



## AGENDA

### PLANNING AND ZONING JANUARY 16, 2020 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Special Meeting on Thursday, January 16, 2020 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 KINGSBRIDGE PHASE II FINAL 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 January 10, 2020 by 5:00 p.m. at the Parker City Hall.

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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.



## Agenda Item

Item 1  
C'Sec Use Only

Budget Account Code:	Meeting Date: January 16, 2020
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: January 10, 2020
Exhibits:	<ol style="list-style-type: none"><li>1. John W. Birkhoff, P.E. letter, dated January 10, 2020</li><li>2. Development Application</li><li>3. Owners Certificate, General Warranty Deed &amp; Maintenance Bond</li><li>4. Kingsbridge Phase II Metes and Bounds Description</li><li>5. Final Plat</li></ol>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGSBRIDGE PHASE II FINAL PLAT.

### SUMMARY

Please review the information provided for Kingsbridge Phase II Final Plat, 44.435 Acres, 28 Residential Lots.

### POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>			
ACA/CS:	<i>Patti Scott Grey</i>	Date:	01/10/2020
City Attorney:		Date:	
Public Works Director:	<i>Gary Machado</i>	Date:	01/10/2020

50

Years  
(1969 – 2019)

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

[www.bhcllp.com](http://www.bhcllp.com)

JOHN W. BIRKHOFF, P.E.  
GARY C. HENDRICKS, P.E., R.P.L.S.  
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., R.P.L.S.  
CRAIG M. KERKHOFF, P.E.  
JUSTIN R. IVY, P.E.

January 10, 2020

Mr. Gary Machado  
Director of Public Works  
City of Parker  
5700 E Parker Road  
Parker, Texas 75002

Re: Kingsbridge Phase 2

Dear Mr. Machado:

We completed our follow up site visit of the completed work at the Kingsbridge Phase 2 Addition on January 10, 2020. Previous items of work to complete the project have been satisfactorily completed. We offer no further comments.

Sincerely,



John W. Birkhoff, P.E.



**DEVELOPMENT APPLICATION**  
**City of Parker, Texas**

Date Received

Proposed Name of Subdivision: KINGSBIDGE PHASE II

Plat Approval Requested	Filing Fee	Filing Fee	
<input type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<input checked="" 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 lots 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: SOUTHWEST CORNER OF WINDMILL DR AND JEFFREY DRIVE  
(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):

SEE ATTACHED

(Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 4.435 Existing # of Lots/Tracts: 1 Existing Zoning: SFT - ORDINANCE # 500  
(If a PD, include the Ordinance with application)

Property Owner's Name: Estates at Creekside Parker I, LLC Phone Number: 972-762-2027

Applicant/Contact Person: RANDY MCCUISTION Title: VP-CONSTRUCTION

Company Name: THE CAMBRIDGE COMPANIES, INC.

Street/Mailing Address: 8750 N. CEDAR EXPRESSWAY City: DALLAS State: TX Zip: 75231

Phone: 972-762-2027 Fax: — Email Address: randy@cambridgecos.com

Engineering Company: KIMLEY-HORN AND ASSOCIATES, INC.

Contact Person: TODD HENSLEY Title: ENGINEER

Street/Mailing Address: 400 N. OKLAHOMA DR SUITE 105 City: COLUNA State: TX Zip: 75209

Phone: 409-591-2200 Fax: — Email Address: todd.hensley@kimley-horn.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 COLLIN )

BEFORE ME, a Notary Public, on this day personally appeared JAMES J. MELINO  
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."

*By: James J. Melino*  
Owner / Agent (circle one) *Auth. Rep.*

SUBSCRIBED AND SWORN TO before me, this the 4th day of November, 2019.  
My Notary ID # 131366010  
Expires November 30, 2021  
Notary Public in and for the State of Texas: Linda Lee Larr



Over

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

## 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:

*ESTATES AT CREEKSIDE PARKER I, LLC*

*By: James J. Melino*

(Signature)

Name:

*James J. Melino*

Title:

*Authorized Representative*

Phone: 214-691-2554

Address:

JAMES J. MELINO

8750 N. Central Expwy, Ste. 1735  
Dallas, Texas 75231

Date: 11-4-2019

Corporation;  Partnership;  
 Individual; or  
 Other (description)

*LLC*

CITY OF PARKER:

RECEIVED BY:

(Signature)

Name:

Title:

Date:

**Estates at Creekside Parker I, LLC**

8750 N. Central Expwy  
Suite 1735  
Dallas, TX 75231  
214-691-2556

**1257****TEXAS BANK AND TRUST**

401 W. President George Bush Fwy.  
Suite 101  
Richardson, TX 75080  
972-470-1500  
88-2323 / 1119

**\*\*\*\*\*\$2,133.05****Two Thousand One Hundred Thirty- Three and 05/00 Dollars**

PAY TO THE  
CITY OF PARKER  
5700 E. PARKER ROAD  
PARKER, TX 75002  
MEMO: FINAL PLAT FEES FOR KINGSBIDGE PH 2

**10:00 1 25 7 11:19 23 2381: 0000 206-315-911****Estates at Creekside Parker I, LLC****1257****2,133.05****10/31/19****Final Plat Fees****\$2,133.05****10/31/19 1257****City of Parker**

**Estates at Creekside Parker I, LLC**

8750 N. Central Expwy  
Suite 1735  
Dallas, TX 75231  
214-691-2556

**1258**  
**TEXAS BANK AND TRUST**

401 W. President George Bush Fwy.  
Suite 101  
Richardson, TX 75080  
972-470-1500  
88-2323 / 1119

\*\*\*\*\*\$25,551.91

Twenty-Five Thousand Five Hundred Fifty-One and 91/100 Dollars

PAY TO THE  
CITY OF PARKER  
5700 E. PARKER ROAD  
PARKER, TX 75002  
MEMO: Inspection Fees - KingsBridge Ph 2

1100125810:1119232381: 0002083591

**Estates at Creekside Parker I, LLC**

**1258**

Inspection Fees

**10/31/19** **25,551.91**

**10/31/19**

**25,551.91**

**10/31/19** **1258** **City of Parker**

**\$25,551.91**

# Creekside Development, Inc.

Kings Bridge Ph. 2

10/31/19

Gary Machado  
City of Parker  
5700 East Parker Road  
Parker, Texas 75002

Re: Kingsbridge Phase II – Construction Inspection Fees

Mr. Machado,

Below please see how the Construction Inspection Fees for KingsBridge Ph. 2 were calculated. This letter along with the supporting documentation by way of the attached pay applications are intended to support the calculations. Please let me know if you have any questions in regards to this fee sheet.

Water (less bonds, w C/O) \$116,017.00

Storm Sewer (less bonds) \$ 81,880.80

Paving (less bonds) \$367,380.33

Total \$565,278.13

5% of Total \$28,263.91

Less Rip Rap -\$2,712.00

Total Inspection Fee \$25,551.91

Sincerely,



Randy McCuistion, P.E.

**Vice President - Construction**

**The Cambridge Companies, Inc.**

8750 N. Central Expressway, Ste. 1735

Dallas, Texas 75231

C: 972-762-2627

[randy@cambridgecos.com](mailto:randy@cambridgecos.com)

# APPLICATION AND CERTIFICATE FOR PAYMENT

**TO:**  
 Creekside Development, Inc.  
 c/o The Cambridge Companies, Inc.  
 8750 North Central Expressway, Suite 1735  
 Dallas, Texas 75231

**FROM:**  
 PCI Construction Inc.  
 PO Box 2967  
 McKinney, Texas 75070

**PROJECT:**  
 Kingsbridge Ph 2  
 Parker, TX

AIA DOCUMENT G702

OWNER

**INVOICE #:** 3

Distribution to:  
 OWNER

**PERIOD TO:** 7/31/2019

ARCHITECT

**PROJECT** Kingsbridge Ph 2

CONTRACTOR

**CONTRACT DATE:** 3/13/2019

## CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract.

Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM .....	\$199,777.80
2. Net Change by Change Orders or Additional Work .....	\$5,712.00
3. CONTRACT SUM TO DATE (Line 1+2) .....	\$205,489.80
4. TOTAL COMPLETED & STORED TO DATE .....	\$179,101.05
(Column G on G703)	
5. RETAINAGE: 10 % of Completed Work .....	\$17,910.11
a. 10 % of Completed Work \$ _____ (Column D + E on G703)	
b. _____ % of Stored Material \$ _____ (Column F on G703)	
Total Retainage (Line 5a = 5b)	\$17,910.11
6. TOTAL EARNED LESS RETAINAGE .....	\$161,190.94
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PMT ....	\$158,750.14
8. CURRENT PAYMENT DUE .....	\$2,440.80
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 Less Line 6)	\$44,298.86

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:**

BY:



Date: 7/25/19

State of: Texas

County of: Collin

Subscribed and sworn to before me this 25 day of July, 2019.



## ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED** ..... \$ \_\_\_\_\_

(attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

**ARCHITECT:**

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

This Certificate is not negotiable. THE AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net Changes By Change Order		\$0.00

