in Instrument No. 2022000018231, of said Official Public Records, Rockwall County, Texas, said 360.355 acre tract being more particularly described as follows:

BEGINNING at a point for corner in the southeast right-of-way line of F.M. 550, a variable width right-of-way, and being a north corner of said 360.295 acre tract and the west corner of a called 40.077 acre tract of land described in Warranty Deed to Rockwall Independent School District, as recorded in Instrument No. 20170000016960, of said Official Public Records, from which a 1/2" iron pipe found for a corner in common between said 40.077 acre tract and a called 18.267 acre tract of land described in Warranty Deed with Vendor's Lien to Toby G. Rodgers and Lucinda P. Rodgers, as recorded in Volume 6285, Page 219, of said Official Public Records, bears North 44 degrees 58 minutes 24 second East, a distance of 365.43 feet;

THENCE departing said southeast right-of-way line of F.M. 550, with the line in common between said 360.295 acre tract and said 40.077 acre tract, the following courses and distances:

South 45 degrees 58 minutes 20 seconds East, a distance of 2,001.57 feet to a 5/8" capped iron rod stamped "LANDPOINT 10194220" found for a re-entrant corner of said 360.295 acre tract;

North 48 degrees 29 minutes 13 seconds East, a distance of 1,249.17 feet to the east corner of said 40.077 acre tract and a north corner of said 360.295 acre tract, in the southwest line of a called 54.28 acre tract of land described in Warranty Deed with Vendor's Lien to Toby G. Rodgers, as recorded in Volume 6277, Page 250, of said Official Public Records;

THENCE departing said line in common between the 360.295 acre tract and the 40.077 acre tract, with the line in common between said 360.295 acre tract and said 54.28 acre tract, the following courses and distances:

South 45 degrees 51 minutes 53 seconds East, a distance of 483.16 feet to a 3/8" iron rod found for a re-entrant corner of said 360.295 acre tract;

North 44 degrees 38 minutes 41 seconds East, passing at a distance of 263.14 feet the southeast corner of said 54.28 acre tract and the southwest corner of a called 28.848 acre tract described in Special Warranty Deed to Chisholm Crossing IV Homeowners Association, Inc., as recorded in Instrument No. 20170000020558, of said Official Public Records, with said line in common between the 28.848 acre tract and the 360.295 acre tract, passing the southeast corner of said 28.848 acre tract and the south corner of Lot 24, Block B, of said Chisholm Crossing Phase IV-B, at a distance of 450.17 feet, and continuing with the line in common between said Chisholm Crossing Phase IV-B and said 360.295 acre tract, in all for a total distance of 1,554.11 feet to a re-entrant corner of said Chisholm Crossing Phase IV-B and a south corner of said 360.295 acre tract;

THENCE South 45 degrees 26 minutes 34 seconds East, continuing with said line in common between Chisholm Crossing Phase IV-B and the 360.295 acre tract, a distance of 375.77 feet to a 5/8" iron rod found for a southerly corner of Chisholm Crossing Phase IV-B and being at a north corner of said 360.295 acre tract;

THENCE North 43 degrees 53 minutes 27 seconds East, with the line in common between said Chisholm Crossing Phase IV-B and said 360.295 acre tract, a distance of 415.67 feet to a 1/2" capped iron rod stamped "LANDPOINT" found for a north corner of said 360.295 acre tract and the west corner of a called 39.551 acre tract of land described in the deed of record to WED Limited Partnership, as recorded in Instrument No. 2015000018122, of said Official Public Records;

THENCE South 46 degrees 05 minutes 53 seconds East, departing said line in common between Chisholm Crossing Phase IV-B and the 360.295 acre tract, with the line in common between said 360.295 acre tract and said 39.551 acre tract, a distance of 1,419.08 feet to a point for an east corner of said 360.295 acre tract and the north corner of a tract of land described as Tract 3 in the deed of record to Rita Carolyn Klatts, as recorded in Instrument No. 20170000020317, of said Official Public Records;

THENCE North 43 degrees 42 minutes 13 seconds West, departing said line in common between the 360.295 acre tract and the 39.551 acre tract, with the line in common between said Tract 3 and said 360.295 acre tract, passing a 1/2" iron rod found for the west corner of said Tract 3 and the north corner of a called 50.00 acre tract of land described in the deed of record to Raymond Guy Martin and Sherry Zvonick Martin, as recorded in Instrument No. 2018000001045, of said Official Public Records, at a distance of 1,599.65 feet, continuing with the common line between said 50.00 acre tract and said 360.295 acre tract, in all for a total distance of 2,899.68 feet to a 1/2" capped iron rod stamped "OWEN RPLS 5587" found re-entrant corner of said 360.295 acre tract;

THENCE South 34 degrees 01 minute 41 seconds East, a distance of 1,531.22 feet to a nail found for the southwest corner of said 50.00 acre tract and a southeast corner of said 360.295 acre tract, in a northwest line of a called 802.220 acre tract of land described in Correction Deed to McLendon-Chisholm Ranch, L.P., KWA Ventures, L.P., Chiefton 2X Limited Partnership, Hoyl Ventures, Ltd., and Promiland Ventures, L.P., as recorded in Volume 4840, Page 291, of said Official Public Records, and being in Klatts Road, an undefined width prescriptive right-of-way;

THENCE South 43 degrees 51 minutes 50 seconds West, departing said line in common between said 50.00 acre tract and said 360.295 acre tract, with said Klatts Road, and the line in common between said 360.295 acre tract and said 802.220 acre tract, a distance of 578.85 feet to a 1/2" iron rod found for a southerly corner of said 360.295 acre tract and an east corner of a called 25.00 acre tract of land described in General Warranty Deed with Vendor's Lien to Brent David Schrade and Melissa Schrade, as recorded in Instrument No. 2020000005475, of said Official Public Records;

THENCE North 44 degrees 06 minutes 06 seconds West, departing said Klatts Road and said line in common between the 802.220 acre tract and said 360.295 acre tract, with the line in common between said 360.295 acre tract and said 25.00 acre tract, a distance of 1,495.77 feet to a 1/2" iron rod found for corner;

THENCE South 43 degrees 42 minutes 21 seconds West, with the line in common between said 360.295 acre tract and said 25.00 acre tract, passing the west corner of said 25.00 acre tract at a distance of 729.02 feet, departing said 25.00 acre tract and continuing with a southeasterly line of said 360.295 acre tract, passing a 1/2" iron rod found, at an additional distance of 29.49 feet, continuing in all for a total distance of 780.88 feet to a 5/8" capped iron rod stamped "LANDPOINT" found for a re-entrant corner of said 360.295 acre tract;

THENCE North 45 degrees 44 minutes 39 seconds East, with a northeasterly line of said 360.295 acre tract, a distance of 1,492.74 feet to an east corner of said 360.295 acre tract, in the northwest line of a 802.220 acre tract of land described in deed of record to McLendon-Chisholm Ranch, L.P., KWA Ventures, L.P., Chiefton 2X Limited Partnership, Hoyl Ventures, LTD., and Promiland Ventures, L.P., as recorded in Volume 4840, Page 291, of said Official Public Records, and being in Klatts Road, an undefined width prescriptive right-of-way, from which a bent 1/2" iron rod found for the south corner of said 25.00 acre tract bears North 43 degrees 51 minutes 50 seconds East, a distance of 7.78 feet;

THENCE South 43 degrees 51 minutes 50 seconds West, with a southeasterly line of said 360.295 acre tract and said Klatts Road, a distance of 472.23 feet to a point for corner in said Klatts Road, an undefined width prescriptive right-of-way, from which a bent 1/2" iron rod found bears, South 45 degrees 16 minutes 28 seconds East, a distance of 1.85 feet, and being a south corner of said 360.295 acre tract and the east corner of a called 15.00 acre tract described by deed of record to David and Sandra Trent, as recorded in Instrument No. 20190000014421, of said Official Public Records, in the said northwest line of the called 802.220 acre tract;

THENCE with the line in common between said 360.295 acre tract and said 15.00 acre tract, the following courses and distances:

North 45 degrees 16 minutes 29 seconds West, passing a 1/2" iron rod found, at a distance of 22.36 feet, and continuing in all for a total distance of 1,491.61 feet to a 1/2" iron rod found for a re-entrant corner for said 360.295 acre tract, and the north corner of said 15.00 acre tract;

South 43 degrees 42 minutes 21 seconds West, passing a 1/2" capped iron rod stamped "RPLS 5034" found for the west corner of said 15.00 acre tract and the north corner of a called 15.00 acre tract of land described by deed of record to 2024 D.K. Smith Revocable Trust, as recorded in Instrument No. 20240000020157, of said Official Public Records, at a distance of 437.65 feet, continuing with the common line between said 360.295 acre tract and said 15.00 acre tract (20240000020157) and passing a 1/2" capped iron rod stamped "RPLS 5034" found for the west corner of said 15.00 acre tract (20240000020157) and the north corner of a called 15.00 acre tract of land described in the deed of record to 2024 D.K. Smith Revocable Trust, as recorded in Instrument No. 20240000020158, of said Official Public Records, and continuing with the line in common between said 15.00 acre tract (20240000020158) and said 360.295 acre tract, at a distance of 1,312.61 feet passing a 1/2" capped iron rod stamped "RPLS 5034" found for the west corner of said 15.00 acre tract (20240000020158) and the north corner of a called 7.00 acre tract of land described in the deed of record to David G. and Cynthia R. Short, as recorded in Instrument No. 20180000001017, of said Official Public Records, passing at a distance of 1,722.63 feet a 1/2" iron rod found for the west corner of said 7.00 acre tract, continuing with the line in common between a called 99.58 acre tract of land described in the deed of record to Rockwall Rental Properties, L.P., as recorded in Volume 5555, Page 319, of said Official Public Records, and said 360.295 acre tract, in all for a total distance of 2,416.57 feet to a 1/2" iron pipe found for the south corner of said 360.295 acre tract, in said northeast right-of-way line of Smith Road, from which a 1/2" iron rod found for the west corner of said 5.58 acre tract, bears South 43 degrees 42 minutes 50 seconds West, a distance of 6.62 feet;

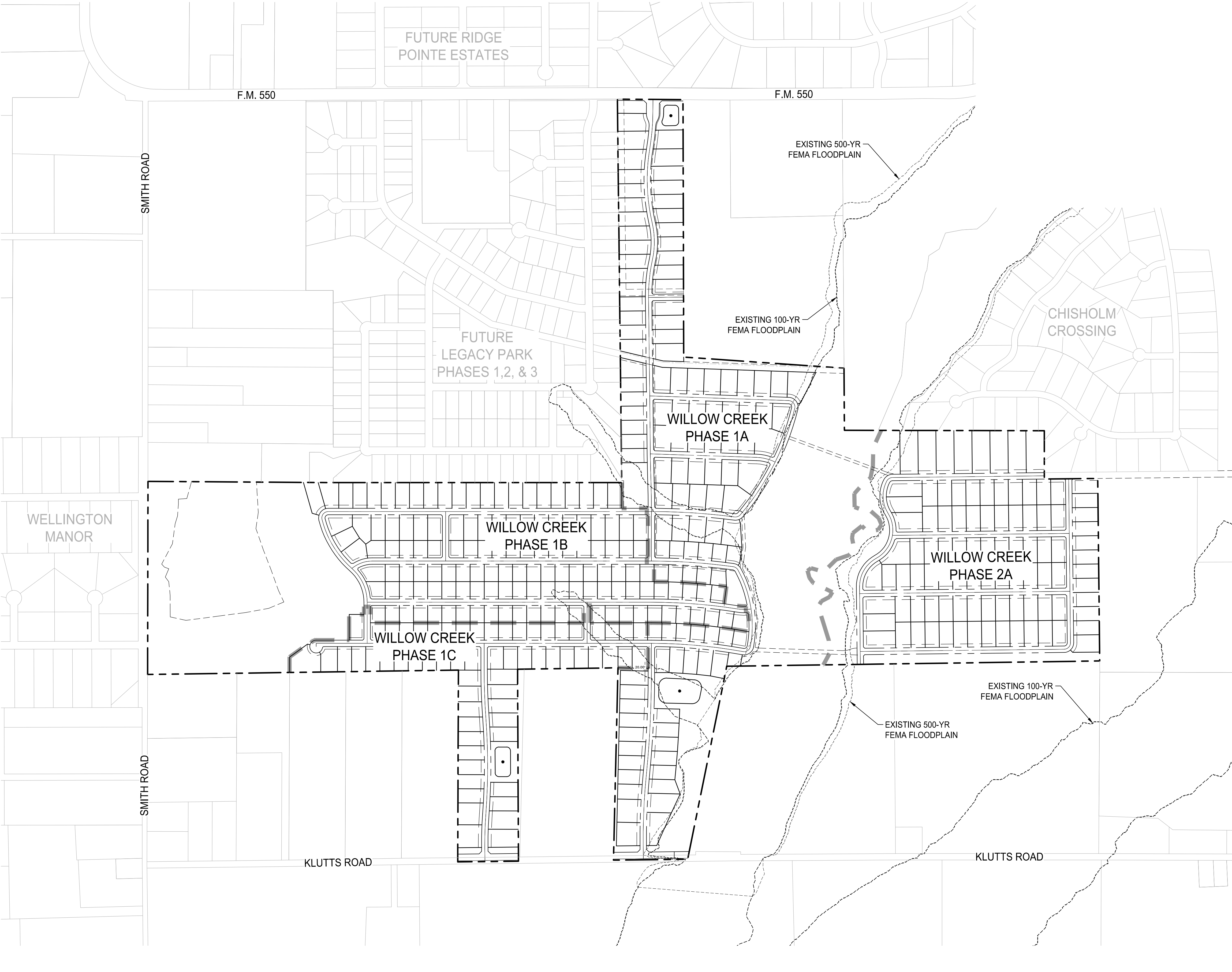
THENCE North 45 degrees 22 minutes 10 seconds West, departing said line in common between said 99.58 acre tract and said 360.295 acre tract, with said northeast right-of-way line of Smith Road, a distance of 1,501.57 feet to a 1/2" capped iron rod stamped "RPLS 5084" found in the northeast right-of-way line of Smith Road, a variable width right-of-way, for a west corner of said 360.295 acre tract;

THENCE North 44 degrees 53 minutes 38 seconds East, departing said northeast right-of-way line of Smith Road, with a northwest line of said 360.295 acre tract, passing an aluminum disk stamped "RPLS 6484" found for the south corner of Lot 1, Block A, Davenport Estates, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the plat recorded in Instrument No. 20190000018755, of said Official Public Records, a distance of 11.80 feet, continuing with the line in common between said 360.295 acre tract and said Lot 1, and the south corner of said Lot 1, and the south corner of Lot 44, Block A, Legacy Trails Phase 1, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, according to the plat recorded in Instrument No. 20250000019608, of said Official Public Records, at an additional distance of 868.72 feet, from which an aluminum disk stamped "RPLS 6484" found for reference bears South 45 degrees 10 minutes 33 seconds East, a distance of 50.00 feet, and continuing with the line in common between said Block A of Legacy Trails Phase 1 and said 360.295 acre tract, in all for a total distance of 1,440.03 feet for point for the common corner of Lot 42 and 43, Block A, of said Legacy Trails Phase 1, from which an 1" iron pipe found bears South 36 degrees 10 minutes 41 seconds East, a distance of 5.64 feet;

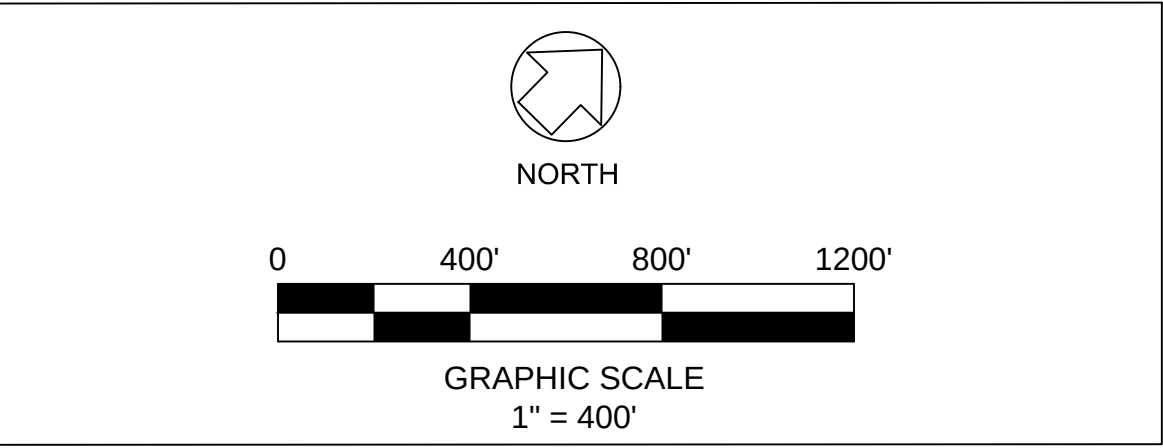
THENCE North 44 degrees 31 minutes 10 seconds East, continuing with said common line between said Block A of Legacy Trails Phase 1 and said 360.295 acre tract, a distance of 2,243.41 feet to a 1/2" iron rod found for the east corner of Lot 24, Block A of said Legacy Trails Phase 1, and being a re-entrant corner of said 360.295 acre tract;

THENCE North 46 degrees 08 minutes 08 seconds West, with the line in common between said Legacy Trails Phase 1 and said 360.295 acre tract, a distance of 2,981.93 feet to the northwest corner of said 360.295 acre tract, in said southeast right-of-way line of F.M. 550;

THENCE North 44 degrees 58 minutes 24 seconds East, departing said line in common between Legacy Trails Phase 1 and the 360.295 acre tract, with said southeast right-of-way line of F.M. 550, a distance of 510.38 feet to the POINT-OF-BEGINNING, containing 15,097,064 square feet or 360.355 acres of land.



