



AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

MARCH 10, 2022 @ 7:00 PM

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, March 10, 2022, at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. The meeting will be open to the public.

Pursuant to Texas Government Code § 551.127, notice is given that it is the intent of the Planning and Zoning Commission that a quorum of the Commission will be physically present for the above-referenced meeting at Parker City Hall, 5700 E. Parker Road, Parker Texas. Some Commissioners or City employees may participate in this meeting remotely by means of video conference call in compliance with state law.

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 City Council invites any person with business before the Council to speak to the Council. 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 MEETING MINUTES FOR NOVEMBER 11, 2021.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR MARCH 3, 2022.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON 6815 MCWHIRTER ROAD DEVELOPMENT PLAT.
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 3 FINAL PLAT.

ROUTINE ITEMS

FUTURE AGENDA ITEMS

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 4, 2022, by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at .

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.



Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: March 4, 2022
Exhibits:	<ul style="list-style-type: none"> • <u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR NOVEMBER 11, 2021.

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/04/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/04/2022 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	03/04/2022

MINUTES

PLANNING AND ZONING COMMISSION MEETING

November 11, 2021

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:05 p.m.

Commissioners Present: Use “✓” or “X”, please				
✓	Chairperson Russell Wright			Alternate <Open Slot>
✓	Commissioner Joe Lozano			Alternate Larkin Crutcher
	Commissioner Wei Wei Jeang		✗	Alternate JR Douglas
✗	Commissioner David Leamy			
	Commissioner Jasmat Sutaria			
Staff/Others Present:				
✗	Public Works Dir. Gary Machado			City Attorney Brandon S. Shelby
	City Secretary Patti Scott Grey			

APPOINTMENT OF ALTERNATE(S)

Alternate Douglas served as a voting member for tonight's meeting.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

No one was present at the meeting for public comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR July 22, 2021.

MOTION: Commissioner Leamy moved to approve the minutes as presented. Alternate Douglas seconded with Commissioners/Alternate Wright, Lozano, Leamy, Douglas voting for. Motion carried 4-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON Whitestone Estates Phase 3 final plat.

Director Machado led a brief discussion that indicated all previously-identified outstanding issues have been satisfactorily addressed by the developer.

MOTION: Alternate Douglas moved to approve the final plat. Commissioner Leamy seconded with Commissioners/Alternates Wright, Lozano, Leamy, Douglas voting for. Motion carried 4-0.

FUTURE AGENDA ITEMS

Director Machado indicated that Kings Crossing Phase 3A final plat will be up for discussion and approval in the near future.

Commissioner Wright indicated that Commissioner Kittrell has resigned, and there are two applications received for the vacant alternate position. One applicant, Tim McGinnis, was present at the meeting.

ADJOURN

Chairperson Wright adjourned the meeting at 7:12 p.m.

Minutes Approved on 10th day of March, 2022.

Chairperson Russell Wright

Attest:

Commission Secretary Wei Wei Jeang

Prepared by Commission Secretary Wei Wei Jeang



Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared: March 4, 2022
Exhibits:	<ul style="list-style-type: none"> • <u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR MARCH 3, 2022.

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/04/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/04/2022 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	03/04/2022

MINUTES**PLANNING AND ZONING COMMISSION SPECIAL MEETING**

March 3, 2022

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 4:05 p.m.

Commissioners Present: Use “✓” or “X”, please

x	Chairperson Russell Wright			Alternate Larkin Crutcher – arrived at 4:17 PM
x	Commissioner Joe Lozano			Alternate JR Douglas
x	Commissioner Wei Wei Jeang			Alternate Todd Fecht
x	Commissioner David Leamy			
x	Commissioner Jasmat Sutaria			

Staff/Others Present:

x	Public Works Dir. Gary Machado	x		City Attorney Trey Lansford
x	City Secretary Patti Scott Grey		x	City Administrator Luke B. Olson

APPOINTMENT OF ALTERNATE(S)

None.

PLEDGE OF ALLEGIANCE

The pledges were recited.

PUBLIC COMMENTS

Carolyn Moebius, 1412 Parkview Lane, Murphy, Texas, spoke and expressed her concerns about the flooding issues around Maxwell Creek and increased demands on the city's infrastructure including police, fire, and emergency services if additional homes are developed and constructed. She urged the city to institute the moratorium. (*See Exhibit 1 – Carolyn Moebius' Public Comment, dated March 3, 2022.*)

Edward Roush, 1333 Noel Road, Dallas, Texas, spoke and expressed his desire to preserve South Fork Ranch and his support for a moratorium.

PUBLIC HEARING REGARDING PROPOSED TEMPORARY MORATORIUM

P&Z Chair Wright opened a public hearing regarding a proposed temporary moratorium on the acceptance, review, and approvals necessary for the subdivision, site planning, development, or construction within the city limits and extraterritorial jurisdiction of the City of Parker, Texas, at 4:10 p.m.

City Engineer John Birkhoff, P.E., of Birkhoff, Hendricks & Carter, LLP, reported on the City of Parker's current water supply and demand situation. With reference to his letter, dated March 1, 2022, to City Administrator Luke Olson, Mr. Birkhoff indicated the current water demand is at or beyond the contracted supply of 3.5 MGD (Millions of Gallons Per Day) from North Texas Municipal Water District (NTMWD). This is not including the additional 834 lots the City has already approved for development. Mr. Birkhoff recommends that no additional lots be approved until a second pump station is brought online and the new NTMWD water supply contract is signed.

P&Z Chair Wright opened the floor for comments at 4:22 p.m.

No one came forward and P&Z Chair Wright declared the public hearing closed at 4:23 p.m.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING A RECOMMENDATION ON A PROPOSED TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, AND APPROVAL NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF PARKER (ORDINANCE NO. 812).

MOTION: Commissioner Lozano moved to recommend a temporary moratorium on the acceptance, review, and approval necessary for the subdivision, site planning, development, or construction within the city limits and extraterritorial jurisdiction of the City of Parker, Texas. Commissioner Leamy seconded with Commissioners Wright, Lozano, Jeang, Sutaria, Leamy voting for the motion. Motion carried 5-0.

2. ADJOURN

Chairperson Wright adjourned the meeting at 4:37 p.m.

Minutes Approved on 10th day of March, 2022.

Chairperson Russell Wright

Prepared by:

Commission Secretary Wei Wei Jeang

Attested by City Secretary Patti Scott Grey

Proposed

My Name is Carrolyn Moebius

I live at 1412 Parkview Lane in Murphy Texas

According to Sec. 212.134. NOTICE AND PUBLIC HEARING REQUIREMENTS.

Before a moratorium on property development may be imposed, a municipality must conduct public hearings. A public hearing must provide municipal residents and affected parties an opportunity to be heard. I am grateful for this opportunity to be heard.

