



## AGENDA

### PLANNING AND ZONING COMMISSION REGULAR MEETING

**FEBRUARY 9, 2023 @ 7:00 PM**

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Meeting on Thursday, February 9, 2023, at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002. The meeting will be open to the public and live streamed.

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 REGARDING APPROVAL OF THE MEETING MINUTES FOR DECEMBER 8, 2022.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING'S CROSSING PHASE 5 PRELIMINARY PLAT. [MACHADO]

#### **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 February 3, 2023 by 5:00 p.m. at the Parker City Hall.

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Date Notice Removed

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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: January 23, 2023
Exhibits:	<ul style="list-style-type: none"> <li><a href="#">Proposed Minutes</a></li> </ul>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR DECEMBER 8, 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](mailto: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			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	02/02/2023
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	02/02/2023 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	02/03/2023

MINUTES  
**PLANNING AND ZONING COMMISSION MEETING**  
 December 8, 2022

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning & Zoning Commission met on the above date. Vice Chair Lozano called the meeting to order at 3:05 PM, but recessed the meeting as there was not a quorum. Vice Chair Lozano then reconvened the meeting at 3:14 PM after Commissioner Leamy arrived. Vice Chair Lozano asked P&Z Alternate One Larkin Crutcher to be a voting member for this meeting. Mr. Crutcher agreed.

Commissioners Present:

	Chair Russell Wright		Alternate Todd Fecht
X	Vice Chair Joe Lozano	X	Alternate Larkin Crutcher
	Secretary Wei Wei Jeang		Alternate JR Douglas
X	Commissioner David Leamy		
	Commissioner Jasmat Sutaria		

Staff/Others Present:

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

**PLEDGE OF ALLEGIANCE**

The pledges were recited.

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

No comments.

**INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 25, 2022.

MOTION: Commissioner Crutcher moved to approve the minutes. Commissioner Leamy seconded with the remaining Commissioner voting for. Motion carried 3-0.

2. ADMINISTER OATH OF OFFICE TO ANY REMAINING RE-APPOINTED PLANNING & ZONING COMMISSIONERS.

City Secretary Grey administered the oath to Commissioner Dave Leamy.

3. DISCUSSION REGARDING APPOINTMENT OF PLANNING & ZONING COMMISSION CHAIR, VICE-CHAIR, AND SECRETARY.

There was confirmation that all three had previously indicated their willingness to continue to serve in these positions. A brief discussion ensued about procedure.

MOTION: Commissioner Leamy moved to recommend to the City Council the appointment of current members to continue in their current positions, Russel Wright, Chair, Joe Lozano, Vice Chair, and Wei Wei Jeang, Secretary. Commissioner Crutcher seconded the motion with the remaining Commissioner voting for. Motion carried 3-0.

4. FUTURE AGENDA ITEMS.

Director Machado indicated that Kings Crossing project is under engineering review, Parker Ranch is under final review, and Whitestone Estates is on schedule to be under final review in the 1<sup>st</sup> quarter of 2023.

5. ADJOURN

Vice Chair Lozano adjourned the meeting at 3:25 PM.

Minutes Approved on 9th day of February, 2023.

\_\_\_\_\_  
Chair Russell Wright

Attest and Prepared by:

\_\_\_\_\_  
Commission Secretary Wei Wei Jeang

\_\_\_\_\_  
Attested by City Secretary Patti Scott Grey



## 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: January 23, 223
Exhibits:	<ol style="list-style-type: none"> <li>1. <a href="#">Justin R. Ivy, P.E. letter, dated February 7, 2023</a></li> <li>2. <a href="#">Development Application</a></li> <li>3. <a href="#">Waiver w-Fee receipt</a></li> <li>4. <a href="#">Preliminary Plat</a></li> </ol>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING'S CROSSING PHASE 5 PRELIMINARY PLAT. [MACHADO]

### SUMMARY

Please review the information provided for King's Crossing Phase 5 Preliminary Plat, 36 Residential Lots, 2 Common Area Lots; being 49.583 acres situated in the Ann S. Hurt Survey, Abstract No. 428, City of Parker, Collin County, Texas.

### POSSIBLE ACTION

Discussion and potential nomination(s) for the officer positions by Planning and Zoning (P&Z) Commissioners.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	02/02/2023
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	02/02/2023 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	02/03/2023

**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.  
ANDREW MATA, JR., P.E.

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

February 7, 2023

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

Re: Kings Crossing Phase 5  
Preliminary Plat and Engineering Plan Review

Dear Mr. Machado:

As you requested, we have completed our fourth review of the Preliminary Plat & Engineering Plans for the Kings Crossing – Phase 5 development prepared by Engineering Concepts and Design.

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 their responsibilities under the Texas Engineering Practice Act.

Conflicts or issues that arise during construction that are unforeseen or unknown at the time of construction plan design and permitting will be required to be corrected or completed by the development prior to the acceptance of public improvements by the City. Listed below are our review comments.

**Drainage Plan Comments**

1. Driveway culvert calculations were provided per previous review comments. Per the calculations, four 24-inch diameter RCP culverts will be required at each driveway for Lots 16 through 24, Block F. The roadway ditches are shown to be in a 'V' configuration. The grading at all multiple barrel driveway culverts should be detailed to show how the pipes and headwall will fit in the proposed ditches.