PROJECT NO.	0077393.00
FILE PATH	N:\0077393.00\06 CAD\DWG\Site Design\Entitlements\Preliminary Plat
DRAWN BY	BM
REVIEWED BY	AHB
DATE	JUNE 2026



OWNER / DEVELOPER

SKORBURG COMPANY
8214 WESTCHESTER DR., SUITE 900
DALLAS, TEXAS 75225
TY YOUNG | (214) 536-2323

PLANNER / ENGINEER

Westwood

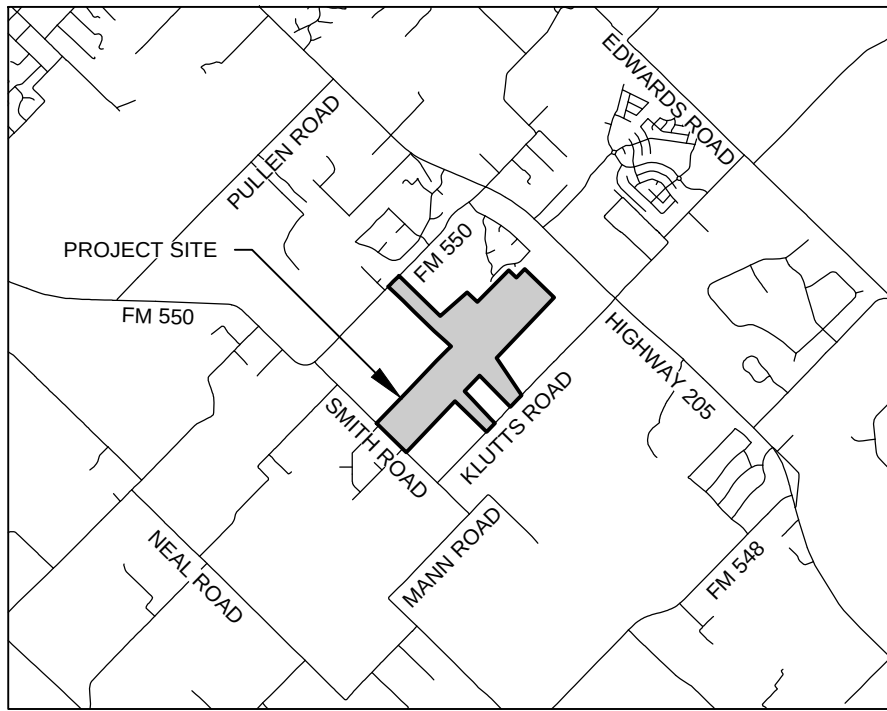
Westwood Professional Services, Inc.
500 W 7th St., Suite 1300
Fort Worth, TX 76102
Phone (817) 562-3350
Toll Free (800) 937-5150
TBPE FIRM NO. F-11756
westwoods.com

A PRELIMINARY PLAT FOR

WILLOW CREEK

CONTAINING LOTS 1-8, 1X, BK1; LOTS 1-23, BK2; LOTS 1-26, BK3; LOTS 1-27, BK4; LOTS 1-12, 12X, BK5; LOTS 1-11, 1X, BK6; LOTS 1-37, 25X, 30X, BK7; LOTS 1-15, BK8; LOTS 1-11, BK9; LOTS 1-89, 1X, 10X, 25X, 45X, 60X, BK10; LOTS 1-31, 1X, 2X, 21X, BK11; LOTS 1-14, BK12; LOTS 1-28, BK13; LOTS 1-50, 26X, BK14; LOTS 1-30, BK15; LOTS 1-22, BK16.

BEING 360.355 ACRES OF LAND LOCATED IN THE KING LATHAM SURVEY, ABSTRACT NUMBER 133, SITUATED IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS 414 RESIDENTIAL LOTS



VICINITY MAP
N.T.S.



- NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 414 SINGLE FAMILY LOTS FROM A PREVIOUSLY UNDEVELOPED PARCEL.
 2. PROPERTY IS IN THE CITY OF MCLENDON-CHISHOLM.
 3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 4. ALL R.O.W. SHOWN ARE PUBLIC.

LEGEND

- 700 --- EXISTING CONTOURS
- - - - - EASEMENTS
- ===== APPRAISAL DISTRICT PARCELS
- ===== LOT LINES
- ===== PROPERTY BOUNDARY
- ===== RIGHT OF WAY
- ===== PHASE LINE
- 100 YEAR FEMA FLOODPLAIN
- 500 YEAR FEMA FLOODPLAIN

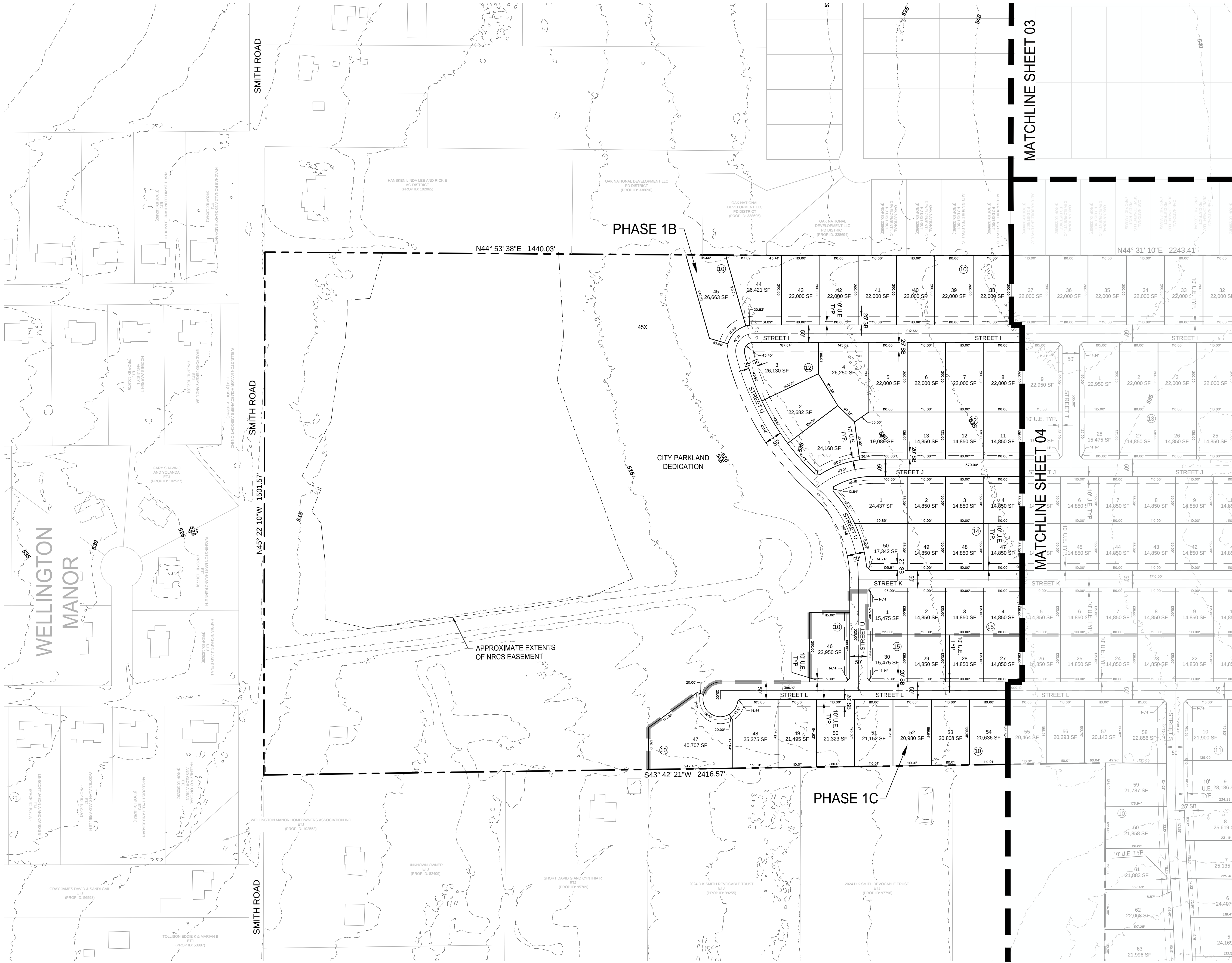
SHEET 02

KEY MAP
N.T.S.

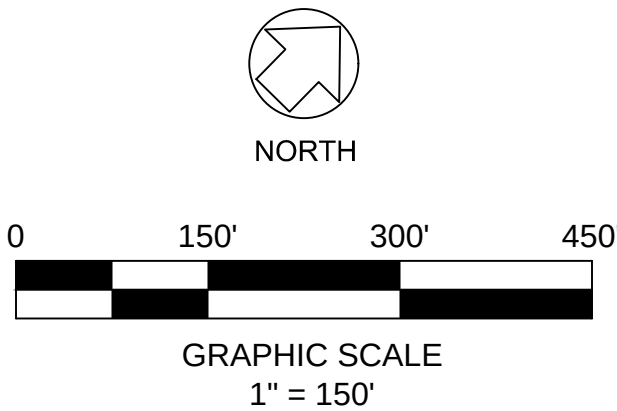


MINIMUM SETBACKS

BLOCK	LOTS	FRONT	REAR	SIDE (INTERIOR)	SIDE (CORNER)
10	38-45	25'	20'	10'	15'
10	46-54	20'	20'	10'	15'
12	1-8	25'	20'	10'	15'
12	11-14	20'	20'	10'	15'
14	1-4, 47-50	20'	20'	10'	15'
15	1-4, 27-30	20'	20'	10'	15'



PROJECT NO.	0077393.00
FILE PATH	N:\0077393.00\06 CAD\DWG\Site Design\Entitlements\Preliminary Plat
DRAWN BY	BM
REVIEWED BY	AHB
DATE	JUNE 2026



OWNER / DEVELOPER

SKORBURG COMPANY
8214 WESTCHESTER DR., SUITE 900
DALLAS, TEXAS 75225
TY YOUNG | (214) 536-2323

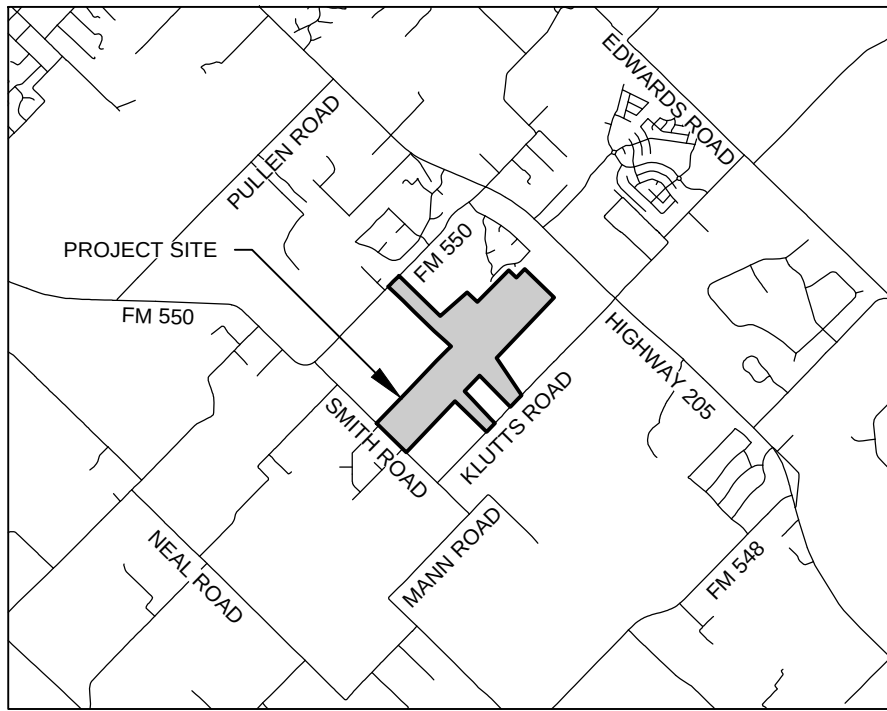
PLANNER / ENGINEER
Westwood

Westwood Professional Services, Inc.
500 W 7th St., Suite 1300
Fort Worth, TX 76102
Phone (817) 562-3350
Toll Free (888) 937-5150
TBP# FIRM NO. F-11756
westwoodps.com

A PRELIMINARY PLAT FOR
WILLOW CREEK

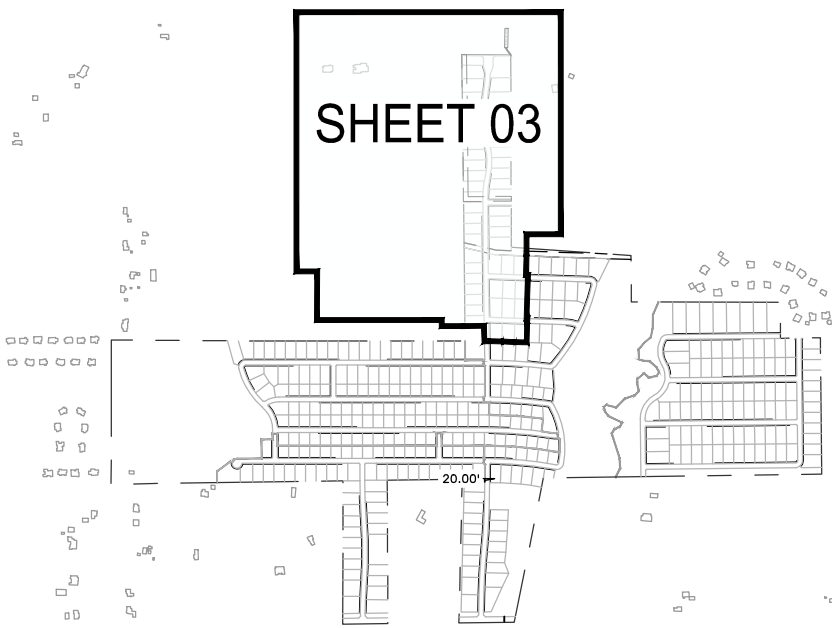
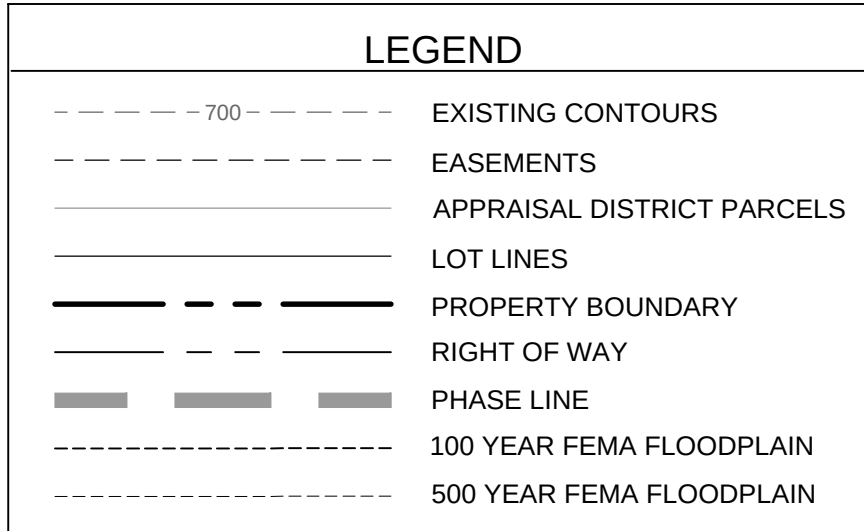
CONTAINING LOTS 1-8, 1X, BK1; LOTS 1-23, BK2; LOTS 1-26, BK3; LOTS 1-27, BK4; LOTS 1-12, 12X, BK5; LOTS 1-11, 1X, BK6; LOTS 1-37, 25X, 30X, BK7; LOTS 1-15, BK8; LOTS 1-11, BK9; LOTS 1-80, 1X, 16X, 23X, 45X, 69X, BK10; LOTS 1-31, 1X, 3X, 21X, BK11; LOTS 1-14, BK12; LOTS 1-28, BK13; LOTS 1-50, 26X, BK14; LOTS 1-30, BK15; LOTS 1-22, BK16.

BEING 360.355 ACRES OF LAND LOCATED IN THE KING LATHAM SURVEY, ABSTRACT NUMBER 133 SITUATED IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS 414 RESIDENTIAL LOTS



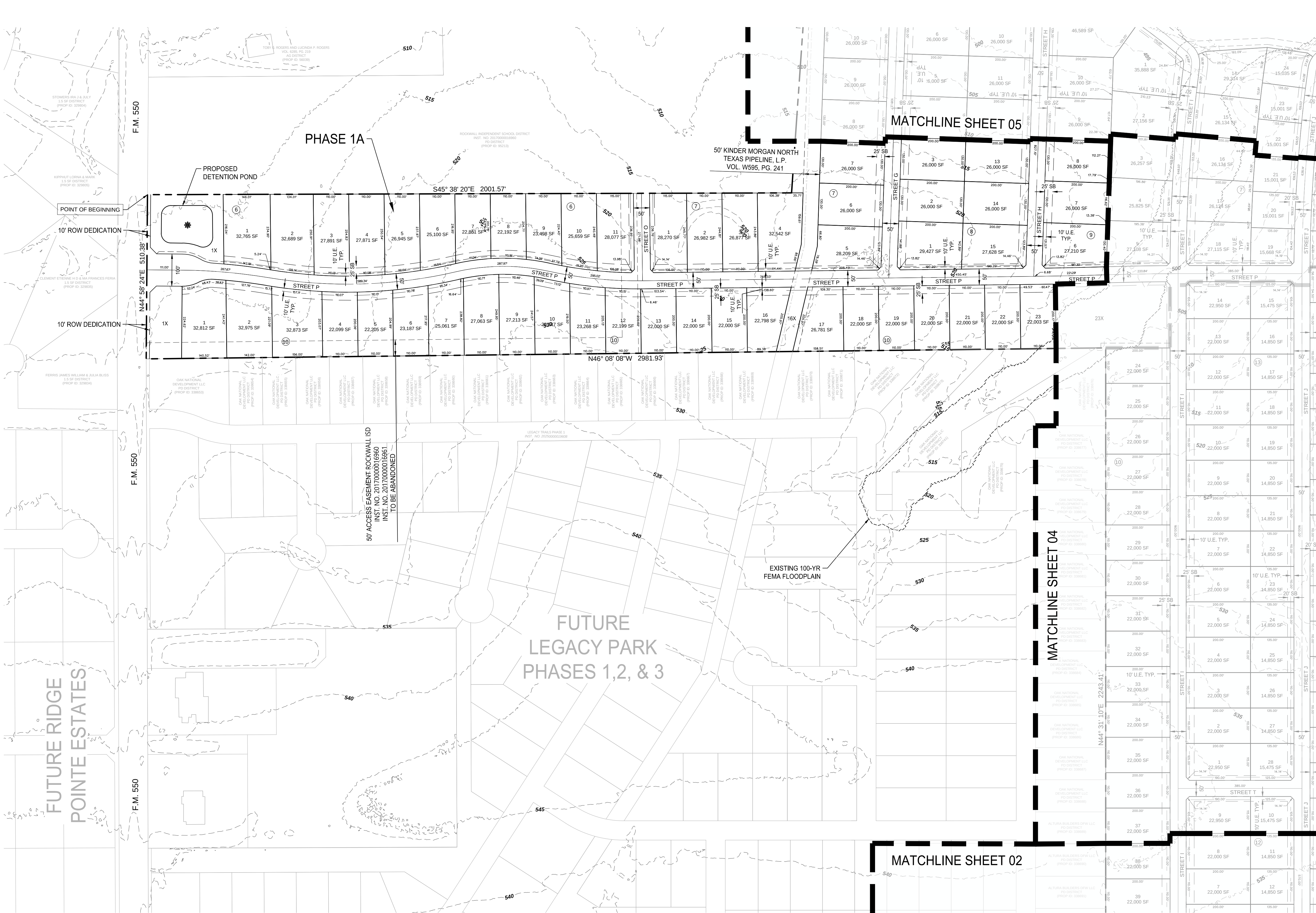
VICINITY MAP
N.T.S.

- NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 414 SINGLE FAMILY LOTS FROM A PREVIOUSLY UNDEVELOPED PARCEL.
 2. PROPERTY IS IN THE CITY OF MCLENDON-CHISHOLM.
 3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 4. ALL R.O.W. SHOWN ARE PUBLIC.

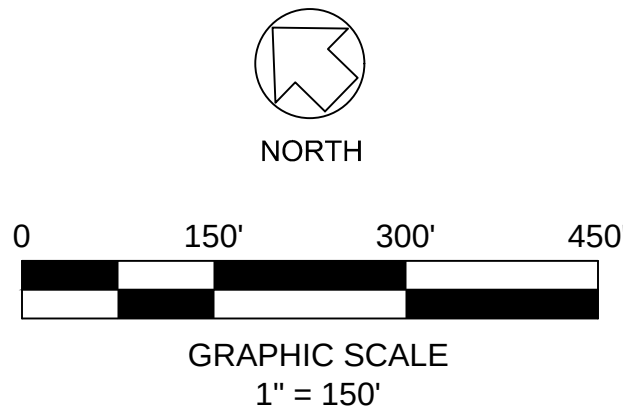


KEY MAP
N.T.S.

