CARRASCOSA'S CROSSING

MC6 DEVELOPMENTS LLC | SUBDIVISION PLAT SUBMISSION

October 27, 2026

To: Mayor and City Council
City of Mount Vernon, Texas

Re: Request for Approval — Carrascosa's Crossing Preliminary and Final Subdivision Plat

Dear Mayor and Members of the City Council,

On behalf of MC6 Developments LLC, we respectfully submit the proposed Carrascosa's Crossing subdivision plat for your consideration and approval. The approximately 1.32-acre property is located at Miller Street and Rutherford Street in Mount Vernon, within the Joseph Sloan Survey, Abstract No. 425.

The proposal divides the tract into five lots intended for single-family homes. MC6 Developments LLC plans to construct the homes individually, one at a time. Each residence will include approximately 1,323 square feet of living space, a 420-square-foot attached carport, a 78-square-foot front porch, and a 62-square-foot rear porch, totaling 1,883 square feet under roof. All five homes will share a cohesive architectural style and similar floor plans, with modest variations in exterior finishes. The proposal uses existing streets and does not include a new public street.

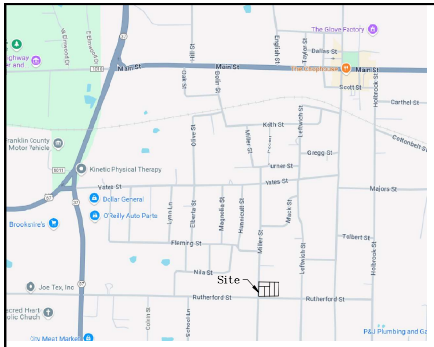
The enclosed preliminary/final plat, Lot 5 dimensional illustrations, and architectural drawings show the proposed residential development and the relationship between the representative home footprint and the City's R-2 zoning standards.

We request approval of the submitted preliminary and final subdivision plat for Carrascosa's Crossing in accordance with the City's applicable subdivision review process.

Thank you for your consideration.

Respectfully, MC6 Developments LLC

Preliminary Plat of Carrascosa's Crossing Subdivision, Franklin County, Texas
Joseph Sloan Survey A-425, City of Mount Vernon, Franklin County, Texas



Vicinity Map:

Field Notes:

Carrascosa Parcel
TBD Rutherford St. – 1.32 Acres
Joseph Sloan Survey, A-425
City of Mount Vernon, Franklin County, Texas

All that certain lot, tract or parcel of land, situated in the Jospeh Sloan Survey, Abstract No. 425, City of Mount Vernon, Franklin County, Texas, and being all of that parcel conveyed in Deed from Van West Development, LLC, to MC6 Developments, LLC, dated October 19, 2026, and recorded in Document Number 180349 of the Official Public Records, Franklin County, Texas, and being more particularly described as follows:

BEGINNING at an Iron Rod found on the Southeast corner of a tract conveyed to David & Brandi Janes described in Deed dated 15 July, 2021, and recorded in Volume 412, Page 666, of the Official Public Records, Franklin County, Texas, and a point on the West boundary of a tract conveyed to Fernando & Bianca Arzola dated June 7, 2023, and recorded in Volume 448, Page 112, of the Official Public Records, Franklin County, Texas, for the Northeast corner of the Carrascosa Parcel;

THENCE S 05°36'22" W along the West boundary of said Arzola tract, and the East boundary of said Carrascosa Parcel, a distance of 15.14 feet to an Iron Pipe found for the Southwest corner of said Arzola tract, and the Northwest corner of a tract conveyed to Leopoldo & Janet Herrera in Deed dated September 1, 1992, and recorded in Volume 229, Page 315, of the Deed Records, Franklin County, Texas;

THENCE S 00°45'18" W along the West boundary of said Herrera Tract and the East boundary of said Carrascosa Parcel, a distance of 183.48 feet to an Iron Rod set on the North Right-of-Way of Rutherford St. for the Southeast corner of said Carrascosa Parcel, and the Southwest corner of said Herrera Tract;

