

MINUTES
PLANNING AND ZONING COMMISSION MEETING
December 10, 2015

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning (P&Z) Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 p.m. Mr. Wright stated Commissioner Leonard Stanislav was not present and then reminded everyone Mr. Stanislav had resigned and P&Z Commission appointments were made. The P&Z Commission was short a voting member tonight, so Chairperson Wright asked Alternate Two David Leamy to be a voting member. P&Z Member Leamy agreed.

Commissioners Present:

- | | |
|-----------------------|-----------------------|
| ✓ Chairperson Wright | Alternate Cassavechia |
| ✓ Commissioner Lozano | ✓ Alternate Leamy |
| ✓ Commissioner Jeang | ✓ Alternate Douglas |
| ✓ Commissioner Raney | |
| Commissioner Sutaria | |

Staff/Others Present:

- ✓ City Administrator Flanigan

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS The Commission invites any person with business before the Commission to speak to the Commission. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

No comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR NOVEMBER 12, 2015.

MOTION: Commissioner Leamy moved to approve the minutes as presented. Commissioner Lozano seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING CROSSING PHASE 3. (**EXHIBIT – KING CROSSING PHASE 3**)

Chairperson Wright asked City Administrator Flanigan to update the P&Z Commission. Mr. Flanigan reviewed the item, stating King Crossing Phase 3 was formerly part of the development agreement referred to as the Bedell Tract in the NE corner of Parker. A plat and letter from the City Engineer were provided, noting two (2) plat related issues and other construction related issues. The two (2) preliminary plat issues needed to be addressed along with the drainage, prior to going to the City Council. Most of the other issues were already completed or in the process. Mr. Flanigan said he had the Developer and the Developer's Engineer present to answer any questions. Commissioner Lozano pointed out that the plat and the location map did not match. The NW corner was not notched out; it appeared to be a rectangle on the location map. Block A was mislabeled 50, 46, 49, 48 and should be 11, 12, 13, 14. The developer said the plat comments would be corrected by the next day, including the waterline easement. City Administrator Flanigan said our City Engineer would not allow construction to start until all the issues were addressed.

MOTION: Commissioner Leamy moved to recommend approval of the preliminary plat of King's Crossing Phase 3, with the noted notched area change to the subject tract on the location map; the renumbering of Block A from 50, 46, 49, 48 to 11, 12, 13, 14; and all engineering punch list items corrected. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON DONIHOO FARMS PHASE 1. (**EXHIBIT – DONIHOO FARMS PHASE 1**)

Chairperson Wright asked City Administrator Flanigan to update the P&Z Commission on the drainage plan and other issues. Mr. Flanigan said he received a letter, stating Donihoo Farms Phase 1 addressed all items from the City Engineer's comments. All easements will be provided to the city prior to construction. The engineer will review the comments and the rest of the items were construction related and would be addressed prior to a pre-construction meeting. The Developer and Developer's Engineer were present if there are any questions.

MOTION: Commissioner Leamy moved to recommend approval of Donihoo Farms Phase 1, with the provision City Engineer Birkhoff approves all the corrections to the questions. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE RESERVE OF SOUTHRIDGE. (**EXHIBIT – THE RESERVE OF SOUTHRIDGE**)

Chairperson Wright asked City Administrator Flanigan to update the P&Z Commission. After some, discussion Chairperson Wright asked for a motion.

MOTION: Commissioner Raney moved to recommend approval of The Reserve of Southridge Preliminary Plat, subject to the following:

1. The right-of-way for the extension of new FM 2551 through the 7 acre parcel will be dedicated at no cost at the City's direction in accordance with an instrument acceptable to the City Attorney;
2. A maintenance agreement for the pond on the 7 acres with language acceptable to the City Attorney will be executed by the owners of the Reserve and the 7 acre tract;
3. The owners of the Reserve will file an application for annexation of the Reserve by the City; and
4. Additional r.o.w. will be dedicated for Curtis Drive on the 7 acre tract at the City's direction in accordance with an instrument with language acceptable to the City Attorney;
5. Landscaping and including trees (3" trees / 30' apart) be added behind three (3) homes on the eastside of the North/South four lane;
6. A Letter of Map Revision (LOMR) filed with Federal Emergency Management Agency (FEMA) to formally revise the effective Flood Insurance Rate Map (FIRM);
7. A fifteen-foot (15') variance along Curtis Lane, instead of the full thirty-foot (30') dedication, on the northern part of the subdivision tract;
8. A construction entrance off of F.M. 2551 (be shown on the construction drawing) to minimize the impact to Curtis Lane; and
9. Completion of the items in John Birkhoff's letter.

Annexation will occur when the plat is approved. If they want Police and Fire services, they will annex before any homes are built.

Commissioner Leamy seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS


No Future Agenda Items at this time.

6. ADJOURN

Chairperson Wright adjourned the meeting at 7:29 p.m.



Minutes Approved on 6th day of January, 2016.



Chairman Russell Wright

Attest:



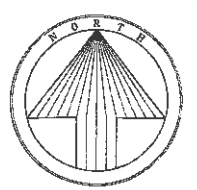
Commission Secretary Raney



Prepared by City Secretary Patti Scott Grey

Exhibit(s):

- A - King Crossing Phase 3
- B - Donihoo Farms Phase 1
- C - The Reserve of Southridge



15' Sanitary Sewer Easement Instrument No. 20090904001114490

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	72.93'	300.00'	13°55'44"	N82°00'44"E	72.75'
C2	79.81'	325.00'	13°55'44"	N82°00'44"E	78.81'
C3	85.09'	350.00'	13°55'44"	N82°00'44"E	84.88'
C4	81.34'	349.00'	13°21'12"	S81°43'28"W	81.15'
C5	545.65'	299.00'	104°33'35"	N52°40'20"W	473.02'
C6	591.27'	324.00'	104°33'35"	N52°40'20"W	512.57'
C7	505.51'	349.00'	82°59'27"	N41°53'16"W	462.47'
C8	110.93'	230.00'	27°38'07"	S16°19'36"W	109.89'
C9	122.89'	255.00'	27°38'07"	S16°19'36"W	121.80'
C10	135.05'	280.00'	27°38'07"	S16°19'36"W	133.75'
C11	204.29'	375.00'	31°12'47"	S45°45'02"W	201.77'
C12	234.96'	400.00'	33°39'22"	S48°58'20"W	231.60'
C13	207.48'	425.00'	27°58'22"	S44°07'50"W	205.44'
C14	124.83'	50.00'	143°02'39"	N85°09'30"W	94.84'
C15	196.89'	225.00'	50°08'14"	N25°26'16"W	190.67'
C16	218.76'	250.00'	50°08'14"	N25°26'16"W	211.85'
C17	240.64'	275.00'	50°08'14"	N25°26'16"W	233.04'
C18	142.87'	50.00'	163°42'59"	N44°37'09"E	98.99'
C19	89.13'	220.00'	23°12'46"	S78°47'10"E	88.52'
C20	99.26'	245.00'	23°12'46"	S78°47'10"E	98.56'
C21	109.39'	270.00'	23°12'46"	S78°47'10"E	108.64'
C22	316.01'	780.00'	23°12'46"	N78°47'10"W	313.85'
C23	326.14'	805.00'	23°12'46"	N78°47'10"W	323.91'
C24	336.26'	830.00'	23°12'46"	N78°47'10"W	333.97'