# CONTINUATION SHEET

AIA DOCUMENT G703

Contract: Kingsbridge Ph 2

Application No: 3  
 Application Date: 7/25/2019  
 To: 7/31/2019

Invoice # 3

ITEM	DESCRIPTION	UNIT	QTY	UNIT PRICE	CONTRACT AMOUNT	PREV QTY	QTY THIS EST	QTY TO DATE	COST TO DATE	PREVIOUS COST	COST THIS ESTIMATE	%
	<b>WATER</b>											
1	8" C900,DR-18,Class 150,PVC Water	l.f.	1,510	\$22.20	\$33,522.00	1,510.00	0.00	1,510.00	\$33,522.00	\$33,522.00	\$0.00	100%
2	2" SCH40 PVC Sleeve under Road (services)	l.f.	668	\$11.50	\$7,682.00	668.00	0.00	668.00	\$7,682.00	\$7,682.00	\$0.00	100%
3	8" Gate Valve & Box	ea.	3	\$1,326.00	\$3,978.00	3.00	0.00	3.00	\$3,978.00	\$3,978.00	\$0.00	100%
4	8" x 6" TS & TV	ea.	1	\$3,824.00	\$3,824.00	1.00	0.00	1.00	\$3,824.00	\$3,824.00	\$0.00	100%
5	Standard Fire Hydrant	ea.	5	\$5,283.00	\$26,415.00	5.00	0.00	5.00	\$26,415.00	\$26,415.00	\$0.00	100%
6	1" Domestic Water Service	ea.	27	\$641.00	\$17,307.00	20.25	0.00	20.25	\$12,980.25	\$12,980.25	\$0.00	75%
7	Connect to Existing 8" Water	ea.	4	\$846.00	\$3,384.00	4.00	0.00	4.00	\$3,384.00	\$3,384.00	\$0.00	100%
8	Connect to TSV & Install Fire Hydrant	ea.	1	\$5,286.00	\$5,286.00	1.00	0.00	1.00	\$5,286.00	\$5,286.00	\$0.00	100%
9	Connect to Ex Stub & Install Fire Hydrant	ea.	1	\$5,286.00	\$5,286.00	1.00	0.00	1.00	\$5,286.00	\$5,286.00	\$0.00	100%
10	Lower Existing 8" Water Line	l.f.	30	\$100.00	\$3,000.00	30.00	0.00	30.00	\$3,000.00	\$3,000.00	\$0.00	100%
11	Pothole Existing 8" Waterline	ea.	4	\$569.00	\$2,276.00	4.00	0.00	4.00	\$2,276.00	\$2,276.00	\$0.00	100%
12	Trench Safety	l.f.	1,510	\$0.10	\$151.00	1,510.00	0.00	1,510.00	\$151.00	\$151.00	\$0.00	100%
13	Layout	l.f.	1,510	\$0.60	\$906.00	1,510.00	0.00	1,510.00	\$906.00	\$906.00	\$0.00	100%
	<b>WATER TOTAL</b>				<b>\$113,017.00</b>						<b>\$0.00</b>	
	<b>STORM DRAIN</b>				<i>+ C.O.</i>							
1	24" Class IV,RCP Storm Drain	l.f.	217	\$69.70	\$15,124.90	217.00	0.00	217.00	\$15,124.90	\$15,124.90	\$0.00	100%
2	21" Class IV,RCP Storm Drain	l.f.	431	\$58.10	\$25,041.10	431.00	0.00	431.00	\$25,041.10	\$25,041.10	\$0.00	100%
3	4 - 21" Type C Headwall	ea.	2	\$4,024.00	\$8,048.00	2.00	0.00	2.00	\$8,048.00	\$8,048.00	\$0.00	100%
4	4 - 24" Type C Headwall	ea.	2	\$4,357.00	\$8,714.00	2.00	0.00	2.00	\$8,714.00	\$8,714.00	\$0.00	100%
5	3 - 21" Type C Headwall	ea.	2	\$3,691.00	\$7,382.00	2.00	0.00	2.00	\$7,382.00	\$7,382.00	\$0.00	100%
6	Rock RipRap (Dry)	s.y.	242	\$71.00	\$17,182.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	100%
7	Trench Safety	l.f.	648	\$0.60	\$388.80	648.00	0.00	648.00	\$388.80	\$388.80	\$0.00	100%
	<b>STORM DRAIN TOTAL</b>				<b>\$81,880.80</b>						<b>\$0.00</b>	
	<b>GENERAL CONDITIONS</b>											
1	City Required Maintenance Bond	l.s.	1	\$4,880.00	\$4,880.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00	0%
	<b>GENERAL CONDITIONS TOTAL</b>				<b>\$4,880.00</b>						<b>\$0.00</b>	
	<b>TOTAL UTILITIES</b>				<b>\$199,777.80</b>				<b>\$173,389.05</b>	<b>\$173,389.05</b>	<b>\$0.00</b>	<b>87%</b>

CHANGE ORDERS												
1	PCI Change Proposal # 2	LS	1	\$3,000.00	<i>\$3,000.00</i>	1.00	0.00	1.00	\$3,000.00	\$3,000.00	\$0.00	100%
2	PCI Change Proposal # 1	LS	1	\$2,712.00	<i>\$2,712.00</i>	0.00	1.00	1.00	\$2,712.00	\$0.00	\$2,712.00	100%
	<b>TOTAL CHANGE ORDERS</b>				<b>\$5,712.00</b>						<b>\$2,712.00</b>	
					<b>\$205,489.80</b>				<b>\$179,101.05</b>	<b>\$176,389.05</b>	<b>\$2,712.00</b>	<b>87%</b>



Creekside Development, INC

PO Box 640  
Nevada, Texas 75173

CHC Job # 1902P

Kingsbridge, Ph 2

Estimate # 1

Progress Thru 7/31/2019

### Application For Payment

Attn: Mr. Randy McCuistion

Item #	Item Description	Unit	Contract Quantity	Unit Price	Contract Amount	Prev Work Performed	Quantities This Month	Amount Due This Estimate	Quantities To Date	Total \$ Performed	% Complete
1	6" Street Pavement (3600 Psi)	SY	8,965	\$34.40	\$308,396.00	0	0	\$0.00	0	\$0.00	0%
2	6" Subgrade Preparation	SY	9,630	\$2.95	\$28,408.50	0	9,630	\$28,408.50	9630	\$28,408.50	100%
3	Hydrated Lime (27lbs/SY - Per City Detail)	TON	130	\$165.00	\$21,450.83	0	130	\$21,450.00	130	\$21,450.00	100%
4	Remove Street Barricade (Type III)	EA	3	\$750.00	\$2,250.00	0	0	\$0.00	0	\$0.00	0%
5	Comb St Name Signs (2 blades per ) & Stop Sign (R1-1)	EA	4	\$435.00	\$1,740.00	0	0	\$0.00	0	\$0.00	0%
6	Sawcut & Remove Existing Curb Ramp	EA	2	\$1,000.00	\$2,000.00	0	0	\$0.00	0	\$0.00	0%
7	Concrete Curb	LF	22	\$30.00	\$660.00	0	0	\$0.00	0	\$0.00	0%
8	Payment, Performance and Maintenance Bond		1	\$6,520.00	\$6,520.00	0	0	\$0.00	0	\$0.00	0%
	Change Order #1										
	Deleted:										
3	Hydrated Lime (27lbs/sy)	TON	-130	\$165.00	-\$21,450.00	0	-130	-\$21,450.00	-130	-\$21,450.00	100%
	Added:										
3	Hydrated Lime (30lbs/sy)	TON	145	\$165.00	\$23,925.00	0	145	\$23,925.00	145	\$23,925.00	100%

Original Contract Amount \$371,425.33

Change Orders/Extras \$2,475.00

Revised Contract Amount \$373,900.33

*- 6,520.00*

To-Date Percentage of Contract Completion 14%

To-Date Amount of Work Performed \$52,333.50

Less Retainage 10% \$5,233.35

Total Amount of Work Less Retainage \$47,100.15

Less Previous Payments \$0.00

Total Amount Due This Estimate	\$47,100.15
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Chris Harp Construction, LLC



POWELL CONSTRUCTION, INC.

972-562-2762 • Fax 972-562-2954  
P.O. Box 2967 • McKinney, TX 75070

## Change Proposal

Date	Change Proposal Number
3/26/2019	1

**Customer**

Creekside Development, Inc  
c/o The Cambridge Companies, Inc.  
8750 Nort Central Expressway, Suite 1735  
Dallas, Texas 75231

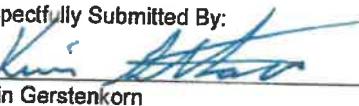
**Project**

Kingsbridge Phase 2  
Parker, Texas

Item	Description	Quantity	Unit	Unit Price	Total
<b>Section A - Miscellaneous Facilities</b>					
1	4"x8" Rock RipRap (Material Only)	3	lds.	\$ 904.00	\$ 2,712.00
<b>Total Section A - Miscellaneous Facilities</b>					\$ 2,712.00

**Change Proposal Total** \$ 2,712.00

Respectfully Submitted By:

  
Kevin Gerstenkorn

Accepted By:

Date:

  
03/27/19

## **OWNERS CERTIFICATE**

**STATE OF TEXAS**

## COUNTY OF COLLIN

**WHEREAS CREEKSIDER DEVELOPMENT, INC.**, is the rightful owner of a tract of land situated in the L.M. Marshall Survey, Abstract No. 594, City of Parker, Collin County, Texas and being the remainder of that tract of land conveyed to Creekside Development, Inc. according to the document filed of record in Instrument Number 20121231001666860, Official Public Records Collin County, Texas and being further described as follows:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "BURY" found in the east line of Moss Ridge Estates, an addition to the City of Parker according to the plat filed of record in Cabinet D, Slide 196, Plat Records Collin County, Texas, said iron rod being the southwest corner of Lot 8, Block B, of the Amending Plat for Kingsbridge, Phase 1 an addition to the City of Parker, Collin County, Texas according to the plat filed of record in Cabinet 2015, Slide 461, Plat Records Collin County, Texas;

THENCE with the south lines of said Phase 1 the following eleven (11) courses and distances:

North 89°36'05" East, a distance of 199.41 feet to a 5/8" iron rod with plastic cap stamped "BURY" found at the beginning of a non-tangent curve to the left having a central angle of 67°28'36", a radius of 50.00 feet, a chord bearing and distance of South 58°02'13" East, 55.54 feet;

With said curve to the left, an arc distance of 58.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 88°13'40" East, a distance of 153.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 0°23'55" East, a distance of 13.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 89°36'05" East, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 0°23'55" West, a distance of 14.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 88°13'40" East, a distance of 153.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 1°46'20" East, a distance of 365.00 feet to a 5/8" iron rod found for a corner:

North 88°13'40" East, a distance of 1260.00 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for a corner;

South 1°46'20" East, a distance of 55.00 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for a corner;

North 88°13'40" East, a distance of 231.41 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for corner in the west line of Jeffery Drive;

**THENCE** with the west lines of said Jeffery Drive the following seven (7) courses and distances:

South 19°09'43" West, a distance of 349.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a non-tangent curve to the left having a central angle of 7°49'39", a radius of 355.00 feet, a chord bearing and distance of North 78°13'41" West, 48.46 feet;

With said curve to the left, an arc distance of 48.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 10°16'47" West, a distance of 60.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a non-tangent curve to the right having a central angle of 7°36'48", a radius of 295.00 feet, a chord bearing and distance of South 78°49'43" East, 39.17 feet;

With said curve to the right, an arc distance of 39.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 19°09'43" West, a distance of 52.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a tangent curve to the left having a central angle of 33°30'51", a radius of 430.00 feet, a chord bearing and distance of South 2°24'18" West, 247.95 feet;

With said curve to the left, an arc distance of 251.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a reverse curve to the right having a central angle of 10°43'58", a radius of 295.00 feet, a chord bearing and distance of South 8°59'08" East, 55.18 feet;

With said curve to the right, an arc distance of 55.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner in the north line of Creekside Estates, Phase VIII, an addition to the City of Parker, according to the plat filed of record in Cabinet 2016, Slide 286, Plat Records Collin County, Texas, said iron rod being the most southerly southwest corner of the above mentioned Phase 1;

**THENCE** South 88°13'35" West, with said north line, a distance of 1513.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Phase VIII;

**THENCE** South 1°49'09" East, with a west line of said Phase VIII, a distance of 305.07 feet to a 1/2" iron rod with plastic cap stamped "CBG SURVEYING" found for a corner at an angle in said west line, same being common with the most westerly northeast corner of Creekside Estates Phase VI, an addition to the City of Parker according to the plat field of record in Cabinet 2013, Slide 406, Plat Records Collin County, Texas;

**THENCE** South 88°06'57" West, with a north line of said Phase VI, a distance of 450.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of McCreary Creek Estates, Phase II, an addition to the City of Parker according to the plat field of record in Volume 2012, Page 87, Plat Record Collin County, Texas and being common with the southeast corner of the above mentioned Moss Ridge Estates and the northwest corner of said Phase VI;

**THENCE** North 0°24'13" West, with the east line of said Moss Ridge Estates, a distance of 1495.73 feet to the **POINT OF BEGINNING** and containing 44.435 acres of land, more or less.

