



## AGENDA

### PLANNING AND ZONING COMMISSION REGULAR MEETING

**NOVEMBER 9, 2023 @ 5:00 PM**

Notice is hereby given: the Planning and Zoning Commission for the City of Parker will hold a Meeting on **Thursday, November 9, 2023, at 5:00 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 MAY 25, 2023.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER RANCH ESTATES PHASE 5 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 to the requirement 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 November 3, 2023, by 5:00 p.m. at the Parker City Hall, and required by Texas Open Meetings Act (TOMA) is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us).

\_\_\_\_\_  
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: November 3, 2023
Exhibits:	<a href="#"><u>Proposed Minutes</u></a>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR MAY 25, 2023.

### 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:	11/02/2023
City Attorney:	<i>Amy J. Stanphill</i>	Date:	11/xx/2023 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	11/xx/2023

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**May 25, 2023**

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

The Planning & Zoning (P&Z) Commission met on the above date. P&Z Vice Chair Lozano called the meeting to order at 7:00 P.M. but recessed the meeting as there was not a quorum. P&Z Chair Wright reconvened the meeting at 7:27 P.M. after he and Commissioner Leamy arrived.

Commissioners Present:				
X	Chair Russell Wright			Vacant (Former Commissioner Todd Fecht resigned 5/16/2023, due to the fact he was elected to City Council.,)
X	Vice Chair Joe Lozano			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			City Attorney Amy Stanphill
X	City Engineer John Birkhoff			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.

None.

**INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR FEBRUARY 9, 2023.

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

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES, PHASE 5 FINAL PLAT, INCLUDING VACATING THE PLAT OF PARKER ESTATES, AND ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 10, PAGE 28 OF THE MAP OR PLAT RECORDS OF COLLIN COUNTY, TEXAS.

Director Machado stated that a number of items on the punch list have been taken care of but some issues remain. The remaining items are not critical but he would like to see those items addressed before the final plat is submitted for approval to the Council. He cited some specific examples of a section of concrete that has not been replaced and some ditch work that still needs to be completed. He indicated that there is ample time for these remaining items to be addressed and resolved before the next City Council meeting. Vice Chair Lozano noted a couple of “insignificant” irregularities on the plat regarding the name of the road and the size of each lot.

MOTION: Vice Chair Lozano moved to recommend that the final plat be submitted to the Parker City Council for approval provided that the remaining outstanding issues be properly resolved prior to the City Council meeting. Commissioner Leamy seconded the motion with the remaining Commissioners voting for. Motion carried 3-0.

3. FUTURE AGENDA ITEMS.

Final plat for Parker Ranch V.

4. ADJOURN

Vice Chair Lozano adjourned the meeting at 7:35 P.M.

Minutes Approved on \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

Attest and Prepared by:

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



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Attested by City Secretary Patti Scott Grey

Proposed



## 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: November 3, 2023
Exhibits:	<ol style="list-style-type: none"> <li>1. John W. Birkhoff, P.E., letter</li> <li>2. Development Application</li> <li>3. Waiver w/Fee receipt</li> <li>4. Final Plat</li> <li>5. Development Agreement</li> </ol>

### AGENDA SUBJECT

CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON PARKER RANCH ESTATES PHASE 5 FINAL PLAT.

### SUMMARY

Please review the information provided for Parker Ranch Estates Phase 5 Final Plat, Lots 1, 6-16, Block E; Lot 26, Block F; Lots 1-10, Block H, Lots 1-9, Block I; and Lots 1X, 2-6, Block J; 37 Residential Lots and 1 common area, 84.236 acres, out of the James Bradley Survey, Abstract No. 89, in the City of Parker, Collin County, Texas.

### 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:	11/02/2023
City Attorney:	<i>Amy J. Stanphill</i>	Date:	11/xx/2023 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	11/xx/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.

October 24, 2023

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

Re: Parker Ranch No. 5  
Preliminary Punch List

Dear Mr. Machado:

You have reported that the items on October 11, 2023, letter that was generated from our visit of October 10, 2023 are now complete. We also viewed photographs of completed concrete work. This subdividing is now complete, and we offer not further comments.

We are available at your convenience to discuss any questions you may have on our comments.

Sincerely,



John W. Birkhoff, P.E.



## DEVELOPMENT APPLICATION City of Parker, Texas

**Proposed Name of Subdivision:** PARKER RANCH PHASE 5

Plat Approval Requested	Filing Fee	Filing Fee
<b>\$800 + \$30/Ac x 84.236 Ac (rounded up to 85Ac) = \$3,350.00</b>		
<input type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<input checked="" type="checkbox"/> Final Plat <u>\$800.00 + \$30/acre</u>
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input type="checkbox"/> Minor Plat (5 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:** West of Chaparral Rd & Malone Rd.

(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):**

West of Chaparral Rd & Malone Rd.

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

Acreage: 84.236 Ac Existing # of Lots/Tracts: 37 Lots, 1 HOA Existing Zoning: SFT Ord. 546  
(If a PD, include the Ordinance with application)

**Property Owner's Name:** First Texas Homes, Inc. **Phone Number:** 214-613-3400

**Applicant/Contact Person:** Justin Zuniga **Title:** \_\_\_\_\_

**Company Name:** First Texas Homes, Inc.

**Street/Mailing Address:** 500 Crescent Court, Suite 350 **City:** Dallas **State:** TX **Zip:** 75201

**Phone:** 214-613-3400 **Fax:** \_\_\_\_\_ **Email Address:** jzuniga@firsttexashomes.com

**Engineering Company:** Westwood Professional Services

**Contact Person:** Matthew Lee, P.E. **Title:** Project Manager

**Street/Mailing Address:** 2740 Dallas Parkway, Suite 280 **City:** Plano **State:** TX **Zip:** 75093

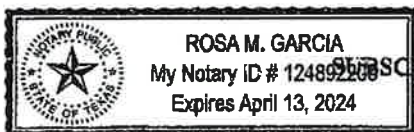
**Phone:** 214-473-4640 **Fax:** \_\_\_\_\_ **Email Address:** matthew.lee@westwoodps.com

**\*\* 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 Justin Zuniga  
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."



ROSA M. GARCIA  
My Notary ID # 124892208  
Expires April 13, 2024

SUBSCRIBED AND SWORN TO before me, this 2nd day of OCTOBER, 2023.

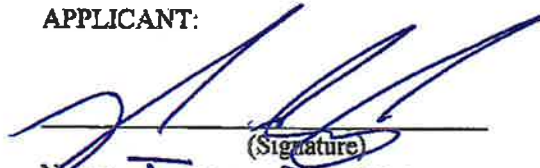
Notary Public in and for the State of Texas: Rosa M. Garcia

Over

**WAIVER OF EXPEDITION**

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

APPLICANT:

  
 (Signature)  
 Name: Justin Zuniga  
 Title: LAND DEPARTMENT  
 Phone: 469.446.5135  
 Address: 500 Crescent Court  
Suite 350  
Dallas, TX 75201  
 Date: 10/2/23

CITY OF PARKER:  
RECEIVED BY:

\_\_\_\_\_  
 (Signature)  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_

☒ Corporation; ☐ Partnership;  
☐ Individual; or  
☐ Other (description)



**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](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)**

<b>OFFICE/USE ONLY</b> This submittal meets the City of Parker's requirements per City ordinances for processing.			
Signature _____	Title _____	<div style="border: 1px solid black; width: 100px; height: 20px; margin: 0 auto;"></div>	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: <input type="checkbox"/> Public Works Director	
		<input type="checkbox"/> City Engineer	
		<input type="checkbox"/> Building Official	
		<input type="checkbox"/> Fire Department	
Public Hearing Required: <input type="checkbox"/> Yes <input type="checkbox"/> No Paper Notice _____ (date) Written Notice _____ (date)			

City of Parker \* 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 [www.parkertexas.us](http://www.parkertexas.us)

**SUBMITTAL REQUIREMENTS:**

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

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

The face of the plat shall show the following:

- ☒ Date of preparation
- ☒ Scale of plat
- ☒ North arrow
- ☒ Name and address of:
  - o Applicant
  - o Engineer or Surveyor responsible for preparation of plat
- ☒ Survey and abstract with tract designation
- ☒ Location of major and/or secondary thoroughfares located with or adjacent to the property.
- ☒ Location of existing or platted streets within and adjacent to the existing property
- ☒ Location of existing right-of-ways, utility and/or drainage easements.
- ☒ Vicinity map showing location of tracts by reference to existing streets or highways.
- ☒ Subdivision boundary lines, indicated by heavy lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the part of adjacent boundary streets which were previously established by dedication or purchase from the tract being subdivided.
- ☒ Legal description of the property to be subdivided, and metes and bounds description of the subdivision perimeter.
- ☒ Primary control points or descriptions, and ties to such control points to which all dimensions, angels, 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](http://www.parkertexas.us).

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

### SPECIAL WARRANTY DEED

THE STATE OF TEXAS    §  
                                       §  
 COUNTY OF COLLIN    §

THIS SPECIAL WARRANTY DEED (this "**Deed**") is made as of December 19, 2014, by GRAHAM MORTGAGE CORPORATION ("**Grantor**"), to FIRST TEXAS HOMES, INC. ("**Grantee**"), whose address is 500 Crescent Court, Suite 350, Dallas, Texas 75201.

1. Conveyance and Warranty of Title.

Grantor GRANTS, SELLS, and CONVEYS to Grantee, subject to the Permitted Exceptions (as defined below), all of the real property more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) the improvements thereon and all of Grantor's rights to appurtenances, easements, adjacent streets and alleys, strips, and gores, (ii) all of Grantor's right, title and interest in and to any personal property located thereon, and (iii) all of Grantor's right, title and interest in and to any warranties, guaranties and other intangible property related to such real property (collectively, the "**Property**").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions together with all and singular the rights and appurtenances thereto in anywise belonging, to Grantee, its successors and assigns, forever, and Grantor binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

2. Permitted Exceptions.

This Deed is made, and is accepted by Grantee, subject to the restrictions, easements, covenants and encumbrances described on Exhibit B attached hereto and incorporated herein by reference for all purposes (the "**Permitted Exceptions**").

3. "AS-IS"




EXCEPT AS EXPRESSLY SET FORTH IN THAT CERTAIN CONTRACT OF COMMERCIAL SALE BY AND BETWEEN GRANTOR AND GRANTEE DATED EFFECTIVE JULY 30, 2014 (THE "CONTRACT") AND THE DOCUMENTS DELIVERED AT CLOSING, IT IS UNDERSTOOD AND AGREED THAT GRANTOR IS NOT MAKING AND HAS NOT, AT ANY TIME, MADE ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER, EXPRESS OR IMPLIED, WITH RESPECT TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE (OTHER THAN GRANTOR'S WARRANTY OF TITLE TO BE SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF THE ITEMS DELIVERED TO GRANTEE UNDER THE CONTRACT, OR OF ANY OTHER INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR TO GRANTEE, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT AND THE DOCUMENTS DELIVERED AT CLOSING, GRANTEE ACKNOWLEDGES AND AGREES THAT UPON CLOSING, GRANTOR SHALL SELL AND CONVEY TO GRANTEE AND GRANTEE SHALL ACCEPT THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS." GRANTEE WILL NOT RELY ON, AND GRANTOR IS NOT LIABLE FOR OR BOUND BY ANY OTHER EXPRESS OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO, MADE OR FURNISHED BY GRANTOR OR ANY REAL ESTATE BROKER OR AGENT REPRESENTING OR PURPORTING TO REPRESENT GRANTOR TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, VERBALLY, ORALLY OR IN WRITING. GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE HAS CONDUCTED SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS GRANTEE DEEMS NECESSARY TO SATISFY ITSELF AS TO THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OF CURATIVE ACTIONS TO BE TAKEN WITH RESPECT TO ANY HAZARDOUS OR TOXIC SUBSTANCES ON OR DISCHARGED FROM THE PROPERTY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR OR ITS AGENTS OR EMPLOYEES WITH RESPECT THERETO, EXCEPT AS EXPRESSLY SET FORTH IN THE CONTRACT OR IN ANY DOCUMENTS DELIVERED AT CLOSING.

[signature page follows]

EXECUTED as of the date of acknowledgement below, but made to be effective as of the date first written above.


