



Physical Address: 261 School Rd.

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

MEETING AGENDA OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, August 4, 2025

Meeting Time: 6:00pm

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

Microsoft Teams

[Join the meeting now](#)

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Meeting ID: **251 992 474 166 7**

Teams Password: **us9Mz3VZ**

Dial By Phone: **323-673-4767**

Passcode: **166889038#**

Regular Session – 6:00pm

Call to Order and Establish a Quorum

Public Presentations and Input

The Commission is not permitted to take action on or discuss any presentations made to the Commission at this time concerning an item not listed on the agenda. The Commission will hear comments on specific agenda items during this designated time.

If you are attending the meeting in person, sign up forms will be available at the meeting to fill out and submit prior to meeting start time.

Regular Agenda – New Business

1. Discuss, Consider and Act on Amended Plat submittal for the Bluestem Phase 2.
2. Discuss, Consider and Act on Final Plat submittal for the Gonzalez Addition.
3. Discussion and any necessary action regarding minutes dated April 21, 2025 & June 9, 2025.

Future Agenda Items

Adjourn

A quorum of Council Members may be present at this meeting

**Pursuant to the Open Meetings Act, Chapter 551, Section 551.071 of the Texas Government Code, the Planning & Zoning Commission may convene into executive session at any time during the meeting if any of them need to seek advice from the City Attorney concerning any item on this agenda, to discuss pending and contemplated litigation, or a settlement offer, or to discuss a matter in which the duty of the city's attorney to the City under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.*

The Planning & Zoning Commission may vote and / or act upon each of the items listed in this Agenda. Except for Public Presentation and Input and items in the Agenda designated as public hearing or otherwise designated for public input, there will be no public input during the course of this meeting without express authorization from the presiding officer.

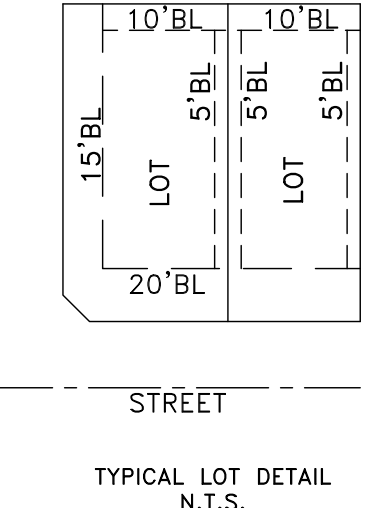
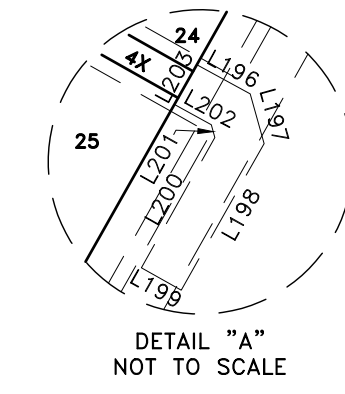
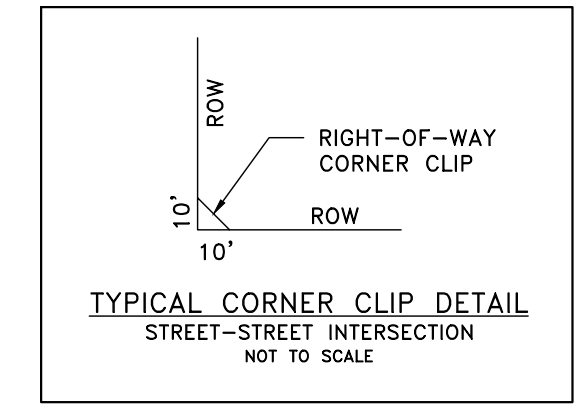
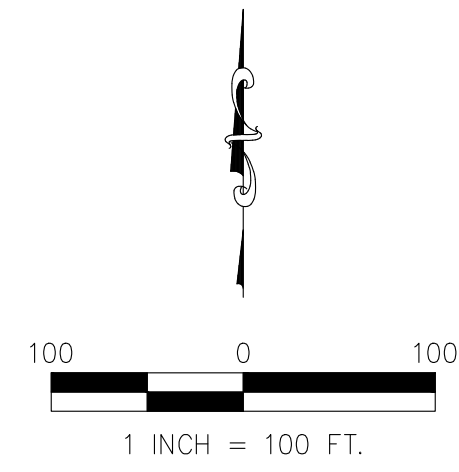
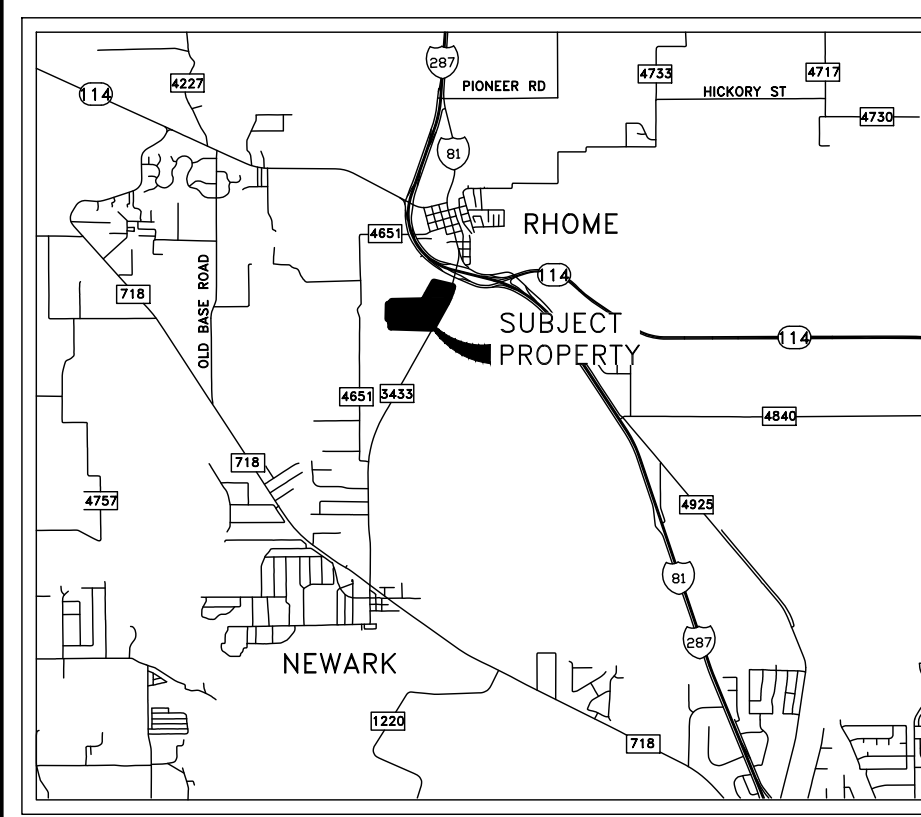
This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact City Hall at 817-636-2462 for further information.

