



AGENDA

PLANNING AND ZONING MARCH 12, 2020 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, March 12, 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 WHITESTONE ESTATES PHASE 3 PRELIMINARY PLAT. [MACHADO]

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 March 6, 2020 by 5:00 p.m. at the Parker City Hall.

Date Notice Removed

Patti Scott Grey, City Secretary

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



Agenda Item

Item 1
C'Sec Use Only

Budget Account Code:	Meeting Date: March 12, 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: March 2, 2020
Exhibits:	<ol style="list-style-type: none">1. Craig M. Kerkhoff, P.E., C.F.M letter, dated February 28, 20202. Development Application3. Waiver w/Fee receipt4. Preliminary Plat

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES PHASE 3 PRELIMINARY PLAT. [MACHADO]

SUMMARY

Please review the information provided for Whitestone Estates Phase 3 Preliminary Plat, 35 Single Family Residential Lots, Lots 13-27, Block B; Lots 14-33, Block C; being 44.785 acres situated in the Thomas Estes Survey, Abstract No. 298, City of Parker, Collin County, Texas.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:			
ACA/CS:	<i>Patti Scott Grey</i>	Date:	03/05/2020
City Attorney:		Date:	
Public Works Director:	<i>Gary Machado</i>	Date:	03/06/2020

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

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

February 28, 2020

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

Re: Whitestone Estates Phase 3
Engineering Plans


Dear Mr. Machado:

As you requested, we have reviewed the Engineering Plans for the Whitestone Estates – Phase 3 development prepared by Engineering Concepts and Design, LP.

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

We offer no further comments on the plans as submitted for this development review. We are available to discuss further at your convenience.

Sincerely,



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



DEVELOPMENT APPLICATION **City of Parker, Texas**

Date Received _____

Proposed Name of Subdivision: Whitestone Estates Phase 3

Plat Approval Requested

Filing Fee

Filing Fee

- ☒ Preliminary Plat \$800.00 + \$30/acre
☐ Site Plan \$300.00 + \$25/acre
☐ Replat/Amended \$500.00 plus \$15/lot

- ☐ Final Plat \$800.00 + \$30/acre
☐ Minor Plat (5 acres or less) \$500.00 + \$100/lot
☐ Development Plat \$300.00 + \$30/acre

Physical Location of Property: South 900' of Kingston Court along Whitestone Drive (2500' North of Parker Road and Dublin Intersection) (Address and General Location - Approximate distance to the nearest existing street corner)

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

Acres: 44.786 Existing # of Lots/Tracts: 1 Tract Existing ORD. 726 (4/21/2015)
 If a PD, include the Ordinance with application)

Property Owner's Name: Donihoo Farms, LTD.

Phone Number: 214-368-0238

Applicant/Contact Person: Stephen L. Sallman

Title: Manager

Company Name: Donihoo Farms, LTD.

Street/Mailing Address: 4040 North Central Expressway . Suite 850 City: Dallas State: Texas Zip: 75204

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

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

Contact Person: Ryan C. King, P.E.

Title: Project Manager

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

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

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

STATE OF TEXAS) (

COUNTY OF DALLAS) (

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

Stephen L. Sallman
 Owner / Agent (circle one)



SUBSCRIBED AND SWORN TO before me, this the 26 day of July, 2019.

Notary Public in and for the State of Texas: Sara E. Morgan

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:

Stacy J. Ballman
(Signature)

Name: Stephen I. Sallman

Title: Manager

Phone: 214-368-0238

Address: 4040 North Central Expressway, Ste 850

Dallas, Texas 75204

Date: _____

_____ Corporation; X Partnership;
 _____ Individual; or
 _____ Other (description)

CITY OF PARKER:

RECEIVED BY:

(Signature)

Name: _____

Title: _____

Date: _____

Donihoo Farms, Ltd.
4925 Greenville Avenue
Suite 1020
Dallas, TX 75206

Bank of Texas
Dallas, Texas
32-1432/1110

1169

7/29/2019

PAY TO THE
ORDER OF City of Parker

\$ **2,143.58

Two Thousand One Hundred Forty-Three and 58/100*****

DOLLARS

City of Parker
5700 E. Parker Road
Parker, Texas 76002

MEMO

Prelim Plat App Fee (Whitestone Phase 3)

⑈001169⑈ ⑆111014325⑆ ⑈8095514553⑈

Thomas Chigler
AUTHORIZED SIGNATURE

Donihoo Farms, Ltd.

City of Parker
EQUITY ACTIVITY-PH 2
EQUITY ACTIVITY-PH 2

Prelim Plat Fee
44,786 Ac @ \$30/ac

7/29/2019

1169

800.00
1,343.58

DonFarms-Chkg (BO) Prelim Plat App Fee (Whitestone Phase 3)

2,143.58

Security Features Included

Details on Back

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

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

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

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

SUBMITTAL FEES: All fees are due and payable at the time of application, except inspection, engineering and legal fees, which are due at the time of pre-Construction meeting with the City. No construction shall take place prior to the pre-construction meeting and submission of certified construction cost bid(s) by the contractor(s) and Owner. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

City Contact Information:

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

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

Signature _____

Title _____

OFFICIAL SUBMISSION DATE

Fees Paid \$ _____ Check # _____ From : _____

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

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

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

Plans routed for review on _____, to: ☐ Public Works Director

☐ City Engineer

☐ Building Official

☐ Fire Department

Public Hearing Required: ☐ Yes ☐ No

Paper Notice _____ (date)

Written Notice _____ (date)

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

SUBMITTAL REQUIREMENTS:

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

- ☐ Five (5) FOLDED copies of drawing(s) 24" X 36" [1"=100' scale]
- ☐ Twelve (12) FOLDED 11 X 17
- ☐ Three (3) Complete Engineering Plans (if applicable)
- ☐ Three (3) General Tree Survey
- ☐ Property Metes and Bounds on 8 ½ X 11 Sheet
- ☐ Proof of Ownership (Warranty Deed or Tax Certificate)
- ☐ Power of Attorney

