



AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

SEPTEMBER 25, 2025 @ 4:00 PM

Notice is hereby given: the Planning and Zoning (P&Z) Commission for the City of Parker will hold a Meeting on Thursday, September 25, 2025, at 4:00 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 SEPTEMBER 4, 2025.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MCCREARY ESTATES PRELIMINARY PLAT.
3. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]
4. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]

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 the 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 September 19, 2025, at the Parker City Hall, as required by Texas Open Meetings Act (TOMA) is also posted to the City of Parker Website at www.parkertexas.us

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.

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.



Commission 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: September 8, 2025
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 4, 2025.

SUMMARY

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

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date:	09/08/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	08/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	08/xx/2025

MINUTES**PLANNING AND ZONING COMMISSION MEETING****September 4, 2025****CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning & Zoning Commission met on the above date. Vice Chair Lozano called the meeting to order at 4:01 PM.

Commissioners Present:				
X	Chair Russell Wright			Alternate Larkin Crutcher
X	Vice Chair Joe Lozano			Alternate Jasmat Sutaria
X	Commissioner & Secretary Wei Wei Jeang		X	Alternate Rajiv Gaind
X	Commissioner Lucy Estabrook			
X	Commissioner Lynnette Ammar			
Staff/Others Present:				
X	Public Works Dir. Gary Machado		X	Liliana Jimenez, Public Works Admin.
X	City Secretary Patti Scott Grey			

APPOINTMENT OF ALTERNATE(S)

Commissioner Gaind was appointed.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

No public comments were presented.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR AUGUST 7, 2025.

MOTION: Commissioner Estabrook moved to approve the minutes. Commissioner Ammar seconded the motion. The motion carried 5-0.

2. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, and 2025 0807 P&Z 2nd Review]

The Commissioners expressed a preference for using the City's existing Special Use Permit process to approve/disapprove exceptions to the Special Activities District ordinance instead of amending it. Director Machado has not had the opportunity to consult City Attorney Catherine Clifton whether the use of the City's existing Special Use Permit process is legally permissible to handle the reduced Southfork Ranch acreage and future lots that may fall into this category. Because the Commissioners would like input from the City Attorney Catherine Clifton, discussions on this item is postponed to a future meeting.

3. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral, 2025 0724 P&Z 1st Review, and 2025 0807 P&Z 2nd Review]

The Commissioners considered draft lighted sign ordinances proposed by Commissioner Gaind and decided that the City's existing signage zoning variance process can be utilized to handle approval/disapproval of electronic signage. The Commissioners further considered the amendments proposed by Vice Chair Lozano, which includes moving definitions of defined terms to the Definitions section at §153.03. The only substantive change proposed by Vice Chair Lozano is a limitation on the number of signs at the polling place during the voting period (§153.05(C)(5)(b)(1)(g)). The reworked language is as follows:

g. No more than three signs per candidate or ballot measure may be placed on city owned or controlled public property during the Voting Period, as defined by Texas Election Code §61.003.

The Commissioners expressed a desire for Director Machado to get input from the City Attorney as to the legality of placing such size and number limitations on polling place signage.

Chair Lozano adjourned the meeting at 5:05 PM.

Minutes Approved on _____ day of _____, 2025.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang

Proposed



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: September 8, 2025
Exhibits:	<ol style="list-style-type: none"> 1. <u>Craig M. Kerkhoff, P.E. CFM letter, dated September 18, 2025</u> 2. <u>Development Application</u> 3. <u>Waiver w-Fee receipt</u> 4. <u>Preliminary Plat</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MCCREARY ESTATES PRELIMINARY PLAT.

SUMMARY

Please review the information provided for McCreary Estates [BUCKINGHAM LOT VENTURE, LTD.] Preliminary Plat, Lots 1-5 Block A, Lots 1-23 Block B, Lots 1-11 Block C, 39 total single family Lots, 46.654 total acres, 5.652 total R.O.W. Dedication out of the Squire T. Lewis Survey, Abstract No. 529 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			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott hull</i>	Date:	09/10/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	09/ <i>xx</i> /2025 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	09/18/2025

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

PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

CRAIG M. KERKHOFF, P.E., CFM
 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.
 CHASE CRAWFORD, R.P.L.S.
 JUSTIN R. IVY, P.E.
 COOPER E. REINBOLD, P.E.

September 18, 2025

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

Re: McCrae Estates
 Final Plat and Engineering Plan Review

Dear Mr. Machado:

As you requested, we have reviewed the Preliminary Plat & Engineering for the McCrae Estates. Our review of the documents is for general compliance with the City of Parker's development requirements and good engineering practice and does not relieve the engineer of record of their responsibilities under the Texas Engineering Practice Act.

Listed below are our review comments.

Comments:

1. Flood study comments by separate letter.
2. Lot size doesn't meet City ordinances.
3. LOMR will be required.
4. Minimum radius for a residential roadway is 250-ft.
5. Add flood statement to the plat notes.
6. State whether distances shown on plat are in grid or surface.
7. Label all easements and structures on the plat. Include recording information of all separate instrument easements prior to filing the plat.
8. Separate instrument easements shall be reviewed by the City prior to execution and filing.
9. Label all roadway ROW and widths.
10. Cul-de-sac exceeds maximum allowable by City ordinance.
11. Missing county, state, lot table, health department certification and prelim stamp on the plat.

12. Include hydraulic information on all cross-sections. Including water surface elevation (WSEL), free board, flow rate, velocity, hydraulic slope and manning's coefficient.
13. Drainage easement between lots on the north side of Moseley Drive does not encompass the complete channel.
14. Lot to lot drainage is not allowed.
15. Provide a drainage easement for drainage basin 8 (as shown on Sheet 20) on the southeast corner. Drainage is shown to be conveyed over the property line where an existing channel is not shown.
16. Install concrete around all headwalls and bends in the channel.
17. Clearly label all channels in plan view to match profile channel names.
18. Install in-line valve on existing 8-inch water line so as the existing line can be isolated on each side of the development.

