



AGENDA

PLANNING AND ZONING MAY 9, 2019 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, May 9, 2019 at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002.

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: I pledge allegiance to the flag of the United States of America; and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

TEXAS PLEDGE: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

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

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES PHASE 2 PRELIMINARY PLAT.

ROUTINE ITEMS

2. FUTURE AGENDA ITEMS
3. ADJOURN

In addition to any specifically identified Executive Sessions, the Planning and Zoning Commission may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions that require that a meeting be open. Should Commission elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before May 3, 2019 by 5:00 p.m. at the Parker City Hall.

Date Notice Removed

Patti Scott Grey, City Secretary

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972-442-6811.

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 B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

May 2, 2019

Mr. Gary Machado
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

Re: Whitestone Estates Phase 2
Engineering Plans

Dear Mr. Machado:

As you requested, we have reviewed the Engineering Plans for the Whitestone Estates – Phase 2 development prepared by Engineering Concepts and Design, LP.

Our review of the Engineering Plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the engineer of record of his responsibilities under the Texas Engineering Practice Act.

We offer no further comments for this development review. We are available to discuss further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E., C.F.M.



DEVELOPMENT APPLICATION
City of Parker, Texas

Date Received

Proposed Name of Subdivision: Whitestone Estates Phase 2

Plat Approval Requested	Filing Fee	Filing Fee
<input checked="" type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<input type="checkbox"/> Final Plat <u>\$800.00 + \$30/acre</u>
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input type="checkbox"/> Minor Plat (5 acres or less) <u>\$500.00 + \$100/lot</u>
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat <u>\$300.00 + \$30/acre</u>

Physical Location of Property: North 400' of Kingston Court along Whitestone Drive (5,100' North of Parker Road and Dublin Intersection) (Address and General Location – Approximate distance to the nearest existing street corner)

Brief Legal description of Property (must attach accurate metes and bound description to application): Thomas Estes Survey, Abstract No. 298 – Addition to Whitestone Estates (Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 75.803 Existing # of Lots/Tracts: 1 Tract Existing Ord. 726 (4/21/2015)
(If a PD, include the Ordinance with application)

Property Owner's Name: Donihoo Farms, LTD. Phone Number: 214-368-0238

Applicant/Contact Person: Stephen L. Sallman Title: Manager

Company Name: Donihoo Farms, LTD.

Street/Mailing Address: 4925 Greenville Ave. Suite 1020 City: Dallas State: Texas Zip: 75206

Phone: 214-368-0238 Fax: 214-368-0812 Email Address: ssallman@warnergroupp.com

Engineering Company: Engineering Concepts and Design, L.P.

Contact Person: Ryan C. King, P.E. Title: Project Manager

Street/Mailing Address: 201 Windco Circle, Suite 200 City: Wylie State: Texas Zip: 75098

Phone: 972-941-8400 Fax: 972-941-8401 Email Address: Ryan@ECDLP.com

**** READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS)

COUNTY OF DALLAS)

BEFORE ME, a Notary Public, on this day personally appeared Stephen L. Sallman the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Stephen L. Sallman, Mgr.
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 11th day of December, 2018.

Notary Public in and for the State of Texas: Tamara Miguez

Over

SUBMITTAL DEADLINES: Twenty eight (28) days prior to the Planning and Zoning Commission Meeting Date. Planning and Zoning Commission meets the second and fourth Thursday of each month.

SUBMISSIONS. Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in delays scheduling the agenda date. Submit twelve (12) FOLDED to 8 1/2" X 11" copies of 24" X 36" prints [1"=100' scale] + electronic version in .jpeg, .tiff, or .pdf format. Applicant is to submit a complete copy of this application and drawings to the City Engineer

ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE PLACED ON A CITY AGENDA. It is the applicant's responsibility to be familiar with and to comply with, all City submittal requirements in the Zoning and Subdivision Ordinance (www.parkertexas.us), and any separate submittal policies, requirements and/or checklists that may be obtained from City staff)

NOTICE OF PUBLIC RECORDS: The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e. copy) such documents.

SUBMITTAL FEES: All fees are due and payable at the time of application, except inspection, engineering and legal fees, which are due at the time of pre-Construction meeting with the City. No construction shall take place prior to the pre-construction meeting and submission of certified construction cost bid(s) by the contractor(s) and Owner. 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.

City Contact Information:

Public Workers Superintendent
City of Parker, Texas
5700 E. Parker Road * Parker, Texas 75002
Phone 972-442-6811 * Fax 972-442-2894 * www.parkertexas.us

OFFICE USE ONLY This submittal meets the City of Parker's requirements per City ordinances for processing.

Signature

Title

OFFICIAL SUBMISSION DATE

Fees Paid \$ _____ Check # _____ From: _____

P&Z Agenda Date: _____ Action: _____ CC Agenda Date: _____ Action: _____

Current Zoning: _____ Ordinance Number: _____ Date Approved: _____

Staff Comments forwarded to applicant on: _____ Revisions Due no later than: _____

Plans routed for review on _____, to:

- Public Works Director
- City Engineer
- Building Official
- Fire Department

Public Hearing Required: Yes No
Paper Notice _____ (date)
Written Notice _____ (date)

WAIVER OF EXPEDITION

I HEREBY WAIVE MY RIGHTS TO APPROVAL THROUGH LACK OF CITY ACTION ON THE ABOVE REFERENCED PLAT WITHIN THE TIME FRAMES SET FORTH IN 212.009, TEXAS LOCAL GOVERNMENT CODE AND I AGREE THE PLAT SUBMITTED WILL BE APPROVED ONLY BY AFFIRMATIVE COUNCIL ACTION.