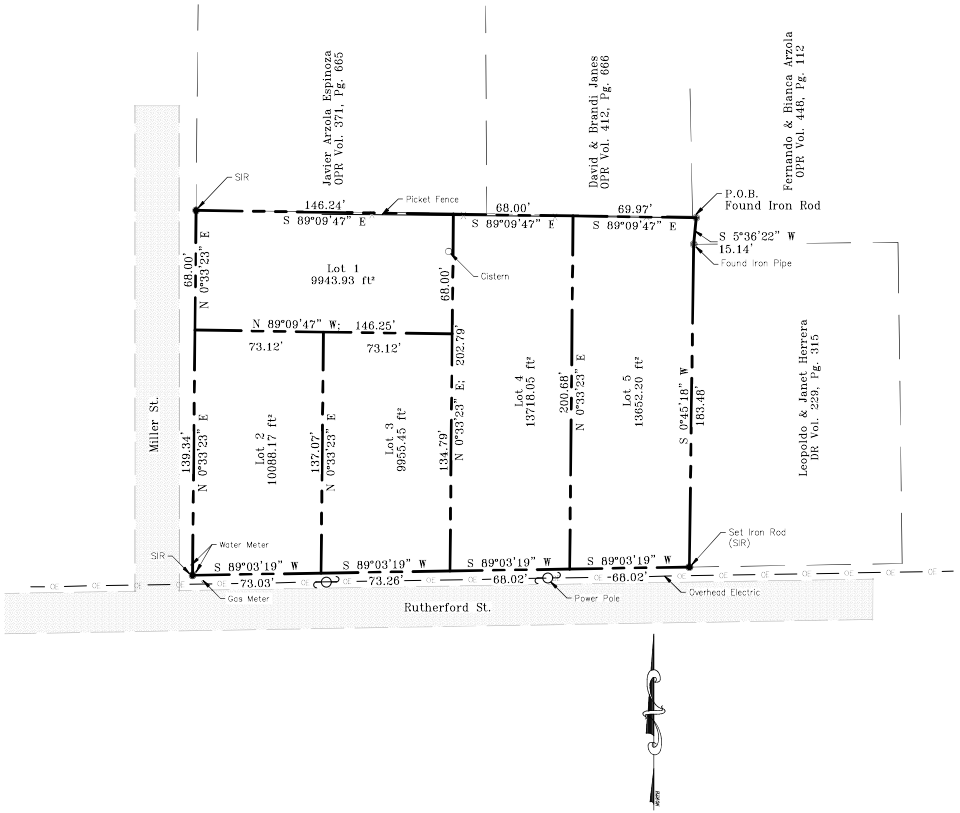
THENCE S 89°03'19" W along said Right-of-Way of Rutherford St. and the South boundary of said Carrascosa Parcel, a distance of 282.42 feet to an Iron Rod set on the East Right-of-Way of Miller St. and the North Right-of-Way of Rutherford St. for the Southwest corner of said Carrascosa Parcel;

THENCE N 00°33'23" E a distance of 207.34 feet to an Iron Rod set for the Northwest corner of said Carrascosa Parcel, and the Southwest corner of a tract conveyed in Deed to Javier Arzola Espinoza dated July 9, 2019, and recorded in Volume 371, Page 665, of the Official Public Records, Franklin County, Texas;

THENCE S 89°09'47" E along the South boundaries of said Espinoza Tract and said Janes Tract, and the North boundary of said Carrascosa Parcel, a distance of 284.21 feet to the POINT OF BEGINNING, containing 1.32 acres more or less.

Area Table:

Lot 1: 9943.93 Sq. Ft.
Lot 2: 10088.17 Sq. Ft.
Lot 3: 9955.45 Sq. Ft.
Lot 4: 13718.05 Sq. Ft.
Lot 5: 13652.20 Sq. Ft.



SCALE: 1" = 50'

Physical Address:

TBD Rutherford St., Mount Vernon, TX 75457

Surveyor's Notes:

1. The bearings on this plat are based on NAD 83, Texas State Plane Coordinates, North Central Zone.
2. This plat is based on the Deed from Mike and Anne D. Edwards to Van West Development LLC, dated August 17, 2021, and recorded in Volume 414, Page 717, of the Official Public Records, Franklin County, Texas.
3. The field surveys on which this plat is based was completed on May 22nd, 2025.
4. Due to inaccuracies in the original survey plat and or new technology, the bearings and distances between recovered corners may differ slightly from the original calls

Surveyor's Certificate:

I, James A. Kalmon, a Registered Professional Land Surveyor in the state of Texas, do hereby certify that this plat is a correct and accurate representation of a field survey and there are no visible or apparent encroachments or protrusions, except as shown.