The following comments pertain to a conference call between the City, BHC, and Engineering Concepts & Design on January 18, 2023:

1. Middleton Drive (Sheet 7) – The street is shown to end short of the property line. An agreement between the City and Developer will need to be executed prior to construction.
2. Utility Plan 2 (Sheet 23) – For Lots 26 and 27, Block F: Add a note stating water services shall end inside a meter box with lid and corporation stop. Meters shall not be installed. Add a note for sanitary sewer services to extend to right-of-way and marked at the end with capped PVC pipe 2-3 feet above ground.

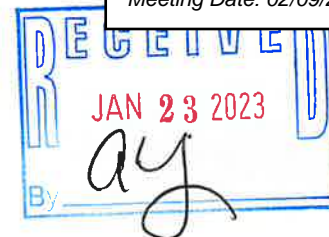
We are available to discuss further at your convenience.

Sincerely,

Justin R. Ivy

Justin R. Ivy, P.E.

Digitally signed by Justin R. Ivy  
Reason: I am the author of this document  
DN: cn=US, e=jivy@bhcllp.com,  
o=Birkhoff, Hendricks & Carter,  
L.L.P., c=Justin R. Ivy  
Date: 2023.02.07 11:13:25-06'00'



## DEVELOPMENT APPLICATION

### City of Parker, Texas

**Proposed Name of Subdivision:** Kings Crossing - Phase 5

<b>Plat Approval Requested</b>	<b>Filing Fee</b>	<b>Filing Fee</b>
<input checked="" type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre = \$2,338</u>	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input type="checkbox"/> Minor Plat (5 acres or less)
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat
		<u>\$800.00 + \$30/acre</u>
		<u>\$500.00 + \$100/lot</u>
		<u>\$300.00 + \$30/acre</u>

**Physical Location of Property:** North of Middleton Drive, 250' west of Lewis Lane

(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):

ABS A0428 ANN S HURT SURVEY, TRACT 7, 51.265 ACRES

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

Acreage: 51.265 Existing # of Lots/Tracts: 1 Existing Zoning: PD  
(If a PD, include the Ordinance with application)

**Property Owner's Name:** Kings Crossing Five, Ltd Phone Number: 214-368-0238

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

Company Name: Kings Crossing Five, Ltd

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

Phone: 214-368-0238 Fax: \_\_\_\_\_ Email Address: ssallman@warnergroup.com and pwalhood@warnergroup.com

**Engineering Company:** Petit - ECD

Contact Person: Ryan King, PE Title: Engineer

Street/Mailing Address: 201 Windco Circle STE 100 City: Wylie State: TX Zip: 75098

Phone: 972-941-8400 Fax: \_\_\_\_\_ Email Address: ryan@petitt-eed.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

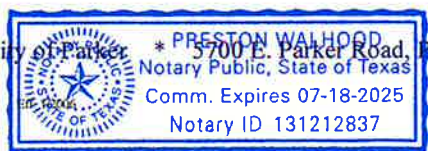
the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (**Proof must be attached, e.g. "Power of Attorney"**) for the purposes of this application; that all information submitted herein is true and correct. I understand 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 19 day of JANUARY, 2023.

Notary Public in and for the State of Texas:

Over



<b>Kings Crossing Five, Ltd.</b> Development Account 4040 N. Central Expwy., Suite 850 Dallas, Texas 75204		<b>Simmons Bank</b> MEMBER FDIC 81-43/829	 	1026
PAY TO THE ORDER OF <u>City of Parker</u>		1/12/2023		Security features. Details on back.
		\$ **2,338.00		
<u>Two Thousand Three Hundred Thirty-Eight and 00/100*****</u>		DOLLARS		
City of Parker 5700 E. Parker Road Parker, Texas 75002				
MEMO	Prelim Plat App Fee			
⑈001026⑈				

Kings Crossing Five, Ltd.

City of Parker

Prelim Plat App Fee  
(\$800 @ 51.265 Ac)  
Invoice #010523

1/12/2023

1026

2,338.00

Kings Five-Chkg (Sim Prelim Plat App Fee

2,338.00



**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 ½" 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](http://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](http://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)

20220323000468380 03/23/2022 03:54:22 PM D1 1/8

CHICAGO TITLE

GF# 8058672100555

Kings Crossing  
Phase 5

**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**

STATE OF TEXAS

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§  
§

COUNTY OF COLLIN

**KNOW ALL PERSONS BY THESE PRESENTS:**

That Bedell Family Limited Partnership, a Texas limited partnership ("Grantor"), whose mailing address is 2205 W. Lucas Road, Allen, Texas 75002, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid by Kings Crossing Five, Ltd., a Texas limited partnership ("Grantee"), whose mailing address is 4040 N. Central Expressway, Suite 850, Dallas, Texas 75204, and in further consideration of the sum of [REDACTED] as is evidenced by the execution and delivery by Grantee of that certain Promissory Note ("Note") dated of even date herewith in the principal amount of [REDACTED] with interest as therein provided and payable to Simmons Bank ("Lender"), said Note being secured by, among other things, a Deed of Trust ("Deed of Trust") of even date herewith from Grantee to Mark A. Crawford, as Trustee, for the benefit of Lender and by vendor's lien herein retained in favor of Lender, the receipt and sufficiency of all of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee all those certain lots, tracts or parcels of land situated in Collin County, Texas, described on Exhibit A attached hereto and incorporated herein by reference for all purposes, together with 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, any adjacent strips or gores of real estate and oil, gas and other minerals (said land and appurtenances being herein together referred to as the "Property"); provided, however, Grantor hereby reserves an undivided one-half (1/2) of Grantor's right, title and interest in and to the oil, gas, and other minerals that are in and under the Property; provided, further, however, Grantor and Grantor's successors and assigns do hereby waive and release any and all rights of ingress and egress to and from the surface of the Property for any and all purposes, including, without limitation, exploring, prospecting, drilling or mining of oil, gas and other minerals. Notwithstanding the foregoing, incident to any pooling or unitization of portions of the Property with land other than the Property, Grantor may explore or produce oil and gas from the Property by means of wells that are drilled or mines that are open on land other than the Property, but which enter or bottom under the Property if and only if such operations do not interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property or the use of the surface by Grantee or Grantee's successors and assigns. The development of the Property as Phase 5 of Kings Crossing, a subdivision of Collin County, Texas, (the "Subdivision") is restricted to future development of a single-family residential subdivision and each platted single-family residential lot developed on the Property containing a minimum of forty-three thousand five hundred sixty (43,560) square feet.

