



AGENDA

Planning and Zoning Commission

Wednesday, February 18, 2026

6:00 pm Planning and Zoning

Town Hall

127 N Collins Rd.

Sunnyvale, TX 75182

A. Regular Meeting

B. Call Meeting to Order

C. Public Comment

The Planning and Zoning Commission invites citizens to address the Planning and Zoning Commission on any matter, except items on the agenda and public hearings that are included on the agenda. Comments related to items on the agenda and public hearings will be heard when the specific item/hearing starts. Citizen comments are limited to three (3) minutes, unless otherwise required by law. To address the Commission, please fill out a Public Comment Card and submit it to a staff member prior to the Public Comment section on the agenda. The Planning and Zoning Commission is not permitted to take any action or discuss any item not listed on the agenda. The Commission may choose to place the item on a future agenda.

D. Consent Agenda Items

All items on the consent agenda are considered routine items and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be pulled from the consent agenda and discussed separately.

1. Consider and act upon the December 17, 2025, meeting minutes.
[Meeting Minutes December 17, 2025](#)

E. Discussion and Action Items

1. Discuss and consider approval of two final plats for Homestead Phase 7A and 7B, consisting of Lots 1-X, 2-3, Block A, Lots 1-X, 2-11, Block B, 1-X, 2-18, Block C, and 1-5, Block D, a total combined area of 54.63-acres tract of land, within The Homestead Planned Development (PD/PRO-464) zoning district, generally located at the southwest and southeast corners of Town East Boulevard and New Hope Road. **Cases 1866 & 1867-PLT/The Homestead Ph 7A/7B.**

[Map](#)

[Final Plat Phase 7A](#)

[Final Plat Phase 7B](#)

2. Discuss and consider rescheduling the March 18, 2026, regular Planning and Zoning Commission meeting due to being in the same week as the Sunnyvale ISD Spring Break Holidays.
3. Discuss and receive a presentation on the Planning and Zoning Commission 2026 Work Plan.

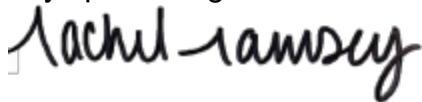
F. Adjourn

NOTE: The Planning and Zoning Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the Town). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

The Town of Sunnyvale is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Town Secretary at 972-226-7177 at least 48 hours prior to the meeting.

Notice is hereby given that the Sunnyvale Planning and Zoning Commission will conduct its Regular Meeting on Wednesday, February 18, 2026 at the Sunnyvale Town Hall. The public is encouraged to attend the meeting. Email comments may also be submitted to laura.evans@townofsunnyvale.org by 3 p.m. the day of the meeting. The link to the live stream of the meeting will be posted on Sunnyvale's Facebook page Town of Sunnyvale – Government.

I hereby certify that the foregoing notice was posted at Town Hall, 127 N. Collins Rd., Sunnyvale, Texas and remained so posted continuously for at least three (3) business days preceding the scheduled date of said meeting:



Rachel Ramsey, MPA

Director of Administration/Town Secretary

Date Posted: Online: _____ Bulletin Board: _____

Time Posted: Online: _____ Bulletin Board: _____



MINUTES

Planning and Zoning Commission

Wednesday, December 17, 2025

6:00 pm Planning and Zoning Regular Meeting

Sunnyvale Town Hall
Council Chambers
127 N Collins Rd.
Sunnyvale, TX 75182

A. Call Meeting to Order

Chair Jerry Johnson called the meeting to order at 6:00 p.m. with the following Members and Staff present: Chair Jerry Johnson, Member Carly Hagen, Member Joshua Parisi, Member Troy Childers, Member Joshua Parisi, Alternate Member Cheryl Courson, and Alternate Member Andrea Varnai, Director of Planning and Development Surupa Sen, and Senior Planner Laura Evans.

Vice Chair Kevin Points, Member Bronson Blackson, and Member Lisa Burton were absent.

B. Public Comment

Chair Johnson opened the floor to public comments at 6:01 p.m.

Surupa Sen, Director of Planning and Development gave an update regarding the calendar for 2026 meetings and the upcoming comprehensive plan visioning workshop.

Chair Johnson closed the floor to public comments at 6:03 p.m.

C. Consent Agenda Items

1. Consider and act upon the November 19, 2025, meeting minutes.

- 2.

Consider approval of a final plat for Lot 1, Block 1, Clay Road Business Park, consisting of 32.47-acres tract of land, within Industrial (I) zoning district, located at 101 Clay Road.

Case 1850-PLT/Clay Road Business Park

Member Troy Childers made a motion to approve, Member Joshua Parisi seconded the motion.

Ayes: Chair Jerry Johnson, Member Carly Hagen, Alternate Member Andrea Varnai, Member Joshua Parisi, Member Troy Childers, and Alternate Member Cheryl Courson

Absent: Vice Chair Kevin Points, Member Bronson Blackson, and Member Lisa Burton

Motion Passed Unanimously 6- 0 on a recorded vote

D. Public Hearing Items

1.

Hold a public hearing, discuss, and consider making a recommendation to the Town Council regarding a Special Use Permit (SUP) to allow for construction of a 120-foot-tall cellular antenna on a stadium light pole at the Sunnyvale ISD (SISD) high school stadium, on property located at 222 Collins Road, zoned Single Family 2 (SF-2) residential zoning district in accordance with the Town of Sunnyvale Unified Development Ordinance (UDO). **Case 1832-SUP/222 N Collins – Cellular Antenna**

Laura Evans, Senior Planner, gave a presentation and was available for questions.

Hayley Sorenson, 14425 Falcon Head Dr, Austin, TX, applicant, was available to answer questions.

Chair Jerry Johnson opened the public hearing at 6:13 p.m.

Matt Kimball, Sunnyvale ISD Superintendent, was available to answer questions.

Chair Jerry Johnson closed the public hearing at 6:15 p.m.

Member Carly Hagen made a motion to approve, Alternate Member Andrea Varnai seconded the motion.

Ayes: Chair Jerry Johnson, Member Carly Hagen, Alternate Member Andrea Varnai, Member Joshua Parisi, Member Troy Childers, and Alternate Member Cheryl Courson

Absent: Vice Chair Kevin Points, Member Bronson Blackson, and Member Lisa Burton

Motion Passed Unanimously 6- 0 on a recorded vote

E. Adjourn

Member Joshua Parisi made a motion to adjourn the meeting at 6:15 p.m., Alternate Member Cheryl Courson seconded the motion.

Ayes: Chair Jerry Johnson, Member Carly Hagen, Alternate Member Andrea Varnai, Member Joshua Parisi, Member Troy Childers, and Alternate Member Cheryl Courson

Absent: Vice Chair Kevin Points, Member Bronson Blackson, and Member Lisa Burton

Motion Passed Unanimously 6- 0 on a recorded vote

The undersigned presiding officer certifies that this is a true and correct record of the proceedings.

Jerry Johnson, Chairman

Attest:

Surupa Sen, Director of Planning and Development

Planning and Zoning Commission
AGENDA ITEM REPORT
E.1



To: Planning and Zoning Commission

Subject: Discuss and consider approval of two final plats for Homestead Phase 7A and 7B, consisting of Lots 1-X, 2-3, Block A, Lots 1-X, 2-11, Block B, 1-X, 2-18, Block C, and 1-5, Block D, a total combined area of 54.63-acres tract of land, within The Homestead Planned Development (PD/PRO-464) zoning district, generally located at the southwest and southeast corners of Town East Boulevard and New Hope Road. **Cases 1866 & 1867-PLT/The Homestead Ph 7A/7B.**

Meeting: Planning and Zoning Commission - February 18, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

Staff recommend approval of the Final Plats.

BACKGROUND INFORMATION:

The subject property is generally located at the southwest and southeast corners of Town East Boulevard and New Hope Road. The total acreage for the site is 54.63 acres. The property is being subdivided into 34 single family residential lots and three open space lots. The total area of the open space lots is approximately 8.92 acres. The open space lots are being dedicated to The Homestead Homeowners Association (HOA). Each residential lot will be of a minimum of one acre in size.

The property currently is undeveloped and zoned The Homestead PD (PRO-464). Existing and proposed utility and other easements are shown on the final plat. The final plats conform to the previously approved preliminary plat for Homestead Phase 7.

All details of the plat adhere with the Texas Local Government Code, Town's Unified Development Ordinance (UDO) and engineering design standards.

This is a ministerial function of the Town. Plats that meet all Town requirements must be approved.