James A. Kalmon RPLS 6793 for and on behalf of Cypress Surveying, LLC, Firm Reg. #10194858 — Date

Owner's Certificate and Dedication:

I, the undersigned MC6 Developments, LLC, do hereby certify that I am the owner of and the only person having any right, title, or interest in the land described in Deed from Van West Development, LLC, to MC6 Developments, LLC, dated October 19, 2026, and recorded in Document Number 180349 of the Official Public Records, Franklin County, Texas, and that the plat represents a correct survey of the above described property made with my consent, and that I hereby dedicate to the public use all the streets and alleys as shown on the annexed map; that the easements as shown on the annexed map are created for the installation and maintenance of the public utilities; that I hereby guarantee a clear title to all lands so dedicated from myself, my heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear except as shown in the abstractor's certificate.

Martin Carracosa – MC6 Developments, LLC — Notarized By: _____

I, _____ Chairman/Secretary of the city planning and zoning commision of the city of Mt. Vernon, State of Texas, hereby certify that the said commission duly approved the annexed map of Franklin County Industrial Park Subdivision on this _____ day of _____ 20_____,

Chairman/Secretary: _____

Certificate of the City Secretary:

I, _____, city secretary of the city of Mt. Vernon, Franklin County, State of Texas, do hereby certify that I have examined the records of the said city and find that all deferred payments or unmatured installments upon special assessments have been paid in full and that there is no special assessment procedure now pending against the land as shown on the annexed plat of Franklin County Industrial Park Subdivision on this _____ day of _____ 20_____,

City Secretary: _____

County Tax Accessor Collector Certificate:

I, _____, do hereby certify that I am duly elected, qualified and acting county tax accessor collector of Franklin County, State of Texas, that the tax records of said county show all taxes are paid for the year _____, and prior years on the land shown on the annexed plat of Franklin County Industrial Park Subdivision in Franklin County, Texas; and the required statutory security has been deposited in the office of the county tax assessor collector guaranteeing payment of the year's current taxes.

In witness whereof, said county tax assessor collector has cuyased this instrument to be executed at _____, Texas, on this _____ day of _____ 20_____,

County Tax Assessor Collector: _____

City Manager's Approval:

I, _____, City Manager of the city of Mt. Vernon, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations as to which my approval is required.

City Manager: _____

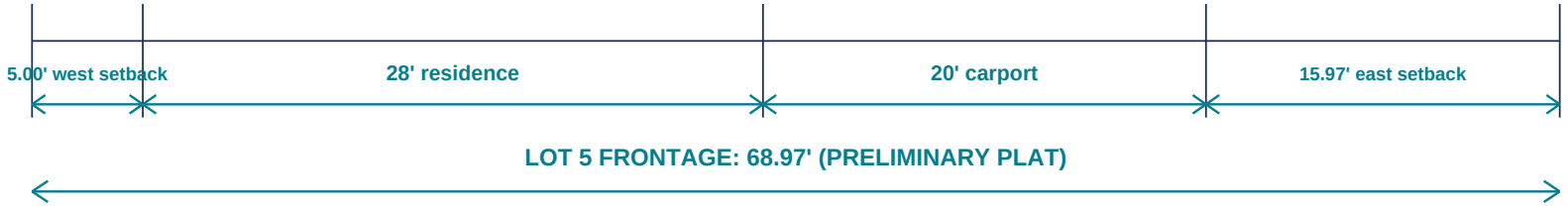
Franklin County Recording Stamp

Carrascosa's Crossing Subdivision Franklin County, Texas Van West Development, LLC 210 West Main Mount Vernon, TX 75457	Cypress Surveying, LLC. 100 Houston St. Mt. Vernon, TX 75457 (903) 537-9240 O • (970)618-4123 C info@cypress-surveying.com

