



Planning Department

285 Uptown Blvd. Bldg. 100
Cedar Hill, TX 75104
O. 972.291.5100 X 1080
F. 972.291.7250

**NOTICE OF MEETING
PLANNING & ZONING COMMISSION
TUESDAY, MAY 5, 2026
T.W. "TURK" CANNADY – CEDAR HILL ROOM
CEDAR HILL GOVERNMENT CENTER
285 UPTOWN BLVD. – BLDG. 100
CEDAR HILL, TEXAS 75104
6:00 P.M.**

VISION STATEMENT: We envision Cedar Hill as a premier city that retains its distinctive character; where families and businesses flourish in a safe and clean environment.

MISSION STATEMENT: The mission of the City of Cedar Hill is to deliver the highest quality municipal services to our citizens and customers consistent with our community values.

AGENDA

1. **Call the Meeting to Order.**
2. **Approve the minutes of the April 21, 2026 regular meeting.**
3. **Citizens Forum/Public Comments.**
Please see the Planning Secretary to complete a Citizens Forum Information Form. Public comments may also be submitted online at: cedarhilltx.com/publiccomment. All public comments submitted online by 4pm on Planning & Zoning Commission meeting dates will be distributed to the Commission and entered into record.
4. **Regular Items**
 - a. **Case No. FP-781-2026** – Consider an application for a final plat for the Milotte Margaret Estates, Lots 2R, 3R-1, and 3R-2, being a replat of the Milotte Margaret Estates, Lots 2 and 3 for the purpose of shifting property lines and creating an additional lot on property zoned Single-Family Residential (SF-10) District for lots with a minimum area of 10,000 square feet, generally located on the north side of E. Little Creek Rd. and on the west side of S. Joe Wilson Rd., approximately 350 feet west of the intersection of E. Little Creek Rd. and S. Joe Wilson Rd., with the addresses being 711 E. Little Creek Rd. and 1000 S. Joe Wilson Rd.
*Applicant: Emily Thomas
Property Owner: Emily L. Thomas*

- b. **Case No. FP-782-2026** – Consider an application for a final plat for the Balcones Ranch Addition, Phase 1 on property zoned PD Ordinance No. 2024-813 District, generally located south of Lake Ridge Parkway and west of South Highway 67, with the approximate address being the 1900-2000 Block of Lake Ridge Parkway.
Applicants: Reece Bierhalter, Manhard Consulting (Atwell)
Property Owners: Frank Su, Meritage Homes of Texas, LLC

5. Staff Reports

- a. 2026 Development Cases

6. Adjourn.

I certify that the above notice of meeting was posted in accordance with the Texas Open Meetings Act on the 29th day of April, 2026.



Debra Kalsnes
Planning Executive Assistant

This facility is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call 972-291-5100 Ext. 1011 or (TDD) 1-800-RELAY TX (1-800-735-2989) at least 48 hours in advance of the meeting.

“PURSUANT TO SECTION 30.07, PENAL CODE (TRESPASS BY LICENSE HOLDER WITH AN OPENLY CARRIED HANDGUN), A PERSON LICENSED UNDER SUBCHAPTER H, CHAPTER 411, GOVERNMENT CODE (HANDGUN LICENSING LAW), IS PROHIBITED FROM CARRYING A HANDGUN INTO THE ROOM OR ROOMS IN WHICH ANY MEETING OF THE CITY COUNCIL OR ANY OTHER CITY BOARD OR COMMISSION THAT IS SUBJECT TO CHAPTER 551, TEXAS GOVERNMENT CODE (OPEN MEETINGS ACT) IS MEETING”

“DE CONFORMIDAD CON LA SECCIÓN 30.07, CÓDIGO PENAL (TRASPASO POR EL TITULAR DE LA LICENCIA CON UN ARMA DE MANO ABIERTA LLEVADA), UNA PERSONA CON LICENCIA BAJO EL SUBCAPÍTULO H, CAPÍTULO 411, CÓDIGO GUBERNAMENTAL (LEY DE LICENCIA DE ARMAS DE MANO), ESTÁ PROHIBIDO LLEVAR UNA HABITACIÓN EN LA MANO CUALQUIER REUNIÓN DEL CONSEJO DE LA CIUDAD O CUALQUIER OTRA JUNTA O COMISIÓN DE LA CIUDAD QUE ESTÉ SUJETO AL CAPÍTULO 551, CÓDIGO DE GOBIERNO DE TEXAS (LEY DE REUNIONES ABIERTAS) ”

PREMIER STATEMENTS
CEDAR HILL HAS DISTINCTIVE CHARACTER
CEDAR HILL IS SAFE
CEDAR HILL IS CLEAN
CEDAR HILL HAS VIBRANT PARKS, TRAILS AND NATURAL BEAUTY
CEDAR HILL HAS AN ENGAGED COMMUNITY
CEDAR HILL HAS EXCELLENT, SAFE & EFFICIENT INFRASTRUCTURE
CEDAR HILL HAS A STRONG AND DIVERSE ECONOMY
CEDAR HILL HAS TEXAS SCHOOLS OF CHOICE

Agenda Wording:

Approve the minutes of the April 21, 2026 regular meeting.

Attachments

PZ Draft Minutes

PZ Attendance

Department: Planning

Contact Name: Angela Self, FAICP

Phone Number: 972-291-5100

Attachments: Yes

If yes, how many pages:

**MINUTES
PLANNING AND ZONING COMMISSION
MEETING OF APRIL 21, 2026**

The Planning and Zoning Commission of the City of Cedar Hill, Texas met on Tuesday, April 21, 2026, at 6:00 p.m. in the T. W. "Turk" Cannady/Cedar Hill Room, 285 Uptown Blvd, Bldg. 100, Cedar Hill, TX.

Planning & Zoning Commissioners Present: Chairperson Lisa Thierry, Vice-Chairperson Jay Patton, and Commissioners Jerry White, Steven Hendon, Allena Anderson, Jami McCain, and Lew Blackburn

Absent: None

City Staff Members Present: Angela Self, Planning Director; Josue De La Vega, Senior Planner; and Debra Kalsnes, Planning Executive Assistant

1. Call the Meeting to Order.

Chairperson Thierry called the meeting to order at 6:00 p.m. declaring it an open meeting in which a quorum was present, and the meeting notice was duly posted.

2. Approve the minutes of the April 7, 2026, regular meeting.

A motion was made by Commissioner White and seconded by Commissioner Hendon to approve the minutes of the April 7, 2026, regular meeting. The vote was as follows:

Ayes: 6 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, Anderson, and Blackburn

Nays: None

Abstain: 1 – Commissioner McCain due to absence

The motion carried.

3. Citizens Forum/Public Comments.

There were none.

5. Public Hearing Item

- a. Case No. PD-750-2025** – An application for a change in zoning from Local Retail (LR) District to a Planned Development (PD) District for Mini-Warehouse/Self Storage on a property generally located on the south side of E. Wintergreen Road, approximately 160
-

feet to the east of the intersection of Elise Street and E. Wintergreen Road with the address being 1038 E. Wintergreen Road.

Applicant: Aaron Rowley, MV Investments

Representative: Jonathan R. McNamara, Colliers Engineering & Design

Property Owner: William Ingle and Robin Ingle

Senior Planner De La Vega briefed the Commission on the request. Staff recommended denial of the request but stated that if the rezoning request was approved, the approval should be subject to the following conditions recommended by staff.

1. Maximum building height shall be limited to 2-stories.
2. A minimum 83-foot building setback, measured from the west property line to the nearest element of the building.
3. Additional screening trees of large evergreen species shall be proposed within the 83-foot building setback.

Chairperson Thierry asked if there were any questions for staff from the Commissioners.

Staff responded to questions posed by the Commission and stated that Local Retail would allow a 6-story building with additional setbacks, there would be one way in and out of the facility, that fire approved the concept plan, that the tree line would be addressed at Site Plan, and that Public Works would be responsible for road improvements.

Chairperson Thierry asked the applicant to come forward and address the Commission. Tommy Mann representing the applicant at 500 Winstead Rd, Dallas, TX, Bill Ingle at 409 Daniel Lane, Cedar Hill, TX, and Sam Blakeney with MV Investments at 1065 Cottingham Dr, Mt Pleasant, SC, came forward, made a presentation and statements, and stated they were available to answer questions.

Chairperson Thierry asked the Commission if there were any questions of the applicant.

The applicant responded to the Commission's question and stated that the conditions of the setback and number of stories would not be viable, and that there were 6-7 attendees to the HOA meeting with the majority living on Elise St and there was another zoom meeting with 3 attendees.

Director Self informed the Commissioners that a letter providing comment on the application was received and was provided to them.

Chairperson Thierry opened the public hearing. She asked if there was anyone wishing to speak in support of the request. No one came forward.

Chairperson Thierry asked if there was anyone wishing to speak in opposition of the request. The following came forward and made a statement: Socorra Escalante at 1027 E Wintergreen, Cedar Hill, TX.

Chairperson Thierry closed the public hearing.

Chairperson Thierry asked the Commission if there were additional questions of staff or the applicant.

Staff responded to the Commission's questions and stated that the Commission could give direction to staff to alter the conditions of approval and clarified that the 2-stories was recommended by staff regarding the impact to the adjacent properties and the intensity of the development.

The applicant responded to the Commission's questions and stated that the detention ponds were determined by the square footage of the building, and that the timeline for construction would be approximately 11-12 months.

The Commission deliberated.

Vice-Chairperson Patton made a motion to approve subject to conditions recommended by staff, excluding condition #1.

The motion was seconded by Commissioner White.

Ayes: 5 – Chairperson Thierry, Vice-Chairperson Patton and Commissioners White, Hendon, and McCain

Nays: 2 – Commissioners Anderson and Blackburn

Abstain: None

Chairperson Thierry declared the motion carried and stated this case would be considered by City Council on May 12, 2026.

6. Staff Reports.

Planning Director Self stated that there will be a meeting on May 5th with 2 items and reminded the Commissioners of their re-appointment applications.

7. Adjourn.

Commissioner Hendon made a motion to adjourn and it was seconded by Commissioner McCain.

The meeting adjourned at 7:26 p.m.

Lisa Thierry
Chairperson

Debra Kalsnes
Planning Executive Assistant

DRAFT

A = Absent
P = Present

Planning and Zoning Commission May 2025 - May 2026 Attendance Record

		Lisa Thierry (Chair)	Jay Patton (Vice-Chair)	Jerry White	Dr. Allena Anderson	Steve Hendon	Jaimi McCain	Lew Blackburn
Year Appointed		2010	2019	2020	2021	2022	2022	2024
Year Term Expires		2027	2027	2027	2026	2027	2026	2026
5/6/2025	Reg	P	P	P	P	P	A	P
5/20/2025	Reg	P	P	P	P	P	P	P
6/18/2025	Special	P	P	A	P	P	A	P
7/1/2025	Reg	P	P	P	P	P	P	P
7/15/2025	Reg	P	P	P	P	P	A	P
8/5/2025	Reg	P	P	P	P	P	P	A
9/2/2025	Reg	P	P	P	P	P	P	P
9/16/2025	Reg	A	P	P	P	P	P	P
10/7/2025	Reg	P	P	P	A	P	P	A
10/21/2025	Reg	P	P	A	P	P	A	P
11/4/2025	Reg	A	P	P	A	P	P	P
11/18/2025	Reg	P	P	P	A	P	P	P
12/2/2025	Reg	P	P	P	P	P	P	P
12/16/2025	Reg	P	P	A	P	P	A	P
1/6/2026	Reg	P	P	P	P	P	P	P
1/20/2026	Reg	P	P	P	P	P	P	P
2/3/2026	Reg	P	P	P	P	P	P	P
3/3/2026	Reg	P	P	P	P	P	A	P
3/17/2026	Reg	P	P	P	P	P	P	P
4/7/2026	Reg	P	P	P	P	P	A	P
4/21/2026	Reg	P	P	P	P	P	P	P

Agenda Wording:

Case No. FP-781-2026 – Consider an application for a final plat for the Milotte Margaret Estates, Lots 2R, 3R-1, and 3R-2, being a replat of the Milotte Margaret Estates, Lots 2 and 3 for the purpose of shifting property lines and creating an additional lot on property zoned Single-Family Residential (SF-10) District for lots with a minimum area of 10,000 square feet, generally located on the north side of E. Little Creek Rd. and on the west side of S. Joe Wilson Rd., approximately 350 feet west of the intersection of E. Little Creek Rd. and S. Joe Wilson Rd., with the addresses being 711 E. Little Creek Rd. and 1000 S. Joe Wilson Rd.

Applicant: Emily Thomas

Property Owner: Emily L. Thomas

Attachments

Staff Report

Aerial Map

Final Plat

Department: Planning

Contact Name: Josue De La Vega

Phone Number: 972-291-5100

Attachments: Yes

If yes, how many pages: 10



TO: Planning and Zoning Commission

FROM: Josue De La Vega, Senior Planner

P&Z DATE: May 5, 2026

RE: Case No. FP-781-2026 (Final Plat – Milotte Margaret Estates, Lots 2R, 3R-1, and 3R-2, Block 1)

REQUEST:

Case No. FP-781-2026 – Consider an application for a final plat for the Milotte Margaret Estates, Lots 2R, 3R-1, and 3R-2, being a replat of the Milotte Margaret Estates, Lots 2 and 3 for the purpose of shifting property lines and creating an additional lot on property zoned Single-Family Residential (SF-10) District for lots with a minimum area of 10,000 square feet, generally located on the north side of E. Little Creek Rd. and on the west side of S. Joe Wilson Rd., approximately 350 feet west of the intersection of E. Little Creek Rd. and S. Joe Wilson Rd., with the addresses being 711 E. Little Creek Rd. and 1000 S. Joe Wilson Rd.

Applicant: Emily Thomas

Property Owner: Emily L. Thomas

SUMMARY:

The two subject properties are currently platted as Milotte Margaret Estates, Lots 2 and 3. Lot 2 (711 E. Little Creek Rd.) is developed with a single-family home constructed in the year 2000, while Lot 3 (1000 S. Joe Wilson Rd.) is undeveloped. The applicant would like to subdivide Lot 3 to create an additional lot for future conveyance of one of the lots (Lot 3R-1 on proposed replat) and shift property lines to comply with technical requirements. Creating an additional lot and shifting property lines require replatting the properties.

A final plat defines the lot lines, establishes how roadway access will be provided to each lot, and delineates infrastructure provisions for water, sewer and drainage to and on each property. When property is platted, the Subdivision Regulations require that public facilities be extended to serve the platted lots. Due to the distances required to connect to city sanitary sewer services, City Council in 2018 approved a variance to allow the two subject properties (Lot 2 and 3 on the current plat) to be served by on-site septic systems. In fact, the existing single-family home is currently served by an on-site septic system.

Replatting the subject properties to reconfigure the lot boundaries and create an additional lot requires the property owner to request a new variance from the City Council to the requirement to extend public sanitary sewer. Due to the distances beyond 200 feet between proposed Lot 2R, Lot 3R-2 and possible points of connection to the city sanitary sewer, staff supports the variance request for said lots. However, the northern lot line of proposed Lot 3R-1 is near a connecting point to the city sanitary sewer; therefore, the variance would not include Lot 3R-1 and future development of said lot must connect to the city sanitary sewer service.

ACTION REQUIRED:

A minimum of four Planning and Zoning Commission members are required to recommend approval to the City Council. As a result of State House Bill 3167, the Commission shall recommend approval, approve with conditions, or disapprove a plat application within 30 days. City Council shall approve, approve with conditions, or disapprove the plat no more than 30 days from the Commission’s recommendation. This final plat was submitted on April 6, 2026.

STAFF’S RECOMMENDATION:

Staff recommends approval subject to the following conditions being addressed prior to recordation of the plat:

Planning Department	Code Citation
1. Provide an as-built survey showing existing conditions including but not limited to the following: <ul style="list-style-type: none"> • Existing on-site septic system showing the location of the tanks, manholes, spray fields and the underground lateral lines; • All existing structures, such as main house, detached garages and accessory structures, pools, fences, etc. • Pavement, driveways, patios, etc. • Provide general dimensions. 	
2. Add case no. FP-781-2026 underneath the Title Block.	
3. Add a note stating purpose of replat.	
4. Add the following note on the plat: “This replat does not attempt to amend or remove any	

<p>covenants or restrictions.”</p>	
<p>5. Add the following note on the plat:</p> <p>“Selling a portion of this addition by metes and bounds is a violation of the Subdivision Regulations and State law and is subject to fines and/or the withholding of utilities and building permits.”</p>	<p>TLGC, Section 212.014</p>
<p>6. Add the following note on the plat:</p> <p>“Building setbacks shall comply with the Zoning Ordinance at the time of the Building Permit.”</p>	<p>Chapter 20, Section 20-11(b)(9) of the Subdivision Ordinance</p>
<p>7. For a replat, revise the Title Block as shown below:</p> <p style="text-align: center;">FINAL PLAT of LOT(S) _____, BLOCK(S) _____, OF THE _____ ADDITION CEDAR HILL, DALLAS COUNTY, TEXAS and being a REPLAT of Lot(s) _____, Block(s) _____ as previously filed in Volume _____, Page _____ of the plat records of Dallas County.</p>	<p>Chapter 20, Section 20-11(f) of the Subdivision Ordinance</p>
<p>8. Add the following City approval Block to the plat:</p> <p><i>Typical CITY APPROVAL BLOCK: PLACE THIS ON ALL COPIES OF THE FINAL PLAT</i></p> <div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">CITY APPROVAL STATEMENT:</p> <p>Approved this _____ day of _____, 20____, by the City of Cedar Hill, Texas.</p> <p>_____</p> <p><i>Mayor of Cedar Hill, TX</i></p> <p>_____</p> <p><i>Planning & Zoning Commission Chairman of Cedar Hill, TX</i></p> <p>_____</p> <p><i>City Secretary of Cedar Hill, TX</i> Page ____ of ____</p> </div>	<p>Chapter 20, Section 20-11</p>
<p>9. Show and dimension the existing right-of-way of South Joe Wilson Rd. and East Little Creek Rd. Provide dimensions at each corner pin.</p>	<p>Chapter 20, Section 20-11(b)(2) of the Subdivision Regulations.</p>
<p>10. Label previous lot lines as “Existing Lot line to be abandoned by this plat”.</p>	
<p>11. Provide Northern and Easterlings for at least two corner pins</p>	

for reference in city GIS system.	
12. Revise dates (year) on signature blocks.	
13. Remove word "revised" from the name of the plat.	
14. Revise Surveyor's Certificate to reference correct city (City of Cedar Hill).	
15. Revise vicinity map to include Lot 2R.	
16. Relocate Line Table outside diagram.	
17. Revise plat to a larger scale (diagram should be larger).	
18. Remove owner's phone number from plat.	
19. The proposed Lot 3R-2 will no longer have access to South Joe Wilson Road. Please note there is an existing 50-foot wide Mobil Oil Pipeline Easement along the west property line that takes up the entire flagpole area provided for the driveway access from East Little Creek Road into Lot 3R-2. Before this plat can be recorded, provide approval from the pipeline company allowing a driveway that meets city codes and standards to be fully constructed within their easement along the flagpole area. If they do not allow this, you can consider widening the flagpole area as long as you provide an as-built survey that shows the existing and proposed property lines, the existing house on Lot 2R and the existing septic system (including the spray field) so that staff can verify that the proper setbacks from the proposed property lines are still being accomplished.	

Fire Department	Code Citation
1. 24 foot wide approved fire apparatus access road capable of supporting heaviest fire apparatus. When access road is a dead end, an approved fire apparatus turnaround shall be provided.	Appendix D IFC D102.1 & D103.4

Parks Department	Code Citation
1. Due to the size of the residential property, the applicant	Chapter 20,

<p>and/or property owner is required to pay a fee in lieu of park land dedication of \$700 per each lot. Additionally, \$500 per each dwelling (lot) is due for the park development fee. These fees will only apply to the newly created lot since parks fees were paid for the two current lots when they were previously platted. Therefore, the total amount due is \$1,200.</p>	<p>Section 20-42(c) & Section 20-43(a) of the Subdivision Regulations</p>
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STANDARDS FOR REVIEW:

The requirements for a final plat are described in Section 20-11 of Chapter 20 of the Code of Ordinances [Subdivision Ordinance].

Requirement	Staff's Findings
<p><i>Conformance with Preliminary Plat</i></p>	<p>Upon approval of the variance, no public infrastructure is required to be extended to serve the three lots. Therefore, a preliminary plat would not be required.</p>
<p><i>The setbacks shall be consistent with the requirements of the Zoning District.</i></p> <p><i>Min. Front Yard: 30 ft</i> <i>Min. Side Yard (interior): 5 ft</i> <i>Min. Side Yard (street side): 15 ft</i> <i>Min. Rear Yard: 25 ft</i></p>	<p>Existing and future structures must comply with Zoning District minimum yard setbacks.</p>
<p><i>The minimum lot area, lot width, and lot depth shall meet the requirements of the Zoning District.</i></p> <p><i>Min. Area: 10,000 square feet</i> <i>Min. Width: 80 ft.</i> <i>Min. Depth: 100 ft.</i></p>	<p>The proposed lots comply with the minimum lot area and dimensions.</p>
<p><i>Each development shall have adequate access to the thoroughfare network.</i></p>	<p><u>Vehicles</u> – The proposed lots would have access to either E. Little Creek Rd. or S. Joe Wilson Rd.</p> <p><u>Pedestrians</u> – The proposed lots would have access to existing sidewalks along E. Little Creek Rd. and S. Joe Wilson Rd.</p>

<p>All lots shall be connected to a public water system with adequate capacity to provide water for domestic and emergency purposes.</p>	<p>The properties have access to the public water system.</p>
<p>All lots shall be served by an approved means of wastewater collection and treatment.</p>	<p>The property owner requests a variance from the City Council to the requirement to extend public sanitary sewer to Lots 2R and 3R-2 on the proposed replat. See "Variance Request" section below.</p>
<p>Drainage improvements serving new development shall accommodate potential runoff from the entire upstream drainage area under developed conditions and shall be designed to prevent overloading the capacity of the downstream drainage system.</p>	<p>No additional drainage improvements are required.</p>
<p>Proposed capital improvements shall conform to the City's master plans for public facilities and services.</p>	<p>There are no master plan service line extensions required within the properties per the Water and Wastewater Master Plans at this time.</p>
<p>Delineate proposed boundary lines, easements, dimensions, contours, existing and proposed infrastructure (public and private), detention/retention basins, floodways and floodplains, street names, and parks/open spaces.</p>	<p>Labels and notes as noted in staff's conditions will need to be addressed with the final plat resubmittal.</p>
<p>Dedicate park land and pay park development fee.</p>	<p>Due to the size of the residential property, the applicant is required to pay a fee of \$700 per lot in lieu of park land dedication. Additionally, \$500 per lot is due for the park development fee. The total amount due is \$1,200.</p>

VARIANCE REQUEST:

The property owner requests a variance from the City Council to the requirement to extend public sanitary sewer to Lots 2R and 3R-2 on the basis that such requirement represents an undue hardship given that there is no available city sanitary sewer along E. Little Creek Rd. and S. Joe Wilson Rd. adjacent to Lots 2R and 3R-2, any possible points of connection to public sanitary sewer are beyond 200 feet from said lots. Section 20-22(b) of the Subdivision Ordinance stipulates the following:

“Sanitary sewers shall be designed in accordance with the standard specifications of the Texas Natural Resources Conservation Commission (TNRCC) for public works constructions. Sanitary sewer facilities shall be provided to adequately service the addition or subdivision and conform to the city’s sewer master plans.”