Sincerely,



Craig M. Kerkhoff, P.E., CFM



DEVELOPMENT APPLICATION
City of Parker, Texas

Proposed Name of Subdivision: McCreary Estates

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

Physical Location of Property: Southeast corner of Parker Rd. & McCreary 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):

Squire T. Lewis Survey, Abstract No. 529

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

Acreage: 46.654 Existing # of Lots/Tracts: 1 Existing Zoning: _____
 (If a PD, include the Ordinance with application)

Property Owner's Name: Buckingham Lot Venture, LTD. Phone Number: 214-522-4945

Applicant/Contact Person: John Arnold Title: _____

Company Name: Skorburg Company

Street/Mailing Address: 8214 Westchester Dr. City: Dallas State: Tx Zip: 75225

Phone: 214-522-4945 Fax: _____ Email Address: jarnold@skorburgcompany.com

Engineering Company: Corwin Engineering, Inc.

Contact Person: Warren Corwin Title: President

Street/Mailing Address: 200 W. Belmont, Ste. E City: Allen State: Tx Zip: 75013

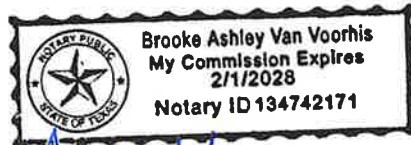
Phone: 972-396-1200 Fax: _____ Email Address: wcorwin@corwinengineering.com

**** 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 John Arnold
 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."



John Arnold
 Owner / Agent (circle one)

ND SWORN TO before me, this the 28 day of August, 2025

nd for the State of Texas: Brooke Ashley Van Voorhis
 1000 W. Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us

AUG 28 2025

SUBMITTAL DEADLINES: In accordance with the most recent Plat Submittal Calendar posted on the City of Parker Website.

SUBMISSIONS. Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in an incomplete application. 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 the requirements of this application and checklist as well as the City of Parker, Texas Code of Ordinances, Chapter 155, Subdivision Regulations ("Subdivision Regulations").

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 and/or engineering fees, which are due at the time of preconstruction conference contemplated by §155.046 of the Subdivision Regulations. No construction shall take place prior to the preconstruction conference, g submission of certified construction cost bid(s) by the contractor(s) and Owner, and satisfaction of the remaining requirements of §155.046. 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 Works Director
City of Parker, Texas
5700 E. Parker Road * Parker, Texas 75002
Phone 972-442-6811 * Fax 972-442-2894 * www.parkertexas.us

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

Signature

Title

OFFICIAL SUBMISSION DATE

Fees Paid \$ _____ Check # _____ From : _____

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

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

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

Plans routed for review on _____, to: _____

- Public Works Director
- City Engineer
- Building Official
- Fire Department
- Police Department

Public Hearing Required: Yes No

Paper Notice _____ (date)

Written Notice _____ (date)

Buckingham Lot Venture, Ltd
8214 Westchester Dr. Ste 900
Dallas, TX 75225
214-522-4945

Community Natl Bk & Trust of
1905 N Hwy 77
Waxahachie, TX 75165

Meeting Date: 09/25/2025 Item 2.

8/28/2025

PAY TO THE ORDER OF City of Parker \$ **2,199.62

Two Thousand One Hundred Ninety-Nine and 62/100***** DOLLARS

COPY

City of Parker
5700 E Parker Road
Parker, TX 75002

MEMO Prelim Plat Appl - McCreary

 SECURITY FEATURES INCLUDED. DETAILS ON BACK 

Buckingham Lot Venture, Ltd
City of Parker

Date	Type	Reference
8/28/2025	Bill	Prelim Plat Appl

Original Amt.	Balance Due	Discount	Payment
2,199.62	2,199.62		2,199.62
		Check Amount	2,199.62

8/28/2025

5052

Oper Cash - Comm N Prelim Plat Appl - McCreary

2,199.62

LEGAL DESCRIPTION:

Being a 46.654 acre tract of land situated in the S.T. Lewis Survey, Abstract Number 529, in the City of Parker, Collin County, Texas, being all of a 24.27 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 in the Deed Records of Collin County Texas (D.R.C.C.T.), part of a 18.41 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., all of a 1.00 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., all of a 1.78 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., part of a 4.22 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., and part of a 8.23 acre tract described in general warranty deed to Kendall Ray Nicholson, recorded in instrument number 2023000141617, D.R.C.C.T., and being more particularly described as follows:

COMMENCING at a TxDOT Aluminum Disk found at the westerly Northwest corner of said 4.22 acre tract, also being the westerly corner of a corner clip at the Southeast corner of the intersection of McCreary Road (105 Foot Right of Way), and Parker Road (F.M. 2514) (Variable width Right of way);

THENCE South 01 degree 09 minutes 07 seconds East, with the East line of McCreary Road and the West line of said 4.22 acre tract, a distance of 230.69 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the POINT OF BEGINNING;

THENCE North 89 degrees 00 minutes 38 seconds East, departing the East line of said McCreary Road, a distance of 574.47 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 34 degrees 56 minutes 57 seconds East, a distance of 213.62 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 68 degrees 02 minutes 38 seconds East, a distance of 40.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the West line of said 8.23 acre tract;

THENCE South 00 degrees 06 minutes 12 seconds East, with the West line of said 8.23 acre tract, a distance of 241.05 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 53 minutes 48 seconds East, departing the west line of said 8.23 tract, a distance of 359.65 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 80.00 feet, and a chord that bears South 52 degrees 20 minutes 39 seconds East a distance of 97.97 feet;