**GRANTOR:**

**GRAHAM MORTGAGE CORPORATION,  
a Texas corporation**

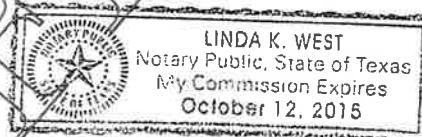
By:   
Name: Dean Castelhana, President  
Title: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF DALLAS §

This instrument was acknowledged before me on December 18, 2014, by Dean Castelhana, President, the \_\_\_\_\_ of Graham Mortgage Corporation, a Texas corporation, on behalf of said corporation.

  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**

Being a 205.9329 acre tract of land situated in the J.S. Bradley Survey, Abstract No. 89 and the J. Snider Survey, Abstract No. 848, in the City of Parker, Collin County, Texas and being a part of a 319.021 acre tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 2010080300798510, Official Public Records, Collin County, Texas and a part of a Remainder of a 105.992 acre tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 20101116001248230, Official Public Records, Collin County, Texas, said 205.9329 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of a tract of land conveyed as Tract I to Allen Independent School District by deed recorded in Instrument No. 20090521000619350, Deed Records, Collin County, Texas from which a 1/2 inch iron rod with red plastic cap stamped "TIPTON" bears South 21° 35' 20" West, a distance of 0.68 feet, same being on the common northeast corner of the remainder of said Graham 105.992 acre tract on the south line of Bethany Ridge Estates III, Phase A, an addition to the City of Allen according to the plat recorded in Cabinet J, Page 800, Plat Records, Collin County, Texas;

**THENCE** South 00° 23' 20" East, along the west line of said Allen Independent School District tract and the common east line of said remainder tract, a distance of 1320.95 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD" found for the southwest corner of said Allen Independent School District tract and the common southeast corner of said remainder tract, same being on the north line of said 319.021 acre tract;

**THENCE** North 89° 16' 48" East, along the north line of said 319.021 acre tract and the common south line of said Allen Independent School District tract, a distance of 1815.00 feet to an "X" Cut in concrete found for the northeast corner of said 319.021 acre tract, same being on Malone Road (a 36 foot Right-of-Way) as recorded in Volume 4214, Page 1763 and Volume 4244, Page 3622, Deed Records Collin County, Texas;

**THENCE** along the east line of said 319.021 acre tract, the following courses and distances:

South 00° 23' 13" East, a distance of 1661.24 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 00° 16' 51" West, a distance of 959.31 feet to a 1/2 inch iron rod with yellow plastic cap found for the southeast corner of said 319.021 acre tract;

**THENCE** South 89° 16' 29" West, along the south line of said 319.021 acre tract and the common north line of Parker Estates Associates, on addition to the City of Allen according to the plat recorded in Volume 1901, Page 390, Plat Records, Collin County, Texas, a distance of 2787.53 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner in the north line of said Parker Estates Addition and the common northeast corner of Sycamore Estates, an addition to the City of Allen, according to the plat recorded in Volume 11, Page 59, Plat Records, Collin County, Texas;

**THENCE** along the west line of said Remainder tract, the following courses and distances:

North 09° 56' 50" West, a distance of 880.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 80° 03' 10" East, a distance of 330.55 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 09° 56' 50" West a distance of 846.92 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner and the beginning of a tangent curve to the right having a central angle of 09° 13' 31", a radius of 1340.30 feet and a long chord that bears North 05° 20' 05" West, a distance of 215.57 feet;

Along said tangent curve to the right, an arc distance of 215.81 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 00° 43' 19" West, a distance of 670.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 89° 16' 41" West, a distance of 907.44 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 00° 41' 20" West, a distance of 275.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

North 77° 25' 43" West, a distance of 213.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 89° 16' 41" West, a distance of 36.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner and being in the east line of a tract of land conveyed Kimberly Bolin by deed recorded in County Clerk's File No. 20070717000986660, Deed Records, Collin County, Texas;

North 00° 44' 50" West, a distance of 294.19 feet to a 1/2 inch iron rod found for the northeast corner of a 1.137 acre tract of land conveyed to Elizabeth Bolin by deed recorded in County Clerk's File No. 20070717000986670, Deed Records, Collin County, Texas;

North 89° 16' 40" East, a distance of 1491.20 feet to a bent 1/2 inch iron rod found for the southeast corner of a tract of land conveyed to Allen Independent School District by deed recorded in Volume 3914, Page 1347, Deed Records, Collin County, Texas;

**THENCE** North 00° 42' 53" West along the west line of said 105.992 acre tract and the common east line of said Allen Independent School District tract, a distance of 679.95 feet to a 1/2 inch iron rod with cap stamped "CORWIN" found for the northwest corner of said 105.992 acre tract;

THENCE North 89° 16' 33" East along the north line of said 105.992 acre tract and the common south line of said Bethany Ridge Estates III Phase A, a distance of 634.16 feet the POINT OF BEGINNING and containing 8,970,435 square feet or 205.9329 acres more or less.

**SAVE AND EXCEPT:**

Being a 1.500 acre tract of land situated in the J.S. Bradley Survey, Abstract No. 89, in the City of Parker, Collin County, Texas and being a part of a 319.021 acre tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 2010080300798510, Official Public Records, Collin County, Texas, a part of the Remainder of a 105.992 acre tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 20101116001248230, Official Public Records, Collin County, Texas, said 1.500 acre tract being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2 inch capped iron rod found for the southeast corner of said 319.021 acre tract, the southwest corner of Easy Acres Addition, an addition to the City of Parker, Texas, recorded in Volume 6, Page 87, Deed Records Collin County, Texas, situated in the D. Hearn Survey, Abstract No. 427, the northwest corner of Parker Estates, an Addition to the City of Parker, Texas, recorded in Volume 10, Page 28, Plat Records Collin County, Texas, situated in the G. Gunnell Survey, Abstract No. 350, and the northeast corner of Parker Estates Associates recorded in Volume 1901, Page 930, Plat Records Collin County, Texas;

THENCE South 89 Degrees 16 Minutes 29 Seconds West, along the common north line of said Parker Estates Associates tract and the south line of said 319.021 acre tract, a distance of 397.76 feet to the Point of Beginning a 5/8 inch capped iron rod stamped "Westwood PS" set for corner;

THENCE South 89 Degrees 16 Minutes 29 Seconds West, along the common north line of said Parker Estates Associates tract and the south line of said 319.021 acre tract, a distance of 216.00 feet to a 5/8 inch capped iron rod stamped "Westwood PS" set for corner;

THENCE departing said common line, and over and across said 319.021 acre tract the following courses and distances;

North 00 Degrees 43 Minutes 31 Seconds West, a distance of 302.50 feet to a 5/8 inch capped iron rod stamped "Westwood PS" set for corner;

North 89 Degrees 16 Minutes 29 Seconds East, a distance of 216.00 feet to a 5/8 inch capped iron rod stamped "Westwood PS" set for corner;

THENCE South 00 Degrees 43 Minutes 31 Seconds East, a distance of 302.50 feet to the POINT OF BEGINNING and containing 65,340 square feet or 1.500 acres more or less.

**Exhibit B**

- (1) Easement executed by S. S. Ballew to American Telephone and Telegraph Company, dated December 18, 1928, filed December 19, 1928, recorded in Volume 274, Page 101, of the Deed Records of Collin County, Texas, as noted on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939.
- (2) Easement executed by Emma Jean Haggard Hall to Pecan Orchard Water Supply Corporation, filed October 13, 1965, recorded in Volume 662, Page 195, of the Deed Records of Collin County, Texas, as noted on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939.
- (3) Easement executed by Luther Bolin to Pecan Orchard Water Supply Corporation, dated September 30, 1965, filed October 13, 1965, recorded in Volume 662, Page 198, of the Deed Records of Collin County, Texas, as noted on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939.
- (4) Easement executed by Emma Jean Haggard Hall, Trustee, to North Texas Municipal Water District, dated November 22, 1985, filed May 14, 1986, recorded in Volume 2366, Page 867, of the Real Property Records of Collin County, Texas, as shown on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939.
- (5) Easement awarded to North Texas Municipal Water District in Judgment entered under Cause No. 219-490-85, filed June 11, 1986, recorded in Volume 2386, Page 541, of the Real Property Records of Collin County, Texas, as shown on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939.
- (6) Easement executed by Graham Mortgage Corporation to North Texas Municipal Water District, dated April 23, 2014, filed April 25, 2014, recorded under Instrument No. 20140425000401090, of the Real Property Records of Collin County, Texas, as shown on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939.
- (7) Terms, conditions and provisions of unrecorded Farming Lease by and between Graham Mortgage Corporation (Landlord) and Bill Donihoo (Tenant), dated March 2, 2011, as evidenced by Special Warranty Deed filed January 2, 2014, recorded under Instrument No. 20140102000004300, of the Real Property Records of Collin County, Texas, as noted on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939.
- (8) Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument filed October 23, 1952, in Volume 460, Page 454, of the Deed Records of Collin County, Texas.
- (9) Terms and conditions of that certain unrecorded Farming Lease by and between Graham Mortgage Corporation (Landlord) and Gerald Lewis (Tenant).

(10) The following as shown on survey dated May 14, 2014, prepared by Harry L. Dickens, R.P.L.S. No. 5939:

1. That portion of subject property lying within the right of way of Bozeman/Malone Road on the Easterly property line, and within the right of way of Cheyenne Drive along a portion of the North property line.
2. Rights, if any, of third parties with respect to well located near an internal westerly property line.

UNOFFICIAL



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/29/2014 02:59:40 PM  
\$50.00 CJAMAL  
20141229001413160

*Stacey Kemp*

**ORDINANCE NO. 546**

**AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER AS HERETOFORE AMENDED, BY ZONING A NEWLY ANNEXED PARCEL OF LAND OF APPROXIMATELY 399.7 ACRES OF LAND, AND ADDITIONAL LAND OF APPROXIMATELY 43 ACRES, EACH, IN COLLIN COUNTY, TEXAS, FOR A TOTAL OF APPROXIMATELY 443.309 ACRES, SAID PARCEL OF LAND BEING ZONED IN ITS NORTHERN PORTION SINGLE FAMILY TRANSITIONAL (SFT), AND ITS SOUTHERN PORTION SINGLE FAMILY (SF), AS SET FORTH SPECIFICALLY HEREIN, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Parker Planning and Zoning Commission and the governing body of the City of Parker, in compliance with the laws of the State of Texas and the ordinances of the City of Parker, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance of the City of Parker should be amended to zone the land described herein;

**WHEREAS**, by Ordinance No. 518, the City of Parker did annex approximately 399.7 acres of land in the John Snyder Survey, Abstract 848, Collin County, Texas, portions of which were owned by the Hall families, and the Bolin families; and

**WHEREAS**, Douglas Properties, Inc. has requested zoning of those properties as set forth in this Ordinance, together with an additional parcel of land of approximately 43 acres; and

**WHEREAS**, the total of approximately 443.309 acres is to be zoned by this Ordinance in its northern portion, Single Family Transitional (SFT), and its southern portion, Single Family (SF), as more particularly described below:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS:**

**SECTION 1.** The Comprehensive Zoning Ordinance of the City of Parker, Texas, Ordinance 483, as heretofore amended, be, and the same is hereby amended by zoning the 443.309 acre tract (the "Subdivision" or the "443.309 acre tract") submitted by Douglas Properties, Inc. (the "Developer"), more particularly described by metes and bounds as shown on the attached Exhibit A, to zone the property in its northern portion as Single Family Transitional (SFT), and in its Southern portion as Single Family (SF). The areas of SFT (the "SFT tract"), and SF (the "SF tract"), are each specifically described by Exhibit B. The zoning and special conditions of the SFT and the SF tracts are as follows:



1. The southern thirty (30%) percent of the Subdivision shall be zoned Single Family (SF). The metes and bounds description of the SF portion of the Subdivision is as shown in the attached Exhibit B. The Developer will submit to the City a survey of the property showing the dividing line between the SF and SFT tracts, with an additional copy reduced in size and appropriate for attaching to this Ordinance as Exhibit B2. The line dividing the SF and SFT tracts (the "SF/SFT boundary line") may be placed by the Developer to include an area of the Subdivision which is greater than 30%, should the Developer desire to do so. The area of the Subdivision north of the SF/SFT boundary line shall be SFT, and the area of the Subdivision south of said line shall be SF. All of the Subdivision south of the right of way dedicated for Chaparral Road shall be zoned SF.