LINE #	LENGTH	BEARING
L1	83.72'	N89°59'35"E
L2	31.96'	N02°30'32"E
L3	78.69'	S89°36'28"W
L4	35.02'	S00°14'58"E

LOT NO	TOTAL AREA (Ac.)	BUILDABLE AREA (Ac.)
BLOCK A		
1	1.13	0.50
2	1.13	0.56
3	1.23	0.54
4	1.15	0.55
5	1.25	0.57
6	1.57	0.79
7	2.00	1.13
8	2.09	1.22
9	1.51	0.72
10	1.00	0.41
11	1.00	0.41
12	1.00	0.41
13	1.00	0.41
14	1.25	0.69
15	1.00	0.47
16	1.00	0.48
17	1.00	0.48
18	1.00	0.48
19	1.00	0.48
20	1.00	0.39
BLOCK B		
1	1.07	0.41
2	1.00	0.46
3	1.00	0.44
4	1.00	0.39
5	1.00	0.47
6	1.00	0.48
7	1.00	0.39
8	1.00	0.39
9	1.00	0.40
10	1.00	0.49
11	1.00	0.49
12	1.07	0.44
BLOCK C		
1	1.13	0.48
2	1.00	0.48
3	1.00	0.45
4	1.00	0.47
5	1.00	0.47
6	1.00	0.48
7	1.00	0.39
8	1.00	0.39
9	1.00	0.40
10	1.00	0.49
11	1.00	0.49
12	1.07	0.44

BEDELL FAMILY L.P. C.C.#2000-0050958 L.R.C.C.T.

PARKER BEDELL FARMS, LTD. PROPOSED KING'S CROSSING PHASE 2 INSTR.#20071007001358270 L.R.C.C.T.

DEAN YOUNG HOMESTEAD LTD. Vol. 5167, Pg. 3443 L.R.C.C.T.

GOOSE REAL ESTATE INC. INSTR.#20150130000109680 L.R.C.C.T.

RODNEY S. & BETSY L. WAME Volume 5702, Page 6805 L.R.C.C.T.

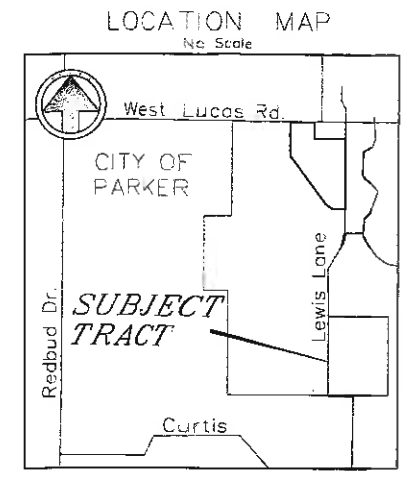
WAME LIVING TRUST INSTR.#20141215001357280 L.R.C.C.T.

ESTATE AT AUSTIN TRAIL PHASE 1 Cabinet N, Page 709 P.R.C.C.T.

REPLAT OF LOTS 14R & 15R OF ESTATE AT AUSTIN TRAIL PHASE 1 Cabinet P, Page 192 P.R.C.C.T.

ESTATE AT AUSTIN TRAIL PHASE 1 Cabinet N, Page 709 P.R.C.C.T.

D.R. HORTON-TEXAS LTD. INSTR.#20110830000915300 L.R.C.C.T.



LEGEND
 DE - Drainage Easement
 DUE - Drainage & Utility Easement
 BL - Building Line
 UE - Utility Easement
 SSE - Sanitary Sewer Easement
 CIRS - 5/8" Iron rod with a yellow cap stamped "WESTWOOD PS" set
 5/8"CIRF - 5/8" Iron rod found
 1/2"CIRF - 1/2" Iron rod found
 L.R.C.C.T. - Land Records, Collin County, Texas
 O.P.R.C.C.T. - Official Public Records, Collin County, Texas

NOTICE:
 1. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 2. No part of the buildable area of the lots will fall within the proposed 100 year floodplain.

PRELIMINARY PLAT OF KINGS CROSSING PHASE 3
 38 LOTS/49.169 ACRES
 OUT OF THE ANN S. HURT SURVEY, ABSTRACT NO. 428
 IN THE CITY OF PARKER, COLLIN COUNTY, TX

OWNER
 LEWIS BEND PARTNERS LTD.
 4925 GREENVILLE AVE, STE. 1020 DALLAS, TX 75206
 214-368-0238
ENGINEER/SURVEYOR

Westwood

Phone (214) 475-4610 2740 North Dallas Parkway, Suite 200
 Toll Free (888) 937-0116 Plano, TX 75088
 westwoodps.com
 Westwood Professional Services, Inc.
 Survey Firm Number: 10074801

STATE OF TEXAS)(

COUNTY OF COLLIN)(

OWNERS CERTIFICATE

BEING a tract of land situated in the Ann S. Hurt Survey, Abstract no. 428, City Of Parker, Collin County, Texas, the subject tract being all of that tract of land conveyed to LEWIS BEND PARTNERS, LTD., according to the Warranty Deed recorded in County Clerk file number 20061120001651500 of the Land Records of Collin County, Texas (LRCC), the subject tract being more particularly described as follows:

BEGINNING at the southwest corner of said Lewis Bend Partners, tract and the southeast corner of a tract of land conveyed to the Parker Bedell Farms, LTD., according to the Warranty Deed recorded in County Clerk Instrument No. 20071002001358270 (LRCC), said Beginning point further being on the south line of said Ann S. Hurt Survey and near an ell curve of Lewis Lane, a public Right-of-Way with no dedication found, a 1/2" iron rod with a red cap stamped Tipton Engineering, Inc. found at corner, from which a 1/2" iron pin with a cap stamped Pettitt #4087 found bears S 88° 42' 14" W, a distance of 7.76 feet and a power pole bears S 65° 58' 51" E - 39.70 feet;

THENCE, N 01° 01' 26" W, along the west line of said Lewis Bend Partners tract and the east line of said Parker Bedell Farms tract, and easterly of the asphalt pavement in said Lewis Lane, a distance of 1458.32 feet to a point on the south line of that 1.00 acre tract of land conveyed to Rodney S. Warne and Betsy L. Warne according to the General Warranty Deed recorded on County Clerk Volume 5707, Page 4905 (LRCC), 1/2" iron pin with a red cap stamped Tipton Engineering, Inc. set at corner;

THENCE, N 89° 37' 00" E, along the south line of said Rodney S. Warne and Betsy L. Warne tract, and a north line of said Lewis Bend Partners tract, passing over a 1/2" iron pin with a cap stamped "Cere 4117" at a distance of 10.64 feet, passing another 1/2" iron pin with a cap stamped "Cere 4117" at a distance of 189.34 feet, and continuing to make a total distance of 422.64 feet to a 1/2" iron pin with a cap stamped "Cere 4117" found at corner;

THENCE, N 01° 07' 17" W, a distance of 208.72 feet to a point on the north line of said Lewis Bend Partners tract and the south line of a tract of land conveyed to Goose Real Estate Inc. according to the Warranty Deed recorded in County Clerk instrument number 20150130000109680 (LRCC), 1/2" iron pin with a cap stamped "Cere 4117" found at corner, from which the southwest corner of the said Goose Real Estate tract bears S 89° 56' 34" W - 372.38 feet;