APPLICANT: Doniboo Farms, Ltd.

CITY OF PARKER:
RECEIVED BY:

Stephen L. Sallman, Mgr.

Name: Stephen L. Sallman
(Signature)

Name: _____
(Signature)

Title: Manager

Title: _____

Phone: 214-368-0238

Date: _____

Address: 4925 Greenville Ave
Suite 1020
Dallas, TX 75206

Date: 12/20/18

Corporation; Partnership;
 Individual; or
 Other (description)

SUBMITTAL REQUIREMENTS:

Failure to submit all materials to the City with complete application will result in delays scheduling the agenda date.

- Five (5) FOLDED copies of drawing(s) 24" X 36" [1"=100' scale]
- Twelve (12) FOLDED 11 X 17
- Three (3) Complete Engineering Plans (if applicable)
- Three (3) General Tree Survey
- Property Metes and Bounds on 8 1/2 X 11 Sheet
- Proof of Ownership (Warranty Deed or Tax Certificate)
- Power of Attorney

The face of the plat shall show the following:

- Date of preparation
- Scale of plat
- North arrow
- Name and address of:
 - Applicant
 - Engineer or Surveyor responsible for preparation of plat
- Survey and abstract with tract designation
- Location of major and/or secondary thoroughfares located with or adjacent to the property.
- Location of existing or platted streets within and adjacent to the existing property
- Location of existing right-of-ways, utility and/or drainage easements.
- Vicinity map showing location of tracts by reference to existing streets or highways.
- Subdivision boundary lines, indicated by heavy lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the part of adjacent boundary streets which were previously established by dedication or purchase from the tract being subdivided.
- Legal description of the property to be subdivided, and metes and bounds description of the subdivision perimeter.
- Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred.
- Names of the owners of contiguous parcels of un-subdivided land, and names of contiguous subdivisions and the County Recorder's book and page number thereof, and the lot patterns of these subdivisions.
- Location of the city limits lines, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, or form part of the boundary of the subdivision, or are contiguous to such boundary.
- If there is no adjacent subdivision, a map on a small scale shall be included with the preliminary plan, and oriented the same way, to show the nearest subdivision in each direction; it shall show how the streets, alleys, or highways in the subdivision submitted may connect with those in the nearest subdivision, if situated within two thousand (2,000) feet of the proposed subdivision.
- All other data required by the Zoning and Subdivision Ordinances, available for view at www.parkertexas.us.

DONIHOO FARMS, LTD.

4925 GREENVILLE AVE
SUITE #1020
DALLAS, TX 75206
PH. (214)368-0238

1309

FROST
www.frostbank.com

30391140
96
CHECK NUMBER
1140-0000000000000000

12/11/2018

PAY TO THE
ORDER OF

City of Parker

Three Thousand Eighty and 00/100

DOLLARS

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

MEMO

Plat App Fee (Whitestone Phase 2)

Tamara Mignot

AUTHORIZED SIGNATURE

TM

NP

DONIHOO FARMS, LTD.

City of Parker
EQUITY ACTIVITY-PH 2

Plat App Fee
Whitestone Phase 2 (76 Acres)

1309

12/11/2018

3,080.00

DonFarms-Chkg (BO) Plat App Fee (Whitestone Phase 2)

3,080.00

WHITESTONE ESTATES METES AND BOUNDS

BEING 75.806 ACRES OF LAND SITUATED IN THE THOMAS ESTES SURVEY, ABSTRACT NUMBER 298, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 150.38 ACRE TRACT OF LAND AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20150630000791540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 150.38 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF LOT 12, BLOCK A, PARKER RANCH ESTATES PHASE 2, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20180402010001400, (OPRCCT) AND BEING AT THE NORTHEAST CORNER OF Sycamore Estates, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET C, PAGE 415, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT), FROM WHICH A 1/2" IRON ROD WITH RED CAP STAMPED "TIPTON" FOUND (DISTURBED) BEARS SOUTH 20 DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 29 SECONDS EAST, AT A DISTANCE OF 216.39 FEET PASS A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED PARKER RANCH ESTATES PHASE 2, SAME BEING THE SOUTHWEST CORNER OF PARKER RANCH ESTATES PHASE 3, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20180402010001420, (OPRCCT), AT A DISTANCE OF 1850.58 FEET PASS A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF THE JUST MENTIONED PARKER RANCH ESTATES PHASE 3, AND CONTINUING FOR A TOTAL DISTANCE OF 3003.92 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 150.38 ACRE TRACT, SAME BEING IN THE WEST LINE OF A 20' ROAD AS DEDICATED IN EASY ADDITION, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 6, PAGE 87, DEED RECORDS, COLLIN COUNTY, TEXAS (DRCCT) AND BEING AT THE SOUTHEAST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 205.9329 ACRE TRACT AS CONVEYED TO FIRST TEXAS HOMES, INC. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20141229001413160, (OPRCCT);

THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, AT A DISTANCE OF 97.68 FEET PASS THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED EASY ACRES ADDITION, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 171.91 ACRE TRACT AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 20170726000981160, (OPRCCT), AND CONTINUING ALONG THE WEST LINE OF SAID 171.91 ACRE TRACT AND THE COMMON EAST LINE OF SAID 150.38 ACRE TRACT FOR A TOTAL DISTANCE OF 359.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 227.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE LEAVING SAID COMMON LINE AND GOING OVER AND ACROSS SAID 150.38 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 456.86 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 20 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 402.38 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTHWEST LINE OF LOT 2, BLOCK D, WHITESTONE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 20170307010001180, (OPRCCT), FROM WHICH THE NORTHEAST CORNER OF THE JUST MENTIONED LOT 2, BLOCK D BEARS NORTH 78 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 71.85 FEET;