CERTIFICATION: I do hereby certify that the above Planning & Zoning Commission Agenda was posted on the designated bulletin board located at City Hall, 261 School Rd, Rhome, Texas no later than 6 pm on August 1, 2025.


Brooke Boller, City Secretary



AGENDA ITEM 1



THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT ERRONEOUS DISTANCES WITHIN LOTS 13-15, BLOCK 6.

AN AMENDING PLAT OF BLUESTEM PHASE 2 OF LOTS 1-60 & 1X-4X, BLOCK 1; LOTS 1-13, BLOCK 2 LOTS 1-21, BLOCK 3; LOTS 1-65 & 1X & 54A & 15A, BLOCK 4 LOTS 1-9 & 1X, BLOCK 5; LOTS 1-25, 1X & 2X, BLOCK 6 LOTS 1-62 & 1X, BLOCK 7; LOTS 1-3 & 1X, BLOCK 8 LOTS 1-12, BLOCK 9; LOTS 1 & 2, BLOCK 10 97.957 ACRES

SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 743 CITY OF RHOME AND ITS E.T.J., WISE COUNTY, TEXAS

272 RESIDENTIAL LOTS 10 (HOA) PRIVATE OPEN SPACE LOTS 2 LIFT STATION LOTS

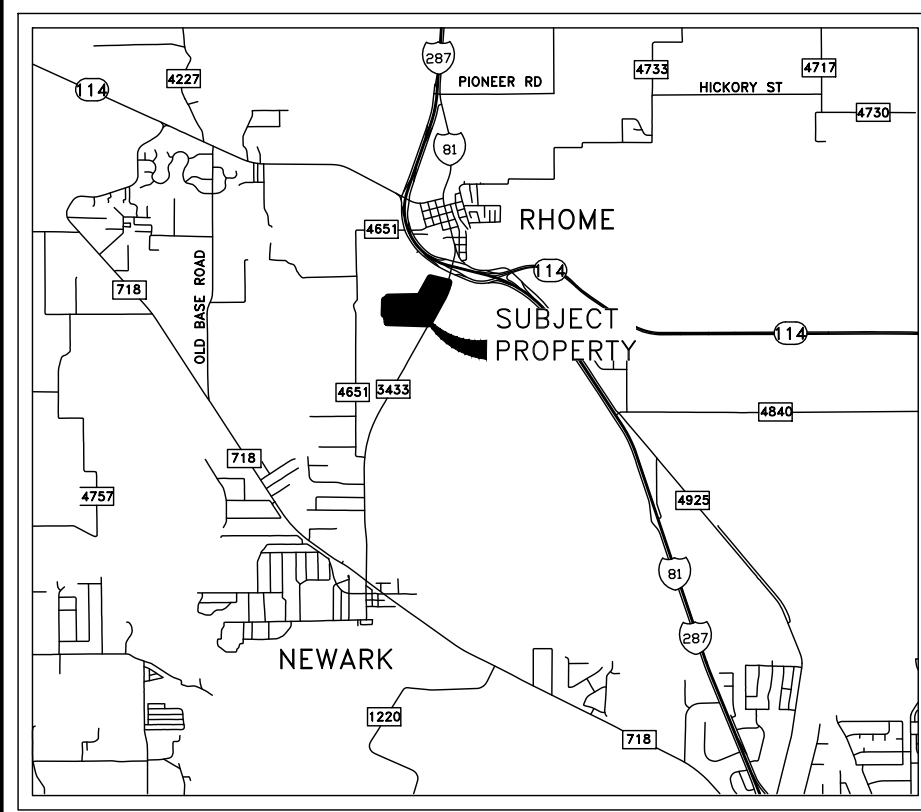
OWNER/DEVELOPER: PMB RHOME DEVELOPER WEST 1, LLC 4001 MAPLE AVENUE SUITE 600 DALLAS, TEXAS 75219 PHONE (214) 954-7039