The face of the plat shall show the following:

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

Return to: SJ3
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75204

Republic Title of Texas, Inc.
GF# 24707428 SJ3 FF 24-

2005-0231199

5874 02850

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

WARRANTY DEED WITH VENDOR'S LIEN

DATE: March 10, 2005

GRANTOR: B. J. Donihoo a/k/a Billy Joe Donihoo, a single person

GRANTOR'S MAILING ADDRESS:

2404 Dublin Road
Parker, Texas 75094

GRANTEE: Geneva Partners, Ltd.,
a Texas limited partnership

GRANTEE'S MAILING ADDRESS:

4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

CONSIDERATION:

Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to the undersigned paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and the additional sum of Three Million Five Hundred Fifty Thousand and No/100 Dollars (\$3,550,000.00) to be paid by Grantee to Grantor in accordance with the terms and provisions, and as evidenced by, that certain Promissory Note ("Note") bearing even date herewith in said principal sum of \$3,550,000.00, executed by Grantee and payable to the order of Grantor, said Note bearing interest and being due and payable as is more particularly provided therein, and such Note containing the usual provisions regarding interest on past due principal and interest, attorneys' fees and acceleration of maturity. The Note is secured by vendor's lien retained herein and by Deed of Trust of even date herewith from Grantee to Richard Seward, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All that certain lot, tract or parcel of land situated in the Thomas Estes Survey, A-298, in Collin County, Texas, and being more particularly described on Exhibit A attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Standby fees, taxes and assessments by any taxing authority for the year 2005, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

5874 02851

2. Easement to Pecan Orchard Water Supply, filed on March 22, 1974, recorded in Volume 907, Page 33, Deed Records, Collin County, Texas.

3. Easement to North Texas Municipal Water District, filed on May 14, 1986, recorded in Volume 2366, Page 861, Land Records, Collin County, Texas, and as shown on survey of Darren K. Brown, R.P.L.S. No. 5252, dated August 3, 2004, last revised August 12, 2004.

4. Rights of third parties with respect to those portions of the Property lying within the boundaries of Hackberry Lane and Donihoo Lane, as shown on survey of Darren K. Brown, R.P.L.S. No. 5252, dated August 3, 2004, last revised August 12, 2004.

5. Overhead power lines and power poles, cable sign, water station, telephone pedestal, and any lines associated therewith; and fence protrusions over the north and south property lines; as shown on survey of Darren K. Brown, R.P.L.S. No. 5252, dated August 3, 2004, last revised August 12, 2004.

6. Rights, if any, of third parties with respect to that portion of the Property lying outside of the fence along the east property line, as shown on survey of Darren K. Brown, R.P.L.S. No. 5252, dated August 3, 2004, last revised August 12, 2004.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold the Property to Grantee and Grantee's heirs, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

The conveyance made by Grantor to Grantee herein includes all appurtenances on the Property or in any wise appertaining to the Property and all buildings, structures, fixtures and improvements of Grantor located thereon, as well as all of Grantor's right, title and interest, if any, in and to adjacent streets, alleys, easements, rights-of-way, and existing rights of ingress and egress thereto and any adjacent strips or gores of real estate, and all rights, title and interests appurtenant to the Property and any improvements located thereon.

The vendor's lien against and superior title to the Property are retained until the Note is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED EFFECTIVE as of, although not necessarily on, the day and date first above shown.

GRANTOR:


B. J. Donihoo

5874 02852

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on March 10, 2005, by **B. J. Donthoo**.



Anne M. Gross

Notary Public, State of Texas

After recording return to:

~~Geneva Partners, Ltd.~~
~~4925 Greenville Avenue, Suite 1020~~
~~Dallas, Texas 75206~~
~~Attn: Stephen L. Saltman~~

5874 02853

EXHIBIT A

Legal Description

119.9785 Acres

All that certain lot, tract or parcel of land lying and situated in the **Thomas Estes Survey, A-298**, City of Parker, Collin County, Texas, the subject tract being a portion of a tract of land conveyed to Billy Joe Donihoo according to the deed recorded under County Clerk's File Number 97-0009145 and Volume 2450, Page 438 of the Deed Records of Collin County, Texas (DRCCT), the subject tract being more particularly described as follows:

- BEGINNING** at a "PK" nail set in the approximate center line of Hackberry Lane, same being the Southwest corner of a tract of land conveyed to Mark Matheney according to the deed recorded under County Clerk's File Number 97-0021137 (DRCCT), from said "PK" nail a 1/2 inch iron pin found bears North 10 degrees 04 minutes 23 seconds East, a distance of 203.03 feet;
- THENCE** North 89 degrees 59 minutes 26 seconds East, along the South line of said Matheney Tract, a distance of 1305.95 feet to a 1/2 inch iron pin found at corner;
- THENCE** North 01 degrees 42 minutes 02 seconds East, along the East line of said Matheney Tract, a distance of 200.76 feet to a 1/2 inch iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a 1/2 inch iron pin found bears North 04 degrees 25 minutes 45 seconds West, a distance of 2.94 feet;
- THENCE** North 89 degrees 58 minutes 50 seconds East, passing a 1/2 inch iron pin found on line at a distance of 2696.05 feet and continuing a total distance of 2716.10 feet to a 1/2 inch iron pin with a yellow cap stamped Precise Land Surveying found at corner, from which a 1/2 inch iron pin found bears North 42 degrees 39 minutes 18 seconds West, a distance of 1.19 feet;
- THENCE** South 00 degrees 32 minutes 0.1 seconds West, along the West line of Parker Estates, an addition to the City of Parker according to the file plat recorded in Cabinet A, Page 198 (DRCCT), a distance of 727.24 feet to a 1/2 inch iron pin found at corner;
- THENCE** South 00 degrees 53 minutes 21 seconds West, along the West line of a tract of land conveyed to Tareef Jarjour, et al, according to the deed recorded in Volume 2147, Page 41 (DRCCT), a distance of 636.64 feet to a 1/2 inch iron pin with a red cap found at the Southwest corner of said Jarjour Tract and the Northwest corner of a tract of land conveyed to Douglas P. Williams according to the deed recorded in Volume 1463, Page 303 (DRCCT), same being the Northeast corner of a tract of land conveyed to Chieh Chen and Sherry K. Chen according to the deed recorded under County Clerk's File Number 92-0029270 (DRCCT);
- THENCE** South 89 degrees 31 minutes 21 seconds West, along the North line of said Chen Tract, a distance of 388.43 feet to a 1/2 inch iron pin found at the Northeast corner of Cottonwood Acres North, an addition to the City of Parker according to the file plat recorded in Volume 6, Page 84 (DRCCT);