Without limiting the foregoing, Grantor hereby assigns, transfers and conveys to Grantee, any and all development rights relating to, associated with or appurtenant to the Property, including, but not limited to, all right, title and interest of Grantor in and to: (a) utilities, sewage treatment capacity, water capacity, drainage and detention rights, if any, to serve or which will serve the Property and improvements now or hereafter constructed thereon; (b) surveys, engineering, soils, seismic, geological and environmental reports, studies, certificates and other technical descriptions applicable to the Property; (c) warranties, guaranties, indemnities, claims and causes of action, to the extent applicable to the Property; (d) licenses, permits, governmental approvals, utility commitments, utility rights, reimbursement rights, development rights or other similar rights; (e) rights to credits, refunds, and reimbursements, including, without limitation, any credits against, or right to pay reduced application fees, permit fees, inspection fees or impact fees; (f) rights under zoning cases, preliminary plans, plats, and other development applications and approvals; (g) rights

in and to engineering and architectural plans and specifications; (h) awards or proceeds relating to the Property that are unpaid as of the date hereof; (i) rights of an owner under any declaration of covenants, conditions, and restrictions, but not including any rights as declarant; and (j) all other development rights, powers, privileges, options, or other benefits associated with, that pertain to, are attributable to, are appurtenant to, apply to, or which otherwise benefit the Property.

This conveyance is made subject to the easements, covenants and other matters and exceptions set forth in **Exhibit B** attached hereto and incorporated herein by reference for all purposes (the "Permitted Exceptions"), but only to the extent the same are valid and subsisting and affect the Property as of the date hereof, and without limitation or expansion of the scope of the warranty herein contained.

**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular the Property unto Grantee and Grantee's successors and assigns, when the claim is made by, through or under Grantor, but not otherwise.

It is expressly agreed and stipulated that a vendor's lien and the superior title are retained against the Property until the Note, and all interest thereon, are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute. The vendor's lien and superior title are hereby assigned and transferred to Lender by Grantor without recourse on Grantor.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed with Vendor's Lien to be effective as of March 21, 2022, although this Special Warranty Deed with Vendor's Lien may not have been executed on that date.

**GRANTOR:**

**Bedell Family Limited Partnership,**  
a Texas limited partnership

By: Bedell Investments, Inc.,  
a Texas corporation,  
General Partner

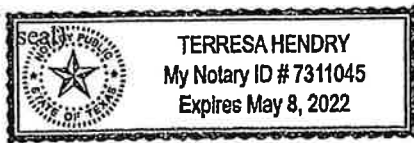
By: Sandy L. Bedell  
Sandy L. Bedell,  
Vice President

STATE OF TEXAS

COUNTY OF COLLIN

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§

This instrument was acknowledged before me on March <sup>21st</sup>, 2022, by Sandy L. Bedell, Vice President of Bedell Investments, Inc., a Texas corporation, General Partner of **Bedell Family Limited Partnership**, a Texas limited partnership, on behalf thereof and in the capacity herein stated.



  
Notary Public, State of Texas

**After recording, return to:**

Kings Crossing Five, Ltd.  
4040 N. Central Expressway, Suite 850  
Dallas, Texas 75204  
Attn: Stephen L. Sallman

F:\Doc\12\WaterGry\KingsCrossing\Final 5\Closing Docs\SWDYL-03-18-2022 -12.rpd

**Prepared in the law offices of:**

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

**EXHIBIT A****51.265 Acres**

BEING 51.265 ACRES OF LAND LOCATED IN THE ANN HURT SURVEY, ABSTRACT NO. 428, COLLIN COUNTY, TEXAS, BEING ALL OF THE BEDELL FAMILY PARTNERSHIP CALLED 1.362 ACRE TRACT DESCRIBED AS TRACT 2 IN CC#20060313000332290, (O.P.R.C.C.T.) AND A PORTION OF THE BEDELL FAMILY LIMITED PARTNERSHIP CALLED 356 ACRE TRACT DESCRIBED AS FIRST TRACT IN CC#2000-0050958, (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND IN THE WEST LINE OF THE ABOVE-MENTIONED 356 ACRE TRACT, SAME BEING THE COMMON EAST LINE OF PARKER LAKE ESTATES PHASE 3-A, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CABINET N, SLIDE 806, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.R.C.C.T.) AT THE NORTHWEST CORNER OF KINGS CROSSING PHASE 4, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CC#20170802010003680, (O.P.R.C.C.T.);