MINIMUM SETBACKS					
BLOCK	LOTS	FRONT	REAR	SIDE (INTERIOR)	SIDE (CORNER)
6	1-11	25'	20'	10'	15'
7	1-7	25'	20'	10'	15'
8	1-3, 13-15	25'	20'	10'	15'
9	6-8	25'	20'	10'	15'
10	1-23	25'	20'	10'	15'



PROJECT NO.	0077393.00
FILE PATH	N:\0077393.00\06 CAD\DWG\Site Design\Entitlements\Preliminary Plat
DRAWN BY	BM
REVIEWED BY	AHB
DATE	JUNE 2026



OWNER / DEVELOPER

SKORBURG COMPANY
8214 WESTCHESTER DR., SUITE 900
DALLAS, TEXAS 75225
TY YOUNG | (214) 536-2323

PLANNER / ENGINEER

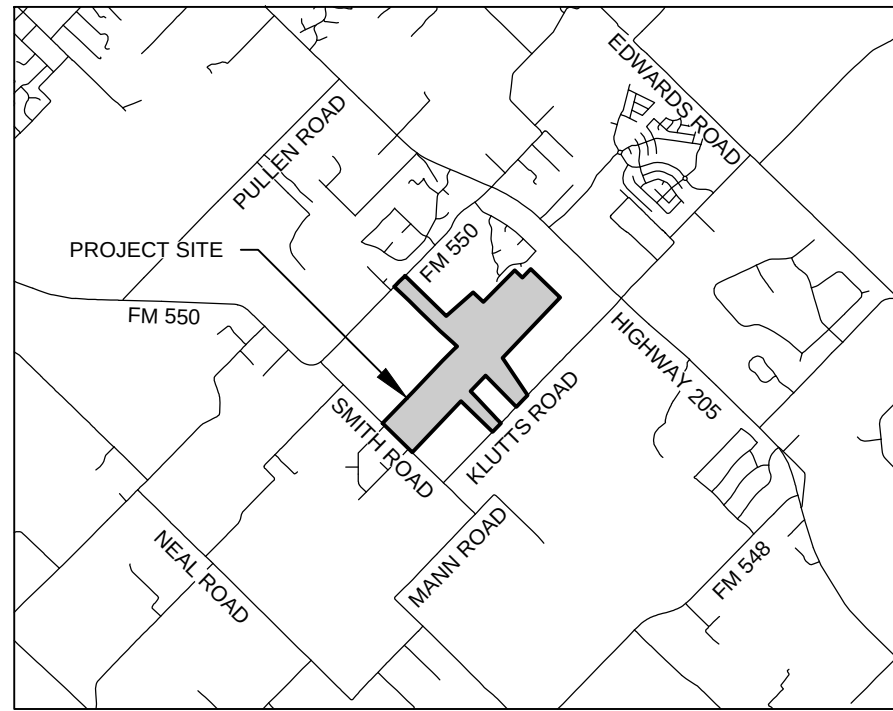
Westwood

Westwood Professional Services, Inc.
500 W 7th St., Suite 1300
Fort Worth, TX 76102
Phone (817) 562-3350
Toll Free (888) 937-5150
TBP# FIRM NO. F-11756
westwoodps.com

A PRELIMINARY PLAT FOR
WILLOW CREEK

CONTAINING LOTS 1-8, 1X, BK1; LOTS 1-23, BK2; LOTS 1-26, BK3; LOTS 1-27, BK4; LOTS 1-12, 12X, BK5;
LOTS 1-11, 1X, BK6; LOTS 1-37, 25X, 30X, BK8; LOTS 1-15, BK9; LOTS 1-11, BK9;
LOTS 1-8, 1X, 15X, 25X, 45X, 60X, BK10; LOTS 1-31, 3X, 31X, BK11; LOTS 1-14, BK12;
LOTS 1-28, BK13; LOTS 1-50, 26X, BK14; LOTS 1-30, BK15; LOTS 1-22, BK16.

BEING 360.355 ACRES OF LAND LOCATED IN THE
KING LATHAM SURVEY, ABSTRACT NUMBER 133
SITUATED IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS
414 RESIDENTIAL LOTS



VICINITY MAP
N.T.S.

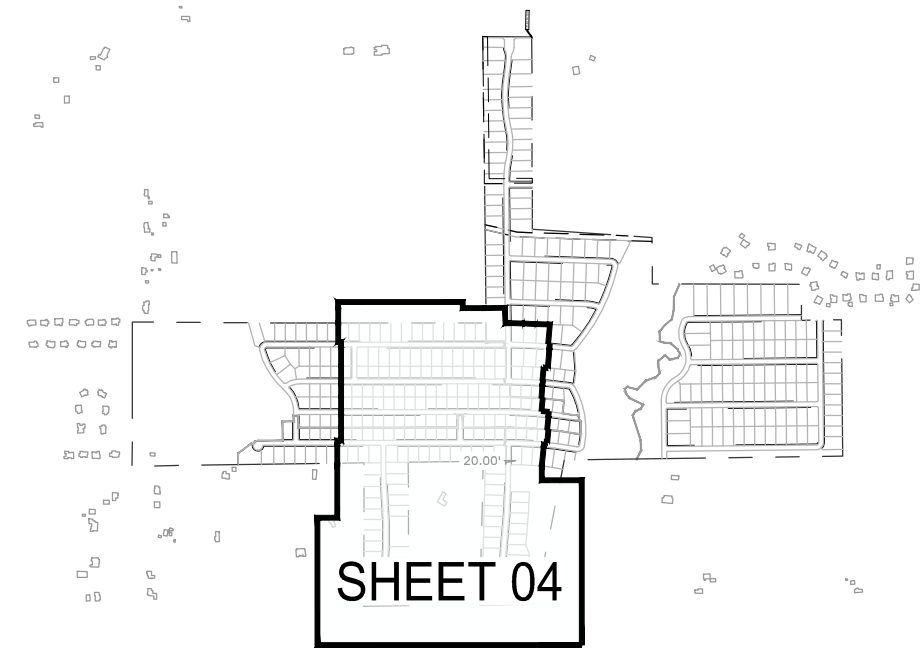


NOTES:

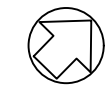
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 414 SINGLE FAMILY LOTS FROM A PREVIOUSLY UNDEVELOPED PARCEL.
2. PROPERTY IS IN THE CITY OF MCLENDON-CHISHOLM.
3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
4. ALL R.O.W. SHOWN ARE PUBLIC.

LEGEND

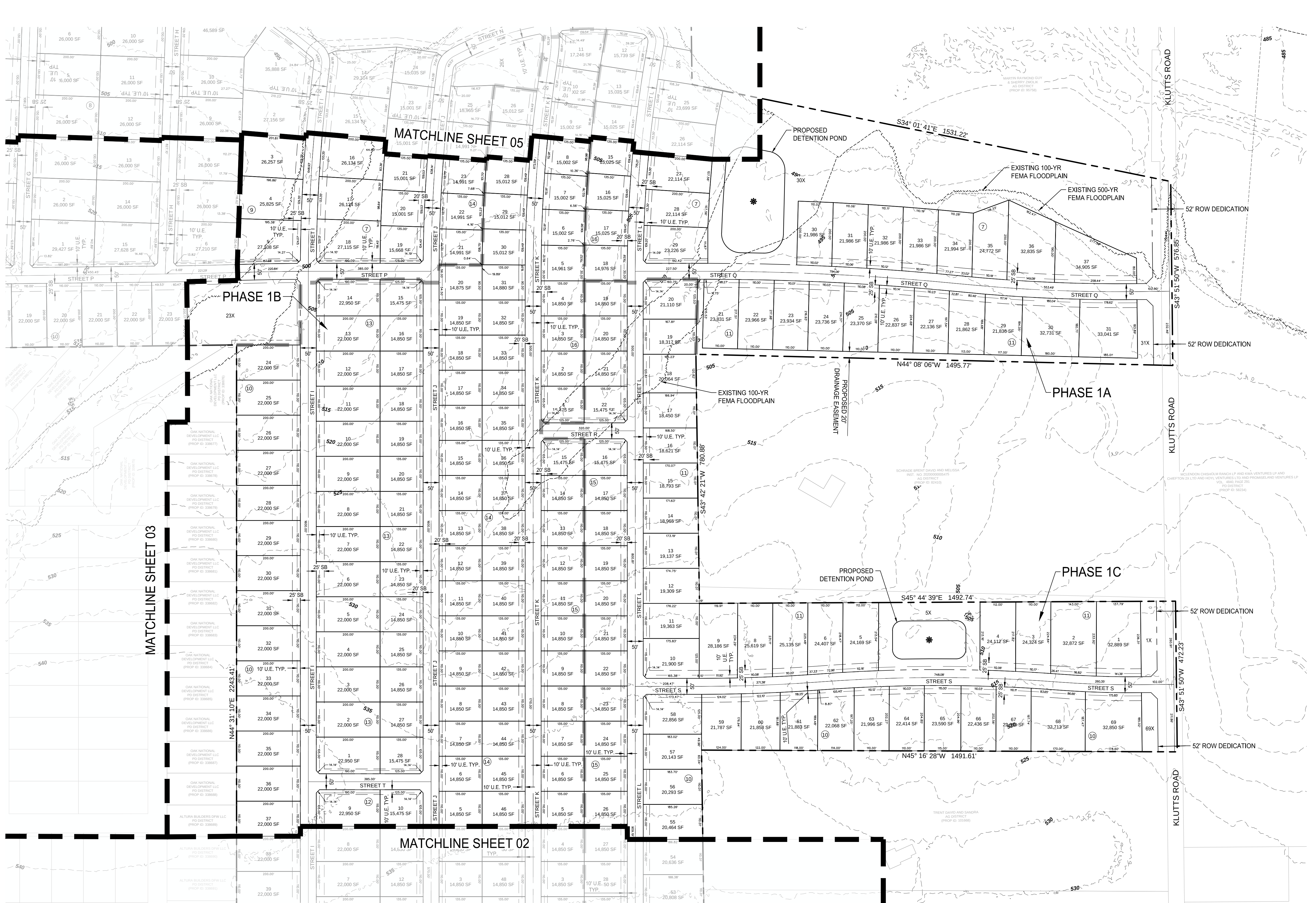
- 700 --- EXISTING CONTOURS
- - - - - EASEMENTS
- - - - - APPRAISAL DISTRICT PARCELS
- - - - - LOT LINES
- - - - - PROPERTY BOUNDARY
- - - - - RIGHT OF WAY
- - - - - PHASE LINE
- - - - - 100 YEAR FEMA FLOODPLAIN
- - - - - 500 YEAR FEMA FLOODPLAIN



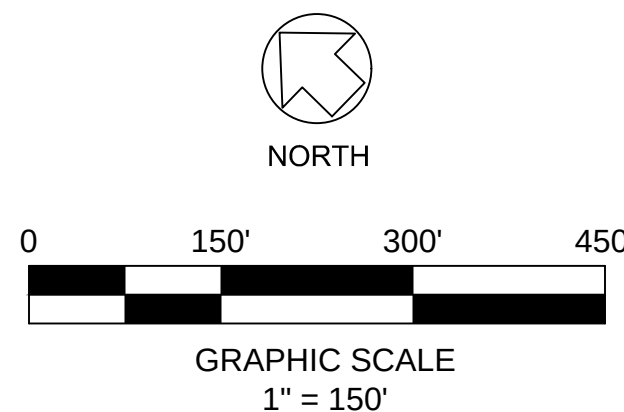
KEY MAP
N.T.S.



MINIMUM SETBACKS					
BLOCK	LOTS	FRONT	REAR	SIDE (INTERIOR)	SIDE (CORNER)
7	16-18, 27-37	25'	20'	10'	15'
7	19-21	20'	20'	10'	15'
9	3-5	25'	20'	10'	15'
10	24-37, 55-69	25'	20'	10'	15'
11	1-9, 21-31	25'	20'	10'	15'
11	10-20	20'	20'	10'	15'
12	9	25'	20'	10'	15'
12	10	20'	20'	10'	15'
13	1-14	25'	20'	10'	15'
13	15-28	20'	20'	10'	15'
14	5-23, 28-46	20'	20'	10'	15'
15	5-26	20'	20'	10'	15'
16	1-8, 15-22	20'	20'	10'	15'



PROJECT NO.	0077393.00
FILE PATH	N:\0077393.00\06 CAD\DWG\Site Design\Entitlements\Preliminary Plat
DRAWN BY	BM
REVIEWED BY	AHB
DATE	JUNE 2026



OWNER / DEVELOPER

SKORBURG COMPANY
8214 WESTCHESTER DR., SUITE 900
DALLAS, TEXAS 75225
TY YOUNG | (214) 536-2323

PLANNER / ENGINEER

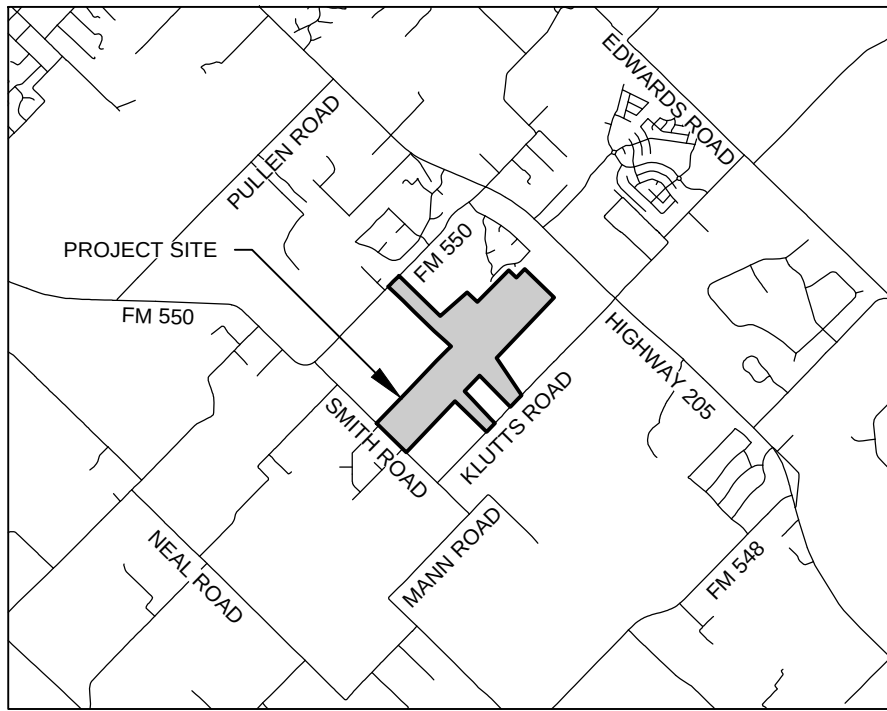
Westwood

Westwood Professional Services, Inc.
500 W 7th St., Suite 1300
Fort Worth, TX 76102
Phone (817) 562-3350
Toll Free (800) 937-5150
TBP# FIRM NO. F-11756
westwoods.com

A PRELIMINARY PLAT FOR
WILLOW CREEK

CONTAINING LOTS 1-8, 1X, BK1; LOTS 1-23, BK2; LOTS 1-26, BK3; LOTS 1-27, BK4; LOTS 1-12, 12X, BK5; LOTS 1-11, 1X, BK6; LOTS 1-37, 25X, 30X, BK7; LOTS 1-15, BK8; LOTS 1-11, BK9; LOTS 1-89, 1X, 10X, 23X, 45X, 69X, BK10; LOTS 1-31, 1X, 24X, 31X, BK11; LOTS 1-14, BK12; LOTS 1-28, BK13; LOTS 1-50, 26X, BK14; LOTS 1-30, BK15; LOTS 1-22, BK16.

BEING 360.355 ACRES OF LAND LOCATED IN THE
KING LATHAM SURVEY, ABSTRACT NUMBER 133
SITUATED IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS
414 RESIDENTIAL LOTS



VICINITY MAP
N.T.S.



- NOTES:
1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 414 SINGLE FAMILY LOTS FROM A PREVIOUSLY UNDEVELOPED PARCEL.
 2. PROPERTY IS IN THE CITY OF MCLENDON-CHISHOLM.
 3. ALL PRIVATE OPEN SPACE LOTS WILL BE PRIVATELY OWNED AND MAINTAINED BY THE DEVELOPER OR THE HOA UNLESS NOTED OTHERWISE.
 4. ALL R.O.W. SHOWN ARE PUBLIC.

LEGEND

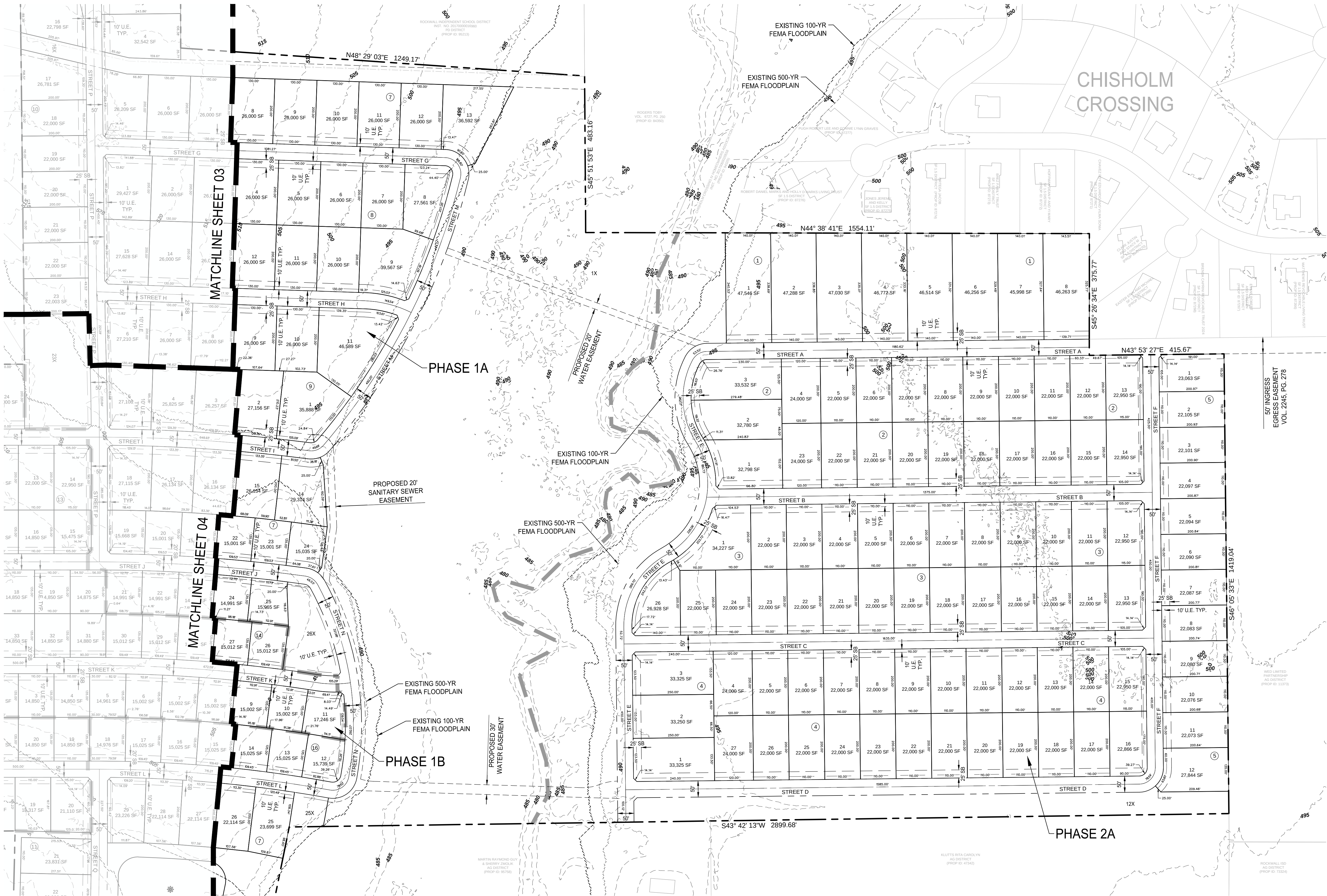
- 700 --- EXISTING CONTOURS
- - - - - EASEMENTS
- - - - - APPRAISAL DISTRICT PARCELS
- - - - - LOT LINES
- - - - - PROPERTY BOUNDARY
- - - - - RIGHT OF WAY
- - - - - PHASE LINE
- - - - - 100 YEAR FEMA FLOODPLAIN
- - - - - 500 YEAR FEMA FLOODPLAIN

SHEET 05

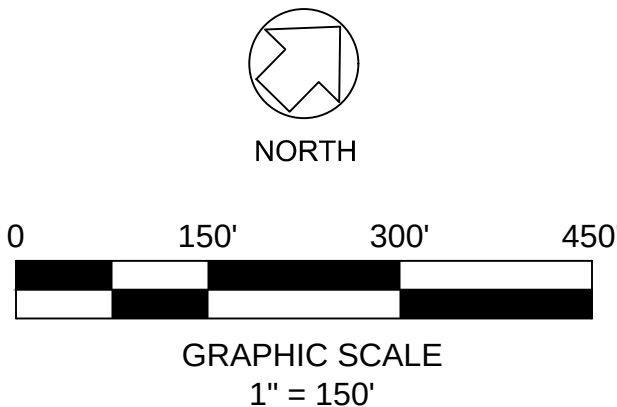
KEY MAP
N.T.S.