2. Any platted lot whose area is crossed by the SF/SFT boundary line shall conform to whichever zoning classification in which more than half of the lot lies. In the event the lot is divided 50/50 by the SF/SFT boundary line, the lot shall be SF.

3. All lots in the Subdivision which are adjacent to, and have a contiguous lot line with a developed Parker Residential lot must be two acres net. A "Parker Residential lot" is defined as a lot contiguous to the Subdivision which is developed and utilized as a residential lot on or before the date of preliminary plat approval of the Subdivision. The preliminary plat shall include all of the Subdivision.

4. No more than 246 single family residential lots shall be platted or permitted on the 443.309 acre tract, notwithstanding any other provision of this Ordinance, or lot density which might otherwise be permitted in the SF and/or SFT tracts.

5. No home shall face, nor shall any home have a driveway which shall access Chaparral Road, Allen Heights Drive, Springhill Estates Drive, or any other right-of-way in the Subdivision, or adjacent thereto, planned for construction as a four lane road, divided or undivided, and/or which includes a 105 foot wide right of way dedication (M4D-S).

6. The Developer shall provide an access road leading from the southern portion of the Subdivision (SF) in a southerly direction towards Parker Road. The location is to be approved by the City Council, on the recommendation of the City Engineer, and in compliance with the City's Master Thoroughfare Plan, at the time of review of the preliminary plat of the Subdivision. The Developer will submit with the preliminary plat a location for a 2 lane access road in the northwestern section of the Subdivision, to Allen Heights Drive.

7. The Developer shall construct a landscaped boulevard entrance to the Subdivision at the intersection of Chaparral Drive and Allen Heights/Springhill Estates Drive, in accordance with the landscape plan submitted by the Developer for approval by the City, and a construction plan approved by the City Engineer. The Chaparral intersection is in addition to the two lane access road described above in No. 6.

8. Chaparral Road will be constructed in the Subdivision by the City of Parker, dedicated to the public vehicular use. The specific construction schedule and specifications for Chaparral Road are as shown in Exhibit C, and as required in the Subdivision regulations.

(a) The road is to be designed with a one hundred-five (105) foot right of way, in accordance with the city's four-lane divided thoroughfare specifications designated as M4D-S. The initial construction of the road will be a two-lane road, with a fully developed landscaped and irrigated median between the lanes. Construction will be performed in such a way that the addition of two (2) additional lanes of traffic may be added to the two (2) initial lanes. The construction of Chaparral Road will begin on the western side of the Subdivision, where Chaparral Road intersects with Allen Heights Road/Springhill Drive, and shall continue in an easterly direction as the phases of the Subdivision are developed. The eastern end of Chaparral Road shall be placed as approved by the City Council upon approval of the preliminary plat. The eastern end point shall be at the eastern city limits of the City of Parker, at Malone Drive, north of the Easy Acres Subdivision. Chaparral Road shall be completed, and open for public use, at the request of the City, regardless of the stage of the Subdivision development, or upon the final plat approval for that phase of the Subdivision's development, whichever shall first occur. The developer's obligation to construct the entire length of Chaparral Road from the City's western boundary to the City's eastern boundary is required by this ordinance, and is not contingent on the development of the Subdivision.

(b) The landscape plan for Chaparral Road's entrance into the Subdivision at Allen Heights road shall be submitted by the developer for approval to the City Council on or before the date of preliminary plat approval.

9. The Developer is required to use all commercially reasonable good faith efforts to direct the traffic resulting from construction in the Subdivision to Allen Heights Road and Bethany Drive. All reasonable means are to be employed to reduce construction traffic on Springhill Drive and Parker Road.

10. The Developer will dedicate to the City an area of four (4) acres of land in the Subdivision for public purposes, including but not limited to ground or elevated water utility facilities, and/or fire, police and EMS services. The location of the tract will be determined by the City and the Developer prior to preliminary plat approval. The decision on the location of the public tract will not be unreasonably withheld, conditioned, or delayed by any party.

11. All trail systems within the Subdivision shall be available for use by the general public. All maintenance and repair of the trails system shall be provided and paid for by the Developer, the required and mandatory homeowners association, and/or the individual property owners whose land is encumbered by the trail, as the case may be. The trails system will be constructed by the Developer in accordance with the plans and specifications to be agreed upon by the City staff and the Developer, with input from the Conservancy of Parker. Such agreements are not to be unreasonably withheld, conditioned, or delayed, by the City, or the Developer.

12. The Developer agrees not to remove the existing treed areas except to the absolute minimum amount of tree removal necessary for development. The tree removal, if any, will be done with the approval of the City staff with the advice of the Conservancy of Parker.

13. The Developer will submit a landscape plan, trail plan, and a tree plan, to the City for approval on or before the date of filing of the preliminary plat.

14. All onsite infrastructure, including roads and utilities, is to be constructed and paid for by the Developer. Any offsite required development will be governed by the City's Pro-Rata Ordinance, as limited by any State or Federal law.

15. The Developer and/or builder is to provide each residential structure with a septic system for each individual home. The septic system shall comply with all requirements of the City of Parker, Collin County, and the Texas Commission on Environmental Quality. No public sanitary sewer system will be constructed for the Subdivision.

16. The Developer will dedicate all additional right-of-way required by the City of Parker Subdivision Ordinance and the City of Parker Settlement Agreement of the annexation litigation with the City of Allen for that portion of Allen Heights Road adjacent to the Subdivision. The required right-of-way for Allen Heights Road will be dedicated, irrigated and landscaped. Landscape plans will be submitted with the preliminary plat. Maintenance and irrigation of all of Allen Heights right-of-way, as with all other common areas and landscaping in the Subdivision will be maintained and paid by the Developer and/or the Homeowner's Association.

**SECTION 2.** That the property shall be used only in the manner and for the purposes as required in the SFT and SF zoning classifications provided for by this Ordinance pursuant to the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and subject to the aforementioned special conditions. Any dispute as to the operation, effect, or interpretation of this Ordinance shall be determined by the Parker City Council at a meeting properly noticed and held on the subject.

**SECTION 3.** That should any sentence, paragraph, Subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 4.** That all provisions of the ordinances of the City of Parker in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 5.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon

conviction shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the City of Parker for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper. An affidavit by the printer or the publisher of the official newspaper verifying the publication shall be filed in the office of the City Secretary.

**ADOPTED** this 23<sup>rd</sup> day of September, 2003, by the Parker City Council.

**APPROVED:**

David Hammel

David Hammel, Mayor

**ATTEST:**

Betty McMenamy  
Betty McMenamy, City Secretary

**Exhibits:**

- A. Subdivision Metes and Bounds
- B. SF & SFT Metes and Bounds
- C. Chaparral Road Specifications

**EXHIBIT A**  
Subdivision Metes and Bounds

## LEGAL DESCRIPTION

4286 LEG

BEING a tract of land situated in the City of Parker, Collin County, Texas and in the J. Snider Survey, Abstract No. 848, and being part of a tract of land described in a deed to Luther Bolin recorded in Volume 378, Page 48 of the Deed Records of Collin County, Texas and being part of a tract of land described in a deed to Emajean Haggard Hall recorded in Volume 646, Page 647 of the Deed Records of Collin County, Texas and being more particularly described as follows;

COMMENCING at a 3/8" iron rod found on the east line of Allen Heights Drive (variable right of way) being the northwest corner of said Bolin tract;

THENCE, S 00° 25' 18" E, with said east right of way line a distance of 966.00 feet to the POINT OF BEGINNING;

THENCE, S 89° 33' 23" E, leaving said right of way line a distance of 1085.36 feet to a point for corner;

THENCE, N 00° 26' 37" E, a distance of 965.99 feet to a point on the south line of Bethany Ridge Estates, an addition to Collin County, Texas recorded in Cabinet J, Slide 692, of the Deed Records of Collin County, Texas;

THENCE, S 89° 33' 22" E, along the said south line of Bethany Ridge Estates a distance of 971.20 feet to the northwest corner of a tract of land described in deed to Allen ISD recorded in Clerks File Number 97-0039110 of the Deed Records of Collin County, Texas;

THENCE, S 00° 26' 37" W, along the west line of said Allen ISD tract a distance of 680.00 feet to a 3/8" iron rod found with cap stamped "CORWIN ENGR. INC.";

THENCE, S 89° 33' 23" E, along the south line of said Allen ISD tract a distance of 803.32 feet to a 3/8" iron rod found with cap stamped "CORWIN ENGR. INC." being the southeast corner of said Allen ISD tract;

THENCE, N 00° 26' 37" E, with the east line of said Allen ISD tract a distance of 680.00 feet to a 5/8" iron rod found on the north line of said Bolin tract and on the south line of Bethany Ridge 3, an addition to Collin County, Texas recorded in Cabinet J, Slide 800 of the Deed Records of Collin County, Texas;

THENCE, S 89° 33' 23" E, with the common line of said Bolin tract and said Bethany Ridge 3, passing at a distance of 1002.10 feet, a 1/2" iron rod found being the southeast corner of said Bethany Ridge 3 and being the southwest corner of Bethany Ridge 3, Phase B, an addition to Collin County, Texas recorded in Cabinet K, Slide 704 of the Map Records of Collin County, Texas passing at a distance of 1507.45 feet, a 1/2" iron

EXHIBIT A



rod found being the southeast corner of said Bethany Ridge 3, Phase B and being the southwest corner of Bethany Ridge IV, an addition to Collin County, Texas recorded in Cabinet L, Slide 894 of the Map Records of Collin County, Texas, passing at a distance of 2313.79 feet a 1/2" iron rod found being the southwest corner of a tract of land described in a deed to North Texas Municipal Water District recorded in Volume 2882, Page 480 of the Deed Records of Collin County, Texas, passing at a distance of 2413.66 feet a 1/2" iron rod found at the west corner of the south terminus of Malone Road being the southeast corner of said North Texas Municipal Water District tract, continuing with the north line of said Bolin tract a total distance of 2449.23 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv." in Malone Road being the northeast corner of said Bolin tract;

THENCE, S 00° 46' 29" W, along said Malone Road and with the east line of said Bolin tract passing at a distance of 1320.72 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv." being the southwest corner of said Bolin tract and being the northeast corner of a tract of land described in a deed to Emajean Haggard Hall recorded in Volume 646, Page 647 of the Deed Records of Dallas County, Texas continuing for a total distance of 2982.11 feet to a 1/2" iron rod found being the original southwest corner of a tract of land described in a deed to Dawnell Shelley recorded in Volume 3841, Page 480 of the Deed Records of Collin County, Texas and being the original northwest corner of Easy Acres Addition, an addition to Collin County, Texas recorded in Volume 6, Page 87 of the Map Records of Collin County, Texas;

THENCE, S 01° 27' 51" W, with the east line of said Hall tract and along said road a distance of 959.49 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv.";

THENCE, N 89° 33' 23" W, leaving said road a distance of 3003.79 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv." being the northeast corner of Lot 7, Block A of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Volume 11, Page 39 of the Map Records of Collin County, Texas;

THENCE, N 89° 49' 07" W, with the common line of said Hall tract and said Lots 7 and 8, a distance of 773.66 feet to a 1/2" iron rod found;

THENCE, S 89° 49' 10" W, with the common line of said Hall tract and said Lot 8 and Lot 19 of Replat of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Cabinet C, Slide 415 of the Map Records of Collin County, Texas a distance of 1501.83 feet to a 1/2" iron rod found on the east line of said Allen Heights Drive (variable width right of way) being the southwest corner of said Hall tract;

THENCE, N 00° 28' 36" E, with the east line of said Allen Heights Drive, a distance of 2995.30 feet to the POINT OF BEGINNING containing 19,310,549 square feet or 443.309 acres of land.