Per Section 20-25 of the Subdivision Regulations, the City Council may authorize a variance from the Subdivision Regulation when in its opinion undue hardship will result from strict adherence to the regulations taking the items noted below into consideration. Staff has addressed each item.

- a. Nature and density of the proposed use of land** – The existing zoning district is “SF-10” (Single-Family Residential – 10,000 SF minimum), a district intended for the development of lower density detached single family housing. The sizes of the lots in the proposed replat range from 4.00 acres to 7.07 acres, one of which is already developed with a single-family home.
- b. Existing uses of the land in the vicinity** – The properties in the surrounding area are zoned “RR” (Rural Residential) District and “SF-10” (Single-Family Residential) District; these properties are developed with single-family dwellings and an elementary school.
- c. Number of persons that will reside or work in the proposed subdivision** – Three platted, single-family lots are proposed. The average number of persons per household in Cedar Hill is approximately 3.
- d. Effect of the variance upon traffic, public health, safety, convenience and welfare** – As long as the property owners adhere to the requirements and routine maintenance of the on-site septic systems, no negative impact is anticipated since each on-site septic system would service only one single-family residential lot.

In order to grant the variance, City Council must find the following:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter

[Subdivision Regulations] would result in unnecessary hardship to the applicant.

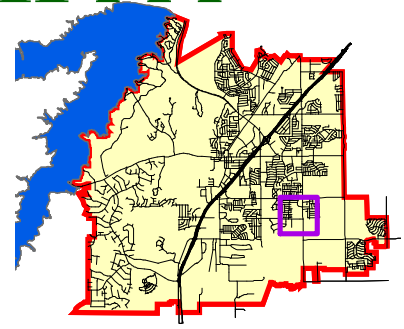
2. That the variances are necessary for the preservation and enjoyment of a substantial property right of the applicant, that the granting of the variance will not be detrimental to the public health safety or welfare or injurious to other property in the area.
3. That the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter [Subdivision Regulations]. Such finding of the City Council together with the specific facts on which such findings are based shall be incorporated under the official minutes of the City Council meeting at which such variance is granted. Variances may be granted only when in harmony with the general purpose and intent of this chapter so that the public health, safety and welfare may be secured, and substantial justice done. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship.

ATTACHMENTS:

1. Staff Report
2. Aerial Map
3. Final Plat

City of Cedar Hill

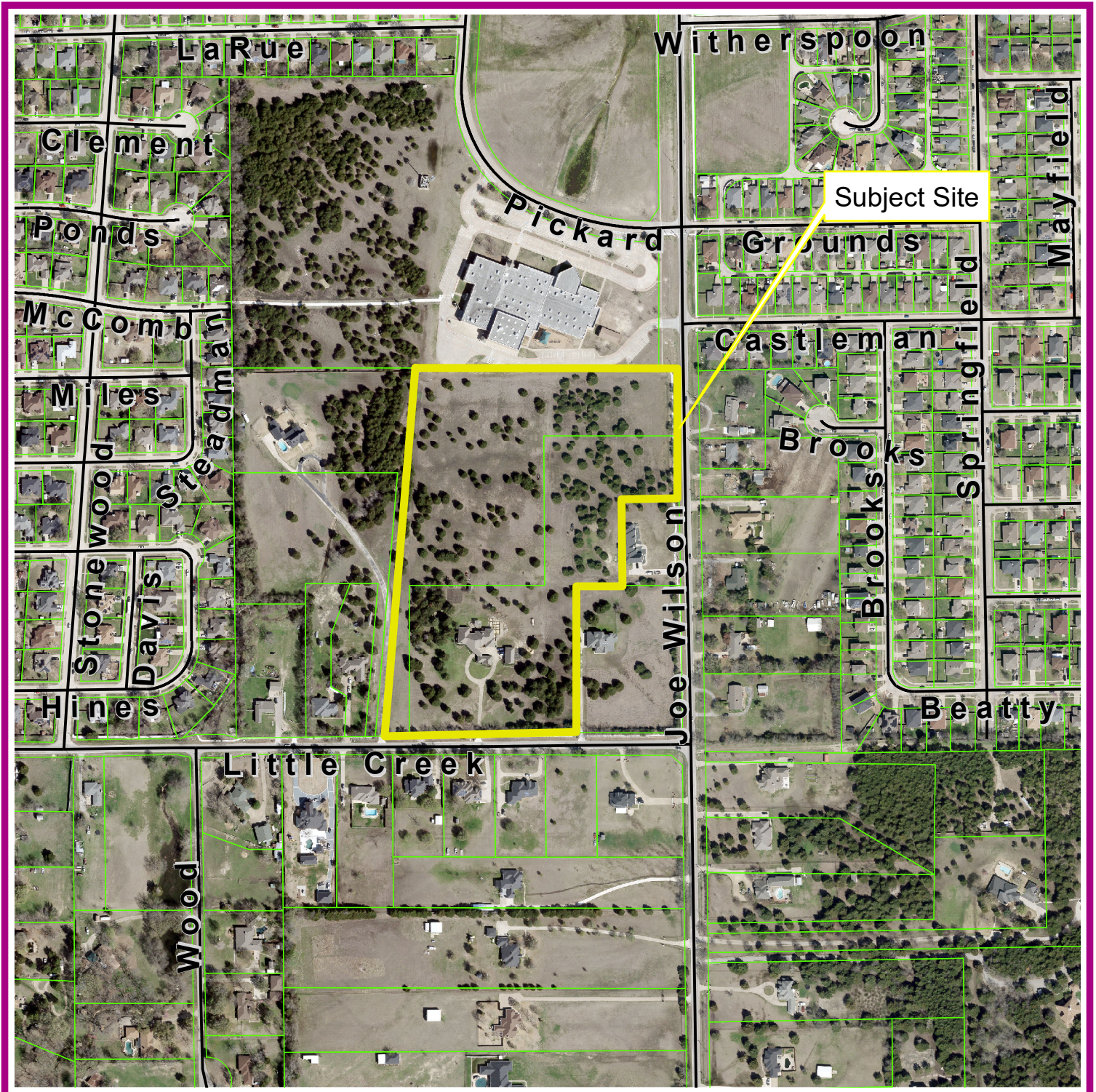
Case FP-781-2026



Map Printed - April 2026
Cedar Hill Planning Department



1 inch = 411 feet



OWNER'S CERTIFICATE

Being all of Lots 2 and 3, Block 1, of Milotte Margaret Estates, an addition to the City of Cedar Hill, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201800094484, Official Public Records, Dallas County, Texas, said lot 3 being all of that certain tract of land described in deed as Tract 1 to Artis G. Thomas and wife, Emily L. Thomas, as recorded in Volume 99185, Page 2018, Deed Records, Dallas County, Texas, said Lot 2 being all of that certain tract of land described as Tract 2 in said Thomas deed, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southwest corner of said Lot 3 and the southeast corner of that certain tract of land described in deed to Ryan T. May and wife, Jessica May, as recorded in Instrument No. 201600365080, said Official Public Records, said iron rod being on the north line of East Little Creek Road (60 foot right-of-way);

Thence North 04° 08' 04" East, a distance of 1,073.23 feet along the common line of said Lot 3 and said May tract to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the northwest corner of said Lot 3 and the northeast corner of said May tract, said iron rod being on the south line of that certain tract of land described in deed to Cedar Hill Independent School District, as recorded in Volume 20000126, Page 3961, aforesaid Deed Records;

Thence North 89° 20' 54" East, a distance of 742.29 feet along the common line of said Lot 3 and said Cedar Hill Independent School District tract to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the northeast corner of said Lot 3, said iron rod being on the west line of S. Joe Wilson Road (variable width right-of-way);

Thence South 00° 54' 05" East, a distance of 200.00 feet along said west line to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the most northerly southeast corner of said Lot 3 and the northeast corner of aforesaid Lot 2;

Thence South 00° 49' 40" East, a distance of 184.00 feet along said west line to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the most northerly southeast corner of said Lot 2 and the northeast corner of Lot 1, aforesaid Block;

Thence South 89° 20' 54" West, a distance of 230.00 feet along the common line of said Lots 1 and 2 to a 1/2-inch iron rod found at the northwest corner of said Lot 1;

Thence South 00° 57' 15" East, a distance of 256.00 feet along said common line to a 1/2-inch iron rod found at the southwest corner of said Lot 1, said iron rod being on the north line of that certain tract of land described in deed to Randall Stewart and Lisa J. Stewart, as recorded in Volume 96120, Page 493, aforesaid Deed Records;

Thence south 89° 20' 54" West a distance of 50.85 feet along the common line of aforesaid Lot 2 and said Stewart tract to a 1/2-inch iron rod found at the northwest corner of said Stewart tract;

Thence South 00° 39' 06" East, a distance of 431.98 feet along said common line to a 1/2-inch iron rod found at the most southerly southeast corner of said Lot 2 and the southwest corner of said Stewart tract, said iron rd being on the aforesaid north line of East Little Creek Road;

Thence South 89° 36' 20" West, a distance of 553.78 feet along said north line to the Point of Beginning and containing 664,977 square feet or 15.266 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **EMILY L. THOMAS**, owner, does hereby adopt this plat designating the herein described property as

**LOTS 2R, 3R-1, AND 3R-2, BLOCK 1,
MILOTTE MARGARET ESTATES, REVISED,**

an addition to the City of Cedar Hill, Dallas County, Texas, and does hereby dedicate to the public use forever the streets, alleys and utility easements shown thereon and does hereby dedicate the utility easements only shown on this plat for the mutual use and accommodations of all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the constructions of, maintenance or efficiency of its respective system on any of these utility easements only and any public utility shall at all times have the right of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Witness, my hand, this the ____ day of _____, 2025.

EMILY L. THOMAS

**STATE OF TEXAS:
COUNTY OF DALLAS:**

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

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

Notary Public in and for _____ County, Texas
My commission expires _____.

**STATE OF TEXAS:
COUNTY OF DALLAS:**

That I, David Apple, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown thereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Mesquite, Texas.

WITNESS MY HAND AT _____, TEXAS, this the ____ day of _____, 2025.

David Apple, R.P.L.S.
Texas Registration No. 5932
Premier Surveying LLC
5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093

**STATE OF TEXAS:
COUNTY OF DALLAS:**

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

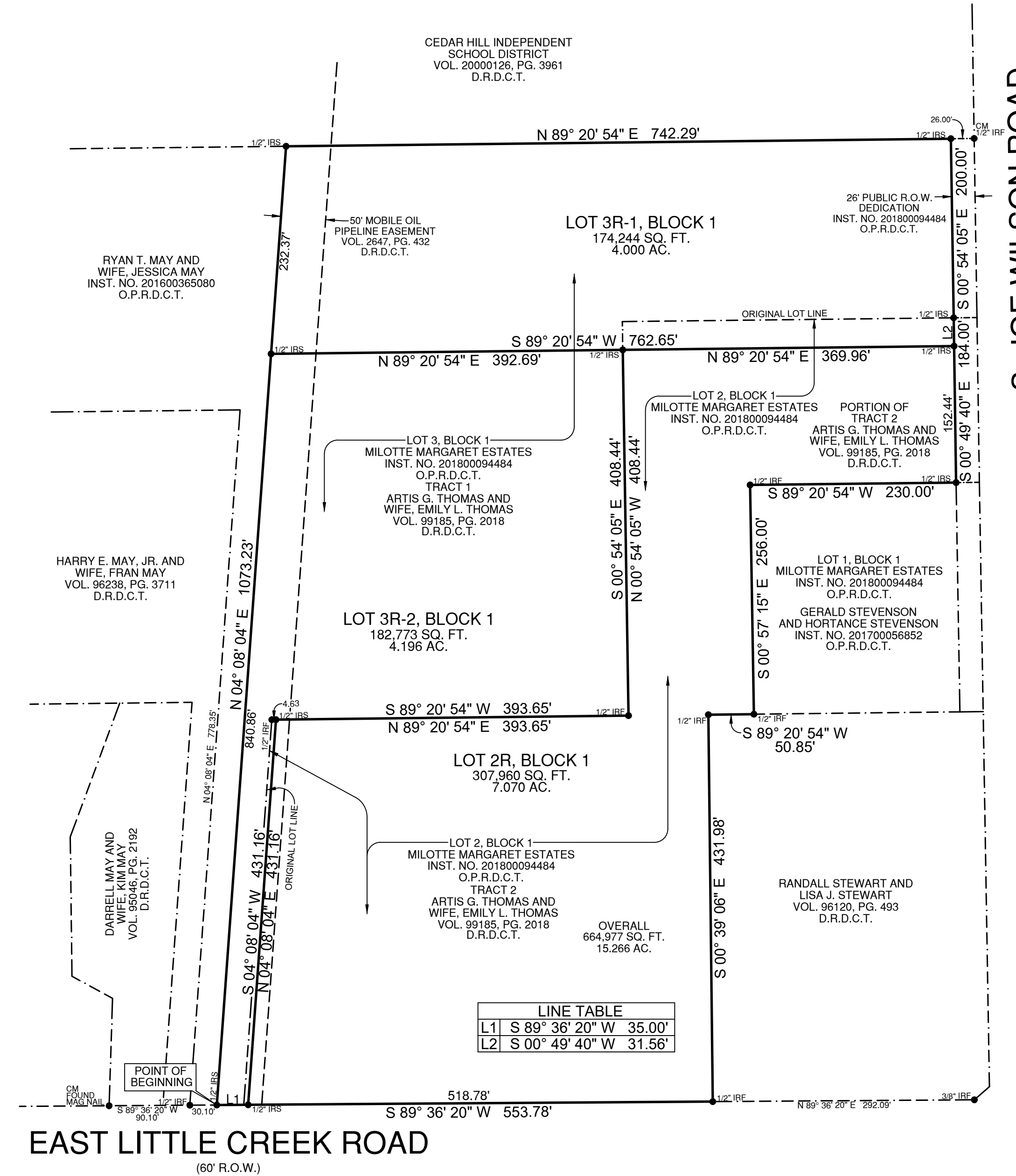
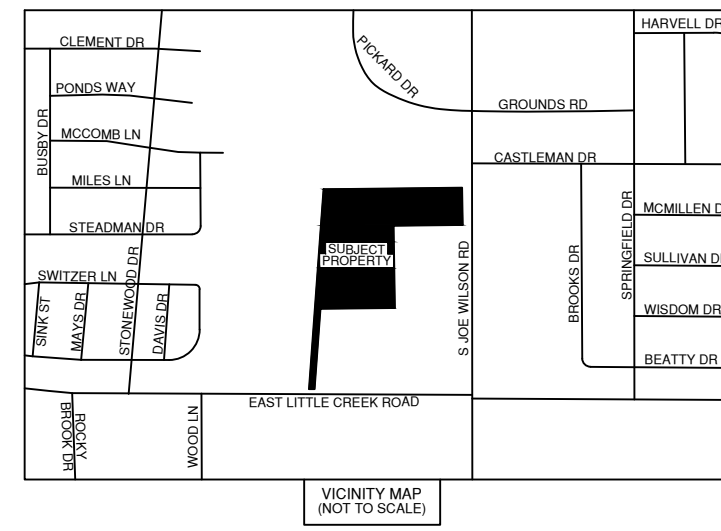
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public in and for _____ County, Texas
My commission expires _____.

FLOOD INFORMATION:

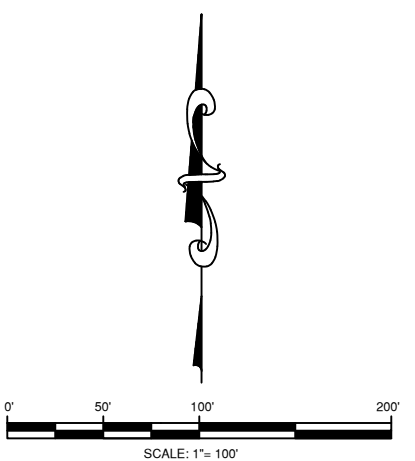
The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "X" rating as shown by Map No. 48113C0610 K, dated July 7, 2014.

BEARINGS BASED ON PLAT RECORDED IN INST. NO. 201800094484, O.P.R.D.C.T.



LINE TABLE

L1	S 89° 36' 20" W	35.00'
L2	S 00° 49' 40" W	31.56'



SURVEYOR: PREMIER SURVEYING, LLC DAVID APPLE, R.P.L.S. 5700 W. PLANO PARKWAY, SUITE 1200 PLANO, TEXAS 75093 PHONE: 972-612-3601 FAX: 855-892-0468		OWNER: EMILY L. THOMAS 711 E. LITTLE CREEK ROAD CEDAR HILL, TX 75104 PHONE: 214-244-8409	REPLAT LOTS 2R, 3R-1, AND 3R-2, BLOCK 1 MILOTTE MARGARET ESTATES, REVISED BEING A REPLAT OF LOTS 2 AND 3, BLOCK 1 MILOTTE MARGARET ESTATES AN ADDITION TO THE CITY OF CEDAR HILL DALLAS COUNTY, TEXAS 3 LOTS PREPARED: NOVEMBER, 2025 BEING A 15.266 ACRE TRACT OF LAND SITUATED IN THE S. J. BADIETT SURVEY, ABSTRACT NO. 132, DALLAS COUNTY, TEXAS.
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Agenda Wording:

Case No. FP-782-2026 – Consider an application for a final plat for the Balcones Ranch Addition, Phase 1 on property zoned PD Ordinance No. 2024-813 District, generally located south of Lake Ridge Parkway and west of South Highway 67, with the approximate address being the 1900-2000 Block of Lake Ridge Parkway.

Applicants: Reece Bierhalter, Manhard Consulting (Atwell)

Property Owners: Frank Su, Meritage Homes of Texas, LLC

Attachments

Staff Report

Final Plat

Aerial Map

Department: Planning

Contact Name: Maria Pena

Phone Number: 972-291-5100

Attachments: Yes

If yes, how many pages: 18

TO: Planning and Zoning Commission

FROM: Maria Peña, Assistant Planning Director

P&Z DATE: May 5, 2026

RE: Case No. FP-782-2026 (Final Plat – Balcones Ranch Addition, Phase 1)

REQUEST:

Case No. FP-782-2026 – Consider an application for a final plat for the Balcones Ranch Addition, Phase 1 on property zoned PD Ordinance No. 2024-813 District, generally located south of Lake Ridge Parkway and west of South Highway 67, with the approximate address being the 1900-2000 Block of Lake Ridge Parkway.

Applicants: Reece Bierhalter, Manhard Consulting (Atwell)

Property Owners: Frank Su, Meritage Homes of Texas, LLC

SUMMARY:

The applicant submitted a final plat for approximately 125 acres to create 238 single-family residential lots, 28 Home Owner’s Association (HOA) lots, one city lift station lot and one city open space lot of approximately 59 acres. All HOA lots will be owned and maintained by the HOA and the city open space lot will be owned and maintained by the City. In addition, new right-of-way dedications and utility easements by this plat will be required to ensure all lots have access to utilities.

A final plat defines the lot lines, establishes how roadway access will be provided to each lots and delineates infrastructure provisions for both franchise and public utilities to and on property. This final plat represents one of several required steps to develop the subject property.

ACTION REQUIRED:

A minimum of four Planning and Zoning Commission members is required to recommend approval to the City Council. As a result of State House Bill 3167, the Commission shall approve, approve with conditions, or disapprove a plat



application within 30 days. This final plat was submitted on March 30, 2026.

STAFF'S RECOMMENDATION:

Staff recommends approval subject to the following conditions being complied with prior to recordation of the plat:

Planning Department	Code Citation
<p>1. Provide evidence of plat distribution to the applicable franchise utility companies.</p> <p>Simply send them an email to the applicable contacts, and copy the City and with the following: <i>"On behalf of the (applicant's name), we are submitting a final plat at (address) for a residential subdivision of 238 lots in Cedar Hill, Texas. If you have any questions, please contact me and/or the applicant."</i></p>	<p>Chapter 20, Section 20-11(c)(1) thru (9) of the Subdivision Regulations</p>
<p>2. Provide approval from the Post Office regarding the proposed residential subdivision layout PRIOR TO RECORDATION of the Final Plat.</p>	<p>Chapter 20, Section 20-11(c)(9) of the Subdivision Regulations</p>
<p>3. Provide a certified copy of the owner association agreement and association by-laws where required for maintenance prior to the recordation of the plat.</p>	<p>Chapter 20, Section 20-11(b)(21)(b) of the Subdivision Regulations</p>
<p>4. Add case no. FP-782-2026 underneath the Title Block.</p>	
<p>5. This property is within both Dallas County and Ellis County. Staff contacted both Counties requesting requirements for the recording of this Plat.</p> <ul style="list-style-type: none"> • Ellis County response – plat must meet both Texas Property Code for recording and TLGC. Plat sheet size must be 18"x24". • Dallas County response – plat must clearly show/delineate both Counties. Typical Plat sheet size is 24"x36", but they will accept 18"x24". <p>Contact each county directly to confirm and revise sheet layout as needed.</p>	<p>See the attached County correspondences</p>
<p>6. Provide the following note on the plat. "Selling a portion of this addition by metes and bounds is a violation of the Subdivision Regulations and State law and is subject to the withholding of utilities and building permits."</p>	<p>Chapter 20, Section 20-2 of the Subdivision Regulations and TLGC, Section</p>

	212.004
7. Remove all building lines and/or yard setback lines and call outs from the proposed plat. Add the following note on the plat. "Building setbacks shall comply with the Zoning Ordinance at the time of the Building Permit."	Chapter 20, Section 20-11(b)(9) of the Subdivision Ordinance
8. Provide the bearing and distance information for all proposed easements.	Chapter 20, Section 20-11(5) of the Subdivision Ordinance
9. Label all existing and proposed easements.	Chapter 20, Section 20-11(b)(5)c of the Subdivision Ordinance
10.The table listing the residential lots and the HOA/Open Space lots has missing lot numbers. Please revise.	Chapter 20, Section 20-10.b(8) of the Subdivision Ordinance
11.Provide the recording information for all proposed off-site easements and/ or easements not by this plat, on this plat prior to the recordation of the plat.	
12. Revise the Title Block to separate how many acres are in Dallas County and Ellis County. Add "Addition" to the Title Block and under "Dedication".	Chapter 20, Section 20-11(b)(11) of the Subdivision Regulations; Chapter 20, Section 20-11(f) of the Subdivision Ordinance
13.Per PD, A minimum of 10% of the total 30' / 40' / 50'/ 60 -ft lots with the property may be allowed no more than 5% reduction in area due to site constraints. Verify and confirm.	PD No. 2024-813 Section 10
14. Provide an exhibit that overlays the following information on a plat layout to confirm the maintenance easement locations on this plat: a. all the retaining walls required per engineering plans b. all the fences/screening walls required that will be owned and maintained by the HOA per Section 10.O of PD-2024-813. c. all the maintenance easements associated with walls and fences listed above.	Chapter 20, Section 20-11(b)(19)

15. Remove the telephone and email address from plat.	
16. Add "By this plat" to all proposed plats and add "Dedicated by this plat" to all city properties.	
17. Label all HOA lots on all sheets	
18. Confirm that the meets and bounds does not have to be separated per county property.	
19. Add the Title within the Meritage Homes of Texas Organization for Frank Su under the Dedication Certificate.	