MINIMUM SETBACKS					
BLOCK	LOTS	FRONT	REAR	SIDE (INTERIOR)	SIDE (CORNER)
1	1-8	25'	20'	10'	15'
2	1-23	25'	20'	10'	15'
3	1-26	25'	20'	10'	15'
4	1-27	25'	20'	10'	15'
5	1-12	25'	20'	10'	15'
7	8-15, 25-26	25'	20'	10'	15'
8	22-24	20'	20'	10'	15'
9	4-12	25'	20'	10'	15'
14	1-2, 9-11	25'	20'	10'	15'
16	24-27	20'	20'	10'	15'
16	9-14	20'	20'	10'	15'



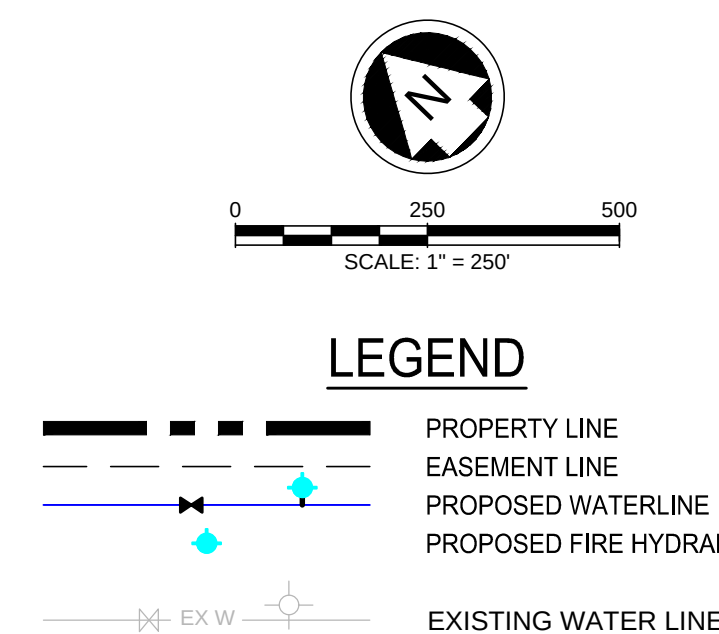
PROJECT NO. 0077393.00
FILE PATH N:\0077393.00\06 CAD\DWG\Site Design\Entitlements\Preliminary Plat
DRAWN BY BM
REVIEWED BY AHB
DATE JUNE 2026



OWNER / DEVELOPER
SKORBURG COMPANY
8214 WESTCHESTER DR., SUITE 900
DALLAS, TEXAS 75225
TY YOUNG | (214) 536-2323

PLANNER / ENGINEER
Westwood
Westwood Professional Services, Inc.
500 W 7th St., Suite 1300
Fort Worth, TX 76102
Phone (817) 562-3350
Toll Free (800) 837-5150
TBP# FIRM NO. F-11756
westwoods.com

A PRELIMINARY PLAT FOR
WILLOW CREEK
CONTAINING LOTS 1-8, 1X, BK1; LOTS 1-23, BK2; LOTS 1-26, BK3; LOTS 1-27, BK4; LOTS 1-12, 12X, BK5;
LOTS 1-11, 1X, BK6; LOTS 1-37, 25X, 30X, BK7; LOTS 1-15, BK8; LOTS 1-11, BK9;
LOTS 1-8, 1X, 10X, 25X, 45X, 60X, BK10; LOTS 1-31, 1X, 24X, 31X, BK11; LOTS 1-14, BK12;
LOTS 1-28, BK13; LOTS 1-50, 26X, BK14; LOTS 1-30, BK15; LOTS 1-22, BK16.
BEING 360.355 ACRES OF LAND LOCATED IN THE
KING LATHAM SURVEY, ABSTRACT NUMBER 133
SITUATED IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS
414 RESIDENTIAL LOTS



- NOTES:
1. THE CITY OF MCLENDON-CHISHOLM, ROCKWALL DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL T.C.E.Q. PIPE SEPARATION MUST BE MET.
 4. ALL WATER MAINS SHALL BE A MINIMUM OF PVC C900, DR 18, CLASS 150.
 5. WATER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 6. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 42" BELOW FINISHED GRADE.
 7. WHEN WATER MAINS AND SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET HORIZONTALLY IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES.
 8. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 9. FIRE HYDRANT ASSEMBLY INCLUDES FIRE HYDRANT, 8"x8" TEE, 6" FIRE LEAD PIPE AND 6" GATE VALVE.



PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
NOT INTENDED FOR
CONSTRUCTION BIDDING, OR
PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PE #	DATE

[illegible]

PRELIMINARY WATER PLAN

Westwood

Phone	(469) 213-1800	11000 Frisco Street, Suite 400
Toll Free	(888) 937-5150	Frisco, TX 75033
		westwoodps.com

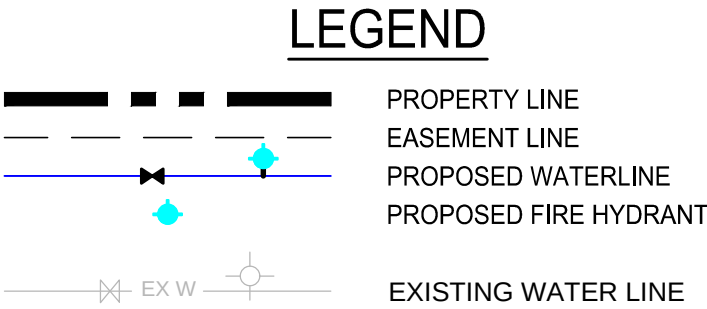
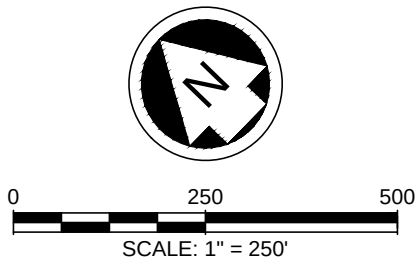
Westwood Professional Services, Inc. TBPE FIRM REGISTRATION NO. F-11756 TBPLS FIRM REGISTRATION NO. 10074301				
DRAWN: KLC	DATE	PROJECT #	SHEET	
DESIGNED: KLC	JUNE 2026	0077393.00	06	
REVIEWER: RS				

WATER SERVICES		
TYPE	SIZE	TOTAL QUANTITY
PROPOSED DOMESTIC	1"	414
IRRIGATION	1"	7

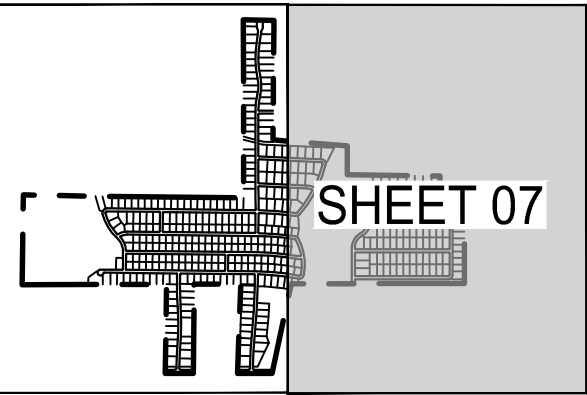
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF MCLENDON CHISHOLM	972-524-2077
CITY OF MCLENDON CHISHOLM WATER DEPT.	972-392-9300

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



- NOTES:
1. THE CITY OF MCLENDON-CHISHOLM, ROCKWALL DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. ALL T.C.E.Q. PIPE SEPARATION MUST BE MET.
 4. ALL WATER MAINS SHALL BE A MINIMUM OF PVC C900, DR 18, CLASS 150.
 5. WATER SERVICES SHALL MEET PLUMBING CODE REQUIREMENTS.
 6. ALL WATER MAINS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM COVER OF 42" BELOW FINISHED GRADE.
 7. WHEN WATER MAINS AND SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO EACH OTHER THAN NINE FEET HORIZONTALLY IN ALL DIRECTIONS AND PARALLEL LINES MUST BE INSTALLED IN SEPARATE TRENCHES.
 8. ALL METER BOXES SHALL BE LOCATED IN NON-TRAFFIC AREAS.
 5. FIRE-HYDRANT ASSEMBLY INCLUDES FIRE HYDRANT, 8"x6" TEE, 6" FIRE LEAD PIPE AND 6" GATE VALVE.



KEY MAP
N.T.S.

BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF NORTHEAST LINE OF SH 205 AND VIA TOSCANA
ELEVATION = 510.04'

BM #2 - X-CUT SET ON THE SOUTH EDGE OF HEADWALL AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND KLUTTS DRIVE
ELEVATION = 502.04'

BM #3 - X-CUT SET ON HEADWALL IN THE SOUTHEAST LINE OF FM 550 AT THE NORTHEAST CORNER OF THE DRIVEWAY INTO MCLENDON-CHISHOLM CITY HALL AND MCLENDON-CHISHOLM FIRE DPT.
ELEVATION = 538.41'

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

PRELIMINARY WATER PLAN II

MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11756
TBPES FIRM REGISTRATION NO. 10074301

DRAWN: KLC	DATE: JUNE 2026	PROJECT #: 0077393.00	SHEET: 07
DESIGNED: KLC			
REVIEWER: RS			

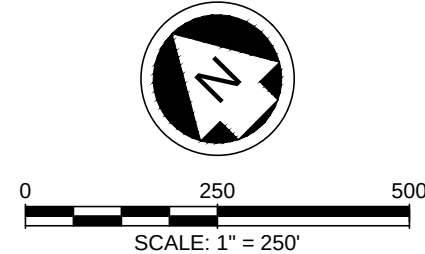
Drawing: N:\077393\0000\CAD\DWG\Sub Area\Engineering\Preliminary Water\Water Plan\Water Plan.dwg
Last Saved By: KLC
Last Saved On: 6/26/2026 10:54 AM
Plot Date/Time: 6/26/2026 10:54 AM

WILLOW CREEK PRELIMINARY ENGINEERING

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF MCLENDON CHISHOLM	972-524-2077
CITY OF MCLENDON CHISHOLM WATER DEPT.	972-392-9300

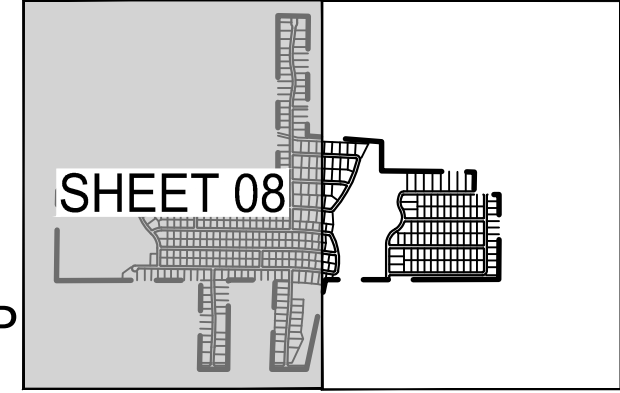
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

- | | |
|--|------------------------------|
| | PROJECT BOUNDARY |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED MANHOLE |
| | SEWER FLOW DIRECTION |
| | EASEMENT LINE |
| | PROPOSED FORCE MAIN LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING FORCE MAIN LINE |

- NOTES:
- ALL SANITARY SEWER PIPES ARE SDR-35 UNLESS OTHERWISE NOTED ON THE PLANS.
 - ALL SEWER MAINS 12 FEET DEEP OR GREATER SHALL BE CONSTRUCTED UTILIZING SDR-26 PIPE.
 - ALL FORCE MAINS SHALL BE A MINIMUM OF PVC C900, DR 18, CLASS 150
 - ALL MANHOLES GREATER THAN 12 FEET DEEP SHALL BE A MINIMUM OF 5 FEET (60 INCHES) IN DIAMETER AND SHALL HAVE AN EXTERIOR DROP CONNECTION.
 - CONTRACTOR SHALL PRESSURE RATE THE SANITARY SEWER PIPE AT ALL CROSSINGS BETWEEN THE WATERLINE AND THE SANITARY SEWER PIPE IN ACCORDANCE WITH TCEQ REGULATIONS.
 - SEPARATION BETWEEN WATERLINE AND SANITARY SEWER CROSSINGS SHALL CONFORM TO TCEQ'S CHAPTER 290.44(e), AND CHAPTER 217.53(d).
 - ALL MANHOLES SHALL BE RAVEN COATED OR ANOTHER APPROVED COATING.
 - SERVICES THAT CONNECT INTO AN SDR26 MAINLINE WILL BE CONSIDERED DEEP SEWER SERVICES.
 - SEWER MANHOLES IN THE FLOODPLAIN ARE REQUIRED TO HAVE SEALED LIDS THAT CONFORM TO THE CITY STANDARDS. EVERY THIRD MANHOLE WITHIN THE SHALL BE VENTED IN ACCORDANCE WITH TCEQ REGULATIONS.



KEY MAP
N.T.S.

BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF NORTHEAST LINE OF SH 205 AND VIA TOSCANA
ELEVATION = 510.04'

BM #2 - X-CUT SET ON THE SOUTH EDGE OF HEADWALL AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND KLUTTS DRIVE
ELEVATION = 502.04'

BM #3 - X-CUT SET ON HEADWALL IN THE SOUTHEAST CORNER OF FM 550 AT THE NORTHEAST CORNER OF THE DRIVEWAY INTO MCLENDON-CHISHOLM CITY HALL AND MCLENDON-CHISHOLM FIRE DPT.
ELEVATION = 538.41'

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

PRELIMINARY SEWER PLAN

MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS

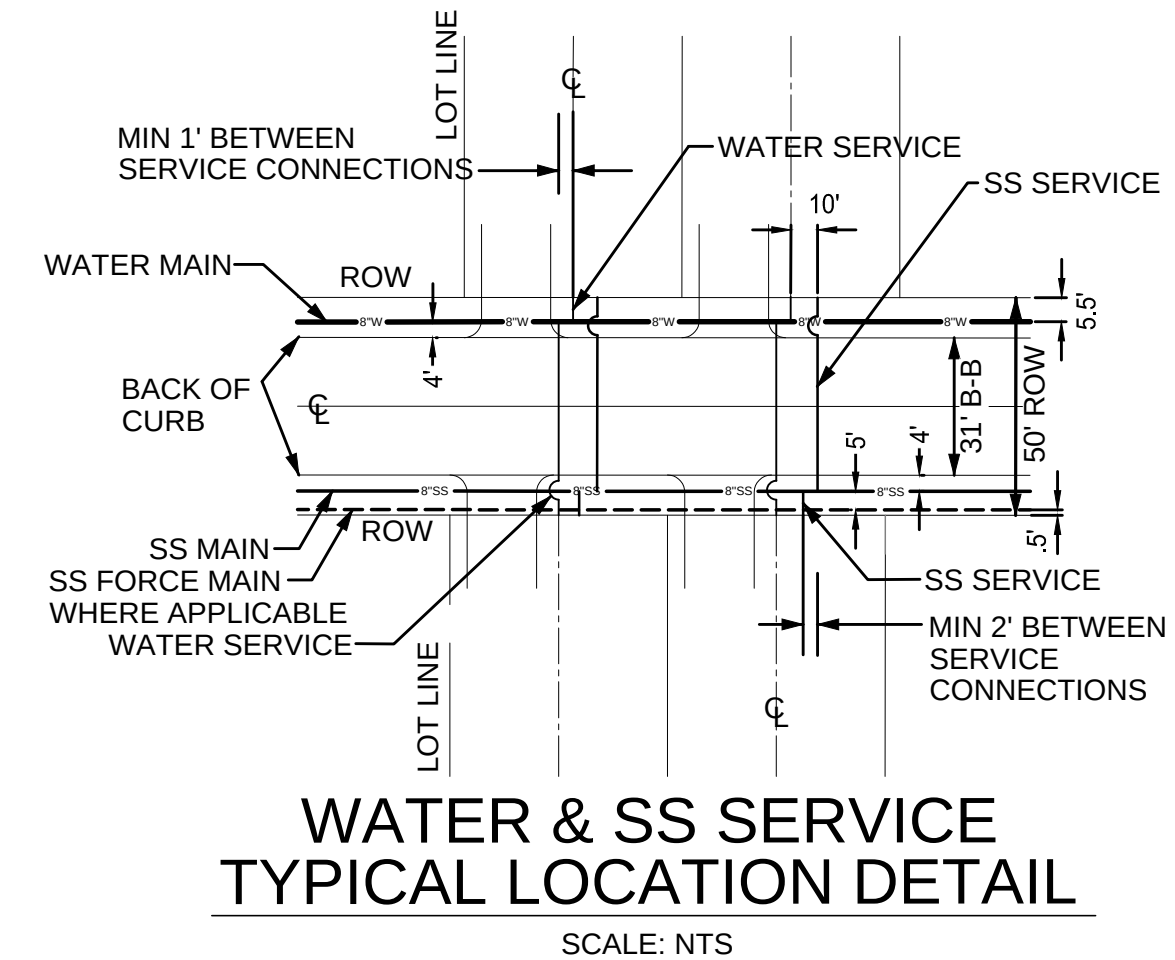
Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11756
TBPB FIRM REGISTRATION NO. 10074301

DRAWN: KLC	DATE	PROJECT #	SHEET
DESIGNED: KLC	JUNE 2026	0077393.00	08
REVIEWER: RS			

Drawn: N:\077393\08\09 CAD\DWG\08a.dwg\Engineering\Pre\077393-08-09-01.dwg
Last Saved By: KLC
Last Saved On: 6/26/2026 10:55 AM
Plot Date/Time: 6/26/2026 10:55 AM