I live next to one of Parker's ETJs that is proposing 608 homes, which will represent approximately 2,000 residents: an estimated increase of 30% of City of Parker's current population.

Many concerns that have been expressed by both residents of Parker & Murphy over the last 5 1/2 months focus on the current flooding issues around Maxwell Creek and the demand this development would have on our police, fire and emergency services.

I am here to express my support for a vote on a moratorium **ON THE ACCEPTANCE, REVIEW, AND APPROVALS NECESSARY FOR THE SUBDIVISION, SITE PLANNING, DEVELOPMENT, OR CONSTRUCTION**

WITHIN THE CITY LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF PARKER

The drain on both cities' infrastructure would be detrimental to the health, safety, and welfare of the residents of both municipalities.

I would highly encourage asking FEMA to reevaluate the 100 year flood zone that runs through City of Parker and its ETJs based upon the current flooding issues that exist.



Agenda Item

Budget Account Code:		Meeting Date: See above.
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 4, 2022
Exhibits:	1. Development Application 2. Development Plat	

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON 6815 MCWHIRTER ROAD DEVELOPMENT PLAT.

SUMMARY

Please review the information provided for 6815 McWhirter Road Development Plat, Lot 1, Block A, being 36.806 acres, situated in the R. Sparks Survey, Abstract No. 850, Collin County, Texas.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/04/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/04/2022 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	03/04/2022



DEVELOPMENT APPLICATION
City of Parker, Texas

Proposed Name of Subdivision: _____

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

Physical Location of Property: 6815 McWhirter Road Allen Tx 75002
(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):

LOT 1 Block A Lot 2 Block A Abstract No. 850

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

Acreage: 36.806 Existing # of Lots/Tracts: 5 Existing Zoning: ETJ
(If a PD, include the Ordinance with application)

Property Owner's Name: Maddy Creek Holdings LLC Phone Number: 214-770-9474

Applicant/Contact Person: Philip Brua Title: Manager

Company Name: Maddy Creek Holdings LLC

Street/Mailing Address: PO Box 941461 City: Plano State: Tx Zip: 75094

Phone: 214-770-9474 Fax: _____ Email Address: maddy.creek.holdings11c@gmail.com

Engineering Company: Spiars Engineering

Contact Person: Mike Martinie Title: _____

Street/Mailing Address: 765 Custer Rd Suite 100 City: Plano State: Tx Zip: 75075

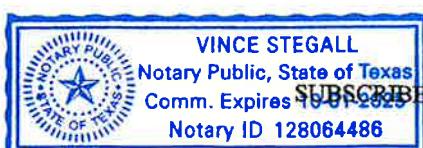
Phone: 972-422-0077 Fax: _____ Email Address: mike.martinie@spiarsengineering.com

**** 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 Philip Brua
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."



Philip Brua
Manager
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 9th day of February, 2022.

Notary Public in and for the State of Texas:

Vince Stegall

Over

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

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)

SUBMITTAL REQUIREMENTS:

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

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

The face of the plat shall show the following:

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



RE: Street Names

New street names must be submitted and approved by the US Post Office in order to avoid any duplicates in the 75002, 75094 and 75098 zip code areas.

US Post Office – District Office in Coppell

Margaret Branch - margaret.a.branch@usps.gov

Scott Wright - scott.l.wright@usps.gov

Confirmation needs to be sent to the City of Parker prior to final plat.

ORIGINAL RECEIPT

42

DATE: 1/10/22
 ACCOUNT: R685000000901
 OWNER: MUDDY CREEK HOLDINGS LLC
 PARCEL ADDRESS:
 EXEMPTION CODES: AG002
 LAWSUIT:
 BKRPCTY:

LEGAL: ABS A0850 RICHARD SPARKS SURVEY
 TRACT 9
 7.0 ACRES

PIDN: 2150499
 ACRES 7

MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

RECEIPT #: 45035718 CHECK #: 508

DEPOSIT #: 202201072045-2021/lockbox

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2021	COLLIN COUNTY	\$1,169.00	0.168087L		12/31/21	\$1.96	\$0.00
2021	COLLIN COLLEGE	\$1,169.00	0.081222L		12/31/21	\$0.95	\$0.00
2021	WYLIE ISD	\$1,169.00	1.459800L		12/31/21	\$17.07	\$0.00
AMOUNT TENDERED		\$19.98					
AMOUNT PAID							
BASE TAX		\$19.98					
TOTAL PAID		\$19.98					

PAYER: MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

Collin County
 Kenneth L. Maun
 P.O. Box 8048
 McKinney, Texas 75070
 972-547-5020

OWNER: MUDDY CREEK HOLDINGS LLC

2150499

*** THIS IS A RECEIPT ***

ACCOUNT: R685000000901

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

ORIGINAL RECEIPT

DATE: 1/10/22
 ACCOUNT: R685000003201
 OWNER: MUDDY CREEK HOLDINGS LLC
 PARCEL ADDRESS: MCCREARY RD
 EXEMPTION CODES: AG002
 LAWSUIT:
 BKRPCTY:

LEGAL: ABS A0850 RICHARD SPARKS SURVEY
 TRACT 32
 9.75 ACRES
 PIDN 1802393
 ACRES 9.75

MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

RECEIPT #: 45035719 CHECK #: 508

DEPOSIT #: 202201072045-2021/lockbox

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2021	COLLIN COUNTY	\$1,628.00	0.168087L		12/31/21	\$2.74	\$0.00
2021	COLLIN COLLEGE	\$1,628.00	0.081222L		12/31/21	\$1.32	\$0.00
2021	WYLIE ISD	\$1,628.00	1.459800L		12/31/21	\$23.77	\$0.00

AMOUNT TENDERED \$27.83

PAYER: MUDDY CREEK HOLDINGS LLC
PO BOX 941461
PLANO TX 75094-1461

AMOUNT PAID

BASE TAX \$27.83

TOTAL PAID \$27.83

REMAINING AMOUNT DUE
AS OF 1/10/22
\$0.00

Collin County
 Kenneth L. Maun
 P.O. Box 8046
 McKinney, Texas 75070
 972-547-5020

OWNER: MUDDY CREEK HOLDINGS LLC

1802393

*** THIS IS A RECEIPT ***

ACCOUNT: R685000003201

REMAINING AMOUNT DUE
AS OF 1/10/22
\$0.00

ORIGINAL RECEIPT

DATE: 1/10/22
 ACCOUNT: R685000004301
 OWNER: MUDDY CREEK HOLDINGS LLC
 PARCEL ADDRESS: 0006815 MCWHIRTER
 EXEMPTION CODES:
 LAWSUIT:
 BKRPTCY:

LEGAL: ABS A0850 RICHARD SPARKS SURVEY
 TRACT 43
 1.0 ACRES

PION: 2098615
 ACRES: 1

MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

RECEIPT #: 45035720 CHECK #: 508

DEPOSIT #: 202201072045-2021/lockbox

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2021	COLLIN COUNTY	\$191,462.00	0.168087	L	12/31/21	\$321.83	\$0.00
2021	COLLIN COLLEGE	\$191,462.00	0.081222	L	12/31/21	\$155.50	\$0.00
2021	WYLIE ISD	\$191,462.00	1.459800	L	12/31/21	\$2,794.96	\$0.00

AMOUNT TENDERED \$3,272.29

PAYER: MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

AMOUNT PAID

BASE TAX \$3,272.29

TOTAL PAID \$3,272.29

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

Collin County
 Kenneth L. Maun
 P.O. Box 8046
 McKinney, Texas 75070
 972-547-5020

OWNER: MUDDY CREEK HOLDINGS LLC

2098615

*** THIS IS A RECEIPT ***

ACCOUNT: R685000004301

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

45

ORIGINAL RECEIPT

DATE: 1/10/22
 ACCOUNT: R685000004401
 OWNER: MUDDY CREEK HOLDINGS LLC
 PARCEL ADDRESS:
 EXEMPTION CODES: AG002
 LAWSUIT:
 BKRPCTY:

LEGAL: ABS A0850 RICHARD SPARKS SURVEY
 TRACT 44
 7.0 ACRES

PIDN: 2099361
 ACRES: 7

MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

RECEIPT #: 45035721

CHECK #: 508

DEPOSIT #: 202201072045-2021/lockbox

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2021	COLLIN COUNTY	\$4,654.00	0.168087L		12/31/21	\$7.82	\$0.00
2021	COLLIN COLLEGE	\$4,654.00	0.081222L		12/31/21	\$3.78	\$0.00
2021	WYLIE ISD	\$4,654.00	1.459800L		12/31/21	\$67.94	\$0.00
<u>AMOUNT TENDERED</u>		<u>\$79.54</u>	PAYER: MUDDY CREEK HOLDINGS LLC PO BOX 941461 PLANO TX 75094-1461				
<u>AMOUNT PAID</u>							
<u>BASE TAX</u>		<u>\$79.54</u>					
<u>TOTAL PAID</u>		<u>\$79.54</u>					

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

Collin County
 Kenneth L. Maun
 P.O. Box 8046
 McKinney, Texas 75070
 972-547-5020

OWNER: MUDDY CREEK HOLDINGS LLC

2099361

*** THIS IS A RECEIPT ***

ACCOUNT: R685000004401

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

ORIGINAL RECEIPT

DATE: 1/10/22
 ACCOUNT: R685000000801
 OWNER: MUDDY CREEK HOLDINGS LLC
 PARCEL ADDRESS:
 EXEMPTION CODES: AG002
 LAWSUIT:
 BKRTCY:

LEGAL: ABS A0850 RICHARD SPARKS SURVEY
 TRACT 8
 12.05 ACRES

PIDN: 2812882
 ACRES: 12.05

MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

RECEIPT #: 45035717 CHECK #: 508

DEPOSIT #: 202201072045-2021/lockbox

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2021	COLLIN COUNTY	\$2,012.00	0.168087L		12/31/21	\$3.38	\$0.00
2021	COLLIN COLLEGE	\$2,012.00	0.081222L		12/31/21	\$1.63	\$0.00
2021	WYLIE ISD	\$2,012.00	1.459800L		12/31/21	\$29.37	\$0.00

AMOUNT TENDERED \$34.38

PAYER: MUDDY CREEK HOLDINGS LLC
 PO BOX 941461
 PLANO TX 75094-1461

AMOUNT PAID

BASE TAX \$34.38

TOTAL PAID \$34.38

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

Collin County
 Kenneth L. Maun
 P.O. Box 8046
 McKinney, Texas 75070
 972-547-5020

OWNER: MUDDY CREEK HOLDINGS LLC

2812882

*** THIS IS A RECEIPT ***

ACCOUNT: R685000000801

REMAINING AMOUNT DUE
 AS OF 1/10/22
 \$0.00

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the R. Sparks Survey, Abstract No. 850, in Collin County, Texas, being all of the tracts conveyed to Muddy Creek Holdings, LLC, by deeds recorded in Document No. 20200220000239250, Document No. 20200220000239240, Document No. 20200221000248590, and Document No. 20200225000261220 of the Deed Records, Collin County, Texas (DRCCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" capped iron rod found for the easternmost southeast corner of the subject tract, on the west line of McCreary Road, a public right-of-way, also being the northeast corner of a tract conveyed to Chung Han Yu, recorded in Document No. 20160502000528120 DRCCT;

THENCE S 89°24'21" W, along the north line of said Yu tract, passing at 1069.83 feet a 1/2" capped iron rod found, and continuing a total distance of 1630.33 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southernmost inverted corner of the subject tract, also being the northwest corner of said Yu tract;

THENCE S 00°34'45" E, along the west line of said Yu tract, passing at 364.64 feet a 1/2" iron rod found for witness, and continuing a total distance of 385.66 feet to a MAG nail found in County Road 247, a public right-of-way, for the southernmost southeast corner of the subject property, also being the southwest corner of said Yu tract;

THENCE S 89°26'21" W, 331.15 feet along the north line of County Road 247 to a MAG nail found for the southwest corner of the subject tract, also being the southeast corner of a tract conveyed to Sheri Ann Wilson Jones, et al, recorded in Volume 4415, Page 13 DRCCT;

THENCE N 00°32'03" W, along the east line of said Jones tract, passing at 20.69 feet a 1/2" iron rod found for witness, and passing at 494.18 feet a 5/8" capped iron rod found for witness, and continuing a total distance of 1980.28 feet to a 1/2" capped iron rod found for the northwest corner of the subject tract, also being northeast corner of said Jones tract, also being on the south line of Lot 10, Block A, Brooks Farm Estates Phase II, recorded in Cabinet 2006, Page 690, Plat Records, Collin County, Texas (PRCCT);

THENCE N 89°23'51" E, along the south line of Lot 10, passing the southeast corner thereof and the southwest corner of Lot 9, Block A, Brooks Farm Estates Phase I, recorded in Cabinet R, Page 215 PRCCT, and continuing along the south line thereof a total distance of 329.60 feet to a concrete monument found for the northernmost northeast corner of the subject tract, also being the southerly northwest corner of Lot 8R, Block A, Brooks Farm Estates Phase I, recorded in Cabinet 2012, Page 287 PRCCT;

THENCE S 00°34'45" E, along the west line of Lot 8R, passing the southwest corner thereof and the northwest corner of a tract conveyed to Vincent and Mona-Lisa Cichosz, recorded in