REV. DATE:	
SCALE:	1" = 50'
DATE:	10/26/2026
SHEET:	1 OF 1
PROJECT:	CARRASCO...
DFT:	GRL

LOT 5 | FRONT ELEVATION & LOT-WIDTH RELATIONSHIP

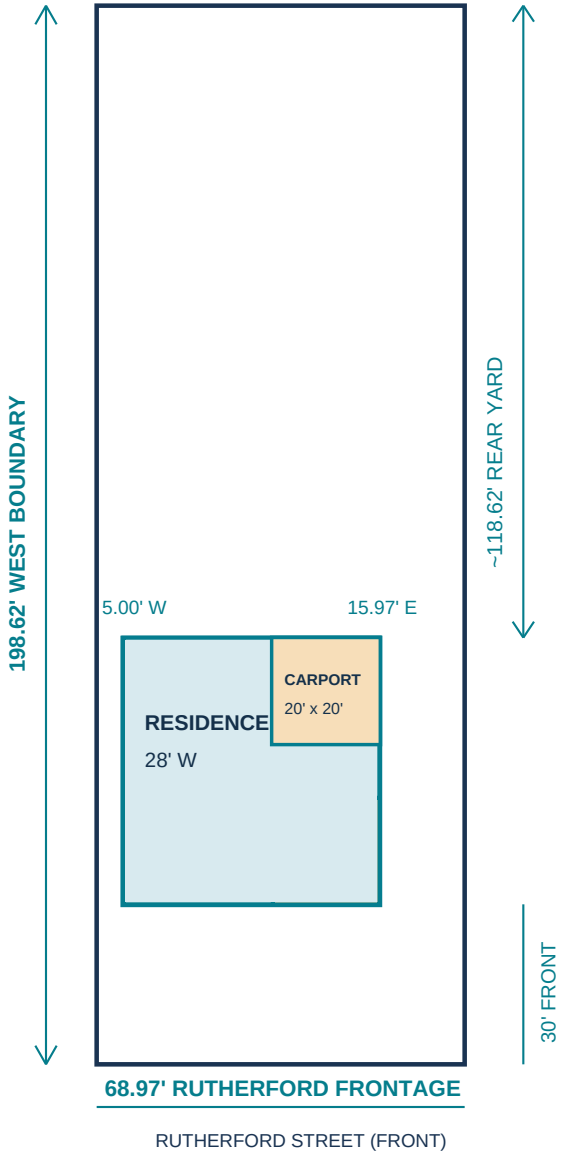




Residence + carport: 48 ft nominal frontage. West setback: 5.00 ft; east setback: 15.97 ft.

LOT 5 | OVERHEAD SITE PLACEMENT & R-2 SETBACKS

Scaled conceptual layout using preliminary plat frontage and east-side depth



SITE DATA

Lot 5 area: 13,652.20 sq ft (plat)

Lot frontage: 68.97 ft

West boundary: 198.62 ft

Illustrative footprint: 48 x 50 ft

Front yard shown: 30 ft

East side yard shown: ~15.97 ft

West side yard shown: 5.00 ft

Rear yard shown: ~118.62 ft

R-2 CHECK

Minimum lot area: 5,000 sq ft

Minimum lot width: 60 ft

Front setback: 10 ft minimum

Rear setback: 10 ft minimum

Side setbacks: 5-10 ft

Max. lot coverage: 50%

Max. driveway width: 24 ft

MC6 DEVELOPMENTS LLC

Sources, dimensions and zoning reference

SOURCE DOCUMENTS

- Cypress Surveying LLC — Preliminary Plat of Carrascosa’s Crossing (submitted).
- City of Mount Vernon R-2 zoning excerpt, Section 2-4 (submitted).
- Bob Stinson architectural elevations, floor plan, room schedule and roof plan (submitted).
- MC6 warranty deed and plat application (submitted).

DIMENSION BASIS

· Lot 5 frontage: 68.97 ft; west boundary: 198.62 ft; lot area: approx. 13,652.20 sq ft (source plat).