THENCE with said curve to the right through a central angle of 75 degrees 31 minutes 08 seconds, an arc distance of 105.44 feet, to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the South line of said 8.23 acre tract;

THENCE North 89 degrees 53 minutes 48 seconds East, a distance of 169.39 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the Southeast corner of said 8.23 tract, being in the West

line of a called 56.78 acre tract of land described in quitclaim deed to J & L Lin Trust, recorded in Volume 5099 and Page 4539 D.R.C.C.T.;

THENCE South 00 degrees 50 minutes 59 seconds East, with the west line of said 56.78 tract, a distance of 364.60 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at an interior ell corner for said 56.78 acre tract;

THENCE South 89 degrees 24 minutes 32 seconds West, continuing with the west line of said 56.78 acre tract, a distance of 96.21 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 57 minutes 46 seconds East, continuing with the west line of said 56.78 acre tract and the east line of said 24.27 acre tract, a distance of 902.83 feet to a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 56.78 acre tract and southeast corner of said 24.27 acre tract, and being in the north line of Moss Ridge Estates, recorded in Cabinet D Page 196, an addition to the City of Parker, recorded in the Map Records of Collin County Texas (M.R.C.C.T.);

THENCE South 88 degrees 47 minutes 10 seconds West, with the north line of said Moss Ridge Estates and the south line of said 24.32 acre tract, a distance of 32.93 feet to a 3/8-inch iron rod found;

THENCE South 89 degrees 01 minute 48 seconds West, continuing with the north line of said Moss Ridge Estates and the south line of said 24.27 acre tract, a distance of 1,268.04 feet to a 1/2- inch iron rod found at the northwest corner of said Moss Ridge Estates, being in the east line of said McCreary Road;

THENCE North 01 degrees 00 minutes 21 seconds West, with the east line of said McCreary Road, passing at a distance of 479.30 feet a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 1.00 acre tract, and passing at a distance of 549.28 feet a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 1.78 acre tract, and continuing for a total distance of 763.15 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 797.50 feet and a chord that bears North 06 degrees 06 minutes 23 seconds East a distance of 197.46 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the right through a central angle of 14 degrees 13 minutes 29 seconds, passing, at an arc distance of 81.53 feet a 1/2-inch iron rod at the Northwest corner of said 1.78 acre, and continuing for a total arc distance of 197.99 feet, to a 1/2-inch iron rod with cap stamped "SCI" found at point of reverse curvature of a curve to the left, having a radius of 902.50 feet and a chord that bears North 06 degrees 02 minutes 00 seconds East, a distance of 225.77 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the left through a central angle of 14 degrees 22 minutes 14 seconds, an arc distance of 226.36 feet, to a 1/2-inch iron rod with cap stamped "SCI" found at the point of tangency;

THENCE North 01 degree 09 minutes 07 seconds West, continuing with the east line of said McCreary Road, a distance of 586.39 feet to the POINT OF BEGINNING and containing 2,032,256 square feet (46.654 acres).

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

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

Effective Date:

February 27, 2025

Grantor:

CYNTHIA ANN HARVEY, INDEPENDENT EXECUTOR OF THE ESTATE OF MARTHA J. MOSELEY, DECEASED

Grantor's Mailing Address:

660 Cross Fence Drive
McKinney, Collin County, Texas 75069

Grantee:

BUCKINGHAM LOT VENTURE, LTD., a Texas limited partnership

Grantee's Mailing Address:

8214 Westchester Drive, Suite 900
Dallas, Dallas County, Texas 75225

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration.

Property:

That certain real property situated in Collin County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity

which serves or will serve the real property (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance
and Warranty:

This conveyance, however, is made and accepted subject to the matters described on Exhibit "B" attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to Grantee and Grantee's 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, subject to the Exceptions to Conveyance and Warranty.

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

[Remainder of Page Intentionally Left Blank]

EXECUTED on the date of acknowledgement, but to be effective the 27th day of February, 2025.

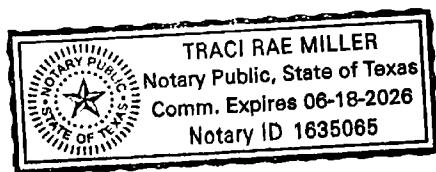
GRANTOR:

ESTATE OF MARTHA J. MOSELEY, Deceased

By: Cynthia Ann Harvey
Cynthia Ann Harvey, Independent Executor

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27th day of February, 2025, by Cynthia Ann Harvey, Independent Executor of the Estate of Martha J. Moseley, Deceased.



J. Miller
Notary Public, State of Texas

EXHIBIT "A"**LEGAL DESCRIPTION**

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, also being the property conveyed to Martha J. Moseley according to the deed recorded in Clerk's File No. 2023000027939, Deed Records, Collin County, Texas as corrected in Clerk's File No. 2023000066710, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east right of way line of McCreary Road, (105' right of way), the southeast corner of A 0.376 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, the northwest corner of Lot 1, Block C, Moss Ridge Estates, according to the plat thereof recorded in Cabinet D, Page 196, Map Records, Collin County, Texas, and lying in the south line of said McCreary tracts;

THENCE, along said east right of way line, North 00 degrees 11 minutes 17 seconds East, a distance of 479.65 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, departing said east right of way line, South 89 degrees 55 minutes 57 seconds East, a distance of 332.91 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 00 degrees 04 minutes 03 seconds East, a distance of 452.48 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, South 89 degrees 39 minutes 36 seconds East, a distance of 1050.23 feet to a 5/8" iron rod set with red plastic cap stamped "SCI" in the east line of said McCreary tracts, the west line of a 56.723 acre tract of land conveyed to J. and L. Lin Trust, according to the deed recorded in Volume 5099, Page 4539, Deed Records, Collin County, Texas;