THENCE SOUTH 68 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 329.12 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTHEAST LINE OF WHITESTONE DRIVE (85' WIDE RIGHT-OF-WAY) AT THE WEST CORNER OF LOT 1, BLOCK D OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE NORTH 21 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF 331.41 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF WHITESTONE DRIVE, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE ALONG THE NORTH LINE OF SAID WHITESTONE ESTATES, PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 68 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND (BENT) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 026 DEGREES 36 MINUTES 44 SECONDS, A RADIUS OF 800.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 86 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 368.25 FEET;
- 2) SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 371.58 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 010 DEGREES 07 MINUTES 27 SECONDS, A RADIUS OF 2600.00 FEET AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF 458.82 FEET;
- 3) NORTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 459.42 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND;
- 4) SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 592.43 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID WHITESTONE ESTATES, PHASE 1

THENCE SOUTH 00 DEGREES 48 MINUTES 46 SECONDS EAST, ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 600.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHWEST CORNER OF LOT 9, BLOCK E IN SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 43 MINUTES 31 SECONDS EAST, CONTINUING ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 325.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTH LINE OF LOT 14, BLOCK F, SAID WHITESTONE ESTATES, PHASE 1, SAME BEING THE SOUTHWEST CORNER OF CHESHIRE LANE (50' WIDE RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 14, BLOCK F, A DISTANCE OF 49.92 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 020 DEGREES 44 MINUTES 14 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 80 DEGREES 21 MINUTES 24 SECONDS WEST, A DISTANCE OF 98.99 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 99.53 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK F;

THENCE SOUTH 13 DEGREES 45 MINUTES 55 SECONDS WEST, ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 197.47 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK F, SAME BEING THE NORTHWEST CORNER OF LOT 15, BLOCK F IN SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, CONTINUING ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 328.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF LOT 16, BLOCK F, WHITESTONE ESTATES, PHASE 1, SAME BEING IN THE SOUTH LINE OF SAID 150.38 ACRE TRACT AND THE COMMON NORTH LINE OF THAT CERTAIN CALLED 119.9785 ACRE TRACT AS CONVEYED TO GENEVA PARTNERS, LTD. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5874, PAGE 2850, (DRCCT);

THENCE SOUTH 89 DEGREES 19 MINUTES 02 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 150.38 ACRE TRACT, A DISTANCE OF 290.23 FEET TO A 1/2" IRON ROD FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF THE ABOVE-MENTIONED 119.9785 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN CALLED 3.00 ACRE TRACT AS CONVEYED TO MARK MATHENY AND WIFE, HEATHER MATHENY BY WARRANTY DEED WITH VENDOR' LIEN RECORDED IN INSTRUMENT NUMBER 97-0021137, (OPRCCT);

THENCE SOUTH 89 DEGREES 18 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF THE ABOVE-MENTIONED 3.00 ACRE TRACT, A DISTANCE OF 139.18 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID 150.38 ACRE TRACT AND BEING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK A OF THE ABOVE-MENTIONED SYCAMORE ESTATES;

THENCE NORTH 00 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 347.16 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "J.E. SMITH 3700" FOUND AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED LOT 3, BLOCK A, AND BEING AT AN INTERIOR CORNER OF SAID 150.38 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, BLOCK A, A DISTANCE OF 132.36 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE" FOUND AT THE SOUTHEAST CORNER OF SYCAMORE LANE (70' WIDE RIGHT-OF-WAY) AND AN EXTERIOR CORNER OF SAID 150.38 ACRE TRACT;

THENCE NORTH 00 DEGREES 48 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SYCAMORE ESTATES AND THE COMMON WEST LINE OF SAID 150.38 ACRE TRACT, A DISTANCE OF 1859.51 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 75.806 ACRES OF LAND, MORE OR LESS.

SPECIAL WARRANTY DEED
15/ITC/ 1424445 A-COM/CCT with Vendor's Lien

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
§
COUNTY OF COLLIN §

Date: June 25, 2015

Grantor: Travis Parker Associates, Ltd.,
a Texas limited partnership

Grantor's Address: 3801 North Capital of Texas Highway
Suite E-240-206
Austin, Texas 78746-1482

Grantee: Donihoo Farms, Ltd.,
a Texas limited partnership

Grantee's Address: 4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

Lender: Frost Bank

Lender's Address: P. O. Box 1600
San Antonio, Texas 78296

Consideration: TEN DOLLARS (\$10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.

Real Property
(including any improvements)
[the "Property" herein]:

All that certain tract or parcel of land being 150.38 acres, more or less, lying and being situated in the City of Parker, Collin County, Texas, a part of the THOMAS ESTES SURVEY, ABSTRACT No. 298, and being and including all that same land conveyed to Parker Estates Associates as evidenced by a deed recorded in Volume 1901, Page 930, of the Collin County Land Records, said tract or parcel of land is described in Exhibit "A" attached hereto.

Reservations From Conveyance & Warranty:

None.

Exceptions to Conveyance & Warranty:

Post-Closing Agreement between Grantor and Grantee, dated of even date herewith, as evidenced by Memorandum of Post-Closing Agreement between Grantor and Grantee recorded in the Collin County Land Records in Collin County, Texas. The Post-Closing Agreement is expressly superior to (a) the Vendor's Lien reserved herein, and (ii) any lien or encumbrance that Grantee may grant on the Property.