THENCE NORTH 00 DEGREES 47 MINUTES 58 SECONDS WEST, A DISTANCE OF 887.08 FEET TO A 3/4" IRON ROD FOUND AT AN INTERIOR CORNER OF SAID 356 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE ABOVE-MENTIONED PARKER LAKE ESTATES PHASE 3-A, FROM WHICH A 5/8" IRON ROD FOUND IN THE NORTH LINE OF SAID PARKER LAKE ESTATES 3-A AT AN EXTERIOR CORNER OF SAID 356 ACRE TRACT AND THE SOUTHEAST CORNER OF PARKER LAKE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CABINET M, SLIDE 203, (P.R.C.C.T.) BEARS SOUTH 89 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 538.86 FEET;

THENCE GOING OVER AND ACROSS SAID 356 ACRE TRACT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) NORTH 35 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 229.49 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET (HEREAFTER CALLED IRON ROD SET);
- 2) NORTH 68 DEGREES 32 MINUTES 41 SECONDS EAST, A DISTANCE OF 1108.34 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 20 DEGREES 25 MINUTES 55 SECONDS, A RADIUS OF 841.00 FEET AND A LONG CHORD THAT BEARS NORTH 78 DEGREES 45 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 298.32 FEET;
- 3) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 299.90 FEET TO AN IRON ROD SET;
- 4) NORTH 88 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 854.39 FEET TO AN IRON ROD SET;
- 5) NORTH 79 DEGREES 18 MINUTES 46 SECONDS EAST, A DISTANCE OF 130.55 FEET TO AN IRON ROD SET AT AN EXTERIOR ANGLE CORNER OF LOT 24, KINGS CROSSING PHASE 1, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CC#20140205010000360, (O.P.R.C.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT AN EXTERIOR CORNER OF JUST MENTIONED KINGS CROSSING PHASE 1 BEARS NORTH 37 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 1617.25 FEET;

**THENCE** SOUTH 53 DEGREES 40 MINUTES 04 SECONDS EAST, A DISTANCE OF 223.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID KINGS CROSSING PHASE 1, SAME BEING THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 1.362 ACRE TRACT AND THE NORTHWEST CORNER OF THE CHRIS J. HENDRIX AND LAURA B. HENDRIX CALLED 15.366 ACRE TRACT AS DESCRIBED IN CC#2000-0071566, (O.P.R.C.C.T.);

**THENCE** SOUTH 01 DEGREES 00 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF A 1.362 ACRE TRACT AND SAID 356 ACRE TRACT AND THE COMMON WEST LINE OF THE ABOVE-MENTIONED 15.366 ACRE TRACT, A DISTANCE OF 514.22 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED KINGS CROSSING PHASE 4 ADDITION;

**THENCE** ALONG THE NORTH LINE OF SAID KINGS CROSSING PHASE 4 ADDITION, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 970.33 FEET TO A 1/2" IRON ROD FOUND
- 2) SOUTH 80 DEGREES 16 MINUTES 05 SECONDS WEST, A DISTANCE OF 250.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND;
- 3) SOUTH 36 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 275.95 FEET TO A 1/2" IRON ROD FOUND;
- 4) SOUTH 08 DEGREES 15 MINUTES 31 SECONDS WEST, A DISTANCE OF 197.26 FEET TO A 1/2" IRON ROD FOUND;
- 5) SOUTH 23 DEGREES 54 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.15 FEET TO A 1/2" IRON ROD FOUND;
- 6) SOUTH 70 DEGREES 26 MINUTES 56 SECONDS WEST, A DISTANCE OF 213.04 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE EAST CORNER OF PARKER BEDELL FARMS, LTD. CALLED 0.247 ACRE TRACT AS DESCRIBED IN CC#20200709001061490, (O.P.R.C.C.T.);

**THENCE** LEAVING SAID NORTH LINE OF KINGS CROSSING PHASE 4 ADDITION AND GOING OVER AND ACROSS SAID 356 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) NORTH 19 DEGREES 33 MINUTES 06 SECONDS WEST, A DISTANCE OF 94.78 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTH CORNER OF SAID 0.247 ACRE TRACT;
- 2) SOUTH 74 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 106.48 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE WEST CORNER OF SAID 0.247 ACRE TRACT;
- 3) SOUTH 15 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 99.86 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE NORTH LINE OF SAID KINGS CROSSING PHASE 4 ADDITION AT THE SOUTH CORNER OF SAID 0.247 ACRE TRACT;

**THENCE** ALONG THE NORTH LINE OF SAID KINGS CROSSING PHASE 4 ADDITION, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) SOUTH 74 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 84.73 FEET TO A 1/2" IRON ROD FOUND;
- 2) SOUTH 89 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A 5/8" IRON ROD FOUND (DISTURBED);

- 3) SOUTH 00 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 100.06 FEET TO A 1/2" IRON ROD FOUND;
- 4) SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 275.00 FEET TO AN IRON ROD SET AT THE MOST NORTHERLY SOUTHEAST CORNER OF THE PARKER BEDELL FARMS, LTD. CALLED 0.151 ACRE TRACT AS DESCRIBED IN CC# 20200709001061490, (O.P.R.C.C.T.);

**THENCE** LEAVING SAID NORTH LINE OF KINGS CROSSING PHASE 4 ADDITION AND GOING OVER AND ACROSS SAID 356 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00 DEGREES 47 MINUTES 44 SECONDS WEST, A DISTANCE OF 16.21 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 0.151 ACRE TRACT;
2. SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET;
3. SOUTH 00 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET IN THE NORTH LINE OF SAID KINGS CROSSING PHASE 4 ADDITION;

**THENCE** SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 230.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 51.265 ACRES OF LAND, MORE OR LESS.