THENCE, along the common line of said 56.723 acre tract and of said McCreary tracts, South 00 degrees 20 minutes 24 seconds West, a distance of 28.26 feet to a 5/8" iron rod found with plastic cap stamped "PETITT R.P.L.S. 4087";

THENCE, continuing along said common line, North 89 degrees 24 minutes 05 seconds West, a distance of 96.21 feet to a 5/8" iron rod found with plastic cap stamped "PETITT R.P.L.S. 4087";

THENCE, continuing along said common line, South 00 degrees 46 minutes 23 seconds East, a distance of 902.83 feet to a 5/8" iron rod set with red plastic cap stamped "SCI"; the southwest

corner of said 56.723 acre tract, the southeast corner of said McCreary tracts, and lying in the north line of said Moss Ridge Estates;

THENCE, along the south line of said McCreary tracts, the north line of said Moss Ridge Estates, North 89 degrees 59 minutes 06 seconds West, a distance of 33.08 feet to a 5/8" iron rod found with red plastic cap stamped "R.P.L.S. 5199";

THENCE, continuing along said common line, North 89 degrees 47 minutes 48 seconds West, a distance of 1267.95 feet to the POINT OF BEGINNING, and containing 1,057,530 square feet, or 24.2776 acres of land, more or less.

EXHIBIT "B"

**EXCEPTIONS TO CONVEYANCE
AND WARRANTY**

1. The following survey matters shown on that certain ALTA/NSPS Land Title Survey prepared by Douglas S. Loomis, RPLS No. 5199, of Survey Consultants, Inc., Project No. 0490061, dated September 7, 2023, last revised _____:
 - i. Encroachment and/or protrusion of fence along South property line and in Northeast corner of property.
2. Terms, conditions and stipulations contained in Notice of Petition for Release of an Area from the City of Parker's Extraterritorial Jurisdiction, filed July 30, 2024, recorded in Instrument No. 2024000092707 of the Official Records of Collin County, Texas.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000023309

eRecording - Real Property

DEED

Recorded On: February 28, 2025 02:26 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000023309

Record and Return To:

CSC

Receipt Number: 20250228000281

Recorded Date/Time: February 28, 2025 02:26 PM

User: Michelle K

Station: cck051

**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX



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

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

Effective Date:

February 27, 2025

Grantor:

ZADA NICHOLSON also known as ZADA BETH NICHOLSON, as to Life Estate; and RANDALL NICHOLSON AND ZADA NICHOLSON, Trustees, or their successors in trust, under the RANDALL and ZADA NICHOLSON LIVING TRUST, dated December 31, 1996, and any amendments thereto, as their interests may appear

Grantor's Mailing Address:

3900 McCreary Road
Parker, Collin County, Texas 75002

Grantee:

BUCKINGHAM LOT VENTURE, LTD., a Texas limited partnership

Grantee's Mailing Address:

8214 Westchester Drive, Suite 900
Dallas, Dallas County, Texas 75225

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration.

Property:

That certain real property situated in Collin County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title

and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the real property (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance
and Warranty:

This conveyance, however, is made and accepted subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to Grantee and Grantee's 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, subject to the Exceptions to Conveyance and Warranty.

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

[Remainder of Page Intentionally Left Blank]

EXECUTED on the date of acknowledgement, but to be effective the 27th day of February, 2025.

GRANTOR:

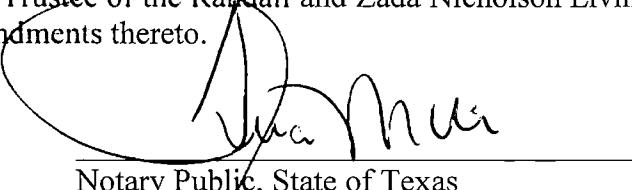
RANDALL NICHOLSON AND ZADA NICHOLSON, Trustees, or their successors in Trust, under the RANDALL and ZADA NICHOLSON LIVING TRUST, dated December 31, 1996, and any amendments thereto, As their interests may appear

By: Zada Nicholson
ZADA NICHOLSON, Trustee

Zada Nicholson
ZADA NICHOLSON also known as ZADA BETH NICHOLSON, as to Life Estate

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26th day of February, 2025, by Zada Beth Nicholson, as to Life Estate and as Trustee of the Randall and Zada Nicholson Living Trust, dated December 31, 1996, and any amendments thereto.


Notary Public, State of Texas

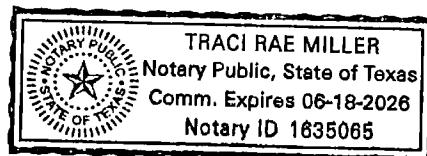


EXHIBIT "A"**LEGAL DESCRIPTION**

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being the remainder of a 2.00 acre tract of land conveyed to Randall and Zada Nicholson Living Trust, according to the deed recorded in County Clerk's File No. 97-0000824, Deed Records, Collin County, Texas;

BEGINNING at a point from which a 5/8" iron rod found with cap stamped "Sparr Survey" bears North 20 degrees 11 minutes 40 seconds East, a distance of 0.37 feet, located in the east right of way line of McCreary Road, (105' right of way), the northeast corner of a 0.376 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, the southeast corner of a 0.215 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20071009001391730, Deed Records, Collin County, Texas, and lying in the south line of said 2.00 acre tract;

THENCE, along said east right of way line and said 0.215 acre tract, North 00 degrees 11 minutes 17 seconds East, a distance of 214.00 feet to a 5/8" iron rod found with cap stamped "Sparr Survey", the beginning of a curve to the right;