ENGINEER/SURVEYOR: LJA Surveying, Inc. 3017 West 7th Street Suite 300 Fort Worth, Texas 76107 Phone 817.288.1900 T.B.P.E.L.S. Firm No. 10194382

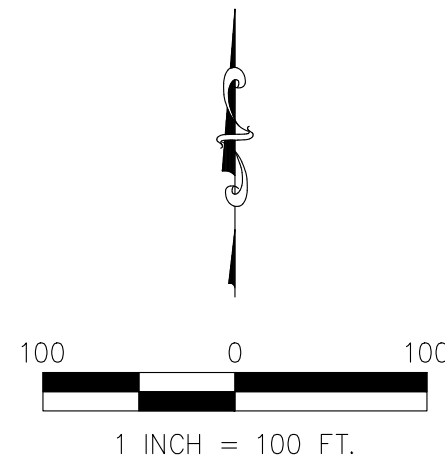
- LEGEND: BL BUILDING SETBACK LINE, SSE SANITARY SEWER EASEMENT, UE UTILITY EASEMENT, etc.

Certificate of approval by the City Council of the City of Rhome. Approved this ___ day of ___, 2025, by the City Council of the City of Rhome, Texas.

THIS PLAT FILED IN _____



VICINITY MAP
NOT TO SCALE

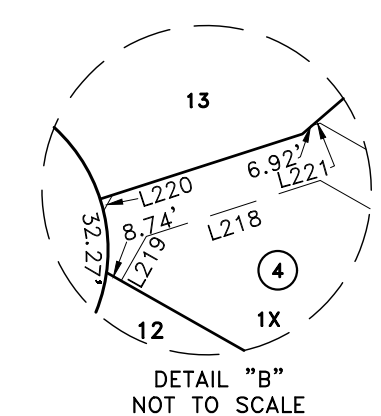
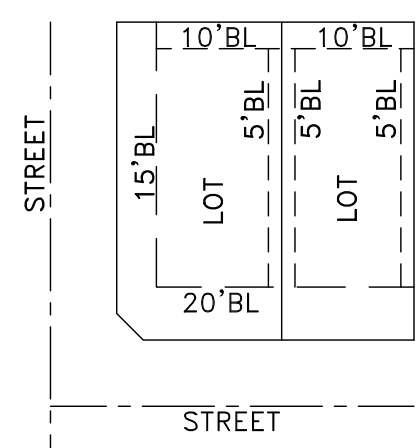


LAND USE SUMMARY			
USE	RESIDENTIAL LOTS	NONRESIDENTIAL LOTS	ACREAGE
SINGLE FAMILY	272		43.206
OPEN SPACE		10	39.461
RIGHT-OF-WAY			15.049
LIFT STATION LOTS	2		0.241
TOTAL			97.957

LOT TABULATION			
BLOCK 01	60 LOTS	04 PRIVATE OPEN SPACE LOTS	
BLOCK 02	13 LOTS		
BLOCK 03	21 LOTS		
BLOCK 04	65 LOTS	01 PRIVATE OPEN SPACE LOT	2 LIFT STATION LOTS
BLOCK 05	09 LOTS	01 PRIVATE OPEN SPACE LOT	
BLOCK 06	25 LOTS	02 PRIVATE OPEN SPACE LOTS	
BLOCK 07	62 LOTS	01 PRIVATE OPEN SPACE LOT	
BLOCK 08	03 LOTS	01 PRIVATE OPEN SPACE LOT	
BLOCK 09	12 LOTS		
BLOCK 10	02 LOTS		
272 RESIDENTIAL LOTS		10 PRIVATE OPEN SPACE LOTS	2 LIFT STATION LOTS



TYPICAL LOT
NOT TO SCALE



THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT ERRONEOUS DISTANCES WITHIN LOTS 13-15, BLOCK 6.