Parks Department	Code Citation
1. Park Land Dedication per PD Ordinance has been satisfied. The park development fee of \$700 per dwelling unit will be required. The developer is constructing a 10-foot concrete city trail that is approximately 3,300 linear feet with Phase 1 infrastructure improvements. The developer may utilize this fee requirement for the construction of this trail. Please provide a cost estimate (OPC) for the construction of this trail.	Chapter 20, Section 20-42(c) & Section 20-43(a) of the Subdivision Regulations
2. Provide 10-ft Trail Easements for the trail sections that cross HOA lots.	

Public Works Department	Code Citation
1. Provide Northern and Easterlings for at least two corner pins for reference in city GIS system.	Chapter 20, Section 20-11(b)(3) of the Subdivision Regulations
2. Please remove the escarpment limits and contact line from the Plat. However, a note shall be added that the escarpment exists and that there is a plan associated. This shall comply with the City Ordinance and the escarpment plan.	Chapter 20, Section 20-75(c) of the Subdivision Regulations
3. Please indicate that City lots are being dedicated by this Plat.	
4. Please add a note stating any changes in the approved grading plans shall be submitted to the city.	

STANDARDS FOR REVIEW:

The requirements for a final plat are described in Section 20-11 of Chapter 20 of the Code of Ordinances [Subdivision Ordinance].

Requirement	Staff's Findings
<i>Conformance with Preliminary Plat</i>	A preliminary Plat was approved on September

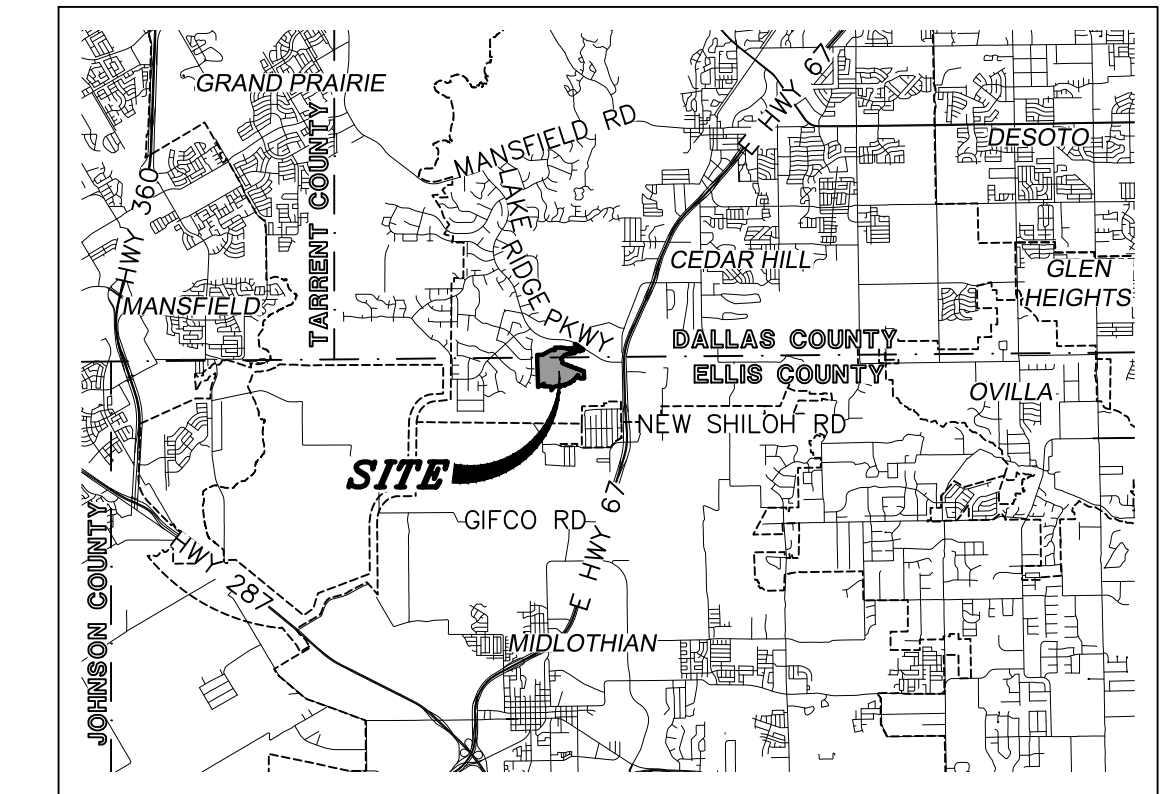
	24, 2024.
<i>The setbacks shall be delineated consistent with the requirements of PD Ordinance No. 2024-813.</i>	The following note is on the final plat – “Building setbacks shall comply with the Zoning Ordinance at the time of the building permit.” [Chapter 20, Section 20-11(b)]
<i>The minimum lot area, lot width, and lot depth shall meet the requirements of PD Ordinance No. 2024-813.</i>	The plat complies with the lot width, depth and area requirements per PD Ordinance No. 2024-813.
<i>Each development shall have adequate access to the thoroughfare network.</i>	<u>Vehicles</u> – The subject property will be serviced by Lake Ridge Parkway with two entrances. Lake Ridge parkway is classified as a principal arterial with 4-6 lanes (divided) on the Thoroughfare Plan. The primary access point has a 100-foot right-of-way to accommodate a boulevard street section with two (2) lanes on each side. The secondary access point is for emergency access only and is 24-foot wide. All other streets are proposed to have a 50-foot right-of-way to accommodate a 31-foot street pavement. A right turn lane and a left turn lane will be required with the Phase 1 primary entrance. <u>Pedestrians</u> – Sidewalks are required along all proposed residential street frontages.
<i>All lots shall be connected to a public water system with adequate capacity to provide water for domestic and emergency purposes.</i>	The engineering plans show a 12” water main line extension being constructed from Lake Ridge Parkway into the proposed development, with 8” water main lines branching off into the proposed streets for residential connection.
<i>All lots shall be served by an approved means of wastewater collection and treatment.</i>	The engineering plans show a lift station at the southern end of Phase 1 with an 8” force main line that extends through the development up to the northwest corner of the subject property along Lake Ridge Parkway.
<i>Drainage improvements serving new development shall accommodate</i>	The engineering plans reflect an internal storm drain system within the development. The

<p><i>potential runoff from the entire upstream drainage area under developed conditions and shall be designed to prevent overloading the capacity of the downstream drainage system.</i></p>	<p>developed flows will be detained within the property.</p>
<p><i>Proposed capital improvements shall conform to the City's master plans for public facilities and services.</i></p>	<p><u>Water Master Plan</u> A 20" water main lines is currently available. The Master Plans calls for a 12" to connect from the existing subdivision to the west of the subject property and up to Lake Ridge Parkway through the proposed development.</p> <p><u>Wastewater Master Plan</u> The Master Plan shows a proposed lift station with an 8" sanitary sewer force main line to be built by the developer to connect to the existing 10" force main line at the northwest corner of the subject property.</p> <p><u>Thoroughfare Plan</u> Phase 1 has direct access from Lake Ridge Parkway, which is within close proximity to Highway 67 and future connection to Loop 9. Lake Ridge Parkway is classified as a principal arterial with 4-6 lanes (divided) on the Thoroughfare Plan. A secondary point of access into Phase 1 will be constructed as a temporary emergency exit point until the future phase along Lake Ridge Parkway is constructed. Phase 1 also provides connection points up to the east property line of the subject property for when the adjacent properties along Highway 67 develop in the future.</p>
<p><i>Delineate proposed boundary lines, easements, dimensions, contours, existing and proposed infrastructure (public and private), detention/retention basins,</i></p>	<p>Comments noted as staff's conditions will need to be addressed with the final plat resubmittal.</p>

<p><i>floodways and floodplains, street names, and parks/open spaces.</i></p>	
<p><i>Dedicate park land and pay park development fee.</i></p>	<p><u>Park Land Dedication</u> The proposed overall development is required to have approximately 90 acres of open space, of which approximately 50 acres is required to be dedicated as city park land. With Phase 1, approximately 58.99 acres will be dedicated to city park land. In addition, 13 acres of open space will be owned and maintained by the HOA. The remainder HOA-owned required open space areas will come with the subsequent phases of development.</p> <p><u>Park Development Fee</u> The park development fee of \$700 per dwelling unit will be required. The developer may utilize this fee requirement for the construction of this trail. The developer is constructing a 10-foot concrete city trail that is approximately 3,300 linear feet with Phase 1 infrastructure improvements. Access easements will be required for the portions of the trail that crosses HOA lots to ensure there is continual connectivity. [Chapter 20, Section 20-42(a) & (c); Section 20-43(a)]</p>

ATTACHMENTS:

1. Staff Report
2. Aerial Map
3. Final Plat



VICINITY MAP
NOT TO SCALE

LEGEND

—	= PROPERTY LINE	● 1	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MADDOX SURVEYING RPLS 5430"
- - - -	= ABSTRACT SURVEY LINE	● 2	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "ADAMS SURVEYING COMPANY LLC"
- · - · -	= COUNTY/CITY LINE AS LABELED	● 3	= FOUND 3" METAL FENCE POST
- · - · -	= EXISTING RIGHT-OF-WAY LINE	● 4	= FOUND 1" IRON PIPE
- · - · -	= EXISTING ADJOINING PROPERTY LINE	● 5	= FOUND AXLE
- · - · -	= EXISTING EASEMENT LINE	● 6	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE
- · - · -	= PROPOSED LOT LINE	● 7	= FOUND 2" ALLUMINIUM CAP STAMPED, "KSC-4019"
- · - · -	= PROPOSED RIGHT-OF-WAY LINE	● 8	= FOUND 5/8" IRON ROD (BENT)
R.M.	= RECORD MONUMENT	● 9	= FOUND 5/8" IRON ROD CAP STAMPED, "KSC-4019"
O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS	● 10	= FOUND 1/2" IRON ROD
D.R.D.C.T.	= DEED RECORDS DALLAS COUNTY TEXAS	● 11	= FOUND 5/8" IRON ROD
P.R.D.C.T.	= PLAT RECORDS DALLAS COUNTY TEXAS	○ 1	= SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
D.R.E.C.T.	= DEED RECORDS ELLIS COUNTY TEXAS		
P.R.E.C.T.	= PLAT RECORDS ELLIS COUNTY TEXAS		
U.E.	= UTILITY EASEMENT		
M.E.	= MAINTENANCE EASEMENT		
B.L.	= BUILDING SETBACK		
RC	= RECORD MONUMENT		
TYP.	= TYPICAL		
ISD.	= INDEPENDENT SCHOOL DISTRICT		

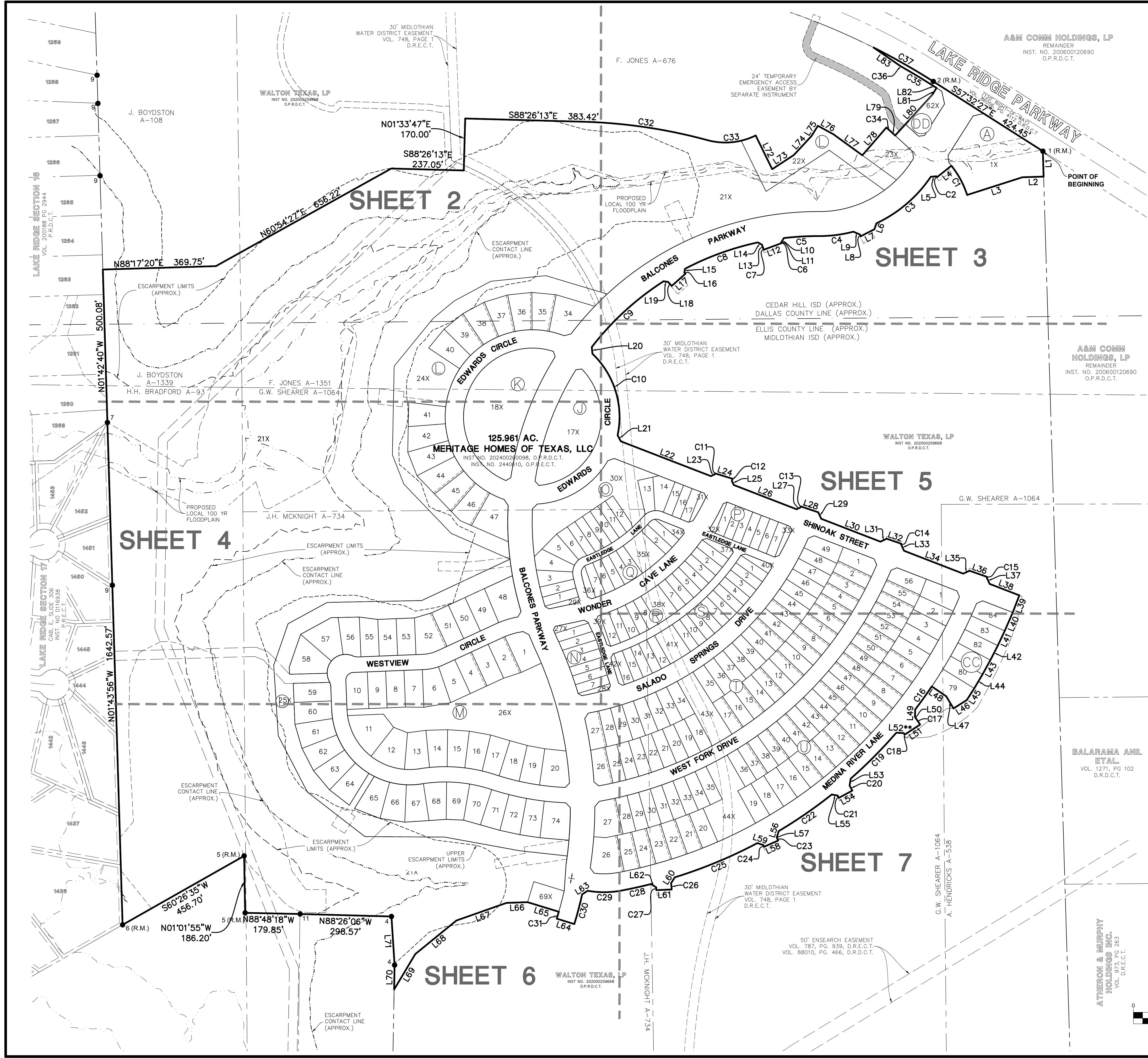
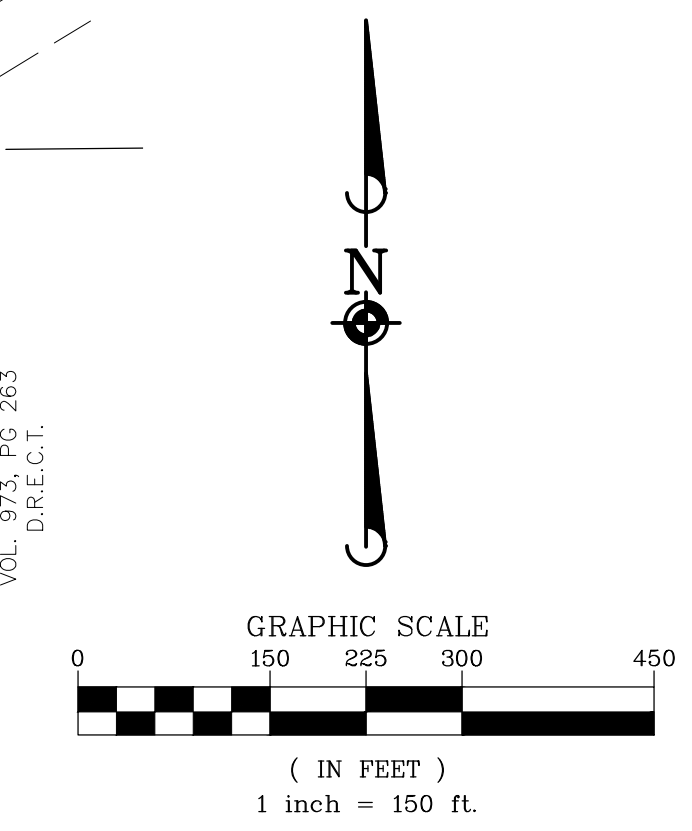
Owner Meritage Homes of Texas, LLC 8840 Cypress Waters Blvd, Suite 100 Coppell, Texas 75019 972.580-6317 Frank Sa franksa@meritagehomes.com	Surveyor Manhard Consulting 8144 Walnut Hill Lane Suite 750 Dallas, TX 75231 (469) 972-7815 Paul Hubert, RPLS phubert@manhard.com	Engineer Manhard Consulting 8144 Walnut Hill Lane Suite 750 Dallas, TX 75231 (972) 972-4207 Reece Bierhalter, PE rbierhalter@manhard.com
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FINAL PLAT
BALCONES RANCH
PHASE 1
125.961 ACRES
238 RESIDENTIAL LOTS, 28 HOA LOTS & 2 CITY LOTS
PART OF THE
FRANCIS JONES SURVEY, ABSTRACT NO. 676,
AND J. BOYDSTON SURVEY, ABSTRACT NO. 108,
DALLAS COUNTY, TEXAS
AND THE
FRANCIS JONES SURVEY, ABSTRACT NO. 1351,
J. BOYDSTON SURVEY, ABSTRACT NO. 1339,
H.H. BRADFORD SURVEY, ABSTRACT NO. 93,
J.H. MCKNIGHT SURVEY, ABSTRACT NO. 734,
G.W. SHEARER SURVEY, ABSTRACT NO. 1064,
AND A. HENDRICKS SURVEY, ABSTRACT NO. 538,
CEDAR HILL, ELLIS COUNTY, TEXAS

MARCH 25, 2026
FP-____-2024

Manhard CONSULTING
8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph: 972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROJ. MGR.:	PH	ISSUE DATE:	3/25/26	CODE:		SHEET	
DRAWN BY:	JLM	SCALE:	1"=150'		611.063004		1 OF 10



SHEET 2

SHEET 3

SHEET 5

SHEET 4

SHEET 7

SHEET 6

WALTON TEXAS, LP
INST. NO. 20200259668
O.P.R.D.C.T.

A&M COMM HOLDINGS, LP
REMAINDER
INST. NO. 200600120690
O.P.R.D.C.T.

WALTON TEXAS, LP
INST. NO. 20200259668
O.P.R.D.C.T.

BALARAMA ANIL ET AL
VOL. 1271, PG. 102
D.R.D.C.T.

ATHERON & MURPHY HOLDINGS INC.
VOL. 263
D.R.E.C.T.

50' ENSEARCH EASEMENT
VOL. 787, PG. 939, D.R.E.C.T.
VOL. 88010, PG. 466, D.R.E.C.T.

30' MIDLOTHIAN WATER DISTRICT EASEMENT
VOL. 748, PAGE 1
D.R.E.C.T.

PROPOSED LOCAL 100 YR FLOODPLAIN

24" TEMPORARY EMERGENCY ACCESS EASEMENT BY SEPARATE INSTRUMENT

F. JONES A-676

30' MIDLOTHIAN WATER DISTRICT EASEMENT
VOL. 748, PAGE 1
D.R.E.C.T.

WALTON TEXAS, LP
INST. NO. 20200259668
O.P.R.D.C.T.

J. BOYDSTON A-108

J. BOYDSTON A-1339
H.H. BRADFORD A-93

F. JONES A-1351
G.W. SHEARER A-1064

J.H. MCKNIGHT A-734

ESCARPMENT CONTACT LINE (APPROX.)

ESCARPMENT LIMITS (APPROX.)

ESCARPMENT CONTACT LINE (APPROX.)