Document No. 20140801000814790 DRCCT, and continuing along the west line thereof a total distance of 656.79 feet to a 5/8" iron rod found for the northernmost inverted corner of the subject tract;

THENCE N 89°23'14" E, along the south line of said Cichosz tract, passing the southeast corner thereof and the southwest corner of another tract conveyed to Vincent and Mona-Lisa Cichosz, recorded in Document No. 20140801000814800 DRCCT, and continuing along the south line thereof a total distance of 558.55 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of another tract conveyed to Vincent and Mona-Lisa Cichosz, recorded in Document No. 20151203001514010 DRCCT;

THENCE S 00°41'54" E, 469.83 feet along the west line of said Cichosz tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the southwest corner thereof;

THENCE N 89°24'44" E, along the south line of said Cichosz tract, passing the southeast corner thereof and the southwest corner of a tract conveyed to Francis Leland & Sue Synott Rose, recorded in Document No. 20181011001270540 DRCCT, and continuing to pass the southeast corner thereof and the southwest corner of a tract conveyed to Danny Verdo Fondren, recorded in Volume 2040, Page 654 DRCCT, and continuing along the south line thereof a total distance of 557.28 feet to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of a tract conveyed to Chuan Chian and Kuet Choi Lo, recorded in Document No. 20101123001284170 DRCCT;

THENCE S 00°52'19" E, 156.96 feet along the west line of said Chian tract to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the easternmost inverted corner of the subject tract, also being the southwest corner of said Chian tract;

THENCE N 89°24'53" E, 530.40 feet along the south line of said Chian tract to a point on the west line of McCreary Road;

THENCE along the west line of McCreary road, the following:

S 01°00'47" E, 59.91 feet;

Along a tangent curve to the right having a central angle of 08°31'04", a radius of 797.50 feet, a chord of S 03°32'22" W - 118.45 feet, an arc length of 118.56 feet;

And a reverse curve to the left having a central angle of 08°29'28", a radius of 902.50 feet, a chord of S 03°33'10" W - 133.63 feet, an arc length of 133.75 feet to the POINT OF BEGINNING with the subject tract containing 1,603,252 square feet or 36.806 acres of land.

City of Parker Texas
5700 East Parker Road
Parker, TX 75002

DATE : 2/9/2022 3:14 PM
OPER : FrontDesk
TKBY : AJ
TERM : 99
REC# : R00027868

100 Misc Transaction 1904.18
Phillip Brua/Muddy Creek Holdings LLC
1

CC Processing Fee CC 57.13
Processing Fee
CC FEE 57.13

Paid By: Phillip Brua/Muddy Creek
Holding
0-CC Online 1961.31 REF:VISA

APPLIED 1961.31
TENDERED 1961.31

CHANGE 0.00

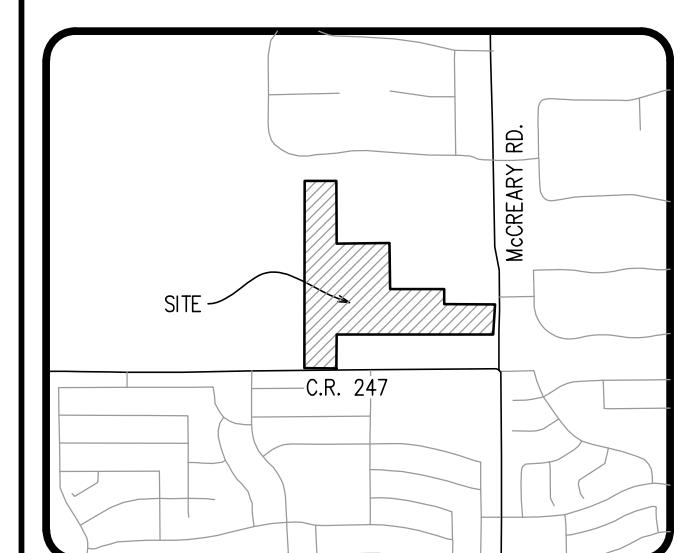
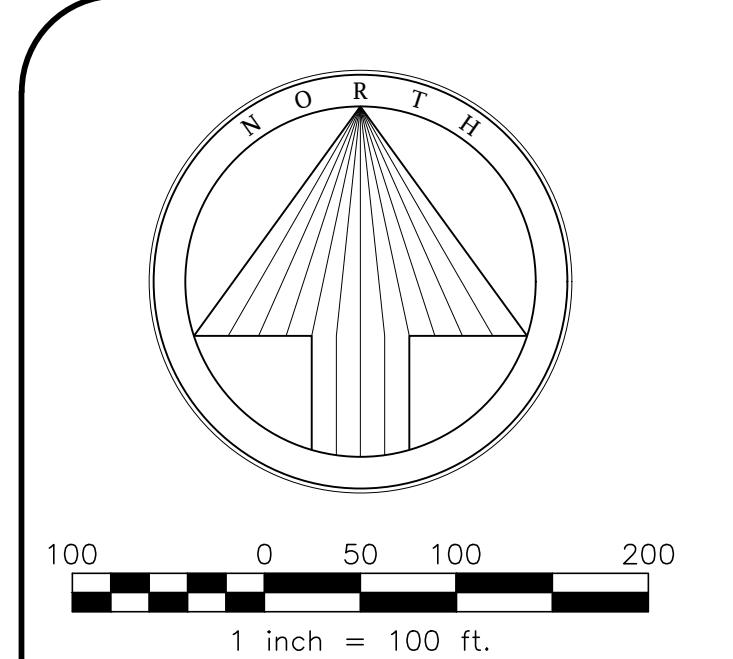
Cardmember acknowledges receipt of goods
and/or services in the amount of the
total shown hereon and agrees to perform
the obligations set forth by the
cardmember's agreement with the user.

1
2

XXXXXXXXXXXX6205
Entry Mode: CHIP READ
CVM:

EMV Details:
AC: F88CB61B1E60F8A8
ATC: 0007
AID: A0000000031010
TVR: 8080008000
TSI: 6800

1
2

LOCATION MAP
1" = 200'

LEGEND	
(Not all items may be applicable)	
o	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
EM	EXISTING
Elec. Coop. (BTR)	ELECTRIC COOPERATIVE (BTR)
R.O.W.	RIGHT-OF-WAY
BL	BUILDING LINE
(A)	BLOCK DESIGNATION
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES:

- All proposed lots situated in whole or in part within the city's corporate limits shall comply with the minimum size requirements of the governing zoning district and the requirements of the zoning ordinance.
- Basis of bearing: Texas State Plane Coordinate System - North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- The subject property is not located within the 1% annual chance (100-year) floodplain per FEMA FIRM map #44085C0415J in Collin County, dated June 02, 2009.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

CITY APPROVAL CERTIFICATE

Recommended for Approval:

Chairman, Planning and Zoning Commission
City of Parker, Texas

Approved and Accepted:

Mayor, City of Parker, Texas

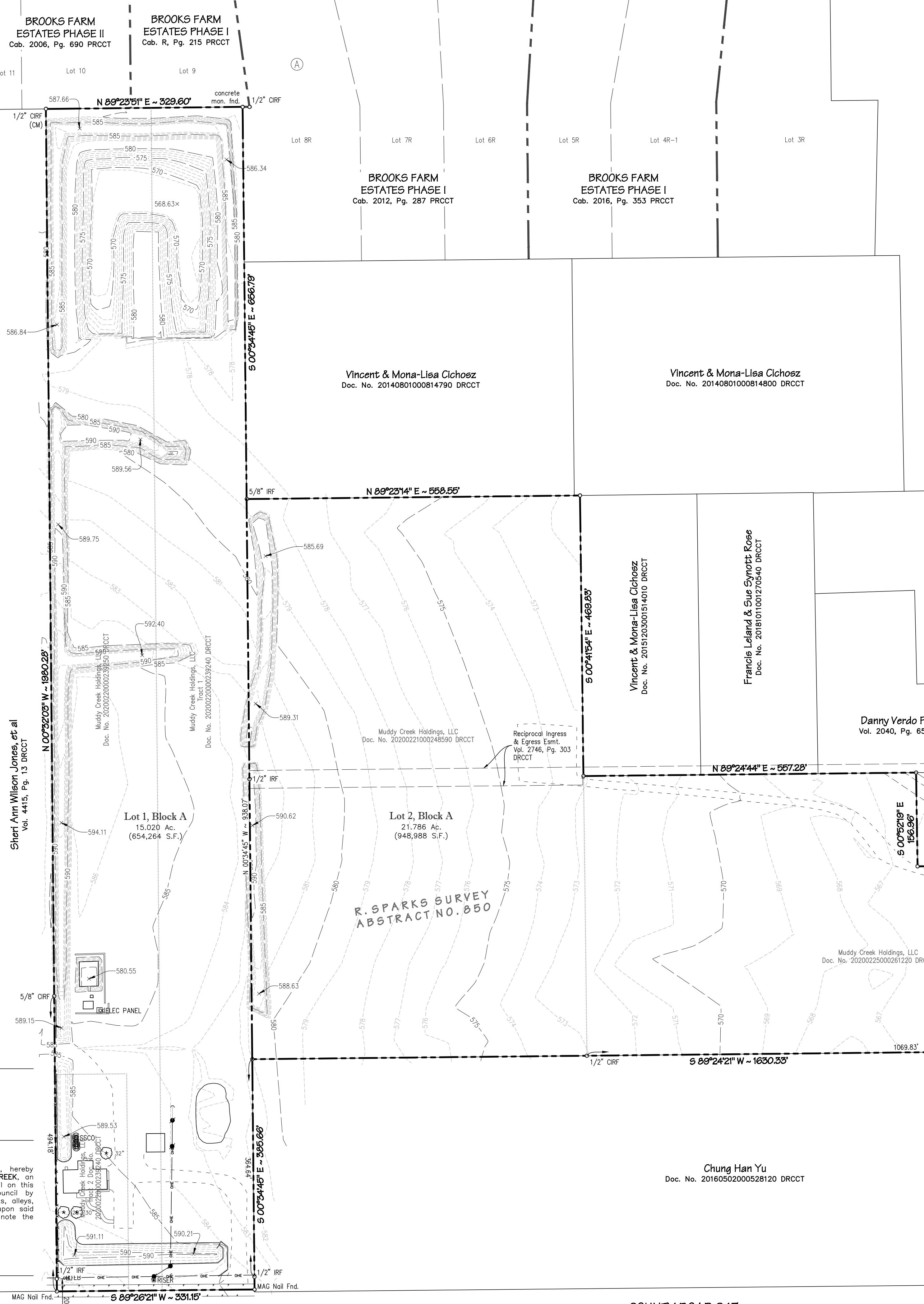
The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing final plat of MCWHIRTER MUDDY CREEK, located in the County of Collin, Texas, this day of March, 2022, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said plat, and said City Council further authorized the mayor to note the approval thereof by signing his name herein above subscribed.

Witness my hand this day of March, 2022.

City Secretary
City of Parker, Texas

Printed By: meeting Plat Date: 3/9/2022 5:24 PM

5:18:42 PM



Chung Han Yu
Doc. No. 20160502000528120 DRCCT

Line Table

Line #	Bearing	Distance
BL1	S 01°00'47" E	59.91'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	118.56'	797.50'	83°10'	S 03°32'22" W	118.45'
BC2	133.75'	902.50'	82°29'28"	S 03°33'10" W	133.63'

COUNTY ROAD 247
public ROW
(also known as McWhirter Road)

Line Table

Line #	Bearing	Distance
BL1	S 01°00'47" E	59.91'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	118.56'	797.50'	83°10'	S 03°32'22" W	118.45'
BC2	133.75'	902.50'	82°29'28"	S 03°33'10" W	133.63'

DEVELOPMENT PLAT
MCWHIRTER MUDDY CREEK
LOT 1 & 2, BLOCK A
BEING 36.806 ACRES OF LAND SITUATED
IN THE R. SPARKS SURVEY, ABSTRACT NO. 850
COLLIN COUNTY, TEXAS

OWNER / APPLICANT
Muddy Creek Holdings LLC
PO Box 94161
Plano, TX 75094
Telephone: (214) 770-9474
Contact: Philip Brua

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Mike Martine

Scale: 1" = 100' March, 2022 SEI Job No. 20-155 Page 1 of 2



daren.brown@sparsengineering.com



Agenda Item

Budget Account Code:		Meeting Date: See above.
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 4, 2022
Exhibits:	1. John W. Birkhoff, P.E., letter, dated March 3, 2022 2. Development Application 3. Final Plat 4. Development Agreement	

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE 3 FINAL PLAT.

SUMMARY

Please review the information provided for Kings Crossing Phase 3 Final Plat, Lots 1-20, Block A; Lots 1-6, Block B; and Lots 1-12, Block C, 38 Residential Lots, being 48.75 acres, situated in the Ann S. Hurt Survey, Abstract No. 428, 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:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	03/03/2022
City Attorney:	<i>Trey Lansford</i>	Date:	03/03/2022 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	03/04/2022

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

PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

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.

DEREK B. CHANEY, P.E., R.P.L.S.
 CRAIG M. KERKHOFF, P.E.
 JUSTIN R. IVY, P.E.
 JULIAN T. LE, P.E.
 COOPER E. REINBOLD, P.E.