ATTACHMENTS:

[Map](#)

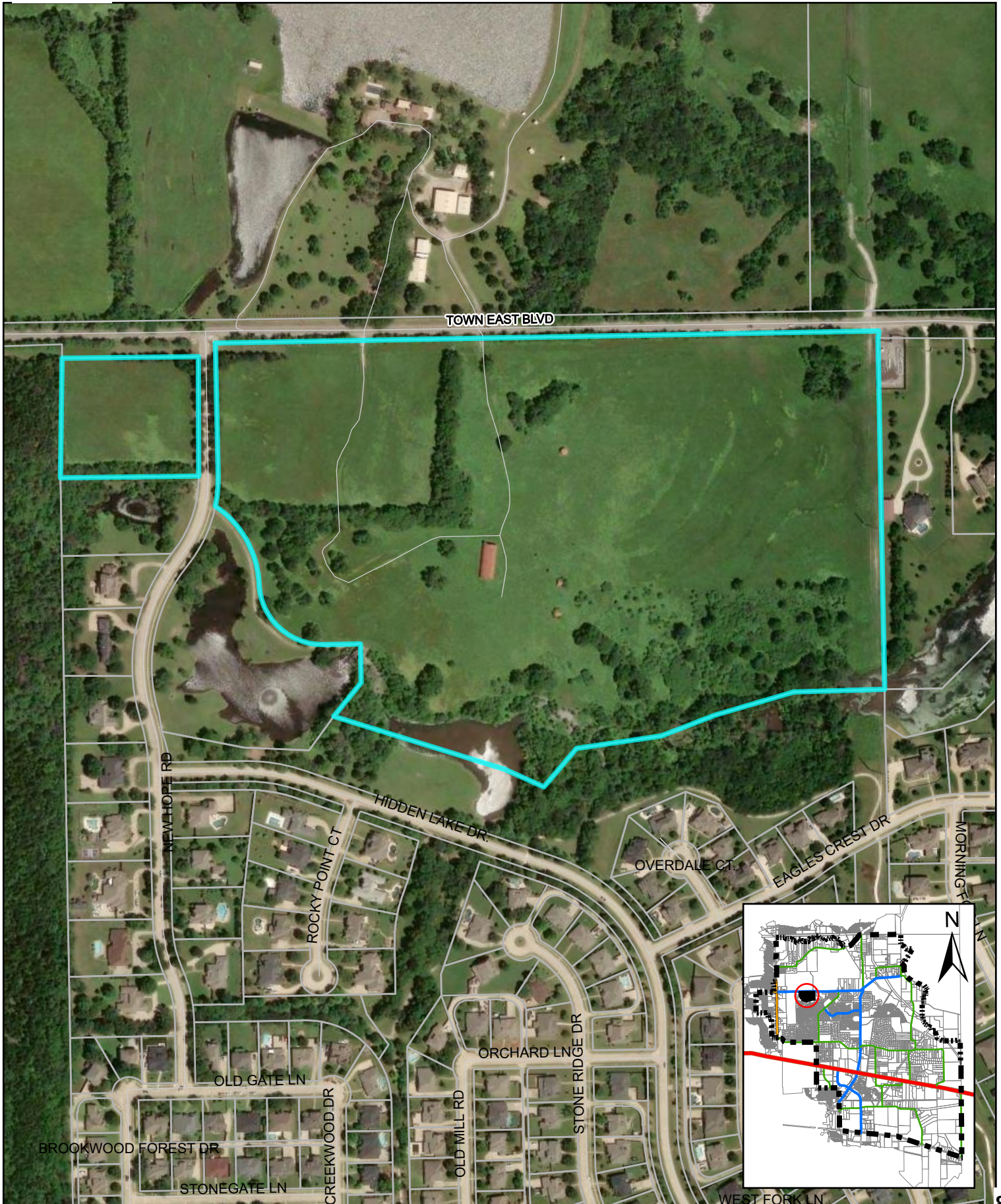
[Final Plat Phase 7A](#)

[Final Plat Phase 7B](#)



TOWN OF SUNNYVALE

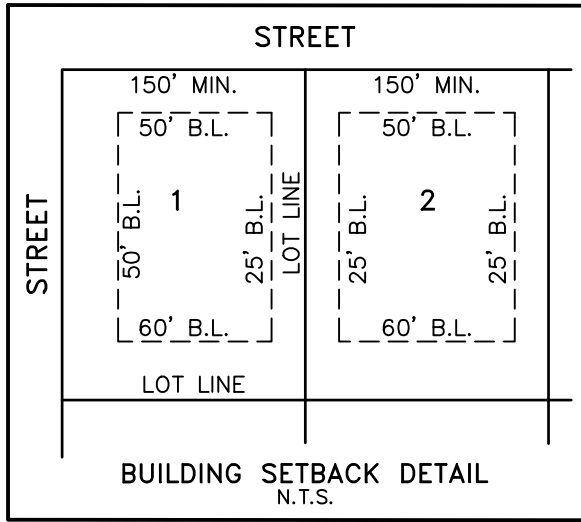
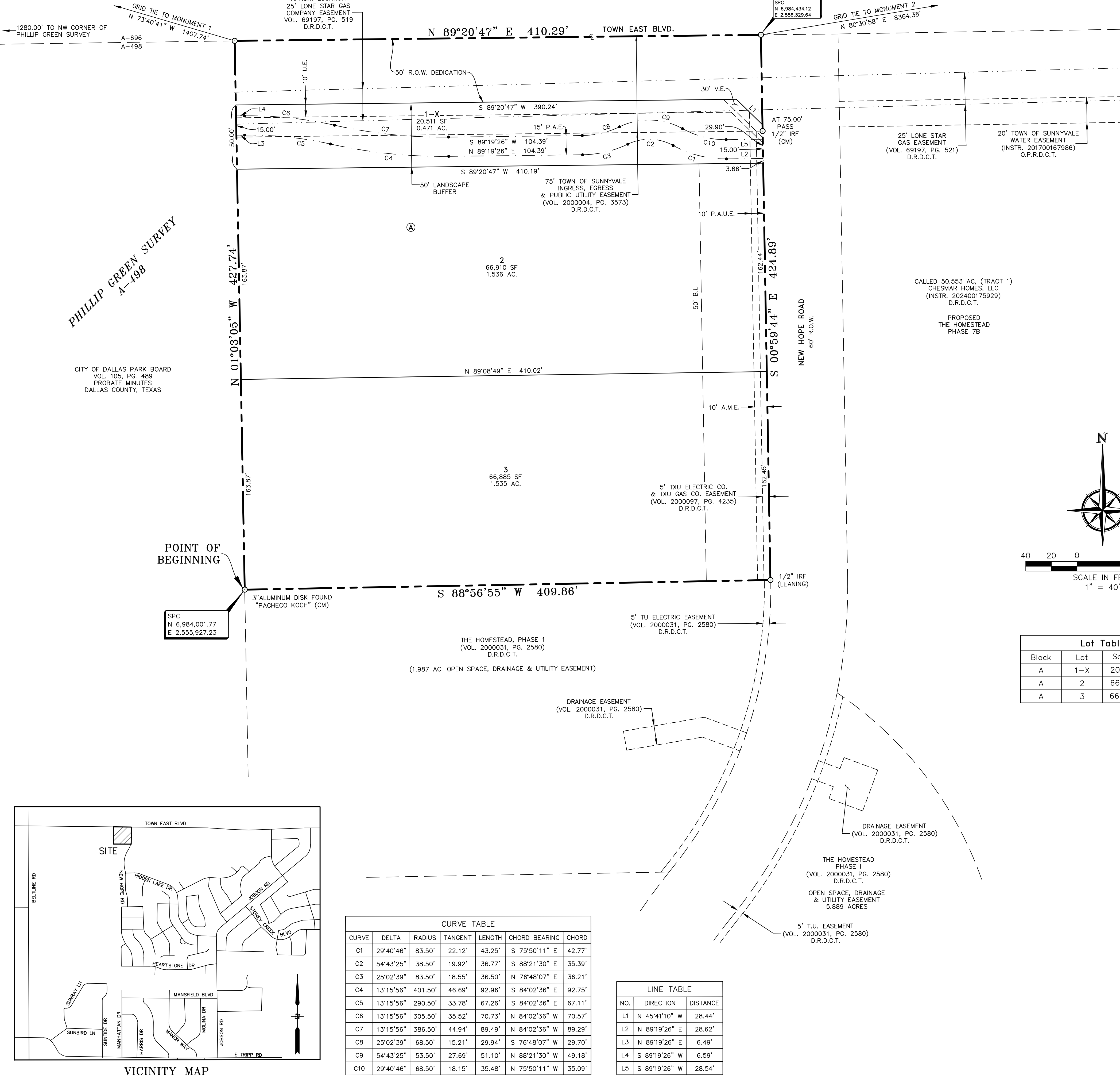
**Case 1866 -1867 - PLT- The Homestead Phase 7A/7B
Final Plat**



CALLED 160 AC. (TRACT V)
SUNNYVALE DEVELOPMENT, LTD
(VOL. 92163, PG. 3018)
D.R.D.C.T.

APPROX. LOCATION
25' LONE STAR GAS
COMPANY EASEMENT
VOL. 69197, PG. 519
D.R.D.C.T.