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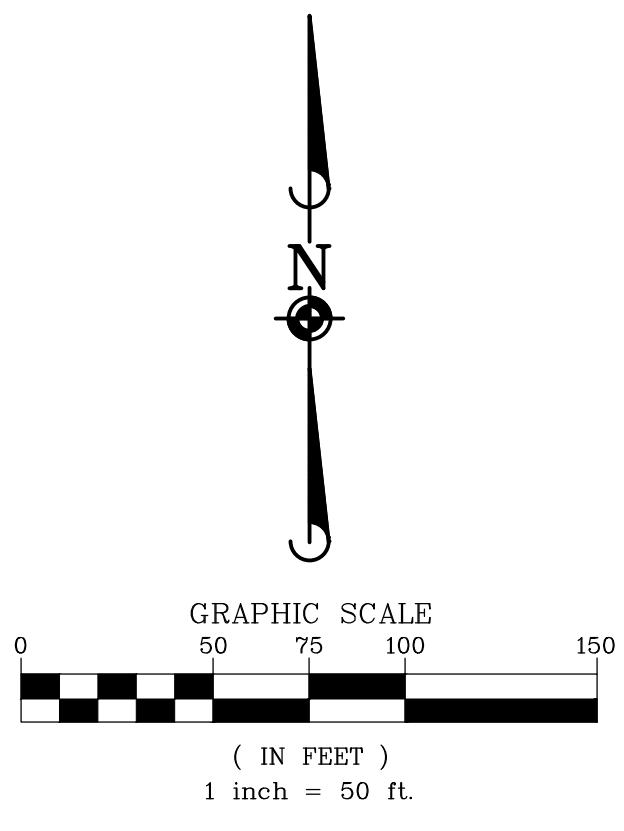
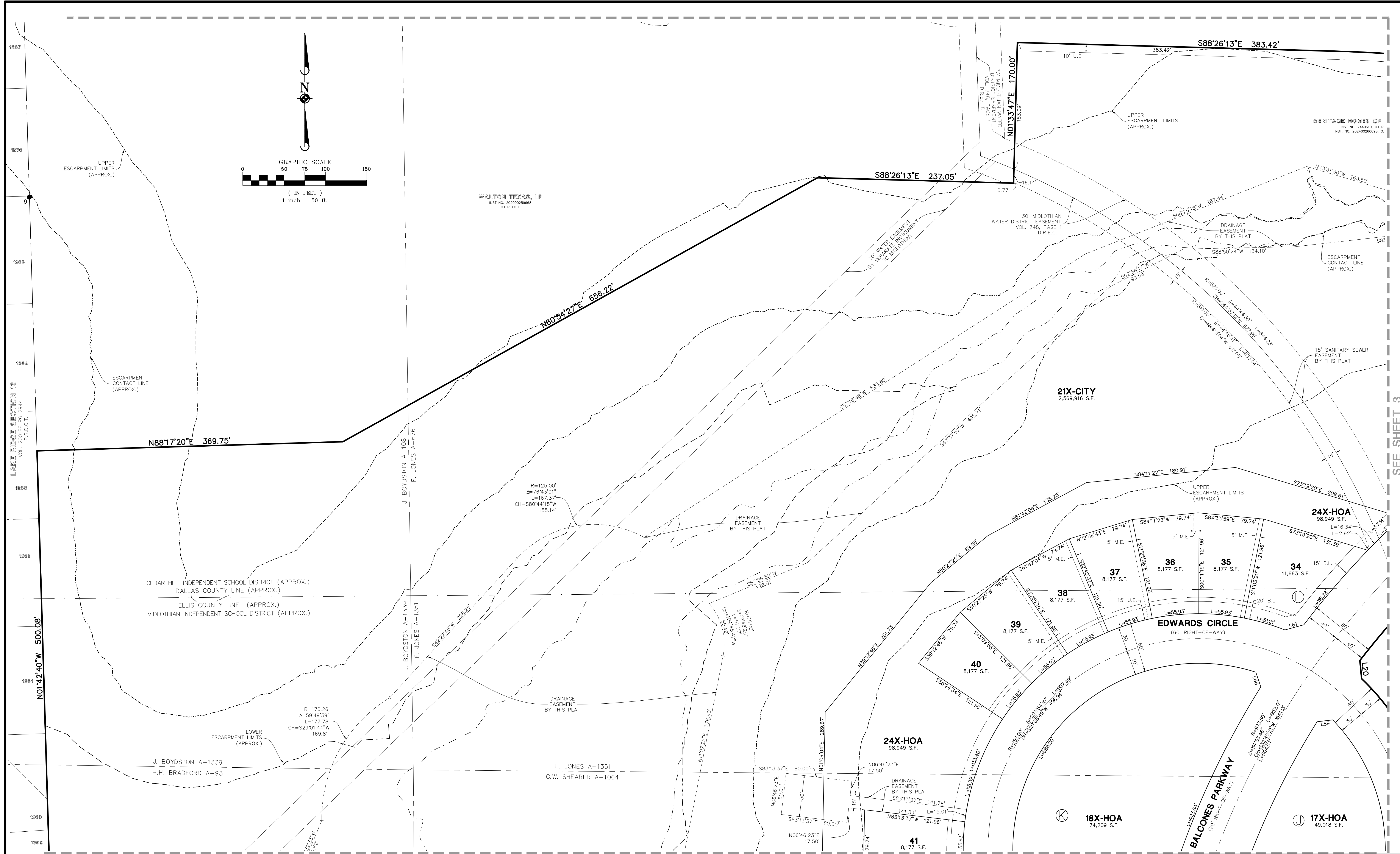
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ESCARPMENT LIMITS (APPROX.)



WALTON TEXAS, LP
INST. NO. 20200259668
O.P.R.D.C.T.

LAKE RIDGE SECTION 18
VOL. 200188 PG. 2844
P.R.D.C.T.

SEE SHEET 3

N01°42'40"W 500.08'

LEGEND

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> —= PROPERTY LINE —= ABSTRACT SURVEY LINE —= COUNTY/CITY LINE AS LABELED —= EXISTING RIGHT-OF-WAY LINE —= EXISTING ADJOINING PROPERTY LINE —= EXISTING EASEMENT LINE —= EXISTING EASEMENT LINE —= PROPOSED LOT LINE —= PROPOSED RIGHT-OF-WAY LINE —= PROPOSED ROAD CENTERLINE —= PROPOSED EASEMENT LINE —= PROPOSED BUILDING SETBACK LINE —= INDEPENDENT SCHOOL DISTRICT | <ul style="list-style-type: none"> R.M. = RECORD MONUMENT O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS P.R.D.C.T. = PLAT RECORDS DALLAS COUNTY TEXAS D.R.E.C.T. = DEED RECORDS ELLIS COUNTY TEXAS P.R.E.C.T. = PLAT RECORDS ELLIS COUNTY TEXAS U.E. = UTILITY EASEMENT M.E. = MAINTENANCE EASEMENT B.L. = BUILDING SETBACK TYP. = TYPICAL ESMT. = EASEMENT | <ul style="list-style-type: none"> ●1 = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MADDOX SURVEYING RPLS 5430" ●2 = YELLOW PLASTIC CAP STAMPED, "ADAMS SURVEYING COMPANY LLC" ●3 = FOUND 3" METAL FENCE POST ●4 = FOUND 1" IRON PIPE ●5 = FOUND AXLE ●6 = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE ●7 = FOUND 2" ALUMINUM CAP STAMPED, "KSC-4019" ●8 = FOUND 5/8" IRON ROD (BENT) ●9 = FOUND 5/8" IRON ROD CAP STAMPED, "KSC-4019" ●10 = FOUND 1/2" IRON ROD ●11 = FOUND 5/8" IRON ROD SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING" |
|---|---|---|

SEE SHEET 5

FINAL PLAT
BALCONES RANCH
PHASE 1
125,961 ACRES
238 RESIDENTIAL LOTS, 28 HOA LOTS & 2 CITY LOTS
MARCH 25, 2026
FP- -2024

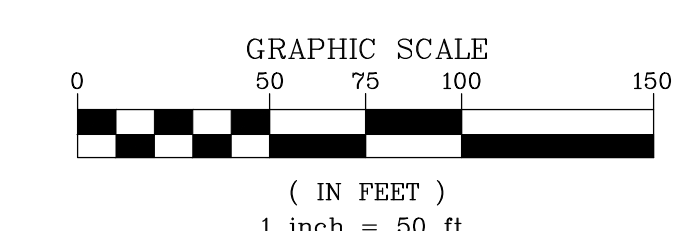
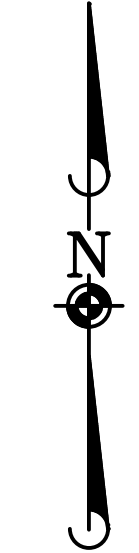
Manhard CONSULTING
8144 Walnut Hills Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROJ. MGR.:	PH	ISSUE DATE:	3/25/26	CODE:		SHEET	
DRAWN BY:	JLM	SCALE:	1" = 50'		611.063004	2	OF 10

Owner
Meritage Homes of Texas, LLC
8840 Cypress Waters Blvd.
Coppell, Texas 75019
Frank SU
972.580-6317
frank.su@meritagehomes.com

Surveyor
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(469) 972-7815
Paul Hubert, RPLS
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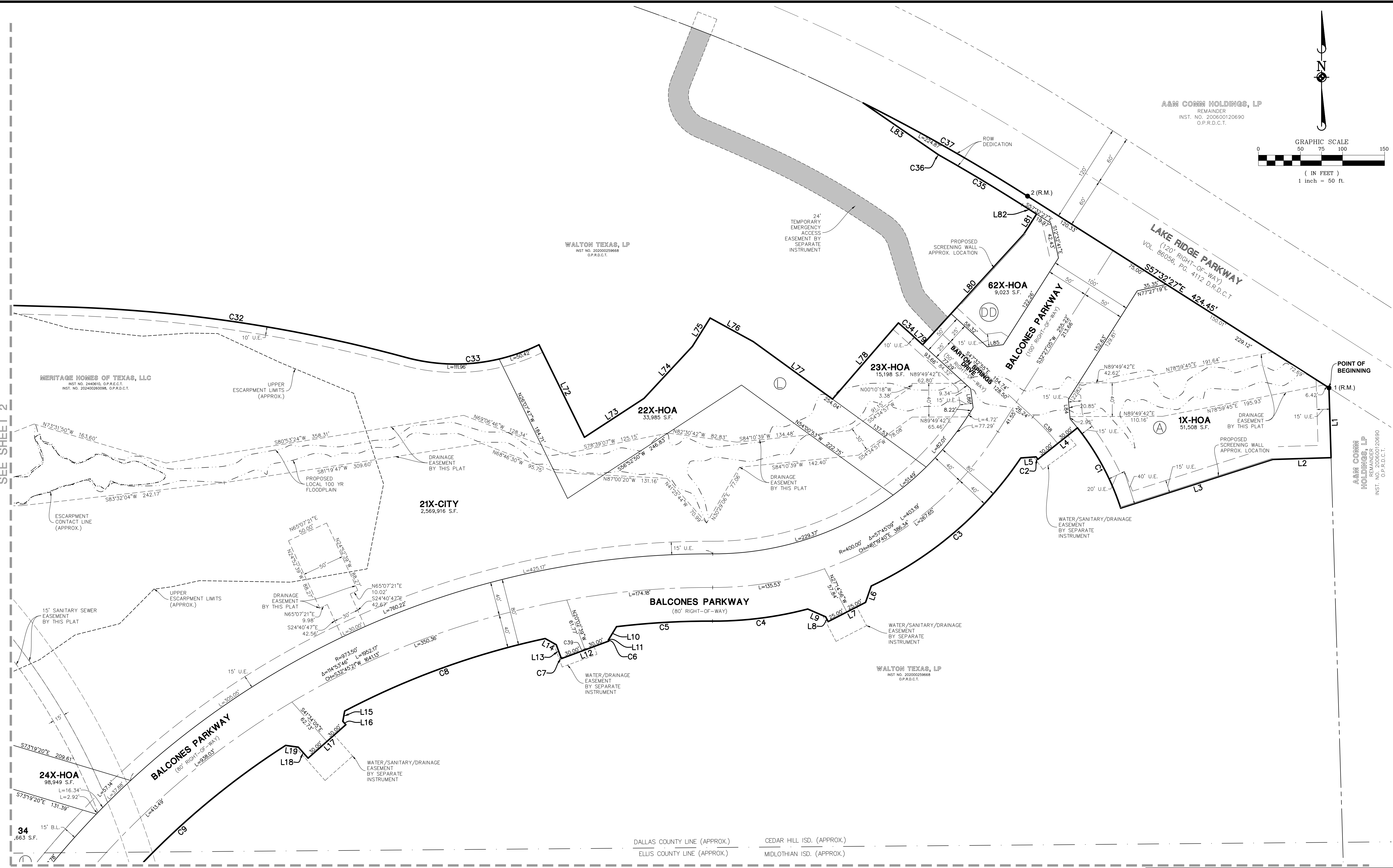
A&M COMM HOLDINGS, LP
REMAINDER
INST. NO. 200600120690
O.P.R.D.C.T.

WALTON TEXAS, LP
INST. NO. 20200259668
O.P.R.D.C.T.

MERITAGE HOMES OF TEXAS, LLC
INST. NO. 2446810, O.P.R.E.C.T.
INST. NO. 20040020096, O.P.R.D.C.T.

A&M COMM HOLDINGS, LP
REMAINDER
INST. NO. 200600120690
O.P.R.D.C.T.

SEE SHEET 2



DALLAS COUNTY LINE (APPROX.)
ELLIS COUNTY LINE (APPROX.)
CEDAR HILL ISD. (APPROX.)
MIDLOTHIAN ISD. (APPROX.)

LEGEND

—	= PROPERTY LINE	R.M.	= RECORD MONUMENT	● 1	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MADDOX SURVEYING RPLS 5430"	● 7	= FOUND 2" ALUMINUM CAP STAMPED, "KSC-4019"
- - -	= ABSTRACT SURVEY LINE	O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS	● 2	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "ADAMS SURVEYING COMPANY LLC"	● 8	= FOUND 5/8" IRON ROD (BENT)
---	= COUNTY/CITY LINE AS LABELED	D.R.D.C.T.	= DEED RECORDS DALLAS COUNTY TEXAS	● 3	= FOUND 3" METAL FENCE POST	● 9	= FOUND 5/8" IRON ROD CAP STAMPED, "KSC-4019"
---	= EXISTING RIGHT-OF-WAY LINE	P.R.D.C.T.	= PLAT RECORDS DALLAS COUNTY TEXAS	● 4	= FOUND 1" IRON PIPE	● 10	= FOUND 1/2" IRON ROD
---	= EXISTING ADJOINING PROPERTY LINE	D.R.E.C.T.	= DEED RECORDS ELLIS COUNTY TEXAS	● 5	= FOUND AXLE	● 11	= FOUND 5/8" IRON ROD SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
---	= EXISTING EASEMENT LINE	P.R.E.C.T.	= PLAT RECORDS ELLIS COUNTY TEXAS	● 6	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE		
---	= EXISTING EASEMENT LINE	U.E.	= UTILITY EASEMENT				
---	= PROPOSED LOT LINE	M.E.	= MAINTENANCE EASEMENT				
---	= PROPOSED RIGHT-OF-WAY LINE	B.L.	= BUILDING SETBACK				
---	= PROPOSED ROAD CENTERLINE	TYP.	= TYPICAL				
---	= PROPOSED EASEMENT LINE	ESMT.	= EASEMENT				
---	= PROPOSED BUILDING SETBACK LINE						
---	= INDEPENDENT SCHOOL DISTRICT						

Owner
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972.580-6317
Frank Su
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(469) 972-7815
Paul Hubert, RPLS
phubert@manhard.com

Engineer
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(972) 972-4207
Reece Bierhalter, PE
rbierhalter@manhard.com

FINAL PLAT
BALCONES RANCH
PHASE 1
125.961 ACRES
238 RESIDENTIAL LOTS, 28 HOA LOTS & 2 CITY LOTS
MARCH 25, 2026
FP-2024

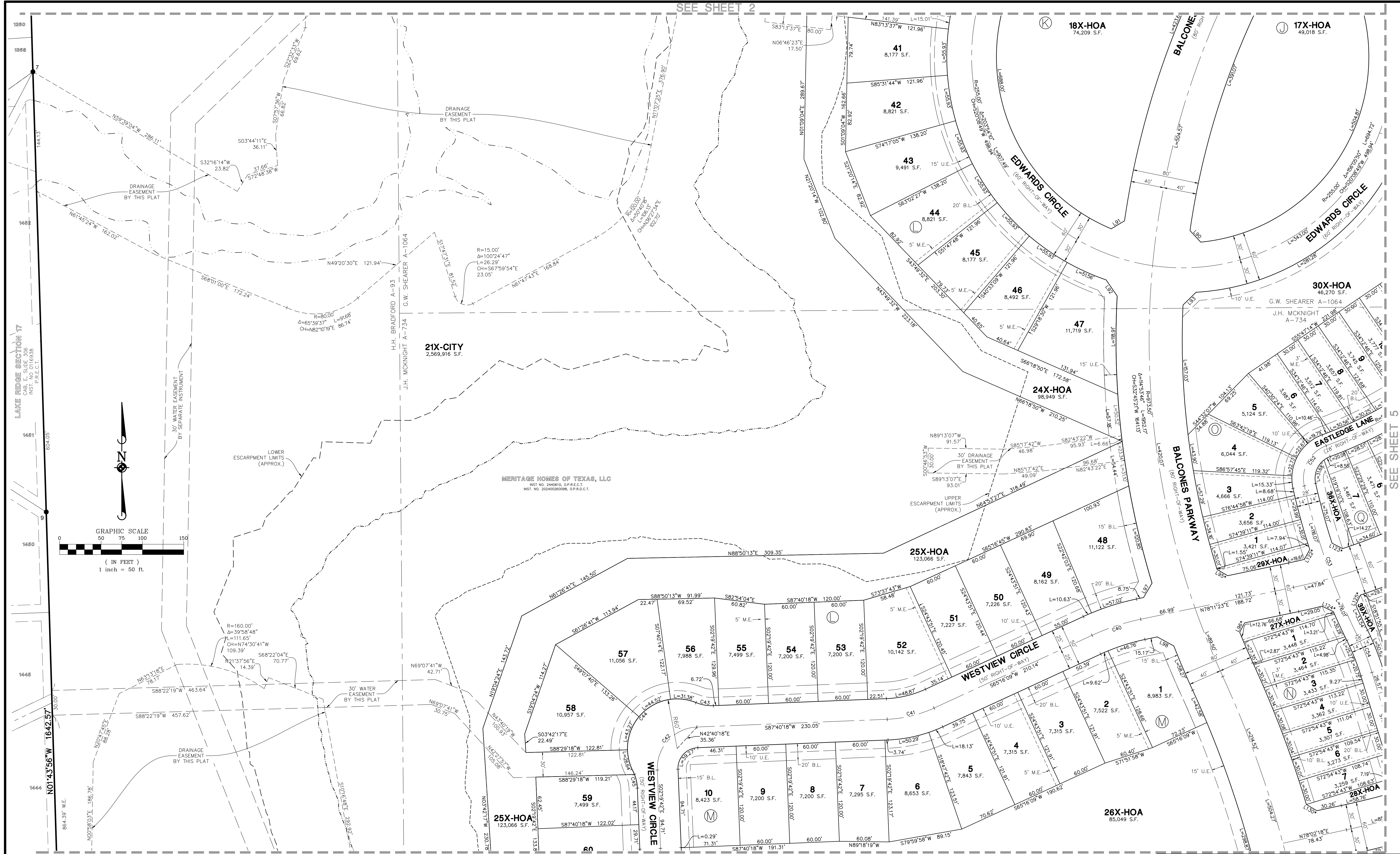
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PROJ. MGR.:	PH	ISSUE DATE:	3/25/26	CODE:		SHEET	
DRAWN BY:	JLM	SCALE:	1" = 50'		611.063004	3	OF 10

SEE SHEET 2

SEE SHEET 6

SEE SHEET 5



Owner
 Heritage Homes of Texas, LLC
 8840 Cypress Waters Blvd, Suite 100
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 972.580-6317
 Frank Su
 franksu@meritagehomes.com

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 Reece Bierhalter, PE
 rbierhalter@manhard.com

LEGEND	
	= PROPERTY LINE
	= ABSTRACT SURVEY LINE
	= COUNTY CITY LINE AS LABELED
	= EXISTING RIGHT-OF-WAY LINE
	= EXISTING ADJOINING PROPERTY LINE
	= EXISTING EASEMENT LINE
	= PROPOSED LOT LINE
	= PROPOSED RIGHT-OF-WAY LINE
	= PROPOSED ROAD CENTERLINE
	= PROPOSED EASEMENT LINE
	= PROPOSED BUILDING SETBACK LINE
	= RECORD MONUMENT
	= OFFICIAL PUBLIC RECORDS
	= DALLAS COUNTY TEXAS
	= DEED RECORDS DALLAS COUNTY TEXAS
	= PLAT RECORDS DALLAS COUNTY TEXAS
	= DEED RECORDS ELLIS COUNTY TEXAS
	= PLAT RECORDS ELLIS COUNTY TEXAS
	= UTILITY EASEMENT
	= MAINTENANCE EASEMENT
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	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MADDOX SURVEYING RPLS 5430"
	= FOUND 5/8" IRON ROD (BENT)
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	= FOUND AXLE
	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE
	= FOUND 2" ALUMINUM CAP STAMPED, "KSC-4019"
	= FOUND 5/8" IRON ROD (BENT)
	= FOUND 5/8" IRON ROD CAP STAMPED, "KSC-4019"
	= FOUND 1/2" IRON ROD
	= FOUND 5/8" IRON ROD
	= SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"

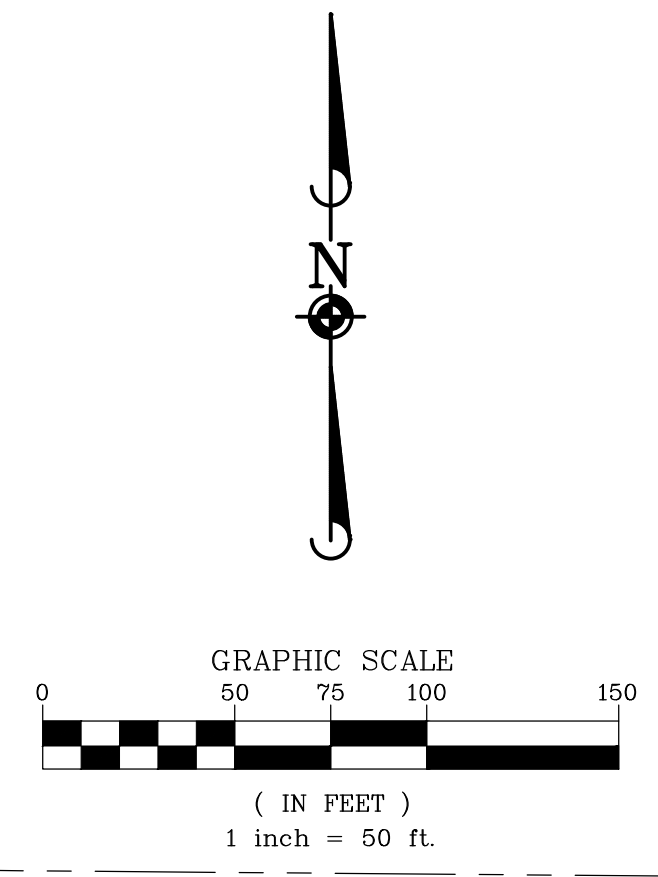
FINAL PLAT
BALCONES RANCH
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 125.961 ACRES
 238 RESIDENTIAL LOTS, 28 HOA LOTS & 2 CITY LOTS
 MARCH 25, 2026
 FP-2024

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PROJ. MGR.:	PH	ISSUE DATE:	3/25/26	CODE:		SHEET	
DRAWN BY:	JLM	SCALE:	1" = 50'		611.063004		4 OF 10

SEE SHEET 3

DALLAS COUNTY LINE (APPROX.)
ELLIS COUNTY LINE (APPROX.)
CEDAR HILL ISD. (APPROX.)
MIDLOTHIAN ISD. (APPROX.)