Grantee is taking the Property "AS-IS" with any and all latent and patent defects. There is no warranty by Grantor that the Property is fit for a particular purpose. Grantee acknowledges that it is not relying upon the accuracy or completeness of any representation, brochure, rendering, promise, statement, or other assertion or information with respect to the Property made or furnished by or on behalf of, or otherwise attributed to, Grantor or any of its agents, employees, or representatives, any and all such reliance being hereby expressly and unequivocally disclaimed, but is relying solely and exclusively upon its own experience and its independent judgment, evaluation, and examination of the Property. Grantee further unequivocally disclaims (i) the existence of any duty to disclose on the part of Grantor or any of its agents, employees, or representatives and (ii) any reliance by Grantee on the silence or any alleged non-disclosure of Grantor or any of its agents, employees, or representatives. Grantee takes the Property under the express understanding that there are no express or implied warranties (except for limited warranties of title set forth in the conveyance section below). Grantee expressly acknowledges that no promise or agreement which is not herein expressed has been made to it and hereby disclaims any reliance upon any such alleged promise or agreement. This provision was freely negotiated and played an important part in the bargaining process for the Property. Grantee has agreed to disclaim reliance on Grantor and to accept the Property "as-is" with full awareness that the Property's prior uses or other matters could affect its condition, value, suitability, or fitness; and by acceptance of this deed, Grantee confirms that Grantee is hereby assuming all risk associated therewith. Grantee understands that the disclaimers of reliance and other provisions contained herein could limit any legal recourse or remedy Grantee otherwise might have.

In addition, this conveyance is subject to those matters set forth on Exhibit "B" attached hereto and incorporated herein.

Vendor's Lien:

It is expressly agreed that a VENDOR'S LIEN in the amount of the "Purchase Price" plus the "Tract 1 Lot Bonus" (each as defined in that certain Agreement of Purchase and Sale between Grantor, as seller, and Grantee, as buyer, dated effective as of October 16, 2014, as amended) (the "Vendor's Lien"), as well as the superior title in and to the Property, is retained against the Property, premises, and improvements until the below-described Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute.

Assignment of Vendor's Lien (3rd-Party Lender Financing):

Lender, at the instance and request of Grantee, advanced and paid in cash to Grantor that portion of the purchase price of the Property as is evidenced by a portion of a note (the "Note") of even date herewith that is in the principal amount of **\$6,500,000.00** in partial consideration for the purchase of the Property; THEREFORE, the Vendor's Lien, together with the superior title to the Property, is retained herein for the benefit of Lender and both are hereby TRANSFERRED and ASSIGNED to Lender.

Deed of Trust:

In order to secure the payment of the Note, Grantee has executed and delivered a Deed of Trust conveying title to **Dan J. Guarino, Trustee**, for the benefit of Lender.

Ad Valorem Taxes:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof, is assumed by Grantee. Notwithstanding the foregoing, all Rollback and Supplemental Taxes against the Property, for periods before or after the date of this Deed, shall be paid by Grantee (except that if any Rollback and Supplemental Taxes on the Property were triggered before the date of this Deed by acts of Grantor, they shall be paid by Grantor). As used herein, the term "Rollback and Supplemental Taxes" shall mean any assessments or taxes that may be levied or assessed against the Property by a governmental authority for periods prior to or after the date of this Deed resulting from a change in use or ownership of the Property, or a waiver, lapse, or denial of any special tax exemption for the Property.

Conveyance:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, if the claim is by, through or under Grantor, but not otherwise, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

Terms:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

[Signature page follows]

GRANTOR:

Travis Parker Associates, Ltd.,
a Texas limited partnership

By its General Partner:
Travis Ridge Investments, LLC,
a Texas limited liability company

By: 
C. Michael Bowen, Sr., Managing Member

NOTARY ACKNOWLEDGMENT

COLORADO
STATE OF TEXAS
COUNTY OF Eagle

This instrument was acknowledged before me on June 24, 2015, by C. Michael Bowen, Sr., as Managing Member of Travis Ridge Investments, LLC, a Texas limited liability company, the General Partner of Travis Parker Associates, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[REDACTED]
NEDY M. STEWART-SHEAFFER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 18994012137
MY COMMISSION EXPIRES MAY 5, 2019


Notary Public in and for the State of Texas COLORADO

After Recording, Please Return to:
Donihoo Farms, Ltd.,
4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206
Attn: Stephen L. Saliman

EXHIBIT "A"
Legal Description of Property

J.E. SMITH
TEXAS LICENSED SURVEY FIRM No. 101060-00
5269 HWY 377 South, Aubrey, Texas 76227
jesmith@cebridge.net
(940) 365-9289

150.38 ACRE TRACT

W.O. 4069W-14

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, a part of the THOMAS ESTES SURVEY, ABSTRACT NO. 298, and being and including all that same land conveyed to Parker Estates Associates as evidenced by a deed recorded in Volume 1901, page 930 of the Collin County Land Records said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an one-half inch iron rod set (with yellow cap marked "J.E. SMITH 3700" and herein after called an one-half inch iron rod set) for the northeast corner of the said THOMAS ESTES SURVEY, said corner being on the west line of EASY ACRES ADDITION, an addition to Collin County according to the plat thereof recording in Volume 6, page 87 of the Collin County Map Records, said corner also being the southeast corner of a tract described in a deed to Graham Mortgage Corporation as recorded under Clerk's Document No. 20100803000798510;