20121231001666860 12/31/2012 02:29:53 PM D1 1/15  
GENERAL WARRANTY DEED

THE STATE OF TEXAS §  
§  
COUNTY OF COLLIN §

KNOW ALL PERSONS BY THESE PRESENTS:

That **Campbell/Wylie Partners**, a Texas general partnership ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by **Creekside Development, Inc.**, a Texas corporation ("Grantee") whose address is **8235 Douglas Avenue, Suite 650, LB-65, Dallas, Texas 75225**, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee, the real property in the City of Wylie, Collin County, Texas, described in Exhibit "A" attached hereto and made a part hereof, together with all improvements attached thereto and all benefits, privileges, leases, tenements, rights-of-way, easements, hereditaments, rights and appurtenances thereon or in any wise belonging or appertaining thereto, including, without limitation, any right, title or interest of Grantor in or to adjacent streets, alleys, strips, gores or rights-of-way (the "Property"), subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, and any and all other matters of record to the extent, but only to the extent, they validly exist and affect or relate to the Property (the "Permitted Exceptions").

125/5249478  
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee, its, successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its heirs, successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Exceptions.

Grantee hereby assumes and agrees to pay all taxes affecting the Property.

EXECUTED to be effective as of December 31, 2012.

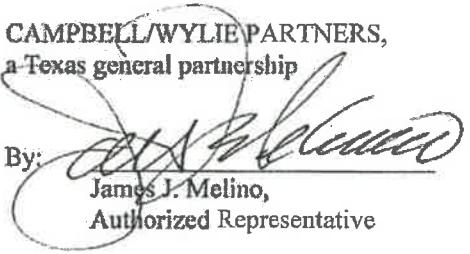
GRANTOR:

Grantee's Mailing Address:

8235 Douglas Avenue  
Suite 650, LB-65  
Dallas, Texas 75225

CAMPBELL/WYLIE PARTNERS,  
a Texas general partnership

By:

  
James J. Melino,  
Authorized Representative

THE STATE OF TEXAS §  
§  
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 26th day of December, 2012, by James J. Melino, Authorized Representative of Campbell/Wylie Partners, a Texas general partnership, on behalf thereof.

My Commission Expires:



Heather K. Wyman  
Notary Public, State of Texas

EXHIBIT "A"

Tract 1

BEING a tract of land situated in Collin County, Texas, out of the Lewis M Marshall Survey, Abstract No. 594, same being all of that certain 44.530 acre tract or parcel of land conveyed to William E. Campbell, Jr., Trustee by deed recorded in Volume 1337, Page 100 of the Deed Records of Collin County, Texas, and being all of that certain 3.295 acre tract or parcel of land conveyed to William E. Campbell, Jr., Trustee by deed recorded in Volume 1558, Page 626 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod at a wood post found for corner at the Northerly Northeast corner of said Campbell 44.530 acre tract, same being the Northwest corner of a called 0.908 acre tract of land conveyed to Mark Strange as referenced in CC 93-0064862 of the County Clerk's Records, Collin County, Texas, and being in the South line of Farm Road No 2514 (Parker Road), a 100 foot right-of-way;

THENCE South 01 degree 23 minutes 55 seconds East (South 01 degree 27 minutes 32 seconds East, deed), along the West line of said 0.908 acre tract, a distance of 294.30 feet to a 1/2" iron rod at a fence post found for corner;

THENCE South 88 degrees 42 minutes 01 second East (South 88 degrees 45 minutes 38 seconds East, deed), along the South line of said 0.908 acre tract, a distance of 132.52 feet to a 3/8" iron rod found for corner at the Southeast corner of said 0.908 acre tract, same being at the Southwest corner of a called 1.364 acre tract conveyed to Peggy Howe and Jim Lee Howe as referenced in CC 96-0036052 of County Clerk's Records, Collin County, Texas;

THENCE South 88 degrees 54 minutes 31 seconds East (South 88 degrees 58 minutes 01 second East, deed), a distance of 492.79 feet to a 3/8" iron rod found for corner at a fence post at the Easterly Northeast corner of aforesaid 44.530 acre tract;

THENCE South 00 degrees 16 minutes 37 seconds West (South 00 degrees 13 minutes West, deed), crossing Muddy Creek and continuing a total distance of 388.10 feet to a 5/8" iron rod set for corner;

THENCE South 00 degrees 45 minutes 37 seconds West (South 00 degrees 42 minutes West, deed), a distance of 82.78 feet to a 5/8" iron rod set for corner;

THENCE South 11 degrees 22 minutes 23 seconds East (South 11 degrees 22 minutes East, deed), a distance of 47.26 feet to a 5/8" iron rod set for corner;

EXHIBIT "A" (continued)

Tract 1 (continued)

THENCE South 01 degree 04 minutes 23 seconds East (South 01 degree 08 minutes East, deed), a distance of 262.88 feet to a 5/8" iron rod set for corner;

THENCE South 00 degrees 51 minutes 23 seconds East (South 00 degrees 55 minutes East, deed), a distance of 240.00 feet to a 5/8" iron rod set for corner;

THENCE South 00 degrees 30 minutes 04 seconds East, a distance of 600.84 feet (South 00 degrees 34 minutes East, 600.81 feet, deed) to a 1/2" iron rod found for corner at the Southeast corner of said Campbell 44.530 acre tract, same being at the most northerly Northeast corner of a called 207.452 acre tract conveyed to William E. Campbell, Jr., by deed recorded in Volume 818, Page 530 of said Deed Records;

THENCE South 88 degrees 51 minutes 37 seconds West, along the common line of said Campbell 44.530 acre tract and said Campbell 207.452 acre tract, at a distance of 354.89 feet passing a 5/8" iron rod set on the West bank of Muddy Creek at Southerly Southwest corner of said Campbell 44.530 acre tract and a common corner of said Campbell 3.295 acre tract and said Campbell 207.452 acre tract, and continuing along the common line of said Campbell 3.295 acre tract and said Campbell 207.452 acre tract, a total distance of 990.49 feet to a 1" iron pipe found for corner at the Southwest corner of said Campbell 3.295 acre tract, same being on the South line of that certain 49.092 acre tract of land conveyed to Hugh L. Lewis by deed as recorded in Volume 706, Page 455 of said Deed Records;

THENCE North 00 degrees 06 minutes 40 seconds East (North 00 degrees 03 minutes 03 seconds East, deed), along the West line of said 3.295 acre tract at a distance of 92.01 feet passing a point in the center of Turner Branch at a corner of said Lewis 49.092 acre tract, same being the most Westerly Southwest corner of aforesaid Campbell 44.530 acre tract, and continuing along a fence on the common line of said Campbell 44.530 acre tract and said Lewis 49.092 acre tract, a total distance of 1187.96 feet to a 1/2" iron rod found at fence post at an ell corner of said Campbell 44.530 acre tract;

THENCE North 82 degrees 53 minutes 36 seconds West (North 82 degrees 57 minutes 13 seconds West, deed), with a South line of said Campbell 44.530 acre tract and a common line of said Lewis 49.092 acre tract, a distance of 266.71 feet to a 5/8" iron rod set for corner;

THENCE North 89 degrees 55 minutes 33 seconds West (North 89 degrees 59 minutes 10 seconds West, deed), and continuing along said common line, a distance of 252.35 feet to a 5/8" iron rod set for corner at the most Westerly Southwest corner of said Campbell 44.530 acre tract and a corner of said Lewis 49.092 acre tract;

EXHIBIT "A" (continued)

Tract 1 (continued)

THENCE North 00 degrees 32 minutes 05 seconds West (North 00 degrees 35 minutes 42 seconds West, deed), along the West line of said Campbell 44 530 acre tract, a distance of 721.29 feet to a 1/2" iron rod found for corner in the South line of aforesaid Farm Road No 2514 (Parker Road), 100.0 foot right of way;

THENCE North 89 degrees 41 minutes 37 seconds East (North 89 degrees 38 minutes East, deed), along said South right-of-way line, a distance of 859.26 feet to the PLACE OF BEGINNING and CONTAINING 47.8265 ACRES OF LAND, more or less.