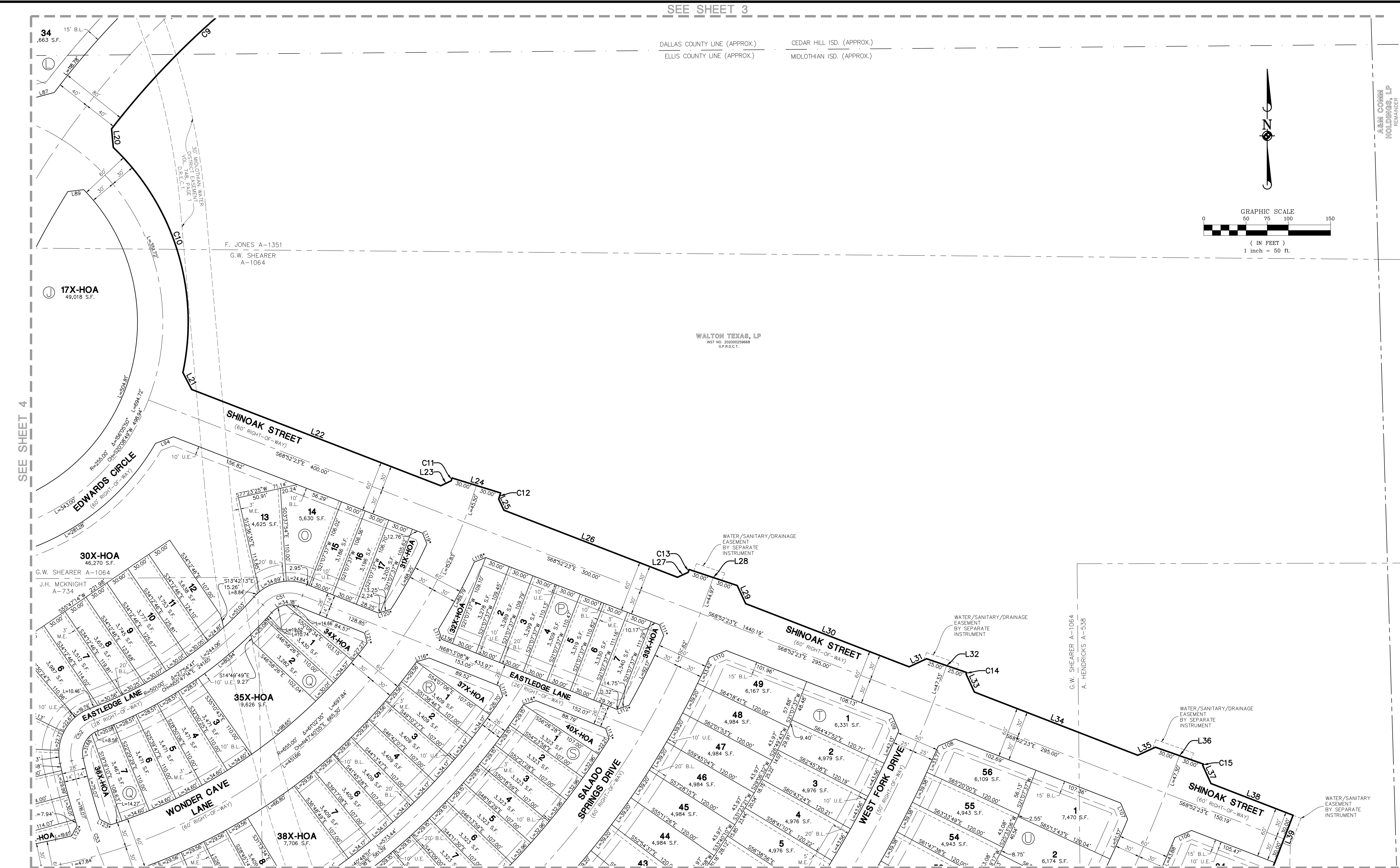


MAN CON
HOLDINGS LP
REMANDED
INST. NO. 200600120690
O.P.R.D.C.T.

WALTON TEXAS, LP
INST NO. 20200229666
O.P.R.D.C.T.

SEE SHEET 4

SEE SHEET 7



LEGEND

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> — = PROPERTY LINE — = ABSTRACT SURVEY LINE — = COUNTY/CITY LINE AS LABELED — = EXISTING RIGHT-OF-WAY LINE — = EXISTING ADJOINING PROPERTY LINE — = EXISTING EASEMENT LINE — = PROPOSED LOT LINE — = PROPOSED RIGHT-OF-WAY LINE — = PROPOSED ROAD CENTERLINE — = PROPOSED EASEMENT LINE — = PROPOSED BUILDING SETBACK LINE M.E. = MAINTENANCE EASEMENT | <ul style="list-style-type: none"> R.M. = RECORD MONUMENT O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS - DALLAS COUNTY TEXAS D.R.D.C.T. = DEED RECORDS DALLAS COUNTY TEXAS P.R.D.C.T. = PLAT RECORDS DALLAS COUNTY TEXAS D.R.E.C.T. = DEED RECORDS ELLIS COUNTY TEXAS P.R.E.C.T. = PLAT RECORDS ELLIS COUNTY TEXAS U.E. = UTILITY EASEMENT B.L. = BUILDING SETBACK TYP. = TYPICAL ESMT. = EASEMENT ISD. = INDEPENDENT SCHOOL DISTRICT | <ul style="list-style-type: none"> ●1 = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MADDOX SURVEYING RPLS 5430" ●2 = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "ADAMS SURVEYING COMPANY LLC" ●3 = FOUND 3" METAL FENCE POST ●4 = FOUND 1" IRON PIPE ●5 = FOUND AXLE ●6 = FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE ●7 = FOUND 2" ALLUMINUM CAP STAMPED, "KSC-4019" ●8 = FOUND 5/8" IRON ROD (BENT) ●9 = FOUND 5/8" IRON ROD CAP STAMPED, "KSC-4019" ●10 = FOUND 1/2" IRON ROD ●11 = FOUND 5/8" IRON ROD SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING" |
|--|--|---|

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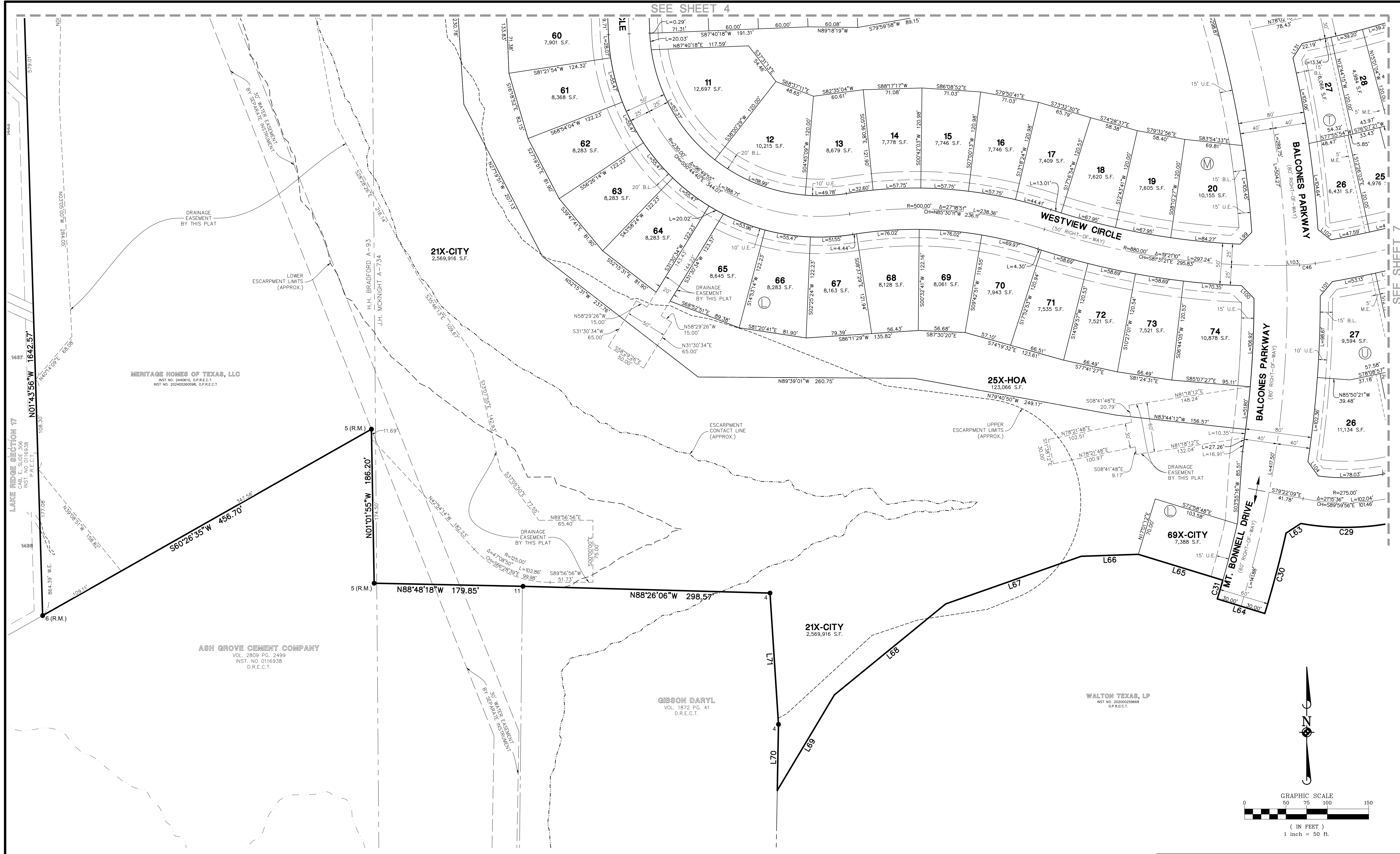
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PROJ. MGR.: PH	ISSUE DATE: 3/25/26	CODE: 611.063004	SHEET 5 OF 10
DRAWN BY: JLM	SCALE: 1" = 50'		

SEE SHEET 4

SEE SHEET 7



HERITAGE HOMES OF TEXAS, LLC
 INST. NO. 2440610, O.P.R.E.C.T.
 INST. NO. 20240000098, O.P.R.E.C.T.

ASH GROVE CEMENT COMPANY
 VOL. 2809 PG. 2499
 INST. NO. 0116938
 D.R.E.C.T.

GIBSON DARYL
 VOL. 1872 PG. 41
 D.R.E.C.T.

WALTON TEXAS, LP
 INST. NO. 20200009668
 O.P.R.E.C.T.

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 Frank Su
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LEGEND

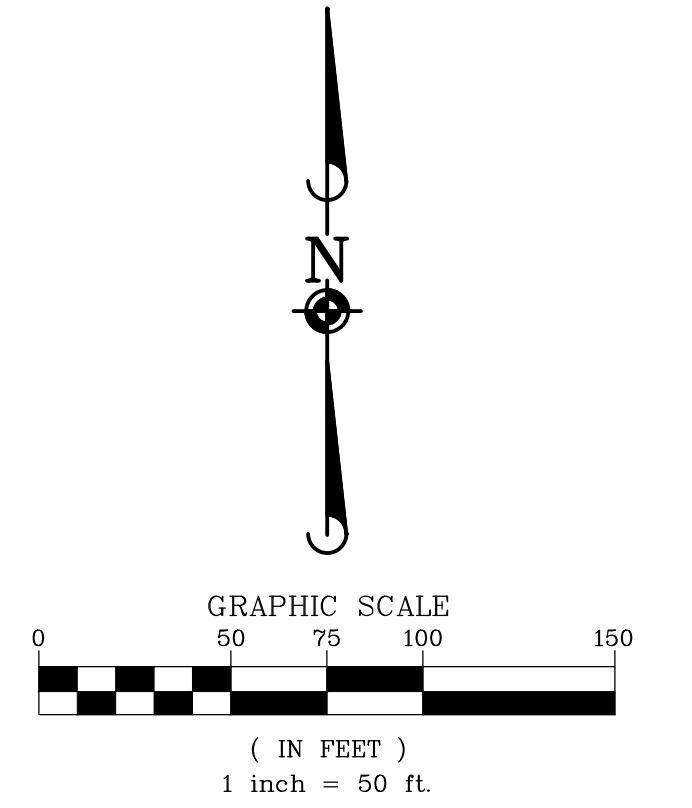
—	PROPERTY LINE	—	RECORD MONUMENT	● 1	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MADDOX SURVEYING RPLS 5430"	● 7	FOUND 2" ALLUMINUM CAP STAMPED, "KSC-4019"
---	ABSTRACT SURVEY LINE	—	OFFICIAL PUBLIC RECORDS	● 2	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "ADAMS SURVEYING COMPANY LLC"	● 8	FOUND 5/8" IRON ROD (BENT)
---	COUNTY/CITY LINE AS LABELED	—	D.R.R.C.T. = DEED RECORDS DALLAS COUNTY TEXAS	● 3	FOUND 3" METAL FENCE POST	● 9	FOUND 5/8" IRON ROD CAP STAMPED, "KSC-4019"
---	EXISTING RIGHT-OF-WAY LINE	—	P.R.R.C.T. = PLAT RECORDS DALLAS COUNTY TEXAS	● 4	FOUND 1" IRON PIPE	● 10	FOUND 1/2" IRON ROD
---	EXISTING ADJOINING PROPERTY LINE	—	D.R.E.C.T. = DEED RECORDS ELLIS COUNTY TEXAS	● 5	FOUND AXLE	● 11	FOUND 5/8" IRON ROD SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
---	EXISTING EASEMENT LINE	—	P.R.E.C.T. = PLAT RECORDS ELLIS COUNTY TEXAS	● 6	FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE		
---	PROPOSED LOT LINE	—	U.E. = UTILITY EASEMENT				
---	PROPOSED RIGHT-OF-WAY LINE	—	M.E. = MAINTENANCE EASEMENT				
---	PROPOSED ROAD CENTERLINE	—	B.L. = BUILDING SETBACK				
---	PROPOSED EASEMENT LINE	—	TYP. = TYPICAL				
---	PROPOSED BUILDING SETBACK LINE	—	ESMT. = EASEMENT				

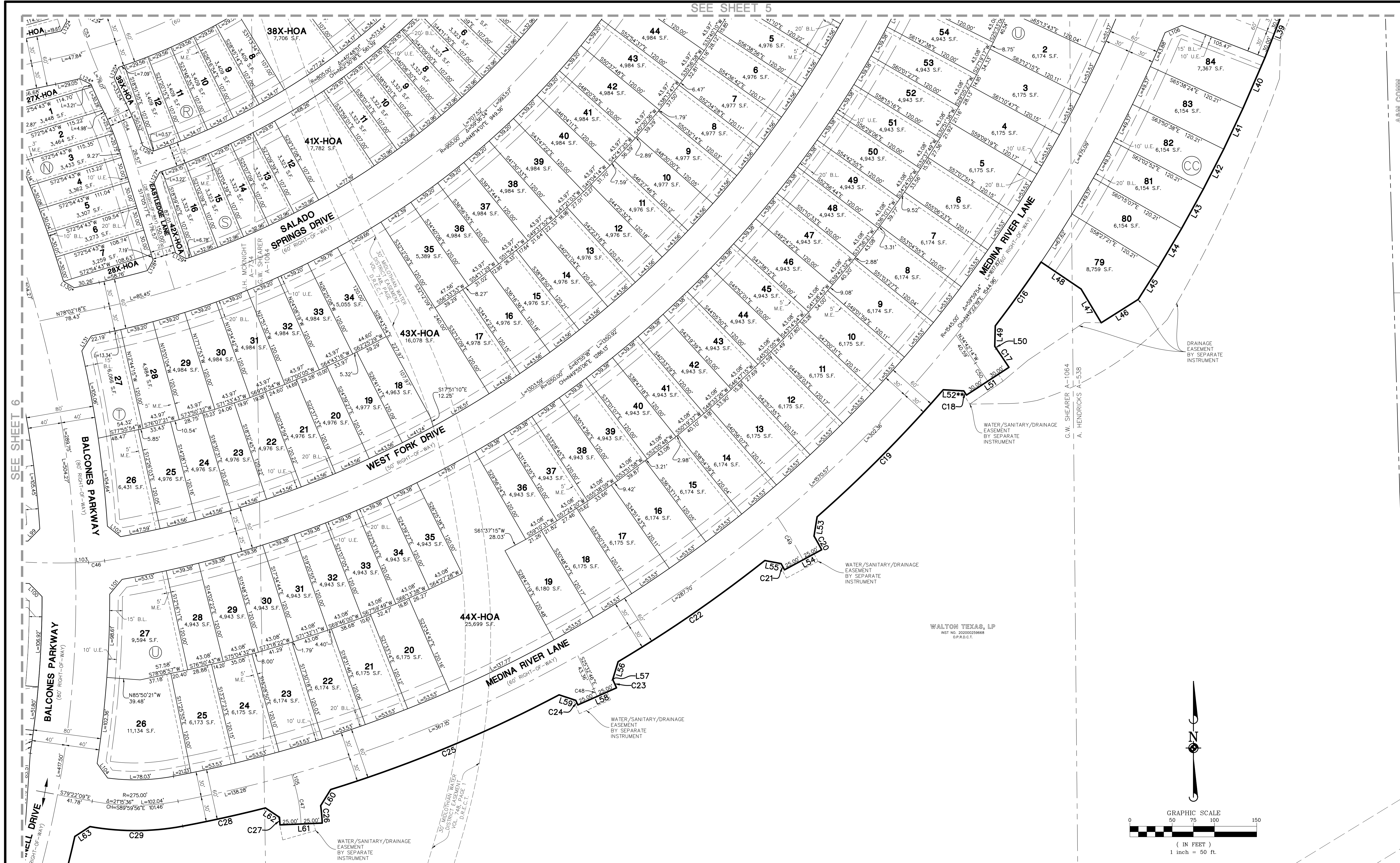
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PROJ. MGR.: PH	ISSUE DATE: 3/25/26	CODE: 611.063004	SHEET 6 OF 10
DRAWN BY: JLM	SCALE: 1" = 50'		





SEE SHEET 6

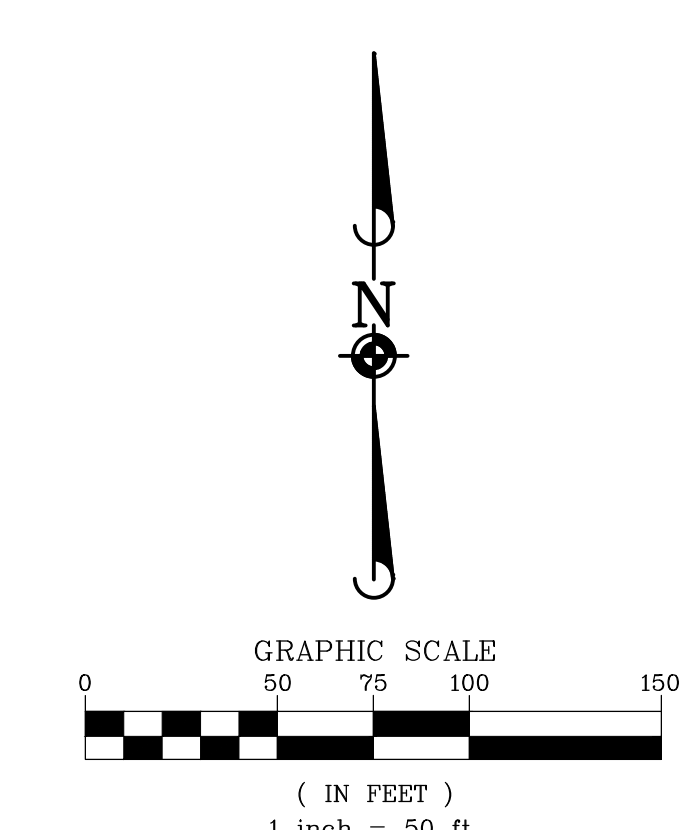
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Manhard Consulting 8144 Walnut Hill Lane - Suite 750 Dallas, TX 75231 (972) 972-4207 Reece Bierhalter, PE rbierhalter@manhard.com

LEGEND

—	= PROPERTY LINE	R.M.	= RECORD MONUMENT	● 1	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MADDOX SURVEYING RPLS 5430"	● 7	= FOUND 2" ALUMINUM CAP STAMPED, "KSC-4019"
- - -	= ABSTRACT SURVEY LINE	O.P.R.D.C.T.	= OFFICIAL PUBLIC RECORDS	● 2	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "ADAMS SURVEYING COMPANY LLC"	● 8	= FOUND 5/8" IRON ROD (BENT)
- · - · -	= COUNTY/CITY LINE AS LABELED	D.R.D.C.T.	= DEED RECORDS DALLAS COUNTY TEXAS	● 3	= FOUND 3" METAL FENCE POST	● 9	= FOUND 5/8" IRON ROD CAP STAMPED, "KSC-4019"
- · - · -	= EXISTING RIGHT-OF-WAY LINE	P.R.D.C.T.	= PLAT RECORDS DALLAS COUNTY TEXAS	● 4	= FOUND 1" IRON PIPE	● 10	= FOUND 1/2" IRON ROD
- · - · -	= EXISTING ADJOINING PROPERTY LINE	D.R.E.C.T.	= DEED RECORDS ELLIS COUNTY TEXAS	● 5	= FOUND AXLE	● 11	= FOUND 5/8" IRON ROD SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED, "MANHARD CONSULTING"
- · - · -	= EXISTING EASEMENT LINE	U.E.	= UTILITY EASEMENT	● 6	= FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP ILLEGIBLE		
- · - · -	= PROPOSED LOT LINE	M.E.	= MAINTENANCE EASEMENT				
- · - · -	= PROPOSED RIGHT-OF-WAY LINE	B.L.	= BUILDING SETBACK				
- · - · -	= PROPOSED ROAD CENTERLINE	TYP.	= TYPICAL				
- · - · -	= PROPOSED EASEMENT LINE	ESMT.	= EASEMENT				
- · - · -	= PROPOSED BUILDING SETBACK LINE						



FINAL PLAT
BALCONES RANCH
PHASE 1
125.961 ACRES
238 RESIDENTIAL LOTS, 28 HOA LOTS & 2 CITY LOTS
MARCH 25, 2026
FP- -2024

Manhard CONSULTING

8144 Walnut Hill Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROJ. MGR.:	PH	ISSUE DATE:	3/25/26	CODE:		SHEET	
DRAWN BY:	JLM	SCALE:	1" = 50'		611.063004		7 OF 10

AM COMM HOLDINGS, LP
INST. NO. 2020020690
C.P.R.D.C.T.

BALARAMA ANIL ET AL.
VOL. D.R.D.C.T. 02
C.P.R.D.C.T.