THENCE, N 89° 35' 17" E, along said Lewis Bend Partners tract north line and the Goose Real Estate tract south line, a distance of 924.97 feet to the most easterly corner of said Goose Real Estate tract and an angle point of the Amended Final Plat of Estates of Austin Trail Phase 1, an addition to the City Of Lucas recorded in Cabinet N, Page 709 (LRCC), a 5/8" iron rod with a yellow cap stamped "Westwood PS" set at corner;

THENCE, S 00° 20' 30" E, along the east line of said Lewis Bend Partners tract, and continuing along a westerly line of said Amended Final Plat of Estates of Austin Trail Phase 1, and a westerly line of Lots 14R & 15R of Block D of Estates At Austin Trail Phase 1 part of the way, then along the westerly line of a tract of land conveyed to D.R. Horton Texas LTD. according to the Warranty Deed recorded in County Clerk instrument number 20110830000915300, passing at 208.90 feet, a 5/8" iron pin with a cap stamped "Bury + Partners" found, passing 0.41 west of a 5/8" iron pin found at 1035.01 feet and continuing to make a distance of 1666.19 feet to the southeast corner of said Lewis Bend Partners tract, a 5/8" iron pin found at corner, from which one 60d-nail found bears S 87° 43' 10" E-112.82 feet and another 60d-nail found bears S 87° 44' 54" E - 120.17 feet;

THENCE, S 89° 45' 02" W, along the south line of said Lewis Bend Partners tract and a north line of a tract of land conveyed to The Umphry Corporation according to the deed recorded in County Clerk file number 20071231001715950 (LRCC), a distance of 773.23 feet;

THENCE, S 89° 30' 46" W, along the south line of said Lewis Bend Partners tract and on the north line of a 13.75 acre described tract of land conveyed to Dean Young Homeslead Ltd. according to the Warranty Deed recorded on County Clerk Volume 5167, Page 3443(LRCC), a distance of 554.18 feet to the Place Of Beginning with the subject tract containing 2,140,927 Square Feet or 49.1489 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LEWIS BEND PARTNERS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein described property as KING'S CROSSING PHASE 3, an addition to the City of Parker, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts a any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its' respective systems, without the necessity, at any time or procuring the permission of anyone

This plat approved subject to all paiting ordinances, rules, regulations, and resolutions of the City of Parker, Texas

WITNESS MY HAND AT _____ TEXAS this the ____ day of _____, 2015.

LEWIS BEND PARTNERS, LTD., a Texas limited partnership

By: _____
Stephen L. Sallman, Manager

STATE OF TEXAS)(
COUNTY OF DALLAS)(

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Sallman, of LEWIS BEND PARTNERS, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said LEWIS BEND PARTNERS, LTD., and that he executed the same as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS;

THAT I, Jason B. Armstrong do hereby certify that I prepared this plat from an actual and an 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 Parker, Collin County, Texas.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

THE STATE OF TEXAS)(
COUNTY OF COLLIN)(

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed

GIVEN UNDER MY HAND SEAL OF OFFICE, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Parker, Texas
Date _____

APPROVED AND ACCEPTED

Mayor, City of Parker, Texas
Date _____

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing Final plat of KING'S CROSSING PHASE 3, a subdivision or addition to the City of Parker was submitted to the City Council on this _____ day of _____, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

WITNESS my hand this _____ day of _____, 2015.

City Secretary
City of Parker, Texas

PRELIMINARY PLAT
OF
KINGS CROSSING PHASE 3
38 LOTS/49.149 ACRES
OUT OF THE
ANN S. HURT SURVEY, ABSTRACT NO. 428
IN THE
CITY OF PARKER, COLLIN COUNTY, TX

OWNER
LEWIS BEND PARTNERS LTD.
4925 GREENVILLE AVE STE. 1020 DALLAS, TX 75206
214-368-0238

ENGINEER/SURVEYOR

Westwood

Phone: (214) 478-4990 2742 North Dallas Parkway, Suite 280
Toll Free: (888) 887-9190 Plano, TX 75093
westwoodpa.com

Westwood Professional Services, Inc.
Survey Firm Number: 1907480*

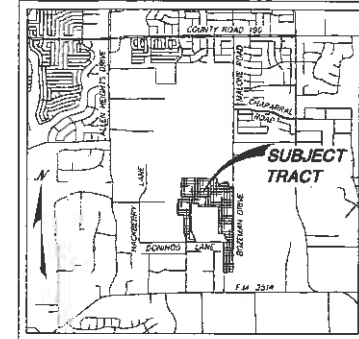
NOTES X

The bearings shown herein are created from actual field surveys, NAD83 Texas North Central Zone (4202).
Grid Bearings & Ties to shown control monuments.

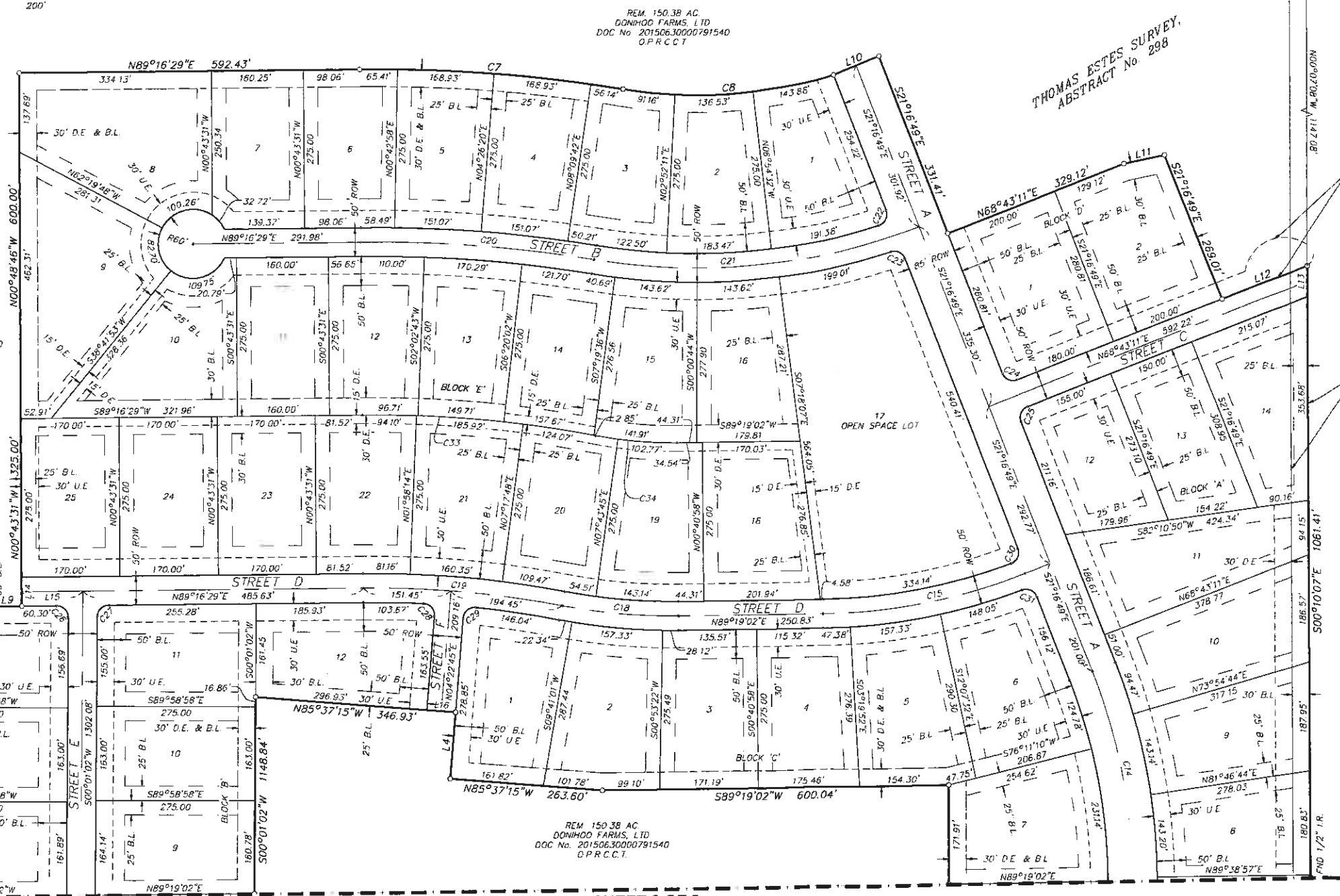
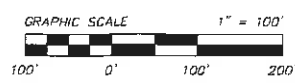
Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

REM 205.8392 AC
FIRST TEXAS HOMES, INC.
DOC No. 20141229001413160
O.P.R.C.C.T.