AN AMENDING PLAT OF BLUESTEM PHASE 2 OF

LOTS 1-60 & 1X-4X, BLOCK 1; LOTS 1-13, BLOCK 2 LOTS 1-21, BLOCK 3; LOTS 1-65 & 1X & 54A & 15A, BLOCK 4 LOTS 1-9 & 1X, BLOCK 5; LOTS 1-25, 1X & 2X, BLOCK 6 LOTS 1-62 & 1X, BLOCK 7; LOTS 1-3 & 1X, BLOCK 8 LOTS 1-12, BLOCK 9; LOTS 1 & 2, BLOCK 10

97.957 ACRES

SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 743 CITY OF RHOME AND ITS E.T.J., WISE COUNTY, TEXAS

272 RESIDENTIAL LOTS
10 (HOA)PRIVATE OPEN SPACE LOTS
2 LIFT STATION LOTS

OWNER/DEVELOPER:
PMB RHOME DEVELOPER WEST 1, LLC
4001 MAPLE AVENUE
SUITE 600
DALLAS, TEXAS 75219
PHONE (214) 954-7039

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 West 7th Street Phone 817.288.1900
Suite 300
Fort Worth, Texas 76107 T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN _____

Certificate of approval by the City Council of the City of Rhome:
Approved this _____ day of _____, 2025, by the City Council of the City of Rhome, Texas.
Mayor _____
City Secretary _____

- LEGEND**
- BL BUILDING SETBACK LINE
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS
 - 5/8" INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
 - 5/8" INCH IRON ROD FOUND UNLESS OTHERWISE NOTED
 - ◆ STREET NAME CHANGE

OWNER'S DEDICATION

STATE OF TEXAS)
COUNTY OF WISE)

WHEREAS PMB RHOME DEVELOPER WEST 1, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO.743, CITY OF RHOME AND ITS E.T.L., WISE COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED TO PMB RHOME DEVELOPER WEST LLC, LP BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 202301664, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A TRACT OF LAND DESCRIBED TO PMB ROLLING V LAND LP BY DEED RECORDED IN COUNTY CLERK FILE NO. 201911568 OF SAID OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE SOUTHERNMOST SOUTHEAST CORNER OF LOT 15, BLOCK 2, ELLIS HOMESTEAD PHASE 1, AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS AS SHOWN BY PLAT RECORDED IN CABINET B, SLIDE 483, OFFICIAL PUBLIC RECORDS, WISE COUNTY, TEXAS;

THENCE WITH THE EASTERLY LINE OF SAID ELLIS HOMESTEAD PHASE 1, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00°16'29" WEST, A DISTANCE OF 32.47 FEET TO 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET (HEREINAFTER REFERRED TO AS "IRON ROD SET"), FROM WHICH A 2 INCH METAL POST BEARS NORTH 73°23'17" WEST, A DISTANCE OF 0.65 FEET;

NORTH 29°33'09" EAST, A DISTANCE OF 1,021.64 FEET TO AN IRON ROD SET FOR THE NORTHWEST CORNER OF SAID PMB ROLLING V LAND TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID ELLIS HOMESTEAD PHASE 1 BEARS NORTH 29°39'11" EAST, A DISTANCE OF 46.11 FEET;

THENCE SOUTH 75°49'26" EAST, WITH THE NORTH LINE OF SAID PMB ROLLING V TRACT, A DISTANCE OF 957.53 FEET TO AN IRON ROD SET ON THE WEST RIGHT OF WAY LINE OF F.M. 3433 (A 100 FOOT RIGHT OF WAY);

THENCE SOUTH 14°06'08" WEST, WITH THE WEST RIGHT OF WAY LINE OF SAID F.M. 3433, A DISTANCE OF 81.95 FEET TO A 4 INCH BRASS TYPOT MONUMENT FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,814.79 FEET AND A CHORD THAT BEARS SOUTH 21°46'47" WEST, 752.10 FEET;

THENCE WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 15°21'19", AN ARC-DISTANCE OF 754.36 FEET TO A 4-INCH BRASS TYPOT MONUMENT FOUND ON THE WEST RIGHT OF WAY LINE OF SAID F.M. 3433;

THENCE SOUTH 29°27'26" WEST, WITH SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,460.00 FEET TO AN IRON ROD SET;

THENCE OVER AND ACROSS SAID PMB RHOME DEVELOPER LAND TRACT THE FOLLOWING COURSES AND DISTANCES:

NORTH 87°43'12" WEST, A DISTANCE OF 2,042.27 FEET TO AN IRON ROD SET;

NORTH 02°16'48" EAST, A DISTANCE OF 37.00 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CHORD THAT BEARS NORTH 09°33'57" WEST, 112.90 FEET;

WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 23°41'30", AN ARC-DISTANCE OF 113.71 FEET TO AN IRON ROD SET FOR THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, AND A CHORD THAT BEARS NORTH 09°33'57" WEST, 133.43 FEET;

WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 23°41'30", AN ARC-DISTANCE OF 134.39 FEET;

NORTH 02°16'48" EAST, A DISTANCE OF 1.92 FEET TO AN IRON ROD SET;

NORTH 87°43'12" WEST, A DISTANCE OF 115.00 FEET TO AN IRON ROD SET;

NORTH 02°16'48" EAST, A DISTANCE OF 120.00 FEET TO AN IRON ROD SET;

NORTH 87°43'12" WEST, A DISTANCE OF 5.00 FEET TO AN IRON ROD SET;

NORTH 02°16'48" EAST, A DISTANCE OF 682.80 FEET TO AN IRON ROD SET;

NORTH 00°24'28" WEST, A DISTANCE OF 50.00 FEET TO AN IRON ROD SET;

NORTH 00°24'28" WEST, A DISTANCE OF 130.00 FEET TO AN IRON ROD SET;

NORTH 89°35'32" EAST, A DISTANCE OF 1,754.24 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 97.957 ACRES (4,266,997 SQ. FEET) OF LAND.