5874 02854

- THENCE** North 89 degrees 29 minutes 17 seconds West, along the North line of said Cottonwood Acres North, a distance of 1604.36 feet;
- THENCE** South 00 degrees 39 minutes 53 seconds West, a distance of 3.96 feet to the Northeast corner of Windmill Country Estates, an addition to the City of Parker according to the file plat recorded in Volume 10, Page 27 (DRCCT);
- THENCE** South 89 degrees 44 minutes 29 seconds West, along the North line of said Windmill Country Estates, and towards the South side of Donihoo Lane, distance of 2026.43 feet to a 1/2 inch iron pin found at the Northwest corner of said Windmill Country Estates;
- THENCE** North 86 degrees 17 minutes 09 seconds West, a distance of 25.01 feet;
- THENCE** North 01 degree 36 minutes 54 seconds East, along the approximate center line of said Hackberry Lane, a distance of 1162.81 feet to the **PLACE OF BEGINNING**, with the subject tract containing 5,226,264 square feet or 119.9785 acres of land.

5874 02855

UNOFFICIAL

ANY PERSON WHOSE PHOTOGRAPH IS THE PROPERTY OF THE
STATE OF TEXAS SHALL BE SUBJECT TO THE FOLLOWING RULES AND
REGULATIONS: (COUNTY OF COBURN)
1. THE PHOTOGRAPH SHALL BE KEPT IN THE STATE OF TEXAS
2. THE PHOTOGRAPH SHALL NOT BE USED FOR ANY OTHER PURPOSE
3. THE PHOTOGRAPH SHALL NOT BE REPRODUCED OR COPIED
4. THE PHOTOGRAPH SHALL NOT BE LOANED TO ANY OTHER PERSON
5. THE PHOTOGRAPH SHALL NOT BE USED FOR ANY OTHER PURPOSE

MAR 11 2005

Brenda Taylor

Seal of the State of Texas

MAR 11 2005

1. *Journal of the American Medical Association*, 1997; 277: 1033-1038.

METES AND BOUNDS DESCRIPTION:

BEING 44.785 ACRES OF LAND SITUATED IN THE THOMAS ESTES SURVEY, ABSTRACT NUMBER 298, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 150.38 ACRE TRACT OF LAND AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 20150630000791540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND BEING A PORTION OF THAT CERTAIN CALLED 119.9785 ACRE TRACT AS CONVEYED TO GENEVA PARTNERS, LTD. BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5874, PAGE 2850, (OPRCCT) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE WEST LINE OF WHITESTONE DRIVE (85' RIGHT-OF-WAY) AND THE SOUTH LINE OF THE ABOVE-MENTIONED 119.9785 ACRE TRACT, AND BEING AT THE NORTHEAST CORNER OF LOT 28, BLOCK B, WHITESTONE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET 2017, PAGE 187, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT);

THENCE SOUTH 88 DEGREES 52 MINUTES 48 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 119.9785 ACRE TRACT, A DISTANCE OF 232.66 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED LOT 28, SAME BEING THE NORTHEAST CORNER OF LOT 8, COTTON WOOD ACRES NORTH, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY TEXAS BY PLAT THEREOF RECORDED IN VOLUME 6, PAGE 73, (PRCCT);

THENCE SOUTH 89 DEGREES 52 MINUTES 57 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 119.9785 ACRE TRACT AND THE COMMON NORTH LINE OF THE ABOVE-MENTIONED COTTON WOOD ACRES NORTH ADDITION, A DISTANCE OF 1203.14 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B OF THE ABOVE-MENTIONED WHITESTONE ESTATES, PHASE 1;

THENCE NORTH 23 DEGREES 10 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID 119.9785 ACRE TRACT AND WITH AN INTERIOR EAST LINE OF SAID WHITESTONE ESTATES, PHASE 1, A DISTANCE OF 592.61 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE COMMON EAST CORNER OF LOT 3 AND LOT 4, BLOCK B OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, AT A DISTANCE OF 808.20 FEET PASS A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 119.9785 ACRE TRACT AND THE COMMON SOUTH LINE OF THE ABOVE-MENTIONED 150.38 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID 150.38 ACRE TRACT FOR A TOTAL DISTANCE OF 1148.84 FEET TO A 1/2" IRON ROD FOUND IN THE EAST LINE OF LOT 11, BLOCK B, SAME BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK B OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE CONTINUING OVER AND ACROSS SAID 150.38 ACRE TRACT AND WITH A SOUTH LINE OF SAID WHITESTONE ESTATES, PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 85 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 346.93 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF LOT 1, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1 AT THE SOUTHEAST CORNER OF DEVON DRIVE (50' RIGHT-OF-WAY);
- 2) SOUTH 04 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 115.30 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED LOT 1, BLOCK C
- 3) SOUTH 85 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 263.60 FEET TO A 1/2" IRON ROD FOUND AT A SOUTH ANGLE CORNER OF LOT 2, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1;
- 4) NORTH 89 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 600.04 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE SOUTH LINE OF LOT 5, BLOCK C, SAME BEING THE NORTHWEST CORNER OF LOT 7, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1

THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, AT A DISTANCE OF 171.91 FEET PASS A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 150.38 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 119.9785 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID 119.9785 ACRE TRACT FOR A TOTAL DISTANCE OF 1161.91 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 13, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH 89 DEGREES 58 MINUTES 58 SECONDS EAST, WITH THE SOUTH LINE OF THE ABOVE-MENTIONED LOT 13, BLOCK C AND CONTINUING OVER AND ACROSS SAID 119.9785 ACRE TRACT, A DISTANCE OF 255.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE WEST LINE OF WHITESTONE DRIVE;

THENCE CONTINUING OVER AND ACROSS SAID 119.9785 ACRE TRACT AND WITH THE WEST LINE OF WHITESTONE DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 00 DEGREES 36 MINUTES 56 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 86 DEGREES 50 MINUTES 14 SECONDS, A RADIUS OF 20.00 FEET AND A LONG CHORD THAT BEARS SOUTH 46 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 27.49 FEET;
- 2) SOUTHEASTERLY WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 30.31 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A DELTA ANGLE OF 52 DEGREES 56 MINUTES 13 SECONDS, A RADIUS OF 342.50 FEET AND A LONG CHORD THAT BEARS SOUTH 29 DEGREES 36 MINUTES 50 SECONDS EAST, A DISTANCE OF 305.31 FEET;
- 3) SOUTHEASTERLY WITH SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 316.44 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 12 DEGREES 24 MINUTES 59 SECONDS, A RADIUS OF 257.50 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 52 MINUTES 27 SECONDS EAST, A DISTANCE OF 55.69 FEET;
- 4) SOUTHEASTERLY WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 55.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.785 ACRES OF LAND, MORE OR LESS.

15/ITC/ 1516857 -COM/CCT

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DATE: June 25, 2015

GRANTOR: Geneva Partners, Ltd.,
a Texas limited partnership

GRANTOR'S MAILING ADDRESS:

4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

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

GRANTEE'S MAILING ADDRESS:

4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

CONSIDERATION:

Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to the undersigned paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and an additional sum of cash in hand paid to Grantor by **Frost Bank**, ("Lender") at the special instance and request of and as a loan to Grantee, the receipt whereof in full by Grantor is hereby acknowledged. The purchase money payment and loan is evidenced by that certain Promissory Note ("Note") bearing even date herewith in the principal sum of **\$6,500,000.00**, executed by Grantee and payable to the order of Lender. The Note bears interest and is due and payable as is more particularly provided therein. The Note contains the usual provisions regarding interest on past due principal and interest, attorneys' fees and acceleration of maturity. The Note is secured by vendor's lien retained herein and by Deed of Trust of even date herewith from Grantee to **Dan Guarino**, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All those certain lots, tracts or parcels of land lying and situated in Collin County, Texas, and being more particularly described on **Exhibit A** attached hereto and incorporated herein for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is subject to all matters of record in Collin County, Texas, enforceable against the Property on this date, all laws, regulations and restrictions, including, building and zoning ordinances, if any, of municipal or other governmental authorities applicable to and enforceable against the Property, and those matters set forth on **Exhibit B** attached hereto and incorporated herein for all purposes.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold the Property to Grantee and Grantee's successors and assigns forever. Grantor hereby binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty, when the claim is by, through or under Grantor, but not otherwise.

THE PROPERTY IS BEING CONVEYED IN IS "AS IS," "WHERE IS" and "WITH ALL FAULTS" BASIS AND GRANTOR DISCLAIMS ANY AND ALL OTHER REPRESENTATIONS OR WARRANTIES WHATSOEVER, EITHER EXPRESS OR IMPLIED OR STATUTORY RELATING TO THE PROPERTY OR ANY PORTION THEREOF, OR ITS CONDITION. GRANTOR FURTHER MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE IN RESPECT OF THE PROPERTY. GRANTEE AFFIRMS THAT GRANTEE HAS NOT RELIED ON GRANTOR'S SKILL OR JUDGMENT TO SELECT OR FURNISH SUCH PROPERTY FOR ANY PARTICULAR PURPOSE, AND THAT GRANTOR HAS MADE NO WARRANTY THAT SUCH PROPERTY IS FIT FOR ANY PARTICULAR PURPOSE. GRANTEE HAS TAKEN INTO ACCOUNT AND ASSUMES SUCH RISK OF UNKNOWN, AND/OR UNDISCOVERED ADVERSE CONDITIONS IN MAKING ITS DECISION TO PURCHASE THE PROPERTY ON THE TERMS SET FORTH HEREIN.

The vendor's lien against and superior title to the Property are retained until the Note is fully paid according to its terms, at which time this deed shall become absolute. Said vendor's lien and superior title are retained for the benefit of Lender, and are hereby transferred to Lender, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED EFFECTIVE as of, although not necessarily on, the day and date first above shown.

GRANTOR:

Geneva Partners, Ltd.,
a Texas limited partnership

By: Warner Land Advisors, L.P.,
a Texas limited partnership.
General Partner

By: Warner Capital, L.L.C.,
a Texas limited liability company,
General Partner

By: Stephen L. Sallman, Mgr.
Stephen L. Sallman,
Manager

GRANTEE:

Donihoo Farms, Ltd.,
a Texas limited partnership

By: DF Advisors, LLC,
a Texas limited liability company,
General Partner

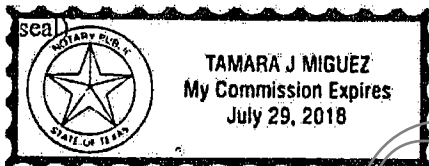
By: Stephen L. Sallman, Mgr.
Stephen L. Sallman,
Manager

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on June 29, 2015, by Stephen L. Sallman, General Partner of Warner Capital, LLC, a Texas limited liability company, the General Partner of Warner Land Advisors, L.P., a Texas limited partnership, the General Partner of Donihoo Farms, Ltd. a Texas limited partnership, on behalf thereof and in the capacity herein stated.