SPC
N 6,984,434.12
E 2,556,329.64



LEGEND	
IRF	IRON ROD FOUND
(CM)	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
A.M.E.	ACCESS & MAINTENANCE EASEMENT
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA TRACT
P.A.E.	PUBLIC ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY
SPC	STATE PLANE COORDINATES
P.A.U.E.	PUBLIC ACCESS UTILITY EASEMENT
V.E.	VISIBILITY EASEMENT
#	INDICATES BLOCK DESIGNATION

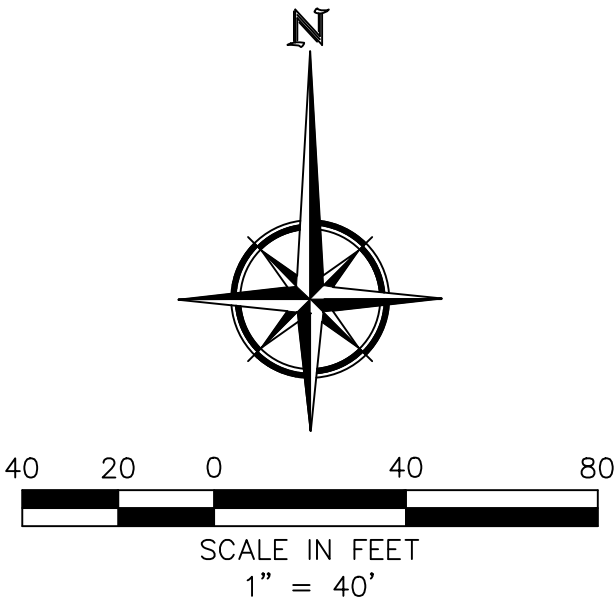
NOTES:

- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 0.999863513.
- All perimeter property corners are 5/8–inch iron rods with cap marked "PETITT–ECD 6134", unless otherwise noted. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
- Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48113C0390K, Effective Date July 7, 2014. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- Selling a portion of this addition by metes and bounds is a violation of the Town Subdivision Ordinance and state platting statutes and is subject to fines and withholdings of utilities and building certificates..
- Shall meet the development standards within The Homestead Planned Development Ordinance and the UDO.
- The following is to be maintained by The Homestead Homeowners Association.
 - Open Spaces
 - Trails
 - Detention Ponds
 - Siltation Ponds
 - Retaining Walls within HOA Common Areas
 - Entry Monuments
 - Landscaping within HOA Common Areas
 - Irrigation within HOA Common Areas
- Sight Visibility Restriction: No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the Town Council and the property replatted.

BENCHMARK 1
An "X" cut found in concrete pavement near the center of New Hope Road, about 415 feet south of the south side of Town East Boulevard. ELEV. 515.50'
N: 6,984,010.70
E: 2,556,367.14

BENCHMARK 2
An "X" cut set on a concrete curb inlet on the west side of New Hope Road, about 585 feet south of the south side of Town East Boulevard. ELEV. 513.71'
N: 6,983,852.81
E: 2,556,314.69

BENCHMARK 3
An "X" cut found in concrete near the center of New Hope Road, about 680 feet south of the south side of Town East Boulevard. ELEV. 514.74'
N: 6,984,010.70
E: 2,556,367.14



Lot Table			
Block	Lot	Sq.Ft.	Acres
A	1–X	20,510	0.471
A	2	66,910	1.536
A	3	66,885	1.535

NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

FINAL PLAT
**THE HOMESTEAD
PHASE 7A**
LOTS 1–X, 2–3, BLOCK A
4.013 ACRES
SITUATED IN THE
PHILLIP GREEN, ABST. NO. 498
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PETITT–ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

2 SINGLE FAMILY LOTS
1 OPEN SPACE LOTS

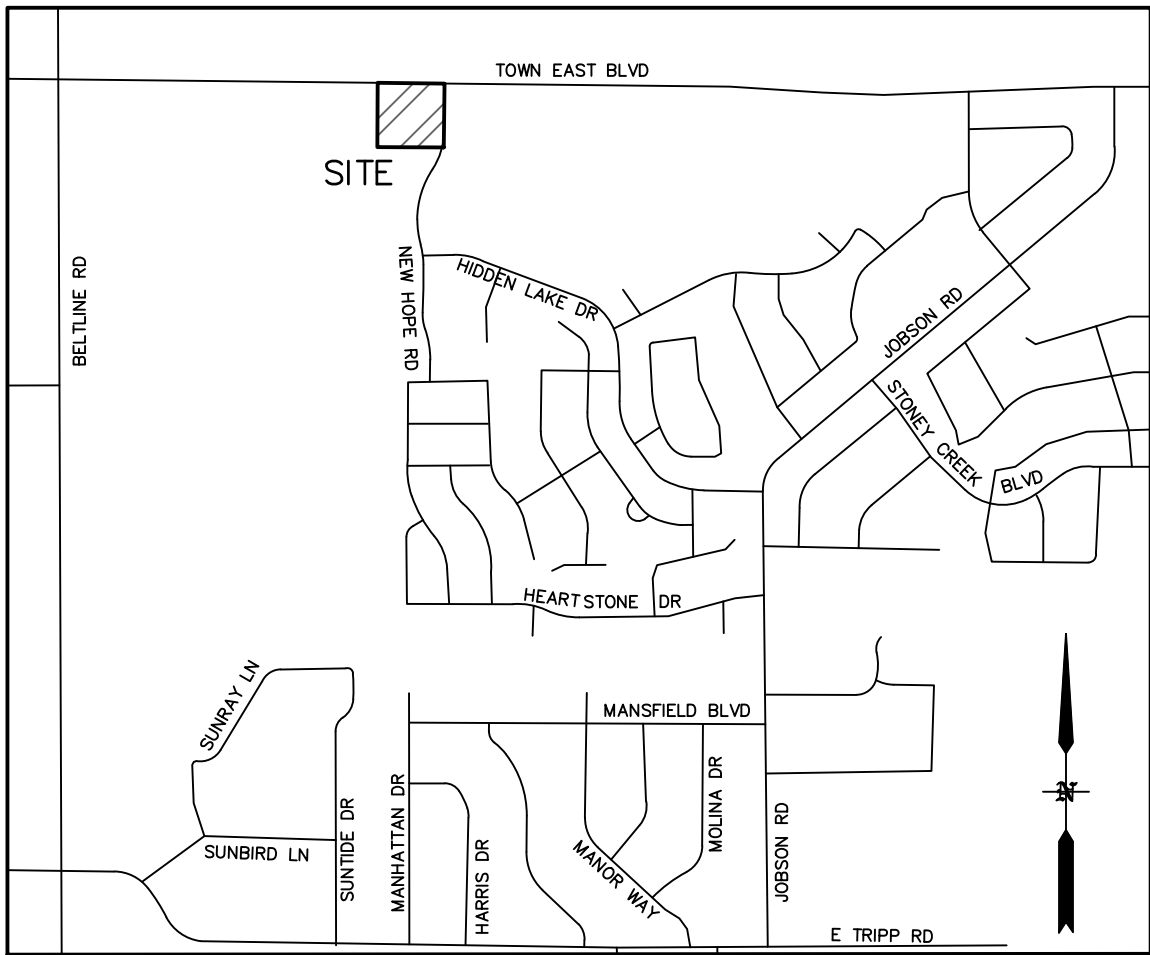
OWNER/DEVELOPER
CHESMAR HOMES, LLC
1600 N. COLLINS BLVD.
SUITE 3000
RICHARDSON, TX 75080

1600 N. COLLINS BLVD.
SUITE 100
WYLLIE, TX 75098
(972) 941–8400

DATE: 12/30/2025

SHEET 1 OF 2

Z:\PROJ\ECTS\06556 Homestead P7–Sunnyvale\dwg\Plots\6556 Final Plat 7A.dwg



VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	29°40'46"	83.50'	22.12'	43.25'	S 75°50'11" E	42.77'
C2	54°43'25"	38.50'	19.92'	36.77'	S 88°21'30" E	35.39'
C3	25°02'39"	83.50'	18.55'	36.50'	N 76°48'07" E	36.21'
C4	13°15'56"	401.50'	46.69'	92.96'	S 84°02'36" E	92.75'
C5	13°15'56"	290.50'	33.78'	67.26'	S 84°02'36" E	67.11'
C6	13°15'56"	305.50'	35.52'	70.73'	N 84°02'36" W	70.57'
C7	13°15'56"	386.50'	44.94'	89.49'	N 84°02'36" W	89.29'
C8	25°02'39"	68.50'	15.21'	29.94'	S 76°48'07" W	29.70'
C9	54°43'25"	53.50'	27.69'	51.10'	N 88°21'30" W	49.18'
C10	29°40'46"	68.50'	18.15'	35.48'	N 75°50'11" W	35.09'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 45°41'10" W	28.44'
L2	N 89°19'26" E	28.62'
L3	N 89°19'26" E	6.49'
L4	S 89°19'26" W	6.59'
L5	S 89°19'26" W	28.54'