THENCE, continuing along said east right of way line and said curve to the right, through a central angle 5 degrees 50 minutes 47 seconds, a radius of 797.46 feet, an arc length of 81.40 feet, having a chord bearing of North 3 degrees 07 minutes 51 seconds East and a chord distance of 81.37 feet to a 5/8 inch iron found; and lying in the north line of said 2.00 acre tract;

THENCE, departing said east right of way line, and along the north line of said 2.00 acre tract, South 89 degrees 55 minutes 57 seconds East, a distance of 259.28 feet to a 5/8" iron rod set with red plastic cap stamped "SCI, the northeast corner of said 2.00 acre tract;

THENCE, along the east line of said 2.00 acre tract, South 00 degrees 04 minutes 03 seconds West, a distance of 295.25 feet to a 5/8" iron rod set with red plastic cap stamped "SCI, the southeast corner of said 2.00 acre tract;

THENCE, along the south line of said 2.00 acre tract, North 89 degrees 55 minutes 57 seconds West, a distance of 264.08 feet to the POINT OF BEGINNING, and containing 77,763 square feet, or 1.7852 acres of land, more or less.

EXHIBIT "B"

**EXCEPTIONS TO CONVEYANCE
AND WARRANTY**

1. The following survey matters shown on that certain ALTA/NSPS Land Title Survey prepared by Douglas S. Loomis, RPLS No. 5199, of Survey Consultants, Inc., Project No. 0490061, dated September 7, 2023, last revised _____:
 - i. Power pole, guy wire, overhead electric line, and water meter located in Southwest corner of property.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000023310

eRecording - Real Property

DEED

Recorded On: February 28, 2025 02:26 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000023310

Record and Return To:

CSC

Receipt Number: 20250228000281

Recorded Date/Time: February 28, 2025 02:26 PM

User: Michelle K

Station: cck051

**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX



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

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

§

Effective Date:

February 21, 2025

Grantor:

ZN PROPERTY HOLDINGS, LLC, a Texas limited liability company

Grantor's Mailing Address:

3905 Morningside Drive
Plano, Collin County, Texas 75093

Grantee:

BUCKINGHAM LOT VENTURE, LTD., a Texas limited partnership

Grantee's Mailing Address:

8214 Westchester Drive, Suite 900
Dallas, Dallas County, Texas 75225

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration.

Property:

That certain real property situated in Collin County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the real property (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance

and Warranty:

This conveyance, however, is made and accepted subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to Grantee and Grantee's 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, subject to the Exceptions to Conveyance and Warranty.

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

[Remainder of Page Intentionally Left Blank]

EXECUTED on the date of acknowledgement, but to be effective the 21 day of February, 2025.

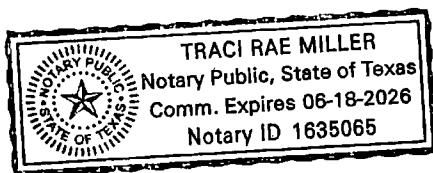
GRANTOR:

ZN PROPERTY HOLDINGS, LLC, a Texas limited liability company

By: Zada Nicholson
Name: ZADA NICHOLSON
Title: MANAGER

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

Zada Nicholson, Manager This instrument was acknowledged before me on the 21 day of February, 2025, by ZN Property Holdings, LLC, a Texas limited liability company, on behalf of said entity.



Traci Rae Miller
Notary Public, State of Texas

EXHIBIT "A"**LEGAL DESCRIPTION****TRACT 1:**

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the east right of way line of McCreary Road (105' right of way), in the north line of a 2.00 acre tract of land conveyed to Randall and Zada Nicholson Living Trust, according to the deed recorded in County Clerk's File No. 97-0000824, Deed Records, Collin County, Texas, the southeast corner of a 2.151 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, and lying in a curve to the right;

THENCE, along said east right of way line and said 2.151 acre tract, and along said curve to the right through a central angle of 08 degrees 22 minutes 03 seconds, a radius of 797.50 feet, an arc length of 116.47 feet, a chord bearing of North 10 degrees 13 minutes 28 seconds East, and a chord distance of 116.36 feet to a 5/8" iron rod found with cap stamped "Sparr Survey", the beginning of a curve to the left;

THENCE, continuing along said east right of way line, and said 2.151 acre tract, and along said curve to the left through a central angle of 14 degrees 22 minutes 14 seconds, a radius of 902.50 feet, an arc length of 226.36 feet, a chord bearing of North 07 degrees 13 minutes 23 seconds East, and a chord distance of 225.77 feet to a 5/8" iron rod set with red plastic cap stamped "SCI" set at the end of said curve;

THENCE, continuing along said east right of way line, and said 2.151 acre tract, North 00 degrees 02 minutes 16 seconds East, a distance of 531.65 feet to a 5/8" iron rod set with red plastic cap stamped "SCI".

THENCE, departing said east right of way line, and said 2.151 acre tract, South 88 degrees 54 minutes 49 seconds East, a distance of 732.74 feet to a 5/8" iron rod set with red plastic cap stamped "SCI".

THENCE, South 01 degrees 05 minutes 11 seconds West, a distance of 427.86 feet to a 5/8" iron rod set with red plastic cap stamped "SCI".

THENCE, South 88 degrees 54 minutes 49 seconds East, a distance of 606.50 feet to a 5/8" iron rod set with red plastic cap stamped "SCI", lying in the east line of said McCreary tracts, the

west line of a 56.723 acre tract of land conveyed to J. and L. Lin Trust, according to the deed recorded in Volume 5099, Page 4539, Deed Records, Collin County, Texas;

THENCE, along the common line of said McCreary and Lin tracts, South 00 degrees 20 minutes 24 seconds West, a distance of 336.34 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, departing said common line, North 89 degrees 39 minutes 36 seconds West, a distance of 1050.23 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, South 00 degrees 04 minutes 03 seconds West, a distance of 87.25 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 89 degrees 55 minutes 57 seconds West, passing a 5/8" iron rod set with red plastic cap stamped "SCI" at the northeast corner of said Nicholson Living Trust tract at a distance of 68.69 feet, and continuing along the north line of said Nicholson Living Trust tract a total distance of 327.96 feet to the POINT OF BEGINNING, and containing 802,032 square feet, or 18.4121 acres of land, more or less.