TO BE KNOWN AS:

OF
LOTS 1-60 & 1X - 4X, BLOCK 1; LOTS 1-13, BLOCK 2
LOTS 1-21, BLOCK 3; LOTS 1-65 & 1X & 54A & 15A, BLOCK 4
LOTS 1-8 & 1X, BLOCK 5; LOTS 1-25, 1X & 2X, BLOCK 6
LOTS 1-62 & 1X, BLOCK 7; LOTS 1-3 & 1X, BLOCK 8
LOTS 1-12, BLOCK 9; LOTS 1 & 2, BLOCK 10

BLUESTEM PHASE 2

AN ADDITION TO THE CITY OF RHOME, WISE COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS ___ DAY OF _____, A.D. 2025.

PMB RHOME DEVELOPER WEST 1, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: PMB RVR DEV CO 1, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: PMB RVR DEV CO 1 MANAGER LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

BY:
NAME: E. PETER PINCOFFS III
TITLE: MANAGER

STATE OF TEXAS)
COUNTY OF WISE)

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, A.D. 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: APRIL 08, 2025

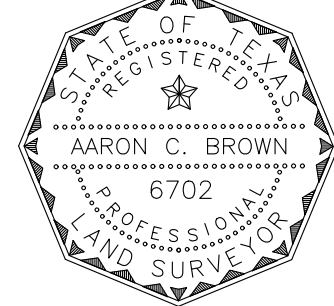


Table with 5 columns: CURVE, CENTRAL ANGLE, RADIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Contains 49 rows of curve data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 168 rows of line data.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 168 rows of line data.

NOTES

- 1. HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.000166027.
2. ALL SET CORNERS ARE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
3. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
4. SUBJECT TRACT IS NOT AFFECTED BY 100-YEAR FLOODPLAIN PER FEMA - FLOOD INSURANCE RATE MAP NUMBER 48497C05000, DATED DECEMBER 16, 2011.
5. THE CITY OF RHOME SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID LOTS AND FACILITIES SHALL INCLUDE, BUT ARE NOT LIMITED TO, PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED PRIVATE ENTRANCES, RECREATION, LANDSCAPE, AND OPEN SPACE AREAS; WATER AND WASTEWATER DISTRIBUTION, COLLECTION, AND TREATMENT FACILITIES, AND CLUBHOUSE, RECREATION BUILDINGS AND OUTDOOR FACILITIES.
6. THE LANDOWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF RHOME TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

THE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT ERRONEOUS DISTANCES WITHIN LOTS 13-15, BLOCK 6.

AN AMENDING PLAT OF BLUESTEM PHASE 2

LOTS 1-60 & 1X-4X, BLOCK 1; LOTS 1-13, BLOCK 2
LOTS 1-21, BLOCK 3; LOTS 1-65 & 1X & 54A & 15A, BLOCK 4
LOTS 1-9 & 1X, BLOCK 5; LOTS 1-25, 1X & 2X, BLOCK 6
LOTS 1-62 & 1X, BLOCK 7; LOTS 1-3 & 1X, BLOCK 8
LOTS 1-12, BLOCK 9; LOTS 1 & 2, BLOCK 10
97.957 ACRES

SITUATED IN THE SMITH COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 743 CITY OF RHOME AND ITS E.T.L., WISE COUNTY, TEXAS

272 RESIDENTIAL LOTS
10 (HOA)PRIVATE OPEN SPACE LOTS
2 LEFT STATION LOTS

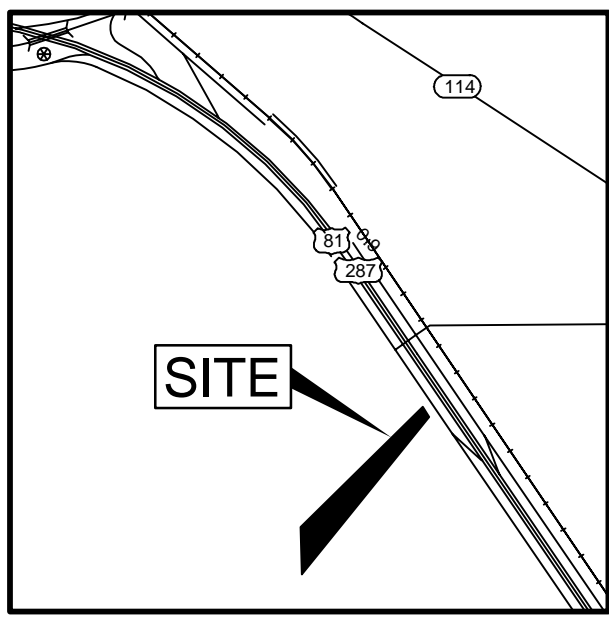
OWNER/DEVELOPER:
PMB RHOME DEVELOPER WEST 1, LLC
4001 MAPLE AVENUE
SUITE 600
DALLAS, TEXAS 75219
PHONE (214) 954-7039