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS CHESMAR HOMES, LLC BEING THE OWNER of 4.013 acres of land located in the Phillip Green Survey, Abstract Number 498, Dallas County, Texas, being all of the Chesmar Homes, LLC called 4.013-acre tract described as Tract 2 in deed recorded in Instrument No. 202400175929, Official Public Records, Dallas County, Texas (D.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 3--aluminum disc stamped "PACHECO KOCH" found at the southwest corner of said 4.013-acre tract and the northwest corner of the 1,987-acre Open Space shown on Homestead Phase 1, an addition to the Town of Sunnyvale by plat thereof recorded in Volume 2000031, Page 2580, Deed Records, Dallas County, Texas (D.R.D.C.T.), same being in the east line of a tract of land conveyed to the City of Dallas Park Board, recorded in Volume 105, Page 489, Probate Records, Dallas County, Texas;

THENCE North 01 degrees 03 minutes 05 seconds West, along the common line of said 4.013-acre tract and said City of Dallas Park Board tract, a distance of 427.74 feet to the northwest corner of said 4.013-acre tract in the approximate centerline of Town East Boulevard;

THENCE North 89 degrees 20 minutes 47 seconds East, along the north line of said 4.013-acre tract and the approximate centerline of Town East Boulevard, a distance of 410.29 feet to the northeast corner of said 4.013-acre tract and the northwest corner of New Hope Road, a 60 ft. right-of-way shown on said The Homestead, Phase 1;

THENCE South 00 degrees 59 minutes 44 seconds East, along the common line of said 4.013-acre tract and said New Hope Road, at a distance of 75.00 feet pass a 1/2- iron rod found and continuing a total distance of 424.89 feet to a 1/2-inch iron rod found (leaning) at southeast corner of said 4.013-acre tract and the northeast corner of said 1.987-acre Open Space;

THENCE South 88 degrees 56 minutes 55 seconds West, along the common line of said 4.013-acre tract and said Open Space, a distance of 409.86 feet to the POINT OF BEGINNING and CONTAINING 4.013 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHESMAR HOMES, LLC does hereby adopt this plat desiring the herein above described property as THE HOMESTEAD PHASE 7A, an addition to the Town of Sunnyvale, Dallas County, Texas and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon hereby reserve for the purposes indicated. The easements and fire lanes shall be open to be public, fire and police units garbage and rubbish, collection agencies, and all pubic and private utilities, for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodations of all public utilities using or desiring to use same. The Town of Sunnyvale shall have the right to remove and keep removed from fire lanes, all or part of any building, fences, trees, shrubs or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All and any public utility shall have the right remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of the respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to removing all or parts or its respective systems without the necessity at any time of procuring the permission of anyone. (Any pubic utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility)

Owner hereby grants and convays to the Town of Sunnyvale and the general public use forever an access easement for ingress, egress, park and recreation use in, on and under all Open Space shown hereon. Owner hereby grants and conveys to the Town of Sunnyvale and the general public a drainage easement in, on and under all Open Space shown hereon. The Town of Sunnyvale shall have the right but not the obligation to maintain drainage facilities, public trails and landscaped areas within all said easements.

Owner hereby grants the Town of Sunnyvale the irrevocable option which option is coupled with an interest, runs with the land and which option shall expire twenty (20) years from the date of this plat, to receive by dedication fee simple for park recreation and drainage purposes all Open Space shown hereon, landscaped buffers and trail improvements associated therewith at no cost to the Town of Sunnyvale. This option may be exercised by notice for the Town to Owner or its successors or assigns.

The easement rights and privileges granted by this conveyance are exclusive, and Owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in his instrument against every person lawfully claiming or to claim all or any part of the interest in the Property.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed

The plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Sunnyvale, Texas.

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

FOR: CHESMAR HOMES, LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Mark Whitkanack, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief and the monuments shown thereon have been found or set under my supervision and their location, size and material description are correctly shown.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2026.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

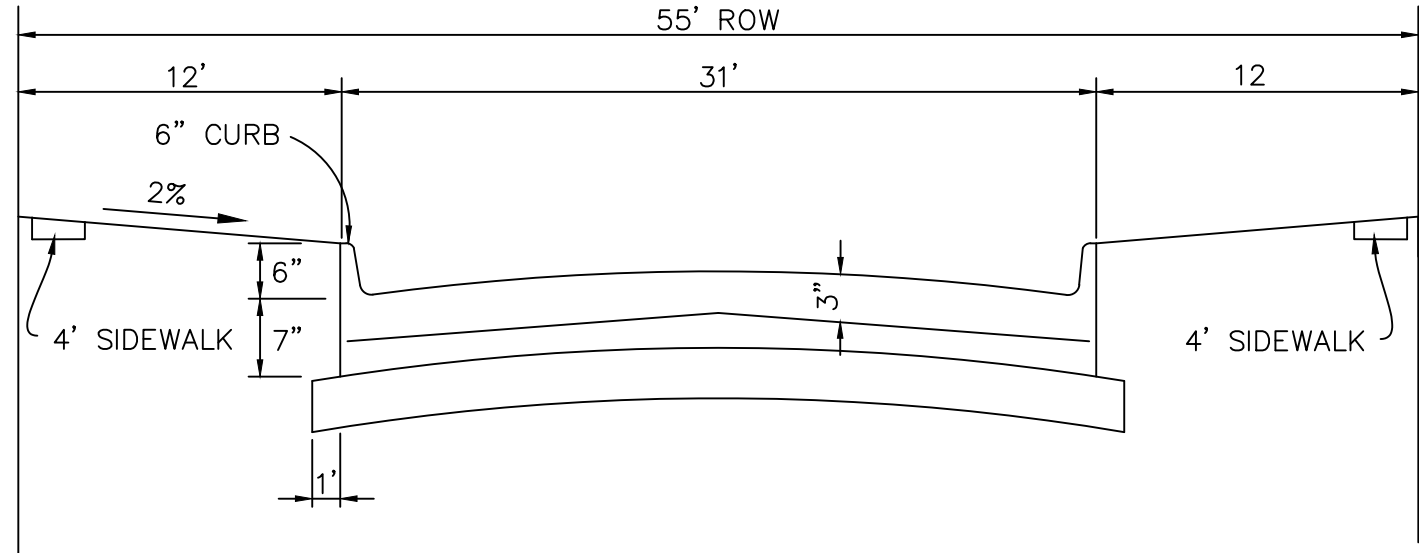
James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

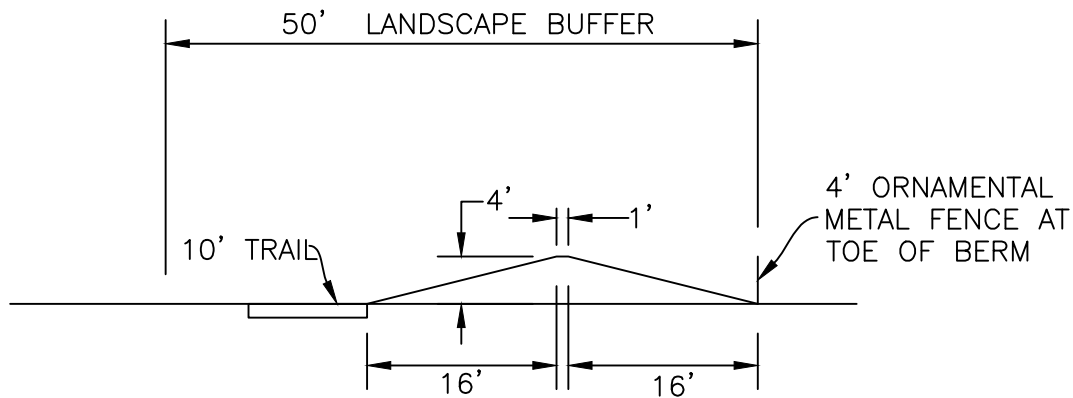
GIVEN under my hand and seal of office this ____ day of _____, 2026.

Notary Public for the State of Texas
My commission expires:



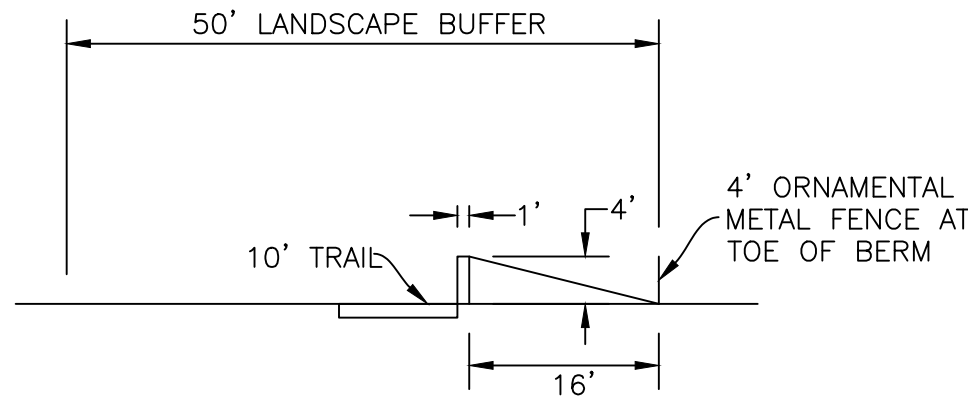
INTERIOR CROSS SECTION

N.T.S.