**EXHIBIT B****Permitted Exceptions**

1. Standby fees, taxes and assessments by any taxing authority for the year 2022, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
2. Restrictive covenants and other matters of record contained in instrument recorded as Collin County Clerk's Document No. 2007001331830, Real Property Records, Collin County, Texas.
3. Interest in and to all coal, lignite, oil, gas and other minerals contained in instrument dated March 3, 2006, recorded on March 13, 2006, as Collin County Clerk's Document No. 200600032290, corrected by instrument recorded as Collin County Clerk's Document No. 2006000444410, Official Records, Collin County, Texas, and noted on survey dated August 6, 2021, and last revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
4. Interest in and to all coal, lignite, oil, gas and other minerals contained in instrument dated February 28, 1956, recorded on March 12, 1956, in Volume 512, Page 411, Official Records, Collin County, Texas, and noted on survey dated August 6, 2021, and last revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
5. Easement granted to CoServ Gas, Ltd. by instrument recorded on January 31, 2001, in Volume 4845, Page 1320, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and last revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
6. Easement granted to Parker Lake Estates III, Ltd. and Parker Lake Estates HOA, Inc. by instrument recorded on September 2, 2002, recorded in Volume 5143, Page 419, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and last revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
7. Easement granted to North Texas Municipal Water District by instrument recorded on November 27, 2006, recorded as Collin County Clerk's Document No. 2006001670830, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and last revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
8. Right of First Refusal Agreement recorded on October 2, 2007, as Collin County Clerk's Document No. 2007001358320, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and last revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
9. Easement granted to Parker Bedell Farms, Ltd. by instrument recorded on September 4, 2009, as Collin County Clerk's Document No. 2009001114490, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
10. Easement granted to Parker Bedell Farms, Ltd. by instrument recorded on September 4, 2009, as Collin County Clerk's Document No. 2009001114510, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.



11. Easement granted to Parker Bedell Farms, Ltd. by instrument recorded on July 17, 2013, as Collin County Clerk's Document No. 20130717000998220, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.
12. Easement granted to Parker Bedell Farms, Ltd. by instrument recorded on April 7, 2010, as Collin County Clerk's Document No. 20100407000333730, Real Property Records, Collin County, Texas, and noted on survey dated August 6, 2021, and revised on December 6, 2021, prepared by Daniel Chase O'Neal, RPLS No. 6570.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
03/23/2022 03:54:22 PM  
\$54.00 CGRAFF  
20220323000468380

## KING'S CROSSING PHASE 5

**BEING** 49.583 ACRES OF LAND LOCATED IN THE ANN HURT SURVEY, ABSTRACT NO. 428, COLLIN COUNTY, TEXAS, BEING ALL OF THE PARKER BEDELL FARMS, LTD. CALLED 0.151 AND 0.247 ACRE TRACTS AS DESCRIBED IN INSTRUMENT 20200709001061490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND A PORTION OF THE KINGS CROSSING FIVE, LTD. CALLED 51.265 ACRE TRACT AS DESCRIBED IN INSTRUMENT 20220323000468380, OPRCCT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED 51.265-ACRE TRACT AND THE NORTHWEST CORNER OF KINGS CROSSING PHASE 4, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN INSTRUMENT 20170802010003680, OPRCCT, SAME BEING THE COMMON EAST LINE OF PARKER LAKE ESTATES PHASE 3-A, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CABINET N, SLIDE 806, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT);

**THENCE** NORTH 00 DEGREES 47 MINUTES 58 SECONDS WEST, ALONG THE COMMON LINE OF SAID PARKER LAKE ESTATES PHASE 3-A AND SAID 51.265-ACRE TRACT, A DISTANCE OF 887.08 FEET TO A 3/4-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID PARKER LAKE ESTATES PHASE 3-A, FROM WHICH A 5/8-INCH IRON ROD FOUND IN THE NORTH LINE OF SAID PARKER LAKE ESTATES 3-A AND THE SOUTHEAST CORNER OF PARKER LAKE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CABINET M, SLIDE 203, PRCCT BEARS SOUTH 89 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 538.86 FEET;

**THENCE** ALONG THE NORTH LINE OF SAID 51.265-ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) NORTH 35 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 229.49 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET (HEREAFTER CALLED IRON ROD SET);
- 2) NORTH 68 DEGREES 32 MINUTES 41 SECONDS EAST, A DISTANCE OF 1108.34 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 20 DEGREES 25 MINUTES 55 SECONDS, A RADIUS OF 841.00 FEET AND A LONG CHORD THAT BEARS NORTH 78 DEGREES 45 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 298.32 FEET;
- 3) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 299.90 FEET TO AN IRON ROD SET;
- 4) NORTH 88 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 550.03 FEET TO AN IRON ROD SET;

**THENCE**, OVER AND ACROSS SAID 51.265-ACRE TRACT, THE FOLLOWING FIVE COURSES AND DISTANCES:

- 1) SOUTH 01 DEGREES 01 MINUTES 24 SECONDS EAST, A DISTANCE OF 291.19 FEET TO AN IRON ROD SET;
- 2) NORTH 88 DEGREES 59 MINUTES 38 SECONDS EAST, A DISTANCE OF 202.71 FEET TO AN IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 56 DEGREES 08 MINUTES 03 SECONDS, A RADIUS OF 60.00 FEET AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 22 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 56.46 FEET;
- 3) SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 58.78 FEET TO AN IRON ROD SET;
- 4) NORTH 88 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 53.08 FEET TO AN IRON ROD SET;
- 5) NORTH 01 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 320.04 FEET TO AN IRON ROD SET IN THE NORTH LINE OF SAID 51.265-ACRE TRACT;