EASY ACRES ADDITION
VOL. 6, PG. 87
M.R.C.C.T.



VICINITY MAP
NOT TO SCALE



REM. 150.38 AC
DONIHOO FARMS, LTD
DOC No. 20150630000791540
O.P.R.C.C.T.

REM. 150.38 AC
DONIHOO FARMS, LTD
DOC No. 20150630000791540
O.P.R.C.C.T.

REM. 150.38 AC
DONIHOO FARMS, LTD
DOC No. 20150630000791540
O.P.R.C.C.T.

171.128 AC
PARKER ESTATES ASSOCIATES
VOL. 1901, PG. 91-3
(PARKER ESTATES)

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 2366, PG. 864
O.P.R.C.C.T.

LEGEND
D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
IR FND (SURVEYOR)
5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "WESTWOOD PS"

LINE #	LENGTH	BEARING
L1	232.86'	N88°52'48"E
L2	50.00'	N00°36'56"W
L4	115.30'	S04°22'45"W
L5	3.93'	S00°58'30"E
L6	34.19'	S89°05'18"W
L7	106.35'	N00°07'04"W
L8	483.25'	N00°01'02"E
L9	49.92'	N89°16'29"E
L10	85.00'	N68°43'11"E
L11	71.85'	N78°10'23"E
L12	158.38'	N68°43'11"E
L13	53.80'	S00°10'07"E
L14	50.00'	N00°43'31"W
L15	105.89'	N89°16'29"E
L16	50.00'	N85°37'15"W
L18	62.22'	S89°58'58"E
L19	25.00'	S00°01'02"W
L22	30.00'	S89°19'35"W
L23	30.16'	S00°33'10"E

PRELIMINARY PLAT
OF
DONIHOO FARMS, PHASE 1
74 RESIDENTIAL LOTS/ 1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
THOMAS ESTES SURVEY, ABSTRACT No. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
DONIHOO FARMS, LTD.
4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238

ENGINEER/SURVEYOR



Phone (214) 475-6445 2740 North Dallas Parkway, Suite 280
Dallas, TX 75229
Fax (888) 887-6150 Plano, TX 75093
Survey Firm No. 10074391 westwoodps.com
Westwood Professional Services, Inc.

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	012°24'58"	257.50'	N49°52'27"W	55.89'	55.80'
C2	052°56'13"	349.90'	N29°30'30"W	305.31'	316.44'
C3	086°50'14"	30.00'	N46°33'51"W	27.49'	30.31'
C4	028°34'03"	475.00'	N14°24'05"W	234.39'	236.83'
C5	028°42'09"	525.00'	N14°20'03"W	260.26'	263.00'
C6	020°44'14"	275.00'	S80°21'24"E	98.99'	99.53'
C7	010°07'22"	2600.00'	S85°39'48"E	458.82'	459.42'
C8	025°30'44"	800.00'	N85°05'34"E	368.25'	371.56'
C9	025°04'14"	300.00'	N15°05'03"W	130.22'	131.29'
C10	025°40'01"	302.50'	S12°47'10"E	134.38'	135.51'
C11	023°52'24"	260.00'	N12°29'09"W	107.55'	108.33'
C12	055°59'19"	300.00'	N28°05'17"W	281.63'	293.16'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C13	056°00'58"	300.00'	S28°01'57"E	282.14'	283.74'
C14	021°01'17"	1000.00'	N10°37'53"W	369.57'	371.71'
C15	020°35'51"	1000.00'	N78°01'07"E	357.56'	359.49'
C16	028°42'09"	500.00'	S14°20'03"E	247.87'	250.48'
C17	028°34'03"	500.00'	S14°24'05"E	246.72'	249.30'
C18	011°36'55"	1000.00'	S84°52'30"E	202.36'	202.72'
C19	011°39'28"	1700.00'	S84°53'47"E	345.30'	345.90'
C20	010°07'22"	2300.00'	S85°39'48"E	405.89'	406.41'
C21	028°56'15"	1100.00'	N84°25'48"E	568.24'	574.76'
C22	094°10'16"	20.00'	S25°48'19"W	29.29'	32.87'
C23	086°09'26"	20.00'	S84°21'32"E	27.32'	30.07'
C24	080°00'00"	20.00'	N86°16'49"W	28.28'	31.42'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C25	090°00'00"	20.00'	S23°43'11"W	26.26'	31.42'
C26	000°44'33"	20.00'	S45°21'15"E	28.47'	31.68'
C27	080°15'27"	20.00'	N44°38'45"E	28.10'	31.16'
C28	091°33'29"	20.00'	S41°24'00"E	26.67'	31.96'
C29	091°33'29"	20.00'	N50°09'29"E	26.67'	31.96'
C30	080°57'43"	20.00'	S24°12'03"W	26.52'	31.75'
C31	089°07'16"	20.00'	S65°50'26"E	26.07'	31.11'
C32	090°00'00"	20.00'	S45°01'02"W	28.28'	31.42'
C33	011°39'28"	2000.00'	N84°53'47"W	408.23'	408.94'
C34	011°36'55"	700.00'	S84°52'30"E	141.66'	141.81'