BERM DETAIL

NTS



BERM DETAIL W/WALL

NTS

APPROVAL CERTIFICATE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF SUNNYVALE, TEXAS on this the ____ day of _____, 2026.

Chairman, Planning and Zoning Commission

ATTEST:

Town Secretary

TOWN OF SUNNYVALE MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easement shown on this plat as follows: The Owners agree to maintain and repair all aspects of the platted property and to repair erosion in same by backfilling the eroded area and re-establishing protective vegetation or armoring the eroded area with gabions, rock rip-rap, concrete or other material approved by the Town Engineer. The Owner agrees to repair any eroded areas in all areas of the platted property within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

All areas of the platted property are to be inspected monthly by the Owner to determine vegetation removal maintenance. All areas of the platted area shall be mowed as frequently as required to prevent grassy vegetation from exceeding a height of more than one foot.

All areas, including inlet and outlet structures, and drainage piping, will be inspected for debris, trash and sediment accumulation at least once a year. The accumulated debris, trash or sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system, with sediment accumulations in detention ponds not to exceed 18-inches in depth before removal is required. Trash or debris shall at be allowed to accumulate and shall be removed within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnyvale.

The Owner or a representative agent agrees to inspect all drainage facilities every 365 calendar days to identify any obstructions or structural problems, complete a written inspection report, and take the actions necessary to remove obstructions and repair structural problems within 30 calendar days. The Owner shall ensure a copy of the inspection reports forwarded to the Engineering Division within 10 calendar days of the inspection.

Owner agrees to maintain access to the drainage system within the drainage, floodway and maintenance easements for maintenance and inspection by the Owner, and/or the Town of Sunnyvale.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

FINAL PLAT
THE HOMESTEAD
PHASE 7A
LOTS 1-X, 2-3, BLOCK A
4.013 ACRES
SITUATED IN THE
PHILLIP GREEN, ABST. NO. 498
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION

TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

OWNER/DEVELOPER
CHESMAR HOMES, LLC
1600 N COLLINS BOULEVARD
SUITE 3300
RICHARDSON, TX 75080

1600 N COLLINS BLVD.
SUITE 100
WYLLIE, TX 75098
(972) 941-8400

DATE: 12/30/2025

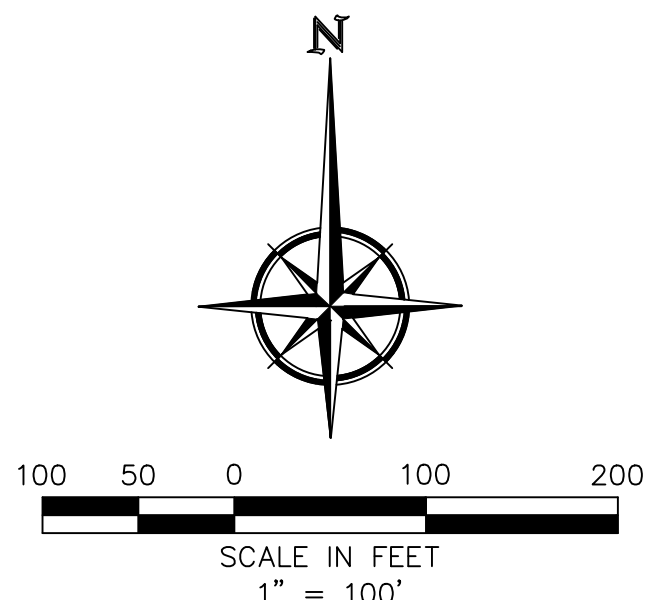
SHEET 2 OF 2

Z:\PROJECTS\06556 Homestead P7-Sunnyvale\dwg\Plats\6556 Final Plat 7A.dwg

JOHN JOHNSON SURVEY
A-696

CALLED 160 AC. (TRACT V)
SUNNYVALE DEVELOPMENT, LTD
(VOL. 92163, PG. 3018)
D.R.D.C.T.

CITY OF DALLAS PARK BOARD
VOL. 105, PG. 489
PROBATE MINUTES
DALLAS COUNTY, TEXAS



LEGEND	
IRF	IRON ROD FOUND
CIRF	1/2-INCH IRON ROD WITH CAP MARKED "PACHECO KOCH" FOUND
IRS	IRON ROD SET
(CM)	CONTROL MONUMENT
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
A.M.E.	ACCESS & MAINTENANCE EASEMENT
B.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA TRACT
D.E.	DRAINAGE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
P.A.U.E.	PUBLIC ACCESS UTILITY EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
V.E.	VISIBILITY EASEMENT
(B)	INDICATES BLOCK DESIGNATION
(D)	INDICATES BLOCK DESIGNATION

STREET	
150' MIN. 50' B.L. 1 25' B.L. LOT LINE 60' B.L.	150' MIN. 50' B.L. 2 25' B.L. LOT LINE 60' B.L.
BUILDING SETBACK DETAIL N.T.S.	

BENCHMARK 1
An "X" cut found in concrete pavement near the center of New Hope Road, about 415 feet south of the south side of Town East Boulevard. ELEV. 515.50'
N: 6,984,010.70
E: 2,556,367.14

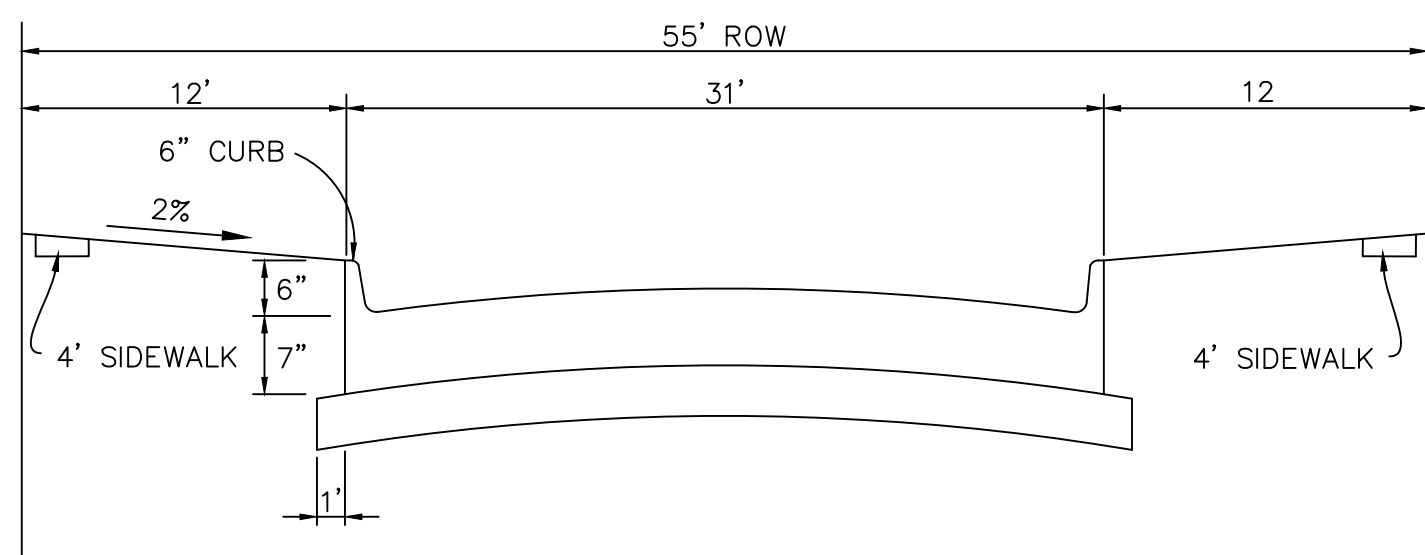
BENCHMARK 2
An "X" cut set on a concrete curb inlet on the west side of New Hope Road, about 555 feet south of the south side of Town East Boulevard. ELEV. 513.71'
N: 6,983,852.81
E: 2,556,314.69

BENCHMARK 3
An "X" cut found in concrete near the center of New Hope Road, about 680 feet south of the south side of Town East Boulevard. ELEV. 514.74'
N: 6,984,010.70
E: 2,556,367.14