**THENCE** NORTH 79 DEGREES 18 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 130.55 FEET TO AN IRON ROD SET AT AN EXTERIOR ANGLE CORNER OF LOT 24, KINGS CROSSING PHASE 1, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN INSTRUMENT 20140205010000360, OPRCCT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT AN EXTERIOR CORNER OF JUST MENTIONED KINGS CROSSING PHASE 1 BEARS NORTH 37 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 1617.25 FEET;

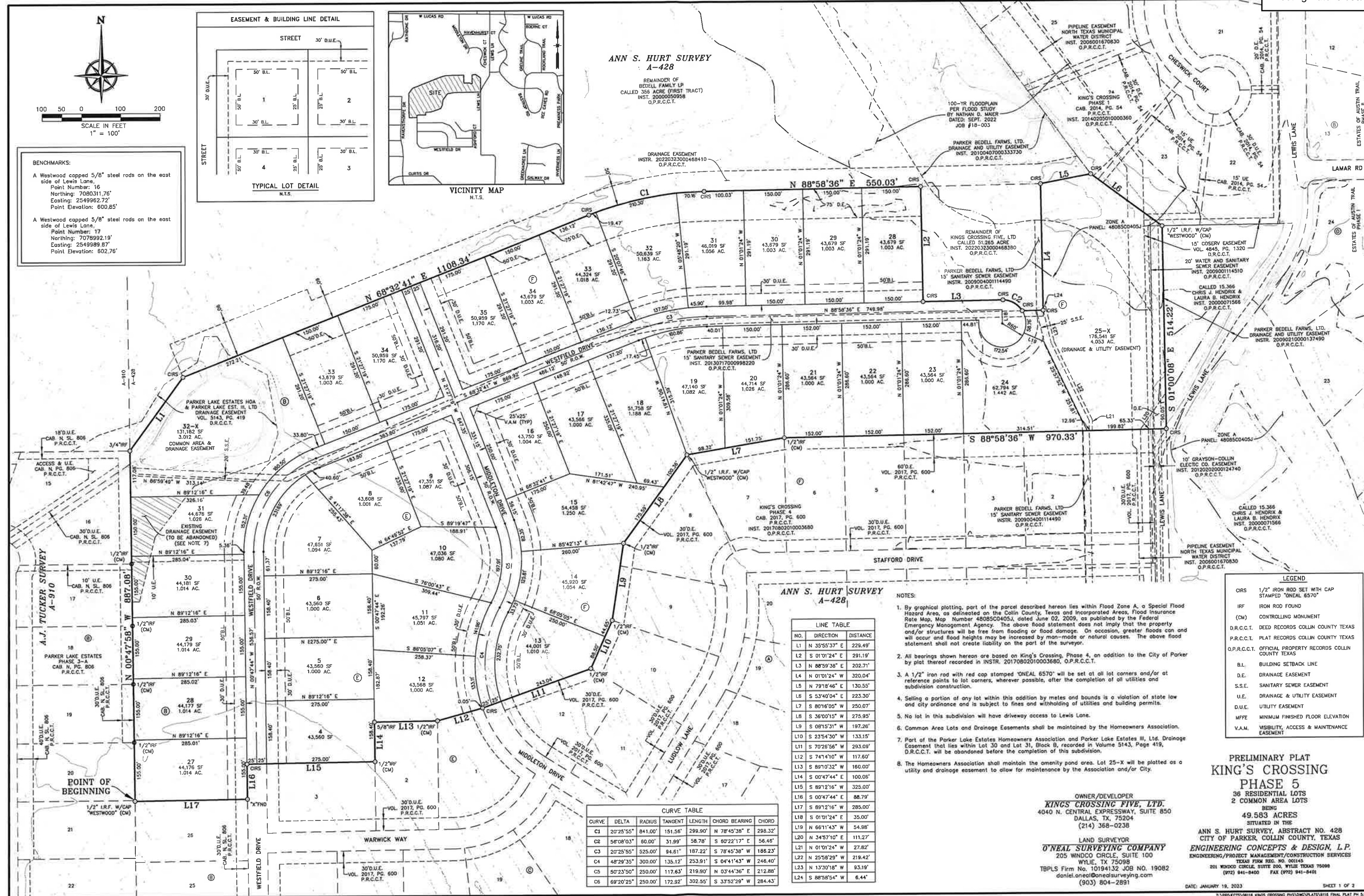
**THENCE** SOUTH 53 DEGREES 40 MINUTES 04 SECONDS EAST, ALONG THE COMMON LINE OF SAID KINGS CROSSING, PHASE 1 AND SAID 51.265-ACRE TRACT, A DISTANCE OF 223.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID KINGS CROSSING PHASE 1, SAME BEING THE NORTHWEST CORNER OF THE CHRIS J. HENDRIX AND LAURA B. HENDRIX CALLED 15.366 ACRE TRACT AS DESCRIBED IN INSTRUMENT 2000-0071566, OPRCCT;

**THENCE** SOUTH 01 DEGREES 00 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID 51.265-ACRE TRACT AND THE COMMON WEST LINE OF THE ABOVE-MENTIONED 15.366 ACRE TRACT, A DISTANCE OF 514.22 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED KINGS CROSSING PHASE 4 ADDITION;