THENCE with east line of the THOMAS ESTES SURVEY and along an old road, south 01 degrees 18 minutes 21 seconds west 97.68 feet to an one-half inch iron rod found (with cap marked "Precise") for the southwest corner of said EASY ACRES ADDITION and the southeast corner hereof;

THENCE continuing along east line of the THOMAS ESTES SURVEY and with the old road, south 00 degrees 50 minutes 03 seconds west 2111.50 feet to an one-half inch iron rod found (with cap marked "Precise") for the southeast corner hereof, said corner being the northeast corner of a tract described in a deed to Geneva Partners LTD. recorded in Volume 5874, page 2850 of the Collin County Deed Records;

THENCE north 89 degrees 36 minutes 13 seconds west at 2715.56 feet passing the northeast corner of a record 3.00 acre tract (described in a deed recorded in Volume 3873, page 413 of the Collin County Land Records) and in all a total distance of 2855.13 feet to an one-half inch iron rod set for the southeast corner of SYCAMORE ESTATES SUBDIVISION (an addition to the City of Parker, according to the plat thereof recorded in Volume 11, page 59 of the Collin County Map Records), said corner being the southwest corner hereof;

THENCE along the east line of said SYCAMORE ESTATES SUBDIVISION, north 01 degrees 42 minutes 07 seconds east 344.20 feet to an one-half inch iron rod found for a re-entrant corner hereof, said corner being the northeast corner of Lot 3, Block A of said SUBDIVISION;

THENCE north 89 degrees 57 minutes 13 seconds west 132.47 feet to an one-half inch iron rod found at the southeast termination corner of Sycamore Lane for ell corner hereof, said corner being a re-entrant corner of said SYCAMORE ESTATES SUBDIVISION;

THENCE continuing with the east line of said SYCAMORE ESTATES SUBDIVISION, north 00 degrees 12 minutes 26 seconds east 1857.59 feet to an one-half inch iron rod set for the northwest corner hereof, said corner being the northeast corner of Lot 7, Block B of said SUBDIVISION;

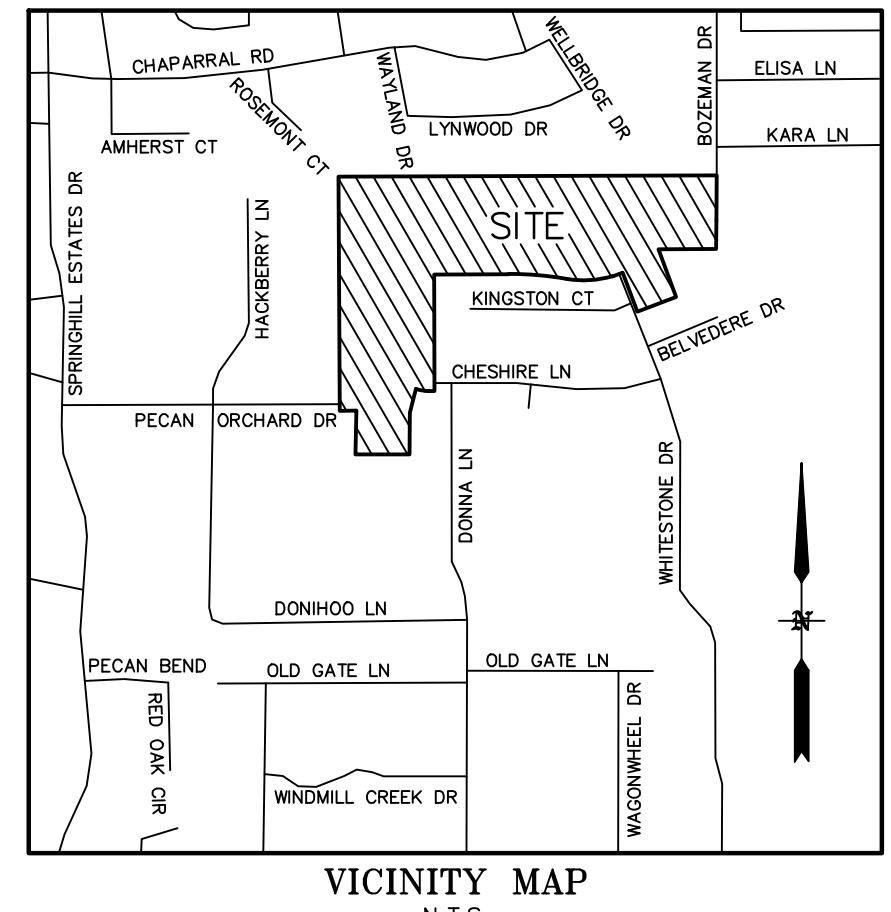
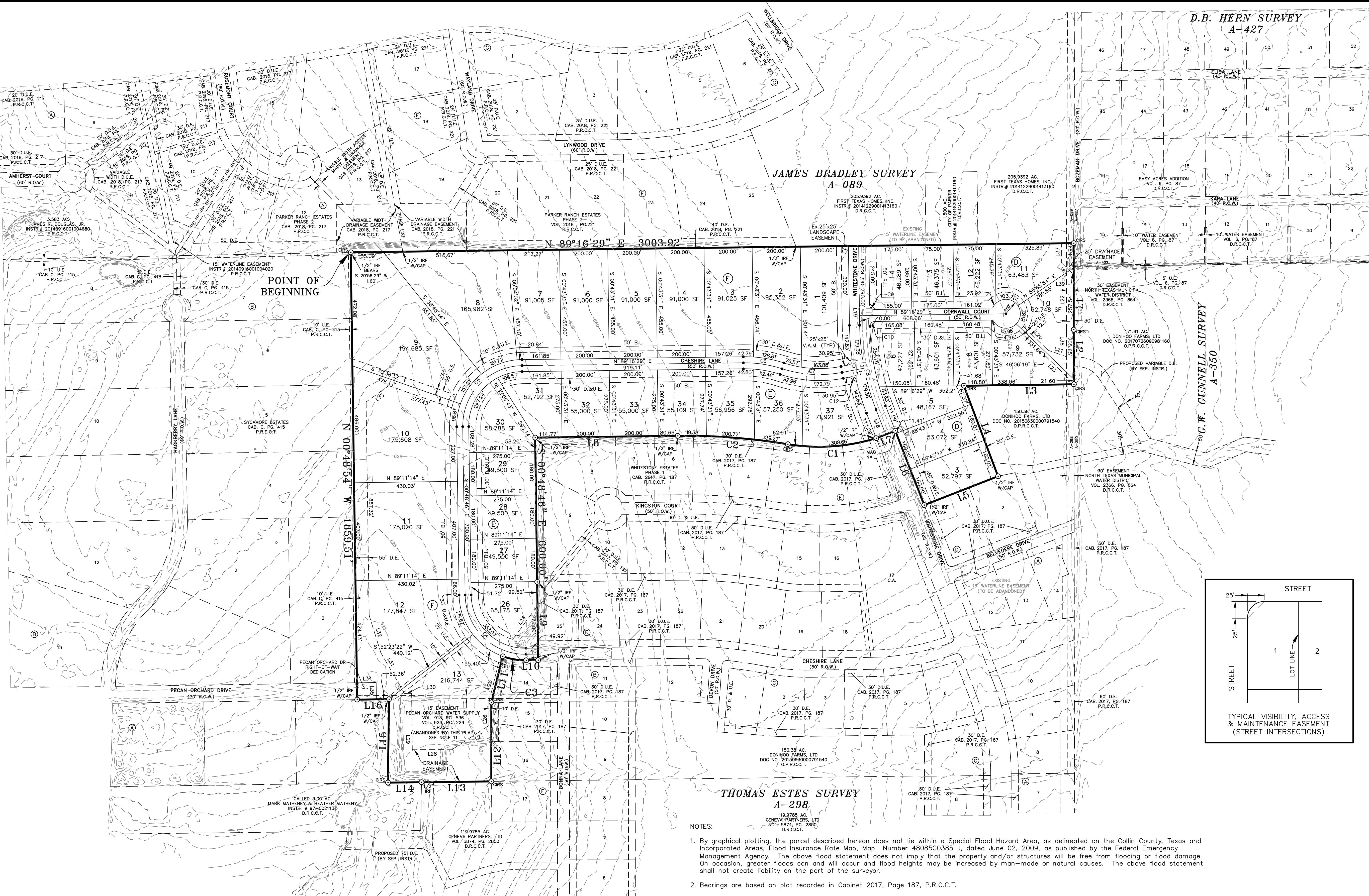
THENCE south 89 degrees 44 minutes 41 seconds east passing the southeast corner of a tract described in a deed of RVW Sunchase LP described in a deed recorded under Clerk's Document No. 201409160001004670 and in all a total distance of 3003.58 feet to the Place of BEGINNING and containing 150.38 acres of land.

EXHIBIT "B"
List of Permitted Exceptions

1. Restrictive Covenants contained in Volume 10, Page 28, Plat Records, Collin County, Texas.
2. Water pipeline easement to Pecan Orchard Water Supply recorded in Volume 913, Page 536, Real Property Records, Collin County, Texas, and as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.
3. Water pipeline easement to Pecan Orchard Water Supply recorded in Volume 923, Page 229, Real Property Records, Collin County, Texas, and as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.
4. Waste water transmission facilities easement to North Texas Municipal Water District recorded in Volume 2366, Page 864, Real Property Records, Collin County, Texas, and as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.
5. Ingress and egress rights, if any, associated with roadbed along the east property line of Property as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.



A handwritten signature of Stacey Kemp in black ink.



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 00'00"05' W	359.48'
L2	S 00'00"05' W	359.10'
L3	S 46'06"19' E	314.61'
L4	N 36'21"29' E	172.89'
L5	N 45'55"55' E	169.66'
L6	N 00'01"01' E	97.17'
L7	N 56'55"15' E	184.25'
L8	S 89'59"00' E	164.07'
L9	S 00'43"31' E	234.31'
L10	S 89'16"29' W	29.56'
L11	N 30'11"50' W	195.27'
L12	S 13'45"55' W	163.11'
L13	S 00'01"02' W	328.25'
L14	S 89'19"29' W	290.23'
L15	S 89'18"58" W	139.18'
L16	N 00'40"18' E	347.16'
L17	N 00'10"02' E	112.46'
L18	S 78'59"50' W	92.50'
L19	S 21'16"49' E	111.09'
L20	S 46'06"19' E	6.21'
L21	S 70'33"23' E	49.92'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	026'36"44"	800.00'	189.20'	371.58'	N 86'05"34' E 368.25'
C2	010'07"27"	2600.00'	230.31'	459.42'	N 85'39"48' W 458.82'
C3	020'44"14"	275.00'	50.32'	99.53'	S 80'21"24' E 98.99'
C4	089'54"45"	250.00'	249.62'	392.32'	S 45'46"09' E 353.28'
C5	090'05"15"	250.00'	250.38'	393.08'	S 44'13"51' W 353.82'
C6	018'43"37"	500.00'	82.45'	163.42'	N 81'21"42' W 162.70'
C7	029'00"16"	500.00'	129.33'	253.11'	S 86'30"02' E 250.42'
C8	020'33"18"	1000.00'	181.33'	358.75'	S 11'00"10' E 356.83'
C9	090'00"00"	200.00'	20.00'	31.42'	S 45'43"31' W 28.28'
C10	090'18"20"	200.00'	20.11'	31.52'	S 44'07"19' W 28.36'
C11	087'34"21"	200.00'	19.17'	30.57'	N 35'12"39' E 27.68'
C12	087'34"21"	200.00'	19.17'	30.57'	N 57'12"59' W 27.68'

NOTES:

1. By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0385 J, dated June 02, 2009, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and any flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
2. Bearings are based on plat recorded in Cabinet 2017, Page 187, P.R.C.C.T.
3. A 1/2-inch iron rod with cap stamped "ONEAL 6570" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing after all construction for this subdivision has been completed.
4. 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.
5. No permanent structures, walls, trees, utilities except crossings at approximately 90 degrees shall be permitted within the NTMWD easements.
6. All lots must utilize alternative type on-site sewage facilities. Presence of rock throughout a portion of the subdivision may further limit the type of alternative type on-site sewage facilities to aerobic treatment with surface application on individual lots.
7. Must maintain state-mandated setback of all on-site sewage facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (per state regulations).
8. Tree removal and/or grading for OSSF may be required on individual lots.
9. Individual site evaluations and OSSF design plans (meeting all state and county requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
10. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
11. The existing water line within Lot 13, Block F has been relocated and the easement through this lot to Pecan Orchard Water Supply, recorded in Volume 913, Page 536 D.R.C.C.T. and Volume 923, Page 229 D.R.C.C.T. is abandoned by the City of Parker by this plat.

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

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
3111 COLE AVE, STE. 103
DALLAS, TX 75204
(903) 804-2891
FIRM NO. 10194132

PRELIMINARY PLAT
WHITESTONE ESTATES
PHASE 2
37 RESIDENTIAL LOTS
BEING
75.806 ACRES
SITUATED IN THE
THOMAS ESTES SURVEY, ABSTRACT NO. 298
CITY OF PARKER, COLLIN COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401
FIRM NO. 10194132

DATE: MAY 1, 2019

SHEET 1 OF 2

06111\DWG\6111 Final Plat Ph 2.dwg

LEGAL DESCRIPTION
WHITESTONE ESTATES, PHASE 2

BEING 75.806 ACRES OF LAND SITUATED IN THE THOMAS ESTES SURVEY, ABSTRACT NUMBER 298, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 150.38 ACRE TRACT OF LAND AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20150630000791540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 150.38 ACRE TRACT, SAME BEING IN THE SOUTH LINE OF LOT 12, BLOCK A, PARKER RANCH ESTATES PHASE 2, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 217, (OPRCCT) AND BEING AT THE NORTHEAST CORNER OF Sycamore Estates, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET C, PAGE 415, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT), FROM WHICH A 1/2" IRON ROD WITH RED CAP STAMPED "TIPTON" FOUND (DISTURBED) BEARS SOUTH 20 DEGREES 56 MINUTES 29 SECONDS WEST, A DISTANCE OF 1.60 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 29 SECONDS EAST, AT A DISTANCE OF 216.39 FEET PASS A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED PARKER RANCH ESTATES PHASE 2, SAME BEING THE SOUTHWEST CORNER OF PARKER RANCH ESTATES PHASE 3, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 2018, PAGE 221, (OPRCCT), AT A DISTANCE OF 1850.58 FEET PASS A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF THE JUST MENTIONED PARKER RANCH ESTATES PHASE 3, AND CONTINUING FOR A TOTAL DISTANCE OF 3003.92 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 150.38 ACRE TRACT, SAME BEING IN THE WEST LINE OF A 20' ROAD AS DEDICATED IN EASY ADDITION, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN VOLUME 6, PAGE 87, DEED RECORDS, COLLIN COUNTY, TEXAS (DRCCT) AND BEING AT THE SOUTHEAST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 205.9329 ACRE TRACT AS CONVEYED TO FIRST TEXAS HOMES, INC. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20141229001413160, (OPRCCT);

THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, AT A DISTANCE OF 97.68 FEET PASS THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED EASY ACRES ADDITION, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 171.91 ACRE TRACT AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN INSTRUMENT NUMBER 2017072600098160, (OPRCCT), AND CONTINUING ALONG THE WEST LINE OF SAID 171.91 ACRE TRACT AND THE COMMON EAST LINE OF SAID 150.38 ACRE TRACT FOR A TOTAL DISTANCE OF 359.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 227.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;

THENCE LEAVING SAID COMMON LINE AND GOING OVER AND ACROSS SAID 150.38 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 456.86 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
- 2) SOUTH 20 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 402.38 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTHWEST LINE OF LOT 2, BLOCK D, WHITESTONE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET 2017, PAGE 187, (OPRCCT), FROM WHICH THE NORTHEAST CORNER OF THE JUST MENTIONED LOT 2, BLOCK D BEARS NORTH 78 DEGREES 10 MINUTES 23 SECONDS EAST, A DISTANCE OF 71.85 FEET;

THENCE SOUTH 68 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 329.12 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTHEAST LINE OF WHITESTONE DRIVE (85' WIDE RIGHT-OF-WAY) AT THE WEST CORNER OF LOT 1, BLOCK D OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE NORTH 21 DEGREES 16 MINUTES 49 SECONDS WEST, A DISTANCE OF 331.41 FEET TO A MAG NAIL SET AT THE NORTHEAST CORNER OF WHITESTONE DRIVE, SAME BEING THE MOST NORTHERLY NORTHEAST CORNER OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE ALONG THE NORTH LINE OF SAID WHITESTONE ESTATES, PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 68 DEGREES 43 MINUTES 11 SECONDS WEST, A DISTANCE OF 85.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND (BENT) AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 026 DEGREES 36 MINUTES 44 SECONDS, A RADIUS OF 800.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 86 DEGREES 05 MINUTES 34 SECONDS WEST, A DISTANCE OF 368.25 FEET;
- 2) SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 371.58 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 010 DEGREES 07 MINUTES 27 SECONDS, A RADIUS OF 2600.00 FEET AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 39 MINUTES 48 SECONDS WEST, A DISTANCE OF 458.82 FEET;
- 3) NORTHWESTERLY ALONG SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 459.42 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND;
- 4) SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, A DISTANCE OF 592.43 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 48 MINUTES 46 SECONDS EAST, ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 600.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHWEST CORNER OF LOT 9, BLOCK E IN SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 43 MINUTES 31 SECONDS EAST, CONTINUING ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 325.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE NORTH LINE OF LOT 14, BLOCK F, SAID WHITESTONE ESTATES, PHASE 1, SAME BEING THE SOUTHWEST CORNER OF CHESHIRE LANE (50' WIDE RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 16 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 14, BLOCK F, A DISTANCE OF 49.92 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 020 DEGREES 44 MINUTES 14 SECONDS, A RADIUS OF 275.00 FEET AND A LONG CHORD THAT BEARS NORTH 80 DEGREES 21 MINUTES 24 SECONDS WEST, A DISTANCE OF 98.99 FEET;

THENCE NORTHWESTERLY ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 99.53 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK F;

THENCE SOUTH 13 DEGREES 45 MINUTES 55 SECONDS WEST, ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 197.47 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK F, SAME BEING THE NORTHWEST CORNER OF LOT 15, BLOCK F IN SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, CONTINUING ALONG A WEST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 328.25 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF LOT 16, BLOCK F, WHITESTONE ESTATES, PHASE 1, SAME BEING IN THE SOUTH LINE OF THAT CERTAIN CALLED 150.38 ACRE TRACT AND THE COMMON NORTH LINE OF THAT CERTAIN CALLED 119.9785 ACRE TRACT AS CONVEYED TO GENEVA PARTNERS, LTD. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5874, PAGE 2850, (DRCCT);

THENCE SOUTH 89 DEGREES 18 MINUTES 58 SECONDS WEST, ALONG THE NORTH LINE OF THE ABOVE-MENTIONED 3.00 ACRE TRACT, A DISTANCE OF 139.18 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF SAID 150.38 ACRE TRACT AND BEING AT THE SOUTHEAST CORNER OF LOT 3, BLOCK A OF THE ABOVE-MENTIONED SYCAMORE ESTATES;

THENCE NORTH 00 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 347.16 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "J.E. SMITH 3700" FOUND AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED LOT 3, BLOCK A, AND BEING AT AN INTERIOR CORNER OF SAID 150.38 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, BLOCK A, A DISTANCE OF 132.36 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PRECISE" FOUND AT THE SOUTHEAST CORNER OF SYCAMORE LANE (70' WIDE RIGHT-OF-WAY) AND AN EXTERIOR CORNER OF SAID 150.38 ACRE TRACT;

THENCE NORTH 00 DEGREES 48 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID SYCAMORE ESTATES AND THE COMMON WEST LINE OF SAID 150.38 ACRE TRACT, A DISTANCE OF 1859.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.806 ACRES OF LAND, MORE OR LESS.

OWNERS CERTIFICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DONIHOO FARMS, LTD., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as WHITESTONE ESTATES, PHASE 2, an addition to the City of Parker, Texas, and does 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 _____, 2019.

For: DONIHOO FARMS, LTD., a Texas limited partnership
By: DF Advisors, LLC, its general partner

By: Stephen L. Sallman, Manager

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 Stephen L. Sallman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas
My Commission Expires:

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Chase O'Neal, hereby certify, that this plat was prepared from an actual and accurate survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Parker, Collin County, Texas.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6570

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 Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2019.

Notary Public in and for the State of Texas
My Commission Expires:

CITY APPROVAL CERTIFICATE

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 Whitestone Estates, Phase 2, a subdivision or addition to the City of Parker was submitted to the City Council on this ____ day of _____, 2019, 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 _____, 2019.

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

PRELIMINARY PLAT
WHITESTONE ESTATES

PHASE 2

37 RESIDENTIAL LOTS

BEING

75.806 ACRES

SITUATED IN THE

THOMAS ESTES SURVEY, ABSTRACT NO. 298
CITY OF PARKER, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

OWNER
DONIHOO FARMS, LTD.
4925 GREENVILLE AVE., SUITE 1020
DALLAS, TX 75206
(214) 368-0236

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
3111 COLE AVE., STE. 103
DALLAS, TX 75204
(903) 804-2891
FIRM NO. 10194132

DATE: MAY 1, 2019

SHEET 2 OF 2

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