March 3, 2022

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

Re: Kings Crossing Phase 3

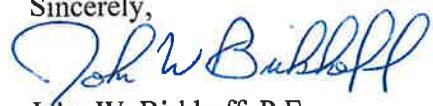
Dear Mr. Machado:

On Wednesday March 2, 2022, we accompanied you on a follow up inspection of the Kings Crossing Phase 3 project, we noted the following:

1. The joint between Lewis Lane (asphalt) and Dover Middleton needs to be sealed.
2. Silt piles located south of Middleton and north of Dover need to be removed.
3. The shoulder along north side of Dover east of Middleton needs final grading and vegetation established.
4. The concrete rip rap downstream of ST-6 is of poor workmanship and the reinforcement appears to have floated to the top of the concrete is visible. The skim patches at the outfall of the culvert pipes appears to have been placed on silt and is breaking up. Remove and replace concrete rip rap and complete proper patching on clean surfaces. In the southern culvert pipe the skim patch is high and causing water to be retained in the culvert pipe.
5. The channel along Canterbury is holding water it appears the channel flow line is below the grade of the concrete apron at the culver pipes.
6. The earth portion of the channel from Canterbury northeast toward Lucas hold water and moss is present. Regrade the channel and vegetate or extend concrete pilot channel to the main stream.
7. Ditch 1 from the intersection of Sudbury and Canterbury is holding significant water. It appears the rock check dam has not been maintained and silt build up in the void areas is creating a dam, as water downstream of the rock check dam is flowing. Recommend the rock check dam be removed and reconstructed. It appears the rock check dam has performed its intended purpose but has not been cleaned of silt after major rain events.
8. Ditch 1 at the 90-degree turn, the concrete rip rap added to the north side to protect the bank appears to be shore as the area above the rip rap is beginning to wash out. The rip rap should be extended to top of bank as it was on the south side of the bend.
9. The pilot channel adjacent to Middleton and east of Lewis Lane is starting to be undercut by the flow. The edge of the concrete pilot channel needs to be expanded, or the eroded areas stabilized to prevent erosion adjacent to the pilot channel.

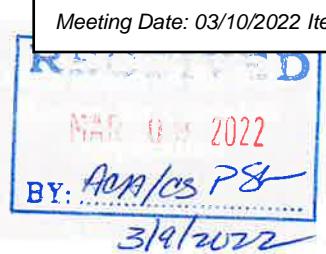
10. At the intersection of Dover and Middleton (northwest Quadrant) grading needs to be completed to establish a 4:1 slope. This is in the area of the headwall and seems to be about 5 to 10 feet of missed grading.

We are available at your convenience to discuss any questions you may have with the findings.

Sincerely,

John W. Birkhoff, P.E.



DEVELOPMENT APPLICATION
City of Parker, Texas



Proposed Name of Subdivision: Kings Crossing Phase 3

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> \$2,262.50
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input type="checkbox"/> Minor Plat (5 acres or less) <u>\$500.00 + \$100/lot</u>
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat <u>\$300.00 + \$30/acre</u>

Physical Location of Property: Kings Crossing Phase 3, approximately 5100 Lewis Lane, Parker 75002
 (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):

Kings Crossing Phase 3, Ann S Hurt Survey, Abs 428

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

Acreage: 48.75 Existing # of Lots/Tracts: 38 lots Existing Zoning: PD Res 2017-170
 (If a PD, include the Ordinance with application)

Property Owner's Name: Lewis Bend Partners, Ltd Phone Number: 214-368-0238

Applicant/Contact Person: Stephen L Sallman Title: Manager

Company Name: Lewis Bend Partners, Ltd

Street/Mailing Address: 4040 N Central Expy #850 City: Dallas State: TX Zip: 75204

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

Engineering Company: Engineering Concepts & Design, LP

Contact Person: Ryan King, PE Title: _____

Street/Mailing Address: 201 Windco Circle Ste 200 City: Wylie State: TX Zip: 75098

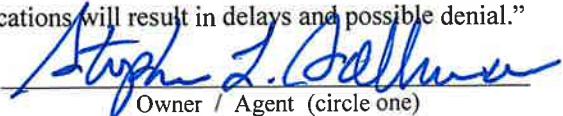
Phone: 972-941-8400 Fax: 972-941-8401 Email Address: ryan@ecdlp.com

**** 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.

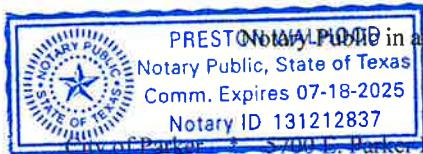
STATE OF TEXAS) (

COUNTY OF COLLIN) (

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


 Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 1st day of March, 2022.



PRESTON COUNTY, TEXAS in and for the State of Texas:

Notary Public, State of Texas

Comm. Expires 07-18-2025

Notary ID 131212837

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

BY: *ACA/BS PSU*
3/9/2022

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)

BY: *ACAC/CS PB**3/9/2022***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~~ n/a
- Property Metes and Bounds on 8 1/2 X 11 Sheet
- Proof of Ownership (Warranty Deed or Tax Certificate)
- ~~Power of Attorney~~ n/a

The face of the plat shall show the following:

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

LEWIS BEND PARTNERS LTD
 CONSTRUCTION ACCOUNT
 4040 N CENTRAL EXPRESSWAY SUITE 850
 DALLAS, TX 75204-3227

AMERICAN NATIONAL BANK & TRUST
 FLOWER MOUND
 FLOWER MOUND, TEXAS, 75027-1008
 88-714/1119

Meeting Date: 03/10/2022 Item 4.

PAY TO THE
 ORDER OF **CITY OF PARKER**

TWO HUNDRED FIFTY-TWO and 78/100---

MARCH 7, 2022

\$252.78

DOLLARS

MEMO **KINGS CROSSING PHASE 3 FINAL PLAT**

AUTHORIZED SIGNATURE

10012110

LEWIS BEND PARTNERS LTD

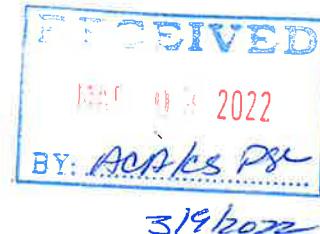
1211

KINGS CROSSING FINAL PLAT APPLICATION FEE

\$252.78

Balance due on Application Fee

MARCH 7, 2022



LEWIS BEND PARTNERS LTD

1211

KINGS CROSSING FINAL PLAT APPLICATION FEE

\$252.78

balance due on Application Fee

MARCH 7, 2022

KING'S CROSSING, PHASE 3

BEING a 48.75 acre tract of land situated in the Ann S. Hurt Survey, Abstract No. 428, City of Parker, Collin County, Texas and being all of a called 48.6223 acre tract of land described by Warranty Deed to Lewis Bend Partners, Ltd., as recorded in Instrument 20061120001651500, Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a found 1/2-inch capped iron rod stamped "GEER 4117", for the northwest corner of the herein described tract, being in the south line of that tract of land described by General Warranty Deed to Rodney S. Warne and Betsy L. Warne, as recorded in Volume 5707, Page 4905, O.P.R.C.C.T., and being in the east line of Lewis Lane, a variable width road;