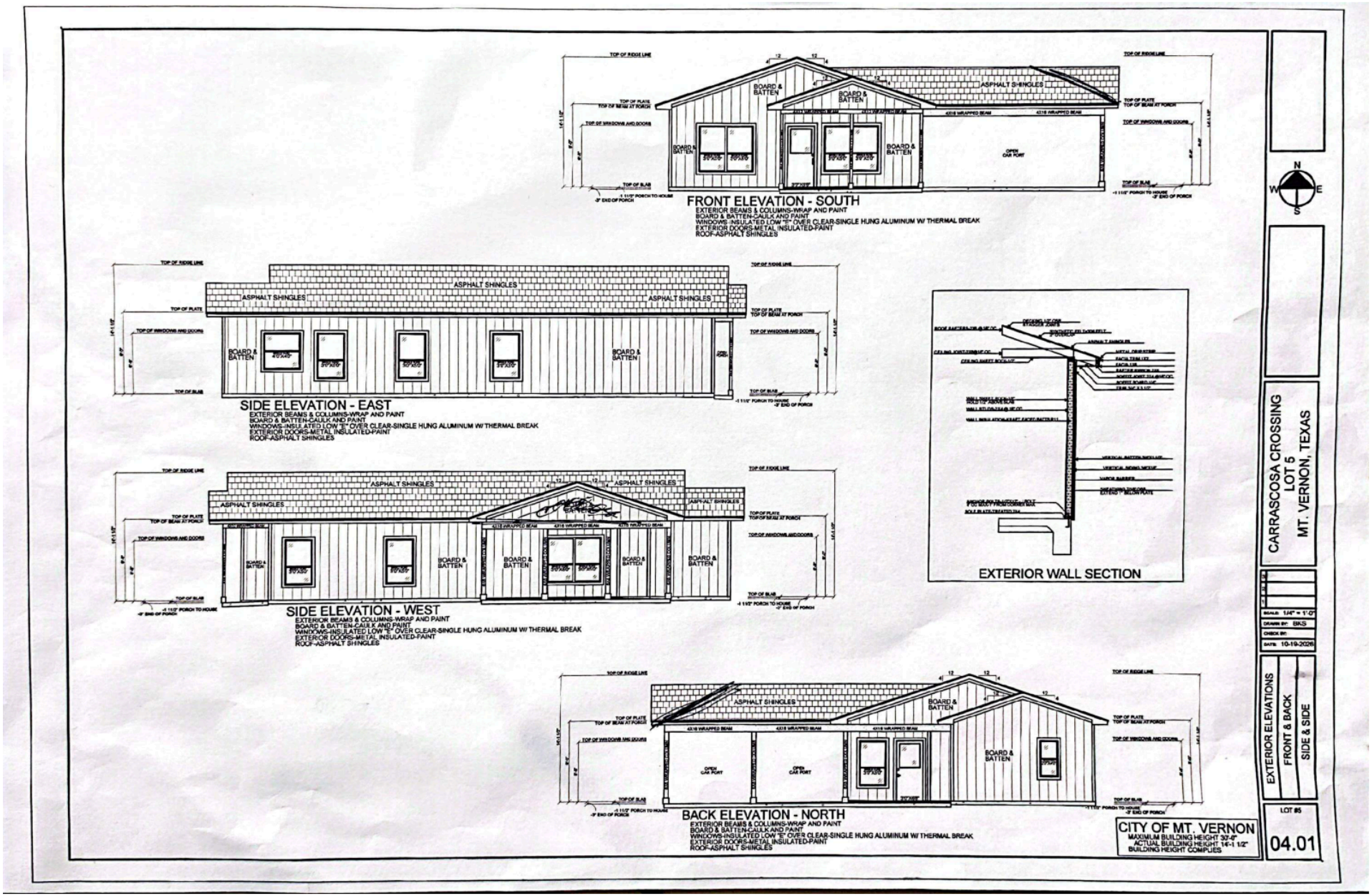
- Nominal frontage: 28 ft residence + 20 ft carport = 48 ft total.

· Illustrative footprint depth: 50 ft; front yard: 30 ft; side placement: 5 ft & 15.97 ft.