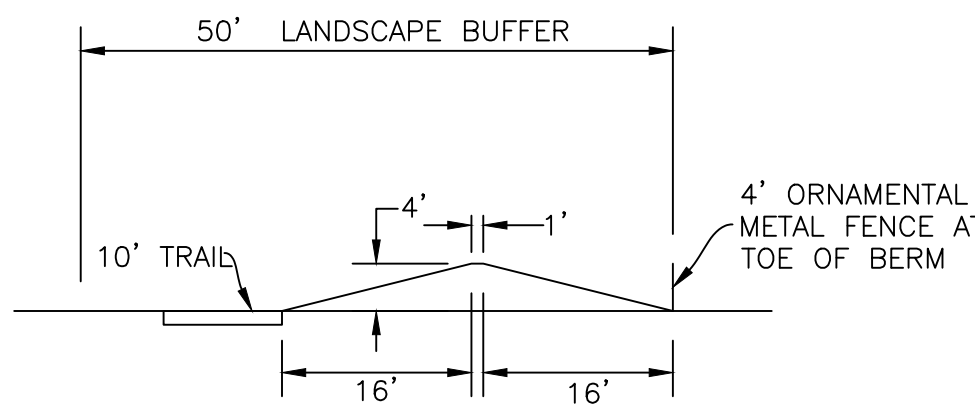
FINAL PLAT
**THE HOMESTEAD
PHASE 7B**
BLOCK B, LOTS 1-X, 2-11
BLOCK C, LOTS 1-X, 2-18
BLOCK D, LOTS 1-5
50.613 ACRES
SITUATED IN THE
PHILLIP GREEN, ABST. NO. 498
TOWN OF SUNNYVALE, DALLAS COUNTY, TEXAS
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TPPES FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 3300 RICHARDSON, TX 75080
201 WINDCO CIR. SUITE 100 WYLLIE, TX 75098
(972) 941-8400

NOTICE: Selling a portion of this addition by metes and bounds is a violation of Town Subdivision Ordinance and State Platting Statutes, and is subject to fines and withholding of utilities and building certificates.

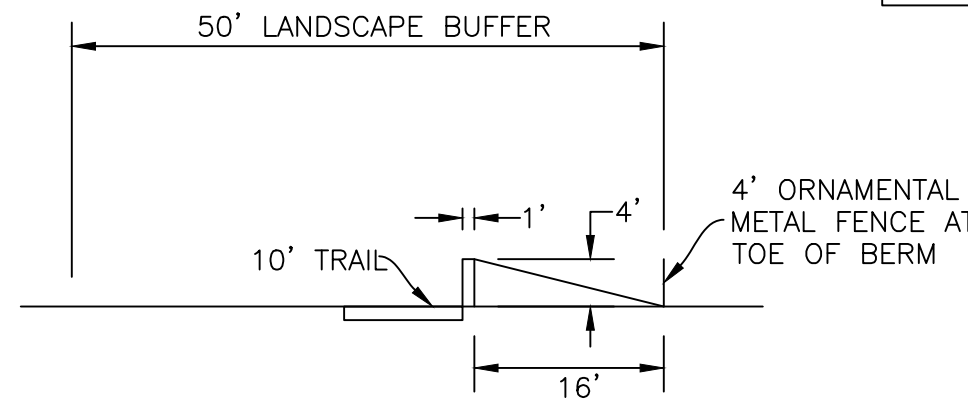
OWNER/DEVELOPER
CHESSMAN HOMES, LLC
1600 N. COLLINS BOULEVARD
SUITE 1400
RICHARDSON, TX 75080



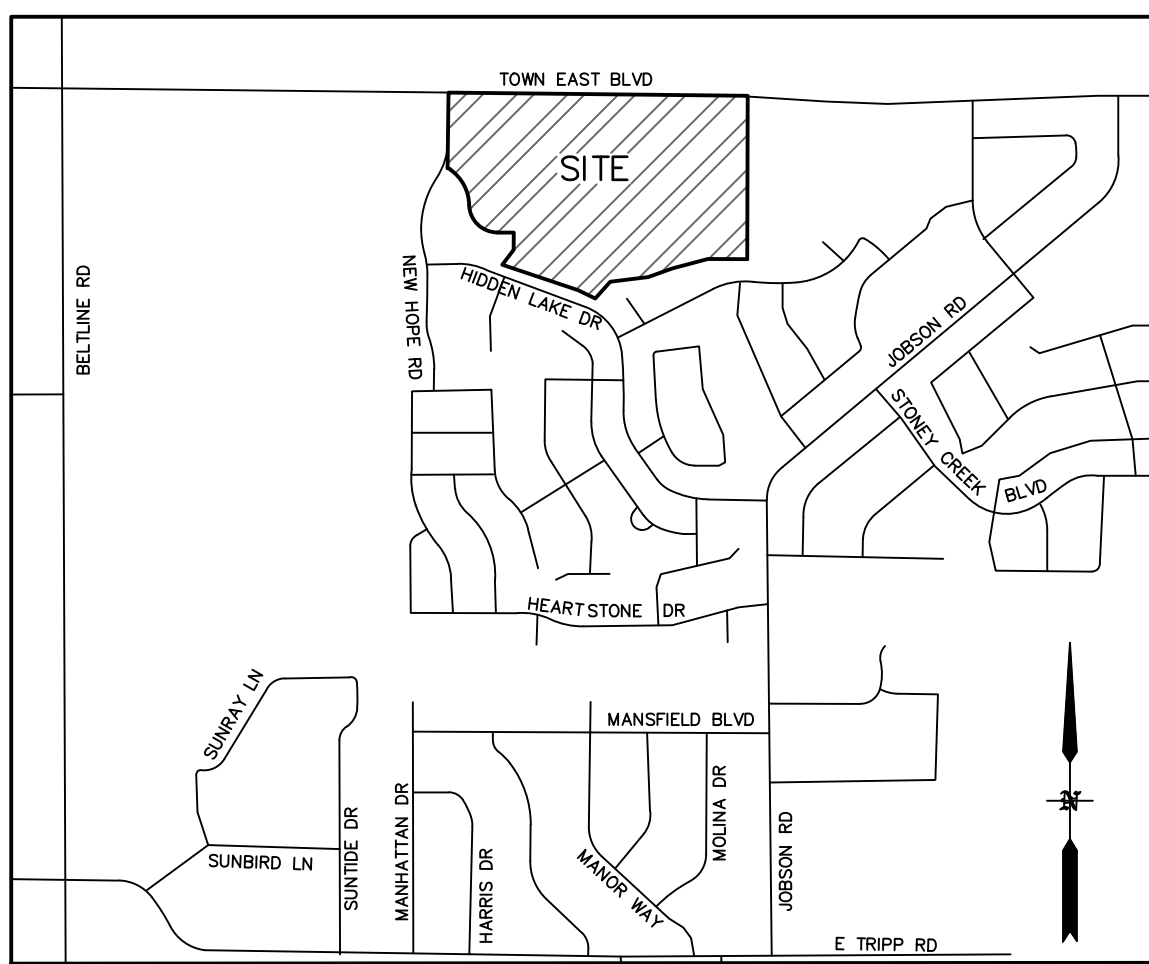
INTERIOR CROSS SECTION
N.T.S.



BERM DETAIL
NTS



BERM DETAIL W/WALL
NTS



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS CHESMAR HOMES, LLC, BEING THE OWNER of 50.613 acres of land located in the Phillip Green Survey, Abstract Number 498, Dallas County, Texas, being all of the Chesmar Homes, LLC called 50.533–acre tract described as Tract 1 in deed recorded in Instrument No. 202400175929, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at the most westerly northeast corner of The Homestead Phase 2C, an addition to the Town of Sunnysvale by plat thereof recorded in Volume 2004209, Page 229, Deed Records, Dallas County, Texas, (D.R.D.C.T.), the northwest corner of The Homestead Phase 2D South, an addition to the Town of Sunnysvale by plat thereof recorded in Volume 2005034, Page 27, and the southwest corner of Lot 1, Block 1, Hawkins Estates, an addition to the Town of Sunnysvale by plat thereof recorded in Instrument No. 201600151125, O.P.R.D.C.T.;

THENCE along the common line of said 50.533–acre tract and The Homestead Phase 2C, the following six (6) courses and distances:

- 1) South 88 degrees 53 minutes 54 seconds West, a distance of 261.85 feet;
- 2) South 73 degrees 43 minutes 02 seconds West, a distance of 243.52 feet;
- 3) South 68 degrees 59 minutes 10 seconds West, a distance of 170.58 feet;
- 4) South 81 degrees 43 minutes 48 seconds West, a distance of 253.74 feet;
- 5) South 40 degrees 25 minutes 11 seconds West, a distance of 149.49 feet;
- 6) North 65 degrees 43 minutes 24 seconds West, a distance of 126.79 feet;