PHASE 1

LOT SUMMARY TABLE		
BLOCK_LOT	AREA (S.F.)	AREA (AC.)
Blk CC_L79	8,759	0.201
Blk CC_L80	6,154	0.141
Blk CC_L81	6,154	0.141
Blk CC_L82	6,154	0.141
Blk CC_L83	6,154	0.141
Blk CC_L84	7,367	0.169
Blk L_L34	11,663	0.268
Blk L_L35	8,177	0.188
Blk L_L36	8,177	0.188
Blk L_L37	8,177	0.188
Blk L_L38	8,177	0.188
Blk L_L39	8,177	0.188
Blk L_L40	8,177	0.188
Blk L_L41	8,177	0.188
Blk L_L43	9,491	0.218
Blk L_L45	8,177	0.188
Blk L_L46	8,492	0.195
Blk L_L47	11,719	0.269
Blk L_L48	11,122	0.255
Blk L_L49	8,162	0.187
Blk L_L50	7,226	0.166
Blk L_L51	7,227	0.166
Blk L_L52	10,142	0.233
Blk L_L53	7,200	0.165
Blk L_L54	7,200	0.165
Blk L_L55	7,499	0.172
Blk L_L56	7,988	0.183
Blk L_L57	11,056	0.254
Blk L_L58	10,957	0.252
Blk L_L61	8,368	0.192
Blk L_L62	8,283	0.190
Blk L_L63	8,283	0.190
Blk L_L64	8,283	0.190
Blk L_L65	8,645	0.198
Blk L_L67	8,163	0.187
Blk L_L69	8,061	0.185
Blk L_L70	7,943	0.182
Blk L_L71	7,535	0.173
Blk L_L72	7,521	0.173
Blk L_L73	7,521	0.173
Blk M_L01	8,983	0.206
Blk M_L02	7,522	0.173
Blk M_L03	7,315	0.168
Blk M_L04	7,315	0.168
Blk M_L05	7,843	0.180
Blk M_L06	8,653	0.199
Blk M_L07	7,295	0.167
Blk M_L08	7,200	0.165
Blk M_L09	7,200	0.165
Blk M_L10	8,423	0.193
Blk M_L11	12,697	0.291
Blk M_L12	10,215	0.235
Blk M_L13	8,679	0.199
Blk M_L14	7,778	0.179
Blk M_L15	7,746	0.178
Blk M_L16	7,746	0.178
Blk M_L17	7,409	0.170
Blk M_L18	7,620	0.175
Blk M_L19	7,605	0.175
Blk M_L20	10,155	0.233

LOT SUMMARY TABLE		
BLOCK_LOT	AREA (S.F.)	AREA (AC.)
Blk N_L01	3,448	0.079
Blk N_L02	3,464	0.080
Blk N_L03	3,433	0.079
Blk N_L04	3,362	0.077
Blk N_L05	3,307	0.076
Blk N_L06	3,273	0.075
Blk N_L07	3,259	0.075
Blk O_L01	3,421	0.079
Blk O_L02	3,656	0.084
Blk O_L03	4,666	0.107
Blk O_L04	6,044	0.139
Blk O_L05	5,124	0.118
Blk O_L06	3,987	0.092
Blk O_L07	3,512	0.081
Blk O_L08	3,657	0.084
Blk O_L09	3,745	0.086
Blk O_L10	3,777	0.087
Blk O_L11	3,753	0.086
Blk O_L12	3,638	0.084
Blk O_L13	4,625	0.106
Blk O_L14	5,630	0.129
Blk O_L15	3,186	0.073
Blk O_L16	3,196	0.073
Blk O_L17	3,205	0.074
Blk P_L01	3,278	0.075
Blk P_L02	3,289	0.075
Blk P_L03	3,299	0.076
Blk P_L04	3,309	0.076
Blk P_L05	3,319	0.076
Blk P_L06	3,330	0.076
Blk P_L07	3,340	0.077
Blk Q_L01	3,430	0.079
Blk Q_L02	3,282	0.075
Blk Q_L03	3,471	0.080
Blk Q_L04	3,471	0.080
Blk Q_L05	3,471	0.080
Blk Q_L06	3,471	0.080
Blk Q_L07	3,467	0.080
Blk R_L01	3,409	0.078
Blk R_L02	3,409	0.078
Blk R_L03	3,409	0.078
Blk R_L04	3,409	0.078
Blk R_L05	3,409	0.078
Blk R_L06	3,409	0.078
Blk R_L07	3,409	0.078
Blk R_L08	3,409	0.078
Blk R_L09	3,409	0.078
Blk R_L10	3,409	0.078
Blk R_L11	3,409	0.078
Blk R_L12	3,409	0.078
Blk S_L01	3,323	0.076
Blk S_L02	3,323	0.076
Blk S_L03	3,323	0.076
Blk S_L04	3,323	0.076
Blk S_L05	3,323	0.076
Blk S_L06	3,323	0.076
Blk S_L07	3,323	0.076
Blk S_L08	3,323	0.076
Blk S_L09	3,323	0.076
Blk S_L10	3,323	0.076

LOT SUMMARY TABLE		
BLOCK_LOT	AREA (S.F.)	AREA (AC.)
Blk S_L11	3,323	0.076
Blk S_L12	3,323	0.076
Blk S_L13	3,323	0.076
Blk S_L14	3,323	0.076
Blk S_L15	3,323	0.076
Blk S_L16	3,323	0.076
Blk T_L01	6,331	0.145
Blk T_L02	4,979	0.114
Blk T_L03	4,976	0.114
Blk T_L04	4,976	0.114
Blk T_L05	4,976	0.114
Blk T_L06	4,976	0.114
Blk T_L07	4,977	0.114
Blk T_L08	4,977	0.114
Blk T_L09	4,977	0.114
Blk T_L10	4,977	0.114
Blk T_L11	4,976	0.114
Blk T_L12	4,976	0.114
Blk T_L13	4,976	0.114
Blk T_L14	4,976	0.114
Blk T_L15	4,976	0.114
Blk T_L16	4,976	0.114
Blk T_L17	4,978	0.114
Blk T_L18	4,963	0.114
Blk T_L19	4,977	0.114
Blk T_L20	4,976	0.114
Blk T_L21	4,976	0.114
Blk T_L22	4,976	0.114
Blk T_L23	4,976	0.114
Blk T_L24	4,976	0.114
Blk T_L25	4,976	0.114
Blk T_L26	6,431	0.148
Blk T_L27	6,066	0.139
Blk T_L28	4,984	0.114
Blk T_L29	4,984	0.114
Blk T_L30	4,984	0.114
Blk T_L31	4,984	0.114
Blk T_L32	4,984	0.114
Blk T_L33	4,984	0.114
Blk T_L34	5,055	0.116
Blk T_L35	5,389	0.124
Blk T_L36	4,984	0.114
Blk T_L37	4,984	0.114
Blk T_L38	4,984	0.114
Blk T_L39	4,984	0.114
Blk T_L40	4,984	0.114
Blk T_L41	4,984	0.114
Blk T_L42	4,984	0.114
Blk T_L43	4,984	0.114
Blk T_L44	4,984	0.114
Blk T_L45	4,984	0.114
Blk T_L46	4,984	0.114
Blk T_L47	4,984	0.114
Blk T_L48	4,984	0.114
Blk T_L49	6,167	0.142
Blk U_L01	7,470	0.171
Blk U_L02	6,174	0.142
Blk U_L03	6,175	0.142
Blk U_L04	6,175	0.142
Blk U_L05	6,175	0.142

LOT SUMMARY TABLE		
BLOCK_LOT	AREA (S.F.)	AREA (AC.)
Blk U_L06	6,175	0.142
Blk U_L07	6,174	0.142
Blk U_L08	6,174	0.142
Blk U_L09	6,174	0.142
Blk U_L10	6,175	0.142
Blk U_L11	6,175	0.142
Blk U_L12	6,175	0.142
Blk U_L13	6,175	0.142
Blk U_L14	6,174	0.142
Blk U_L15	6,174	0.142
Blk U_L16	6,174	0.142
Blk U_L17	6,175	0.142
Blk U_L18	6,175	0.142
Blk U_L19	6,180	0.142
Blk U_L20	6,175	0.142
Blk U_L21	6,175	0.142
Blk U_L22	6,174	0.142
Blk U_L23	6,174	0.142
Blk U_L24	6,175	0.142
Blk U_L25	6,173	0.142
Blk U_L26	11,134	0.256
Blk U_L27	9,594	0.220
Blk U_L28	4,943	0.113
Blk U_L29	4,943	0.113
Blk U_L30	4,943	0.113
Blk U_L31	4,943	0.113
Blk U_L32	4,943	0.113
Blk U_L33	4,943	0.113
Blk U_L34	4,943	0.113
Blk U_L35	4,943	0.113
Blk U_L36	4,943	0.113
Blk U_L37	4,943	0.113
Blk U_L38	4,943	0.113
Blk U_L39	4,943	0.113
Blk U_L40	4,943	0.113
Blk U_L41	4,943	0.113
Blk U_L42	4,943	0.113
Blk U_L43	4,943	0.113
Blk U_L44	4,943	0.113
Blk U_L45	4,943	0.113
Blk U_L46	4,943	0.113
Blk U_L47	4,943	0.113
Blk U_L48	4,943	0.113
Blk U_L49	4,943	0.113
Blk U_L50	4,943	0.113
Blk U_L51	4,943	0.113
Blk U_L52	4,943	0.113
Blk U_L53	4,943	0.113
Blk U_L54	4,943	0.113
Blk U_L55	4,943	0.113
Blk U_L56	6,109	0.140

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°43'27"E	83.18'
L2	S88°16'33"W	69.26'
L3	S72°14'35"W	189.86'
L4	S51°27'28"W	60.00'
L5	S85°55'27"W	18.09'
L6	S19°16'43"W	20.64'
L7	S62°45'04"W	50.00'
L8	N27°14'56"W	6.42'
L9	N66°27'38"W	23.24'
L10	S31°20'24"W	18.72'
L11	S20°02'39"E	0.09'
L12	S69°41'22"W	60.00'
L13	N20°02'39"W	16.14'
L14	N60°54'59"W	15.12'
L15	S10°12'51"W	12.37'
L16	N41°34'05"W	5.41'
L17	S48°25'55"W	60.00'
L18	N41°34'05"W	17.49'
L19	N81°58'16"W	15.23'
L20	N05°21'20"W	22.09'
L21	N27°38'54"W	22.56'
L22	S68°52'23"E	315.86'
L23	N64°31'20"E	13.74'
L24	S72°51'12"E	60.00'
L25	S25°20'14"E	14.50'
L26	S68°52'23"E	220.17'
L27	N65°02'34"E	13.87'
L28	S71°34'16"E	60.00'
L29	S24°59'02"E	23.61'
L30	S68°52'23"E	207.33'
L31	N65°14'02"E	22.80'
L32	S71°02'33"E	50.00'
L33	S24°43'52"E	23.51'
L34	S68°52'23"E	207.30'
L35	N65°24'17"E	22.87'
L36	S70°37'38"E	60.00'
L37	S24°34'04"E	23.44'
L38	S68°52'23"E	104.09'
L39	N21°07'37"E	60.00'
L40	S23°27'44"W	65.66'
L41	S25°15'29"W	53.14'
L42	S27°03'15"W	53.14'
L43	S28°51'00"W	53.14'
L44	S30°38'46"W	53.14'

LINE TABLE		
LINE	BEARING	LENGTH
L45	S32°26'32"W	45.21'
L46	S57°41'44"W	51.67'
L47	N30°51'02"W	46.46'
L48	N55°59'45"W	57.06'
L49	S01°28'35"W	24.21'
L50	S34°42'14"E	3.37'
L51	S56°52'36"W	60.00'
L52	N86°46'51"W	24.27'
L53	S09°07'14"W	23.05'
L54	S61°37'26"W	50.00'
L55	N79°17'55"W	19.52'
L56	S16°59'05"W	22.11'
L57	S25°32'46"E	0.14'
L58	S66°08'43"W	50.00'
L59	N71°48'02"W	20.72'
L60	S31°44'15"W	22.52'
L61	S87°32'39"W	50.00'
L62	N56°12'02"W	19.94'
L63	S56°53'23"W	21.36'
L64	N72°56'34"W	60.00'
L65	N72°58'48"W	106.86'
L66	S88°00'57"W	69.01'
L67	S70°38'01"W	173.61'
L68	S50°44'32"W	173.60'
L69	S30°51'03"W	134.66'
L70	S01°02'03"W	79.91'
L71	S03°41'37"E	159.03'
L72	S26°07'47"E	122.58'
L73	N56°52'50"E	84.60'
L74	N42°54'04"E	84.60'
L75	N31°58'49"E	39.64'
L76	S61°19'48"E	58.31'
L77	S54°00'53"E	116.51'
L78	N40°51'43"E	119.78'
L79	S47°32'55"E	16.37'
L80	N42°27'05"E	178.00'
L81	N32°27'33"E	28.48'
L82	N57°32'27"W	20.41'
L83	N55°27'35"W	105.54'
L84	N05°01'31"W	23.81'
L85	S82°27'05"W	19.28'
L86	N07°32'55"W	22.98'
L87	N74°51'29"E	23.64'
L88	N18°53'56"W	18.70'

LINE TABLE		
LINE	BEARING	LENGTH
L89	S83°17'08"W	19.01'
L90	S42°59'29"E	19.01'
L91	N59°11'35"E	18.70'

OWNERS CERTIFICATE

STATE OF TEXAS §
ELLIS COUNTY §
DALLAS COUNTY §

WHEREAS MERITAGE HOMES OF TEXAS, LLC IS THE OWNER OF THAT 125.961 ACRE PARCEL OF LAND SITUATED IN CEDAR HILL, TEXAS, LOCATED IN THE FRANCIS JONES SURVEY, ABSTRACT NO. 676, AND THE J. BOYDSTON SURVEY, ABSTRACT NO. 108, DALLAS COUNTY TEXAS AND THE FRANCIS JONES SURVEY, ABSTRACT NO. 1351, THE J. BOYDSTON SURVEY, ABSTRACT NO. 1339, THE H.H. BRADFORD SURVEY, ABSTRACT NO. 93, THE J.H. MCKNIGHT SURVEY, ABSTRACT NO. 734, AND THE G.W. SHEARER SURVEY, ABSTRACT NO. 1064, THE A. HENDRICKS SURVEY, ABSTRACT NO. 538, ELLIS COUNTY TEXAS, BEING ALL OF THAT TRACT DESCRIBED IN SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC AS RECORDED IN INSTRUMENT NUMBER 2440610, OFFICIAL PUBLIC RECORD ELLIS COUNTY, TEXAS (O.P.R.E.C.T.), AND INSTRUMENT NO. 202400260098, OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS (O.P.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "MADDOX SURVEYING" ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKERIDGE PARKWAY (A 120-FOOT RIGHT-OF-WAY), FOR THE NORTHEAST CORNER OF SAID MERITAGE HOMES PARCEL AND THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO A&M COMM. HOLDINGS, LP. AS RECORDED IN INSTRUMENT NUMBER 200600120690, OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS (O.P.R.D.C.T.);
THENCE SOUTH 01°43'27" EAST LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF LAKERIDGE PARKWAY AND ALONG THE EASTERLY LINE OF SAID MERITAGE HOMES PARCEL AND THE WESTERLY LINE OF SAID A&M COMM. HOLDINGS TRACT, A DISTANCE OF 83.18 FEET TO A SET 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP, MARKED "MANHARD CONSULTING" (SET IRON ROD)
THENCE SOUTH 88°16'33" WEST LEAVING SAID COMMON LINE, A DISTANCE OF 69.26 FEET TO A SET IRON ROD;
THENCE SOUTH 72°14'35" WEST, A DISTANCE OF 189.86 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 20°28'47", AN ARC LENGTH OF 109.02 FEET, AND A CHORD OF NORTH 28°18'08" WEST, 108.44 FEET TO A SET IRON ROD;
THENCE SOUTH 51°27'28" WEST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 00°51'48", AN ARC LENGTH OF 3.69 FEET, AND A CHORD OF NORTH 38°58'26" WEST, 3.69 FEET TO A SET IRON ROD;
THENCE SOUTH 85°55'27" WEST, A DISTANCE OF 18.09 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 30°50'43", AN ARC LENGTH OF 236.87 FEET, AND A CHORD OF SOUTH 49°24'26" WEST, 234.02 FEET TO A SET IRON ROD;
THENCE SOUTH 19°16'43" WEST, A DISTANCE OF 20.64 FEET TO A SET IRON ROD;
THENCE SOUTH 62°45'04" WEST, A DISTANCE OF 50.00 FEET TO A SET IRON ROD;
THENCE NORTH 27°14'56" WEST, A DISTANCE OF 6.42 FEET TO A SET IRON ROD;
THENCE NORTH 66°27'38" WEST, A DISTANCE OF 23.24 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 14°53'58", AN ARC LENGTH OF 114.42 FEET, AND A CHORD OF SOUTH 82°45'15" WEST, 114.10 FEET TO A SET IRON ROD FOR A POINT OF REVERSE CURVATURE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 933.50 FEET, A CENTRAL ANGLE OF 07°01'10", AN ARC LENGTH OF 114.37 FEET, AND A CHORD OF SOUTH 86°41'39" WEST, A DISTANCE OF 114.30 FEET TO A SET IRON ROD;
THENCE SOUTH 31°20'24" WEST, A DISTANCE OF 18.72 FEET TO A SET IRON ROD;
THENCE SOUTH 20°02'39" EAST, A DISTANCE OF 0.09 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 245.00 FEET, A CENTRAL ANGLE OF 00°15'59", AN ARC LENGTH OF 1.14 FEET, AND A CHORD OF SOUTH 20°10'39" EAST, 1.14 FEET TO A SET IRON ROD;
THENCE SOUTH 69°41'22" WEST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 00°15'59", AN ARC LENGTH OF 1.42 FEET, AND A CHORD OF NORTH 20°10'39" WEST, 1.42 FEET TO A TANGENT LINE TO A SET IRON ROD;
THENCE NORTH 20°02'39" WEST, A DISTANCE OF 16.14 FEET TO A SET IRON ROD;
THENCE NORTH 60°54'59" WEST, A DISTANCE OF 15.12 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 933.50 FEET, A CENTRAL ANGLE OF 15°36'04", AN ARC LENGTH OF 254.18 FEET, AND A CHORD OF SOUTH 70°06'15" WEST, 253.40 FEET TO A SET IRON ROD;
THENCE SOUTH 10°12'51" WEST, A DISTANCE OF 12.37 FEET TO A SET IRON ROD;
THENCE SOUTH 41°34'05" EAST, A DISTANCE OF 5.41 FEET TO A SET IRON ROD;
THENCE SOUTH 48°25'55" WEST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD;
THENCE NORTH 41°34'05" WEST, A DISTANCE OF 17.49 FEET TO A SET IRON ROD;
THENCE NORTH 81°58'16" WEST, A DISTANCE OF 15.23 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 933.50 FEET, A CENTRAL ANGLE OF 19°37'23", AN ARC LENGTH OF 319.71 FEET, AND A CHORD OF SOUTH 47°30'26" WEST, 318.15 FEET TO A SET IRON ROD;
THENCE SOUTH 05°21'20" EAST, A DISTANCE OF 22.09 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 58°30'27", AN ARC LENGTH OF 291.03 FEET, AND A CHORD OF SOUTH 17°11'06" EAST, 278.55 FEET TO A SET IRON ROD;
THENCE SOUTH 27°38'54" EAST, A DISTANCE OF 22.56 FEET TO A SET IRON ROD;
THENCE SOUTH 68°52'23" EAST, A DISTANCE OF 315.86 FEET TO A SET IRON ROD;
THENCE NORTH 64°31'20" EAST, A DISTANCE OF 13.74 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 00°18'44", AN ARC LENGTH OF 3.41 FEET, AND A CHORD OF NORTH 17°18'10" EAST, 3.41 FEET TO A SET IRON ROD;
THENCE SOUTH 72°51'12" EAST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 00°38'02", AN ARC LENGTH OF 7.58 FEET, AND A CHORD OF SOUTH 17°27'49" WEST, 7.58 FEET TO A SET IRON ROD;
THENCE SOUTH 25°20'14" EAST, A DISTANCE OF 14.50 FEET TO A SET IRON ROD;
THENCE SOUTH 68°52'23" EAST, A DISTANCE OF 220.17 FEET TO A SET IRON ROD;
THENCE NORTH 65°02'34" EAST, A DISTANCE OF 13.87 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 00°13'12", AN ARC LENGTH OF 3.55 FEET, AND A CHORD OF NORTH 18°32'20" EAST, 3.55 FEET TO A SET IRON ROD;
THENCE SOUTH 71°34'16" EAST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD;
THENCE SOUTH 24°59'02" EAST, A DISTANCE OF 23.61 FEET TO A SET IRON ROD;
THENCE SOUTH 68°52'23" EAST, A DISTANCE OF 207.33 FEET TO A SET IRON ROD;
THENCE NORTH 65°14'02" EAST, A DISTANCE OF 22.80 FEET TO A SET IRON ROD;
THENCE SOUTH 71°02'33" EAST, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1275.00 FEET, A CENTRAL ANGLE OF 00°05'06", AN ARC LENGTH OF 1.89 FEET, AND A CHORD OF SOUTH 19°00'00" WEST, 1.89 FEET TO A SET IRON ROD;
THENCE SOUTH 24°43'52" EAST, A DISTANCE OF 23.51 FEET TO A SET IRON ROD;
THENCE SOUTH 68°52'23" EAST, A DISTANCE OF 207.30 FEET TO A SET IRON ROD;
THENCE NORTH 65°24'17" EAST, A DISTANCE OF 22.87 FEET TO A SET IRON ROD;
THENCE SOUTH 70°37'38" EAST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 00°04'01", AN ARC LENGTH OF 1.84 FEET, AND A CHORD OF SOUTH 19°24'23" WEST, 1.84 FEET TO A SET IRON ROD;
THENCE SOUTH 24°34'04" EAST, A DISTANCE OF 23.44 FEET TO A SET IRON ROD;