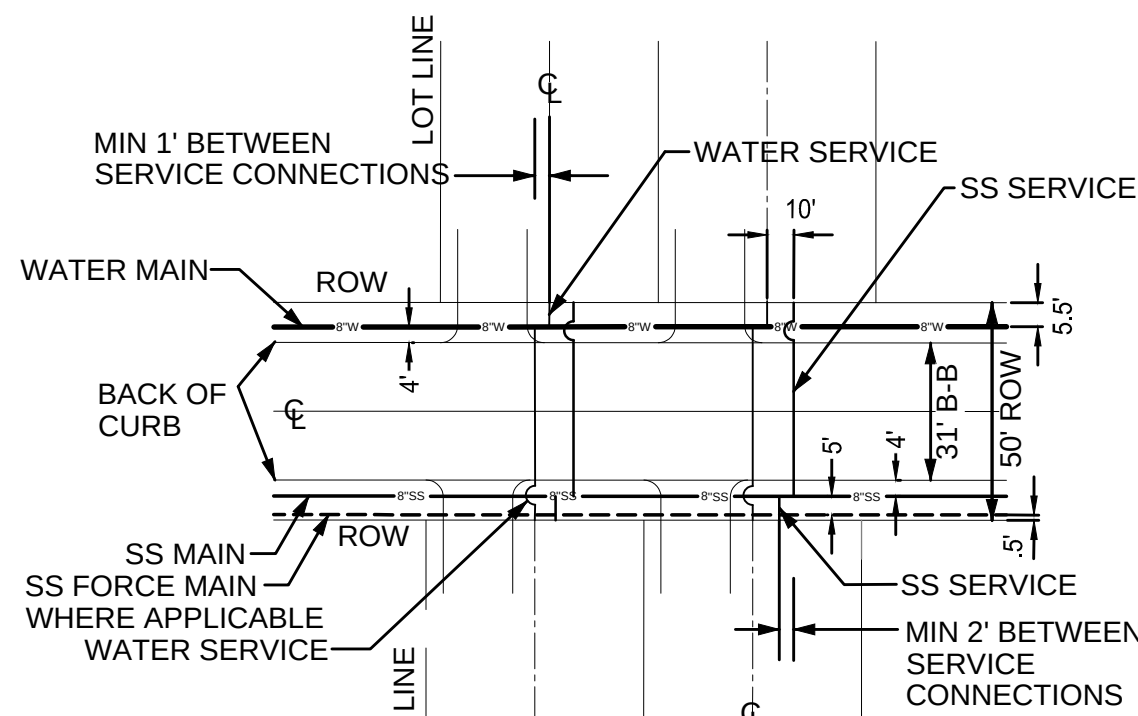


WATER & SS SERVICE
TYPICAL LOCATION DETAIL

SCALE: NTS

SS SERVICES	
SERVICE SIZE	# OF SERVICES
4"	414

APPROXIMATE EXTENTS
OF NRCS EASEMENT



WATER & SS SERVICE TYPICAL LOCATION DETAIL

SCALE: NTS

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF MCLENDON CHISHOLM	972-524-2077
CITY OF MCLENDON CHISHOLM WATER DEPT.	972-392-9300

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



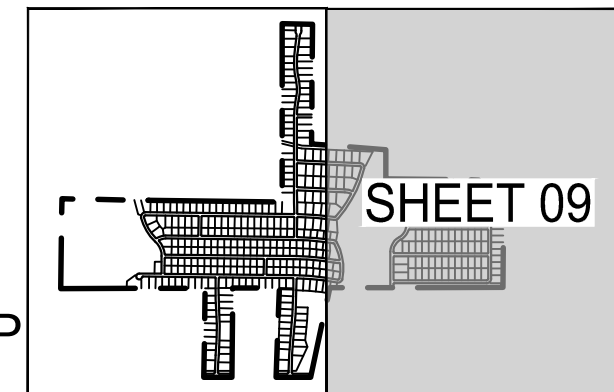
0 250 500
SCALE: 1" = 250'

LEGEND

- | | |
|-----|------------------------------|
| --- | PROJECT BOUNDARY |
| --- | PROPOSED SANITARY SEWER LINE |
| ● | PROPOSED MANHOLE |
| → | SEWER FLOW DIRECTION |
| --- | EASEMENT LINE |
| --- | PROPOSED FORCE MAIN LINE |
| --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING FORCE MAIN LINE |

NOTES:

- ALL SANITARY SEWER PIPES ARE SDR-35 UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEWER MAINS 12 FEET DEEP OR GREATER SHALL BE CONSTRUCTED UTILIZING SDR-26 PIPE.
- ALL FORCE MAINS SHALL BE A MINIMUM OF PVC C900, DR 18, CLASS 150
- ALL MANHOLES GREATER THAN 12 FEET DEEP SHALL BE A MINIMUM OF 5 FEET (60 INCHES) IN DIAMETER AND SHALL HAVE AN EXTERIOR DROP CONNECTION.
- CONTRACTOR SHALL PRESSURE RATE THE SANITARY SEWER PIPE AT ALL CROSSINGS BETWEEN THE WATERLINE AND THE SANITARY SEWER PIPE IN ACCORDANCE WITH TCEQ REGULATIONS.
- SEPARATION BETWEEN WATERLINE AND SANITARY SEWER CROSSINGS SHALL CONFORM TO TCEQ'S CHAPTER 290.44(e), AND CHAPTER 217.53(d).
- ALL MANHOLES SHALL BE RAVEN COATED OR ANOTHER APPROVED COATING.
- SERVICES THAT CONNECT INTO AN SDR26 MAINLINE WILL BE CONSIDERED DEEP SEWER SERVICES.
- SEWER MANHOLES IN THE FLOODPLAIN ARE REQUIRED TO HAVE SEALED LIDS THAT CONFORM TO THE CITY STANDARDS. EVERY THIRD MANHOLE WITHIN THE SHALL BE VENTED IN ACCORDANCE WITH TCEQ REGULATIONS.



KEY MAP
N.T.S.

BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF NORTHEAST LINE OF SH 205 AND VIA TOSCANA

ELEVATION = 510.04'

BM #2 - X-CUT SET ON THE SOUTH EDGE OF HEADWALL AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND KLUTTS DRIVE

ELEVATION = 502.04'

BM #3 - X-CUT SET ON HEADWALL IN THE SOUTHEAST LINE OF FM 550 AT THE NORTHEAST CORNER OF THE DRIVEWAY INTO MCLENDON-CHISHOLM CITY HALL AND MCLENDON-CHISHOLM FIRE DPT.

ELEVATION = 538.41'

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

PRELIMINARY SEWER PLAN II

MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11756
TBPB FIRM REGISTRATION NO. 10074301

DRAWN: KLC	DATE: JUNE 2026	PROJECT #: 0077393.00	SHEET: 09
DESIGNED: KLC			
REVIEWER: RS			

Drawing: N:\077393\09\09 CAD\DWG\09a Design\McLendon\Preliminary Sewer\Preliminary Engineering\Sheet077393.09a.PRELIM-SEWER
Last Saved By: KLC
Last Saved On: 6/26/2026 11:05 AM
Plot Date/Time: 6/26/2026 11:05 AM

MATCHLINE SHEET 08

WILLOW CREEK PRELIMINARY ENGINEERING



-
-  PROPOSED PAVEMENT
 EASEMENT LINE
 PROPOSED SIDEWALK (DEVELOPER)

NOTES:

1. REFER TO CITY OF MCLENDON-CHISHOLM CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
2. THE CITY OF MCLENDON-CHISHOLM DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
3. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT & SUBGRADE REQUIREMENTS
4. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
5. BARRIER FREE RAMPS SHALL BE CONSTRUCTED BY PAVING CONTRACTOR.

BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF NORTHEAST LINE OF SH 205 AND VIA TOSCANA

ELEVATION = 510.04

BM #2 - X-CUT SET ON THE SOUTH EDGE OF
HEADWALL AT THE INTERSECTION OF
SOUTHWEST LINE SH 205 AND KLUTTS DRIVE

ELEVATION = 502.04

BM #3 - X-CUT SET ON HEADWALL IN THE
SOUTHEAST LINE OF FM 550 AT THE
NORTHEAST CORNER OF THE DRIVEWAY
INTO MCLENDON-CHISHOLM CITY HALL AND
MCLENDON-CHISHOLM FIRE DPT.

ELEVATION = 539.41

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PF #	DATE

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

PRELIMINARY PAVING PLAN

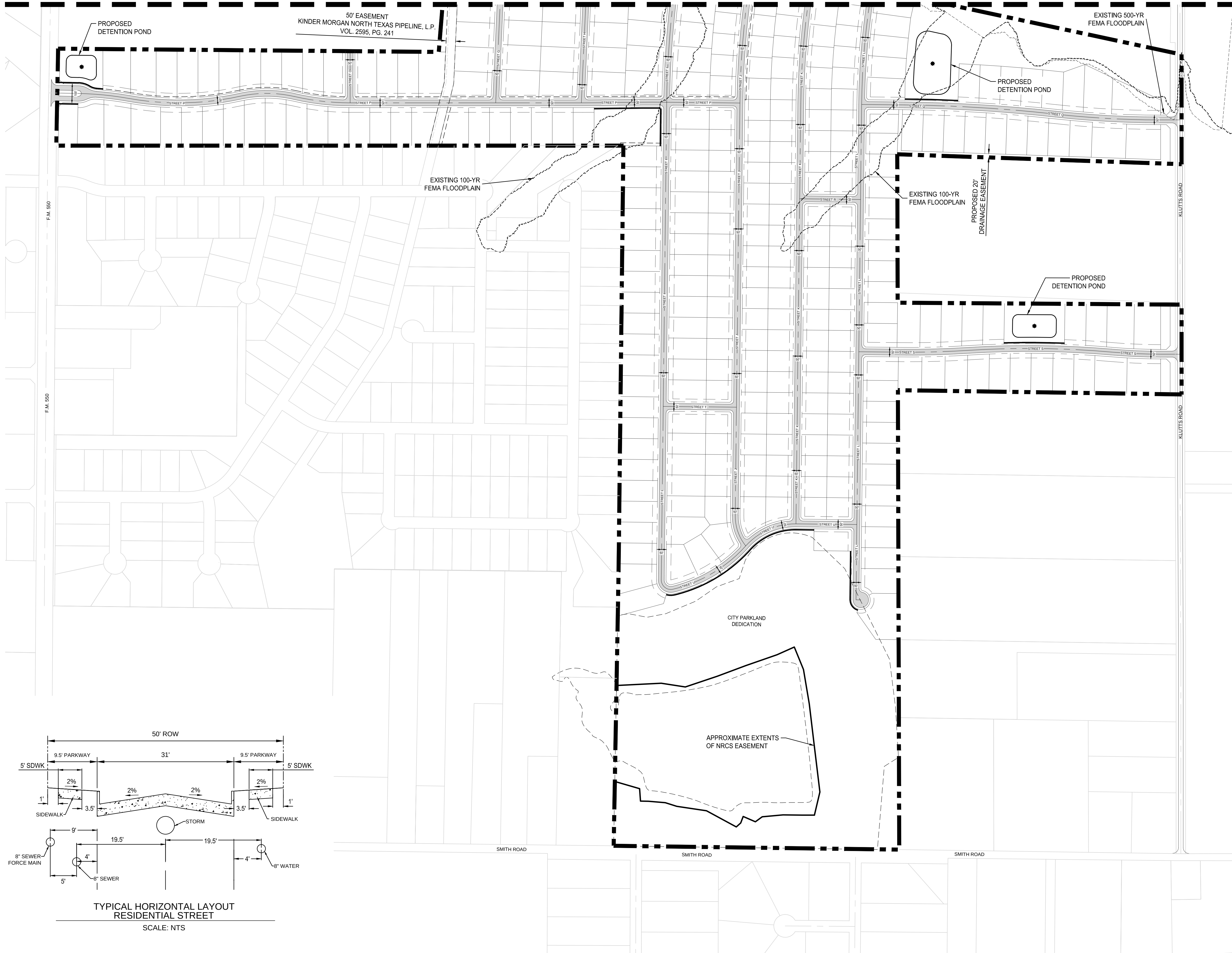
MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS.

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. 10074301

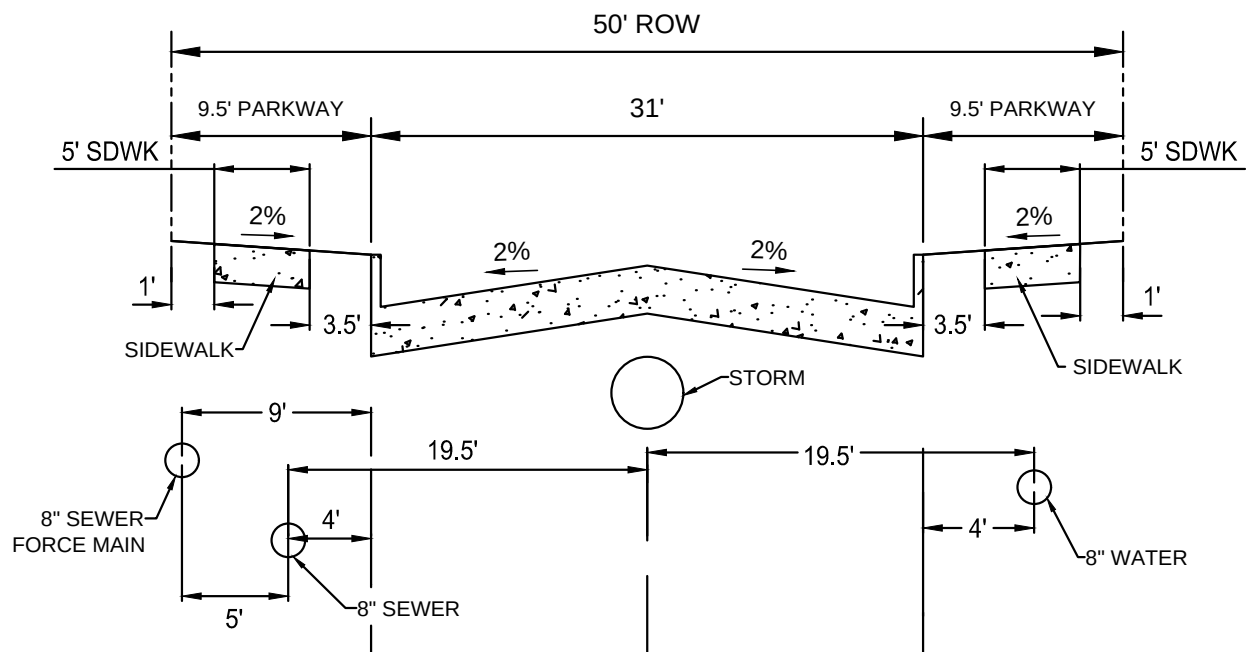
DRAWN: KLC	DATE	PROJECT #	SHEET
DESIGNED: KLC	JUNE 2026	0077393.00	11
REVIEWER: RS			



TYPICAL HORIZONTAL LAYOUT RESIDENTIAL STREET

SCALE: NTS

Drawing: N:\07235\07235.dwg CAD:DWG User: jgdp Engineering: Road\07235.dwg PRELIM PAVING
Last Saved by: jgdp
Last Saved on: 6/26/2026 10:55 AM
Plot Date/Time: 6/26/2026 10:55 AM



TYPICAL HORIZONTAL LAYOUT
RESIDENTIAL STREET
SCALE: NTS

50' INGRESS
EGRESS EASEMENT
VOL. 2245, PG. 278

EXISTING 100-YR
FEMA FLOODPLAIN

EXISTING 100-YR
FEMA FLOODPLAIN

EXISTING 100-YR
FEMA FLOODPLAIN

PROPOSED 20'
UTILITY EASEMENT

EXISTING 100-YR
FEMA FLOODPLAIN

EXISTING 500-YR
FEMA FLOODPLAIN

EXISTING 500-YR
FEMA FLOODPLAIN

PROPOSED 20'
SANITARY SEWER
EASEMENT

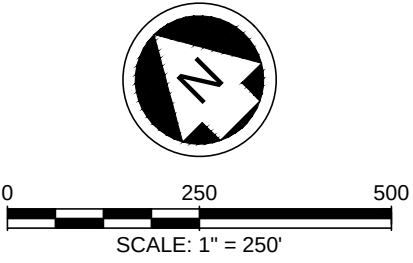
PROPOSED 30'
UTILITY EASEMENT

MATCHLINE SHEET 10

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING
AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF MCLENDON CHISHOLM	972-524-2077
CITY OF MCLENDON CHISHOLM WATER DEPT.	972-392-9300

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

	PROPOSED PAVEMENT
	EASEMENT LINE
	PROPOSED SIDEWALK (DEVELOPER)

- NOTES:
- REFER TO CITY OF MCLENDON-CHISHOLM CONSTRUCTION STANDARD DETAILS FOR CONSTRUCTION NOTES AND STANDARD DETAILS.
 - THE CITY OF MCLENDON-CHISHOLM DESIGN AND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - REFER TO GEOTECHNICAL REPORT FOR PAVEMENT & SUBGRADE REQUIREMENTS
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED ON PLANS.
 - BARRIER FREE RAMPS SHALL BE CONSTRUCTED BY PAVING CONTRACTOR.

BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF NORTHWEST LINE SH 205 AND VIA TOSCANA

ELEVATION = 510.04'

BM #2 - X-CUT SET ON THE SOUTH EDGE OF HEADWALL AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND KLUTTS DRIVE

ELEVATION = 502.04'

BM #3 - X-CUT SET ON HEADWALL IN THE SOUTHEAST LINE OF FM 550 AT THE NORTHEAST CORNER OF THE DRIVEWAY INTO MCLENDON-CHISHOLM CITY HALL AND MCLENDON-CHISHOLM FIRE DPT.