**THENCE** ALONG THE NORTH LINE OF SAID KINGS CROSSING PHASE 4 ADDITION, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- 1) SOUTH 88 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 970.33 FEET TO A 1/2-INCH IRON ROD FOUND;
- 2) SOUTH 80 DEGREES 16 MINUTES 05 SECONDS WEST, A DISTANCE OF 250.07 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND;
- 3) SOUTH 36 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 275.95 FEET TO A 1/2-INCH IRON ROD FOUND;
- 4) SOUTH 08 DEGREES 15 MINUTES 31 SECONDS WEST, A DISTANCE OF 197.26 FEET TO A 1/2-INCH IRON ROD FOUND;

- 5) SOUTH 23 DEGREES 54 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.15 FEET TO A 1/2-INCH IRON ROD FOUND;
- 6) SOUTH 70 DEGREES 26 MINUTES 56 SECONDS WEST, A DISTANCE OF 293.09 FEET TO AN IRON ROD SET;
- 7) SOUTH 74 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 117.60 FEET TO A 1/2-INCH IRON ROD FOUND;
- 8) SOUTH 89 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A 5/8-INCH IRON ROD FOUND (DISTURBED);
- 9) SOUTH 00 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 100.06 FEET TO A 1/2-INCH IRON ROD FOUND;
- 10) SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 325.00 FEET TO AN IRON ROD SET;
- 11) SOUTH 00 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 88.79 FEET TO AN "X" FOUND;
- 12) SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 285.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 49.583 ACRES OF LAND, MORE OR LESS.



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS  
COUNTY OF COLLIN

WHEREAS, KINGS CROSSING FIVE, LTD., BEING THE OWNER OF 49.583 ACRES OF LAND LOCATED IN THE ANN HURT SURVEY, ABSTRACT NO. 428, COLLIN COUNTY, TEXAS, BEING ALL OF THE PARKER BEDELL FARMS, LTD. CALLED 0.151 AND 0.247 ACRE TRACTS AS DESCRIBED IN INSTRUMENT 20200709001061490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (OPRCCT), AND A PORTION OF THE KINGS CROSSING FIVE, LTD. CALLED 51.265 ACRE TRACT AS DESCRIBED IN INSTRUMENT 20220323000468380, OPRCCT AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT THE SOUTHWEST CORNER OF THE ABOVE-MENTIONED 51.265-ACRE TRACT AND THE NORTHWEST CORNER OF KINGS CROSSING PHASE 4, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN INSTRUMENT 20170802010003680, OPRCCT, SAME BEING THE COMMON EAST LINE OF PARKER LAKE ESTATES PHASE 3-A, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CABINET N, SLIDE 806, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT);

THENCE NORTH 00 DEGREES 47 MINUTES 58 SECONDS WEST, ALONG THE COMMON LINE OF SAID PARKER LAKE ESTATES PHASE 3-A AND SAID 51.265-ACRE TRACT, A DISTANCE OF 887.08 FEET TO A 3/4-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID PARKER LAKE ESTATES PHASE 3-A, FROM WHICH A 5/8-INCH IRON ROD FOUND IN THE NORTH LINE OF SAID PARKER LAKE ESTATES 3-A AND THE SOUTHEAST CORNER OF PARKER LAKE ESTATES, PHASE 1, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN CABINET M, SLIDE 203, PRCCT BEARS SOUTH 89 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 538.86 FEET;

THENCE ALONG THE NORTH LINE OF SAID 51.265-ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:  
1) NORTH 35 DEGREES 55 MINUTES 37 SECONDS EAST, A DISTANCE OF 229.49 FEET TO A 1/2-INCH IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET (HEREAFTER CALLED IRON ROD SET);  
2) NORTH 68 DEGREES 32 MINUTES 41 SECONDS EAST, A DISTANCE OF 1108.34 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 20 DEGREES 25 MINUTES 55 SECONDS, A RADIUS OF 841.00 FEET AND A LONG CHORD THAT BEARS NORTH 78 DEGREES 45 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 298.32 FEET;  
3) NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 299.90 FEET TO AN IRON ROD SET;  
4) NORTH 88 DEGREES 58 MINUTES 36 SECONDS EAST, A DISTANCE OF 550.03 FEET TO AN IRON ROD SET;

THENCE, OVER AND ACROSS SAID 51.265-ACRE TRACT, THE FOLLOWING FIVE COURSES AND DISTANCES:  
1) SOUTH 01 DEGREES 01 MINUTES 24 SECONDS EAST, A DISTANCE OF 291.19 FEET TO AN IRON ROD SET;  
2) NORTH 88 DEGREES 59 MINUTES 38 SECONDS EAST, A DISTANCE OF 202.71 FEET TO AN IRON ROD SET AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 56 DEGREES 08 MINUTES 03 SECONDS, A RADIUS OF 60.00 FEET AND A LONG CHORD THAT BEARS SOUTH 60 DEGREES 22 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 56.45 FEET;  
3) SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 58.78 FEET TO AN IRON ROD SET;  
4) NORTH 88 DEGREES 58 MINUTES 54 SECONDS EAST, A DISTANCE OF 53.08 FEET TO AN IRON ROD SET;  
5) NORTH 01 DEGREES 01 MINUTES 24 SECONDS WEST, A DISTANCE OF 320.04 FEET TO AN IRON ROD SET IN THE NORTH LINE OF SAID 51.265-ACRE TRACT;