TRACT 2:

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a 5/8" iron rod found with cap stamped "Sparr Survey" bears, North 20 degrees 11 minutes 40 seconds East, a distance of 0.37 feet, located in the east right of way line of McCreary Road, (105' right of way), the northeast corner of a 0.376 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, the southeast corner of a 0.215 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20071009001391730, Deed Records, Collin County, Texas, and lying in the south line of a 2.00 acre tract of land conveyed to Randall and Zada Nicholson Living Trust, according to the deed recorded in County Clerk's File No. 97-0000824, Deed Records, Collin County, Texas;

THENCE, departing said east right of way line, and along the south line of said 2.00 acre tract, South 89 degrees 55 minutes 57 seconds East, a distance of 264.08 feet to a 5/8" iron rod set with red plastic cap stamped "SCI", the southeast corner of said 2.00 acre tract;

THENCE, along the east line of said 2.00 acre tract, North 00 degrees 04 minutes 03 seconds East, a distance of 295.25 feet to a 5/8" iron rod set with red plastic cap stamped "SCI", the northeast corner of said 2.00 acre tract:

THENCE, South 89 degrees 55 minutes 57 seconds East, a distance of 68.69 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, South 00 degrees 04 minutes 03 seconds West, a distance of 365.23 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 89 degrees 55 minutes 57 seconds West, a distance of 332.91 feet to a 5/8" iron rod set with red plastic cap stamped "SCI" in the east right of way line of said McCreary Road;

THENCE, along said east right of way line, North 00 degrees 11 minutes 17 seconds East, a distance of 69.98 feet to the POINT OF BEGINNING, and containing 43,572 square feet, or 1.0003 acres of land, more or less.

TRACT 3:

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set with red plastic cap stamped "SCI" in the south right of way line of Parker Road (F.M. 2514), (variable-width right of way), the southwest corner of a 0.5131 acre tract of land conveyed to the State of Texas by deed recorded in Clerk's File Number 20151008001280520, Deed Records, Collin County, Texas;

THENCE, along said south right of way line and said 0.5131 acre tract, South 80 degrees 51 minutes 55 seconds East, a distance of 435.30 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, South 15 degrees 12 minutes 29 seconds East, a distance of 52.74 feet to a 5/8" iron rod found with aluminum cap stamped TX DOT";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, South 82 degrees 53 minutes 43 seconds East, a distance of 125.97 feet; to a 5/8" iron rod found with aluminum cap stamped TX DOT";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, North 53 degrees 17 minutes 51 seconds East, a distance of 79.79 feet to a 5/8" iron rod found with aluminum cap stamped TX DOT";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, South 89 degrees 46 minutes 26 seconds East, a distance of 82.46 feet to 5/8" iron rod set with plastic cap stamped "SCI";

THENCE, departing said south right of way line, South 01 degrees 05 minutes 11 seconds West, a distance of 232.90 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 88 degrees 54 minutes 49 seconds West, a distance of 732.74 feet to a 5/8" iron rod set with plastic cap stamped "SCI", lying in the east line of McCreary Road (105' right of way), the east line of a 2.151 acre tract of land conveyed to the City of Parker, Texas by deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas;

THENCE, continuing along said east right of way line, and said 2.151 acre tract, North 00 degrees 02 minutes 16 seconds East, a distance of 285.43 feet to a 5/8" iron rod found with aluminum cap stamped TX DOT" in the south right of way line of Parker Road (F.M. 2514), (variable-width right of way), the southwest corner of a 0.5131 acre tract of land conveyed to the State of Texas by deed recorded in Clerk's File Number 20151008001280520, Deed Records, Collin County, Texas;

THENCE, along said south right of way line and said 0.5131 acre tract, North 45 degrees 02 minutes 25 seconds East, a distance of 30.78 feet to THE POINT OF BEGINNING, and containing 184,226 square feet, or 4.2292 acres of land, more or less.

EXHIBIT "B"**EXCEPTIONS TO CONVEYANCE
AND WARRANTY**

1. The following survey matters shown on that certain ALTA/NSPS Land Title Survey prepared by Douglas S. Loomis, RPLS No. 5199, of Survey Consultants, Inc., Project No. 0490061, dated September 7, 2023, last revised _____:
 - i. Creek/drainage channel located over and across property, including culvert on Western portion of property and riprap near Northeast corner of property; and
 - ii. Overhead electric line(s) and power poles along North property line.
2. Terms, conditions and stipulations contained in Notice of Petition for Release of an Area from the City of Parker's Extraterritorial Jurisdiction, filed July 29, 2024, recorded in Instrument No. 2024000091662 of the Official Records of Collin County, Texas. (Affects Tract 3)
3. Terms, conditions and stipulations contained in Notice of Petition for Release of an Area from the City of Parker's Extraterritorial Jurisdiction, filed July 30, 2024, recorded in Instrument No. 2024000092707 of the Official Records of Collin County, Texas. (Affects Tract 1)

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000023311

eRecording - Real Property

DEED

Recorded On: February 28, 2025 02:26 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$53.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000023311

Record and Return To:

CSC

Receipt Number: 20250228000281

Recorded Date/Time: February 28, 2025 02:26 PM

User: Michelle K

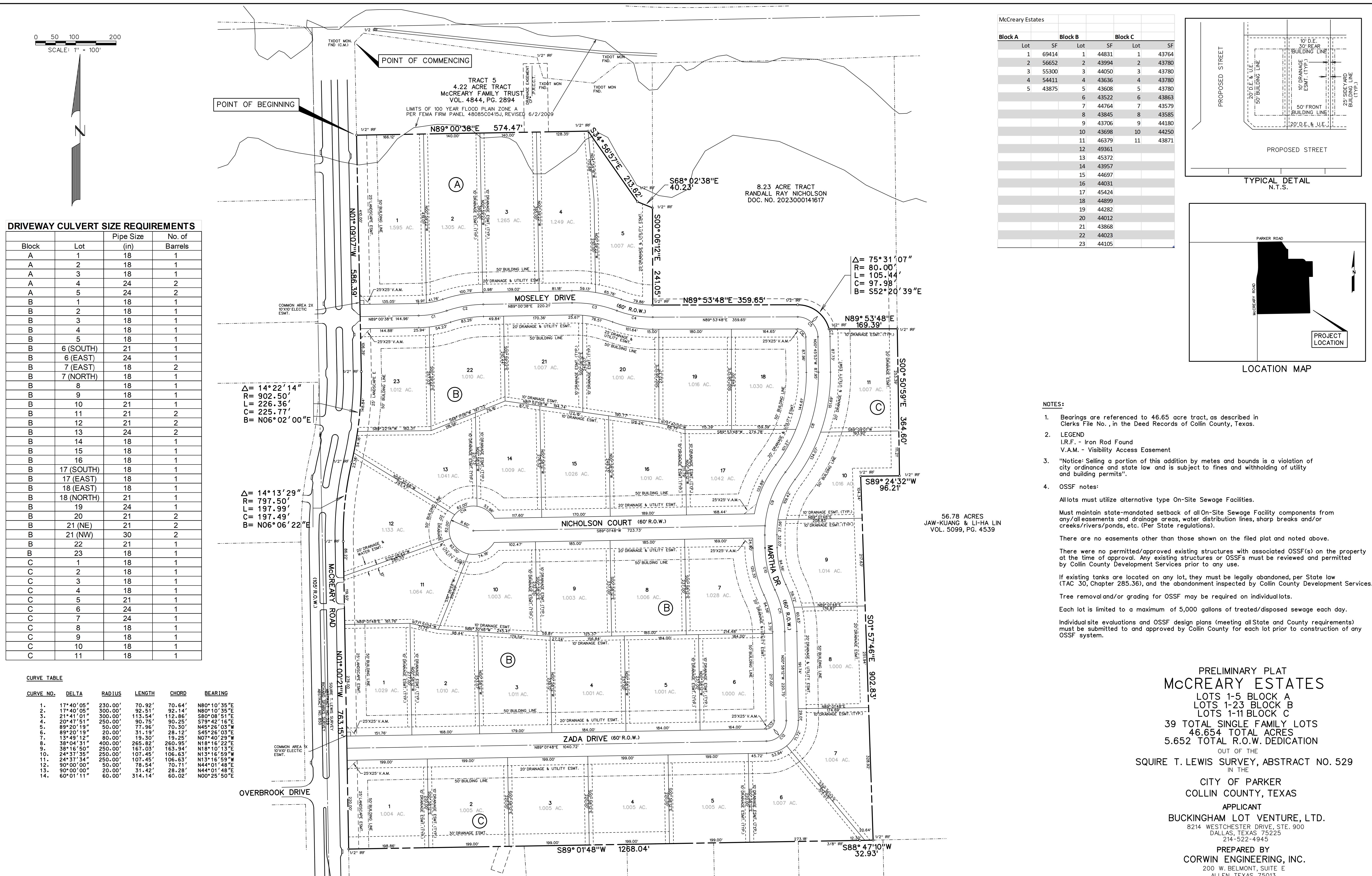
Station: cck051

**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX





LEGAL DESCRIPTION:

Being a 46.654 acre tract of land situated in the S.T. Lewis Survey, Abstract Number 529, in the City of Parker, Collin County, Texas, being all of a 24.27 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844, Page 2894 in the Deed Records of Collin County, Texas (D.R.C.C.T.), part of a 18.41 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844, Page 2894 D.R.C.C.T., all of a 1.78 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844, Page 2894 D.R.C.C.T., part of a 4.22 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844, Page 2894 D.R.C.C.T., and part of a 8.23 acre tract described in general warranty deed to Kendall Roy Nicholson, recorded in instrument number 2023000141617, D.R.C.C.T., and being more particularly described as follows:

COMMENCING at a TxDOT Aluminum Disk found at the westerly Northwest corner of said 4.22 acre tract, also being the westerly corner of a corner clip at the Southeast corner of the intersection of McCreary Road (105 Foot Right of Way), and Parker Road (F.M. 2514) (Variable width Right of way);

THENCE South 01 degree 09 minutes 07 seconds East, with the East line of McCreary Road and the West line of said 4.22 acre tract, a distance of 230.69 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the POINT OF BEGINNING;

THENCE North 89 degrees 00 minutes 38 seconds East, departing the East line of said McCreary Road, a distance of 574.47 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 34 degrees 56 minutes 57 seconds East, a distance of 213.62 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 68 degrees 02 minutes 38 seconds East, a distance of 40.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the West line of said 8.23 acre tract;

THENCE South 00 degrees 06 minutes 12 seconds East, with the West line of said 8.23 acre tract, a distance of 241.05 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 53 minutes 48 seconds East, departing the west line of said 8.23 tract, a distance of 359.65 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 80.00 feet, and a chord that bears South 32 degrees 20 minutes 39 seconds East a distance of 97.97 feet;

THENCE with said curve to the right through a central angle of 75 degrees 31 minutes 08 seconds, an arc distance of 105.44 feet, to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the South line of said 8.23 acre tract;

THENCE North 89 degrees 53 minutes 48 seconds East, a distance of 169.39 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the Southeast corner of said 8.23 tract, being in the West line of a called 56.78 acre tract of land described in quitclaim deed to J & L Lin Trust, recorded in Volume 5099 and Page 4539 D.R.C.C.T.;

THENCE South 00 degrees 50 minutes 59 seconds East, with the west line of said 56.78 tract, a distance of 364.60 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at an interior ellcorner for said 56.78 acre tract;

THENCE South 89 degrees 24 minutes 32 seconds West, continuing with the west line of said 56.78 acre tract, a distance of 96.21 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degrees 57 minutes 46 seconds East, continuing with the west line of said 56.78 acre tract and the east line of said 24.27 acre tract, a distance of 902.83 feet to a 1/2-inch iron rod with cap stamped "SCII" found at the southwest corner of said 56.78 acre tract and southeast corner of said 24.27 acre tract, and being in the north line of Moss Ridge Estates, recorded in Cabinet D Page 196, an addition to the City of Parker, recorded in the Map Records of Collin County Texas (M.R.C.C.T.);

THENCE South 88 degrees 47 minutes 10 seconds West, with the north line of said Moss Ridge Estates and the south line of said 24.32 acre tract, a distance of 32.93 feet to a 3/8-inch iron rod found;

THENCE South 89 degrees 01 minute 48 seconds West, continuing with the north line of said Moss Ridge Estates and the south line of said 24.27 acre tract, a distance of 1,268.04 feet to a 1/2-inch iron rod found at the northwest corner of said Moss Ridge Estates, being in the east line of said McCreary Road;

THENCE North 01 degrees 00 minutes 21 seconds West, with the east line of said McCreary Road, passing at a distance of 79.30 feet to a 1/2-inch iron rod with cap stamped "SCII" found at the Northwest corner of said 1.00 acre tract, and passing at a distance of 549.28 feet a 1/2-inch iron rod with cap stamped "SCII" found at the southwest corner of said 1.78 acre tract, and continuing for a total distance of 763.15 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 797.50 feet and chord that bears North 06 degrees 00 minutes 23 seconds East a distance of 197.46 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the right through a central angle of 14 degrees 13 minutes 29 seconds, passing at an arc distance of 81.53 feet a 1/2-inch iron rod at the Northwest corner of said 1.78 acre, and continuing for a total arc distance of 197.99 feet, to a 1/2-inch iron rod with cap stamped "SCII" found at point of reversal curvature of a curve to the left, having a radius of 902.50 feet and a chord that bears North 06 degrees 02 minutes 00 seconds East, a distance of 225.77 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the left through a central angle of 14 degrees 22 minutes 14 seconds, an arc distance of 226.36 feet, to a 1/2-inch iron rod with cap stamped "SCII" found at the point of tangency;

THENCE North 01 degree 09 minutes 07 seconds West, continuing with the east line of said McCreary Road, a distance of 586.39 feet to the POINT OF BEGINNING and containing 2,032,256 square feet (46.654 acres).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That McCREARY ESTATES, LTD., does hereby adopt this plat designating the herein described property as McCREARY ESTATES, an addition to the City of Parker, Collin County, Texas, and does dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The utility and drainage easements, being held and dedicated for the use and benefit of the City of Parker, and the right of the City of Parker to use of using same. Among any public utility and the City of Parker shall have the right to move and keep removed all or parts of any building, fences, shrubs, trees, or other improvements of 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 their respective 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 of procuring the permission of anyone.

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

Witness, my hand this the _____ day of _____, 2025.

Buckingham Lot Venture, Ltd.
a Texas limited partnership
By: Buckingham Lot Venture GP Corporation
a Texas corporation, its general partner

John Arnold
Authorized Signer

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared JOHN ARNOLD known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2025.

Notary Public, State of Texas

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission _____ Date _____
City of Parker, Texas

"APPROVED & ACCEPTED"

Mayor, City of Parker, Texas _____ Date _____

The undersigned, the City Secretary of the City of Parker, Texas, hereby certifies that the foregoing final plat of the McCREARY ESTATES subdivision or addition to the City of Parker was submitted to the City Council on the _____ day of _____, 2025, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, and public places as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2025.

City Secretary
City of Parker, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Parker, Texas.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS

PRELIMINARY PLAT
MCCREARY ESTATES

LOTS 1-5 BLOCK A
LOTS 1-23 BLOCK B
LOTS 1-11 BLOCK C

39 TOTAL SINGLE FAMILY LOTS

46.654 TOTAL ACRES

5.652 TOTAL R.O.W. DEDICATION

OUT OF THE

SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 529

IN THE

CITY OF PARKER
COLLIN COUNTY, TEXAS

APPLICANT

BUCKINGHAM LOT VENTURE, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225
214-888-8877

PREPARED BY

CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
SEPTEMBER 2025



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 Hull for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: September 17, 2025
Exhibits:	None

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]

SUMMARY

Please review the information provided.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	09/17/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	09/ xx /2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/18/2025



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 Hull for Public Works Director Gary Machado
Estimated Cost:	Date Prepared:	September 17, 2025
Exhibits:	<u>CHAPTER 153: SIGN CONTROL</u> (Hyperlink – Ctrl +click) <u>§ 153.01 PURPOSE.</u> <u>§ 153.02 APPLICATION JURISDICTION.</u> <u>§ 153.03 DEFINITIONS.</u> <u>§ 153.04 PROHIBITED SIGNS.</u> <u>§ 153.05 AUTHORIZED SIGNS.</u> <u>§ 153.06 NONCONFORMING SIGNS.</u> <u>§ 153.07 STRUCTURAL REQUIREMENTS.</u>	

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]

SUMMARY

Please review the information provided.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	09/17/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	09/ xx /2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	09/18/2025