ELEVATION = 539.41'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

PRELIMINARY PAVING PLAN II

MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS

Westwood

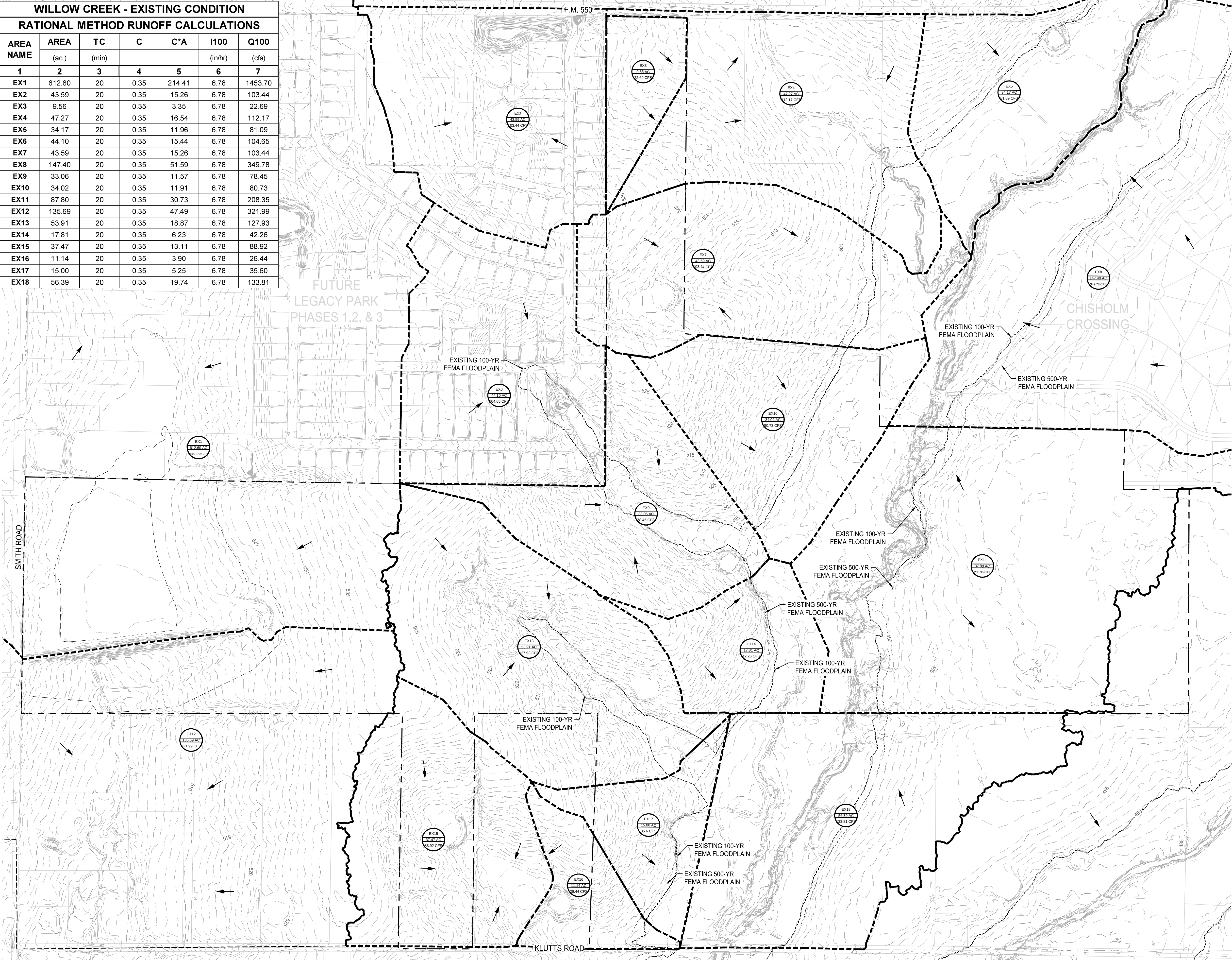
Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11756
TBPB FIRM REGISTRATION NO. 10074301

DRAWN: KLC	DATE: JUNE 2026	PROJECT #: 0077393.00	SHEET: 11
DESIGNED: KLC			
REVIEWER: RS			

WILLOW CREEK PRELIMINARY ENGINEERING

WILLOW CREEK - EXISTING CONDITION						
RATIONAL METHOD RUNOFF CALCULATIONS						
AREA NAME	AREA (ac.)	TC (min)	C	C*A	I100 (in/hr)	Q100 (cfs)
1	2	3	4	5	6	7
EX1	612.60	20	0.35	214.41	6.78	1453.70
EX2	43.59	20	0.35	15.26	6.78	103.44
EX3	9.56	20	0.35	3.35	6.78	22.69
EX4	47.27	20	0.35	16.54	6.78	112.17
EX5	34.17	20	0.35	11.96	6.78	81.09
EX6	44.10	20	0.35	15.44	6.78	104.65
EX7	43.59	20	0.35	15.26	6.78	103.44
EX8	147.40	20	0.35	51.59	6.78	349.78
EX9	33.06	20	0.35	11.57	6.78	78.45
EX10	34.02	20	0.35	11.91	6.78	80.73
EX11	87.80	20	0.35	30.73	6.78	208.35
EX12	135.69	20	0.35	47.49	6.78	321.99
EX13	53.91	20	0.35	18.87	6.78	127.93
EX14	17.81	20	0.35	6.23	6.78	42.26
EX15	37.47	20	0.35	13.11	6.78	88.92
EX16	11.14	20	0.35	3.90	6.78	26.44
EX17	15.00	20	0.35	5.25	6.78	35.60
EX18	56.39	20	0.35	19.74	6.78	133.81



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF MCLENDON CHISHOLM	972-524-2077
CITY OF MCLENDON CHISHOLM WATER DEPT.	972-392-9300

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

LEGEND

	PROJECT BOUNDARY
	MAJOR CONTOUR
	MINOR CONTOUR
	DRAINAGE DIVIDE
	DRAINAGE FLOW DIRECTION
	100 YEAR FLOODPLAIN LINE
	DRAINAGE AREA NAME
	DRAINAGE AREA (ACRES)
	100 YEAR FLOW (C.F.S.)

BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF NORTHEAST LINE OF SH 205 AND VIA TOSCANA

ELEVATION = 510.04'

BM #2 - X-CUT SET ON THE SOUTH EDGE OF HEADWALL AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND KLUTTS DRIVE

ELEVATION = 502.04'

BM #3 - X-CUT SET ON HEADWALL IN THE SOUTHEAST LINE OF FM 550 AT THE NORTHEAST CORNER OF THE DRIVEWAY INTO MCLENDON-CHISHOLM CITY HALL AND MCLENDON-CHISHOLM FIRE DPT.

ELEVATION = 539.41'

PRELIMINARY

-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

EXISTING DRAINAGE AREA MAP

MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

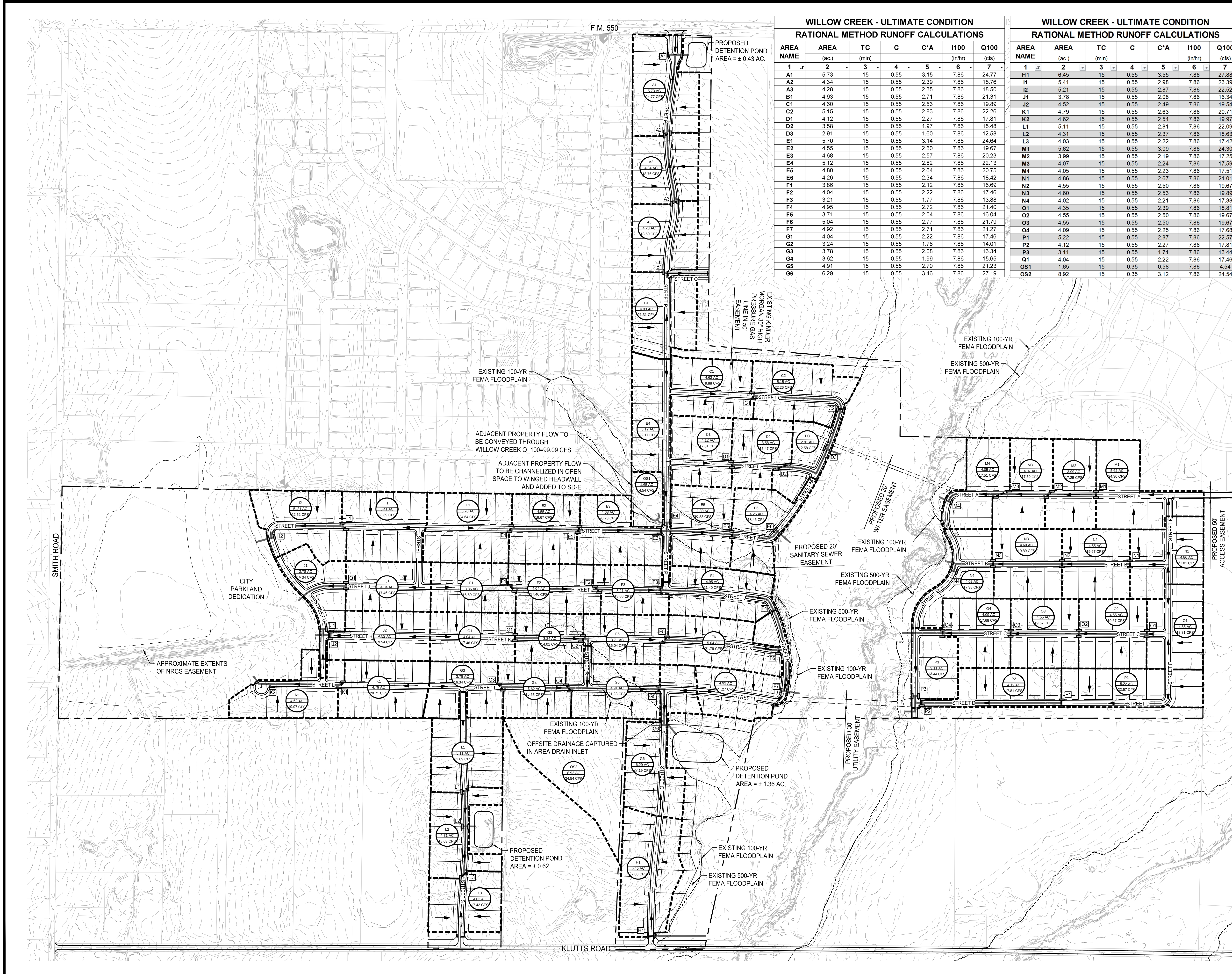
Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO: F-11756
TBPLS FIRM REGISTRATION NO: 10074301

DRAWN: KLC	DATE	PROJECT #	SHEET
DESIGNED: KLC	JUNE 2026	0077393.00	12
REVIEWER: RS			

D:\proj\10077393\0000 CAD\DWG\Sub Area\Drainage\Drainage Prelim\DWG\Drainage Prelim.dwg
Last Saved by: KLC
Print Date/Time: 6/26/2026 10:55 AM

WILLOW CREEK PRELIMINARY ENGINEERING

D:\Projects\10077393\10077393.dwg CAD\DWG\Sub Design\Engineering\Preliminary\10077393.dwg PRELIM-DMA-P
Last Saved By: KLC Drawn By: KLC
Print Date/Time: 6/26/2026 10:55 AM



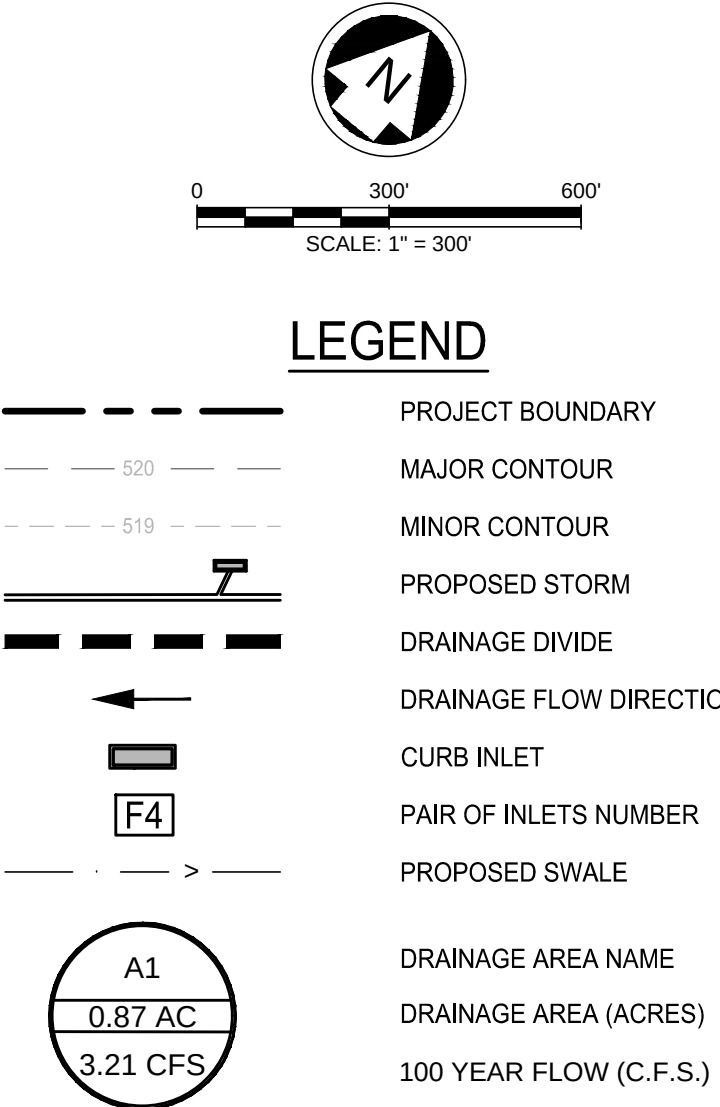
WILLOW CREEK - ULTIMATE CONDITION						
RATIONAL METHOD RUNOFF CALCULATIONS						
AREA NAME	AREA (ac.)	TC (min)	C	C*A	I100 (in/hr)	Q100 (cfs)
1	2	3	4	5	6	7
A1	5.73	15	0.55	3.15	7.86	24.77
A2	4.34	15	0.55	2.39	7.86	18.76
A3	4.28	15	0.55	2.35	7.86	18.50
B1	4.93	15	0.55	2.71	7.86	21.31
C1	4.60	15	0.55	2.53	7.86	19.89
C2	5.15	15	0.55	2.83	7.86	22.26
D1	4.12	15	0.55	2.27	7.86	17.81
D2	3.58	15	0.55	1.97	7.86	15.48
D3	2.91	15	0.55	1.60	7.86	12.58
E1	5.70	15	0.55	3.14	7.86	24.64
E2	4.55	15	0.55	2.50	7.86	19.67
E3	4.68	15	0.55	2.67	7.86	20.23
E4	5.12	15	0.55	2.82	7.86	22.13
E5	4.80	15	0.55	2.64	7.86	20.75
E6	4.26	15	0.55	2.34	7.86	18.42
F1	3.86	15	0.55	2.12	7.86	16.69
F2	4.04	15	0.55	2.22	7.86	17.46
F3	3.21	15	0.55	1.77	7.86	13.88
F4	4.95	15	0.55	2.72	7.86	21.40
F5	3.71	15	0.55	2.04	7.86	16.04
F6	5.04	15	0.55	2.77	7.86	21.79
F7	4.92	15	0.55	2.71	7.86	21.27
G1	4.04	15	0.55	2.22	7.86	17.46
G2	3.24	15	0.55	1.78	7.86	14.01
G3	3.78	15	0.55	2.08	7.86	16.34
G4	3.62	15	0.55	1.99	7.86	15.65
G5	4.91	15	0.55	2.70	7.86	21.23
G6	6.29	15	0.55	3.46	7.86	27.19

WILLOW CREEK - ULTIMATE CONDITION						
RATIONAL METHOD RUNOFF CALCULATIONS						
AREA NAME	AREA (ac.)	TC (min)	C	C*A	I100 (in/hr)	Q100 (cfs)
1	2	3	4	5	6	7
H1	6.45	15	0.55	3.55	7.86	27.88
I1	5.41	15	0.55	2.98	7.86	23.39
I2	5.21	15	0.55	2.87	7.86	22.52
J1	3.78	15	0.55	2.08	7.86	16.34
J2	4.52	15	0.55	2.49	7.86	19.54
K1	4.79	15	0.55	2.63	7.86	20.71
K2	4.62	15	0.55	2.54	7.86	19.97
L1	5.11	15	0.55	2.81	7.86	22.09
L2	4.31	15	0.55	2.37	7.86	18.63
L3	4.03	15	0.55	2.22	7.86	17.42
M1	5.62	15	0.55	3.09	7.86	24.30
M2	3.99	15	0.55	2.19	7.86	17.25
M3	4.07	15	0.55	2.24	7.86	17.59
M4	4.05	15	0.55	2.23	7.86	17.51
N1	4.86	15	0.55	2.67	7.86	21.01
N2	4.55	15	0.55	2.50	7.86	19.67
N3	4.60	15	0.55	2.53	7.86	19.89
O1	4.02	15	0.55	2.21	7.86	17.38
O2	4.35	15	0.55	2.39	7.86	18.81
O3	4.55	15	0.55	2.50	7.86	19.67
O4	4.09	15	0.55	2.25	7.86	17.68
P1	5.22	15	0.55	2.87	7.86	22.57
P2	4.12	15	0.55	2.27	7.86	17.81
P3	3.11	15	0.55	1.71	7.86	13.44
Q1	4.04	15	0.55	2.22	7.86	17.46
OS1	1.65	15	0.35	0.58	7.86	4.54
OS2	8.92	15	0.35	3.12	7.86	24.54

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF MCLENDON CHISHOLM	972-524-2077
CITY OF MCLENDON CHISHOLM WATER DEPT.	972-392-9300

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND VIA TOSCANA

ELEVATION = 510.04'

BM #2 - X-CUT SET ON THE SOUTH EDGE OF HEADWALL AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND KLUTTS DRIVE

ELEVATION = 502.04'

BM #3 - X-CUT SET ON HEADWALL IN THE SOUTHEAST LINE OF FM 550 AT THE NORTHEAST CORNER OF THE DRIVEWAY INTO MCLENDON-CHISHOLM CITY HALL AND MCLENDON-CHISHOLM FIRE DPT.