ENGINEER/SURVEYOR:
LJA Surveying, Inc.
3017 West 7th Street
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

THIS PLAT FILED IN _____

Certificate of approval by the City Council of the City of Rhome:
Approved this ___ day of _____, 2025, by the City Council of the City of Rhome, Texas.
Mayor
City Secretary

AGENDA ITEM 2



LOCATION MAP
SCALE 1"=2000'

GENERAL NOTES:

Two lots in One Phase. Minimum lots size is 2.0069 acres, maximum lot size is 8.0005 acres

According to Map No. 48497C0500D dated December 16, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Wise County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X and is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Only above ground, readily visible improvement are shown hereon.

There maybe underground utilities, including gas pipelines that cross this property that are not shown hereon.

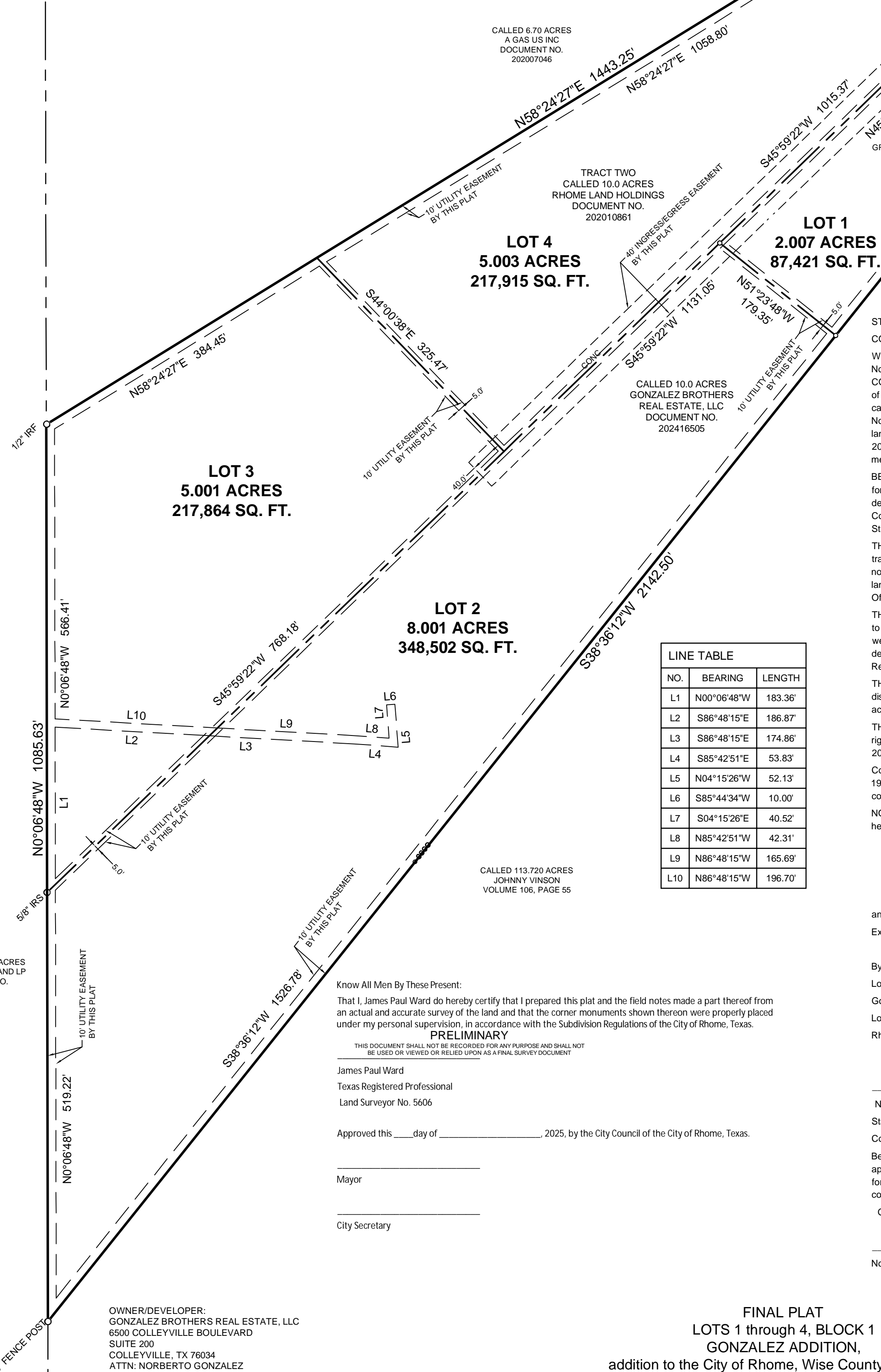
No abstract of title or title commitment was provided to this surveyor. Record research done by this surveyor was made only for the purpose of determining the boundary of this property and of the adjoining parcels. Record document other than those shown on this survey may exist and encumber this property. Only above ground, readily visible improvement are shown hereon. There maybe underground utilities, including gas pipelines that cross this property that are not shown hereon.