THENCE North 72 degrees 41 minutes 38 seconds West, at a distance of 120.53 feet pass an exterior corner of said The Homestead Phase 2C, and an exterior corner of The Homestead Phase 2B, an addition to the Town of Sunnysvale by plat thereof recorded in Volume 2004209, Page 226, D.R.D.C.T., and continuing a total distance of 530.63 feet to a 1/2–inch iron rod with cap stamped "PAPE DAWSON" found at an exterior corner of said The Homestead Phase 2B, same being in the east line of The Homestead Phase 1, an addition to the Town of Sunnysvale by plat thereof recorded in Volume 2000031, Page 2580, D.R.D.C.T.;

THENCE along the common line of said 50.533–acre tract and said The Homestead Phase 1, the following five (5) courses and distances:

- 1) North 35 degrees 58 minutes 54 seconds East, a distance of 124.11 feet to a 1/2–inch iron rod with cap stamped "PACHECO KOCH" found;
- 2) North 01 degrees 00 minutes 07 seconds West, a distance of 114.55 feet to a 1/2–inch iron rod with cap stamped "PACHECO KOCH" found;
- 3) South 89 degrees 01 minutes 03 seconds West, a distance of 110.36 feet to a 1/2–inch iron rod with cap stamped "PACHECO KOCH" found at the beginning of a curve to the right having a delta angle of 88 degrees 39 minutes 27 seconds, a radius of 187.00 feet and a long chord that bears North 46 degrees 40 minutes 09 seconds West, a distance of 261.34 feet;
- 4) Northwesterly, along said curve, an arc length of 289.36 feet to a 1/2–inch iron rod with cap stamped "PACHECO KOCH" found at the beginning of a reverse curve to the left having a delta angle of 53 degrees 42 minutes 16 seconds, a radius of 293.00 feet and a long chord that bears North 29 degrees 11 minutes 34 seconds West, a distance of 264.69 feet;
- 5) Northwesterly along said curve, at an arc length of 158.46 feet pass a 1/2–inch iron rod with cap stamped "PAPE DAWSON" and continuing a total arc length of 274.63 feet to a 1/2–inch iron rod with orange cap stamped "OSC 10194132" set in the west line of New Hope Road, same being at the beginning of a non–tangent curve to the left having a delta angle of 12 degrees 31 minutes 38 seconds, a radius of 410.00 feet and a long chord that bears North 05 degrees 17 minutes 35 seconds East, a distance of 89.46 feet;

THENCE Northerly, along said curve and the common line of said 50.533–acre tract and said New Hope Road, an arc length of 89.64 feet to a point for corner, from which a 1/2–inch iron rod found bears South 11 degrees 35 minutes 50 seconds West, a distance of 4.70 feet;

THENCE North 00 degrees 59 minutes 44 seconds West, along said common line, a distance of 423.53 feet to the northwest corner of said 50.533–acre tract in the approximate centerline of Town East Boulevard;

THENCE North 89 degrees 03 minutes 10 seconds East, along the north line of said 50.533–acre tract and the approximate centerline of Town East Boulevard, a distance of 1960.38 feet to the northeast corner of said 50.533–acre tract;

THENCE South 01 degrees 11 minutes 03 seconds East, leaving Town East Boulevard, at a distance of 38.11 feet pass a 1/2–inch iron rod with cap stamped "RPLS 5210" found and continuing along the common line of said 50.533–acre tract and the above–mentioned Hawkins Estates, at a distance of 993.87 feet pass a 1/2–inch iron rod with cap stamped "ADS" found and continuing for a total distance of 1093.87 feet to the POINT OF BEGINNING and CONTAINING 50.613 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CHESMAR HOMES, LLC does hereby adopt this plat desiring the herein above described property as THE HOMESTEAD PHASE 7B, an addition to the Town of Sunnysvale, Dallas County, Texas and does hereby dedicate and convey, in fee simple, to public use forever, the streets and alleys as shown hereon. The easements shown thereon hereby reserve for the purposes indicated. The easements and fire lanes shall be open to be public, fire and police units garbage and rubbish, collection agencies, and all public and private utilities, for each particular use. The maintenance of paving on the utility easements and fire lanes is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements, obstructions, or growths shall be constructed, reconstructed or placed upon, over or across the easements and fire lanes as shown. Said easements being hereby reserved for the mutual use and accommodations of all public utilities using or desiring to use same. The Town of Sunnysvale shall have the right to remove and keep removed from fire lanes, all or part of any building, fences, trees, shrubs or other improvements, obstructions, or growths which in any way may endanger or interfere with access of fire units to fire protection facilities or equipment. All and any public utility shall have the right remove and keep removed all or part of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of the respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to removing all or parts or its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility)

Owner hereby grants and conveys to the Town of Sunnysvale and the general public use forever an access easement for ingress, egress, park and recreation use in, on, and under all Open Space shown hereon. Owner hereby grants and conveys to the Town of Sunnysvale and the general public a drainage easement in, on and under all Open Space shown hereon. The Town of Sunnysvale shall have the right but not the obligation to maintain drainage facilities, public trails and landscaped areas within all said easements.

Owner hereby grants the Town of Sunnysvale the irrevocable option which option is coupled with an interest, runs with the land and which option shall expire twenty (20) years from the date of this plat, to receive by dedication fee simple for park recreation and drainage purposes all Open Space shown hereon, landscaped buffers and trail improvements associated therewith at no cost to the Town of Sunnysvale. This option may be exercised by notice for the Town to Owner or its successors or assigns.

The easement rights and privileges granted by this conveyance are exclusive, and Owner covenants not to convey any other easement or conflicting rights in the area covered by this grant. The easements shown hereon shall be perpetual. Owner's heirs, personal representatives, successors, and assigns are and shall be bound to warrant and forever defend the easement and rights conveyed in his instrument against every person lawfully claiming or to claim all or any part of the interest in the Property.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed

The plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Sunnysvale, Texas.

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

FOR: CHESMAR HOMES, LLC

By: _____
NAME:
TITLE:

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, James Mark Whitkanack, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief and the monuments shown thereon have been found or set under my supervision and their location, size and material description are correctly shown.

GIVEN UNDER MY HAND AND SEAL THIS THE ____ DAY OF _____, 2026.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

James Mark Whitkanack
Registered Professional Land Surveyor
State Of Texas No. 6134

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared James Mark Whitkanack, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this ____ day of _____, 2026.

Notary Public for the State of Texas
My commission expires:

NOTES:

- 1. The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 0.999863513.
- 2. All perimeter property corners are 5/8–inch iron rods with cap marked "PETITT–ECD 6134", unless otherwise noted. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. when a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line.
- 3. Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48113C0390K, Effective Date July 7, 2014. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
- 4. Selling a portion of this addition by metes and bounds is a violation of the Town Subdivision Ordinance and state platting statutes and is subject to fines and withholdings of utilities and building certificates..
- 5. Shall meet the development standards within The Homestead Planned Development Ordinance and the UDO.
- 6. The following are to be maintained by The Homestead Homeowners Association.
 - 6.1. Open Spaces
 - 6.2. Trails
 - 6.3. Detention Ponds
 - 6.4. Siltation Ponds
 - 6.5. Retaining Walls within HOA Common Areas
 - 6.6. Entry Monuments
 - 6.7. Landscaping within HOA Common Areas
 - 6.8. Irrigation within HOA Common Areas
 - 6.9. Private Drainage Easements
- 7. Sight Visibility Restriction: No structure, object, or plant of any type may obstruct vision from a height of 24 inches to a height of 10 feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the sight visibility easement as shown on the Plat. These sight visibility easements will remain in effect until vacated by ordinance adopted by the Town Council and the property replatted.

TOWN OF SUNNYSVALE MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES

The Owner of the platted property agrees to perpetually maintain the drainage facilities within the drainage, floodplain and maintenance easement shown on this plat as follows: The Owners agree to maintain and repair all aspects of the platted property and to repair erosion in same by backfilling the eroded area and re–establishing protective vegetation or armoring the eroded area with gabions, rock rip–rap, concrete or other material approved by the Town Engineer. The Owner agrees to repair any eroded areas in all areas of the platted property within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnysvale.

All areas of the platted property are to be inspected monthly by the Owner to determine vegetation removal maintenance. All areas of the platted area shall be mowed as frequently as required to prevent grassy vegetation from exceeding a height of more than one foot.

All areas, including inlet and outlet structures, and drainage piping, will be inspected for debris, trash and sediment accumulation at least once a year. The accumulated debris, trash or sediment will be removed as needed to insure the designed hydraulic capacity of the drainage system, with sediment accumulations in detention ponds not to exceed 18–inches in depth before removal is required. Trash or debris shall at be allowed to accumulate and shall be removed within 30 calendar days after having notice or knowledge of the problem via inspection by the Owner, and/or the Town of Sunnysvale.

The Owner or a representative agent agrees to inspect all drainage facilities every 365 calendar days to identify any obstructions or structural problems, complete a written inspection report, and take the actions necessary to remove obstructions and repair structural problems within 30 calendar days. The Owner shall ensure a copy of the inspection reports forwarded to the Engineering Division within 10 calendar days of the inspection.