EXHIBIT A

## **EXHIBIT B**

- EXHIBIT B-1**      SF Tract (Tract B)
- EXHIBIT B-2**      SFT Tract (Tract A)
- EXHIBIT B-3**      Zoning Exhibit



## LEGAL DESCRIPTION

4286LEG3

BEING a tract of land situated in the City of Parker, Collin County, Texas and in the J. Snider Survey, Abstract No. 848, and being part of a tract of land described in a deed to Emajean Haggard Hall recorded in Volume 646, Page 647 of the Deed Records of Collin County, Texas and being more particularly described as follows;

COMMENCING at a 3/8" iron rod found on the east line of Allen Heights Drive (variable right of way) being the northwest corner of said Bolin tract;

THENCE, S 00° 25' 18" E, with said east right of way line a distance of 3135.86 feet to the POINT OF BEGINNING;

THENCE, N 84° 48' 03" E, leaving said right of way line a distance of 5323.95 feet to a point in Malone Road;

THENCE, S 00° 46' 29" W, along said Malone Road and with the east line of said Hall tract for a distance of 369.66 feet to a 1/2" iron rod found being the original southwest corner of a tract of land described in a deed to Dawnell Shelley recorded in Volume 3841, Page 480 of the Deed Records of Collin County, Texas and being the original northwest corner of Easy Acres Addition, an addition to Collin County, Texas recorded in Volume 6, Page 87 of the Map Records of Collin County, Texas;

THENCE, S 01° 27' 51" W, with the east line of said Hall tract and along said road a distance of 959.49 feet to a 1/2" iron rod wet with cap stamped "Precise Land Surv.";

THENCE, N 89° 33' 23" W, leaving said road a distance of 3003.79 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv." being the northeast corner of Lot 7, Block A of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Volume 11, Page 39 of the Map Records of Collin County, Texas;

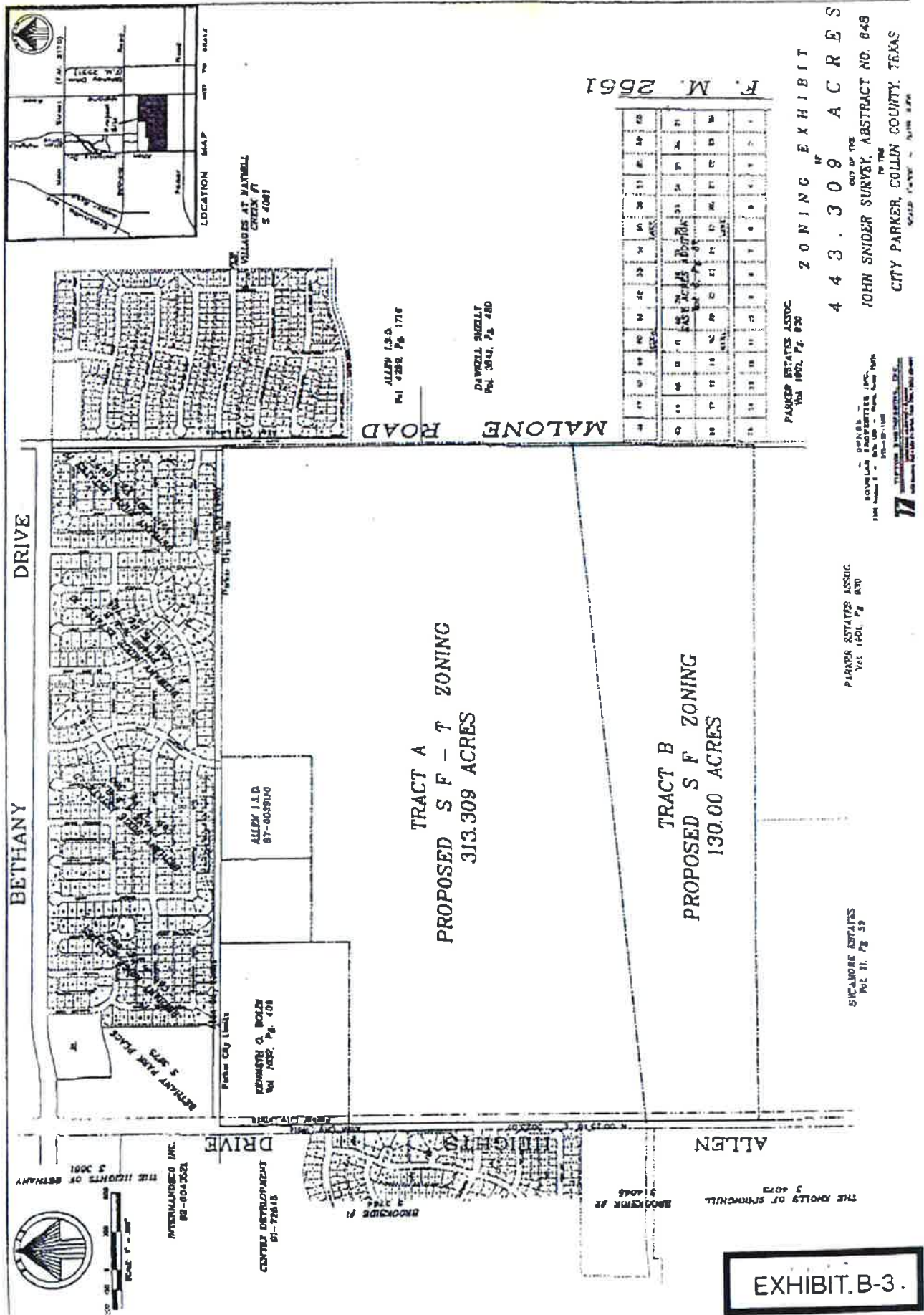
THENCE, N 89° 49' 07" W, with the common line of said Hall tract and said Lots 7 and 8, a distance of 773.66 feet to a 1/2" iron rod found;

THENCE, S 89° 49' 10" W, with the common line of said Hall tract and said Lot 8 and Lot 19 of Replat of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Cabinet C, Slide 415 of the Map Records of Collin County, Texas a distance of 1501.83 feet to a 1/2" iron rod found on the east line of said Allen Heights Drive (variable width right of way) being the southwest corner of said Hall tract;

THENCE, N 00° 28' 36" E, with the east line of said Allen Heights Drive, a distance of 825.43 feet to the POINT OF BEGINNING containing 5,662,800 square feet or 130.00 acres of land.

**EXHIBIT B-2**  
**SFT Zoning Tract**

The SFT Tract is a 313.309 acre tract, which is that portion of the Subdivision described in Exhibit A, save and except that SF portion of the Subdivision shown in the attached Zoning Exhibit as Tract B (130 acres) described in Exhibit B-1. The SFT tract is shown in Exhibit B-3 as Tract A.



**EXHIBIT C**  
**Chaparral Road Specifications**

Chaparral Road will be constructed in accordance with this zoning ordinance, and the City Subdivision Regulations. Unless otherwise stated, the road will be two lanes eighteen (18) feet wide separated by a median. The median and parkways will be irrigated and landscaped. The landscape plans will be submitted with the preliminary plat for approval. Chaparral Road will be constructed of concrete.

## OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF COLLIN )

**WHEREAS** First Texas Homes, Inc. is the sole owner of an 84.236 acre tract of land situated in the James Bradley Survey, Abstract No. 89, City of Parker, Collin County, Texas, and being a part of the 205.9329 acre tract of land conveyed to First Texas Homes, Inc. by deed of record in Instrument No. 20141229001413160, of the Official Public Records of Collin County, Texas; said 84.236 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the north right-of-way line of Keswick Drive, a 60-foot right-of-way, at the southeast corner of Lot 17, Block E, of Parker Ranch Estates Phase 3, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 221, of the Map Records of Collin County, Texas;

**THENCE** North 00 degrees 43 minutes 12 seconds West, along the east line of said Lot 17, Block E, a distance of 300.00 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the south line of Lot 22, Block B, Parker Ranch Estates, Phase 4B, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page, 768, of said Map Records, at the northeast corner of said Lot 17, Block E;

**THENCE** North 89 degrees 16 minutes 48 seconds East, along the south line of said Lot 22, Block B, at a distance of 60.36 feet passing the southeast corner of said Lot 22, Block B, Parker Ranch Estates, Phase 4B, and being the southwest corner of Lot 10, Block B, Parker Ranch Estates, Phase 4A, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page, 766, of said Map Records, continuing along the common line between said 205.9329 acre tract and said Block B, Parker Ranch Phase 4A, in all a total distance of 1,875.36 feet to a cut "X" in concrete found at the southeast corner of Lot 1, of said Block B, and being at the most easterly northeast corner of said 205.9329 acre tract; said point being in the west right-of-way line of Malone Road, a variable width right-of-way;

**THENCE** South 00 degrees 23 minutes 13 seconds East, departing the said common line between the 205.9329 acre tract and Block B, Parker Ranch Estates, Phase 4A, along the said west line of Malone Road, at a distance of 551.68 feet passing the west corner of the south terminus of said Malone Road, and the northwest corner of Lot 2X, Block A, of Morgan Crossing Phase One, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 715, of said Plat Records, at a distance of 976.22 feet passing the southwest corner of said Lot 2X, Block A, of Morgan Crossing Phase One and the northwest corner of Lot 2X, Block A, of Morgan Crossing Phase Two, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 717, of said Plat Records, continuing along the west line of the said Lot 2X, Block A, Morgan Crossing Phase Two, in all a total distance of 1,661.24 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the southwest corner of said Lot 2X, Block A, Morgan Crossing Phase Two, said point being the west corner of the north terminus of Bozeman Drive, a 30-foot right-of-way;

**THENCE** South 00 degrees 16 minutes 51 seconds West, along the west right-of-way line of Bozeman Road, a distance of 959.31 feet to a 1/2" iron rod with a yellow plastic cap found at the northeast corner Lot 11, Block D, Whitestone Estates, Phase 2, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page, 609, of said Map Records and the southeast corner of said 205.9329 acre tract;

**THENCE** South 89 degrees 16 minutes 29 seconds West, departing the said west line of Bozeman Road, along the common line between the said 205.9329 acre tract and said Block D, Whitestone Estates, Phase 2, at a distance of 850.89 feet passing the east corner of the north terminus of Whitestone Drive, an 85-foot right-of-way, continuing along the common line between the said 205.9329 acre tract and the said north terminus of Whitestone Drive, in all a total distance of 935.89 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the southeast corner of a 1.5 acre tract of land conveyed to the City of Parker, by deed of record in Instrument No. 20200714001090270, of the Official Public Records of Collin County, Texas; said point being at the west corner of the said north terminus of Whitestone Drive, and being at the northeast corner of Lot 1, Block F, of said Whitestone Estates, Phase 2;

**THENCE** departing the said common line between the 205.9329 acre tract and the north terminus of Whitestone Drive, over and across said 205.9329 acre tract and along the east and north line of said City of Parker tract, the following courses and distances:

North 01 degrees 15 minutes 34 seconds West, a distance of 63.92 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the beginning of a non-tangent curve to the left;

Along said tangent curve to the left having a central angle of 13 degrees 19 minutes 23 seconds, a radius of 1,000.00 feet, and an arc length of 232.53 feet (chord bears North 07 degrees 55 minutes 16 seconds West, 232.01 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said City of Parker tract;

South 71 degrees 56 minutes 02 seconds West, a distance of 279.92 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the northeast line of Lot 25, Block F, of said Parker Ranch Estates Phase 3; said point being the northwest corner of said City of Parker tract;

**THENCE** North 21 degrees 22 minutes 41 seconds West, departing the said north line of the City of Parker tract, along the said northeast line of Lot 25, Block F, Parker Ranch Estates, Phase 3, a distance of 298.59 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 25, Block F; said point being in the southerly right-of-way line of Linwood Drive, a 60-foot right-of-way, and in a non-tangent curve to the right;

**THENCE** along the easterly line of said Parker Ranch Estates Phase 3, the following courses and distances:

Along said southerly line of Linwood Drive non-tangent curve to the left having a central angle of 13 degrees 21 minutes 01 second, a radius of 1,496.06 feet, and an arc length of 348.59 feet (chord bears North 61 degrees 56 minutes 49 seconds East, 347.80 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection of the said southerly

line Linwood Drive and the northeast right-of-way line of Wellbridge Drive, an 85-foot right-of-way;

North 33 degrees 06 minutes 01 second West, departing the said southerly line of Linwood Drive, along the northeast right-of-way line of said Wellbridge Drive, a distance of 548.91 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection the said northeast line of Wellbridge Drive, and the northwest right-of-way line of Chaparral Road, a 105-foot right-of-way; said point being the beginning of a non-tangent curve to the right;

Departing said northeast line of Wellbridge Drive, along said northwest line of Chaparral Road and said non-tangent curve to the right having a central angle of 12 degrees 47 minutes 23 seconds, a radius of 947.50 feet, and an arc length of 211.50 feet (chord bears South 60 degrees 43 minutes 25 seconds West, 211.06 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection of the said northwest line of Chaparral Road and the northeast right-of-way line of Kirkdale Drive, a 60-foot right-of-way;