ELEVATION = 539.41'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

PROPOSED DRAINAGE AREA MAP

MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS

Westwood

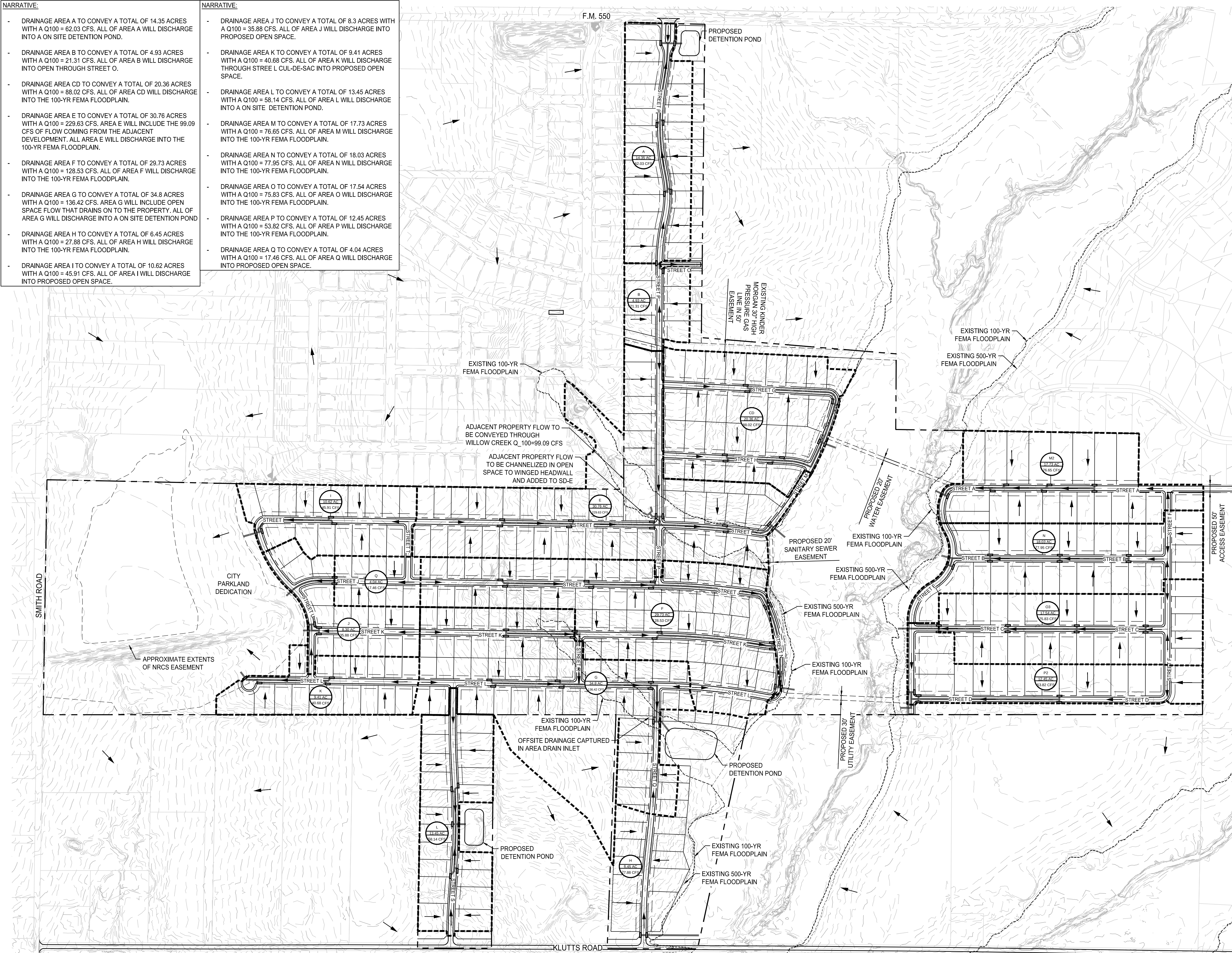
Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-11756
TBPB FIRM REGISTRATION NO. 10074301

DRAWN: KLC	DATE	PROJECT #	SHEET
DESIGNED: KLC	JUNE 2026	0077393.00	13
REVIEWER: RS			

- NARRATIVE:
- DRAINAGE AREA A TO CONVEY A TOTAL OF 14.35 ACRES WITH A Q100 = 62.03 CFS. ALL OF AREA A WILL DISCHARGE INTO A ON SITE DETENTION POND.
 - DRAINAGE AREA B TO CONVEY A TOTAL OF 4.93 ACRES WITH A Q100 = 21.31 CFS. ALL OF AREA B WILL DISCHARGE INTO OPEN THROUGH STREET O.
 - DRAINAGE AREA CD TO CONVEY A TOTAL OF 20.36 ACRES WITH A Q100 = 88.02 CFS. ALL OF AREA CD WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA E TO CONVEY A TOTAL OF 30.76 ACRES WITH A Q100 = 229.63 CFS. AREA E WILL INCLUDE THE 99.09 CFS OF FLOW COMING FROM THE ADJACENT DEVELOPMENT. ALL AREA E WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA F TO CONVEY A TOTAL OF 29.73 ACRES WITH A Q100 = 128.53 CFS. ALL OF AREA F WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA G TO CONVEY A TOTAL OF 34.8 ACRES WITH A Q100 = 136.42 CFS. AREA G WILL INCLUDE OPEN SPACE FLOW THAT DRAINS ON TO THE PROPERTY. ALL OF AREA G WILL DISCHARGE INTO A ON SITE DETENTION POND
 - DRAINAGE AREA H TO CONVEY A TOTAL OF 6.45 ACRES WITH A Q100 = 27.88 CFS. ALL OF AREA H WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA I TO CONVEY A TOTAL OF 10.62 ACRES WITH A Q100 = 45.91 CFS. ALL OF AREA I WILL DISCHARGE INTO PROPOSED OPEN SPACE.

- NARRATIVE:
- DRAINAGE AREA J TO CONVEY A TOTAL OF 8.3 ACRES WITH A Q100 = 35.88 CFS. ALL OF AREA J WILL DISCHARGE INTO PROPOSED OPEN SPACE.
 - DRAINAGE AREA K TO CONVEY A TOTAL OF 9.41 ACRES WITH A Q100 = 40.68 CFS. ALL OF AREA K WILL DISCHARGE THROUGH STREE L CUL-DE-SAC INTO PROPOSED OPEN SPACE.
 - DRAINAGE AREA L TO CONVEY A TOTAL OF 13.45 ACRES WITH A Q100 = 58.14 CFS. ALL OF AREA L WILL DISCHARGE INTO A ON SITE DETENTION POND.
 - DRAINAGE AREA M TO CONVEY A TOTAL OF 17.73 ACRES WITH A Q100 = 76.65 CFS. ALL OF AREA M WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA N TO CONVEY A TOTAL OF 18.03 ACRES WITH A Q100 = 77.95 CFS. ALL OF AREA N WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA O TO CONVEY A TOTAL OF 17.54 ACRES WITH A Q100 = 75.83 CFS. ALL OF AREA O WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA P TO CONVEY A TOTAL OF 12.45 ACRES WITH A Q100 = 53.82 CFS. ALL OF AREA P WILL DISCHARGE INTO THE 100-YR FEMA FLOODPLAIN.
 - DRAINAGE AREA Q TO CONVEY A TOTAL OF 4.04 ACRES WITH A Q100 = 17.46 CFS. ALL OF AREA Q WILL DISCHARGE INTO PROPOSED OPEN SPACE.



NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF MCLENDON CHISHOLM	972-524-2077
CITY OF MCLENDON CHISHOLM WATER DEPT.	972-392-9300

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

SCALE: 1" = 300'

LEGEND

	PROJECT BOUNDARY
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPOSED STORM
	DRAINAGE DIVIDE
	DRAINAGE FLOW DIRECTION
	CURB INLET
	PAIR OF INLETS NUMBER
	PROPOSED SWALE
	DRAINAGE AREA NAME
	DRAINAGE AREA (ACRES)
	100 YEAR FLOW (C.F.S.)

BENCHMARKS

BM #1 - X-CUT ON THE CENTER OF A TOP OF CURB ON THE WEST EDGE OF WEST MEDIAN NOSE AT THE INTERSECTION OF NORTHWEST LINE SH 205 AND KLUTTS DRIVE

ELEVATION = 510.04'

BM #2 - X-CUT SET ON THE SOUTH EDGE OF HEADWALL AT THE INTERSECTION OF SOUTHWEST LINE SH 205 AND KLUTTS DRIVE

ELEVATION = 502.04'

BM #3 - X-CUT SET ON HEADWALL IN THE SOUTHEAST LINE OF FM 550 AT THE NORTHEAST CORNER OF THE DRIVEWAY INTO MCLENDON-CHISHOLM CITY HALL AND MCLENDON-CHISHOLM FIRE DPT.

ELEVATION = 539.41'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

RYAN C. SEXTRO	134341	6/26/2026
TYPE OR PRINT NAME	PE #	DATE

NO.	DATE	REVISION

WILLOW CREEK PRELIMINARY ENGINEERING

STORMWATER MANAGEMENT STRATEGY NARRATIVE

MCLENDON CHISHOLM, ROCKWALL COUNTY, TEXAS

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TBP's FIRM REGISTRATION NO. F-11756
TBP's FIRM REGISTRATION NO. 10074301

DRAWN: KLC	DATE: JUNE 2026	PROJECT #: 0077393.00	SHEET: 14
DESIGNED: KLC			
REVIEWER: RS			

Drawn: N0077393.0009 CAD/LWG/Sha Design/Enhancement/Refinement / RMP/Utilities Engineering / Revit/07/18/2026/08:57PM/STW-G/STAT
Last Saved By: KL/Drawn
Print Date/Time: 6/26/2026 10:55 AM

WILLOW CREEK PRELIMINARY ENGINEERING

WILLOW CREEK PRELIMINARY PLAT		
BLOCK NUMBER	LOT NUMBER	AREA (SQUARE FEET)
1	1	47,546
1	2	47,288
1	3	47,030
1	4	46,772
1	5	46,514
1	6	46,256
1	7	45,998
1	8	46,263
2	1	32,798
2	2	32,780
2	3	33,532
2	4	24,000
2	5	22,000
2	6	22,000
2	7	22,000
2	8	22,000
2	9	22,000
2	10	22,000
2	11	22,000
2	12	22,000
2	13	22,950
2	14	22,950
2	15	22,000
2	16	22,000
2	17	22,000
2	18	22,000
2	19	22,000
2	20	22,000
2	21	22,000
2	22	22,000
2	23	24,000

WILLOW CREEK PRELIMINARY PLAT		
BLOCK NUMBER	LOT NUMBER	AREA (SQUARE FEET)
3	1	34,227
3	2	22,000
3	3	22,000
3	4	22,000
3	5	22,000
3	6	22,000
3	7	22,000
3	8	22,000
3	9	22,000
3	10	22,000
3	11	22,000
3	12	22,950
3	13	22,950
3	14	22,000
3	15	22,000
3	16	22,000
3	17	22,000
3	18	22,000
3	19	22,000
3	20	22,000
3	21	22,000
3	22	22,000
3	23	22,000
3	24	22,000
3	25	22,000
3	26	26,928

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
4	1	33,325
4	2	33,250
4	3	33,325
4	4	24,000
4	5	22,000
4	6	22,000
4	7	22,000
4	8	22,000
4	9	22,000
4	10	22,000
4	11	22,000
4	12	22,000
4	13	22,000
4	14	22,000
4	15	22,950
4	16	22,866
4	17	22,000
4	18	22,000
4	19	22,000
4	20	22,000
4	21	22,000
4	22	22,000
4	23	22,000
4	24	22,000
4	25	22,000
4	26	22,000
4	27	24,000

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
5	1	23,063
5	2	22,105
5	3	22,101
5	4	22,097
5	5	22,094
5	6	22,090
5	7	22,087
5	8	22,083
5	9	22,080
5	10	22,076
5	11	22,073
5	12	27,844
6	1	32,765
6	2	32,689
6	3	27,891
6	4	27,871
6	5	26,945
6	6	25,100
6	7	22,861
6	8	22,192
6	9	23,498
6	10	25,659
6	11	28,077

WILLOW CREEK PRELIMINARY PLAT		
BLOCK NUMBER	LOT NUMBER	AREA (SQUARE FEET)
7	1	28,270
7	2	26,982
7	3	26,877
7	4	32,542
7	5	28,209
7	6	26,000
7	7	26,000
7	8	26,000
7	9	26,000
7	10	26,000
7	11	26,000
7	12	26,000
7	13	36,592
7	14	29,314
7	15	26,134
7	16	26,134
7	17	26,134
7	18	27,115
7	19	15,668
7	20	15,001
7	21	15,001
7	22	15,001
7	23	15,001
7	24	15,035
7	25	23,699
7	26	22,114
7	27	22,114
7	28	22,114
7	29	23,226
7	30	21,986

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
7	31	21,986
7	32	21,986
7	33	21,986
7	34	21,994
7	35	24,772
7	36	32,835
7	37	34,905
8	1	29,427
8	2	26,000
8	3	26,000
8	4	26,000
8	5	26,000
8	6	26,000
8	7	26,000
8	8	27,561
8	9	39,567
8	10	26,000
8	11	26,000
8	12	26,000
8	13	26,000
8	14	26,000
8	15	27,628

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
9	1	35,888
9	2	27,156
9	3	26,257
9	4	25,825
9	5	27,108
9	6	27,210
9	7	26,000
9	8	26,000
9	9	26,000
9	10	26,000
9	11	46,589
10	1	32,812
10	2	32,975
10	3	32,873
10	4	22,099
10	5	22,205
10	6	23,187
10	7	25,061
10	8	27,063
10	9	27,213
10	10	25,347
10	11	23,268
10	12	22,199
10	13	22,000
10	14	22,000
10	15	22,000
10	16	22,798
10	17	26,781
10	18	22,000
10	19	22,000
10	20	22,000

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
10	21	22,000
10	22	22,000
10	23	22,003
10	24	22,000
10	25	22,000
10	26	22,000
10	27	22,000
10	28	22,000
10	29	22,000
10	30	22,000
10	31	22,000
10	32	22,000
10	33	22,000
10	34	22,000
10	35	22,000
10	36	22,000
10	37	22,000
10	38	22,000
10	39	22,000
10	40	22,000
10	41	22,000
10	42	22,000
10	43	22,000
10	44	26,421
10	45	26,663
10	46	22,950
10	47	40,707
10	48	25,375
10	49	21,495
10	50	21,323

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
10	51	21,152
10	52	20,980
10	53	20,808
10	54	20,636
10	55	20,464
10	56	20,293
10	57	20,143
10	58	22,856
10	59	21,787
10	60	21,858
10	61	21,883
10	62	22,068
10	63	21,996
10	64	22,414
10	65	23,590
10	66	22,436
10	67	22,039
10	68	32,713
10	69	32,850

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
11	1	32,889
11	2	32,872
11	3	24,324
11	4	24,112
11	5	24,169
11	6	24,407
11	7	25,135
11	8	25,619
11	9	28,186
11	10	21,900
11	11	19,363
11	12	19,309
11	13	19,137
11	14	18,965
11	15	18,793
11	16	18,621
11	17	18,450
11	18	20,064
11	19	18,317
11	20	21,110
11	21	23,831
11	22	23,966
11	23	23,934
11	24	23,736
11	25	23,370
11	26	22,837
11	27	22,136
11	28	21,862
11	29	21,836
11	30	32,731
11	31	33,041

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
12	1	24,168
12	2	22,682
12	3	26,130
12	4	26,250
12	5	22,000
12	6	22,000
12	7	22,000
12	8	22,000
12	9	22,950
12	10	15,475
12	11	14,850
12	12	14,850
12	13	14,850
12	14	19,089

WILLOW CREEK PRELIMINARY PLAT		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
13	1	22,950
13	2	22,000
13	3	22,000
13	4	22,000
13	5	22,000
13	6	22,000
13	7	22,000
13	8	22,000
13	9	22,000
13	10	22,000
13	11	22,000
13	12	22,000
13	13	22,000
13	14	22,950
13	15	15,475
13	16	14,850
13	17	14,850
13	18	14,850
13	19	14,850
13	20	14,850
13	21	14,850
13	22	14,850
13	23	14,850
13	24	14,850
13	25	14,850
13	26	14,850
13	27	14,850
13	28	15,475

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
14	1	24,437
14	2	14,850
14	3	14,850
14	4	14,850
14	5	14,850
14	6	14,850
14	7	14,850
14	8	14,850
14	9	14,850
14	10	14,850
14	11	14,850
14	12	14,850
14	13	14,850
14	14	14,850
14	15	14,850
14	16	14,850
14	17	14,850
14	18	14,850
14	19	14,850
14	20	14,875
14	21	14,991
14	22	14,991
14	23	14,991
14	24	14,991
14	25	15,965

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
14	26	15,012
14	27	15,012
14	28	15,012
14	29	15,012
14	30	15,012
14	31	14,880
14	32	14,850
14	33	14,850
14	34	14,850
14	35	14,850
14	36	14,850
14	37	14,850
14	38	14,850
14	39	14,850
14	40	14,850
14	41	14,850
14	42	14,850
14	43	14,850
14	44	14,850
14	45	14,850
14	46	14,850
14	47	14,850
14	48	14,850
14	49	14,850
14	50	17,342

WILLOW CREEK PRELIMINARY PLAT		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
15	1	15,475
15	2	14,850
15	3	14,850
15	4	14,850
15	5	14,850
15	6	14,850
15	7	14,850
15	8	14,850
15	9	14,850
15	10	14,850
15	11	14,850
15	12	14,850
15	13	14,850
15	14	14,850
15	15	15,475
15	16	15,475
15	17	14,850
15	18	14,850
15	19	14,850
15	20	14,850
15	21	14,850
15	22	14,850
15	23	14,850
15	24	14,850
15	25	14,850
15	26	14,850
15	27	14,850
15	28	14,850
15	29	14,850
15	30	15,475

<i>WILLOW CREEK PRELIMINARY PLAT</i>		
<i>BLOCK NUMBER</i>	<i>LOT NUMBER</i>	<i>AREA (SQUARE FEET)</i>
16	1	15,475
16	2	14,850
16	3	14,850
16	4	14,850
16	5	14,961
16	6	15,002
16	7	15,002
16	8	15,002
16	9	15,002
16	10	15,002
16	11	17,246
16	12	15,739
16	13	15,025
16	14	15,025
16	15	15,025
16	16	15,025
16	17	15,025
16	18	14,976
16	19	14,850
16	20	14,850
16	21	14,850
16	22	15,475



City of McLendon-Chisholm Staff Report

Date: July 21, 2026

Agenda Item: Discuss and consider a recommendation to City Council on an ordinance amending Section 4-13(E)(1), "Building Form," of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

Background:

The City's Commercial Development Standards currently limit the maximum area of a single floor in a commercial building to 6,000 square feet. The proposed ordinance would increase the maximum permitted single-floor area from 6,000 square feet to 18,000 square feet while leaving all other commercial development standards unchanged. Increasing the limit to 18,000 square feet would provide greater flexibility for commercial development while continuing to preserve the City's character through its existing design standards.

Public Information:

Notice of the public hearing was published in accordance with the Texas Local Government Code and the City's Zoning Ordinance.

Options/Alternatives:

1. Recommend approval of the proposed ordinance amendment to the City Council.
2. Recommend denial of the proposed ordinance amendment.

Recommendation:

Staff recommends approval of the proposed ordinance amending Section 4-13(E)(1) of the Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

Attachments:

- Proposed Ordinance Amendment.
- Existing Ordinance

Presenter: Fabrice Kabona, City Manager

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE CITY'S ZONING ORDINANCE, ORDINANCE NO. 2007-10, AS HERETOFORE AMENDED, BY AMENDING SECTION 4-13. "COMMERCIAL DEVELOPMENT STANDARDS", SUBSECTION 4-13(E)(1), "BUILDING FORM," OF ARTICLE 4, "ZONING DISTRICTS," TO INCREASE THE MAXIMUM AREA ALLOWED FOR A SINGLE FLOOR IN COMMERCIAL BUILDINGS FROM SIX THOUSAND (6,000) SQUARE FEET TO EIGHTEEN THOUSAND (18,000) SQUARE FEET; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council finds that the existing maximum single-floor commercial building area of 6,000 square feet unnecessarily limits the City's ability to attract and accommodate commercial development that serves the needs of residents; and

WHEREAS, the City Council further finds that increasing the maximum permitted single-floor area to 18,000 square feet will provide additional flexibility for commercial development while maintaining the architectural and design standards established by the City's Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and City Council have conducted all required public hearings and provided all notices required by state law and the City's ordinances;

NOW, BE IT THEREFORE ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

SECTION 1. FINDINGS

The foregoing recitals are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. AMENDMENT

Article 4, “Zoning Districts”, Section 4-13 “Commercial Development Standards”, subsection (E)(1), Building Form, of the City of McLendon-Chisholm Zoning Ordinance is hereby amended to read as follows:

"...

E. BUILDING FORM

The minimum area of a single floor shall be 2,500 square feet. The maximum area allowed for a single floor shall be 18,000 square feet. Any building which exceeds this size shall require a Special Exception. The maximum length for any building wall shall be 80 feet. Maximum building coverage as a percentage of lot area shall be 40 percent.

..."

SECTION 3. REPEALER

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY

Should any section, subsection, sentence, clause, phrase, or provision of this Ordinance be held unconstitutional or invalid, the remainder of this Ordinance shall remain in full force and effect.

SECTION 5. PENALTY

Any person violating any provision of this Ordinance shall be subject to the penalties provided in the City's Zoning Ordinance and Code of Ordinances, as amended.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective immediately upon its passage and publication as required by law.

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, on this
the 28th day of July 2026.

APPROVED:

Jerry Brewer, Mayor

ATTEST:

Angela Jennings, City Secretary

ORDINANCE NO. 2015-21

AN ORDINANCE OF THE CITY OF McLendon-Chisholm, Texas, Amending the City's Zoning Ordinance, Ordinance 2007-10, as heretofore amended, by repealing and replacing Section 4-13, "Commercial Development Standards," of Article 4, "Zoning Districts," of Exhibit A of the Zoning Ordinance; Providing a Repealing Clause; Providing a Savings Clause; Providing a Severability Clause; and Providing for an Effective Date.