EXHIBIT "A" (continued)

Tract 2

BEING a tract of land situated in Collin County, Texas, out of the Lewis M Marshall Survey, Abstract No. 594 and the Wm. Patterson Survey, Abstract No. 716, same being all of that certain called 207.452 acre tract or parcel of land conveyed to William E. Campbell, Jr., Trustee - Wylie Limited Partnership by deed recorded in Volume 818, Page 530 of the Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set for corner on the East line of Moss Ridge Estates, an addition of record in Cabinet D, Slide 196 of the Map Records of Collin County, Texas, same being at the Northwest corner of said Campbell 207.452 acre tract, and being at the Southwest corner of a 49.092 acre tract of land conveyed to Hugh L. Lewis by deed as recorded in Volume 706, Page 455 of said Deed Records, and from which the Northeast corner of said Moss Ridge Estate, bears North 00 degrees 06 minutes 15 seconds East, a distance of 30.69 feet;

THENCE North 89 degrees 51 minutes 37 seconds East (North 89 degrees 09 minutes 10 seconds East, deed), along the North line of said Campbell 207.452 acre tract and the South line of said Lewis 49.092 acre tract, a distance of 1674.68 feet to a 1" iron pipe found for corner at the Southwest corner of a 3.295 acre tract conveyed to William E. Campbell, Jr., Trustees, by deed recorded in Volume 1558, Page 626 of said Deed Records;

THENCE North 88 degrees 51 minutes 37 seconds East, along the North line of said Campbell 207.452 acre tract, at a distance of 635.60 feet passing a common corner of said Lewis 49.092 acre tract and said Campbell 3.295 acre tract and the Southerly Southwest corner that certain 44.530 acre tract or parcel of land conveyed to William E. Campbell, Jr., Trustee by deed recorded in Volume 1337, Page 100 of the Deed Records of Collin County, Texas, and continuing on along the common line of said Campbell 207.452 acre tract and said Campbell 44.530 acre tract, a total distance of 990.49 feet to a 1/2" iron rod found for corner under fence at the Northerly Northeast corner of said Campbell 207.452 acre tract;

THENCE South 00 degrees 24 minutes 23 seconds East (South 00 degrees 28 minutes East, deed), along said fence a distance of 307.48 feet to a 5/8" iron rod set for corner;

THENCE North 89 degrees 28 minutes 18 seconds East (North 89 degrees 24 minutes 20 seconds East, deed) a distance of 522.48 feet to a 1/2" iron rod found for corner at the most Easterly Northeast corner of said Campbell 207.452 acre tract;

THENCE Southerly with the evidence of an old established fence line and the East line of said 207.452 acre tract the following courses and distances numbered (5) through (8):

EXHIBIT "A" (continued)

Tract 2 (continued)

(5) South 03 degrees 34 minutes 37 seconds West (South 03 degrees 31 minutes West, deed), a distance of 152.48 feet to a 5/8" iron rod set for corner;

(6) South 01 degree 59 minutes 37 seconds West (South 01 degree 56 minutes West, deed), a distance of 188.95 feet to a 5/8" iron rod set for corner;

(7) South 02 degrees 20 minutes 37 seconds West (South 02 degrees 17 minutes West, deed), a distance of 253.96 feet to a 5/8" iron rod set for corner;

(8) South 14 degrees 19 minutes 37 seconds West (South 14 degrees 16 minutes West, deed), a distance of 200.85 feet to a 1/2" iron rod found for corner at the most easterly Southeast corner of said Campbell 207.452 acre tract, same being at the Southwest corner of a 29.07 acre tract conveyed to J. B. Dimon by deed as recorded in Volume 687, Page 261 of said Deed Records;

THENCE South 88 degrees 25 minutes 37 seconds West (South 88 degrees 22 minutes West, deed), a distance of 458.65 feet with a South line of said Campbell 207.452 acre tract and along an established fence line to a 1/2" iron rod found for corner at a corner fence post at an ell corner of said Campbell 207.452 acre tract;

THENCE Southerly with an East line of said Campbell 207.452 acre tract, the following courses and distances numbered (10) through (14):

(10) South 00 degrees 56 minutes 37 seconds West (South 00 degrees 53 minutes West, deed), a distance of 231.76 feet with an established fence to a 5/8" iron rod set for corner;

(11) South 00 degrees 32 minutes 37 seconds West (South 00 degrees 29 minutes West, deed), a distance of 190.34 feet with an established fence to a 5/8" iron rod set for corner at corner fence post;

(12) South 00 degrees 20 minutes 48 seconds East (South 00 degrees 24 minutes 25 seconds East, deed), a distance of 818.44 feet to a 5/8" iron rod set for corner at a corner fence post on the South side of Muddy Creek;

(13) South 00 degrees 19 minutes 37 seconds West (South 00 degrees 16 minutes West, deed), a distance of 602.10 feet with an established fence to a 5/8" iron rod set for corner;

(14) South 01 degree 05 minutes 37 seconds West (South 01 degree 02 minutes West, deed), a distance of 379.39 feet with an established fence to a 1/2" iron rod found for corner at a corner fence post at the Southeast corner of aforesaid Campbell 207.452 acre tract, same being at the Northeast corner of that certain tract of land conveyed to J. B. Prince, Trustee by deed recorded in Volume 3223, Page 956 of the Collin County Deed Records;

THENCE Westerly with an old established fence on the common line of said Campbell 207.452 acre tract and the North line of said Prince 112.18 acre

EXHIBIT "A" (continued)

Tract 2 (continued)

tract, the following courses and distances numbered (15) through (19):

(15) South 89 degrees 48 minutes 37 seconds West (South 89 degrees 45 minutes West, deed), a distance of 134.04 feet to a fence post for corner;

(16) South 88 degrees 59 minutes 37 seconds West (South 88 degrees 56 minutes West, deed), a distance of 202.00 feet to a fence post for corner;

(17) South 86 degrees 29 minutes 37 seconds West (South 86 degrees 26 minutes West, deed), a distance of 375.46 feet to a fence post for corner;

(18) North 89 degrees 48 minutes 23 seconds West (North 89 degrees 52 minutes West, deed), a distance of 248.38 feet to a fence post for corner;

(19) North 85 degrees 34 minutes 23 seconds West (North 85 degrees 38 minutes West, deed), a distance of 347.00 feet to a fence post for corner near the west end of said old established fence;

THENCE North 87 degrees 20 minutes 27 seconds West (North 87 degrees 16 minutes West, deed), a distance of 251.13 feet to a 5/8" iron rod set for corner at the Northwest corner of said Prince 112.18 acre tract, same being at the Northeast corner of that certain 113.407 acre tract of land conveyed to William E Campbell, Jr. - McCrae Road Limited Partnership by deed recorded in Volume 881, Page 802 of the Deed Records of Collin County, Texas;

THENCE North 87 degrees 12 minutes 47 seconds West, along the common line of said Campbell 207.452 acre tract and said Campbell 113.407 acre tract, a distance of 1051.30 feet to a 5/8" iron rod set for corner at the Southwest corner of said Campbell 207.452 acre tract, same being in the South line of the 80-acre tract of land described in deed to Edward Ray Donahoo, et ux, recorded in Volume 549, Page 461 of said Deed Records;

THENCE North 01 degree 18 minutes 59 seconds West (North 01 degree 49 minutes 34 seconds West, deed), along the West line of Campbell 207.452 acre tract and the East line of said Donahoo 80 acre tract, a distance of 1335.57 feet to a 5/8" iron rod found for corner at the Southeast corner of aforesaid Moss Ridge Estates;

THENCE North 00 degrees 06 minutes 15 seconds East (North 00 degrees 48 minutes 44 seconds East, plat), along the West line of said Campbell 207.452 acre tract and the East line of said Moss Ridge Estates, a distance of 1874.36 feet (plat) to the PLACE OF BEGINNING and CONTAINING 209.3886 ACRES OF LAND, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

EXHIBIT "A" (continued)

Tract 2 - Save and Except Tract

BEING a tract of land situated in the Lewis M. Marshall Survey, Abstract No. 594, and in the J. W. Mitchell Survey, Abstract No 589, in the City of Wylie, Collin County, Texas, and being a part of that called 97.831 acre tract of land conveyed to Campbell/Wylie Partners by deed recorded in County Clerk No. 98-0032454, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set for corner at the southeast corner of a tract conveyed to Edward Ray and Billy Joe Donahoo by deed recorded in Volume 453, Page 195, Deed Records, Collin County, Texas, and an ell corner of said Campbell/Wylie tract;

THENCE N 01 degrees 18 minutes 59 seconds W, along the common line between said tracts, a distance of 831.62 feet to a 5/8" iron rod set for corner;

THENCE N 88 degrees 41 minutes 01 seconds E, departing said common line, a distance of 160.00 feet to a 5/8" iron rod set for corner;

THENCE N 01 degrees 18 minutes 59 seconds W, a distance of 30 16 feet to a 5/8" iron rod set for corner;

THENCE N 88 degrees 41 minutes 01 seconds E, a distance of 175 17 feet to a 5/8" iron rod set for corner;

THENCE S 87 degrees 51 minutes 43 seconds E, a distance of 119.05 feet to a 5/8" iron rod set for corner;

THENCE N 02 degrees 20 minutes 09 seconds E, a distance of 21.24 feet to a 5/8" iron rod set for corner;

THENCE S 87 degrees 39 minutes 51 seconds E, a distance of 50.00 feet to a 5/8" iron rod set for corner at the beginning of a curve to the right which has a central angle of 13 degrees 05 minutes 33 seconds a radius of 5420.00 feet and a chord which bears S 81 degrees 07 minutes 05 seconds E, 1235.81 feet;

THENCE along said curve to the right an arc distance of 1238.50 feet to a 5/8" iron rod set for corner;

THENCE N 20 degrees 25 minutes 07 seconds E, a distance of 13.10 feet to a 5/8" iron rod set for corner;

THENCE S 69 degrees 34 minutes 53 seconds E, a distance of 50.00 feet to a 5/8" iron rod set for corner;

THENCE S 72 degrees 14 minutes 21 seconds E, a distance of 488.94 feet to a 5/8" iron rod set for corner;

THENCE S 89 degrees 46 minutes 29 seconds E, a distance of 397.80 feet to a 5/8" iron rod set for corner in the west line of Riverchase, Phase 3, an Addition to the City of Wylie, Texas, as recorded by plat in Cabinet O, Page 262, Plat Records, Collin County, Texas;

THENCE S 00 degrees 13 minutes 31 seconds W, along the west line of said Addition, a distance of 214.08 feet to a 5/8" iron rod set for corner at the southwest corner of said Riverchase, Phase 3 Addition and the northwest corner of Riverchase, Phase 2, an Addition to the City of Wylie, Texas, as recorded by plat in Cabinet N, Page 793, Plat Records, Collin County, Texas;

EXHIBIT "A" (continued)

Tract 2 - Save and Except Tract (continued)

THENCE S 01 degrees 59 minutes 41 seconds W, along the west line of said Addition, a distance of 387.48 feet to a 5/8" iron rod set for corner at the most westerly southwest corner of said Addition, said corner also being a northeast corner of a tract as described in a deed with J.B. Prince, Trustee, as recorded in Volume 3223, Page 956, Deed Records, Collin County, Texas;

THENCE S 89 degrees 50 minutes 14 seconds W, departing said west line and along the common line between the aforementioned Campbell/Wylie tract and said Prince, Trustee tract, a distance of 124.63 feet to a 5/8" iron rod set for corner;

THENCE S 88 degrees 59 minutes 37 seconds W, continuing along said common line, a distance of 202.00 feet to a 5/8" iron rod set for corner;

THENCE S 86 degrees 29 minutes 37 seconds W, continuing along said common line, a distance of 375.46 feet to a 5/8" iron rod set for corner;

THENCE N 89 degrees 48 minutes 23 seconds W, continuing along said common line, a distance of 248.38 feet to a 5/8" iron rod set for corner;

THENCE N 85 degrees 58 minutes 13 seconds W, continuing along said common line, a distance of 350.62 feet to a 5/8" iron rod set for corner;

THENCE N 86 degrees 39 minutes 47 seconds W, continuing along said common line, a distance of 247.49 feet to a 5/8" iron rod set for corner;

THENCE S 00 degrees 01 minutes 10 seconds E, continuing along said common line, a distance of 155.58 feet to a found 5/8" iron rod found for corner with cap stamped "Bury + Partners" (hereafter called CIRF) at the proposed northeast corner of Creekside Estates, Phase 3;

THENCE continuing along the proposed north line of said Creekside Estates, Phase 3, the following:

S 89 degrees 58 minutes 50 seconds W, a distance of 115.00 feet to a CIRF for corner;

N 00 degrees 01 minutes 10 seconds W, a distance of 15.54 feet to a CIRF for corner;

S 89 degrees 58 minutes 50 seconds W, a distance of 50.00 feet to a CIRF for corner;

S 00 degrees 01 minutes 10 seconds E, a distance of 13.00 feet to a CIRF for corner;

S 89 degrees 58 minutes 50 seconds W, a distance of 64.73 feet to a CIRF for corner at the beginning of a curve to the right which has a central angle of 12 degrees 08 minutes 04 seconds a radius of 1175.00 feet and a chord which bears N 83 degrees 57 minutes 09 seconds W, 248.38 feet;

Along said curve to the right an arc distance of 248.85 feet to a point for corner at the beginning of a curve to the left which has a central angle of 08 degrees 30 minutes 41 seconds, a radius of 2575.00 feet and a chord which bears N 82 degrees 08 minutes 28 seconds W, 382.17 feet;

Along said curve to the left an arc distance of 382.52 feet to a CIRF for corner;

N 02 degrees 43 minutes 53 seconds E, a distance of 13.23 feet to a CIRF for corner;

EXHIBIT "A" (continued)

Tract 2 - Save and Except Tract (continued)

N 87 degrees 16 minutes 07 seconds W, a distance of 50.00 feet to a CIRF for corner;

S 02 degrees 43 minutes 53 seconds W, a distance of 12.95 feet to a CIRF for corner along a curve to the left which has a central angle of 02 degrees 55 minutes 54 seconds, a radius of 2575.00 feet and a chord which bears N 88 degrees 58 minutes 31 seconds W, 131.75 feet;

Along said curve to the left an arc distance of 131.76 feet to a CIRF for corner;

S 89 degrees 33 minutes 32 seconds W, a distance of 27.86 feet to a CIRF for corner;

N 00 degrees 26 minutes 28 seconds W, a distance of 120.84 feet to a CIRF for the northwest corner of the aforementioned proposed Creeksides Estates, Phase 3, and in the south line of the aforementioned Donihoo tract;

THENCE N 89 degrees 30 minutes 07 seconds E, along said south line, a distance of 5.66 feet to the POINT OF BEGINNING and containing 2,240.716 square feet or 51.440 acres of land, more or less.

EXHIBIT "A" (continued)

Tract 3

Being a tract of land situated in the John W. Mitchell Survey Abstract No. 589, in the City of Wylie, Collin County, Texas, and being part of a called 114.1554 acre tract to Campbell / Wylie Partners, as described in Volume 4137, Page 1120, of the Deed Records of Collin County, Texas, (DRCCT) and being more particularly described as follows;

BEGINNING, at a 5/8" iron rod found at the southeast corner of the called 114.1554 acre tract, being the southwest corner of a called 112.18 acre tract to J.B. Prince, Trustee, as described in Volume 3223, Page 956, D.R.C.C.T., also being in the center of McMillan Road ( County Road No. 298);

Thence, N89°26'29"W, departing said J.B. Prince tract and with the center of McMillan Road, being the south line of the 114.1554 acre tract, for a distance of 801.10 feet, to an angle point;

Thence, N89°41'40"W, continuing with said line, for a distance of 464.20 feet, to the southeast corner of Creekside Estates Phase I, as described in Cabinet N, Page 894, (P.R.C.C.T.), being in the east line of Lewis Drive ( Variable R.O.W.), 1/2" iron rod set with a yellow cap stamped SLS 4415;

Thence, with the east line of Creekside Estates Phase I and Lewis Drive, the following 9 calls;

N00°18' 20"E, for a distance of 200.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

N89°41'40"E, for a distance of 10.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

N00°18' 20"E, for a distance of 50.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

N89°41'40"W, for a distance of 10.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

N00°18' 20"E, for a distance of 250.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

S89°41'40"E, for a distance of 10.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

N00°18' 20"E, for a distance of 50.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

N89°41'40"W, for a distance of 10.00 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415;

N00°18' 20"E, for a distance of 125.00 feet, to a 5/8" iron rod found at the southwest corner of Lot 1, Block R, of Creekside Estates Phase 2, as described in Cabinet P, Page 211, P.R.C.C.T.;

Thence, with the south line of Creekside Estates Phase 2 the following 6 calls;

S89°41'40"E, for a distance of 189.23 feet, to a 5/8" iron rod found, being the beginning of a curve to the left;

With said curve to the left, with a central angle of 17°53'33", a radius of 1942.00', a tangent of 305.72', a chord of N81°21'34"E at 603.99', for an arc distance of 606.46 feet, to a 5/8" iron rod found, being the point of reverse curvature of a curve to the right;

With said curve to the right, with a central angle of 17°34'03", a radius of 900.00', a tangent of 139.07', a chord of N81°11'49"E at 274.87', for an arc distance of 275.95 feet, to a 1/2" iron rod set with a yellow cap stamped SLS 4415, being the point of tangency;

Tract 3 (continued)

N89°41'50"E, for a distance of 21.81 feet, to a 5/8 " iron rod found;

S01°00'22"W, for a distance of 15.95 feet, to a 5/8 " iron rod found;

N89°58'50"E, for a distance of 181.85 feet, to a 5/8 " iron rod found at the Southeast corner of Creekside Estates, Phase 2, also being in the West line of the J.B. Prince Tract;

Thence, S00°01'12"E, with the east line of said 114.1554 acre tract, and the west line of said Prince tract, for a distance of 801.20 feet, to the Point of Beginning, containing 930,234 square feet or 21.355 acres of land, more or less.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED TRACT OF LAND:

Being a tract of land situated in the John W. Mitchell Survey, Abstract No. 589, in the City of Wylie, Collin County, Texas, and being a portion of a called 114.1554 acre tract of land conveyed to said Campbell/Wylie Partners as evidenced in a Deed recorded in Volume 4137, Page 1120 of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows (bearings based on the monumented centerline of Lewis Drive as dedicated on the Final Plat of Creekside Estates, Phase I, as recorded in Cabinet N, Page 893, Plat Records of Collin County, Texas (P.R.C.C.T.), said bearing being South 00°18'20" West):

BEGINNING at a 5/8-inch "BDD" capped iron rod set for the southeast corner of Lot 23, Block P of Creekside Estates, Phase 2, an Addition to the City of Wylie, Texas, according to the Map or Plat thereof recorded in Cabinet P, Page 211 P.R.C.C.T., same being on the east line of said 114.1554-acre tract;

THENCE South 00°01'10" East, along the east line of said 114.1554-acre tract, a distance of 296.00 feet to a 5/8-inch "BDD" capped iron rod set for a corner;

THENCE South 89°58'50" West, departing said east line, a distance of 137.65 feet to a 5/8-inch "BDD" capped iron rod set for a corner;

THENCE North 84°43'32" West, a distance of 50.00 feet to a 5/8-inch "BDD" capped iron rod set for the point of curvature of a curve to the left, said curve being non-tangent at this point;

THENCE in a northerly direction, along the arc of said curve to the left, through a central angle of 04°16'07", having a radius of 135.00 feet, a chord bearing of North 03°08'25" East, a chord distance of 10.06 feet and an arc length of 10.06 feet to a 5/8-inch "BDD" capped iron rod set for the point of tangency of said curve;

THENCE North 01°00'22" East, a distance of 7.23 feet to a 5/8-inch "BDD" capped iron rod set for the point of curvature of a non-tangent curve to the left;

THENCE in a westerly direction, along the arc of said curve to the left, through a central angle of 18°13'05", having a radius of 610.00 feet, a chord bearing of South 80°54'29" West, a chord distance 193.14 feet and an arc length of 193.96 feet to a 5/8-inch "BDD" capped iron rod set for the point of reverse curvature of a curve to the right;

THENCE in a westerly direction, along the arc of said curve to the right, through a central angle of 18°30'23", having a radius of 2242.00 feet, a chord bearing of South 81°03'09" West, a chord distance of 721.02 feet and an arc length of 724.16 feet to a 5/8-inch "BDD" capped iron rod set for the point of tangency of said curve;

Tract 3 - Save and Except Tract (continued)

THENCE North 89°41'40" West, a distance of 173.36 feet to a 5/8-inch "BDD" capped iron rod set for a corner on the east right of way line of Lewis Drive (a 65' wide right of way) as dedicated in aforesaid Creekside Estates, Phase I;

THENCE in a northerly direction, along the east right of way line of said Lewis Drive, the following:

North 00°18'20" East, a distance of 125.00 feet to a 5/8-inch "BDD" capped iron rod set for a corner;

South 89°41'40" East, a distance of 10.00 feet to a 5/8-inch "BDD" capped iron rod set for a corner;

North 00°18'20" East, a distance of 50.00 feet to a 5/8-inch "BDD" capped iron rod set for a corner;

North 89°41'40" West, a distance of 10.00 feet to a 5/8-inch "BDD" capped iron rod set for a corner;

North 00°18'20" East, a distance of 125.00 feet to a 5/8-inch "Bury Partners" capped iron rod found for the southwest corner Lot 1, Block R of aforesaid Creekside Estates, Phase 2;

THENCE in an easterly direction, departing the east right of way line of said Lewis Drive and along the south line of Lots 1 through 14 in said Block R, the following:

South 89°41'40" East, a distance of 189.23 feet to a 5/8-inch "Bury Partners" capped iron rod found for the point of curvature of a curve to the left;

In an easterly direction, along the arc of said curve to the left, through a central angle of 17°53'33", having a radius of 1942.00 feet, a chord bearing of North 81°21'34" East, a chord distance of 603.99 feet and an arc length of 606.46 feet to a 5/8-inch "Bury Partners" capped iron rod found for the point of reverse curvature of a curve to the right;

In an easterly direction, along the arc of said curve to the right, through a central angle of 17°34'03", having a radius of 900.00 feet, a chord bearing of North 81°11'49" East, a chord distance of 274.87 feet and an arc length of 275.95 feet to a 5/8-inch "BDD" capped iron rod set for the point of tangency of said curve;

North 89°58'50" East, a distance of 21.81 feet to a 5/8-inch "BDD" capped iron rod set for the southeast corner of said Lot 14, same being on the west right of way line of Eastedge Drive (a 50' wide right of way);

THENCE South 01°00'22" West, along the west right of way line of said Eastedge Drive, a distance of 15.95 feet to a 5/8-inch "BDD" capped iron rod set for the most southerly, southwest corner of said Eastedge Drive;

THENCE North 89°58'50" East, passing at a distance of 50.00 feet a 5/8-inch "Bury Partners" capped iron rod found for the southwest corner of aforesaid Lot 23, Block P and the southeast corner of said Eastedge Drive, continuing along the south line of said Lot 23 for a total distance of 181.85 feet to the POINT OF BEGINNING and containing 8.683 acres (378,217 square feet) of land, more or less.

EXHIBIT "A" (continued)

Tract 4

Being a tract of land situated in the John W. Mitchell Survey Abstract No. 589, in the City of Wylie, Collin County, Texas, and being part of a called 112.1246 acre tract to Campbell / Wylie Partners, as described in Volume 4343, Page 1370, of the Deed Records of Collin County, Texas, (DRCCT) and being more particularly described as follows;

BEGINNING, at a 5/8 " iron rod found at the southeast corner of the called 112.1246 acre tract, being the southwest corner of a called 5.00 acre tract to Gene Lewis, as described in Volume 606, Page 546, D.R.C.C.T., also being in the old center of McMillan Road ( County Road No. 298);

Thence, N89°32'12"W, departing said Lewis tract and with the old center of McMillan Road, being the south line of the 112.1246 acre tract, for a distance of 1571.86 feet, to a 1/2 " iron rod set with a yellow cap stamped SLS 4415, being the southeast corner of a 60 ' R.O.W. dedication of Creekside Estates Phase I, as described in Cabinet N, Page 894, of the Plat Records of Collin County, Texas (P.R.C.C.T.);

Thence, N00°26'56"E, with the east line of said dedication, for a distance of 60.00 feet, to the northeast corner of said dedication, to a 1/2 " iron rod set with a yellow cap stamped SLS 4415;

Thence, N89°33'04"W, with the north line of said dedication, for a distance of 199.96 feet, to a 1/2 " iron rod set with a yellow cap stamped SLS 4415, being the east line of McCreary Road (County Road No. 245);

Thence, N00°36'44"E, with the east line of McCreary Road, for a distance of 511.95 feet, to a 5/8 " iron rod found at the southwest corner of the Garnett Hill Addition, as described in Volume 2007, Page 291, PRCCT;

Thence, S89°23'16"E, departing the east line of McCreary Road and with the south line of the Garnett Hill Addition, for a distance of 504.00 feet, to the southeast corner of said Additon, a 5/8" iron rod found, being in the west line of Lot 8, Block E, of said Creekside Addition;

Thence, S00°36'44"W, with said west line, for a distance of 74.48 feet, to a 5/8 " iron rod found, at the southwest corner of Lot 8, Block E, of said Creekside Addition;

Thence, with the south line of Block E, of said Creekside Addition the following 5 calls;

S89°23'16"E, for a distance of 26.86 feet, to a 5/8 " iron rod found, at the beginning of a curve to the left;

Tract 4 (continued)

With said curve to the left, with a central angle of  $14^{\circ}26'26''$ , a radius of 1100.00', a tangent of 139.36', a chord of N $83^{\circ}23'31''$ E at 276.51, for an arc distance of 277.24 feet, to a 5/8 " iron rod found, being the point of tangency;

N $76^{\circ}10'17''$ E, for a distance of 189.26 feet, to a 5/8 " iron rod found, at the beginning of a curve to the left;

With said curve to the left, with a central angle of  $13^{\circ}37'51''$ , a radius of 2000.00', a tangent of 239.03', a chord of N $69^{\circ}21'22''$ E at 474.68', for an arc distance of 475.80 feet, to a 5/8 " iron rod found, being the point of reverse curvature of a curve to the right;

With said curve to the right, with a central angle of  $27^{\circ}15'23''$ , a radius of 750.00', a tangent of 181.83', a chord of N $76^{\circ}10'09''$ E at 353.43, for an arc distance of 356.79 feet, to a 5/8 " iron rod found, being the northwest corner of said Lewis tract;

Thence, S $00^{\circ}41'22''$ W, with the west line of the Lewis tract, for a distance of 835.01 feet, to the to the Point of Beginning, containing 1,093,684 square feet or 25.108 acres of land, more or less.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/31/2012 02:29:53 PM  
\$72.00 BCAVENDER  
Z0121231001666860

A handwritten signature in black ink, which appears to be "Stacey Kemp", is written over the record information.

**IMPORTANT NOTICE  
STATE OF TEXAS  
COMPLAINT PROCEDURES**

**1. IMPORTANT NOTICE**

To obtain information or make a complaint:

2. You may contact your agent.

3. You may call Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company's toll-free telephone number for information or to make a complaint at:

**1-800-243-0210**

4. You may also write to Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company at:

Attn: Bond Claims  
One Park Circle  
P O Box 5001  
Westfield Center, OH 44251-5001  
Fax #330-887-0840

5. You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

**1-800-252-3439**

6. You may write to the Texas Department of Insurance, Consumer Protection Section (MC 111-1A):

P.O. Box 149091  
Austin, TX 78714-9091  
Fax: (512) 490-1007  
Web: [www.tdi.texas.gov](http://www.tdi.texas.gov)  
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**7. PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim, you should contact the agent, Westfield Insurance Company, Westfield National Insurance Company, or Ohio Farmers Insurance Company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

**8. ATTACH THIS NOTICE TO YOUR POLICY:**

This notice is for information only and does not become a part or condition of the attached document.

**AVISO IMPORTANTE**

Para obtener informacion o para someter una queja:

Puede comunicarse con su (title) al (telephone number).

Usted puede llamar al numero de telefono gratis de Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company's para informacion o para someter una queja al:

**1-800-243-0210**

Usted tambien puede escribir a Westfield Insurance Company, Westfield National Insurance Company, and/or Ohio Farmers Insurance Company:

Attn: Bond Claims  
One Park Circle  
P O Box 5001  
Westfield Center, OH 44251-5001  
Fax #330-887-0840

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companies, coberturas, derechos o quejas al:

**1-800-252-3439**

Puede escribir al Departamento de Seguros de Texas, Consumer Protection Section (MC 111-1A):

P.O. Box 149091  
Austin, TX 78714-9091  
Fax: (512) 490-1007  
Web: [www.tdi.texas.gov](http://www.tdi.texas.gov)  
E-mail: [ConsumerProtection@tdi.texas.gov](mailto:ConsumerProtection@tdi.texas.gov)

**DISPUTAS SOBRE PRIMAS O RECLAMOS:**

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente, Westfield Insurance Company, Westfield National Insurance Company, o Ohio Farmers Insurance Company primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

**UNA ESTE AVISO A SU POLIZA:** Este aviso es solo para propósito de informacion y no se convierte en parte o condicion del documento adjunto.

# MAINTENANCE BOND

Bond No.: **050105X**

KNOW ALL PERSONS BY THESE PRESENTS, that we, Chris Harp Construction, LLC, as Principal and Westfield Insurance Company, a corporation organized and doing business under and by virtue of the laws of the State of Ohio and duly licensed to conduct surety business in the State of Texas, as Surety, are held and firmly bound unto City of Parker as Obligee, in the sum of Three Hundred Seventy-three Thousand Nine Hundred And 33/100 (\$373,900.33) Dollars, for which payment, will and truly to be made, we bind ourselves, our heirs, executors and successors, jointly and severally firmly by these presents.

THE CONDITIONS OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal entered into an agreement or agreements with said Obligee(s) to: Kingsbridge Phase II

WHEREAS, said agreement provided that Principal shall guarantee replacement and repair of improvements as described therein for a period of 2 years following final acceptance of said improvements: Kingsbridge Phase II Paving

NOW THEREFORE, if the above Principal shall indemnify the Obligee for all loss that Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of 2 years from and after acceptance of said improvements by Obligee, then this obligation shall be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact.

This 8th day of November, 2019.

Chris Harp Construction, LLC  
Principal

By: Jamey C Burchett  
Jamey Burchett, Vice President

Westfield Insurance Company  
Surety Seal

Local Recording Agency:  
K & S Insurance  
P O Box 277  
Rockwall, TX 75087

By: Jarrett Wilson  
Jarrett Wilson, Attorney-in-fact

THIS POWER OF ATTORNEY SUPERCEDES ANY PREVIOUS POWER BEARING THIS SAME  
POWER # AND ISSUED PRIOR TO 04/03/18, FOR ANY PERSON OR PERSONS NAMED BELOW.

General  
Power  
of Attorney

CERTIFIED COPY

POWER NO. 4220012 14  
Westfield Insurance Co.  
Westfield National Insurance Co.  
Ohio Farmers Insurance Co.  
Westfield Center, Ohio

*Know All Men by These Presents, That WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, corporations, hereinafter referred to individually as a "Company" and collectively as "Companies," duly organized and existing under the laws of the State of Ohio, and having its principal office in Westfield Center, Medina County, Ohio, do by these presents make, constitute and appoint*

TONY FIERRO, JOHNNY MOSS, JAY JORDAN, MISTIE BECK, JEREMY BARNETT, JADE PORTER, ROBERT G. KANUTH,  
JARRETT WILLSON, JACK NOTTINGHAM, JOINTLY OR SEVERALLY

of ROCKWALL and State of TX its true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings, or other instruments or contracts of suretyship.

**LIMITATION: THIS POWER OF ATTORNEY CANNOT BE USED TO EXECUTE NOTE GUARANTEE, MORTGAGE DEFICIENCY, MORTGAGE GUARANTEE, OR BANK DEPOSITORY BONDS.**

and to bind any of the Companies thereby as fully and to the same extent as if such bonds were signed by the President, sealed with the corporate seal of the applicable Company and duly attested by its Secretary, hereby ratifying and confirming all that the said Attorney(s)-in-Fact may do in the premises. Said appointment is made under and by authority of the following resolution adopted by the Board of Directors of each of the WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY:

"Be it Resolved, that the President, any Senior Executive, any Secretary or any Fidelity & Surety Operations Executive or other Executive shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

The Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements of indemnity and other conditional or obligatory undertakings and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed by the President and sealed and attested by the Corporate Secretary.

"Be it Further Resolved, that the signature of any such designated person and the seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signatures or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached." (Each adopted at a meeting held on February 8, 2000).

In Witness Whereof, WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY have caused these presents to be signed by their National Surety Leader and Senior Executive and their corporate seals to be hereto affixed this 03rd day of APRIL A.D., 2018.

Corporate  
Seals  
Affixed



WESTFIELD INSURANCE COMPANY  
WESTFIELD NATIONAL INSURANCE COMPANY  
OHIO FARMERS INSURANCE COMPANY

By:

Dennis P. Baus, National Surety Leader and  
Senior Executive

State of Ohio  
County of Medina

ss.:

On this 03rd day of APRIL A.D., 2018, before me personally came Dennis P. Baus to me known, who, being by me duly sworn, did depose and say, that he resides in Wooster, Ohio; that he is National Surety Leader and Senior Executive of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, the companies described in and which executed the above instrument; that he knows the seals of said Companies; that the seals affixed to said instrument are such corporate seals; that they were so affixed by order of the Boards of Directors of said Companies; and that he signed his name thereto by like order.

Notarial  
Seal  
Affixed



David A. Kotnik, Attorney at Law, Notary Public  
My Commission Does Not Expire (Sec. 147.03 Ohio Revised Code)

State of Ohio  
County of Medina

ss.:

I, Frank A. Carrino, Secretary of WESTFIELD INSURANCE COMPANY, WESTFIELD NATIONAL INSURANCE COMPANY and OHIO FARMERS INSURANCE COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; and furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Westfield Center, Ohio, this 8th day of November 2019.



Frank A. Carrino, Secretary

Frank A. Carrino, Secretary

**North American Specialty Insurance Company**  
**1200 Main Street, Suite 800 Kansas City, MO 64105**

**MAINTENANCE BOND**

**Bond No. 2296093**

KNOW ALL MEN BY THESE PRESENTS, That we, PCI Construction, Inc., P.O. Box 2967 McKinney, TX 75070 (hereinafter called the "Principal") as Principal, and the, North American Specialty Insurance Company a corporation duly organized under the laws of the State of New Hampshire and duly licensed to transact business in the State of Texas (hereinafter called the "Surety"), as Surety are held and firmly bound unto City of Parker (hereinafter called the "Obligee"), in the sum of One Hundred Eighty Thousand Four Hundred Ninety-Four and No/100 (\$180,494.00) for the payment of which are well and truly to be made, we, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Signed and sealed this 11/8/2019

THE CONDITION OF THIS OBLIGATION is such, that WHEREAS, the said Principal has heretofore entered into a contract date of 3/13/2019 for

**Kingsbridge II - Water and Storm Drain Improvements**

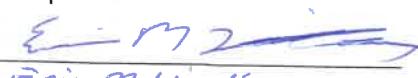
WHEREAS, the obligee has requested that said work be guaranteed against failure because of defective workmanship or material, performed or furnished by said principal for a full period of TWO (2) year(s) from the date of final acceptance of the entire project, normal wear and tear expected.

NOW THEREFORE, if the said Principal shall indemnify and save harmless the obligee against loss or damage occasioned directly by the failure of said materials or workmanship, then this obligation to be void, otherwise to remain in full force and effect. It is understood, however, that this bond shall not include loss or damage by failure of workmanship or materials due to hurricane, cyclone, tornado, earthquake, volcanic eruption or any similar disturbance of nature, nor military, naval or usurped power, insurrection, riot or civil commotion, nor any act of God.

It is further understood and agreed that the total liability of the surety under this bond shall in no event exceed the sum of One Hundred Eighty Thousand Four Hundred Ninety-Four and No/100 (\$180,494.00) Dollars.

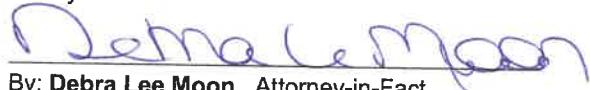
No right of action shall accrue upon or by reason of this obligation, to or for the use or benefit of any person firm or corporation, other than the obligee herein named.

**PCI Construction, Inc.**  
Principal

  
Eric M. Lindsay  
VP of Finance

**North American Specialty Insurance Company**

Surety

  
Debra Lee Moon  
By: Debra Lee Moon, Attorney-in-Fact

## SWISS RE CORPORATE SOLUTIONS

### NORTH AMERICAN SPECIALTY INSURANCE COMPANY WASHINGTON INTERNATIONAL INSURANCE COMPANY WESTPORT INSURANCE CORPORATION **GENERAL POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, THAT North American Specialty Insurance Company, a corporation duly organized and existing under laws of the State of New Hampshire, and having its principal office in the City of Kansas City, Missouri and Washington International Insurance Company a corporation organized and existing under the laws of the State of New Hampshire and having its principal office in the City of Kansas City, Missouri, and Westport Insurance Corporation, organized under the laws of the State of Missouri, and having its principal office in the City of Kansas City, Missouri does hereby make, constitute and appoint:

SAMMY JOE MULLIS, JR., JOHN WILLIAM NEWBY, CHERI LYNN IRBY, MICHAEL L. TULLIS, SANDRA LEE RONEY, DEBRA LEE MOON, ANDREA ROSE CRAWFORD, MARY JO ZAKRZEWSKI, JAMES B. ROGERS, JR., TROY RUSSELL KEY, LINDA MICHELLE STALDER, CHRISTOPHER CARL SUNDBERG and JOSHUA D. TRITT JOINTLY OR SEVERALLY

Its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver, for and on its behalf and as its act and deed, bonds or other writings obligatory in the nature of a bond on behalf of each of said Companies, as surety, on contracts of suretyship as are or may be required or permitted by law, regulation, contract or otherwise, provided that no bond or undertaking or contract or suretyship executed under this authority shall exceed the amount of:

**TWO HUNDRED MILLION (\$200,000,000.00) DOLLARS**

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Boards of Directors of North American Specialty Insurance Company and Washington International Insurance Company at meetings duly called and held on March 24, 2000 and Westport Insurance Corporation by written consent of its Executive Committee dated July 18, 2011.

**RESOLVED**, that any two of the President, any Senior Vice President, any Vice President, any Assistant Vice President, the Secretary or any Assistant Secretary be, and each or any of them hereby is authorized to execute a Power of Attorney qualifying the attorney named in the given Power of Attorney to execute on behalf of the Company bonds, undertakings and all contracts of surety, and that each or any of them hereby is authorized to attest to the execution of any such Power of Attorney and to attach therein the seal of the Company; and it is

**FURTHER RESOLVED**, that the signature of such officers and the seal of the Company may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures or facsimile seal shall be binding upon the Company when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached."



By

Steven P. Anderson, Senior Vice President of Washington International Insurance Company  
& Senior Vice President of North American Specialty Insurance Company  
& Senior Vice President of Westport Insurance Corporation

By

Mike A. Ito, Senior Vice President of Washington International Insurance Company  
& Senior Vice President of North American Specialty Insurance Company  
& Senior Vice President of Westport Insurance Corporation



IN WITNESS WHEREOF, North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation have caused their official seals to be hereunto affixed, and these presents to be signed by their authorized officers this this 3rd day of September, 2019.

North American Specialty Insurance Company  
Washington International Insurance Company  
Westport Insurance Corporation

State of Illinois  
County of Cook ss:

On this 3rd day of September, 2019, before me, a Notary Public personally appeared Steven P. Anderson, Senior Vice President of

Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation and Michael A. Ito Senior Vice President of Washington International Insurance Company and Senior Vice President of North American Specialty Insurance Company and Senior Vice President of Westport Insurance Corporation, personally known to me, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as officers of and acknowledged said instrument to be the voluntary act and deed of their respective companies.



M. Kenny, Notary Public

I, Jeffrey Goldberg, the duly elected Vice President and Assistant Secretary of North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney given by said North American Specialty Insurance Company, Washington International Insurance Company and Westport Insurance Corporation which is still in full force and effect.

IN WITNESS WHEREOF, I have set my hand and affixed the seals of the Companies this 8th day of November, 2019.

Jeffrey Goldberg, Vice President & Assistant Secretary of Washington International Insurance Company & North American Specialty Insurance Company & Vice President & Assistant Secretary of Westport Insurance Corporation

**North American Specialty Insurance Company  
Washington International Insurance Company  
Westport Insurance Corporation**

**TEXAS CLAIMS INFORMATION**

**IMPORTANT NOTICE**

In order to obtain information or make a complaint:

You may contact **Jeffrey Goldberg, Vice President**  
– Claims at **1-800-338-0753**

You may call **Washington International Insurance Company and/or North American Specialty Insurance Company's and/or Westport Insurance Corporation** toll-free number for information or to make a complaint at:

**1-800-338-0753**

You may also write to **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** at the following address:

**1450 American Lane  
Suite 1100  
Schaumburg, IL 60173**

You may contact the **Texas Department of Insurance** to obtain information on companies, coverages, rights or complaints at:

**1-800-252-3439**

You may write the **Texas Department of Insurance**:

**P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
Email: ConsumerProtection@tdi.state.tx.us**

**PREMIUM OR CLAIM DISPUTES:**

Should you have a dispute concerning your premium or about a claim you should first contact the **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation**. If the dispute is not resolved, you may contact the **Texas Department of Insurance**.

**ATTACH THIS NOTICE TO YOUR POLICY:**

This notice is for information only and does not become a part or condition of the attached document.

**ADVISOR IMPORTANTE**

Para obtener informacion o para someter un queja:

Puede comunicarse con **Jeffrey Goldberg, Vice President – Claims**, al **1-800-338-0753**

Usted puede llamar al numero de telefono gratis de **Washington International Insurance Company and/or North American Specialty Insurance Company's and/or Westport Insurance Corporation** para informacion o para someter una queja al:

**1-800-338-0753**

Usted tambien puede escribir a **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** al:

**1450 American Lane  
Suite 1100  
Schaumburg, IL 60173**

Puede escribir al **Departamento de Seguros de Texas** para obtener informacion acerca de companias, coberturas, derechos o quejas al:

**1-800-252-3439**

Puede escribir al **Departamento de Seguros de Texas**:

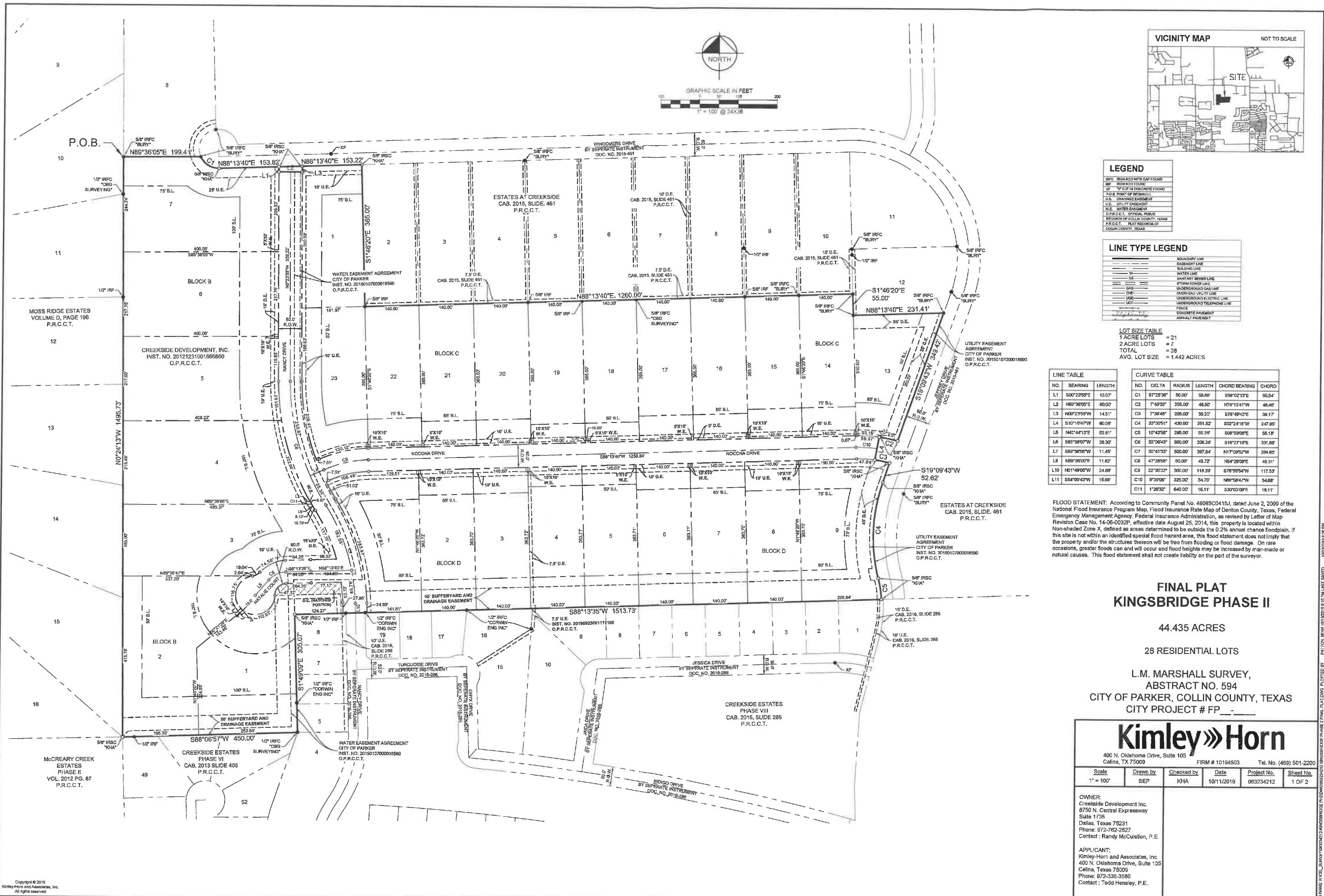
**P.O. Box 149104  
Austin, TX 78714-9104  
Fax: (512) 475-1771  
Web: <http://www.tdi.state.tx.us>  
Email: ConsumerProtection@tdi.state.tx.us**

**DISPUTAS SOBRE PRIMAS O RECLAMOS:**

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el **Washington International Insurance Company and/or North American Specialty Insurance Company and/or Westport Insurance Corporation** primero. Si no se resuelve la disputa, puede entonces comunicarse con el **Departamento de Seguros de Texas**.

**UNA ESTE AVISO A SU POLIZA**

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



## OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS CREEKSIDER DEVELOPMENT, INC., is the rightful owner of a tract of land situated in the L.M. Marshall Survey, Abstract No.594, City of Parker, Collin County, Texas and being the remainder of that tract of land conveyed to Creekside Development, Inc. according to the document filed of record in Instrument Number 2012131001666860, Official Public Records Collin County, Texas and being further described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "BURY" found in the east line of Moss Ridge Estates, an addition to the City of Parker according to the plat filed of record in Cabinet D, Slide 196, Plat Records Collin County, Texas, said iron rod being the southwest corner of Lot 8, Block B, of the Amending Plat for Kingsbridge, Phase 1 an addition to the City of Parker, Collin County, Texas according to the plat filed of record in Cabinet 2015, Slide 461, Plat Records Collin County, Texas;

THENCE with the south lines of said Phase 1 the following eleven (11) courses and distances:

North 88°36'05" East, a distance of 199.41 feet to a 5/8" iron rod with plastic cap stamped "BURY" found at the beginning of a non-tangent curve to the left having a central angle of 67°28'36", a radius of 50.00 feet, a chord bearing and distance of South 50°02'13" East, 55.54 feet;

With said curve to the left, an arc distance of 58.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 88°13'40" East, a distance of 153.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 0°23'55" East, a distance of 13.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 89°36'05" East, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 0°23'55" West, a distance of 14.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

North 88°13'40" East, a distance of 153.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 1°46'20" East, a distance of 365.00 feet to a 5/8" iron rod found for a corner;

North 88°13'40" East, a distance of 1260.00 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for a corner;

South 1°46'20" East, a distance of 55.00 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for a corner;

North 88°13'40" East, a distance of 231.41 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for corner in the west line of Jeffery Drive;

THENCE with the west lines of said Jeffery Drive the following seven (7) courses and distances:

South 19°09'43" West, a distance of 343.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a non-tangent curve to the left having a central angle of 7°49'30", a radius of 355.00 feet, a chord bearing and distance of North 78°13'41" West, 48.46 feet;

With said curve to the left, an arc distance of 48.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 10°16'47" West, a distance of 60.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a non-tangent curve to the right having a central angle of 7°36'48", a radius of 295.00 feet, a chord bearing and distance of South 78°49'43" East, 39.17 feet;

With said curve to the right, an arc distance of 39.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 19°09'43" West, a distance of 52.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a tangent curve to the left having a central angle of 33°30'51", a radius of 430.00 feet, a chord bearing and distance of South 22°24'18" West, 247.95 feet;

With said curve to the left, an arc distance of 251.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a reverse curve to the right having a central angle of 10°43'58", a radius of 295.00 feet, a chord bearing and distance of South 8°59'08" East, 55.18 feet;

With said curve to the right, an arc distance of 55.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner in the north line of Creekside Estates, Phase VIII, an addition to the City of Parker, according to the plat filed of record in Cabinet 2016, Slide 286, Plat Records Collin County, Texas, said iron rod being the most southerly southwest corner of the above mentioned Phase 1;

THENCE South 88°13'35" West, with said north line, a distance of 1513.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Phase VIII;

THENCE South 1°46'09" East, with a west line of said Phase VIII, a distance of 305.07 feet to a 1/2" iron rod with plastic cap stamped "CBG SURVEYING" found for a corner at an angle in said west line, same being common with the most westerly northeast corner of Creekside Estates Phase VI, an addition to the City of Parker according to the plat filed of record in Cabinet 2013, Slide 406, Plat Records Collin County, Texas;

THENCE South 88°06'57" West, with a north line of said Phase VI, a distance of 450.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of McCreary Creek Estates, Phase II, an addition to the City of Parker according to the plat field of record in Volume 2012, Page 87, Plat Record Collin County, Texas and being common with the southeast corner of the above mentioned Moss Ridge Estates and the northwest corner of said Phase VI;

THENCE North 0°24'13" West, with the east line of said Moss Ridge Estates, a distance of 1495.73 feet to the POINT OF BEGINNING and containing 44.435 acres of land, more or less.

## OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CREEKSIDER DEVELOPMENT, INC., do hereby adopt this plat designating the herein described property as KINGSBRIDGE PHASE II, an addition to the City of Parker, Collin County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and have removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: CREEKSIDER DEVELOPMENT, INC., a Texas limited partnership

By: \_\_\_\_\_  
Its Authorized Agent

By: \_\_\_\_\_  
Signature

By: \_\_\_\_\_  
Title

## SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, 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.

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

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 Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Notary Public, State of Texas

Mayor, Lee Pettle  
City of Parker, Texas

APPROVED AND ACCEPTED

City Administrator, Luke Olson  
City of Parker, Texas

Public Works Director, Gary Machado  
City of Parker, Texas

STATE OF TEXAS §  
COUNTY OF COLLIN §

The undersigned, the City Secretary of the City of Parker, Texas hereby certifies that the foregoing Kingsbridge Phase II was submitted on the \_\_\_\_\_ day of \_\_\_\_\_, and approved then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, the acceptance thereof by signing his/her name as herein above subscribed.

WITNESS MY HAND on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

City Secretary, Patti Scott Grey  
City of Parker, Texas

## OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CREEKSIDER DEVELOPMENT, INC., do hereby adopt this plat designating the herein described property as KINGSBRIDGE PHASE II, an addition to the City of Parker, Collin County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and have removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: CREEKSIDER DEVELOPMENT, INC., a Texas limited partnership

By: ESTATES AT CREEKSIDER PARKER I, LLC, a Texas limited liability company

By: \_\_\_\_\_  
LLC Manager, Inc.,  
A Texas corporation,  
Its Manager

By: \_\_\_\_\_  
James J. Melino, President

THE STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on \_\_\_\_\_, 2019, by James J. Melino, President of LLC Manager, Inc., a Texas corporation, as Manager of Estates at Creekside Parker I, LLC, a Texas limited liability company, on behalf of said company.

Notary Public, State of Texas

FINAL PLAT  
KINGSBRIDGE PHASE II

44.435 ACRES

28 RESIDENTIAL LOTS

L.M. MARSHALL SURVEY,  
ABSTRACT NO. 594  
CITY OF PARKER, COLLIN COUNTY, TEXAS  
CITY PROJECT # FP-\_\_\_\_\_

**Kimley»Horn**

400 N. Oklahoma Drive, Suite 105  
Celtina, TX 75009 FIRM # 10194503 Tel. No. (469) 501-2200

Scale N/A	Drawn by SEP	Checked by KHA	Date 10/11/2019	Project No. 063234212	Sheet No. 2 OF 2
OWNER: Creekside Development Inc. 8750 N. Central Expressway Suite 1725 Dallas, Texas 75231 Phone: 972-762-2627 Contact: Randy McCusson, P.E.					
APPLICANT: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr. Suite 105 Celtina, Texas 75009 Phone: 972-335-3580 Contact: Todd Hensley, P.E.					