Water will be provided by individual water wells.

Septic will be provided by on-site-sewer-facilities.

LEGEND

- POSE PUBLIC OPEN SPACE EASEMENT
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - IRS 5/8" IRON ROD SET
 - IRR 5/8" IRON ROD RECOVERED
 - MARKED "A-WARD"
 - MARKED "A-WARD"
 - CENTER OF CULVERT
- BEARINGS OR DISTANCE SHOWN IN () ARE PLAT OR DEED CALL



STATE OF TEXAS §
COUNTY OF WISE §

WHEREAS, Rhome Land Holdings and Gonzalez Brothers Real Estate, LLC, acting by and through Norberto Gonzalez, manager authorized to so act are the owners of a tract of land located in the SMITH COUNTY SCHOOL LAND SURVEY, Block 22, Abstract No. 743 situated about 15.9 miles South 28° East of the courthouse in Decatur, the county seat for Wise County, Texas; embracing Tract Two, being a called 10.0 acre tract of land described in the deed to Rhome Land Holdings, as recorded in Document No. 202010861 of the Official Public Records of Wise County, Texas and all the called 10.0 acre tract of land described in the deed to Gonzalez Brothers Real Estate, LLC as recorded in Document No. 202416505 of the Official Public Records of Wise County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found (whose Northing is 7060583.75 and whose Easting is 2289641.42) for the most easterly corner of said 10.0 acre tract, the north corner of a called 113.720 acre tract of land described in the deed to Johnny Vinson as recorded in Volume 106, Page 55 of the Deed Records of Wise County, Texas and being in the southwesterly right-of-way line of South US Highway 287 as deed to the State of Texas in Volume 288, Page 423 of said Deed Records;

THENCE South 38°36'12" West, along the common line of said 10.0 acre tract and said 113.720 acre tract, a distance of 2142.50 feet to a 6" fence post for the south corner of said 10.0 acre tract and a northwesterly corner of said 113.720 acre tract and being in the east line of a called 2939.741 acre tract of land described in the deed to PMB Rolling V Land LP as recorded in Document No. 201911568 of said Official Public Records;

THENCE North 0°6'48" West, along the common line of said 10.0 acre tract and said 2939.741 acre tract, to and along the westerly line of said Tract Two, a distance of 1058.63 feet to a 1/2" iron rod found for the westerly northwest corner of said Tract Two and the southwest corner of a called 6.70 acre tract of land described in the deed to A Gas US Inc as recorded in Document No. 202007046 of said Official Public Records

THENCE North 58°24'27" East, along the common line of said Tract Two and said 6.70 acre tract, a distance of 1443.25 feet to a 1/2" iron rod found for the common east corner of said Tract Two and 6.70 acre tract and being in said southwesterly right-of-way line of South US Highway 287;

THENCE South 33°12'25" East, along the common line of said Tract Two and said southwesterly right-of-way South US Highway 287, to and along the easterly line of said 10.0 acre tract, a distance of 200.04 feet to the POINT OF BEGINNING and containing 20.0115 acres of land.

Coordinates and bearings are based on the Texas Coordinate System of the North American datum of 1983 (2011) epoch 2010, north central zone 4202 (us survey feet) from GPS observations using the RTK cooperative network. Distances and area are surface.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that _____, do hereby adopt this plat designating the herein above described real property as

**LOTS 1 through 4
GONZALEZ ADDITION**

and do hereby dedicate to the Public's use forever, the streets and easements shown hereon.
Executed this the _____ day of _____, 2025.

By:
Lots 1 and 2
Gonzalez Brothers Real Estate, LLC,
Lots 3 and 4
Rhome Land Holdings

Norberto Gonzalez, manager
State of Texas §
County of _____ §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Norberto Gonzalez, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°06'48"W	183.36'
L2	S86°48'15"E	186.87'
L3	S86°48'15"E	174.86'
L4	S85°42'51"E	53.83'
L5	N04°15'26"W	52.13'
L6	S85°44'34"W	10.00'
L7	S04°15'26"E	40.52'
L8	N85°42'51"W	42.31'
L9	N86°48'15"W	165.69'
L10	N86°48'15"W	196.70'

Know All Men By These Present:

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

PRELIMINARY

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

James Paul Ward
Texas Registered Professional
Land Surveyor No. 5606

Approved this _____ day of _____, 2025, by the City Council of the City of Rhome, Texas.