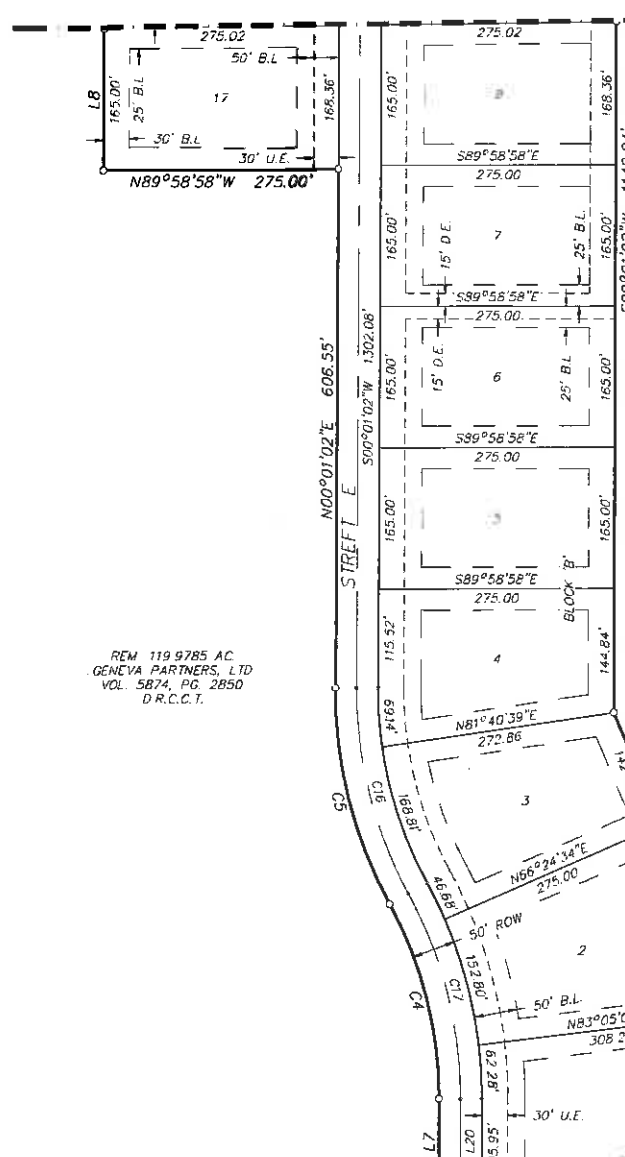


NOTES X

The bearings shown hereon are created from actual field surveys. NAD83 Texas North Central Zone (4202), Grid Bearings & ties to shown control monuments

Setting a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law

MATCHLINE SHEET 1 OF 3



BLOCK 'A'			BLOCK 'C'			BLOCK 'E'		
LOT	ACREAGE	SQ. FT.	LOT	ACREAGE	SQ. FT.	LOT	ACREAGE	SQ. FT.
1	1.557	67813	1	1.184	51559	1	1.124	48954
2	1.004	43725	2	1.155	50290	2	1.010	44000
3	1.004	43725	3	1.057	46042	3	1.010	44000
4	1.258	54810	4	1.068	46520	4	1.010	44000
5	1.000	43561	5	1.172	51056	5	1.010	44000
6	1.000	43561	6	1.276	55575	6	1.010	44000
7	1.000	43561	7	1.239	53921	7	1.005	43753
8	1.000	43570	8	1.040	45287	8	1.652	71979
9	1.108	48262	9	1.029	44825	9	1.717	74803
10	1.281	55800	10	1.028	44825	10	1.265	55099
11	1.268	55139	11	1.029	44825	11	1.010	44000
12	1.011	44033	12	1.029	44825	12	1.010	44000
13	1.002	43850	13	1.103	48039	13	1.010	44000
14	1.125	49025	14	1.011	44027	14	1.011	44027
			15	1.033	44997	15	1.033	44997
			16	1.041	45331	16	1.041	45331
			17	3.806	165777	17	1.174	51146
			18	1.056	45999	18	1.056	45999
			19	1.029	44825	19	1.029	44825
			20	1.042	45375	20	1.042	45375
			21	1.039	45298	21	1.039	45298
			22	1.042	45375	22	1.042	45375
			23	1.042	45375	23	1.042	45375
			24	1.052	45837	24	1.052	45837
			25	1.076	46775	25	1.076	46775
			26	1.029	44825	26	1.029	44825
			27	1.113	48461	27	1.113	48461
			28	1.212	52776	28	1.212	52776
			29	2.898	126239	29	2.898	126239
			30	1.936	86906	30	1.936	86906
			31	1.534	66805	31	1.534	66805
			32	1.534	66825	32	1.534	66825
			33	1.689	74007	33	1.689	74007

REM 119,9785 AC
GENEVA PARTNERS, LTD
VOL. 5874, PG. 2850
D.R.C.C.T.

THOMAS ESTES SURVEY,
ABSTRACT No. 298

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 2386, PG. BE1
D.R.C.C.T.

171.126 AC
PARKER ESTATES ASSOCIATES
VOL. 1901, PG. 915
(PARKER ESTATES)

35.005 AC
WJAY K BHIMANI
ANU V BHIMANI
20070925013255000
D.R.C.C.T.

REM 25.617 AC
TRACT 4
MARLYN WILLIAMS
2010040900343190
D.R.C.C.T.



P.O.B.

MATCHLINE SHEET 3 OF 3

PRELIMINARY PLAT
OF
DONIHOO FARMS, PHASE 1
74 RESIDENTIAL LOTS/ 1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
THOMAS ESTES SURVEY, ABSTRACT No. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
DONIHOO FARMS, LTD.
4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238
ENGINEER/SURVEYOR

Westwood

Phone: (214) 433-4540 2740 North Dallas Parkway, Suite 200
Toll Free: (888) 537-6150 Plano, TX 75063
Survey Lic No: 10874304 Westwoodbs.com
Westwood Professional Services, Inc.

DONIHOO FARMS, PHASE 1

Exhibit B

Legal Description Donihoo Farms, Phase 1

Being a 104.536 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being 1) all of three tracts of land described as Tract A-11.660 acres, Tract B-11.669 acres and Tract C-16.815 acres conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630000791500 of the Deed Records, Collin County, Texas, 2) a part of the 150.38 acre tract of land conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630000791540 of said Deed Records, said 104.536 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marilyn Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records, the southeast corner of said Tract C and the northeast corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4618 of said Deed Records, said rod being the southwest corner of said 25.617 acre tract;

Thence South 00°07'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Tract A;

Thence South 89°19'35" West at 30.0 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said Tract A;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said Tract A;

Thence North 88°52'47" East with the south line of said 119.9785 acre tract, a distance of 232.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the most southerly southwest corner of said Tract C;

Thence over and across said 119.9785 acre tract with the west line of said Tract C the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.80 feet (chord bears North 49°52'27" West, 55.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.50 feet and an arc length of 316.44 feet (chord bears North 29°36'50" West, 305.31 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 20.00 feet and an arc length of 30.31 feet (chord bears North 46°33'51" West, 27.49 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°36'56" West a distance of 50.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 69°58'58" West a distance of 255.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 990.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract C, and continuing over and across said 150.38 acre tract for a total distance of 1,161.91 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence over and across said 150.38 acre tract the following calls and distances:

South 89°19'02" West a distance of 600.04 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 263.60 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 04°22'45" East a distance of 115.30 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 346.93 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 00°01'02" West at 340.64 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 150.38 acre tract for the northeast corner of said Tract B, and continuing over and across said 119.9785 acre tract with the east line of said Tract B for a total distance of 1,148.84 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East continuing over and across said 119.9785 acre tract with the east line of said Tract B, a distance of 592.61 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said Cotton Wood Acres North for the southeast corner of said Tract B;

Thence South 89°52'56" West with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°56'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a found 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract B;

Thence over and across said 119.9785 acre tract with the west line of said Tract B the following calls and distances:

North 00°07'04" West a distance of 100.35 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'05" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'03" West, 260.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 506.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 165.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract B and continuing over and across said 150.38 acre tract for a total distance of 493.25 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence over and across said 150.38 acre tract the following calls and distances:

North 13°45'55" East a distance of 197.47 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 275.00 feet and an arc length of 98.53 feet (chord bears South 80°21'24" East, 98.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°16'29" East a distance of 49.92 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°43'31" West a distance of 325.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°48'46" West a distance of 600.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the herein described 104.536 acre tract;

Along a curve to the right having a radius of 2,600.00 feet and an arc length of 459.42 feet (chord bears South 85°39'48" East, 458.82 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 800.00 feet and an arc length of 371.58 feet (chord bears North 86°05'34" East, 368.25 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 66°43'11" East a distance of 85.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 21°16'49" East a distance of 331.41 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 68°43'11" East a distance of 329.12 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 78°10'23" East a distance of 71.85 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 21°16'49" East a distance of 269.01 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 66°43'11" East a distance of 159.38 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the west line of the 171.126 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 915 of said Deed Records (formerly known as Parker Estates recorded in Cob A, Page 198), said rod being the northeast corner of the herein described 104.536 acre tract;

Thence South 00°10'07" East with said west line, a distance of 1,061.41 feet to a 1/2" iron rod found at the northeast corner of said 119.9785 acre tract and said Tract C;

Thence South 00°01'02" West continuing with said west line, passing the northwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu V. Bhimani by deed of record in County Clerk File No. 20070525001326000 of said Deed Records, and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 104.536 acres or 4,553,580 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DONIHOO FARMS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein described property as KING'S CROSSING PHASE II, an addition to the City of Parker, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its' respective systems, without the necessity, at any time or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Parker, Texas.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 2015

DONIHOO FARMS, LTD., a Texas limited partnership

By: Stephen L. Sallman, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Sallman, of DONIHOO FARMS, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said PARKER BEDELL FARMS, LTD., and that he executed the same as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, 2015

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Armstrong do hereby certify that I prepared this plat from an actual and an 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 Parker, Collin County, Texas.

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Parker, Texas

APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

NOTES

The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (4202), Grid Bearings & Ties to shown control monuments.

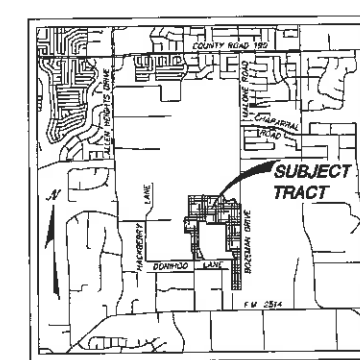
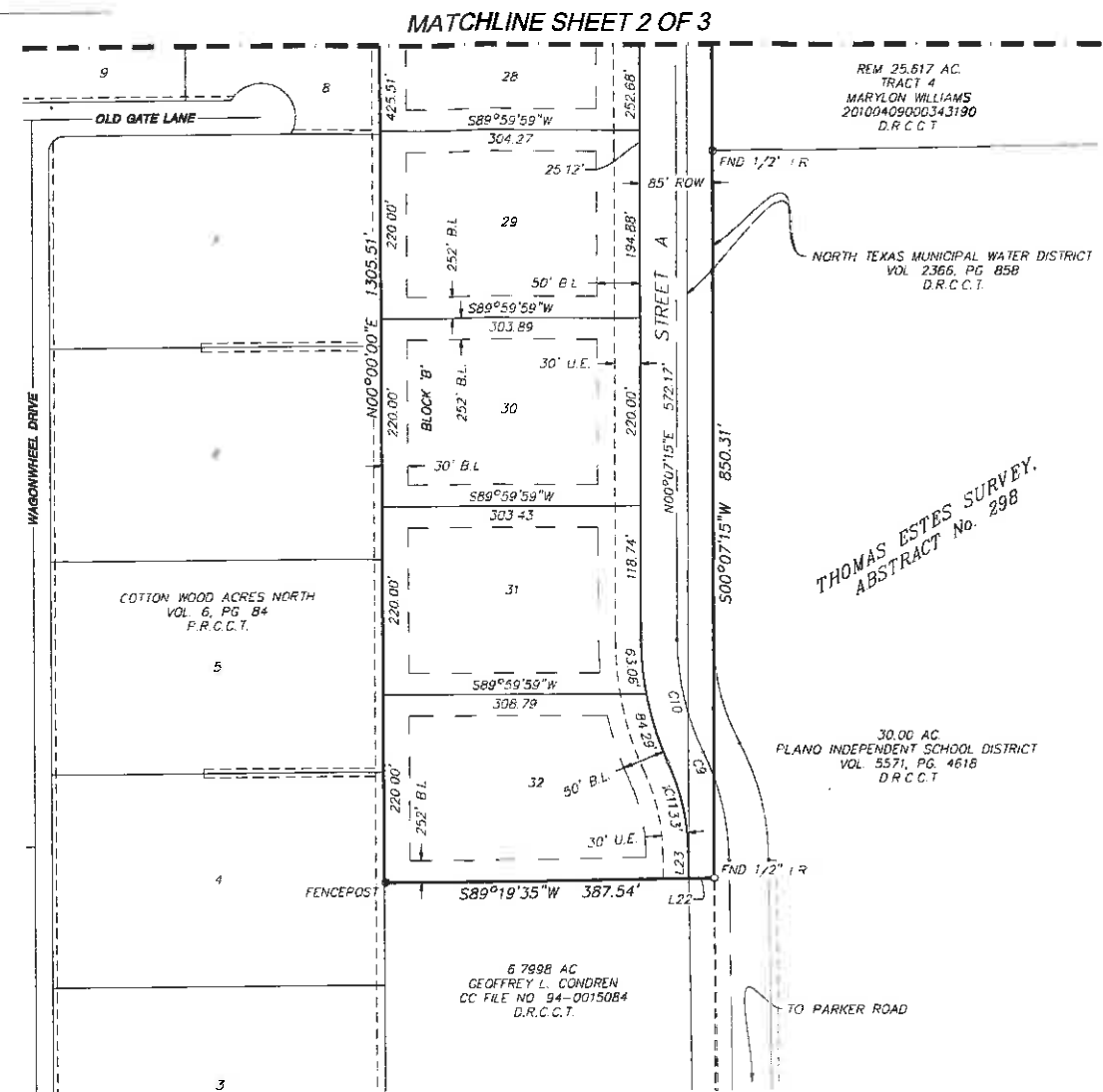
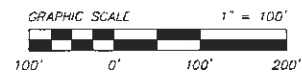
Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing Final plat of DONIHOO FARMS, PHASE 1, a subdivision or addition to the City of Parker was submitted to the City

Council on this _____ day of _____, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the

approval hereof by signing his name herein above subscribed WITNESS my hand this _____ day of _____, 2015

City Secretary
City of Parker, Texas

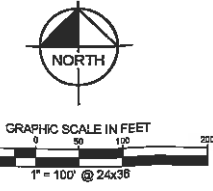
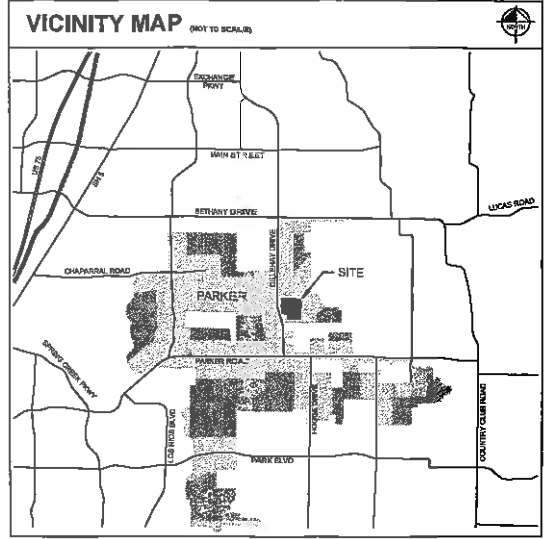
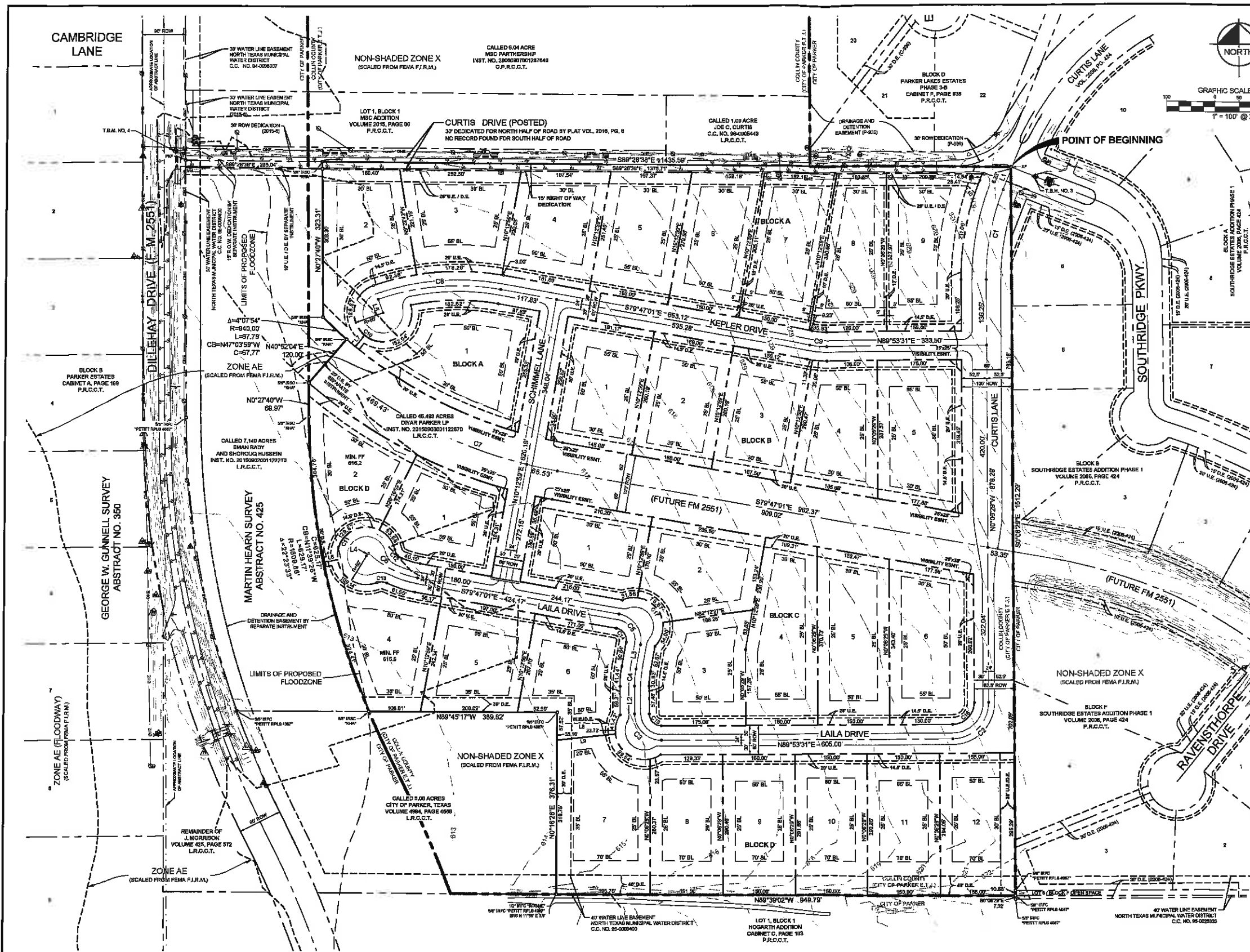


PRELIMINARY PLAT
OF
DONIHOO FARMS, PHASE 1
74 RESIDENTIAL LOTS/ 1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
THOMAS ESTES SURVEY, ABSTRACT NO. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
DONIHOO BEDELL FARMS, LTD.
4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238
ENGINEER/SURVEYOR

Westwood
Professional Services, Inc.
Phone: (214) 475-6840 2140 North Dallas Parkway, Suite 200
Tulsa, OK 74104-6150 Plano, TX 75063
Survey Firm No. 10074301 westwoodps.com

Exhibit B



LEGEND

1. ROCK ON RESERVE	11. CONCRETE PAVEMENT
2. ASPHALT DRIVE	12. ASPHALT DRIVE
3. ASPHALT DRIVE	13. ASPHALT DRIVE
4. ASPHALT DRIVE	14. ASPHALT DRIVE
5. ASPHALT DRIVE	15. ASPHALT DRIVE
6. ASPHALT DRIVE	16. ASPHALT DRIVE
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95. ASPHALT DRIVE	96. ASPHALT DRIVE
97. ASPHALT DRIVE	98. ASPHALT DRIVE
99. ASPHALT DRIVE	100. ASPHALT DRIVE

BENCH MARK LIST

- Bench Mark: City of Plano Station No. 808. City of Plano 3.25-inch aluminum disk set in concrete, stamped "808", located along the east side of Los Tacos Boulevard in a curb inlet and approximately 2500 feet north of Parker Road. Elev. = 577.34'
- Bench Mark: City of Plano Station No. 133. City of Plano 3.25-inch aluminum disk set in concrete, stamped "133", located near the west corner of Vorton Vale Road and East Parker Road. Elev. = 594.27'
- Temporary Bench Mark. Square with "X" cut on the top of curb of center median in Southridge Parkway at the intersection of the east side of Curtis Drive. Elev. = 633.08'
- Temporary Bench Mark. Square with "X" cut on the southwest corner of a headwall located in the northeast corner of Curtis Drive and Dilley Drive. Elev. = 618.78'

LINE TYPE LEGEND

1. BOUNDARY LINE	11. CONCRETE PAVEMENT
2. ASPHALT DRIVE	12. ASPHALT DRIVE
3. ASPHALT DRIVE	13. ASPHALT DRIVE
4. ASPHALT DRIVE	14. ASPHALT DRIVE
5. ASPHALT DRIVE	15. ASPHALT DRIVE
6. ASPHALT DRIVE	16. ASPHALT DRIVE
7. ASPHALT DRIVE	17. ASPHALT DRIVE
8. ASPHALT DRIVE	18. ASPHALT DRIVE
9. ASPHALT DRIVE	19. ASPHALT DRIVE
10. ASPHALT DRIVE	20. ASPHALT DRIVE
21. ASPHALT DRIVE	22. ASPHALT DRIVE
23. ASPHALT DRIVE	24. ASPHALT DRIVE
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GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99994899942. Vertical Datum NAVD 88.

LINE TABLE

NO.	BEARING	LENGTH
L1	N01°46'24"E	44.22'
L2	S00°00'29"W	67.48'
L3	S19°12'59"W	50.84'
L4	N43°06'07"E	8.52'
L5	S19°21'54"E	30.00'
L6	S78°41'32"W	30.14'
L7	S39°28'07"W	30.47'
L8	N89°59'31"E	122.14'
L9	N83°59'31"E	121.13'
L10	S44°28'30"E	21.82'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°52'53"	300.07'	180.89'	S10°49'58"W	188.79'
C2	50°00'00"	75.00'	117.81'	N44°59'31"E	108.07'
C3	90°00'00"	35.00'	66.33'	S45°06'29"E	77.78'
C4	10°19'28"	200.00'	36.04'	S85°03'18"W	35.89'
C5	90°00'00"	55.00'	88.39'	N34°47'01"W	77.78'
C6	32°53'07"	300.00'	114.79'	S83°59'27"E	119.22'
C7	30°39'04"	1000.00'	334.89'	S64°27'29"E	328.61'
C8	28°34'53"	500.00'	258.19'	S88°25'33"W	258.29'
C9	10°19'28"	200.00'	36.04'	S84°59'49"E	35.99'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	288°29'25"	60.00'	278.91'	S62°32'06"E	87.52'
C11	278°12'49"	60.00'	282.39'	S27°59'24"W	77.79'
C12	S1°48'54"	25.00'	33.47'	S39°21'43"E	22.62'
C13	47°13'58"	25.00'	29.81'	N88°03'59"W	20.00'
C14	90°00'00"	25.00'	39.27'	N34°47'01"W	36.38'
C15	90°00'00"	25.00'	39.27'	S45°06'29"E	35.38'
C16	90°00'00"	45.00'	70.58'	N44°59'31"E	63.84'
C17	151°08'53"	60.00'	184.83'	N34°47'01"W	117.61'

OWNER / APPLICANT:
DIYAR PARKER LP
2504 Glenview Street
Irving, Texas 75062

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
6700 Geneva Court, Suite 200
Frisco, TX 75034
P (972) 336-3590
F (972) 336-3779
Contact: Dean Cardwell, P.E.

Kimley-Horn

5750 Geneva Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 336-3580
Fax No. (972) 336-3778

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	KHA	11/19/2015	068317900	1 OF 2

PRELIMINARY PLAT
RESERVE AT SOUTHRIDGE
45.493 ACRES
31 RESIDENTIAL LOTS

MARTIN HEARN SURVEY, ABSTRACT NO. 426
CITY OF PARKER ETJ, COLLIN COUNTY, TEXAS

DATE PLOTTED: 11/19/2015 11:00:00 AM PLOTTED BY: MARK MICHAEL 11/19/2015 2:21 PM LAST SAVED: 11/19/2015 2:21 PM

OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS DIYAR PARKER, LP, is the owner of all of that tract of land situated in the Martin Hearn Survey, Abstract No. 426, Collin County, Texas, and being all of a called 45.493 acre tract of land described in the deed recorded under Instrument No. 20150903001122870, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' found scribed in concrete for the northeast corner of said 45.493 acre tract, common to a re-entrant corner on the westerly line of Southridge Estates Addition Phase 1, an addition to the City of Parker according to the plat thereof recorded in Volume 2008, Page 424, Plat Records of Collin County, Texas, and from which the centerline intersection of Curtis Lane and Southridge Parkway bears South 68°36'12" East, a distance of 2.37 feet;

THENCE South 0°06'29" East, along the easterly line of said 45.493 acre tract, and along the westerly line of said Southridge Estates Addition Phase 1, a distance of 1512.29 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the southeast corner of said 45.493 acre tract, and on the northerly line of Lot 1, Block 1 of Hogarth Addition, an addition to the City of Parker according to the plat thereof recorded in Cabinet C, Page 103, said Plat Records, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears South 00°06'29" East, a distance of 7.32 feet;

THENCE North 89°39'02" West, along the southerly line of said 45.493 acre tract, and along the northerly line of said Hogarth Addition, a distance of 949.79 feet to a 1/2-inch iron rod with plastic cap stamped "ROOMIE" found for the southerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 5.00 acre tract of land described in the deed to City of Parker, Texas, recorded in Volume 4994, Page 4969, Land Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears North 11°59' East, a distance of 0.9 feet;

THENCE North 0°16'28" East, along the westerly line of said 45.493 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 378.31 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the northeast corner of said 5.00 acre tract, common to a re-entrant corner on the westerly line of said 45.493 acre tract;

THENCE North 89°45'17" West, along a southerly line of said 45.493 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 389.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the westerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 7.140 acre tract of land described in the deed to Eman Rady and Shorouq Hussein, recorded in Instrument No. 20150902001122270, said Land Records, and at the beginning of a non-tangent curve to the right having a central angle of 22°23'33", a radius of 1608.86 feet, a chord bearing and distance of North 11°39'28" West, 825.17 feet;

THENCE departing the northerly line of said 5.00 acre tract, along the westerly line of said 45.493 acre tract, and along the easterly line of said 7.140 acre tract, the following five (5) courses:

1. In a northwesterly direction, with said curve to the right, an arc distance of 829.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
2. North 0°27'40" West, a distance of 69.97 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
3. North 40°52'04" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 4°07'54", a radius of 940.00 feet, a chord bearing and distance of North 47°03'59" West, 87.77 feet;
4. In a northwesterly direction, with said curve to the right, an arc distance of 87.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
5. North 0°27'40" West, a distance of 323.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 45.493 acre tract, common to the northeast corner of said 7.140 acre tract, and on the southerly line of the MSC Addition, an addition to the City of Parker according to the plat thereof recorded in Volume 2015, Page 6, said Plat Records, and in Curtis Road, an asphalt roadway under apparent public use (no record found);

THENCE South 89°28'38" East, along the northerly line of said 45.493 acre tract, and along the southerly line of said MSC Addition, and along the southerly line of a called 1.00 acre tract of land described in the deed to Joe C. Curtis, recorded in County Clerk's File No. 96-0005443, said Land Records, and along the southerly line of Parker Lakes Estates Phase 3-B, an addition to the City of Parker according to the plat thereof recorded in Cabinet F, Page 838, said Plat Records, and along a southerly line of aforesaid Southridge Estates Addition Phase 1, a distance of 1435.59 feet to the POINT OF BEGINNING and containing 45.493 acres (1,961,684 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DIYAR PARKER, LP, through the undersigned authorities, does hereby adopt this plat designating the herein above described property as RESERVE AT SOUTHRIDGE, an addition to the City of Parker, Collin County, Texas, and does hereby dedicate to the City of Parker, Texas, for public use forever the streets and alleys shown hereon and does hereby reserve the easement strips shown on this plat for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using the same. The City of Parker, Texas, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips. The City of Parker and any public utility shall at all times have the right of ingress and egress to or from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Parker, Texas.

WITNESS, my hand, this _____ day of _____, 20____.

BY: DIYAR PARKER, LP

BY: _____

STATE OF _____ §

COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

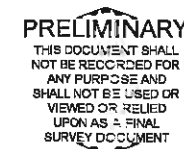
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, 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 Parker, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

CITY APPROVALS

APPROVED: _____ DATE _____
PLANNING & ZONING COMMISSION CHAIRPERSON

APPROVED: _____ DATE _____
MAYOR

APPROVED: _____ DATE _____
CITY ENGINEER

PRELIMINARY PLAT

RESERVE AT SOUTHRIDGE

45.493 ACRES

31 RESIDENTIAL LOTS

MARTIN HEARN SURVEY, ABSTRACT NO. 426
CITY OF PARKER ETJ, COLLIN COUNTY, TEXAS



OWNER / APPLICANT:
DIYAR PARKER LP
2504 Glacier Street
Irving, Texas 75062

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 335-3580
F (972) 335-3779
Contact: Dean Cardwell, P.E.

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	KHA	11/19/2015	066317800	2 OF 2

DRAWN BY: KHA, CHECKED BY: KHA, DATE PLOTTED: 11/19/2015 2:23 PM, PLOTTED BY: MARX, MICHAEL, 11/19/2015 2:23 PM, LAST SAVED: 11/19/2015 2:23 PM