THENCE SOUTH 68°52'23" EAST, A DISTANCE OF 104.09 FEET TO A SET IRON ROD;
THENCE SOUTH 21°07'37" WEST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD;
THENCE SOUTH 23°27'44" WEST, A DISTANCE OF 65.66 FEET TO A SET IRON ROD;
THENCE SOUTH 25°15'29" WEST, A DISTANCE OF 53.14 FEET TO A SET IRON ROD;
THENCE SOUTH 27°03'15" WEST, A DISTANCE OF 53.14 FEET TO A SET IRON ROD;
THENCE SOUTH 28°51'00" WEST, A DISTANCE OF 53.14 FEET TO A SET IRON ROD;
THENCE SOUTH 30°38'46" WEST, A DISTANCE OF 53.14 FEET TO A SET IRON ROD;
THENCE SOUTH 32°26'32" WEST, A DISTANCE OF 45.21 FEET TO A SET IRON ROD;
THENCE SOUTH 57°41'44" WEST, A DISTANCE OF 51.67 FEET TO A SET IRON ROD;
THENCE NORTH 30°51'02" WEST, A DISTANCE OF 46.46 FEET TO A SET IRON ROD;
THENCE NORTH 55°59'45" WEST, A DISTANCE OF 57.06 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 03°22'47", AN ARC LENGTH OF 92.90 FEET, AND A CHORD OF SOUTH 35°41'38" WEST, 92.89 FEET TO A SET IRON ROD;
THENCE SOUTH 01°28'35" WEST, A DISTANCE OF 24.21 FEET TO A SET IRON ROD;
THENCE SOUTH 34°42'14" EAST, A DISTANCE OF 3.37 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 965.00 FEET, A CENTRAL ANGLE OF 01°34'50", AN ARC LENGTH OF 26.62 FEET, AND A CHORD OF SOUTH 33°54'49" EAST, 26.62 FEET TO A SET IRON ROD;
THENCE SOUTH 56°52'36" WEST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 00°22'18", AN ARC LENGTH OF 5.87 FEET, AND A CHORD OF NORTH 33°18'33" WEST, 5.87 FEET TO A SET IRON ROD;
THENCE NORTH 86°46'51" WEST, A DISTANCE OF 24.27 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 07°42'29", AN ARC LENGTH OF 211.89 FEET, AND A CHORD OF SOUTH 44°47'04" WEST, 211.73 FEET TO A SET IRON ROD;
THENCE SOUTH 09°07'14" WEST, A DISTANCE OF 23.05 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 01°37'59", AN ARC LENGTH OF 18.53 FEET, AND A CHORD OF SOUTH 29°11'33" EAST, 18.53 FEET TO A SET IRON ROD;
THENCE SOUTH 61°37'26" WEST, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 00°48'12", AN ARC LENGTH OF 8.41 FEET, AND A CHORD OF NORTH 28°46'39" WEST, 8.41 FEET TO A SET IRON ROD;
THENCE NORTH 79°17'55" WEST, A DISTANCE OF 19.52 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 07°40'18", AN ARC LENGTH OF 210.88 FEET, AND A CHORD OF SOUTH 55°24'25" WEST, 210.73 FEET TO A SET IRON ROD;
THENCE SOUTH 16°59'05" WEST, A DISTANCE OF 22.11 FEET TO A SET IRON ROD;
THENCE SOUTH 25°32'46" EAST, A DISTANCE OF 0.14 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 01°41'29", AN ARC LENGTH OF 10.63 FEET, AND A CHORD OF SOUTH 24°42'02" EAST, 10.63 FEET TO A SET IRON ROD;
THENCE SOUTH 66°08'43" WEST, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 01°06'37", AN ARC LENGTH OF 6.01 FEET, AND A CHORD OF NORTH 24°24'36" WEST, 6.01 FEET TO A SET IRON ROD;
THENCE NORTH 71°48'02" WEST, A DISTANCE OF 20.72 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 10°39'12", AN ARC LENGTH OF 292.85 FEET, AND A CHORD OF SOUTH 67°29'01" WEST, 292.42 FEET TO A SET IRON ROD;
THENCE SOUTH 31°44'15" WEST, A DISTANCE OF 22.52 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 05°14'31", AN ARC LENGTH OF 20.59 FEET, AND A CHORD OF SOUTH 05°04'37" EAST, 20.58 FEET TO A SET IRON ROD;
THENCE SOUTH 87°32'39" WEST, A DISTANCE OF 50.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 02°56'35", AN ARC LENGTH OF 8.99 FEET, AND A CHORD OF NORTH 03°55'39" WEST, 8.99 FEET TO A SET IRON ROD;
THENCE NORTH 56°12'02" WEST, A DISTANCE OF 19.94 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1575.00 FEET, A CENTRAL ANGLE OF 03°38'38", AN ARC LENGTH OF 100.17 FEET, AND A CHORD OF SOUTH 77°32'57" WEST, 100.15 FEET TO A SET IRON ROD FOR THE BEGINNING OF A COMPOUND CURVE;
THENCE ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 305.00 FEET, A CENTRAL ANGLE OF 20°43'11", AN ARC LENGTH OF 110.30 FEET, AND A CHORD OF SOUTH 89°43'51" WEST, 109.70 FEET TO A SET IRON ROD;
THENCE SOUTH 56°53'23" WEST, A DISTANCE OF 21.36 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1295.00 FEET, A CENTRAL ANGLE OF 04°26'45", AN ARC LENGTH OF 100.49 FEET, AND A CHORD OF SOUTH 14°50'04" WEST, 100.46 FEET TO A SET IRON ROD;
THENCE NORTH 72°56'34" WEST, A DISTANCE OF 60.00 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1235.00 FEET, A CENTRAL ANGLE OF 01°05'41", AN ARC LENGTH OF 23.59 FEET, AND A CHORD OF NORTH 16°30'36" EAST, 23.59 FEET TO A SET IRON ROD;
THENCE NORTH 72°58'48" WEST, A DISTANCE OF 106.86 FEET TO A SET IRON ROD;
THENCE SOUTH 88°00'57" WEST, A DISTANCE OF 69.01 FEET TO A SET IRON ROD;
THENCE SOUTH 70°38'01" WEST, A DISTANCE OF 173.61 FEET TO A SET IRON ROD;
THENCE SOUTH 50°44'32" WEST, A DISTANCE OF 173.60 FEET TO A SET IRON ROD;
THENCE SOUTH 30°51'03" WEST, A DISTANCE OF 134.66 FEET TO A SET IRON ROD ON A WESTERLY LINE OF SAID MERITAGE HOMES PARCEL;
THENCE NORTHERLY WITH THE WEST LINE OF SAID MERITAGE HOMES PARCEL AS FOLLOWS:
NORTH 01°02'03" EAST, A DISTANCE OF 79.91 FEET TO A FOUND 1-INCH IRON PIPE;
NORTH 03°41'37" WEST, A DISTANCE OF 159.03 FEET TO A FOUND 1-INCH IRON PIPE;
NORTH 88°26'06" WEST, A DISTANCE OF 298.57 FEET TO A FOUND 5/8-INCH IRON ROD;
NORTH 88°48'18" WEST, A DISTANCE OF 179.85 FEET TO A FOUND AXLE;
NORTH 01°01'55" WEST, A DISTANCE OF 186.20 FEET TO A FOUND AXLE;
SOUTH 60°26'35" WEST, A DISTANCE OF 456.70 FEET TO FOUND 5/8-INCH IRON ROD WITH YELLOW CAP (UNREADABLE) FOR THE WESTERLY SOUTHWESTERLY CORNER OF SAID WALTON TEXAS PARCEL AND THE SOUTHEAST CORNER OF LAKE RIDGE SECTION 17 PHASE 1, AN ADDITION TO THE CITY OF CEDAR HILL AS RECORDED IN CABINET E, SLIDE 306, OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS (O.P.R.E.C.T.);
NORTH 01°43'56" WEST, A DISTANCE OF 1642.57 FEET TO A FOUND 2-INCH ALUMINUM CAP STAMPED "KSC -- 4019" FOR THE NORTHEAST CORNER OF SAID LAKE RIDGE SECTION 17, PHASE 1, AN ADDITION AS RECORDED IN CABINET E, SLIDE 306, PLAT RECORDS, DALLAS COUNTY, TEXAS (P.R.D.C.T.), AND THE SOUTHEAST CORNER OF LAKE RIDGE, SECTION 16 AN ADDITION AS RECORDED IN VOLUME 2000188, PAGE 2944, P.R.D.C.T.);
THENCE NORTH 01°42'40" WEST CONTINUING WITH SAID LINE, A DISTANCE OF 500.08 FEET TO A SET IRON ROD;
THENCE NORTH 88°17'20" EAST LEAVING SAID COMMON LINE, A DISTANCE OF 369.75 FEET TO A SET IRON ROD;
THENCE NORTH 60°54'27" EAST, A DISTANCE OF 656.22 FEET TO A SET IRON ROD;
THENCE SOUTH 88°26'13" EAST, A DISTANCE OF 237.05 FEET TO A SET IRON ROD;
THENCE NORTH 01°33'47" EAST, A DISTANCE OF 170.00 FEET TO A SET IRON ROD;
THENCE SOUTH 88°26'13" EAST, A DISTANCE OF 383.42 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1735.00 FEET, A CENTRAL ANGLE OF 13°39'23", AN ARC LENGTH OF 413.53 FEET, AND A CHORD OF SOUTH 81°36'31" EAST, 412.56 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 41°20'57", AN ARC LENGTH OF 162.38 FEET, AND A CHORD OF NORTH 84°32'41" EAST, 158.88 FEET TO A SET IRON ROD;

THENCE SOUTH 26°07'47" EAST, A DISTANCE OF 122.58 FEET TO A SET IRON ROD;
THENCE NORTH 56°52'50" EAST, A DISTANCE OF 84.60 FEET TO A SET IRON ROD;
THENCE NORTH 42°54'04" EAST, A DISTANCE OF 84.60 FEET TO A SET IRON ROD;
THENCE NORTH 31°58'49" EAST, A DISTANCE OF 39.64 FEET TO A SET IRON ROD;
THENCE SOUTH 61°19'48" EAST, A DISTANCE OF 58.31 FEET TO A SET IRON ROD;
THENCE SOUTH 54°00'53" EAST, A DISTANCE OF 116.51 FEET TO A SET IRON ROD;
THENCE NORTH 40°51'43" EAST, A DISTANCE OF 119.78 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 805.00 FEET, A CENTRAL ANGLE OF 01°35'22", AN ARC LENGTH OF 22.33 FEET, AND A CHORD OF SOUTH 48°20'36" EAST, 22.33 FEET TO A SET IRON ROD;
THENCE SOUTH 47°32'55" EAST, A DISTANCE OF 16.37 FEET TO A SET IRON ROD;
THENCE NORTH 42°27'05" EAST, A DISTANCE OF 178.00 FEET TO A SET IRON ROD;
THENCE NORTH 32°27'33" EAST, A DISTANCE OF 28.48 FEET TO A SET IRON ROD;
THENCE NORTH 57°32'27" WEST, A DISTANCE OF 20.41 FEET TO A SET IRON ROD FOR THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2228.43 FEET, A CENTRAL ANGLE OF 02°54'03", AN ARC LENGTH OF 112.82 FEET, AND A CHORD OF NORTH 59°00'54" WEST, 112.81 FEET TO A SET IRON ROD FOR THE BEGINNING OF A REVERSE CURVE;
THENCE ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 71.00 FEET, A CENTRAL ANGLE OF 05°00'21", AN ARC LENGTH OF 6.20 FEET, AND A CHORD OF NORTH 57°57'45" WEST, 6.20 FEET TO A TANGENT LINE TO A SET IRON ROD;
THENCE NORTH 55°27'35" WEST, A DISTANCE OF 105.54 FEET TO A SET IRON ROD ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE FOR LAKERIDGE PARKWAY AND THE BEGINNING OF A CURVE;
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2231.83 FEET, A CENTRAL ANGLE OF 05°46'22", AN ARC LENGTH OF 224.87 FEET, AND A CHORD OF SOUTH 60°25'38" EAST, 224.77 FEET TO A SET IRON ROD ON THE SOUTHERLY RIGHT, OF WAY LINE FOR THE AFORESAID LAKE RIDGE PARKWAY;
THENCE SOUTH 57°32'27" EAST WITH SAID SOUTHERLY RIGHT, OF WAY LINE AND THE NORTHERLY LINE OF SAID WALTON TEXAS PARCEL, A DISTANCE OF 424.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 125.961 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT MERITAGE HOMES OF TEXAS, LLC DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BALCONES RANCH PHASE 1, AN ADDITION TO THE CITY OF CEDAR HILL, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES: THE EASEMENTS AND PUBLIC USE AREAS (DESIGNATED AS LOTS 21X AND 69X), AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS OR USE AGREEMENTS, IF APPROVED BY THE CITY OF CEDAR HILL. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CEDAR HILL'S USE THEREOF. THE CITY OF CEDAR HILL AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CEDAR HILL AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CEDAR HILL, TEXAS

WITNESS, MY HAND, THIS THE _____ DAY OF _____, 20_____

FRANK SU
MERITAGE HOMES OF TEXAS, LLC

STATE OF TEXAS §
COUNTY OF DALLAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED FRANK SU, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH 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

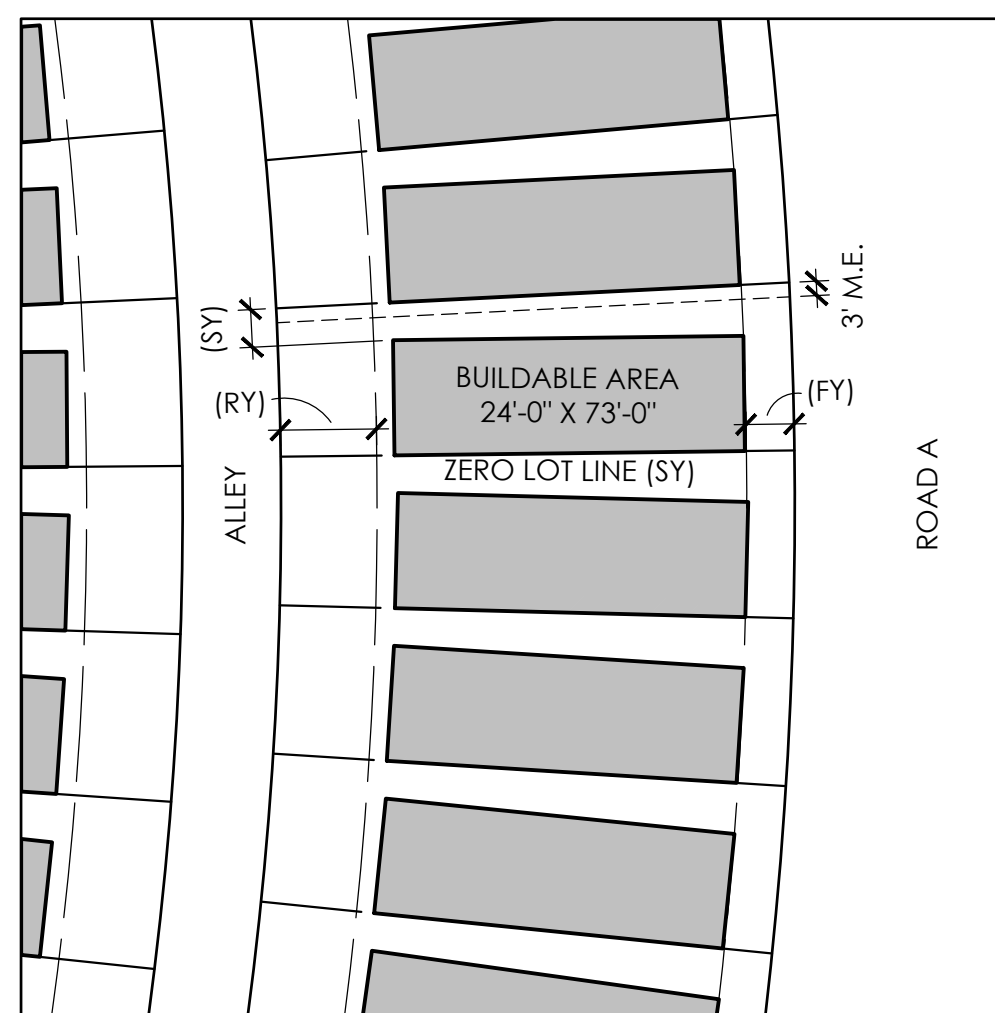
MY COMMISSION EXPIRES ON:

FINAL PLAT
BALCONES RANCH
PHASE 1
125.961 ACRES
238 RESIDENTIAL LOTS, 28 HOA LOTS & 2 CITY LOTS
MARCH 25, 2026
FP-- -2024

Manhard CONSULTING logo and contact information: 8144 Walnut Hills Lane, Suite 750, Dallas, TX 75231. Includes project details: PROJ. MGR.: PH, ISSUE DATE: 3/25/26, CODE: 611.063004, SHEET: 9 OF 10.

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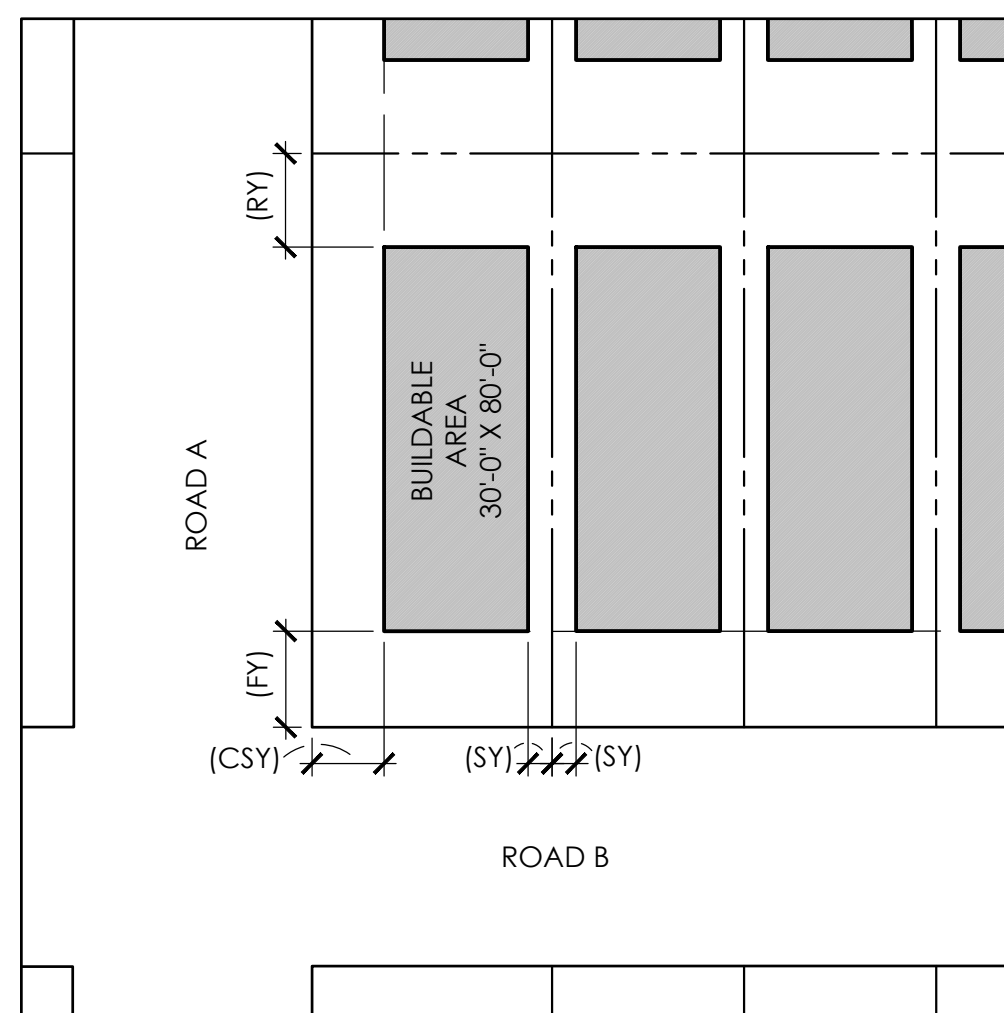
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30' X 107' TYP. LOT

TYPICAL SETBACKS
 FY - 10'
 RY - 20'
 SY - 0/6'
 CSY - 15'

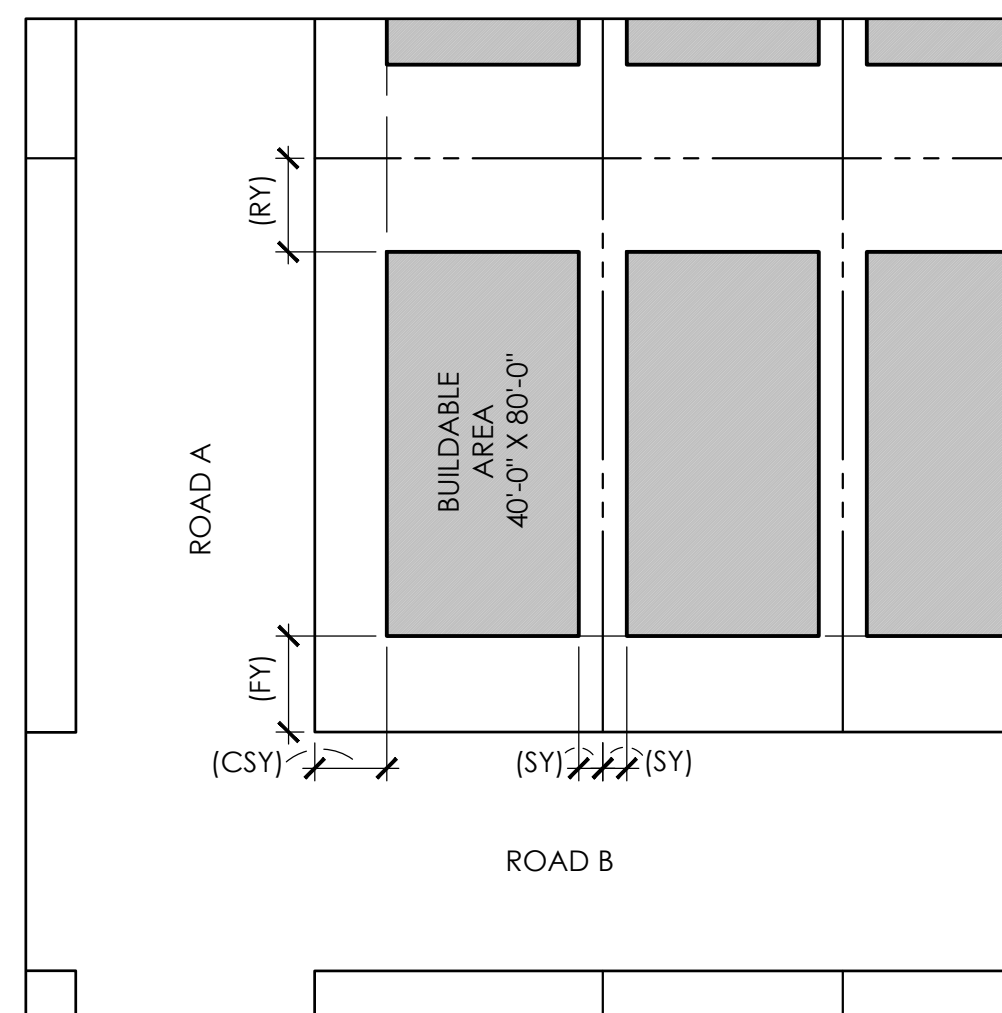
30' LOT COUNT
 PHASE 1 - 66 LOTS



40' X 120' TYP. LOT

TYPICAL SETBACKS
 FY - 20'
 RY - 20'
 SY - 5'
 CSY - 15'