THENCE North 89 degrees 36 minutes 04 seconds East, with the south line of said Warne tract, a distance of 398.00 feet to a found 1/2-inch iron capped iron rod stamped "GEER 4117", for the southeast corner of that tract of land described in the General Warranty Deed to Warne Living Trust, as recorded in Instrument Number 20141215001357280, O.P.R.C.C.T.;

THENCE North 01 degrees 04 minutes 12 seconds West, a distance of 208.66 feet to a found 5/8-inch iron rod, being the northeast corner of said Warne Living Trust tract, and being in the south line of that tract of land as described by Warranty Deed to Michael Peralta, as recorded in Instrument Number 20180426000506750, O.P.R.C.C.T.,

THENCE North 89 degrees 32 minutes 10 seconds East, with the south line of said Peralta tract, a distance of 613.10 feet to a 5/8-iron rod with cap stamped ADAMS SURVEYING COMPANY set for corner, being the most southeast corner of Lot 19, Block D, Estates at Austin Trail, Phase 1, an addition to the City of Lucas, as recorded in Cabinet N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE North 89 degrees 46 minutes 24 seconds East, a distance of 311.62 feet to a found 5/8-inch iron rod in a tree root, being an ell corner of Lot 14R, Block D, Replat of Estates at Austin Trail, as recorded in Cabinet P, Page 192, P.R.C.C.T.;

THENCE South 00 degrees 21 minutes 45 seconds East, passing a found 5/8-inch capped iron rod stamped "BURY & PARTNERS" at a distance of 208.76 feet, continuing with the east line of the herein described tract, passing a found 1/2-inch capped iron rod at a distance of 1220.40 feet, continuing with the east line of the herein described tract to a found 1/2-inch capped iron rod stamped "CBG" at an overall distance of 1667.70 feet, being the southeast corner of the herein described tract and being the southwest corner of Lot 19, Block A, Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Cabinet 2017, Page 260, P.R.C.C.T., and being in the north line of that tract called "Tract 2", as described by Warranty Deed to Umphy Corporation, as recorded in Instrument Number 20071231001715950, O.P.R.C.C.T.;

THENCE South 89 degrees 38 minutes 59 seconds West, with the north line of said Umphy Corporation tract, a distance of 1326.78 feet to a found 5/8-iron rod, being the southwest corner of the herein described tract, and being in the aforementioned east line of Lewis Lane;

THENCE North 00 degrees 06 minutes 05 seconds West, along the east line of said Lewis Lane, a distance of 1458.19 feet to the POINT OF BEGINNING and containing 2,123,533 square feet or 48.75 acres of land, more or less.

KING'S CROSSING, PHASE 3

RECEIVED
3/10/2022
BY: ADAMS FSL
3/10/2022

BEING a 48.75 acre tract of land situated in the Ann S. Hurt Survey, Abstract No. 428, City of Parker, Collin County, Texas and being all of a called 48.6223 acre tract of land described by Warranty Deed to Lewis Bend Partners, Ltd., as recorded in Instrument 20061120001651500, Official Property Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a found 1/2-inch capped iron rod stamped "GEER 4117", for the northwest corner of the herein described tract, being in the south line of that tract of land described by General Warranty Deed to Rodney S. Warne and Betsy L. Warne, as recorded in Volume 5707, Page 4905, O.P.R.C.C.T., and being in the east line of Lewis Lane, a variable width road;

THENCE North 89 degrees 36 minutes 04 seconds East, with the south line of said Warne tract, a distance of 398.00 feet to a found 1/2-inch iron capped iron rod stamped "GEER 4117", for the southeast corner of that tract of land described in the General Warranty Deed to Warne Living Trust, as recorded in Instrument Number 20141215001357280, O.P.R.C.C.T.;

THENCE North 01 degrees 04 minutes 12 seconds West, a distance of 208.66 feet to a found 5/8-inch iron rod, being the northeast corner of said Warne Living Trust tract, and being in the south line of that tract of land as described by Warranty Deed to Michael Peralta, as recorded in Instrument Number 20180426000506750, O.P.R.C.C.T.,

THENCE North 89 degrees 32 minutes 10 seconds East, with the south line of said Peralta tract, a distance of 613.10 feet to a 5/8-iron rod with cap stamped ADAMS SURVEYING COMPANY set for corner, being the most southeast corner of Lot 19, Block D, Estates at Austin Trail, Phase 1, an addition to the City of Lucas, as recorded in Cabinet N, Page 709, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE North 89 degrees 46 minutes 24 seconds East, a distance of 311.62 feet to a found 5/8-inch iron rod in a tree root, being an ell corner of Lot 14R, Block D, Replat of Estates at Austin Trail, as recorded in Cabinet P, Page 192, P.R.C.C.T.;

THENCE South 00 degrees 21 minutes 45 seconds East, passing a found 5/8-inch capped iron rod stamped "BURY & PARTNERS" at a distance of 208.76 feet, continuing with the east line of the herein described tract, passing a found 1/2-inch capped iron rod at a distance of 1220.40 feet, continuing with the east line of the herein described tract to a found 1/2-inch capped iron rod stamped "CBG" at an overall distance of 1667.70 feet, being the southeast corner of the herein described tract and being the southwest corner of Lot 19, Block A, Stinson Highlands, Phase 3, an addition to the City of Lucas, as recorded in Cabinet 2017, Page 260, P.R.C.C.T., and being in the north line of that tract called "Tract 2", as described by Warranty Deed to Umphy Corporation, as recorded in Instrument Number 20071231001715950, O.P.R.C.C.T.;

THENCE South 89 degrees 38 minutes 59 seconds West, with the north line of said Umphy Corporation tract, a distance of 1326.78 feet to a found 5/8-iron rod, being the southwest corner of the herein described tract, and being in the aforementioned east line of Lewis Lane;

THENCE North 00 degrees 06 minutes 05 seconds West, along the east line of said Lewis Lane, a distance of 1458.19 feet to the POINT OF BEGINNING and containing 2,123,533 square feet or 48.75 acres of land, more or less.



2014012200063210 01/22/2014 04:06:37 PM AG 1/6

DEVELOPMENT AGREEMENT AMENDMENT #1

THIS IS AMENDMENT #1 to that certain development agreement (the "Agreement") dated the 11th day of September, 2007 by and among the City of Parker, Collin County, Texas, (the "City"), Bedell Family Limited Partnership, a Texas limited partnership ("Bedell"), Lewis Bend Partners, Ltd., a Texas limited partnership and Warner Capital, LLC, a Texas limited liability company (collectively, "Developer"). The land area subject of the Agreement is to be known as "Kings Crossing", the boundaries of which are set forth in the Agreement.