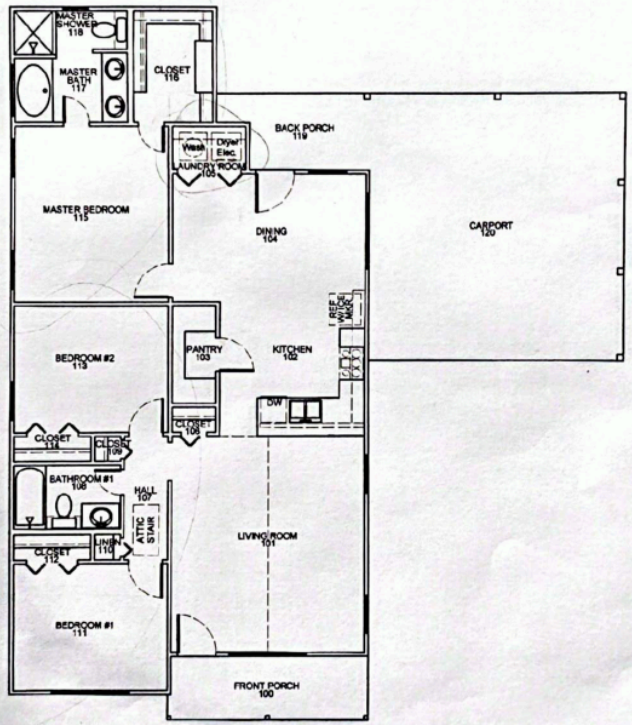
· Rear yard approximation assumes a rectangular 118.62-ft depth; actual lot geometry varies.

R-2 REFERENCE

- Minimum single-family lot area 5,000 sq ft; minimum width 60 ft; road frontage 35 ft.
- Front and rear minimum setbacks 10 ft each; side yard 5–10 ft per applicable condition.
- Maximum lot coverage 50%; maximum driveway width 24 ft; maximum building height 30 ft.


FRONT ELEVATION - SOUTH
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
SIDE ELEVATION - EAST
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
EXTERIOR WALL SECTION
SIDE ELEVATION - WEST
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
BACK ELEVATION - NORTH
EXTERIOR BEAMS & COLUMNS-WRAP AND PAINT
BOARD & BATTEN-CAULK AND PAINT
WINDOWS-INSULATED LOW "E" OVER CLEAR-SINGLE HUNG ALUMINUM W/ THERMAL BREAK
EXTERIOR DOORS-METAL INSULATED-PAINT
ROOF-ASPHALT SHINGLES
CITY OF MT. VERNON
MAXIMUM BUILDING HEIGHT 30'-0"
ACTUAL BUILDING HEIGHT 14'-1 1/2"
BUILDING HEIGHT COMPLIES
CARRASCOSA CROSSING
LOT 5
MT. VERNON, TEXAS
SCALE: 1/4" = 1'-0"
DRAWN BY: BKS
CHECK BY:
DATE: 10-19-2026
EXTERIOR ELEVATIONS
FRONT & BACK
SIDE & SIDE
LOT #5
04.01

CamScanner



ROOM SCHEDULE

NUMBER	NAME
100	FRONT PORCH
101	LIVING ROOM
102	KITCHEN
103	PANTRY
104	DINING
105	LAUNDRY ROOM
106	CLOSET
107	HALL
108	BATHROOM #1
109	CLOSET
110	LINEN
111	BEDROOM #1
112	CLOSET BEDROOM #1
113	BEDROOM #2
114	CLOSET BEDROOM #2
115	MASTER BEDROOM
116	MASTER CLOSET
117	MASTER BATH
118	MASTER SHOWER
119	BACK PORCH
120	CARPORT

BUILDING AREAS		
FRONT PORCH	76	SF
BACK PORCH	62	SF
CARPORT	420	SF
LIVING AREA	1,323	SF
TOTAL BUILDING	1,883	SF

BOB STINSON
CONSTRUCTION MANAGEMENT
BOBBYSTINSON54@YAHOO.COM
CELL NUMBER 940-569-0084
PO BOX 1141
MT. VERNON, TEXAS 75457