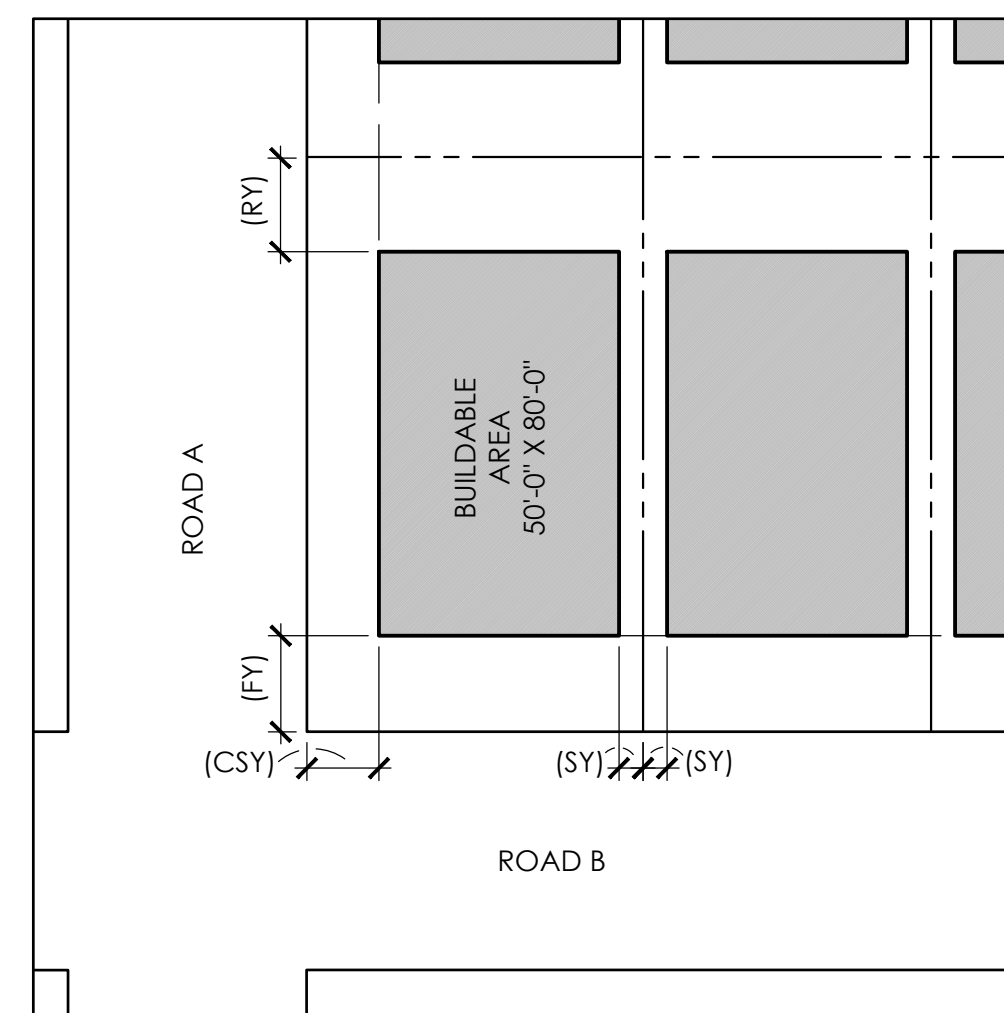
40' LOT COUNT
 PHASE 1 - 79 LOTS



50' X 120' TYP. LOT

TYPICAL SETBACKS
 FY - 20'
 RY - 20'
 SY - 5'
 CSY - 15'

50' LOT COUNT
 PHASE 1 - 32 LOTS



60' X 120' TYP. LOT

TYPICAL SETBACKS
 FY - 20'
 RY - 20'
 SY - 5'
 CSY - 15'

60' LOT COUNT
 PHASE 1 - 61 LOTS

ABBREVIATIONS
 FY - FRONT YARD
 RY - REAR YARD
 SY - SIDE YARD
 CSY - CORNER SIDE YARD
 M.E. - MAINTENANCE EASEMENT

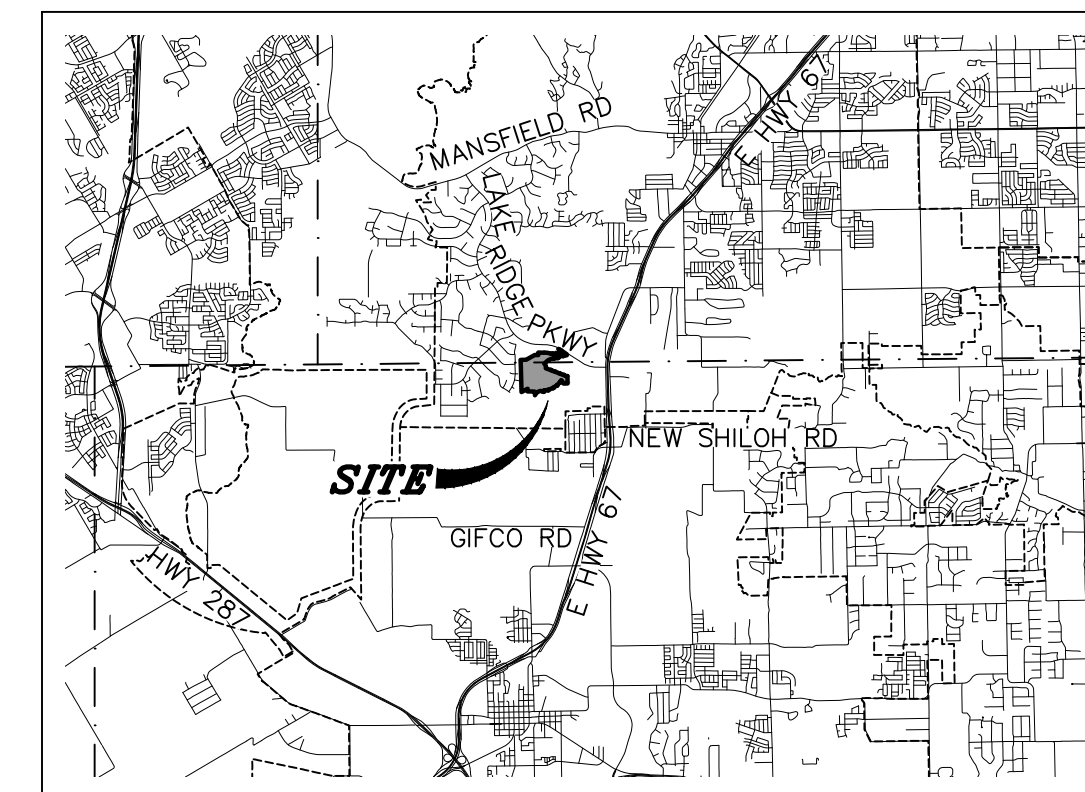
TOTAL LOT COUNT - PHASE 1
 PHASE 1 - 238 LOTS

NOTES

- ESCARPMENT LIMITS SHOWN HEREON PROVIDED BY OTHERS.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 48139C0040G WITH A MAP REVISED DATE OF OCTOBER 19, 2023 AND FIRM - MAP NUMBER 48113C0615K WITH A MAP REVISED DATE OF JULY 7, 2014. THE PROPOSED LOCAL 100 YR FLOODPLAIN SHOWN HEREON IS FROM A PRELIMINARY FLOOD STUDY FOR HOLLINGS BRANCH TRIBUTARIES FOR A 292 ACRE RESIDENTIAL FLOOD STUDY DONE BY CARDINAL STRATEGIES TBPE FIRM NO. F-11976 PREPARED FOR MANHARD CONSULTING ON JANUARY 5, 2023.
- BEARINGS HEREON BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE (4202), GIVING A BEARING OF SOUTH 01°43'27" EAST FOR THE MONUMENTED EAST LINE OF THE REFERENCED MERITAGE HOMES OF TEXAS PARCEL.
- ATMOS EASEMENT SHOWN HEREON, IS BASED ON CENTER OF PIPE AS FIELD LOCATED FROM MARKING BY ATMOS ENERGY. LONE STAR GAS COMPANY EASEMENTS ESTABLISHED BY:
 VOLUME 284, PAGE 118, DEED RECORDS, ELLIS COUNTY, TEXAS (D.R.E.C.T.), VOLUME 284, PAGE 124, D.R.E.C.T.
 VOLUME 288, PAGE 437, D.R.E.C.T., VOLUME 284, PAGE 123, D.R.E.C.T. AND VOLUME 288, PAGE 451, D.R.E.C.T.
 REDEFINED AND EFFECTED BY PARTIAL RELEASED AS RECORDED IN VOLUME 561, PAGE 905, DEED RECORDS, ELLIS COUNTY, TEXAS, AND DESCRIBED IN CONVEYANCE, ASSIGNMENT AND BILL OF SALE TO ENSEARCH AS RECORDED IN VOLUME 88010, PAGE 466, DEED RECORDS, DALLAS COUNTY, TEXAS, AND VOLUME 787, PAGE 939, DEED RECORDS, ELLIS COUNTY, TEXAS.
- WATER LINE EASEMENT HEREON IS PER LOCATED PHYSICAL FEATURES AND THE REFERENCE RECORDED INSTRUMENT. MIDLOTHIAN WATER DISTRICT EASEMENT, TRACT 3, RECORDED IN VOLUME 748, PAGE 1, DEED RECORDS, ELLIS COUNTY, TEXAS.
- IN ACCORDANCE WITH CEDAR HILL SUBDIVISION REGULATIONS SECTION 20-21, ALL LOTS SHALL HAVE SUFFICIENT WIDTH AT THE BUILDING LINE TO MEET THE FRONTAGE REQUIREMENTS OF THE APPROPRIATE ZONING DISTRICT.
- SIDE YARD RETAINING WALLS SHALL BE PLACED WITH THE CENTER OF THE TOP OF THE WALL ON THE COMMON SIDE YARD LOT LINE. A 5FT PRIVATE MAINTENANCE EASEMENT WILL BE PROVIDED ON ALL "LOW SIDE LOTS" MEETING THIS SCENARIO AND ADJACENT TO LOTS THAT REQUIRE A RETAINING WALL. THE FINAL LOCATION AND NUMBER OF THESE EASEMENTS WILL BE INDICATED ON THE FINAL PLAT FOR EACH INDIVIDUAL LOT REQUIRING SUCH INSTANCE AND THE EASEMENT WILL BE DEDICATED BY PLAT. MAINTENANCE OF THE RETAINING WALL SHALL BE THE BURDEN OF THE LOT THAT IS BEING RETAINED AS INDICATED.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE SUBDIVISION REGULATIONS AND STATE OF TEXAS LAW AND IS SUBJECT TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BUILDING SETBACKS SHALL COMPLY WITH THE PD ORDINANCE NO. 2024-813 AT THE TIME OF THE BUILDING PERMIT.
- ANY AND ALL MAINTENANCE OF THE HOA COMMON AREAS, HOA LOTS, PRIVATE EASEMENTS, SCREEN WALLS, SCREEN WALL EASEMENTS, MAINTENANCE EASEMENTS AND ADJOINING PARKWAY ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION (HOA), ITS SUCCESSORS OR ASSIGNS.
- MAINTENANCE OF DETENTION PONDS SHOWN HEREON SHALL BE BY THE HOA.
- LOTS 1X, 17X 18X, 22X THROUGH 44X, 62X, AND 63X SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SEE SHEET 10 FOR LOT SUMMARY TABLE FOR HOA LOTS.
- CORNER CLIPS HEREON ARE 15 FOOT UNLESS OTHERWISE NOTED. * = 10 FOOT, ** = 20 FOOT

FLOOD HAZARD NOTE:

THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 48139C0040G WITH A MAP REVISED DATE OF OCTOBER 19, 2023 AND FIRM - MAP NUMBER 48113C0615K WITH A MAP REVISED DATE OF JULY 7, 2014.



VICINITY MAP
 NOT TO SCALE

CITY APPROVAL STATEMENT

APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF CEDAR HILL, TEXAS.

MAYOR OF CEDAR HILL, TX

CITY SECRETARY OF CEDAR HILL, TX

CHAIRMAN PLANNING AND ZONING COMMISSION

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
 THAT I, PAUL HUBERT, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CEDAR HILL.

Preliminary, this document shall not be recorded for any purpose.

PAUL HUBERT
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1942

STATE OF TEXAS §
 COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED PAUL HUBERT, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EACH 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 ON:

FINAL PLAT
BALCONES RANCH
 PHASE 1
 125.961 ACRES
 238 RESIDENTIAL LOTS, 28 HOA LOTS & 2 CITY LOTS
 PART OF THE
 FRANCIS JONES SURVEY, ABSTRACT NO. 676,
 AND J. BOYDSTON SURVEY, ABSTRACT NO. 108,
 DALLAS COUNTY, TEXAS
 AND THE
 FRANCIS JONES SURVEY, ABSTRACT NO. 1351,
 J. BOYDSTON SURVEY, ABSTRACT NO. 1339,
 H.H. BRADFORD SURVEY, ABSTRACT NO. 93,
 J.H. MCKNIGHT SURVEY, ABSTRACT NO. 734,
 G.W. SHEARER SURVEY, ABSTRACT NO. 1064,
 AND A. HENDRICKS SURVEY, ABSTRACT NO. 538,
 CEDAR HILL, ELLIS COUNTY, TEXAS

MARCH 25, 2026
 FP-____-2024

Owner
 Meritage Homes of Texas, LLC 8800
 8840 Cypress Waters Blvd. Suite 100
 Coppell, Texas 75019
 972-580-6317
 Frank Su
 frank.su@heritagehomes.com

Surveyor
 Manhard Consulting
 8144 Walnut Hill Lane - Suite 750
 Dallas, TX 75231
 (469) 972-7815
 Paul Hubert, RPLS
 phubert@manhard.com

Engineer
 Manhard Consulting
 8144 Walnut Hill Lane - Suite 750
 Dallas, TX 75231
 (972) 972-4207
 Reece Bierhalter, PE
 rbierhalter@manhard.com



8144 Walnut Hills Lane, Suite 750, Dallas, TX 75231 ph:972.972.4250 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners
 Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-22053 (Eng)

PROJ. MGR.:	PH	ISSUE DATE:	3/25/26	CODE:		SHEET	
DRAWN BY:	JLM	SCALE:	N/A		611.063004		10 OF 10

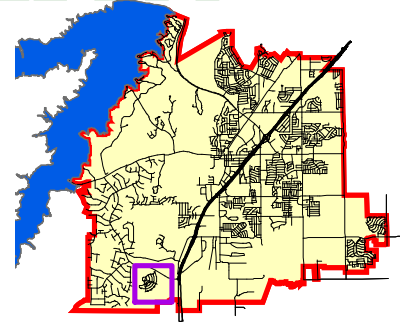
City of Cedar Hill



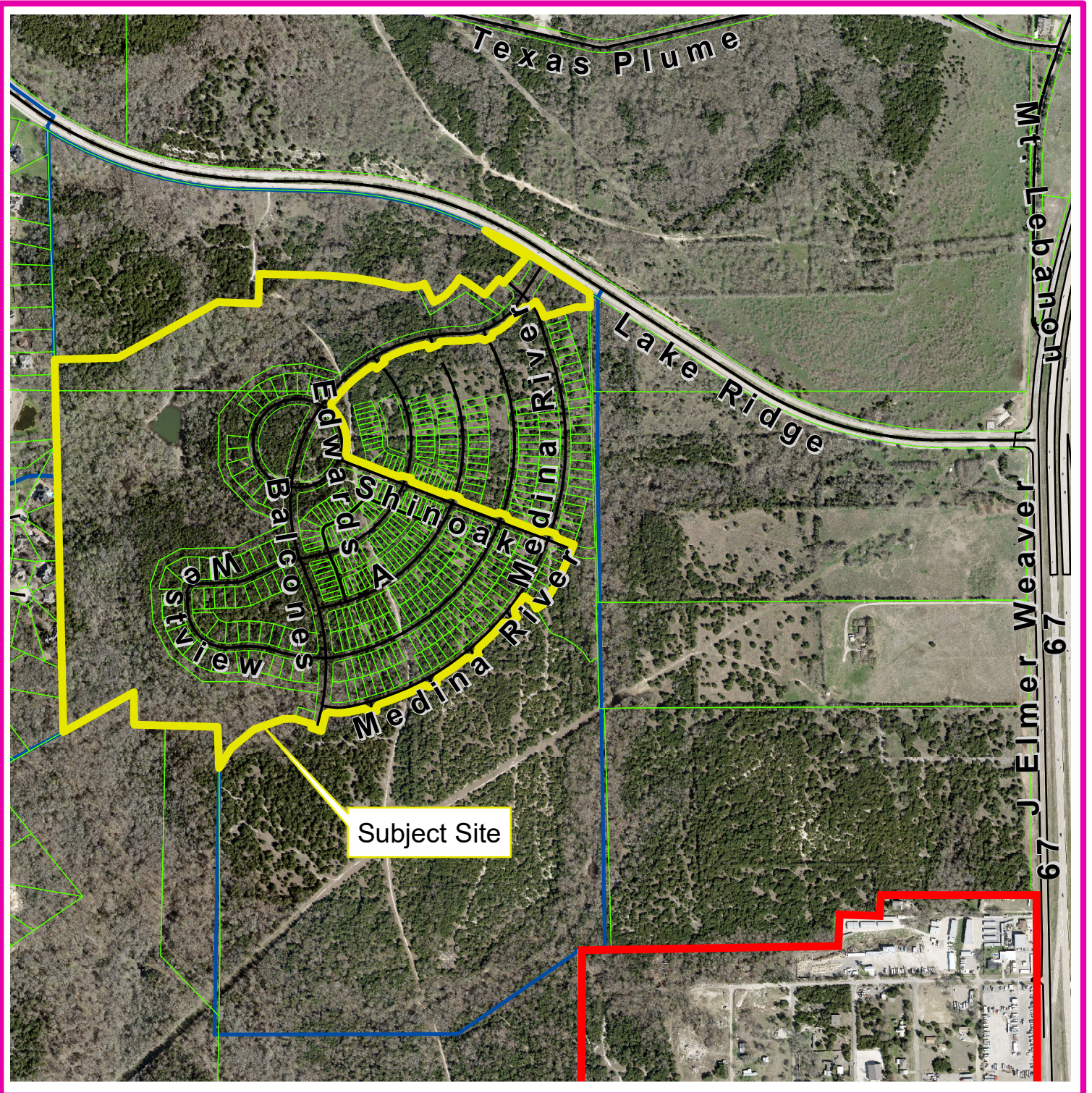
1 inch = 800 feet



Case FP-782-2026



Map Printed - April 2026
Cedar Hill Planning Department



Agenda Wording:

2026 Development Cases

Attachments

2026 Development Cases

Department: Planning

Contact Name: Angela Self, FAICP

Phone Number: 972-291-5100

Attachments: Yes

If yes, how many pages:

2026 DEVELOPMENT CASES



The development applications below have been submitted for review. You may view the application forms by selecting the link associated with the case #. Due to plans evolving to comply with city ordinances and design criteria, staff only posts the approved plans and ordinances, which may be viewed by selecting the link associated with the status. If you would like to view plans that have not been approved, please contact the Planning Department at 972-291-5100, ext. 1080. This list is updated weekly.

CASE #	TYPE	PROJECT NAME	CASE DESCRIPTION	GENERAL LOCATION	SUBMITTAL DATE	STATUS
JANUARY						
SP-763-2026	SP	Roslyn Knight State Farm	Office	541 S J Elmer Weaver Fwy	1/21/26	Approved
CUP-764-2026	CUP	Razzoo's Cajun Café	Restaurant with alcohol	305 W FM 1382, Suite 401	1/21/26	Approved
FEBRUARY						
SP-766-2026	SP	1361 S Mt Lebanon	Storage Building	1361 S Mt Lebanon	2/3/26	Approved
CUP-767-2026	CUP	Sunny Thai	Restaurant with alcohol	241 E FM 1382, Suite 317	2/3/26	Approved
APPL-768-2026	ZBA	150 N Clark Rd	Special Exception	150 N Clark Rd	2/4/26	In Review
SP-770-2026	SP	1549 Edgefield Way	Lumber storage	1549 Edgefield Way	2/11/26	In Review
PD-771-2026	PD	Hillside Village	PD Amendment	305 W FM 1382 & 700 N J Elmer Weaver Fwy	2/19/26	Scheduled for PZ on 5/19/26
SP-772-2026	SP	Redeemed Christian Church of God	Church building	238 S J Elmer Weaver Fwy	2/23/26	In Review
APPL-773-2026	ZBA	323 S Main St	Special Exception and Variance	323 S Main St	2/27/26	Approved
MARCH						
FP-775-2026	FP	W&H Addition	Create two lots	451 Shady Brook Ln	3/19/26	In Review
SP-777-2026	SP	Liberty Hill	Warehouse/Office	1230 S J Elmer Weaver Fwy & 1109 Industrial Way	3/23/26	In Review
APPL-779-2026	ZBA	6 Summit Place	Special Exception to alternate pavement	6 Summit Place	3/30/26	Approved

Key to Application Types: PP – Preliminary Plat; FP – Final Plat; RP – Replat; AP – Amended Plat; ZC – Zoning Change; PD – Planned Development; CUP – Conditional Use Permit; SP – Site Plan; ZBA – Zoning Board of Adjustments

Updated: 4/29/2026

CASE #	TYPE	PROJECT NAME	CASE DESCRIPTION	GENERAL LOCATION	SUBMITTAL DATE	STATUS
APRIL						
FP-781-2026	FP	Milotte Margaret Estates	Create 3 lots	1000 S Joe Wilson Rd	4/6/26	In Review
FP-782-2026	FP	Balcones Ranch, Phase 1	Create 268 lots	1900 Lake Ridge Pkwy	4/6/26	In Review
FP-783-2026	FP	TEF Addition	Create one lot	323 S Main St	4/17/26	In Review
MAY						
JUNE						
JULY						
AUGUST						

Key to Application Types: PP – Preliminary Plat; FP – Final Plat; RP – Replat; AP – Amended Plat; ZC – Zoning Change; PD – Planned Development; CUP – Conditional Use Permit; SP – Site Plan; ZBA – Zoning Board of Adjustments

CASE #	TYPE	PROJECT NAME	CASE DESCRIPTION	GENERAL LOCATION	SUBMITTAL DATE	STATUS
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						

Key to Application Types: PP – Preliminary Plat; FP – Final Plat; RP – Replat; AP – Amended Plat; ZC – Zoning Change; PD – Planned Development; CUP – Conditional Use Permit; SP – Site Plan; ZBA – Zoning Board of Adjustments

CASE #	TYPE	PROJECT NAME	CASE DESCRIPTION	GENERAL LOCATION	SUBMITTAL DATE	STATUS

Key to Application Types: **PP** – Preliminary Plat; **FP** – Final Plat; **RP** – Replat; **AP** – Amended Plat; **ZC** – Zoning Change; **PD** – Planned Development; **CUP** – Conditional Use Permit; **SP** – Site Plan; **ZBA** – Zoning Board of Adjustments