WHEREAS, the Planning and Zoning Commission of the City of McLendon-Chisholm and the City Council of the City of McLendon-Chisholm, in compliance with the laws of the State of Texas and the Ordinances of the City of McLendon-Chisholm, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that Section 4-13, titled "Commercial Development Standards," of Article 4, titled "Zoning Districts," of the Zoning Ordinance contained in Chapter 14 of the City's Codes and Ordinances, should be repealed in its entirety and replaced with the new Commercial Development Standards provided herein. Now therefore:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF McLendon-Chisholm, Texas:

SECTION 1. The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct, constitute findings and determinations by the City Council acting in its legislative capacity and are incorporated herein.

SECTION 2. That Section 4-13, titled "Commercial Development Standards," of Article 4, titled "Zoning Districts," of the City's Zoning Ordinance, Ordinance 2007-10, contained in Chapter 14 of the City's Codes and Ordinances, is hereby repealed in its entirety and replaced with the Section 4-13 Commercial Development Standards set forth in Exhibit "A" attached hereto and incorporated herein.

SECTION 3. That excepting only Section 4-13 of Article 4 of the City's Zoning Ordinance repealed and replaced herein, this Ordinance does not repeal, amend or otherwise change any other provision of the City's Code of Ordinances including but not limited to the Zoning Ordinance.

SECTION 4. That all provisions of the ordinances of the City of McLendon-Chisholm in conflict with the provisions of this Ordinance, to the extent of such conflict, be and the same are hereby repealed and all other provisions of the Ordinances of the City of McLendon-Chisholm not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 5. That an offense committed before the effective date of this Ordinance is governed by the prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 6. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of McLendon-Chisholm, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

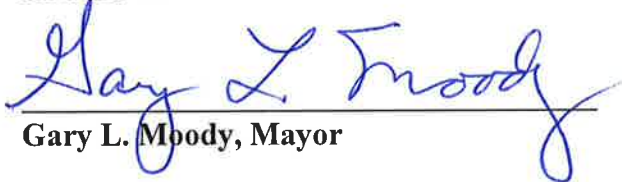
SECTION 8. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

SECTION 9. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED and APPROVED by the City Council of the City of McLendon-Chisholm, Texas, on the 11th day of August 2015.



APPROVED:


Gary L. Moody, Mayor

ATTEST:

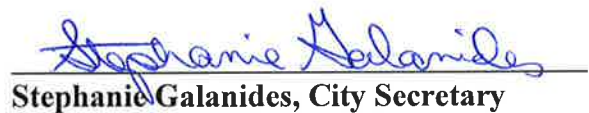

Stephanie Galanides, City Secretary

Exhibit “A”

Section 4-13 Commercial Development Standards

A. GENERAL PURPOSE & DESCRIPTION.....

1. The intent of the Commercial Development Standards is to provide a framework for consistent development in concert with the most efficient and sustainable building methods and with an aesthetically pleasing and cohesive appearance. These standards serve as the Hallmark to those visiting, passing through, or residing in the City of McLendon-Chisholm.
2. In order to ensure that the visual impact of development does not detrimentally affect the area in which it is proposed, landscaping plans, building elevations and site plans are required. Architectural compatibility will be reviewed by the Planning and Zoning Commission.

B. PERMITTED USES.....

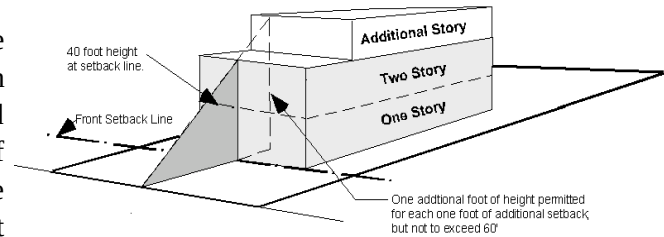
Retail, Personal Service, Residential and Office uses may be allowed throughout. For a specific list of permitted uses, see *Article 3, Permitted Uses*.

C. BUILDING DESIGN.....

1. The height of new buildings shall not exceed two stories (36 feet maximum).
2. Building facades generally respecting pedestrian or human scale design should be incorporated into new development projects.
3. Roof types generally associated with residential buildings such as gable, hip or gambrel are appropriate. Flat roof elements that support HVAC equipment are acceptable, however flat roofs other than those required to support HVAC equipment may only be considered when a request for a Minor Waiver has been approved by the Planning and Zoning Commission.
4. All decorative fixtures, including awnings, signs and lighting, shall be integrated with other design elements of the structures.
5. Building elevations shall be submitted as part of the development application for consideration of the Planning and Zoning Commission. Perspectives, accurate sections or a model of the project may be required to depict the height, mass and scale of the proposed project with respect to its setting and adjacent development.
6. Facades shall generally be built parallel to the street frontage, except at street intersections, where a corner façade containing a primary building entrance may be curved or angled toward an intersection.

D. ADDITIONAL HEIGHT.....

Additional height will be permitted in the Commercial Zoning Districts for each additional foot that a structure sets back beyond the required front setback. For each one foot of additional setback the structure will be permitted one additional foot of height; but shall not exceed a total height of sixty (60) feet. Additional height exceeding 60 feet may be permitted by Special Exception as granted by the Zoning Board of Adjustment. Additional height shall only be granted if the applicant can provide adequate fire protection.



E. BUILDING FORM

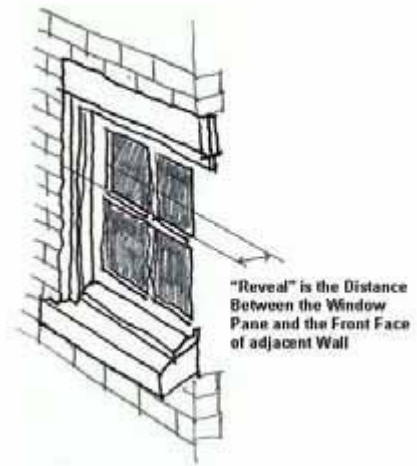
1. The minimum area of a single floor shall be 2,500 sf. The maximum area allowed for a single floor shall be 6,000 sf. Any building which exceeds this size shall require a special exception. The maximum length for any building wall shall be 80 ft. Maximum **building coverage** as a percentage of lot area – 40%
2. All buildings shall be designed and constructed in tri-partite architecture so that they have a distinct base, middle and top.
3. Facades shall meet the following minimum standards for articulation: **Horizontal Articulation.** No building wall shall extend for a distance equal to 3 times the wall's height without having an off-set of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. **Vertical Articulation.** No horizontal wall shall extend for a distance greater than 3 times the height of the wall without changing height by a minimum of 25% of the wall's height.
4. Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered a Feature Building. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.



F. ARCHITECTURAL FEATURES

1. All buildings shall be designed to incorporate no less than six (6) of the architectural elements displayed on all sides of the building from the list below:
 - a. Recesses/projections;
 - b. Arcades;
 - c. Peaked roof forms including gables or irregular shaped roofs;
 - d. Arches;
 - e. Outdoor patios;
 - f. Display windows or bay windows;

- g. Architectural details (such as tile work and moldings) integrated into the building facade;
 - h. Articulated ground floor levels or base;
 - i. Articulated cornice line;
 - j. Integrated planters or wing walls that incorporate landscape and sitting areas;
 - k. Offsets, reveals or projecting rib used to express architectural or structural bays;
 - l. Decorative beams and braces
 - m. Decorative columns
 - n. Varied roof heights;
 - o. Or other architectural features approved by the Planning & Zoning Commission
2. All retail/commercial buildings shall be architecturally finished on all four (4) sides with same materials, detailing, and features
 3. All buildings within a common retail/commercial development, as shown on a Concept Plan or Site Plan, shall have similar architectural styles, materials, and colors. Conceptual facade plans and sample boards shall be submitted with the Site Plan application. The purpose of the conceptual facade plan is to ensure consistency and compatibility for all buildings within a single development.
 4. Corporate identities that conflict with the building design criteria shall be reviewed as a variance as defined in this ordinance and reviewed on a case-by-case basis by the Planning and Zoning Commission and the City Council.
 5. Windows shall have at least a 4-inch reveal and except for retail at grade, shall be vertical in proportion.
 6. No glass curtain wall shall be permitted except by approval of a special exception.
 7. Windows shall have a maximum exterior visible reflectivity of 20%. Color of glass shall be reviewed and approved by the Planning and Zoning Commission.
 8. Each building and separate lease space at grade along the street edge shall have a functioning Primary Entry from the sidewalk. Such entries may be inset from the front building plane and must have a protective covering. Secondary Entries may be covered as little as 3 feet. Functioning entries must be located no greater than 30 feet apart. Corner entries may count as a Primary Entry for both intersecting street frontages.
 9. Architectural elements of the primary building façade may encroach beyond the build-to line by up to five (5) feet provided that pedestrian flow will not be significantly impeded, with a Minor Waiver. These elements may include porches, bay windows, eaves, and planters. Balconies, canopies and awnings are not limited in their encroachment, provided that they do not substantially interfere with pedestrian movement and street tree growth.



G. EXTERNAL FAÇADE MATERIALS

The following shall apply to all exterior walls of buildings:

1. Exterior walls, excluding windows, doors, and other openings, shall be constructed of ninety percent (90%) brick, natural or cast stone, or split face block.
2. The remainder may be constructed of noncombustible materials including exterior stucco. Stucco shall be used only for walls, architectural features, and embellishments not subject to pedestrian contact. Other allowed materials: exterior grade lumber, aluminum and cementitious siding.
3. Unpainted metal or metal subject to ordinary rusting shall not be used as a building material. Factory finished metal elements as well as metals that develop an attractive oxidized finish, such as copper, galvanized metal, stainless steel or weathering steel, may be used as architectural accents by Minor Waiver approval.
4. Windows and glazing shall be a maximum of 30% of each building elevation.
5. A variation of up to 15% of the standards above, and the material type may be approved by administrative approval of a Minor Waiver, provided that the change will result in an improved architectural design without degrading the quality of public areas or increasing the need for maintenance.

H. EXTERNAL FAÇADE COLOR

All colors shall match the major material used for the exterior façade or shall be approved by the Planning and Zoning Commission.

I. ROOF DESIGN STANDARDS

1. Rooftop mechanical equipment and other appurtenances must be properly screened.
2. All structures shall be constructed with either a pitched or mansard roof system, enclosed on all sides.
3. Standing seam metal roofs shall be constructed of a factory-treated matte finish. Roofs with lapped seam construction, bituminous built-up roofs, and flat, membrane-type roofs shall be prohibited.

J. BUILDING SETBACK

1. Awnings may encroach above the public sidewalk without limit, provided they leave a minimum clearance of 7.5 feet above the sidewalk, and are set back a minimum of 18-inches from the back of curb and will not impede street tree growth.

K. OFF STREET PARKING AND LOADING REQUIREMENTS

1. Off street parking and loading requirements shall be required as provided for parking and drive spaces in *Section 6-7, Off-Street Parking and Loading Requirements*.
2. No more than one row of angled or parallel parking shall be allowed between the primary building and the street right-of-way.

3. Cross access easements shall be required by the City Council at the time of platting but shall be indicated on the site plan to ensure access to future median breaks and to reduce the number of needed curb cuts.

L. LANDSCAPING REQUIREMENTS.....

1. Landscaping requirements shall be required must meet the applicable regulations as provided by *Section 6-8, Landscaping Requirements*.
2. **The buffer-strip** shall be a minimum of twenty (20) feet wide and may include a “built-up” berm and/or shrubbery or a combination of both along the entire length of the subject property’s frontage. The minimum required height of the aforementioned berm and/or shrubbery or a combination thereof is thirty (30) inches and shall not exceed a maximum height of forty-eight (48) inches.

M. SIGN REQUIREMENTS.....

- 1 All permanent free standing signs located in the Commercial Development Standards shall be monument signs adhering to the City of McLendon-Chisholm Sign Ordinance as heretofore amended and as may be amended in future. Building materials and colors utilized for construction of the monument base shall be the same as the primary building materials and colors found on the main building, unless otherwise approved by the City Council. Approval of any variance to the Sign Ordinance for property included in the Commercial Development Standards shall require City Council approval by a majority vote. Where the following standards conflict with the City Standards, these requirements shall prevail:
2. Monument Sign Standards
 - a. **General:** Unless otherwise specifically provided, the regulations set forth in this subsection shall be applicable to all monument signs which are allowed under this ordinance.
 - b. **Minimum Letter/Logo Height:** The minimum height allowed for letters or logos shall be six (6) inches.
 - c. **Maximum Height:** Five (5) feet, excluding monument base. The monument base be an additional eighteen (18) inches height measured from ground level at center of the base to top of the base. The overall height of the sign including the base shall not exceed six 6 feet.
 - d. **Maximum Area.** One hundred (100) square feet per sign with a maximum area per sign face of fifty (50) square feet. The maximum area for the sign structure shall not exceed seventy (70) square feet per side.
 - e. **Number of Signs:** Only one monument sign, excluding menu board signs, shall be allowed along each street frontage on any site, unless otherwise specifically provided in this ordinance. Monument signs may be no closer than five hundred (500) feet on any one site.
 - f. **Minimum Setback:** Fifteen (15) feet from any property line.

- g. **Material Requirements:** All monument sign bases shall be constructed of the same masonry material as the front building façade on the same site. The sign structure must be constructed or covered with the same masonry material as the principal building, or stone. Sculpted aluminum sign panels will be allowed. All sign text and graphic elements shall be limited to a minimum of six (6) inches from the outer limits of the sign structure.
 - h. **Illumination:** Monument signs may only be illuminated utilizing lighting for sculpted aluminum panels or a ground lighting source where the light itself and supporting structure are not visible from public rights-of way.
3. **Building Signable Area.** Signs may be placed on the building within an area on the façade of a building below the roof line which is free of windows, doors or major architectural details and not higher than the lowest of the following: 25 feet above the adjoining sidewalks, or the bottom window sills of the second story or the highest part of the building between the head of the top story window and the underside of the roof.
- a. **Wall Signs:** Signs mounted directly on a building wall. May not project from wall more than 8 inches and shall cover no more than 40% of the signable area. Signs shall not obscure architectural features or detail.
 - b. **Applied Letter Signs:** Individual letters applied directly to building facade that shall not cover more than 40% of the signable area.
 - c. **Restaurant Menu Sign:** A small menu often placed in a glass front box and externally illuminated. Placed at restaurant's primary entrance and shall not exceed 6 square feet.
 - d. **Projecting Signs:** Sign extends from façade (perpendicular) and shall not exceed above the roof eaves or parapet wall. Maximum area: 30 square feet; minimum height: 7 feet above grade. Sign shall not project more than 5 feet from façade.
 - e. **Window Sign:** Sign painted (not applied) on a window and shall not cover more than 25% of the window.
 - f. **Awning Signs:** Sign with letters/logo painted, silk screened or stitched directly on the vertical face of an awning. The sign shall not cover more than 35% of the awning.
 - g. **Façade-Painted Signs:** Sign painted directly on the building façade that covers no more than 40% of the signable area.
4. Sign Design and Placement shall conform to the following:
- a. Wood, glass, metal – or an appropriate synthetic material that approximates the appearance of wood, glass or metal – are the only permitted materials.
 - b. The material's ability to maintain an acceptable appearance over time shall be a consideration in determining the appropriateness of synthetic materials.
 - c. Signs shall not obscure key architectural features.
 - d. Signs shall be limited to on-premise signs related to the use or business conducted on the same site.
 - e. Marquee type signs for announcements of activities taking place at the location are prohibited (exceptions: theatres, churches, schools, and institutional uses).
 - f. No billboards/off-premise signs shall be permitted.

- g. Multiple uses on a single property may share signs, but collectively shall not exceed the sizes specified herein.
 - h. Signs for multiple businesses on a single property shall be of similar material and design.
 - i. Abandoned signs and sign posts shall be removed.
 - j. Temporary signs shall not exceed 9 square feet.
 - k. Advertising signs shall not be permitted in windows with the exception of those not exceeding 60 square inches, of which a maximum of five are permitted.
4. The illumination of signs shall comply with the following:
- a. Signs shall be illuminated externally using spotlighting.
 - b. Spotlighting shall completely shield all light sources; light should be contained primarily within the sign frame.
 - c. Neon signs with color are permitted (no white neon lighting), but flashing signs are not.

N. OUTDOOR LIGHTING REQUIREMENTS

Outdoor lighting requirements shall be provided as required by *Section 6-12, Outdoor Lighting Requirements*.

O. OPEN STORAGE

Open storage is prohibited.

P. REFUSE FACILITIES

- 1. All refuse facilities shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, nor more than eight (8) feet in height or by an enclosure within a building.
- 2. Refuse containers shall have solid latching gates and shall be provided and maintained in a manner to satisfy local public health and sanitary regulations.
- 3. The width of the front gate opening of the refuse container enclosure shall provide at least two feet (2') of clearance on both sides of the refuse container.
- 4. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies.
- 5. Repair to damaged walls and gates shall be effected within 30 days of notification of such damage.

Q. CONCURRENT USE OF COMMERCIAL AND RESIDENTIAL STRUCTURES

All commercial structures may contain a residential use concurrent with the commercial use, in accordance with the following restrictions:

- 1. Only one residential unit, regardless of square footage of the residential use, may be permitted per commercial structure, except that

2. More than one residential unit may be permitted for loft or studio apartments if the total number of square footage allocated to residential use does not exceed sixty percent of the total square footage of the structure.
3. If residential units are constructed in accordance with 2 above, parking and access to the residential units shall be from the back [rear] side of the commercial use.

R. EXISTING RESIDENTIAL USES

All legal and valid residential uses existing on the effective date of this ordinance within the Commercial Zoning Districts shall have legal conforming status. The owners of the property where such uses are located shall be permitted, if necessary or desired, to rebuild, expand, or remodel. All expansions or remodels shall comply with the provisions of the Commercial Development Standards.

S. DESIGN STANDARDS

New construction within the commercial districts shall be subject to the Commercial Development Standards as adopted by the City.

T. SITE PLAN APPROVAL REQUIRED

Any new construction or modification of more than 50% of an existing structure shall require a site plan be submitted and approved by the City Council upon recommendation by the Planning and Zoning Commission.

NOTICE OF PUBLIC HEARING ON PROPOSED PARKLAND DEDICATION MASTER PLAN ORDINANCE

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS, THAT:

The Planning and Zoning Commission of the City of McLendon-Chisholm, Texas, will hold a public hearing to consider a proposed amendment to Chapter 14, Article 4, Section 4-13(E)(1), "Building Form," of the City's Zoning Ordinance to increase the maximum area allowed for a single floor in a commercial building from 6,000 square feet to 18,000 square feet.

A public hearing will be held by and before the Planning and Zoning Commission of the City of McLendon-Chisholm, Texas, on Tuesday, July 21, 2026, at 6:30 p.m., at McLendon-Chisholm City Hall, located at 1371 West FM 550, McLendon-Chisholm, Texas 75032.

Subsequently, the City Council of the City of McLendon-Chisholm, Texas, will hold a public hearing on Tuesday, July 28, 2026, at 6:30 p.m., at McLendon-Chisholm City Hall, located at 1371 West FM 550, McLendon-Chisholm, Texas 75032.

For additional information, please visit the City website at www.mclendon-chisholm.com

All interested persons are invited to appear and be heard.

Angela Jennings, City Secretary