CARRASCOSA CROSSING
LOT 5
MT. VERNON, TEXAS

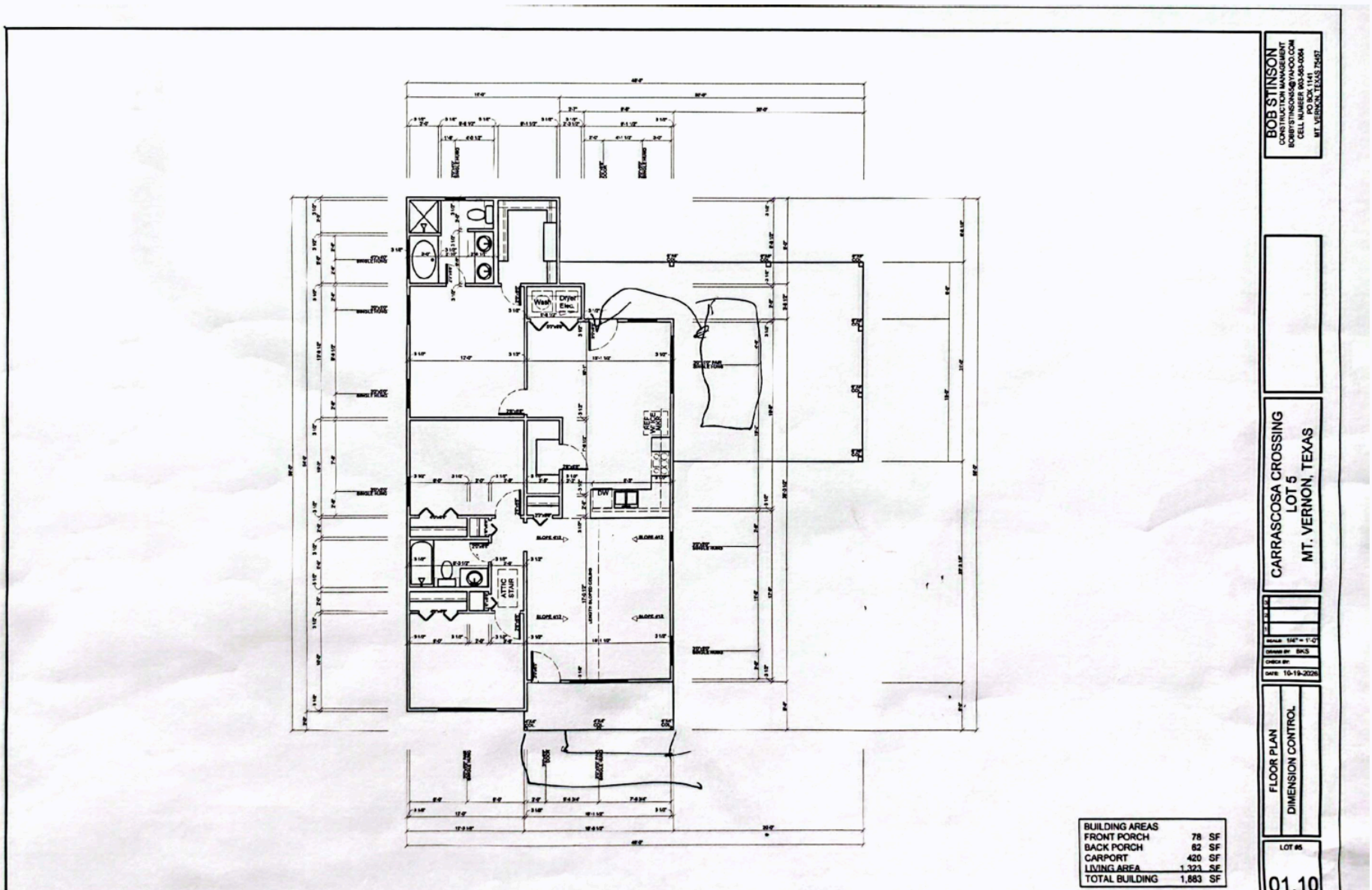
SCALE: 1/4" = 1'-0"
DRAWN BY: RKS
DATE: 10-19-2020