Mayor

City Secretary

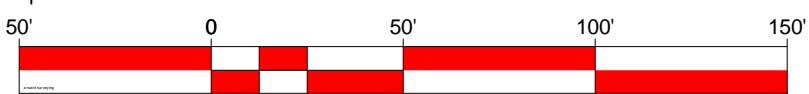
OWNER/DEVELOPER:
GONZALEZ BROTHERS REAL ESTATE, LLC
6500 COLLEYVILLE BOULEVARD
SUITE 200
COLLEYVILLE, TX 76034
ATTN: NORBERTO GONZALEZ

AGENT:
MARIA ARAUJO
11517 NEWBERRY STREET
DALLAS, TX 75229

FINAL PLAT
LOTS 1 through 4, BLOCK 1
GONZALEZ ADDITION,
addition to the City of Rhome, Wise County, Texas and
being a part of the SMITH COUNTY SCHOOL LAND
SURVEY, Block 22, Abstract No. 743 situated about 15.9
miles South 28° East of the courthouse in Decatur, the
county seat for Wise County, Texas.

20.0115 acres
JULY, 2025

A-WARD SURVEYING COMPANY
252 WEST MAIN STREET, SUITE F, AZLE TX 76020
817-33A-WARD (332-9273)
survey@a-wardsurveying.com TBPLS Firm No. 10194435



A-WARD PROJECT NO: 2025-1178 SOUTH SH 287 MARIA FINAL

AGENDA ITEM 3



Physical Address: 501 South Main Street

Mailing Address: PO Box 228

Rhome, Texas 76078

Telephone: 817-636-2462

www.cityofrhome.com | citysecretary@cityofrhome.com

MEETING MINUTES OF THE RHOME PLANNING & ZONING COMMISSION

Meeting Date: Monday, June 9, 2025

Meeting Time: 6:00pm

Meeting Location: Rhome Community Center, 261 North School Road, Rhome, TX 76078

Microsoft Teams

[Join the meeting now](#)

teams.microsoft.com/l/meetup-join

Meeting ID: **299 837 246 447 7**

Teams Password: **GR7MU67u**

Regular Session – 6:00pm (Regular session called to order by Chair Steve Knight at 7:00 pm, Roll Call with Commissioners Joseph Hernandez, Roland Kuhleman and Jeremy Finch.)

Call to Order and Establish a Quorum

Public Presentations and Input

The Commission is not permitted to take action on or discuss any presentations made to the Commission at this time concerning an item not listed on the agenda. The Commission will hear comments on specific agenda items during this designated time.

If you are attending the meeting in person, sign up forms will be available at the meeting to fill out and submit prior to meeting start time.

Regular Agenda – New Business

1. Discuss, Consider and Act on Bluestem and Eloise Parkway Plats.
Motion: Chair Steve Knight
Second: Commissioner Joseph Hernandez
Vote: All in Favor
Result: Commissioners recommended Approval of the Bluestem and Eloise Parway Plats.
2. Discussion and any necessary action regarding minutes dated January 13, 2025 & April 7, 2025.
Motion: Chair Steve Knight
Second: Commissioner Joseph Hernandez
Vote: All in Favor
Result: Commissioners approved minutes dated January 13, 2025 & April 7, 2025.

Future Agenda Items

Adjourn

Motion: Chair Steve Knight

Second: Commissioner Roland Kuhleman

Vote: All in Favor

Result: Planning & Zoning meeting was adjourned at 6:06 pm.

MINUTES APPROVED ON THIS, THE 1st DAY OF AUGUST 2025

Steve Knight, Chair

Brooke Boller, City Secretary



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Meeting ID: **268 888 442 783 6**

Teams Password: **ne32d5tL**

Regular Session – 6:00pm (Regular session called to order by Chair Steve Knight at 7:00 pm, Roll Call with Commissioners Joseph Hernandez, Roland Kuhleman and Jeremy Finch.)

Call to Order and Establish a Quorum

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If you are attending the meeting in person, sign up forms will be available at the meeting to fill out and submit prior to meeting start time.

Regular Agenda – New Business

1. Discuss, Consider and Act on Preliminary Plat submittal for the Rhome Town Homes Addition.

Motion: Chair Steve Knight

Second: Commissioner Roland Kuhleman

Vote: All in Favor

Result: Commissioners recommended Approval of the Preliminary Plat for the Rhome on Homes.

2. Discuss, Consider and Act on Preliminary Plat submittal for the Gonzalez Addition.

Motion: Chair Steve Knight

Second: Commissioner Joseph Hernandez

Vote: All in Favor

Result: Commissioners recommended Approval of the Preliminary Plat for he Gonzalez Addition.

Future Agenda Items

Adjourn

Motion: Chair Seve Knight

Second: Commissioner Joseph Hernandez

Vote: All in Favor

Result: Planning & Zoning meeting was adjourned at 6:05pm.

MINUTES APPROVED ON THIS, THE 1st DAY OF AUGUST 2025

Steve Knight, Chair

Brooke Boller, City Secretary