THENCE NORTH 79 DEGREES 18 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 130.55 FEET TO AN IRON ROD SET AT AN EXTERIOR ANGLE CORNER OF LOT 24, KINGS CROSSING PHASE 1, AN ADDITION TO THE CITY OF PARKER BY PLAT THEREOF RECORDED IN INSTRUMENT 20140205010000360, OPRCCT, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT AN EXTERIOR CORNER OF JUST MENTIONED KINGS CROSSING PHASE 1 BEARS NORTH 37 DEGREES 10 MINUTES 08 SECONDS WEST, A DISTANCE OF 1617.25 FEET;

THENCE SOUTH 53 DEGREES 40 MINUTES 04 SECONDS EAST, ALONG THE COMMON LINE OF SAID KINGS CROSSING, PHASE 1 AND SAID 51.265-ACRE TRACT, A DISTANCE OF 223.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID KINGS CROSSING PHASE 1, SAME BEING THE NORTHWEST CORNER OF THE CHRIS J. HENDRIX AND LAURA B. HENDRIX CALLED 15.366 ACRE TRACT AS DESCRIBED IN INSTRUMENT 2000-0071566, OPRCCT;

THENCE SOUTH 01 DEGREES 00 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID 51.265-ACRE TRACT AND THE COMMON WEST LINE OF THE ABOVE-MENTIONED 15.366 ACRE TRACT, A DISTANCE OF 514.22 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF THE ABOVE-MENTIONED KINGS CROSSING PHASE 4 ADDITION;

THENCE ALONG THE NORTH LINE OF SAID KINGS CROSSING PHASE 4 ADDITION, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:  
1) SOUTH 88 DEGREES 58 MINUTES 36 SECONDS WEST, A DISTANCE OF 970.33 FEET TO A 1/2-INCH IRON ROD FOUND;  
2) SOUTH 80 DEGREES 16 MINUTES 05 SECONDS WEST, A DISTANCE OF 250.07 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" FOUND;  
3) SOUTH 36 DEGREES 00 MINUTES 15 SECONDS WEST, A DISTANCE OF 275.95 FEET TO A 1/2-INCH IRON ROD FOUND;  
4) SOUTH 08 DEGREES 15 MINUTES 31 SECONDS WEST, A DISTANCE OF 197.26 FEET TO A 1/2-INCH IRON ROD FOUND;  
5) SOUTH 23 DEGREES 54 MINUTES 30 SECONDS WEST, A DISTANCE OF 133.15 FEET TO A 1/2-INCH IRON ROD FOUND;  
6) SOUTH 70 DEGREES 26 MINUTES 56 SECONDS WEST, A DISTANCE OF 293.09 FEET TO AN IRON ROD SET;  
7) SOUTH 74 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 117.60 FEET TO A 1/2-INCH IRON ROD FOUND;  
8) SOUTH 89 DEGREES 10 MINUTES 32 SECONDS WEST, A DISTANCE OF 160.00 FEET TO A 5/8-INCH IRON ROD FOUND (DISTURBED);  
9) SOUTH 00 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 100.06 FEET TO A 1/2-INCH IRON ROD FOUND;  
10) SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 325.00 FEET TO AN IRON ROD SET;  
11) SOUTH 00 DEGREES 47 MINUTES 44 SECONDS EAST, A DISTANCE OF 88.79 FEET TO AN "X" FOUND;  
12) SOUTH 89 DEGREES 12 MINUTES 16 SECONDS WEST, A DISTANCE OF 285.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 49.583 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, KINGS CROSSING FIVE, LTD., does hereby adopt this plat designating the herein described property as KINGS CROSSING, PHASE 5, an addition to the City of Parker, Texas, and does hereby dedicate to the City of Parker, the roads, rights-of-way and easements shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, to the City of Parker forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Parker's use thereof. The City of Parker and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the systems in said Easements. The City of Parker and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of their respective systems without the necessity of any time procuring the permission from anyone.

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

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2023.

For: Kings Crossing Five, Ltd

By: KC Advisors, LLC  
a Texas limited liability company

By: Stephen L Sallman  
Manager

STATE OF TEXAS §  
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Stephen L Sallman, Manager of KC Advisors, LLC, a Texas limited liability company as general partner of Kings Crossing Five, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same on behalf of thereof and in the capacity herein stated for the purposes and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2023.

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

SURVEYOR'S CERTIFICATE

This is to certify that I, Daniel Chase O'Neal, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curvature have been properly marked on the ground, and that this plat correctly represents that survey made under my supervision.

GIVEN UNDER MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Released for review only.

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 Paul J. Hubert, 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 \_\_\_\_\_, 2023.

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 KINGS CROSSING PHASE 5, a subdivision or addition to the City of Parker was submitted to the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2023, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the mayor to note the approval thereof by signing his name herein above subscribed,

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 2023.

City Secretary  
City of Parker, Texas

Date

PRELIMINARY PLAT  
KING'S CROSSING  
PHASE 5

36 RESIDENTIAL LOTS  
2 COMMON AREA LOTS

OWNER/DEVELOPER  
**KINGS CROSSING FIVE, LTD.**  
4040 N. CENTRAL EXPRESSWAY, SUITE 850  
DALLAS, TX, 75204  
(214) 368-0238

LAND SURVEYOR  
**O'NEAL SURVEYING COMPANY**  
205 WINDCO CIRCLE, SUITE 100  
WYLIE, TX 75098  
TBPLS Firm No. 10194132 JOB NO. 19082  
daniel.oneal@onealsurveying.com  
(903) 804-2891

BEING  
49.583 ACRES  
SITUATED IN THE  
ANN S. HURT SURVEY, ABSTRACT NO. 428  
CITY OF PARKER, COLLIN COUNTY, TEXAS  
**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098  
(972) 841-8400 FAX (972) 841-8401