FLOOR PLAN
ROOM NAMES AND NUMBERS
DRAWING INDEX

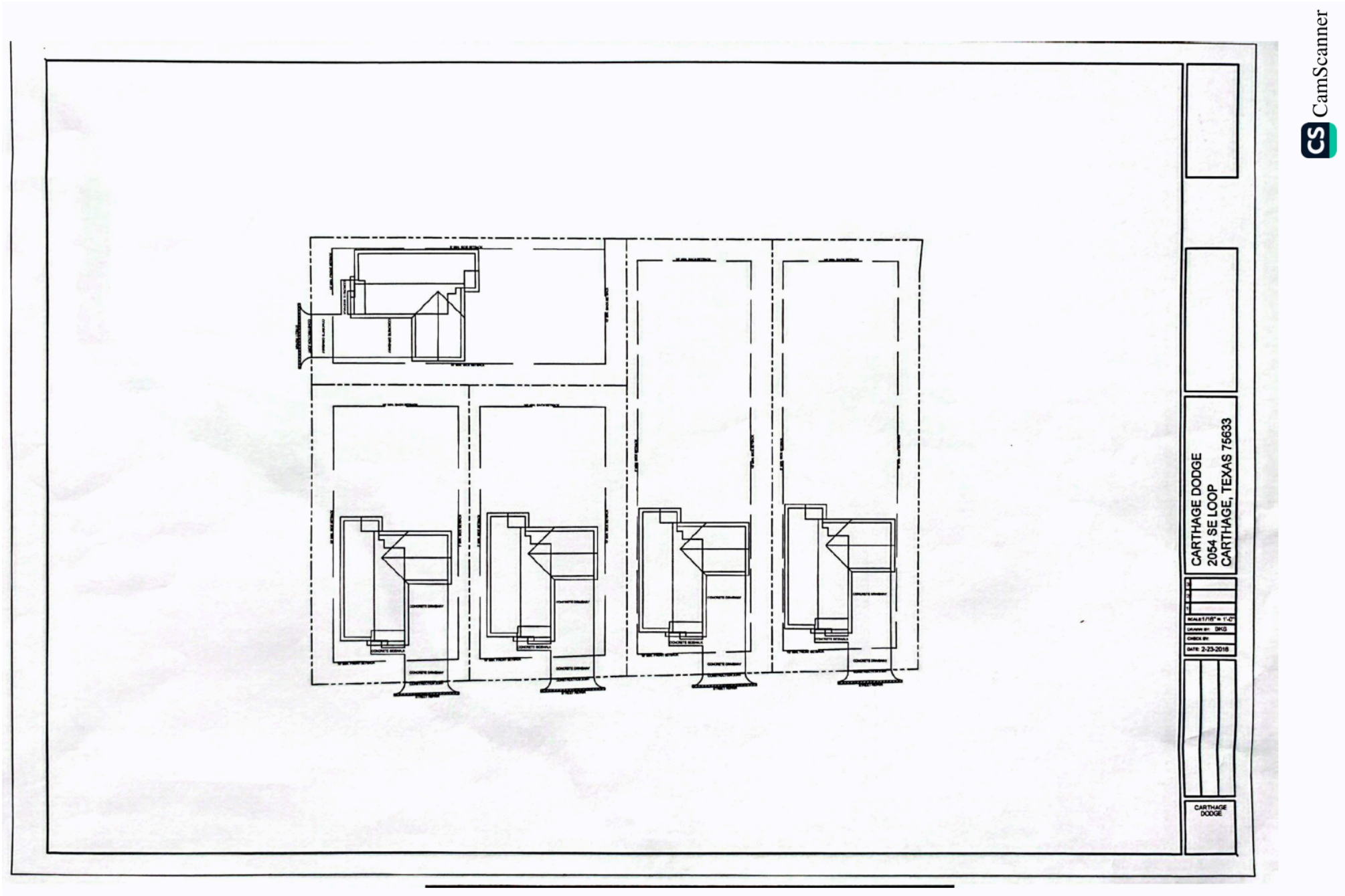
LOT #5

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Wash
Dryer
Elec.
DW
ATTIC STAIR
BUILDING AREAS
FRONT PORCH 78 SF
BACK PORCH 82 SF
CARPORT 420 SF
LIVING AREA 1,323 SF
TOTAL BUILDING 1,883 SF
BOB STINSON
CONSTRUCTION MANAGEMENT
BOBBYSTINSON65@YAHOO.COM
CELL NUMBER 903-563-0084
PO BOX 1141
MT. VERNON, TEXAS 75457
CARRASCOSA CROSSING
LOT 5
MT. VERNON, TEXAS
DRAWN BY: BKS
DATE: 10-19-2026
FLOOR PLAN
DIMENSION CONTROL
LOT #5
01.10

CamScanner


CARTHAGE DODGE
2054 SE LOOP
CARTHAGE, TEXAS 75633
DRAWN BY: BKS
DATE: 2-23-2018
CARTHAGE DODGE

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