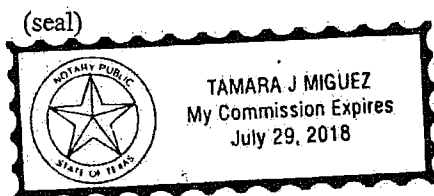
Tamara Miguez
Notary Public, State of Texas

STATE OF TEXAS

§
§
§

COUNTY OF DALLAS

This instrument was acknowledged before me on June 29, 2015, by Stephen L. Sallman, Manager of DF Advisors, LLC, a Texas limited liability company, General Partner of Donihoo Farms, Ltd., a Texas limited partnership, on behalf thereof and in the capacity herein stated.



Tamara Miguez
Notary Public, State of Texas

After recording, return to:

Donihoo Farms, Ltd.
4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206
Attn: Stephen L. Sallman

H:\Documents\Werner-Turner\Project\Geneva\WDVL062315.rpt

Prepared in the law offices of:

Sims Moore Hill Gannon & Crain, L.L.P.
211 E. Franklin Street
P. O. Box 1096
Hillsboro, Texas 76645

UNOFFICIAL

EXHIBIT A

Legal Description

UNOFFICIAL

TRACT A – 11.660 ACRES

Being an 11.660 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being all of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of the Deed Records, Collin County, Texas, said 11.660 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylon Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records and the northeast corner of said 11.6503 acre tract;

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

Thence South 00°07'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 11.6503 acre tract;

Thence South 89°19'35" West at 30.0 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said 11.6503 acre tract;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said 11.6503 acre tract;

Thence North 88°52'47" East with said south line, a distance of 388.63 feet to the **Point-of-Beginning** and containing **11.660 acres or 507,895 square feet** of land.

TRACT B – 11.669 ACRES

Being a 11.669 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas, said 11.669 acre tract of land being more particularly described as follows:

Commencing at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the southwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu V. Bhimani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West a distance of 388.63 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, and the northwest corner of said 11.6503 acre tract;

Thence South 89°52'56" West with the north line of said Cotton Wood Acres North, a distance of 1,203.34 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of the herein described 11.669 acre tract, the **True Point-of-Beginning**;

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

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a found 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 11.669 acre tract;

Thence over and across said 119.9785 acre tract the following calls and distances:

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

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

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

North 00°01'02" East a distance of 606.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

North 00°01'02" East a distance of 165.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of the herein described 11.669 acre tract;

Thence North 89°19'02" East with said north line, a distance of 600.04 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described 11.669 acre tract;

Thence South 00°01'02" West over and across said 119.9785 acre tract, a distance of 808.20 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East a distance of 592.61 feet to the **Point-of-Beginning** and containing **11.669 acres or 508,289 square feet of land.**

TRACT C – 16.815 ACRES.

Being a 16.815 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas, said 16.815 acre tract of land being more particularly described as follows:

Beginning at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the southwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu V. Bhimani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West with the north line of said 11.6503 acre tract, a distance of 156.12 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 16.815 acre tract;

Thence over and across said 119.9785 acre tract the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.97 feet (chord bears North 49°48'04" West, 55.86 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.59 feet and an arc length of 316.15 feet (chord bears North 29°35'25" West, 305.05 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

North 89°58'58" West a distance of 255.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 990.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of the herein described 16.815 acre tract;

North 89°19'02" East with said north line, a distance of 625.05 feet to a 1/2" iron rod found in the west line of the 171.126 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 915 of said Deed Records (formerly known as Parker Estates recorded in Cab A, Page 198), said rod being the northeast corner of said 119.9785 acre tract;

Thence South 00°01'02" West with the west line of said 171.126 acre tract, passing the northwest corner of said 35.005 acre Bhimani tract and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 16.815 acres or 732,477 square feet of land.

UNOFFICIAL

EXHIBIT B

Permitted Exceptions

Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

2. Easement to Texas Power and Light Company recorded in Volume 652, Page 638 of the Deed Records of Collin County, Texas.
3. Easement to North Texas Municipal Water District recorded in Volume 2366, Page 858 of the Deed Records of Collin County, Texas.
4. Temporary 30' Access Easement recorded as Collin County Clerk's Document No. 20060210000186220 in the Official Public Records of Collin County, Texas.
5. Development Agreement recorded as Collin County Clerk's Document No. 20150511000539840 in the Official Public Records of Collin County, Texas.
6. Mineral reservation contained in document recorded in Volume 2003, Page 161 of the Deed Records of Collin County, Texas.
7. Easement to Pecan Orchard Water Supply recorded in Volume 907, Page 33 of the Deed Records of Collin County, Texas.
8. Easement to North Texas Municipal Water District recorded in Volume 2366, Page 861 of the Deed Records of Collin County, Texas.