Owner agrees to maintain access to the drainage system within the drainage, floodway and maintenance easements for maintenance and inspection by the Owner, and/or the Town of Sunnysvale.

APPROVAL CERTIFICATE

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF
SUNNYSVALE, TEXAS on this the ____ day of _____, 2026.

Chairman, Planning and Zoning Commission

ATTEST:

Town Secretary

LINE TABLE			
NO.	DIRECTION	RADIUS	DISTANCE
L1	S 81°43'48" W	182.67'	253.74'
L2	S 40°25'11" W	149.49'	
L3	N 65°43'24" W	126.79'	
L4	N 35°58'54" E	124.11'	
L5	N 01°00'07" W	114.55'	
L6	S 89°01'03" W	110.36'	
L7	S 88°42'39" W	59.87'	
L8	N 52°08'40" W	39.02'	
L9	N 73°26'45" E	67.17'	
L10	N 54°00'14" W	15.75'	
L11	S 43°47'59" W	17.60'	
L12	S 44°04'59" W	28.60'	
L13	N 46°12'01" W	28.41'	
L14	S 43°48'03" W	28.16'	
L15	N 58°13'25" E	11.90'	
L16	S 71°08'54" E	41.24'	
L17	N 44°08'03" E	62.02'	
L18	S 08°32'29" E	69.57'	
L19	N 77°02'47" E	82.22'	
L20	S 22°51'39" E	83.92'	
L21	N 62°55'18" W	48.58'	
L22	N 79°51'25" W	116.87'	
L23	S 62°55'18" E	48.58'	
L24	S 79°51'25" E	188.70'	
L25	S 32°16'51" W	100.52'	
L26	N 62°24'46" E	27.18'	
L27	S 89°32'23" E	51.79'	
L28	S 57°45'40" W	135.58'	
L29	S 44°08'03" W	31.44'	
L30	S 77°02'47" W	51.59'	
L31	N 08°32'29" W	19.42'	
L32	N 81°27'31" E	138.24'	
L33	N 73°26'45" E	547.62'	
L34	S 89°03'10" W	50.00'	

Lot Table Block C			
Block	Lot	Sq.Ft.	Acres
C	1–X	319,868	7.343
C	2	43,560	1.000
C	3	43,561	1.000
C	4	68,393	1.000
C	5	43,808	1.570
C	6	43,561	1.006
C	7	43,562	1.000
C	8	43,562	1.000
C	9	56,060	1.287
C	10	44,735	1.027
C	11	43,564	1.000
C	12	44,742	1.027
C	13	49,254	1.131
C	14	51,310	1.178
C	15	54,416	1.249
C	16	64,504	1.481
C	17	48,244	1.108
C	18	48,024	1.102

Lot Table Block D			
Block	Lot	Sq.Ft.	Acres
D	1	43,562	1.000
D	2	43,562	1.000
D	3	43,562	1.000
D	4	43,562	1.000
D	5	43,587	1.001

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	88°39'27"	187.00'	182.67'	289.36'	N 46°40'09" W	261.34'
C2	53°42'16"	293.00'	148.34'	274.63'	N 29°11'34" W	264.69'
C3	12°31'38"	410.00'	45.00'	89.64'	N 05°17'35" E	89.46'
C4	49°58'25"	257.50'	120.00'	224.59'	N 66°18'09" W	217.54'
C5	26°33'16"	565.50'	133.44'	262.09'	N 28°02'18" W	259.75'
C6	166°41'32"	317.50'	2721.65'	923.71'	N 81°53'34" E	630.72'
C7	14°25'42"	327.50'	41.46'	82.47'	S 59°21'31" E	82.25'
C8	39°58'53"	677.50'	246.47'	472.76'	S 86°33'49" E	463.23'
C9	22°46'23"	42.50'	8.56'	16.89'	N 69°36'36" E	16.78'
C10	80°05'34"	92.50'	77.74'	129.30'	S 62°54'26" E	119.03'
C11	64°43'03"	92.50'	58.61'	104.48'	N 76°29'35" E	99.02'
C12	40°03'39"	107.50'	39.19'	75.16'	S 42°53'28" E	73.64'
C13	17°01'33"	57.50'	8.61'	17.09'	S 71°26'04" W	17.02'
C14	71°18'56"	42.50'	30.49'	52.90'	N 44°11'57" W	49.55'
C15	56°00'32"	42.50'	22.60'	41.55'	S 72°08'19" W	39.91'
C16	64°43'03"	107.50'	68.11'	121.42'	S 76°29'35" W	115.07'
C17	31°48'19"	92.50'	26.35'	51.35'	N 87°03'03" W	50.69'
C18	85°18'54"	102.07'	94.05'	151.99'	N 62°54'26" W	138.33'
C19	40°03'39"	92.50'	33.72'	64.68'	N 42°53'28" W	63.37'
C20	55°31'23"	42.50'	22.37'	41.19'	S 89°19'01" W	39.59'
C21	8°00'46"	307.50'	21.54'	43.00'	N 77°27'08" E	42.97'
C22	96°08'29"	103.50'	115.23'	173.67'	N 25°22'30" E	154.00'
C23	34°05'55"	388.50'	119.14'	231.21'	N 05°38'47" W	227.81'
C24	25°40'45"	410.50'	93.56'	183.98'	N 01°26'12" W	182.44'
C25	25°38'09"	390.50'	88.85'	174.72'	N 01°27'30" W	173.27'
C26	12°30'08"	410.50'	44.97'	89.57'	N 05°06'31" E	89.40'
C27	39°02'46"	88.50'	31.38'	60.31'	N 18°22'50" E	59.15'
C28	128°51'03"	80.00'	167.16'	179.91'	N 26°31'19" W	144.32'
C29	17°12'29"	301.50'	45.62'	90.55'	S 80°26'55" W	90.21'
C30	32°46'18"	290.50'	85.42'	166.16'	S 88°13'50" W	163.90'
C31	31°07'38"	309.50'	86.20'	168.14'	S 89°03'10" W	166.08'
C32	32°39'21"	290.50'	85.10'	165.57'	S 89°49'01" W	163.34'
C33	17°05'32"	309.50'	46.51'	92.33'	N 82°24'04" W	91.99'
C34	17°08'59"	305.50'	46.07'	91.44'	S 80°28'40" W	91.10'
C35	32°42'48"	290.50'	85.26'	165.86'	S 88°15'35" W	163.62'
C36	15°33'49"	309.50'	42.30'	84.07'	N 83°09'56" W	83.81'
C37	15°33'49"	309.50'	42.30'	84.07'	S 81°16'15" W	83.81'
C38	32°42'48"	290.50'	85.26'	165.86'	S 89°50'45" W	163.62'
C39	17°08'59"	305.50'	46.07'	91.44'	N 82°22'21" W	91.10'

Lot Table Block B			
Block	Lot	Sq.Ft.	Acres
B	1	48,108	0.471
B	2	43,745	1.536
B	3	45,939	1.535
B	4	61,709	1.417
B	5	51,893	1.19
B	6	47,474	1.090
B	7	43,850	1.007
B	8	43,769	1.005
B	9	43,709	1.003
B	10	43,690	1.003
B	11	43,982	1.010

FINAL PLAT
**THE HOMESTEAD
PHASE 7B**
BLOCK B, LOTS 1–X, 2–11
BLOCK C, LOTS 1–X, 2–18
BLOCK D, LOTS 1–5
50.613 ACRES
SITUATED IN THE
PHILLIP GREEN, ABST. NO. 498
TOWN OF SUNNYSVALE, DALLAS COUNTY, TEXAS
PETITT–ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION
ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD. SUITE 100
1600 N. COLLINS BLVD

Planning and Zoning Commission
AGENDA ITEM REPORT
E.2



To: Planning and Zoning Commission

Subject: Discuss and consider rescheduling the March 18, 2026, regular Planning and Zoning Commission meeting due to being in the same week as the Sunnyvale ISD Spring Break Holidays.

Meeting: Planning and Zoning Commission - February 18, 2026

Department: Development Services

Staff Contact: Laura Evans

SUGGESTED ACTION:

BACKGROUND INFORMATION:

Due to the fact that the March Planning and Zoning Commission meeting falls during Sunnyvale ISD's Spring Break, we wanted to bring up the option to reschedule the meeting to March 11, 2026, or March 25, 2026, in case there was an issue of having a quorum at the regularly scheduled meeting on March 18th.

Planning and Zoning Commission
AGENDA ITEM REPORT
E.3



To: Planning and Zoning Commission
Subject: Discuss and receive a presentation on the Planning and Zoning Commission 2026 Work Plan.
Meeting: Planning and Zoning Commission - February 18, 2026
Department: Development Services
Staff Contact: Surupa Sen

SUGGESTED ACTION: