

MINUTES
PLANNING AND ZONING COMMISSION MEETING
July 27, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 p.m. and noted there was a quorum. Chairperson Wright then asked P&Z Alternate Three Commissioner Douglas to be a voting member for this meeting. Commissioner Douglas agreed.

Commissioners Present:

- | | | |
|---|-----------------------------|-------------------------------|
| ✓ | Chairperson Russell Wright | Alternate Anthony Cassavechia |
| ✓ | Commissioner Joe Lozano | ✓ Alternate Larkin Crutcher |
| | Commissioner Wei Wei Jeang | ✓ Alternate JR Douglas |
| ✓ | Commissioner David Leamy | |
| ✓ | Commissioner Jasmat Sutaria | |

Staff/Others Present:

- | | | |
|---|----------------------------------|---------------------------------|
| ✓ | City Administrator Jeff Flanigan | City Attorney Brandon S. Shelby |
| ✓ | City Secretary Patti Scott Grey | |

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 JUNE 8, 2017.

MOTION: Commissioner Lozano moved to approve the minutes as corrected.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A LAND STUDY AND PROPERTY LOCATED IN THE 3400 BLOCK OF MCCREARY ROAD. (EXHIBIT – MONA AND VINCENT CICHOSZ)

Item 2, paragraph 2:

Vice Chair Lozano stated his concerns, regarding both requested variances, and the conflicts with the city's Subdivision Regulations, stating he had a concern with the excessive length of the cul-de-sac. Mr. Lozano also asked that the Cichosz development comply with the width as prescribed in the City Code of Ordinances.

Commissioner Leamy seconded with Commissioners Wright, Lozano, Leamy, Sutaria, and Douglas voting for the motion. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESERVE AT SOUTH-RIDGE FINAL PLAT. (EXHIBIT A – RESERVE AT SOUTHRIDGE)

City Administrator summarized, stating there were four (4) items of concern:

- 1) The retaining wall has been addressed. A sidewalk cap has been added to the plans and approved by the engineers, although it has not been constructed yet.
- 2) The drainage easement confusion has been resolved by combining the drainage easements, overlapping North Texas Municipal Water District (NTMWD)'s underground line. This is in the process of being corrected.
- 3) The next issue is with siltation, bar ditches and large rocks. The Project Manager said he would have those items corrected, prior to going to City Council August 15th.
- 4) The last item was the landscaping around the pond. It was not part of the plat, but they are willing to escrow money until it is completed.

City Engineer Birkhoff will be required to do one (1) more walk through, prior to going to City Council.

Commissioner Douglas asked Marissa Smith, with Kimley-Horn, what percentage of the vegetation was complete. Ms. Smith said approximately 70-80%.

Mr. Douglas also asked whether the trees, discussed during the Zoning process, along Curtis Lane between the two developments were planted. The trees have been planted.

City Administrator Flanigan also noted during the preliminary plat phase there was an agreement that the developer would dedicate right of way for the future 2551. That paperwork has been completed and Collin County is reviewing the dedication.

Chairperson Wright asked if the development vegetation was the main concern. City Administrator Flanigan said the vegetation was coming along. Some of the concern was the water ponding in the ditches, which would be addressed before the item goes to Council.

Commissioner Leamy asked if the item would be held up if the city engineer finds issues on his follow up site review. City Administrator Flanigan said it could be held back; generally, it depends on the issues. Mr. Flanigan said City Council could approve, deny or table the item until the issues are addressed.

MOTION: Commissioner Leamy moved to approve the final plat, subject to completing the list of concerns to the engineers' satisfaction. Commissioner Lozano seconded with Commissioners Wright, Lozano, Leamy, Sutaria and Douglas voting for the motion. Motion carried 5-0.

3. **CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING'S CROSSING PHASE 4 FINAL PLAT. (EXHIBIT B – KING'S CROSSING PHASE 4 FINAL PLAT)**

City Administrator Flanigan gave an update, stating King's Crossing Phase 4 is part of a development agreement the City of Parker signed around 2007. Part of that development agreement gives this developer the opportunity or ability to file an early plat and escrow dollars for un-completed items, which is different from what our subdivision regulations state. The P&Z Commission has a letter from City Engineer John Birkhoff, P.E., dated June 15, 2017, with seven (7) items of concern. There is also a letter from the engineer of record, Richard Hovas, P.E., dated July 19, 2017, with a cost estimate for completing those items. Mr. Hovas' letter has been forwarded to Mr. Birkhoff, but the cost estimate has not been verified. Verification of those cost estimates will happen prior to the item being placed on the City Council agenda.

Chairperson Wright asked about water ponding and proper grading.

City Administrator Flanigan said when dealing with a city, such as Parker, which is flat, there can be grading problems with the engineers' development designs, especially when no extra dirt is used.

MOTION: Commissioner Leamy moved to recommend approval of the final plat with the understanding that all the items in City Engineer Birkhoff's letter, dated June 15, 2017, and the cost values set in the engineer of record Richard Hovas, dated July 19, 2017, are completed and agreed upon. Commissioner Douglas seconded.

City Administrator Flanigan clarified, stating City Engineer Birkhoff would not inspect at this stage, but would return when the items are complete, prior to final plat approval.

Commissioners Wright, Lozano, Leamy, Sutaria, and Douglas voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

4. **FUTURE AGENDA ITEMS**

Chairperson Wright asked if there were any future agenda items. City Administrator Flanigan noted City Council set up a small committee to review the city codes and prepare recommendations. The P&Z Commission would review zoning and building code changes and/or recommendations.

5. ADJOURN

Chairperson Wright adjourned the meeting at 7:23 p.m.

Minutes Approved on 12th day of October, 2017.




Chairperson Russell Wright

Attest:


Commission Secretary Jeang


Prepared by City Secretary Patti Scott Grey

Exhibit(s):

- A - Reserve at Southridge**
- B - King's Crossing Phase 4**

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK R. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

July 19, 2017

Mr. Jeff Flanigan
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

Re: Reserve at Southridge

Dear Mr. Flanigan:

We completed a third site visit to the Reserve at Southridge Development on Monday, July 17, 2017 to determine if the work is complete. During our site visit we observed the following:

1. The drainage channel along the bottom of the retaining wall still ponds water.
2. Side slopes of the drainage channels throughout the development have not been vegetated, but erosion mats have been placed. Large rocks remain under the mat and must be removed.
3. At the bottom of the channels, vegetation has started. However the channels have silted-up and are ponding water. The channels (bottom and side slopes) need to be graded and vegetated. Silt fence may be required along top of bank to keep the channel from silting-up. The erosion mats placed on the side slopes have silt build up under the mat. Silt is running off the lots. Those lots were filled and it appears from this visit that the fill was not compacted in place and material continues to erode into the drainage channels.
4. At the intersection of Curtis and Southridge the side slope off the pavement is steep and has eroded away during my first visit. During the second visit, it appears some mud was placed by hand to cover up the edge of the pavement. A permanent solution will need to be constructed or presented.
5. Large rocks remain throughout the development.
6. Vegetation and erosion control is required in the area along the pond; during the first visit grading was taking place along the top of bank of the pond.
7. The grading in the southwest quadrant does not appear to conform to the plans. Two ditches are now present. The drainage area map shows the drainage from the NTMWD easement draining into the new Channel B5. In the field, the existing channel in the NTMWD easement still exists and does not drain

Mr. Jeff Flanigan
City of Parker
July 5, 2017
Page 2 of 2

into the Channel B5. The design engineer on July 16th stated in an email that they were reviewing the channels.

8. The grading of the channel between Section B5 and B5-1 is rough graded. The channel constructed is in a fill. It is unclear if this has been constructed correctly. Field surveys will need to be completed to confirm the channel has been constructed to grade. If the channel is at final grade, it will need to be completed with final grading, vegetation established and compaction reports provided. From my site visit it does not appear the fill was placed in 8-inch loose lifts and mechanically compacted in place.

The engineer of record for the retaining wall has confirmed that the wall constructed and the backfill placed is in accordance with his design. The engineer of record for the addition has submitted a concrete sidewalk detail to be placed along the top of the retaining wall. We have requested that the engineer for the retaining wall confirm that the sidewalk will not affect the effectiveness and life of the wall.

Based on our observation this development is not complete. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



John W. Birkhoff, P.E.



ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. **Requesting:**

Permanent Zoning _____
Re-Zoning _____ (See Note*)
Annexation X _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested

Applicant/Company Name: Diyar Parker LP

Company Address: 2504 Glacier Street, Irving TX. 75062

Company Phone Number: 972-814-6248

Company Email: _____

Contact Name: Ahmed Hussein

Contact Phone Number: 972-814-6248

Contact Email: ahmed0516@hotmail.com

2. **Description and Location of Property:**

- a. Survey and abstract: Martin Hearn Survey, Abstract No. 425
- b. Lot and block:
- c. Total number of acres: 45.493 Ac.
- d. Location further described: Property South of Curtis Drive West of Southridge Estates Subdivision

3. **Attach 8 copies of the preliminary plat or survey that contains:**

- a. North point, scale, and date
- b. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: 

— Date: 02/18/2017

Accepted:

Date: —

REQUEST FOR ZONING BOUNDARY CHANGE:

You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. Kasser & Ammira Akil - 6000 Southridge Pkwy. Parker, TX. 75002
2. Praveen Madidi & Pesser Keertana - 6002 Southridge Pkwy. Parker, TX. 75002
3. David & Sabrina Butler - 6004 Southridge Pkwy. Parker, TX. 75002
4. Vincent & Tammy Turner - 6006 Southridge Pkwy. Parker, TX. 75002
5. Matthew & Kim Barr - 4607 Ravensthorpe Dr. Parker, TX. 75002
6. Carolyn Hollins - 4605 Ravensthorpe Dr. Parker, TX. 75002
7. Sylvia & M.A. Grotowski - 4604 Ravensthorpe Dr. Parker, TX. 75002
8. Cherl & Vladav Sydney - 5000 Englenook Dr. Parker, TX. 75002
9. Richard & Jennifer Oldner - 4905 Englenook Dr. Parker, TX. 75002
10. Wyndell & Janette Caviness - 5001 Englenook Dr. Parker, TX. 75002
11. Joe Curtis - 5903 Curtis Dr. Parker, TX. 75002
12. MSC Partnership - 5855 Curtis Dr. Parker, TX. 75002
13. Louise Shanley - 4508 Dillehay Dr. Parker, TX. 75002
14. Zai Mei Chen - 6001 Southridge Pkwy. Parker, TX. 75002
15. Eman Randy - Dillehay Dr. Parker, TX. 75002

List others on reverse side, if necessary.

FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

Thank you.
City of Parker
5700 E Parker Road
Parker, Texas 75002

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS DYLAN PARKER, LP, is the owner of all of that tract of land situated in the Martin Hearn Survey, Abstract No. 425, Collin County, Texas, and being all of a called 45.483 acre tract of land described in the deed recorded under instrument No. 2010080001122070, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found marked in corners for the northeast corner of said 45.483 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 2006, Page 424, Plat Records of Collin County, Texas, and from which the said line of intersection of Curtis Lane and Southridge Pathway bears South 69°28'12" East, a distance of 2.37 feet;

THENCE South 0°40'29" East, along the westerly line of said 45.483 acre tract, and along the westerly line of said Southridge Estates Addition Phase 1, a distance of 1512.20 feet to a 5/8-inch iron rod with plastic cap stamped "PE1111 RPLS 41087" found for the southeast corner of said 45.483 acre tract, and on the northerly line of Lot 1, Block 1 of Houghton Addition, an addition to the City of Parker according to the plat thereof recorded in Cabinet G, Page 103, said Plat Records, and from which a 5/8-inch iron rod with plastic cap stamped "PE1111 RPLS 41087" bears South 00°08'29" East, a distance of 7.32 feet;

THENCE North 89°31'02" West, along the southerly line of said 45.483 acre tract, and along the northerly line of said Houghton Addition, a distance of 940.79 feet to a 1/2-inch iron rod with plastic cap stamped "H00000" found for the southerly-most southwest corner of said 45.483 acre tract, common to the southeast corner of a called 3.00 acre tract of land described in the deed to City of Parker, Texas, recorded in Volume 4994, Page 418B, Plat Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap stamped "PE1111 RPLS 41087" bears North 11°59" East, a distance of 0.9 feet;

THENCE North 0°49'20" East, along the westerly line of said 45.483 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 376.31 feet to a 5/8-inch iron cap with plastic cap stamped "PE1111 RPLS 41087" found for the southeast corner of said 0.00 acre tract, common to a re-entrant corner on the westerly line of said 45.483 acre tract;

THENCE North 89°46'17" West, along a southerly line of said 45.483 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 380.42 feet to a 5/8-inch iron rod with plastic cap stamped "H0000" found for the westerly-most southeast corner of said 45.483 acre tract, common to the southeast corner of a called 7.140 acre tract of land described in the deed to Eason Rudy and Sharon H. Hearn, recorded in instrument No. 2010080001122270, said Plat Records, and at the beginning of a non-tangent curve to the right having a central angle of 22°22'39", a radius of 1008.50 feet, a chord bearing and distance of North 11°39'20" West, 825.17 feet;

THENCE departing the northerly line of said 5.00 acre tract, along the westerly line of said 45.483 acre tract, and along the easterly line of said 7.140 acre tract, the following five (5) courses;

1. In a northeasterly direction, with said curve to the right, an arc distance of 825.17 feet to a 5/8-inch iron rod with plastic cap stamped "H0000" set for corner at the end of said curve;
 2. North 67°27'49" West, a distance of 69.87 feet to a 5/8-inch iron rod with plastic cap stamped "H0000" set for corner;
 3. North 40°32'09" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "H0000" set for corner at the beginning of a non-tangent curve to the right having a central angle of 4°07'39", a radius of 940.00 feet, a chord bearing and distance of North 47°03'52" West, 87.77 feet;
 4. In a northeasterly direction, with said curve to the right, an arc distance of 87.78 feet to a 5/8-inch iron rod with plastic cap stamped "H0000" set for corner at the end of said curve;
 5. North 0°27'49" West, a distance of 222.31 feet to a 5/8-inch iron rod with plastic cap stamped "H0000" set for the northwest corner of said 45.483 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 80°28'09" East, along the southerly line of said 45.483 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. 88-00004543, said Land Records, and along the southerly line of Parker Lakes Estates Phase 3-5, an addition to the City of Parker according to the plat thereof recorded in Cabinet F, Page 104, said Plat Records, and along a southerly line of advanced Southridge Estates Addition Phase 1, a distance of 1435.69 feet to the POINT OF BEGINNING and containing 45.483 acres (1,381,884 square feet) of land, more or less.

ANNEXATION EXHIBIT
OF
RESERVE AT SOUTHRIDGE
45.483 ACRES
31 RESIDENTIAL LOTS
MARTIN HEARN SURVEY, ABSTRACT NO. 425
CITY OF PARKER ETJ
COLLIN COUNTY, TEXAS

Kimley»Horn
3170 Glenview Circle, Suite 200
Frisco, Texas 75034
Phone: 972.252.7200
Fax: 972.252.7201
Email: khorn@kimleyhorn.com
www.kimleyhorn.com

Scale	Drawn by	Checked by	DATE	Project No.	Sheet No.
1" = 500'	MAJ	MAJ	03/06/2017	090317900	2 OF 2

OWNER / APPLICANT: **ENGINEER / SURVEYOR:**
DYLAN PARKER, LP
10000 North Central Expressway
2204 Glenview Blvd
Frisco, Texas 75034
P 972.770.0300
Contact: Matt Hearn, P.E.

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
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MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. BIRKHOFF, P.E.

June 15, 2017

Mr. Jeff Flanigan
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

Re: Kings Crossing IV

Dear Mr. Flanigan:

We completed a site visit to the Kings Crossing IV development on Tuesday, June 15, 2017 to determine if the work is complete. During our site visit we observed the following:

1. Water is ponding at the southeast corner of the development along Lewis Lane.
2. Intersection of Warwick and Westfall ditches are silted up and holding water.
3. Erosion control is not in place and being maintained. Ditches have silted up and water is not draining as designed. Ditches need to be graded to plan elevations and erosion control established. It appears that erosion is coming off lots and filling the drainage ditches.
4. The sloped headwall located at the intersection of Stafford and Lewis Lane is starting to be under cut from storm water, as no vegetation has been established.
5. Spoil piles exist on and off the roadways.
6. The Drainage channel in the City of Lucas (Drainage Easement) must be established and vegetated.
7. Sanitary sewer system must be re-tested in accordance with NCTCOG requirements. The City understands the leaks found in the initial testing are completed. The re-testing must be completed in the presence of the City Inspector.

Based on our observation this development is not complete. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



John W. Birkhoff, P.E.

July 19, 2017

Mr. Steve Sallman
KINGS CROSSING PHASE FOUR, LTD.
4926 Greenville Ave, Suite 1020
Dallas, TX 75206

RE: Kings Crossing Phase 4 Addition
Work Remaining as identified by John Birkhoff on June 15, 2017

Dear Mr. Sallman,

After review of the letter from John Birkhoff, dated June 15, 2017, we have provided the following comments and estimated costs to complete for each item identified by Mr. Birkhoff. Though most of these items will be completed by the planning and zoning meeting we placed a construction cost for items for reference until they can be verified.

1. **Water is ponding at the southeast corner of the development along Lewis Lane.**
Contractor RPMx Construction will resolve this issue. Estimated cost \$ 1,500.
2. **Intersection of Warwick and Westfield ditches are silted up and holding water.**
Contractor RPMx Construction will resolved this issue. Estimated cost \$ 1,000.
3. **Erosion control is not in place and being maintained. Ditches have silted up and water is not draining as designed. Ditches need to be graded to plan elevations and erosion control established. It appears that erosion is coming off lots and filling the drainage ditches.**
*Contractor RPMx Construction will regrade the ditches. Schneider Siltation will place additional silt fence before July 25.
Estimated cost to complete: \$15,000*
4. **The sloped headwall located at the intersection of Stafford and Lewis Lane is starting to be under cut from storm water, as no vegetation has been established.**
Contractor RPMx Construction will complete the grading. Silt Fence and additional erosion protection will be placed by Schneider Siltation to prevent additional erosion until vegetation is established. Estimated cost to complete: \$5,000
5. **Spoil piles exist on and off the roadways.**
Spoils piles have been removed.

- 6. The Drainage channel in the City of Lucas (Drainage Easement) must be established and vegetated.**

*Ditch has been established, additional vegetation to be added by Schneider Siltation.
Estimated cost to complete: \$2,500*

- 7. Sanitary sewer system must be re-tested in accordance with NCTCOG requirements. The City understands the leaks found in the initial testing are completed. The re-testing must be completed in the presence of the City Inspector.**

Completed. Leaks sealed and line tested by CW Young in the presence of the City Inspector.

Based on the above estimates the remaining cost to complete is: \$25,000.

Per the Development Agreement, we recommend the developer provide a surety of 120% of the items remaining to be completed in the amount of \$25,000. ($\$25,000 \times 120\% = \$30,000$)

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,



Richard Hovas, P.E.

KINGS CROSSING FOUR, LTD.
4925 Greenville Ave., Suite 1020
Dallas, Texas 75206
(214) 368-0238:Office
(214) 368-0812:Fax

July 18, 2017

Mr. Jeff Flanigan
City of Parker
5700 East Parker Road
Parker, Texas 75002

Ref: Kings Crossing Phase 4 – Final Plat Filing

Dear Jeff:

We request that the Final Plat be placed on the City Council Agenda at the first meeting in August. The Development Agreement regulating development of Kings Crossing provides for the filing of the plat prior to 100% completion of the public improvements, provided that a surety is established by the Owner in the amount of 120% of the estimated cost of the outstanding work. The subdivision improvements have been completed with the exception of a few minor items. Our engineer will provide an estimate of the cost of the remaining work for your review once we receive the comments from the City Engineer. We will provide surety in the amount required, as we did for Kings Crossing Phases 1 & 2.

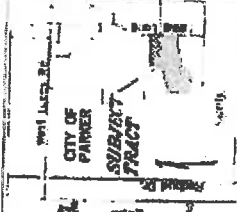
Please contact me if you require additional information to accommodate our request.

Sincerely,



Stephen L. Sallman
Manager

KING'S CROSSING PHASE 4



CITY OF PARKER
SUBTRACT TRACT

LOCATION MAP

WEST JACOBO ST.

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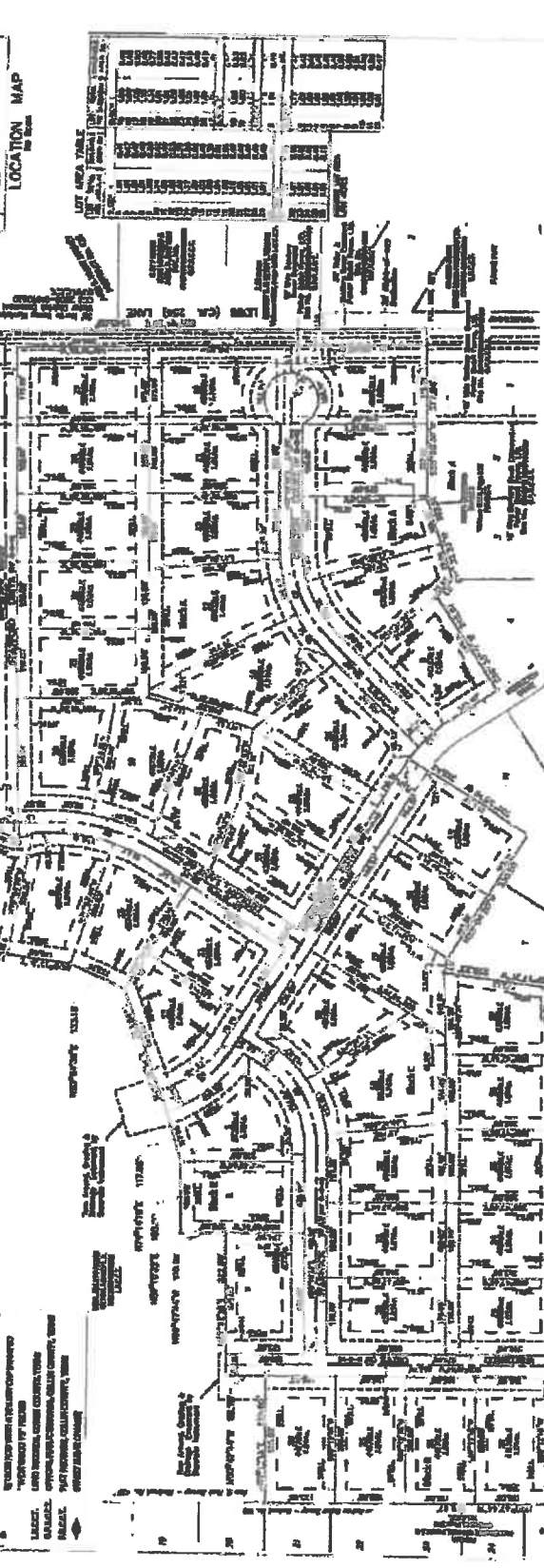
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FINAL PLAT
OF
KING'S CROSSING PHASE 4
28 RESIDENTIAL LOTS, 71.2894 ACRES
OUT OF THE
ANN S. HURT SURVEY, ABSTRACT NO. 428
BAYNE
COLLIN COUNTY, TEXAS
CITY OF PARKER
KING'S CROSSING PHASE FOUR LTD.
4000 GREENVILLE AVE., SUITE 1000-DALLAS, TEXAS 75248
STANDARD & POOR'S
114-000-0000