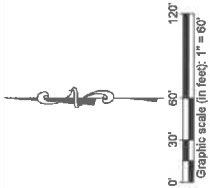


Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/30/2015 09:20:32 AM
\$62.00 CJAMAL
20150630000791500

Stacey Kemp



ABBR.	DEFINITION
IRS	Iron rod set w/ cap stamped "ONEAL 6570"
IRM	Iron rod found
CM	Controlling monument
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
BL	Building line
U.E.	Utility easement
D.E.	Drainage easement
D.A.U.E.	Drainage & utility easement
V.A.M.	25'±25' Visibility, access & maintenance easement
W.E.	Water easement
C.A.	Common Area
	Indicates street name change

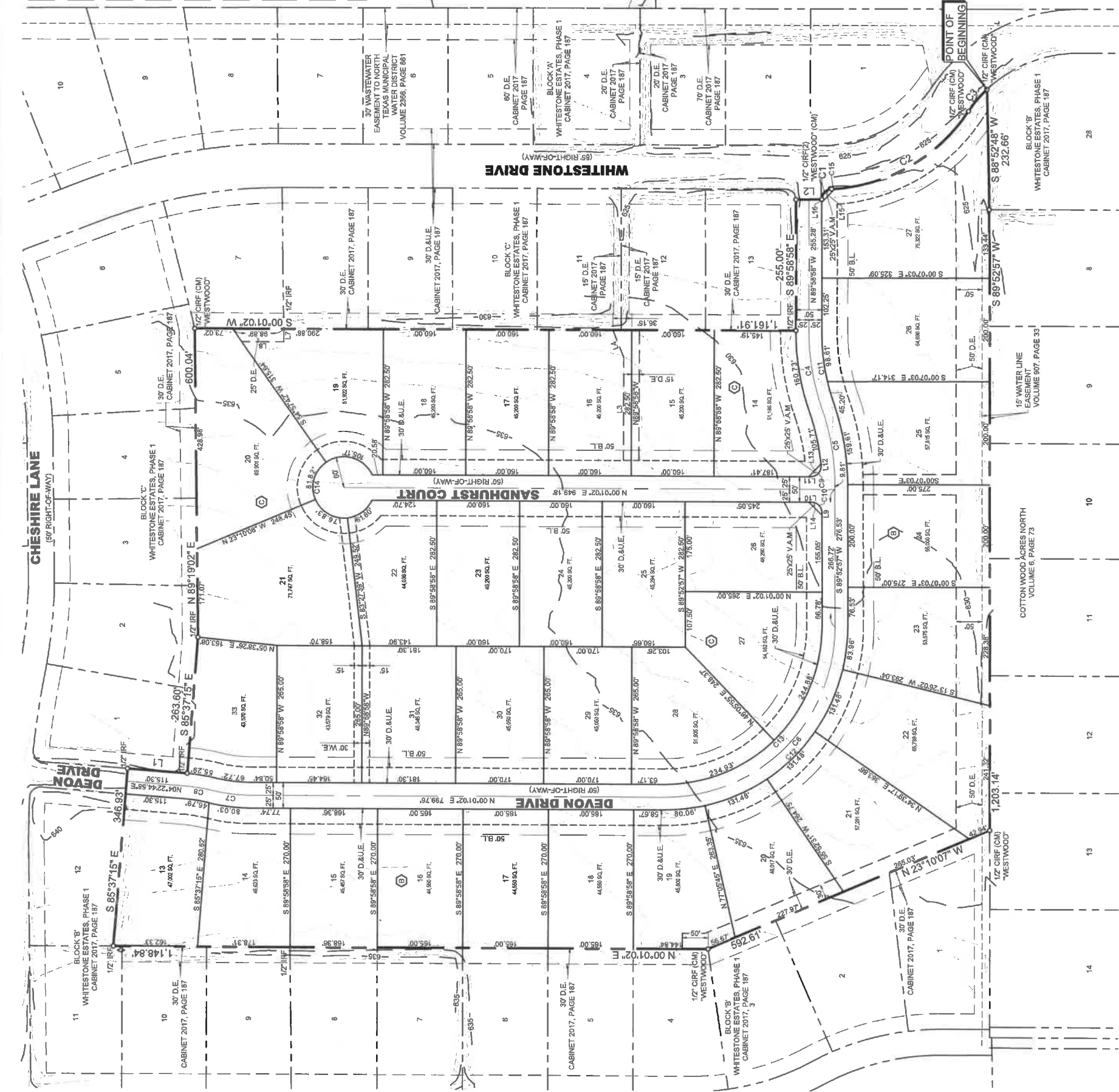


NOTES:

- By graphical adding, the parcel described herein does not lie within a Special Flood Hazard Area, as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4808SC0385, J, dated June 02, 2008, as published by the Federal Emergency Management Agency. The above flood statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- Bearings are based on plat recorded in Cabinet 2017, Page 187, Official Public Records, Collin County, Texas.
- A 1/2-inch iron rod with cap stamped "ONEAL 6570" will be set at all boundary corners, lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing after all construction for this subdivision has been completed.
- Selling a portion of this addition by notes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- No permanent structures, walls, trees, or utilities, except crossings at approximately 90 degrees, shall be permitted within the NTAMD easements.
- All lots must utilize alternative type on-site sewage facilities. Presence of rock throughout a portion of the subdivision may require the use of alternative type on-site sewage facilities to aerobic treatment with surface application on individual lots.
- Must maintain state-mandated setback of all on-site sewage facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (per state regulations).
- Tree removal and/or grading for OSSEF may be required on individual lots.
- Individual site evaluations and OSSEF design plans (including all state and county requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSEF system.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Maintenance of dedicated Drainage Easements is the responsibility of the property owner unless such maintenance is delegated to the Homeowners Association in accordance with the Covenants, Conditions and Restrictions field of record for the Property.
- Maintenance of the Detention Ponds shall be the responsibility of the Whitehouse Estates Homeowners Association.