North 21 degrees 04 minutes 44 seconds West, departing the said northwest line of Chaparral Drive, along the said northeast line of Kirkdale Drive, a distance of 175.95 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the beginning of a tangent curve to the right;

Along said Kirkdale Drive and said tangent curve to the right having a central angle of 01 degrees 37 minutes 06 seconds, a radius of 2,970.00 feet, and an arc length of 83.89 feet (chord bears North 20 degrees 16 minutes 11 seconds West, 83.88 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the south corner of Lot 2, Block E, of said Parker Ranch Phase 3;

North 70 degrees 32 minutes 22 seconds East, departing the said northeast line of Kirkdale Drive, a distance of 452.02 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the east corner of said Lot 2, Block E;

North 55 degrees 40 minutes 34 seconds West, a distance of 195.79 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 2 Block E and the southeast corner of Lot 3, of said Block E;

North 16 degrees 01 minute 41 seconds West, a distance of 186.88 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 3, Block E and the southeast corner of Lot 4, of said Block E;

North 09 degrees 55 minutes 51 seconds West, a distance of 188.84 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 4, Block E, and the southeast corner of Lot 5, of said Block E;

North 05 degrees 50 minutes 22 seconds West, a distance of 188.84 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 5, Block E;

South 86 degrees 12 minutes 23 seconds West, a distance of 325.00 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northwest corner of said Lot 5,



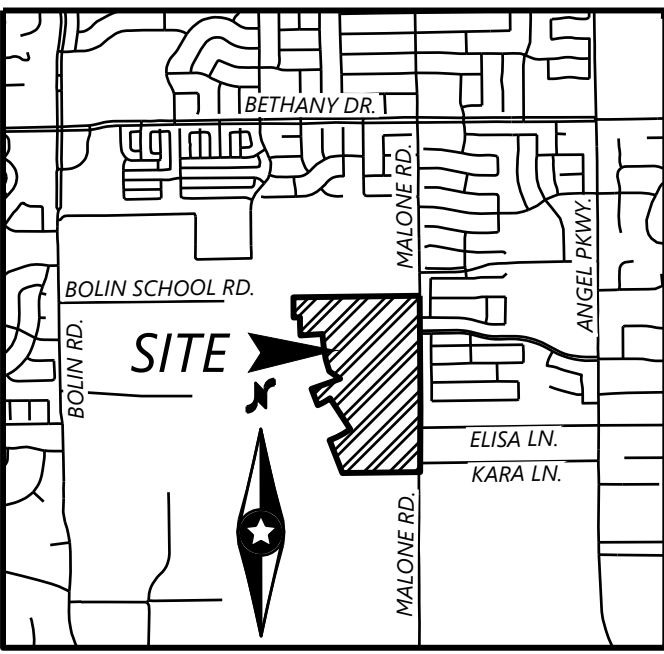
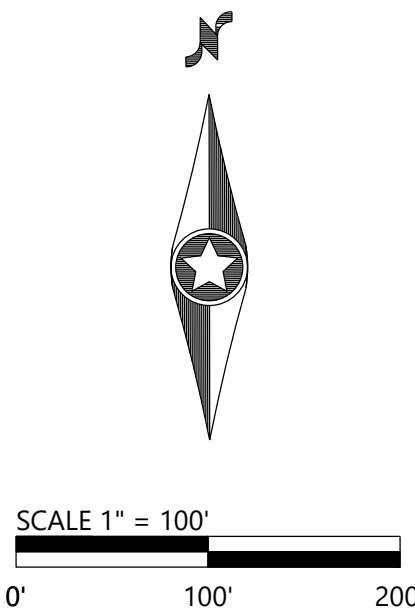
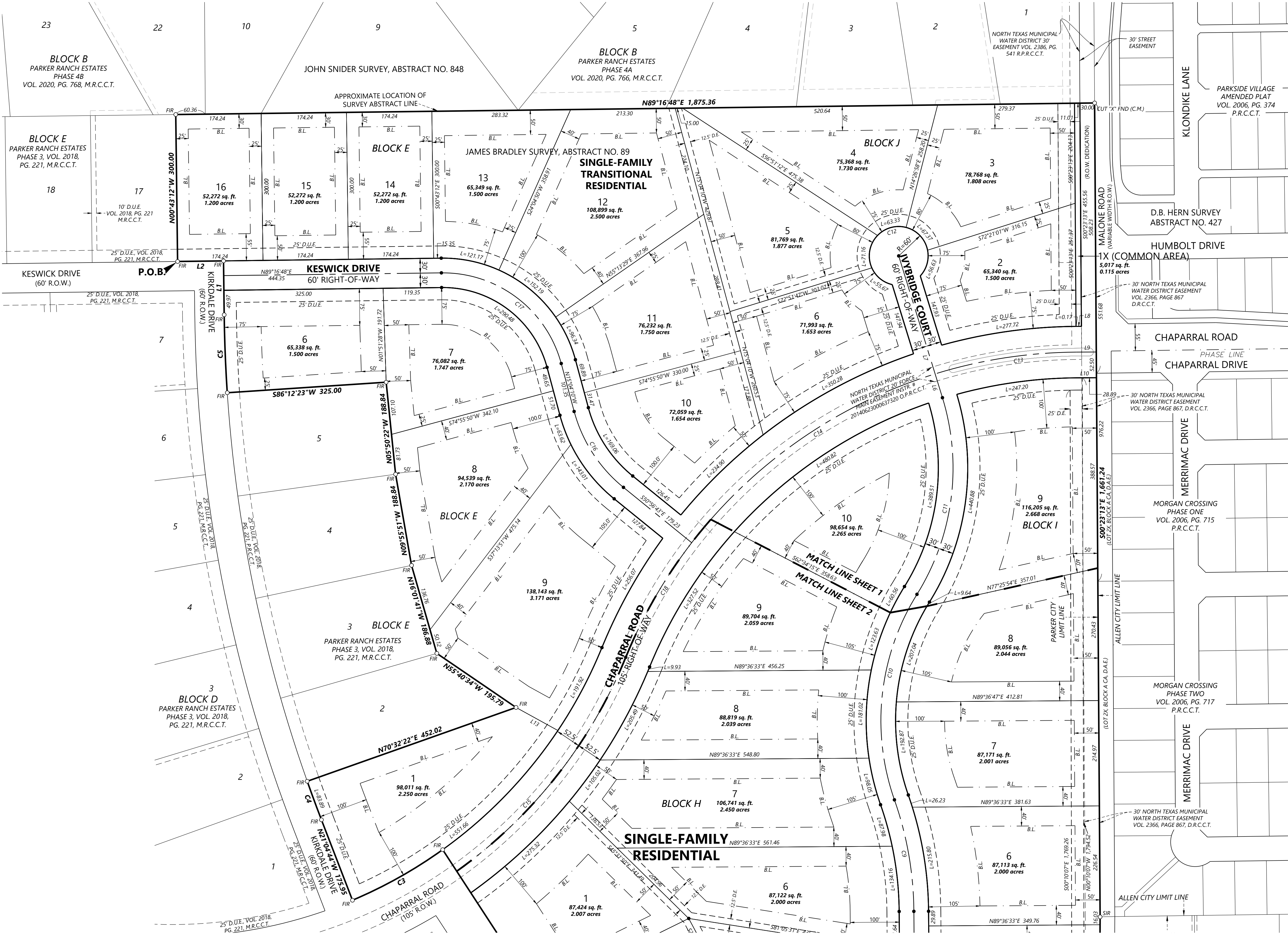
Block E; said point being in the said East line of Kirkdale Drive; said point being in a non-tangent curve to the right;

Along said east line of Kirkdale Drive and said non-tangent curve to the right having a central angle of 03 degrees 04 minutes 17 seconds, a radius of 2,970.00 feet, and an arc length of 159.22 feet (chord bears North 02 degrees 15 minutes 29 seconds West, 159.20 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the end of said curve;

North 00 degrees 43 minutes 20 seconds West, continuing along said east line of Kirkdale Drive, a distance of 109.97 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection of the said east line of Kirkdale Drive, and the said north line of Keswick Drive;

**THENCE** South 89 degrees 16 minutes 48 seconds West, departing the said east line of Kirkdale Drive, along the said north line of Keswick Drive, a distance of 93.72 feet to the **POINT-OF-BEGINNING**, containing **3,669,310 square feet or 84.236 acres of land.**





Line Table		
Line #	Length	Direction
L1	109.97	N00°43'20"W
L2	93.72	N89°16'48"E
L3	64.32	S01°15'34"E
L4	16.17	S33°06'01"E
L5	127.16	S77°47'30"W
L6	50.91	N17°08'13"W
L7	251.97	N17°08'13"W
L8	10.84	N89°36'41"E
L9	40.84	N89°36'41"E
L10	40.84	N89°36'41"E
L11	16.77	S33°06'01"E
L12	16.77	S33°06'01"E
L13	97.56	S61°10'03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	232.53	1000.00	013°19'23"	N 07°55'16" W	232.01
C2	348.59	1496.06	013°21'01"	N 61°56'49" E	347.80
C3	211.50	947.50	012°47'23"	S 60°43'25" W	211.06
C4	83.89	2970.00	001°37'06"	N 20°16'11" W	83.88
C5	159.22	2970.00	003°04'17"	S 02°15'29" E	159.20
C6	579.35	1042.50	031°50'27"	N 17°10'48" W	571.92
C7	92.79	300.00	017°43'16"	S 86°39'08" W	92.42
C8	502.15	300.00	095°54'14"	N 47°33'39" E	445.55
C9	232.10	700.00	018°59'52"	N 09°53'20" W	231.04
C10	436.40	487.50	051°17'25"	S 06°15'27" W	421.98
C11	417.25	487.50	049°02'23"	N 07°22'58" E	404.63
C12	314.16	60.00	300°00'00"	S 72°51'47" W	60.00
C13	292.55	1000.00	016°45'43"	S 81°13'51" W	291.51
C14	671.12	1000.00	038°27'08"	S 53°37'25" W	658.60
C15	563.92	1000.00	032°18'37"	N 38°18'31" E	556.47
C16	187.84	300.00	035°52'33"	S 33°00'27" E	184.79
C17	330.09	250.00	075°39'01"	N 52°53'41" W	306.63
C18	213.70	1000.00	012°14'38"	S 28°16'32" W	213.29

FINAL PLAT  
OF  
PARKER RANCH ESTATES  
PHASE 5  
LOTS 1, 6-16, BLOCK E; LOT 26, BLOCK F;  
LOTS 1-10, BLOCK H, LOTS 1-9, BLOCK I;  
AND LOTS 1X, 2-6, BLOCK J;  
37 RESIDENTIAL LOTS AND 1 COMMON AREA  
84.236 ACRES  
OUT OF THE  
JAMES BRADLEY SURVEY, ABSTRACT NO. 89,  
IN THE  
CITY OF PARKER, COLLIN COUNTY TEXAS  
OWNER  
FIRST TEXAS HOMES, INC.  
500 CRESCENT COURT, SUITE 350  
DALLAS, TX 75201

SURVEYOR'S NOTES

- Basis of bearing is the final plat of Parker Ranch Phase 1, as recorded in Volume 2016, Page 548, O.P.R.C.C.T.
- All exterior corners set are monumented with a 5/8" diameter iron rod with yellow plastic cap stamped "WESTWOOD PS". All interior corners set are monumented with a 1/2" diameter iron rod with yellow plastic cap stamped "WESTWOOD PS".
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- According to the Flood Insurance Rate Map (Firm) Community Panel No. 48085C0385, Dated June, 2, 2009, the subject tract does not appear to be within the 100 Year Floodplain.

LEGEND

D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
INSTR. #	INSTRUMENT NUMBER
AC.	ACRE
D.U.E.	DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
VOL., PG.	VOLUME, PAGE
B.L.	BUILDING LINE
FIR	5/8" CAPPED IRON ROD FOUND WITH YELLOW CAP
CIR	STAMPED "WESTWOOD PS"
IR	IRON ROD FOUND WITH YELLOW CAP
POB	POINT OF BEGINNING
OSF	ON-SITE SEWER FACILITY
D.E.	DRAINAGE EASEMENT
(C.M.)	CONTROLLING MONUMENT

ENGINEER/SURVEYOR

**Westwood**

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
Toll Free (888) 937-5150 Plano, TX 75093

Westwood Professional Services, Inc.