WESTWOOD
PLANNING
P.C. 114-000-0000

LOT	ACRES	AREA	PERMITS	REMARKS
1	1.00	1.00	1.00	1.00
2	1.00	1.00	1.00	1.00
3	1.00	1.00	1.00	1.00
4	1.00	1.00	1.00	1.00
5	1.00	1.00	1.00	1.00
6	1.00	1.00	1.00	1.00
7	1.00	1.00	1.00	1.00
8	1.00	1.00	1.00	1.00
9	1.00	1.00	1.00	1.00
10	1.00	1.00	1.00	1.00
11	1.00	1.00	1.00	1.00
12	1.00	1.00	1.00	1.00
13	1.00	1.00	1.00	1.00
14	1.00	1.00	1.00	1.00
15	1.00	1.00	1.00	1.00
16	1.00	1.00	1.00	1.00
17	1.00	1.00	1.00	1.00
18	1.00	1.00	1.00	1.00
19	1.00	1.00	1.00	1.00
20	1.00	1.00	1.00	1.00
21	1.00	1.00	1.00	1.00
22	1.00	1.00	1.00	1.00
23	1.00	1.00	1.00	1.00
24	1.00	1.00	1.00	1.00
25	1.00	1.00	1.00	1.00
26	1.00	1.00	1.00	1.00
27	1.00	1.00	1.00	1.00
28	1.00	1.00	1.00	1.00

LEGEND
 1. LOT AREA
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RECOMMENDED FOR APPROVAL

Immunized for our future?

RECEIVED BY THE DIRECTOR

Director, City of Denver, Denver

He introduced the City Council to the City of Paris, saying earlier that the mission (the job of Henry Christian, pastor 4, a volunteer) was to help the City of Paris get ready to host the 1994 World Cup.

Secretary

FINAL PLAT
or
KING'S CROSSING PHASE 4
558 RESIDENTIAL LOTS, 71,256.4 ACRES
OUT OF THE
ANN S. HUNT SURVEY, ABSTRACT NO. 455
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS
CHINA
KING'S CROSSING PHASE FOUR LTD.
10000 DOWNSIDE AVE., SUITE 1050-DALLAS, TEXAS 75228

214-688-5228
Dinner/200-1500
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EXCLUSIVELY YOURS AS NEW TV ACTION. DALLAS' FIRST

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IT CAME AT LAST

517 SHERIDAN ST. W.
M. MC ADAMS, M.D.

Author's address: Department of Psychology, University of California, San Diego, 3541 La Jolla Village Drive, San Diego, CA 92093, USA.
E-mail: andrew@uclink4.berkeley.edu

STATE OF TEXAS X
COUNTY OF DALLAS X

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

TO : DIRECTOR, FBI (100-388610)

FROM : SAC, NEW YORK (100-100000)

SUBJECT: [REDACTED]

RE: [REDACTED]

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RESEARCHERS' CONCLUSIONS

MAJ. J. JAMES B. AUSTIN, JR., is a member of the board of directors of the City of New York, and is a member of the board of directors of the City of New York, and is a member of the board of directors of the City of New York.

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