WHITEHOUSE ESTATES, PHASE 3, LOT TABLE		
BLOCK	LOT NO.	SQUARE FEET
B	1	47,002
B	2	45,623
B	3	45,487
B	4	45,487
B	5	44,560
B	6	44,560
B	7	44,560
B	8	44,560
B	9	44,560
B	10	44,560
B	11	44,560
B	12	44,560
B	13	44,560
B	14	44,560
B	15	44,560
B	16	44,560
B	17	44,560
B	18	44,560
B	19	44,560
B	20	44,560
B	21	44,560
B	22	44,560
B	23	44,560
B	24	44,560
B	25	44,560
B	26	44,560
B	27	44,560
B	28	44,560
B	29	44,560
B	30	44,560
B	31	44,560
B	32	44,560
B	33	44,560

CURVE TABLE				LINE TABLE			
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B	LINE #	BEARING
C1	86°50'14"	20.00'	30.31'	27.49'	S46°33'51"E	L1	S04°22'45"W
C2	52°56'13"	342.50'	316.44'	305.31'	S29°36'50"E	L2	S00°36'56"E
C3	12°24'59"	257.50'	55.80'	55.80'	S49°52'27"E	L3	S89°58'56"E
C4	19°23'14"	450.00'	152.27'	151.54'	S80°19'25"W	L4	N88°13'13"E
C5	19°15'08"	450.00'	151.21'	150.50'	S80°15'23"W	L7	N89°58'56"W
C6	90°08'05"	330.00'	519.14'	467.24'	N45°03'01"W	L8	N00°01'02"E
C7	14°06'35"	300.00'	73.88'	73.69'	N07°04'19"E	L9	N89°52'57"E
C8	9°44'52"	300.00'	51.04'	50.98'	N09°15'10"E	L10	N00°01'02"E
C9	85°08'08"	20.00'	33.21'	28.52'	S47°33'02"E	L11	S00°01'02"W
C10	89°51'55"	20.00'	31.37'	28.25'	N44°56'59"E	L12	S84°40'05"W
C11	19°23'13"	425.00'	143.61'	143.12'	S80°19'25"W	L13	S46°55'17"E
C12	90°08'05"	355.00'	558.47'	502.64'	S45°03'01"E	L14	N44°56'58"E
C13	90°08'05"	305.00'	479.81'	431.84'	S45°03'01"E	L15	N45°01'43"W
C14	310°45'05"	60.00'	325.42'	50.00'	N89°58'56"W	L16	S89°58'58"E
C15	1°01'13"	342.50'	6.10'	6.10'	S03°39'21"E		5.55'



PRELIMINARY PLAT
WHITEHOUSE ESTATES,
PHASE 3

32 ACRES, MORE OR LESS
LOTS 13-27, BLOCK 8, LOTS 14-33, BLOCK C,
BEING 44.765 ACRES SITUATED IN THE THOMAS
ESTES SURVEY, ABSTRACT NO. 288
CITY OF PARKER, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: 4/24/19

OWNERS
Geneva Partners, Ltd.
4040 N. Central Expressway
Suite 850
Dallas, Texas 75204-3227
Firm No. 10194132

LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue
Suite 850
Dallas, Texas 75204-3227
Firm No. 10194132

ENGINEERINGCONCEPTS
& DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDOOR, SUITE 200, WYU, TX 75089
972-941-5400 FAX 972-941-8401 WWW.ECDLP.COM

SHEET
1
OF
2
Date : 1/30/2020
Scale : 1" = 100'
File : 06115 Pre Plat
Project No. : 06115

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEING 44.785 ACRES OF LAND SITUATED IN THE THOMAS ESTES SURVEY, ABSTRACT NUMBER 298, COLLIN COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 150.38 ACRE TRACT OF LAND AS CONVEYED TO DONIHOO FARMS, LTD. BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2015063000781540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND BEING A PORTION OF THAT CERTAIN CALLED 18.9785 ACRE TRACT AS CONVEYED TO GENEVA PARTNERS, LTD. BY WARRANTY DEED WITH VENDORS LIEN RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND IN THE WEST LINE OF WHITESTONE DRIVE (85' RIGHT-OF-WAY) AND THE SOUTH LINE OF THE ABOVE-MENTIONED 119.9785 ACRE TRACT, AND BEING AT THE NORTHEAST CORNER OF LOT 28, BLOCK B, WHITESTONE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED IN CABINET 2017, PAGE 187, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT);

THENCE SOUTH: 88 DEGREES 52 MINUTES 57 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 119.9785 ACRE TRACT, A DISTANCE OF 232.86 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED LOT 28, SAME BEING THE NORTHEAST CORNER OF LOT 8, COTTON WOOD ACRES NORTH, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY TEXAS BY PLAT THEREOF RECORDED IN VOLUME 8, PAGE 73, (PRCCT);

THENCE SOUTH 89 DEGREES 52 MINUTES 57 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID 119.9785 ACRE TRACT AND THE COMMON NORTH LINE OF THE ABOVE-MENTIONED COTTON WOOD ACRES NORTH, ADDITION, A DISTANCE OF 1203.14 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHEAST CORNER OF LOT 1, BLOCK B OF THE ABOVE-MENTIONED WHITESTONE ESTATES, PHASE 1;

THENCE NORTH 23 DEGREES 10 MINUTES 07 SECONDS WEST, OVER AND ACROSS SAID 119.9785 ACRE TRACT AND WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE COMMON EAST CORNER OF LOT 3 AND LOT 4, BLOCK B OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE NORTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, AT A DISTANCE OF 808.20 FEET PASS A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID 119.9785 ACRE TRACT AND THE COMMON SOUTH LINE OF THE ABOVE-MENTIONED 150.38 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID 150.38 ACRE TRACT FOR A DISTANCE OF 171.81 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE SOUTHWEST CORNER OF LOT 12, BLOCK B OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE CONTINUING OVER AND ACROSS SAID 150.38 ACRE TRACT AND WITH A SOUTH LINE OF SAID WHITESTONE ESTATES, PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 85 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 348.93 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF LOT 13, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1 AT THE SOUTHEAST CORNER OF DEVON DRIVE (50' RIGHT-OF-WAY);
- 2) SOUTH 04 DEGREES 22 MINUTES 45 SECONDS WEST, A DISTANCE OF 116.30 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED LOT 1, BLOCK C
- 3) SOUTH 85 DEGREES 37 MINUTES 15 SECONDS EAST, A DISTANCE OF 283.60 FEET TO A 1/2" IRON ROD FOUND AT A SOUTH ANGLE CORNER OF LOT 2, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1;
- 4) NORTH 89 DEGREES 19 MINUTES 02 SECONDS EAST, A DISTANCE OF 600.04 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHWEST CORNER OF LOT 5, BLOCK C, SAME BEING THE NORTHWEST CORNER OF LOT 7, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1

THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS WEST, AT A DISTANCE OF 171.81 FEET PASS A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 150.38 ACRE TRACT AND THE COMMON NORTH LINE OF SAID 119.9785 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID 119.9785 ACRE TRACT FOR A TOTAL DISTANCE OF 1161.81 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 13, BLOCK C OF SAID WHITESTONE ESTATES, PHASE 1;

THENCE SOUTH: 89 DEGREES 58 MINUTES 58 SECONDS EAST, WITH THE SOUTH LINE OF THE ABOVE-MENTIONED LOT 13, BLOCK C, AND CONTINUING OVER AND ACROSS SAID 119.9785 ACRE TRACT, A DISTANCE OF 235.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE WEST LINE OF WHITESTONE DRIVE;

THENCE CONTINUING OVER AND ACROSS SAID 119.9785 ACRE TRACT AND WITH THE WEST LINE OF WHITESTONE DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 00 DEGREES 36 MINUTES 58 SECONDS EAST, A DISTANCE OF 50.09 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 86 DEGREES 50 MINUTES 14 SECONDS, A RADIUS OF 20.00 FEET AND A LONG CHORD THAT BEARS SOUTH 48 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 27.49 FEET;
- 2) SOUTHEASTERLY WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 30.31 FEET TO A 1/2" IRON ROD BEARING SOUTH 29 DEGREES 38 MINUTES 58 SECONDS EAST, A RADIUS OF 342.50 FEET, AN ARC CHORD THAT BEARS SOUTH 29 DEGREES 38 MINUTES 58 SECONDS EAST, A DISTANCE OF 305.31 FEET;
- 3) SOUTHEASTERLY WITH SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 316.44 FEET TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD" FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 12 DEGREES 27 SECONDS EAST, A RADIUS OF 287.50 FEET AND A LONG CHORD THAT BEARS SOUTH 49 DEGREES 52 MINUTES 27 SECONDS EAST, A DISTANCE OF 55.69 FEET;
- 4) SOUTHEASTERLY WITH THE REVERSE CURVE TO THE RIGHT, AN ARC LENGTH OF 55.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.785 ACRES OF LAND, MORE OR LESS.

OWNERS DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, Geneva Partners Ltd., Donihoo Farms, Ltd., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as WHITESTONE ESTATES, PHASE 3, an addition to the City of Parker, Texas, and does hereby dedicate in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, structures, signs, or other improvements located within the easements shown on this plat, and the City of Parker shall have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

Witness my hand at _____ Texas, this the ____ day of _____, 2020.

For: Geneva Partners, Ltd., a Texas limited partnership

By: Warner Land Advisors, L.P.,
a Texas limited partnership,
General Partner

By: Warner Capital, L.L.C.,
a Texas limited liability company,
General Partner

By: Stephen L. Salliman, Manager

Witness my hand at _____ Texas, this the ____ day of _____, 2020.

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

By: DF Advisors, LLC, its general partner

By: Stephen L. Salliman, Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stephen L. Salliman, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public In and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

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

Given under my hand and seal this the ____ day of _____, 2020.

PRELIMINARY - This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

Daniel Chase O'Neal
Registered Professional Land Surveyor
State of Texas no. 6570

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2020.

Notary Public In and for the State of Texas

My Commission Expires: _____

CITY APPROVAL CERTIFICATE

Recommended for Approval:

Chairman, Planning and Zoning Commission

City of Parker, Texas

Date

Approved and Accepted:

Mayor, City of Parker, Texas

Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing final plat of WHITESTONE ESTATES, PHASE 3, as shown and described on the plat, was adopted by the City Council of the City of Parker, Texas, on this day of _____, 2020, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the mayor to file the approval thereof by signing his name herein above subscribed.

Witness my hand this ____ day of _____, 2020.

City Secretary

City of Parker, Texas

Date

HEALTH DEPARTMENT CERTIFICATE

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

Registered Sanitation or designated representative

Collin County Development Services

OWNERS
Geneva Partners, Ltd.
4040 N. Central Expressway
Suite 850
Dallas, Texas 75204-3227
Firm No. 10194132

LAND SURVEYOR
O'Neal Surveying Co.
5111 Cole Avenue
Suite 200
Dallas, Texas 75204
Firm No. 10194132

Donihoo Farms LTD.
4040 N. Central Expressway
Suite 850
Dallas, Texas 75204-3227

ENGINEERING CONCEPTS
& DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-00145
201 WINCO CIR, SUITE 200, WYLLIE, TX 75098
972-941-5400 FAX: 972-941-5401 WWW.ECDLP.COM

PRELIMINARY PLAT
**WHITESTONE ESTATES,
PHASE 3**

35 INTERSECTING LOTS
LOTS 13-27, BLOCK B, LOTS 14-33, BLOCK C;
BEING 44.785 ACRES SITUATED IN THE THOMAS
ESTES SURVEY, ABSTRACT NO. 298
CITY OF PARKER, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: 4/24/19

SHEET
2
OF
2

Date : 1/30/2020

Scale : N/A

File : 05115 Pre Plat

Project No. : 05115