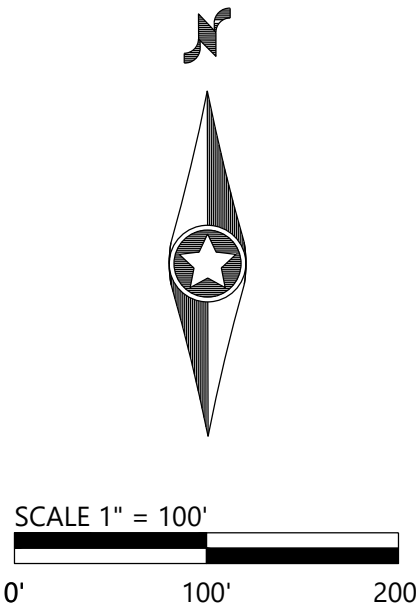
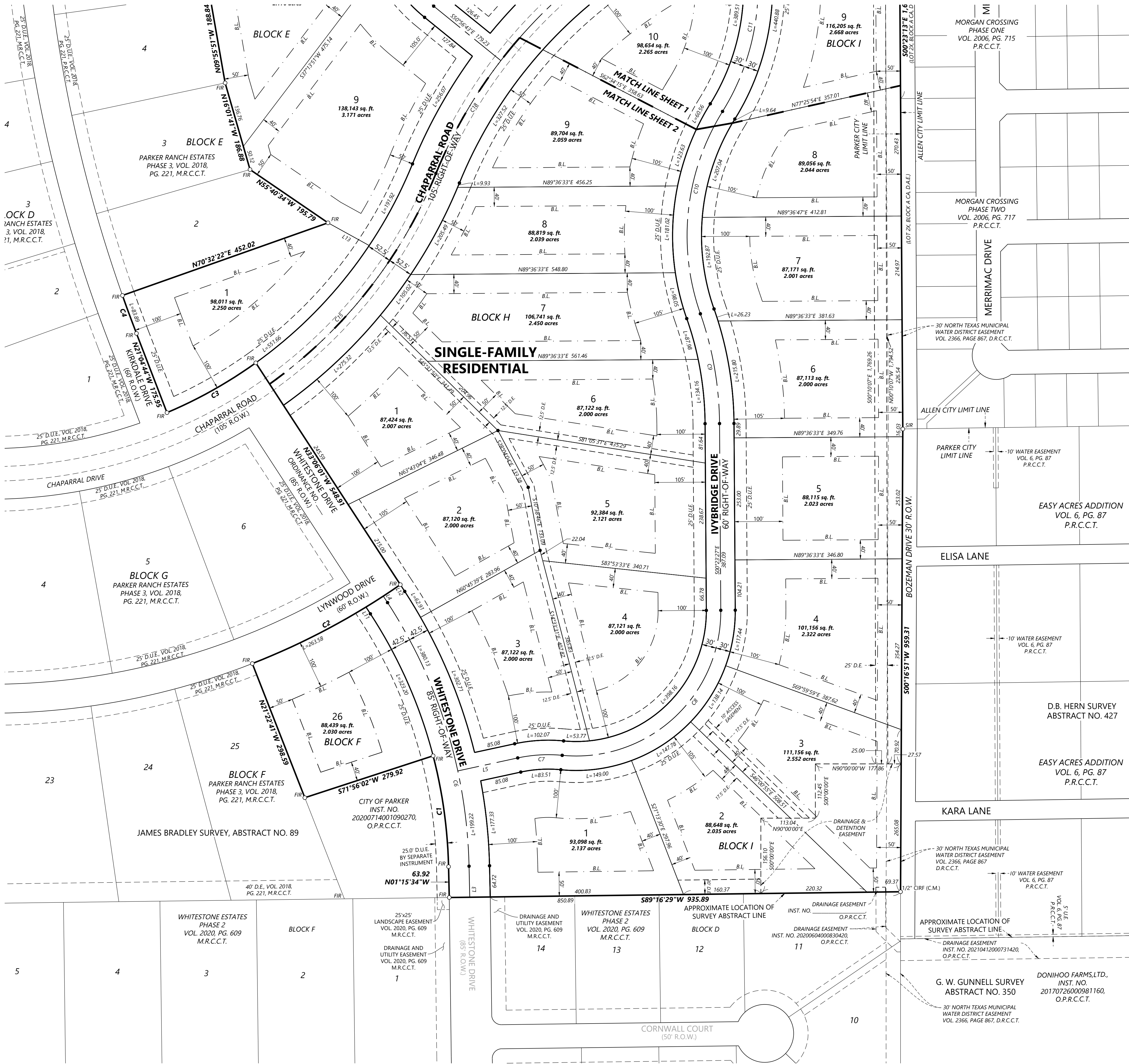
TBPE Firm Reg. No. 11756  
TBPLS Firm Reg. No. 10074301

THIS PLAT FILED IN CABINET SLIDE P.R.C.C.T.

84.236 ACRES SEPTEMBER 28, 2023 Job No. 0006535.20 PARKER RANCH ESTATES, PHASE 5

N:\0006535.20\1 Project Data\Drawings\Survey\0006535.20 Parker Ranch Phase 5 final plat.dwg





- SURVEYOR'S NOTES**
1. Basis of bearing is the final plat of Parker Ranch Phase 1, as recorded in Volume 2016, Page 548, O.P.R.C.C.T.
  2. All exterior corners set are monumented with a 5/8" diameter iron rod with yellow plastic cap stamped "WESTWOOD PS". All interior corners set are monumented with a 1/2" diameter iron rod with yellow plastic cap stamped "WESTWOOD PS".
  3. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
  4. According to the Flood Insurance Rate Map (Firm) Community Panel No. 48085c0385 J, Dated June, 2 2009, the subject tract does not appear to be within the 100 Year Floodplain.
- ON-SITE SEWER FACILITY NOTES**
- All lots must utilize alternative type On-Site Sewage Facilities. Presence of solid/fractured rock may further limit type of alternative type On-Site Sewage Facilities on individual lots.
  - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
  - Lot 1/X is an open space lot and no OSSF can be installed on lot 1/X.
  - There is a 25' drainage and utility easement along all street-adjacent property lines of each lot to which OSSF setbacks will apply.
  - There is a 10-30' drainage easement along each property line to which OSSF setbacks may apply.
  - There is a 30' water easement along the eastern property lines of lots 3/1, 4/1, 5/1, 6/1, 7/1, 8/1 and 9/1 to which OSSF setbacks will apply.
  - There is a large, variable width drainage/detention easement along the side/rear of lots 2/1 and 3/1 to which OSSF setbacks will apply. Careful pre-planning with RS/PE will be required for these lots.
  - Due to a proposed, adjacent, aboveground municipal water storage tank, lots 26/F, 1/1 and 3/1/H will be precluded from using surface irrigation OSSF disposal and must use belowground OSSF disposal options. Careful pre-planning with RS/PE will be required for lots 26/F, 1/1 and 3/1/H.
  - There are no easements other than those noted above.
  - There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use.
  - Tree removal and/or grading for OSSF may be required on individual lots.
  - There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
  - Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
  - Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

LEGEND	
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
INSTR. #	INSTRUMENT NUMBER
AC	ACRE
D.U.E.	DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
VOL. PG.	VOLUME, PAGE
B.L.	BUILDING LINE
FIR	5/8" CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED "WESTWOOD PS"
CIRF	IRON ROD FOUND WITH YELLOW CAP
SIR	POINT OF TANGENCY / POINT OF CURVATURE
P.O.B.	5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "WESTWOOD PS"
OSSF	POINT OF BEGINNING
D.E.	ON-SITE SEWER FACILITY
(C.M.)	DRAINAGE EASEMENT
	CONTROLLING MONUMENT

FINAL PLAT  
OF  
PARKER RANCH ESTATES  
PHASE 5

LOTS 1, 6-16, BLOCK E; LOT 26, BLOCK F;  
LOTS 1-10, BLOCK H, LOTS 1-9, BLOCK I;  
AND LOTS 1X, 2-6, BLOCK J;  
37 RESIDENTIAL LOTS AND 1 COMMON AREA  
84,236 ACRES

OUT OF THE  
JAMES BRADLEY SURVEY, ABSTRACT NO. 89,  
IN THE  
CITY OF PARKER, COLLIN COUNTY TEXAS

OWNER  
FIRST TEXAS HOMES, INC.  
500 CRESCENT COURT, SUITE 350  
DALLAS, TX 75201

ENGINEER/SURVEYOR

**Westwood**

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
Toll Free (888) 937-5150 Plano, TX 75093

Westwood Professional Services, Inc.  
Westwoods.com  
TBPE Firm Reg. No. 11756  
11/09/2023

TBPLS Firm Reg. No. 10074301

STATE OF TEXAS )(  
COUNTY OF COLLIN )(

OWNER'S CERTIFICATE

**WHEREAS** First Texas Homes, Inc. is the sole owner of an 84.236 acre tract of land situated in the James Bradley Survey, Abstract No. 89, City of Parker, Collin County, Texas, and being a part of the 205.9329 acre tract of land conveyed to First Texas Homes, Inc. by deed of record in Instrument No. 20141229001413160, of the Official Public Records of Collin County, Texas; said 84.236 acre tract being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the north right-of-way line of Keswick Drive, a 60-foot right-of-way, at the southeast corner of Lot 17, Block E, of Parker Ranch Estates Phase 3, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 221, of the Map Records of Collin County, Texas;

**THENCE** North 00 degrees 43 minutes 12 seconds West, along the east line of said Lot 17, Block E, a distance of 300.00 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the south line of Lot 22, Block B, Parker Ranch Estates, Phase 4B, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page, 768, of said Map Records, at the northeast corner of said Lot 17, Block E;

**THENCE** North 89 degrees 16 minutes 48 seconds East, along the south line of said Lot 22, Block B, at a distance of 60.36 feet passing the southeast corner of said Lot 22, Block B, Parker Ranch Estates, Phase 4B, and being the southwest corner of Lot 10, Block B, Parker Ranch Estates, Phase 4A, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page, 766, of said Map Records, continuing along the common line between said 205.9329 acre tract and said Block B, Parker Ranch Phase 4A, in all a total distance of 1,875.36 feet to a cut "X" in concrete found at the southeast corner of Lot 1, of said Block B, and being at the most easterly northeast corner of said 205.9329 acre tract; said point being in the west right-of-way line of Malone Road, a variable width right-of-way;

**THENCE** South 00 degrees 23 minutes 13 seconds East, departing the said common line between the 205.9329 acre tract and Block B, Parker Ranch Estates, Phase 4A, along the said west line of Malone Road, at a distance of 551.68 feet passing the west corner of the south terminus of said Malone Road, and the northwest corner of Lot 2X, Block A, of Morgan Crossing Phase One, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 715, of said Plat Records, at a distance of 976.22 feet passing the southwest corner of said Lot 2X, Block A, of Morgan Crossing Phase One and the northwest corner of Lot 2X, Block A, of Morgan Crossing Phase Two, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 717, of said Plat Records, continuing along the west line of the said Lot 2X, Block A, Morgan Crossing Phase Two, in all a total distance of 1,661.24 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at the southwest corner of said Lot 2X, Block A, Morgan Crossing Phase Two, said point being the west corner of the north terminus of Bozeman Drive, a 30-foot right-of-way;

**THENCE** South 00 degrees 16 minutes 51 seconds West, along the west right-of-way line of Bozeman Road, a distance of 959.31 feet to a 1/2" iron rod with a yellow plastic cap found at the northeast corner Lot 11, Block D, Whitestone Estates, Phase 2, an addition to the City of Parker, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page, 609, of said Map Records and the southeast corner of said 205.9329 acre tract;

**THENCE** South 89 degrees 16 minutes 29 seconds West, departing the said west line of Bozeman Road, along the common line between the said 205.9329 acre tract and said Block D, Whitestone Estates, Phase 2, at a distance of 850.89 feet passing the east corner of the north terminus of Whitestone Drive, an 85-foot right-of-way, continuing along the common line between the said 205.9329 acre tract and the said north terminus of Whitestone Drive, in all a total distance of 935.89 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the southeast corner of a 1.5 acre tract of land conveyed to the City of Parker, by deed of record in Instrument No. 20200714001090270, of the Official Public Records of Collin County, Texas; said point being at the west corner of the said north terminus of Whitestone Drive, and being at the northeast corner of Lot 1, Block F, of said Whitestone Estates, Phase 2;

**THENCE** departing the said common line between the 205.9329 acre tract and the north terminus of Whitestone Drive, over and across said 205.9329 acre tract and along the east and north line of said City of Parker tract, the following courses and distances:

North 01 degrees 15 minutes 34 seconds West, a distance of 63.92 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the beginning of a non-tangent curve to the left;

Along said tangent curve to the left having a central angle of 13 degrees 19 minutes 23 seconds, a radius of 1,000.00 feet, and an arc length of 232.53 feet (chord bears North 07 degrees 55 minutes 16 seconds West, 232.01 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said City of Parker tract;

South 71 degrees 56 minutes 02 seconds West, a distance of 279.92 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the northeast line of Lot 25, Block F, of said Parker Ranch Estates Phase 3; said point being the northwest corner of said City of Parker tract;

**THENCE** North 21 degrees 22 minutes 41 seconds West, departing the said north line of the City of Parker tract, along the said northeast line of Lot 25, Block F, Parker Ranch Estates, Phase 3, a distance of 298.59 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 25, Block F; said point being in the southerly right-of-way line of Linwood Drive, a 60-foot right-of-way, and in a non-tangent curve to the right;

**THENCE** along the easterly line of said Parker Ranch Estates Phase 3, the following courses and distances:

Along said southerly line of Linwood Drive non-tangent curve to the left having a central angle of 13 degrees 21 minutes 01 second, a radius of 1,496.06 feet, and an arc length of 348.59 feet (chord bears North 61 degrees 56 minutes 49 seconds East, 347.80 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection of the said southerly line Linwood Drive and the northeast right-of-way line of Wellbridge Drive, an 85-foot right-of-way;

North 33 degrees 06 minutes 01 second West, departing the said southerly line of Linwood Drive, along the northeast right-of-way line of said Wellbridge Drive, a distance of 548.91 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection the said northeast line of Wellbridge Drive, and the northwest right-of-way line of Chaparral Road, a 105-foot right-of-way; said point being the beginning of a non-tangent curve to the right;

Departing said northeast line of Wellbridge Drive, along said northwest line of Chaparral Road and said non-tangent curve to the right having a central angle of 12 degrees 47 minutes 23 seconds, a radius of 947.50 feet, and an arc length of 211.50 feet (chord bears South 60 degrees 43 minutes 25 seconds West, 211.06 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection of the said northwest line of Chaparral Road and the northeast right-of-way line of Kirkdale Drive, a 60-foot right-of-way;

North 21 degrees 04 minutes 44 seconds West, departing the said northwest line of Chaparral Drive, along the said northeast line of Kirkdale Drive, a distance of 175.95 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the beginning of a tangent curve to the right;

Along said Kirkdale Drive and said tangent curve to the right having a central angle of 01 degrees 37 minutes 06 seconds, a radius of 2,970.00 feet, and an arc length of 83.89 feet (chord bears North 20 degrees 16 minutes 11 seconds West, 83.88 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the south corner of Lot 2, Block E, of said Parker Ranch Phase 3;

North 70 degrees 32 minutes 22 seconds East, departing the said northeast line of Kirkdale Drive, a distance of 452.02 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the east corner of said Lot 2, Block E;

North 55 degrees 40 minutes 34 seconds West, a distance of 195.79 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 2 Block E and the southeast corner of Lot 3, of said Block E;

North 16 degrees 01 minute 41 seconds West, a distance of 186.88 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 3, Block E and the southeast corner of Lot 4, of said Block E;

North 09 degrees 55 minutes 51 seconds West, a distance of 188.84 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 4, Block E, and the southeast corner of Lot 5, of said Block E;

North 05 degrees 50 minutes 22 seconds West, a distance of 188.84 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 5, Block E;

South 86 degrees 12 minutes 23 seconds West, a distance of 325.00 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northwest corner of said Lot 5, Block E; said point being in the said East line of Kirkdale Drive; said point being in a non-tangent curve to the right;

Along said east line of Kirkdale Drive and said non-tangent curve to the right having a central angle of 03 degrees 04 minutes 17 seconds, a radius of 2,970.00 feet, and an arc length of 159.22 feet (chord bears North 02 degrees 15 minutes 29 seconds West, 159.20 feet) to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the end of said curve;

North 00 degrees 43 minutes 20 seconds West, continuing along said east line of Kirkdale Drive, a distance of 109.97 feet to a 5/8" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the intersection of the said east line of Kirkdale Drive, and the said north line of Keswick Drive;

**THENCE** South 89 degrees 16 minutes 48 seconds West, departing the said east line of Kirkdale Drive, along the said north line of Keswick Drive, a distance of 93.72 feet to the **POINT-OF-BEGINNING**, containing **3,669,310 square feet or 84.236 acres of land**.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, FIRST TEXAS HOMES, INC. and the City of Parker, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as PARKER RANCH ESTATES PHASE 5 an addition to the City of Parker, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this the \_\_\_\_ day of \_\_\_\_\_, 2023.

FIRST TEXAS HOMES, INC.

By: KEITH HARDESTY

THE STATE OF TEXAS )(  
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, on this day personally appeared Keith Hardesty, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said FIRST TEXAS HOMES, INC., and that he executed the same as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, Jason, B. Armstrong, Registered Professional Land Surveyor for Westwood, PS, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in August, 2021, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Parker, Texas.

Date: This the \_\_\_\_ day of \_\_\_\_\_, 2023.

Jason B. Armstrong  
Registered Professional Land Surveyor No. 5557

THE STATE OF TEXAS )(  
COUNTY OF COLLIN )(

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 Preliminary map or plat of PARKER RANCH ESTATES 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

HEALTH DEPARTMENT CERTIFICATION:

I, AS A REPRESENTATIVE OF COLLIN COUNTY DEVELOPMENT SERVICES, DO HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT CONFORM TO THE APPLICABLE OSSF LAWS OF THE STATE OF TEXAS. THAT SITE EVALUATION HAVE BEEN SUBMITTED REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

DESIGNATED REPRESENTATIVE FOR COLLIN COUNTY DEVELOPMENT SERVICES

FINAL PLAT  
OF  
PARKER RANCH ESTATES  
PHASE 5  
LOTS 1, 6-16, BLOCK E; LOT 26, BLOCK F;  
LOTS 1-10, BLOCK H, LOTS 1-9, BLOCK I;  
AND LOTS 1X, 2-6, BLOCK J;  
37 RESIDENTIAL LOTS AND 1 COMMON AREA  
84.236 ACRES  
OUT OF THE  
JAMES BRADLEY SURVEY, ABSTRACT NO. 89,  
IN THE  
CITY OF PARKER, COLLIN COUNTY TEXAS  
OWNER  
FIRST TEXAS HOMES, INC.  
500 CRESCENT COURT, SUITE 350  
DALLAS, TX 75201

ENGINEER/SURVEYOR  
**Westwood**  
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400  
Toll Free (888) 937-5150 Plano, TX 75093  
**westwoodps.com**  
Westwood Professional Services, Inc.  
TBPE Firm Reg. No. 11756  
TBPLS Firm Reg. No. 10074301



**AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER AS HERETOFORE AMENDED, BY ZONING A NEWLY ANNEXED PARCEL OF LAND OF APPROXIMATELY 399.7 ACRES OF LAND, AND ADDITIONAL LAND OF APPROXIMATELY 43 ACRES, EACH, IN COLLIN COUNTY, TEXAS, FOR A TOTAL OF APPROXIMATELY 443.309 ACRES, SAID PARCEL OF LAND BEING ZONED IN ITS NORTHERN PORTION SINGLE FAMILY TRANSITIONAL (SFT), AND ITS SOUTHERN PORTION SINGLE FAMILY (SF), AS SET FORTH SPECIFICALLY HEREIN, PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Parker Planning and Zoning Commission and the governing body of the City of Parker, in compliance with the laws of the State of Texas and the ordinances of the City of Parker, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance of the City of Parker should be amended to zone the land described herein;

**WHEREAS**, by Ordinance No. 518, the City of Parker did annex approximately 399.7 acres of land in the John Snyder Survey, Abstract 848, Collin County, Texas, portions of which were owned by the Hall families, and the Bolin families; and

**WHEREAS**, Douglas Properties, Inc. has requested zoning of those properties as set forth in this Ordinance, together with an additional parcel of land of approximately 43 acres; and

**WHEREAS**, the total of approximately 443.309 acres is to be zoned by this Ordinance in its northern portion, Single Family Transitional (SFT), and its southern portion, Single Family (SF), as more particularly described below;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS:**

**SECTION 1.** The Comprehensive Zoning Ordinance of the City of Parker, Texas, Ordinance 483, as heretofore amended, be, and the same is hereby amended by zoning the 443.309 acre tract (the "Subdivision" or the "443.309 acre tract") submitted by Douglas Properties, Inc. (the "Developer"), more particularly described by metes and bounds as shown on the attached Exhibit A, to zone the property in its northern portion as Single Family Transitional (SFT), and in its Southern portion as Single Family (SF). The areas of SFT (the "SFT tract"), and SF (the "SF tract"), are each specifically described by Exhibit B. The zoning and special conditions of the SFT and the SF tracts are as follows:

## SPECIAL CONDITIONS

*Meeting Date: 11/09/2023 Item 2.*

1. The southern thirty (30%) percent of Family (SF). The metes and bounds description of the SF portion of the Subdivision is as shown in the attached Exhibit B. The Developer will submit to the City a survey of the property showing the dividing line between the SF and SFT tracts, with an additional copy reduced in size and appropriate for attaching to this Ordinance as Exhibit B2. The line dividing the SF and SFT tracts (the "SF/SFT boundary line") may be placed by the Developer to include an area of the Subdivision which is greater than 30%, should the Developer desire to do so. The area of the Subdivision north of the SF/SFT boundary line shall be SFT, and the area of the Subdivision south of said line shall be SF. All of the Subdivision south of the right of way dedicated for Chaparral Road shall be zoned SF.

2. Any platted lot whose area is crossed by the SF/SFT boundary line shall conform to whichever zoning classification in which more than half of the lot lies. In the event the lot is divided 50/50 by the SF/SFT boundary line, the lot shall be SF.

3. All lots in the Subdivision which are adjacent to, and have a contiguous lot line with a developed Parker Residential lot must be two acres net. A "Parker Residential lot" is defined as a lot contiguous to the Subdivision which is developed and utilized as a residential lot on or before the date of preliminary plat approval of the Subdivision. The preliminary plat shall include all of the Subdivision.

4. No more than 246 single family residential lots shall be platted or permitted on the 443.309 acre tract, notwithstanding any other provision of this Ordinance, or lot density which might otherwise be permitted in the SF and/or SFT tracts.

5. No home shall face, nor shall any home have a driveway which shall access Chaparral Road, Allen Heights Drive, Springhill Estates Drive, or any other right-of-way in the Subdivision, or adjacent thereto, planned for construction as a four lane road, divided or undivided, and/or which includes a 105 foot wide right of way dedication (M4D-S).

6. The Developer shall provide an access road leading from the southern portion of the Subdivision (SF) in a southerly direction towards Parker Road. The location is to be approved by the City Council, on the recommendation of the City Engineer, and in compliance with the City's Master Thoroughfare Plan, at the time of review of the preliminary plat of the Subdivision. The Developer will submit with the preliminary plat a location for a 2 lane access road in the northwestern section of the Subdivision, to Allen Heights Drive.

7. The Developer shall construct a landscaped boulevard entrance to the Subdivision at the intersection of Chaparral Drive and Allen Heights/Springhill Estates Drive, in accordance with the landscape plan submitted by the Developer for approval by the City, and a construction plan approved by the City Engineer. The Chaparral intersection is in addition to the two lane access road described above in No. 6.

8. Chaparral Road will be constructed in dedicated to the public vehicular use. The specific cons Chaparral Road are as shown in Exhibit C, and as require

Meeting Date: 11/09/2023 Item 2.

(a) The road is to be designed with a one hundred-five (105) foot right of way, in accordance with the city's four-lane divided thoroughfare specifications designated as M4D-S. The initial construction of the road will be a two-lane road, with a fully developed landscaped and irrigated median between the lanes. Construction will be performed in such a way that the addition of two (2) additional lanes of traffic may be added to the two (2) initial lanes. The construction of Chaparral Road will begin on the western side of the Subdivision, where Chaparral Road intersects with Allen Heights Road/Springhill Drive, and shall continue in an easterly direction as the phases of the Subdivision are developed. The eastern end of Chaparral Road shall be placed as approved by the City Council upon approval of the preliminary plat. The eastern end point shall be at the eastern city limits of the City of Parker, at Malone Drive, north of the Easy Acres Subdivision. Chaparral Road shall be completed, and open for public use, at the request of the City, regardless of the stage of the Subdivision development, or upon the final plat approval for that phase of the Subdivision's development, whichever shall first occur. The developer's obligation to construct the entire length of Chaparral Road from the City's western boundary to the City's eastern boundary is required by this ordinance, and is not contingent on the development of the Subdivision.

(b) The landscape plan for Chaparral Road's entrance into the Subdivision at Allen Heights road shall be submitted by the developer for approval to the City Council on or before the date of preliminary plat approval.

9. The Developer is required to use all commercially reasonable good faith efforts to direct the traffic resulting from construction in the Subdivision to Allen Heights Road and Bethany Drive. All reasonable means are to be employed to reduce construction traffic on Springhill Drive and Parker Road.

10. The Developer will dedicate to the City an area of four (4) acres of land in the Subdivision for public purposes, including but not limited to ground or elevated water utility facilities, and/or fire, police and EMS services. The location of the tract will be determined by the City and the Developer prior to preliminary plat approval. The decision on the location of the public tract will not be unreasonably withheld, conditioned, or delayed by any party.

11. All trail systems within the Subdivision shall be available for use by the general public. All maintenance and repair of the trails system shall be provided and paid for by the Developer, the required and mandatory homeowners association, and/or the individual property owners whose land is encumbered by the trail, as the case may be. The trails system will be constructed by the Developer in accordance with the plans and specifications to be agreed upon by the City staff and the Developer, with input from the Conservancy of Parker. Such agreements are not to be unreasonably withheld, conditioned, or delayed, by the City, or the Developer.



12. The Developer agrees not to remove the trees except to the absolute minimum amount of tree removal, if any, will be done with the approval of Conservancy of Parker.

Meeting Date: 11/09/2023 Item 2.

13. The Developer will submit a landscape plan, trail plan, and a tree plan, to the City for approval on or before the date of filing of the preliminary plat.

14. All onsite infrastructure, including roads and utilities, is to be constructed and paid for by the Developer. Any offsite required development will be governed by the City's Pro-Rata Ordinance, as limited by any State or Federal law.

15. The Developer and/or builder is to provide each residential structure with a septic system for each individual home. The septic system shall comply with all requirements of the City of Parker, Collin County, and the Texas Commission on Environmental Quality. No public sanitary sewer system will be constructed for the Subdivision.

16. The Developer will dedicate all additional right-of-way required by the City of Parker Subdivision Ordinance and the City of Parker Settlement Agreement of the annexation litigation with the City of Allen for that portion of Allen Heights Road adjacent to the Subdivision. The required right-of-way for Allen Heights Road will be dedicated, irrigated and landscaped. Landscape plans will be submitted with the preliminary plat. Maintenance and irrigation of all of Allen Heights right-of-way, as with all other common areas and landscaping in the Subdivision will be maintained and paid by the Developer and/or the Homeowner's Association.

**SECTION 2.** That the property shall be used only in the manner and for the purposes as required in the SFT and SF zoning classifications provided for by this Ordinance pursuant to the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and subject to the aforementioned special conditions. Any dispute as to the operation, effect, or interpretation of this Ordinance shall be determined by the Parker City Council at a meeting properly noticed and held on the subject.

**SECTION 3.** That should any sentence, paragraph, Subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 4.** That all provisions of the ordinances of the City of Parker in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 5.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon



conviction shall be punished by a fine not to exceed the  
each and every day such violation shall continue shall be

Meeting Date: 11/09/2023 Item 2.

**SECTION 6.** In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the City of Parker for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper. An affidavit by the printer or the publisher of the official newspaper verifying the publication shall be filed in the office of the City Secretary.

**ADOPTED** this 23rd day of September, 2003, by  
the Parker City Council.

APPROVED:

David Hammel  
David Hammel, Mayor

ATTEST:

Betty McMenamy  
Betty McMenamy, City Secretary

Exhibits:

- A. Subdivision Metes and Bounds
- B. SF & SFT Metes and Bounds
- C. Chaparral Road Specifications

**EXHIBIT A**  
Subdivision Metes and Bounds

## LEGAL DESCRIPTION

4286 LEG

BEING a tract of land situated in the City of Parker, Collin County, Texas and in the J. Snider Survey, Abstract No. 848, and being part of a tract of land described in a deed to Luther Bolin recorded in Volume 378, Page 48 of the Deed Records of Collin County, Texas and being part of a tract of land described in a deed to Emma Jean Haggard Hall recorded in Volume 646, Page 647 of the Deed Records of Collin County, Texas and being more particularly described as follows;

COMMENCING at a 3/8" iron rod found on the east line of Allen Heights Drive (variable right of way) being the northwest corner of said Bolin tract;

THENCE, S 00° 25' 18" E, with said east right of way line a distance of 966.00 feet to the POINT OF BEGINNING;

THENCE, S 89° 33' 23" E, leaving said right of way line a distance of 1085.36 feet to a point for corner;

THENCE, N 00° 26' 37" E, a distance of 965.99 feet to a point on the south line of Bethany Ridge Estates, an addition to Collin County, Texas recorded in Cabinet J, Slide 692, of the Deed Records of Collin County, Texas;

THENCE, S 89° 33' 22" E, along the said south line of Bethany Ridge Estates a distance of 971.20 feet to the northwest corner of a tract of land described in deed to Allen ISD recorded in Clerks File Number 97-0039110 of the Deed Records of Collin County, Texas;

THENCE, S 00° 26' 37" W, along the west line of said Allen ISD tract a distance of 680.00 feet to a 3/8" iron rod found with cap stamped "CORWIN ENGR. INC.";

THENCE, S 89° 33' 23" E, along the south line of said Allen ISD tract a distance of 803.32 feet to a 3/8" iron rod found with cap stamped "CORWIN ENGR. INC." being the southeast corner of said Allen ISD tract;

THENCE, N 00° 26' 37" E, with the east line of said Allen ISD tract a distance of 680.00 feet to a 5/8" iron rod found on the north line of said Bolin tract and on the south line of Bethany Ridge 3, an addition to Collin County, Texas recorded in Cabinet J, Slide 800 of the Deed Records of Collin County, Texas;

THENCE, S 89° 33' 23" E, with the common line of said Bolin tract and said Bethany Ridge 3, passing at a distance of 1002.10 feet, a 1/2" iron rod found being the southeast corner of said Bethany Ridge 3 and being the southwest corner of Bethany Ridge 3, Phase B, an addition to Collin County, Texas recorded in Cabinet K, Slide 704 of the Map Records of Collin County, Texas passing at a distance of 1507.45 feet, a 1/2" iron

rod found being the southeast corner of said Bethany Ridge 3, Phase B and being the southwest corner of Bethany Ridge IV, an addition to Collin County, Texas recorded in Cabinet L, Slide 894 of the Map Records of Collin County, Texas, passing at a distance of 2313.79 feet a 1/2" iron rod found being the southwest corner of a tract of land described in a deed to North Texas Municipal Water District recorded in Volume 2882, Page 480 of the Deed Records of Collin County, Texas, passing at a distance of 2413.66 feet a 1/2" iron rod found at the west corner of the south terminus of Malone Road being the southeast corner of said North Texas Municipal Water District tract, continuing with the north line of said Bolin tract a total distance of 2449.23 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv." in Malone Road being the northeast corner of said Bolin tract;

THENCE, S 00° 46' 29" W, along said Malone Road and with the east line of said Bolin tract passing at a distance of 1320.72 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv." being the southwest corner of said Bolin tract and being the northeast corner of a tract of land described in a deed to Emajean Haggard Hall recorded in Volume 646, Page 647 of the Deed Records of Dallas County, Texas continuing for a total distance of 2982.11 feet to a 1/2" iron rod found being the original southwest corner of a tract of land described in a deed to Dawnell Shelley recorded in Volume 3841, Page 480 of the Deed Records of Collin County, Texas and being the original northwest corner of Easy Acres Addition, an addition to Collin County, Texas recorded in Volume 6, Page 87 of the Map Records of Collin County, Texas;

THENCE, S 01° 27' 51" W, with the east line of said Hall tract and along said road a distance of 959.49 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv.";

THENCE, N 89° 33' 23" W, leaving said road a distance of 3003.79 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv." being the northeast corner of Lot 7, Block A of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Volume 11, Page 39 of the Map Records of Collin County, Texas;

THENCE, N 89° 49' 07" W, with the common line of said Hall tract and said Lots 7 and 8, a distance of 773.66 feet to a 1/2" iron rod found;

THENCE, S 89° 49' 10" W, with the common line of said Hall tract and said Lot 8 and Lot 19 of Replat of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Cabinet C, Slide 415 of the Map Records of Collin County, Texas a distance of 1501.83 feet to a 1/2" iron rod found on the east line of said Allen Heights Drive (variable width right of way) being the southwest corner of said Hall tract;

THENCE, N 00° 28' 36" E, with the east line of said Allen Heights Drive, a distance of 2995.30 feet to the POINT OF BEGINNING containing 19,310,549 square feet or 443.309 acres of land.

**EXHIBIT B**

- EXHIBIT B-1**      SF Tract (Tract B)
- EXHIBIT B-2**      SFT Tract (Tract A)
- EXHIBIT B-3**      Zoning Exhibit

## LEGAL DESCRIPTION

4286LEG3

BEING a tract of land situated in the City of Parker, Collin County, Texas and in the J. Snider Survey, Abstract No. 848, and being part of a tract of land described in a deed to Emajcan Haggard Hall recorded in Volume 646, Page 647 of the Deed Records of Collin County, Texas and being more particularly described as follows;

COMMENCING at a 3/8" iron rod found on the east line of Allen Heights Drive (variable right of way) being the northwest corner of said Bolin tract;

THENCE, S 00° 25' 18" E, with said east right of way line a distance of 3135.86 feet to the POINT OF BEGINNING;

THENCE, N 84° 48' 03" E, leaving said right of way line a distance of 5323.95 feet to a point in Malone Road;

THENCE, S 00° 46' 29" W, along said Malone Road and with the east line of said Hall tract for a distance of 369.66 feet to a 1/2" iron rod found being the original southwest corner of a tract of land described in a deed to Dawnell Shelley recorded in Volume 3841, Page 480 of the Deed Records of Collin County, Texas and being the original northwest corner of Easy Acres Addition, an addition to Collin County, Texas recorded in Volume 6, Page 87 of the Map Records of Collin County, Texas;

THENCE, S 01° 27' 51" W, with the east line of said Hall tract and along said road a distance of 959.49 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv.";

THENCE, N 89° 33' 23" W, leaving said road a distance of 3003.79 feet to a 1/2" iron rod set with cap stamped "Precise Land Surv.," being the northeast corner of Lot 7, Block A of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Volume 11, Page 39 of the Map Records of Collin County, Texas;

THENCE, N 89° 49' 07" W, with the common line of said Hall tract and said Lots 7 and 8, a distance of 773.66 feet to a 1/2" iron rod found;

THENCE, S 89° 49' 10" W, with the common line of said Hall tract and said Lot 8 and Lot 19 of Replat of Sycamore Estates, an addition to the City of Parker, Collin County, Texas recorded in Cabinet C, Slide 415 of the Map Records of Collin County, Texas a distance of 1501.83 feet to a 1/2" iron rod found on the east line of said Allen Heights Drive (variable width right of way) being the southwest corner of said Hall tract;

THENCE, N 00° 28' 36" E, with the east line of said Allen Heights Drive, a distance of 825.43 feet to the POINT OF BEGINNING containing 5,662,800 square feet or 130.00 acres of land.



**EXHIBIT B-2**  
SFT Zoning Tract

The SFT Tract is a 313.309 acre tract, which is that portion of the Subdivision described in Exhibit A, save and except that SF portion of the Subdivision shown in the attached Zoning Exhibit as Tract B (130 acres) described in Exhibit B-1. The SFT tract is shown in Exhibit B-3 as Tract A.





**EXHIBIT C**

Chaparral Road Specifications

Chaparral Road will be constructed in accordance with this zoning ordinance, and the City Subdivision Regulations. Unless otherwise stated, the road will be two lanes eighteen (18) feet wide separated by a median. The median and parkways will be irrigated and landscaped. The landscape plans will be submitted with the preliminary plat for approval. Chaparral Road will be constructed of concrete.