I. RECITALS

- A. Developer has requested certain modifications to the Agreement to reflect the change in the need to remove reimbursement provisions for the renovation of Lewis Lane, and the corresponding need to increase funds for additional expenses to be incurred for offsite water lines, and on and offsite sewer lines.
- B. An additional sewer force main not contemplated in the original Agreement has been identified as a need for the development.

NOW THEREFORE, in consideration of the covenants and conditions contained in the Agreement, and this Amendment, the parties agree to modify the Agreement as follows:

1. The last sentence of paragraph 5.2 of the Agreement is deleted, and replaced with the following sentence:

"The maximum total reimbursement paid to the Developer for the combined reimbursement costs of the water system and sanitary sewer expansion shall not exceed the actual approved costs for those projects, and in no event shall exceed the sum of \$689,200.00."

2. Section 5 of the Agreement is hereby amended by adding the following new paragraph 5.3:

"5.3 Reimbursement of Developer's Costs – The reimbursement of Developer's costs from fees collected within the development is limited to \$7,000 per lot in Paragraph 5.1. The disbursements will be paid or retained as follows:

- (1) The reimbursement funds collected by the City for each phase of the Development will be held by the City and paid quarterly to the Developer, subject to the following:

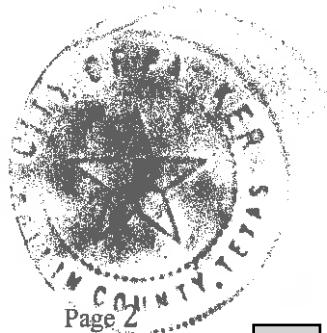
- a. No material claim has been made by the City with regard to the water, sewer, drainage, or road improvements subject to reimbursement under the Development Agreement which has not been resolved, or which is not insured by the maintenance bonds provided in accordance with the subdivision regulations.
- b. No material dispute and/or litigation is pending by and between the City and the Developer regarding any matter subject of this Development Agreement.

(2) In the event a. and/or b. above has occurred, the City may retain the funds which would otherwise have been paid to the Developer, but only to the extent reasonable to pay the estimated costs to cure the default or dispute. The funds may be retained by the City until the default is cured in accordance with paragraph 6.5 of the Development Agreement at which time the funds will be released.

5.3.1 The City of Lucas and Collin County have improved Lewis Lane. The original \$109,000 allocated in the Agreement incentives for the Developer will not be expended for that purpose. Any improvements required of the Developer by the City subdivision regulations, including any required improvements to Lewis Lane, will not be reimbursed.

5.3.2 No interest shall accrue to the Developer on any retained amount while held by the City.”

(Signature page follows)



This Agreement Amendment is effective on the date all parties have signed, which is the 21st day of January, 2013. 2014.

“BEDELL”

BEDELL FAMILY LIMITED PARTNERSHIP,
a Texas limited partnership

By: Bedell Investments, Inc.,
Its Managing Partner

By: Walter G. Bedell
Walter G. Bedell
Its President

Date: 1/21/14

“DEVELOPER”

LEWIS BEND PARTNERS, LTD.,
a Texas limited partnership

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

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

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

Date: 1/15/14

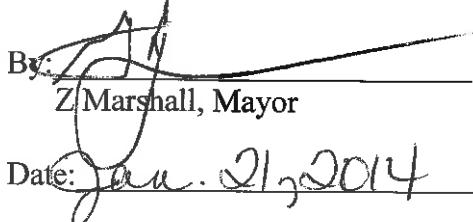
WARNER CAPITAL, LLC,
a Texas limited liability company

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

Date: 1/15/14



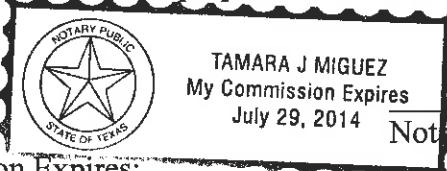
“City”
City of Parker, Texas

By: 
Z. Marshall, Mayor
Date: Jan. 21, 2014



STATE OF TEXAS
COUNTY OF *Dallas* ~~COLLIN~~

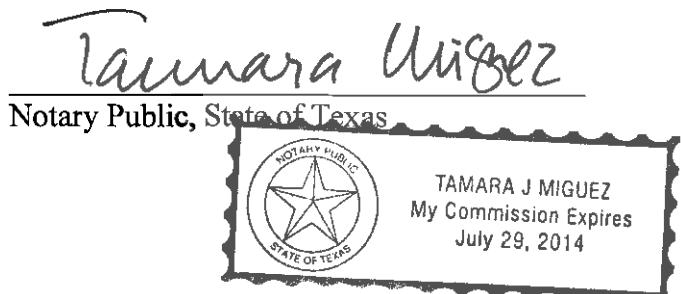
This instrument was acknowledged before me on the 21st day of JAN., 2014,
by Walter G. Bedell, for the purposes stated therein.



My Commission Expires: _____

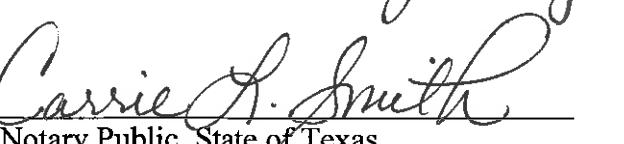
STATE OF TEXAS
COUNTY OF *Dallas* *COLLIN*

This instrument was acknowledged before me on the 15th day of Jan., 2014,
by Stephen L. Sallman, for the purposes stated therein.

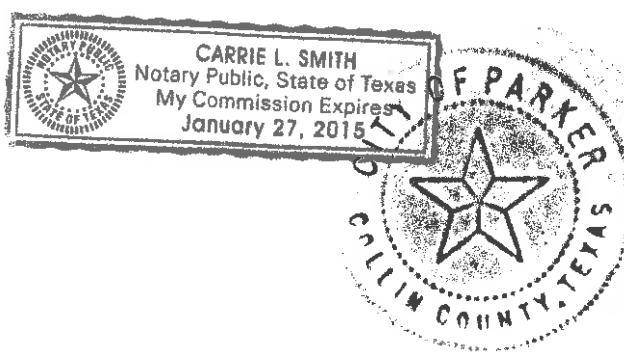


BEFORE ME, the undersigned authority, on this day personally appeared Z Marshall, known to me to be the Mayor of the City of Parker, whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, on behalf of the City of Parker.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this 21st day of January,
2014.



My Commission Expires: 1/27/15



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
01/22/2014 04:06:37 PM
\$42.00 DLAIRD
20140122000063210



A handwritten signature in black ink, which appears to read "Stacey Kemp", is positioned to the right of the official stamp.