



AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

NOVEMBER 13, 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, November 13, 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 AMENDED MEETING MINUTES FOR SEPTEMBER 4, 2025.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 25, 2025.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGS CROSSING PHASE SIX FINAL PLAT.
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON POST OAK ESTATES PRELIMINARY PLAT.
5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCESS FROM FM 2551 PRELIMINARY 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 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 November 7, 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

Date Notice Removed

Patti Scott Hull
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 Hull for Public Works Director Machado
Estimated Cost:	Date Prepared: October XX , 2025
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

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

SUMMARY

Please review the attached minutes. It is my understanding the September 4, 2025 minutes were approved prematurely, and some modifications need to be made, so Planning and Zoning needs to review and approve the amended September 4, 2025 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:	10/ XX 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



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 Hull for Public Works Director Machado
Estimated Cost:	Date Prepared: October 24, 2025
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 25, 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:	10/xx/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	10/xx/2025

MINUTES
PLANNING AND ZONING COMMISSION MEETING
September 25, 2025

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning & Zoning Commission met on the above date. Chair Wright called the meeting to order at 4:00 PM.

Commissioners Present:				
X	Chair Russell Wright			Alternate Larkin Crutcher
	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.
	City Secretary Patti Scott Grey		X	Catherine Clifton, City Attorney

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 SEPTEMBER 4, 2025.

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

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

The Commissioners queried about certain items in the Engineering Plan. Director Machado indicated that the majority of the issues indicated in the Engineering Plan Review have been addressed, and in any event these are not preliminary plat issues.

MOTION: Commissioner Jeang moved to recommend to the City Council to approve the Preliminary Plat for McCreary Estates. Alternate Commissioner Gaind seconded the motion. The motion carried 5-0.

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]

City Attorney Clifton indicated that using the Special Use Permit (SUP) process to approve/disapprove exceptions to the Special Activities District (SAD) ordinance is not a good fit as none of the activities in the SAD ordinance is permitted. She recommended treating the remaining parcel as a Planned Development District (PDD). The Commissioners would like Director Machado to reach out to South Fork to understand which activities they intend to carry out on the reduced acreage, and to involve Attorney Clifton and the City Council in discussions.

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]

Regarding the proposal of putting a limit of three signs per candidate or ballot measure at city owned or controlled public property, Attorney Clifton indicated that the law concerning enforcement of limitations on political signage at the polling place is nuanced and not straightforward. She indicated that she would need to do some legal research. Commissioner Ammar pointed out that there may easily be confusion among different laws on signage for different cities in Collin County. Commissioner Jeang re-stated her reluctance to limit or restrict political speech at the polling place. A first proposal discussed by the Commissioners is to provide the current amended language for §153.05(C)(5)(b)(1)(g) to the City Council and the City

Council can make a decision with Attorney's research and input. The Commissioners then discussed a second proposal of receiving the Attorney's researched input and then make a more educated and legally-sound recommendation to the City Council on the final amended language.

MOTION: Commissioner Estabrook moved to proceed according to the second proposal. Commissioner Gaind seconded the motion. The motion carried 5-0.

Chair Wright adjourned the meeting at 4:40 PM.

Minutes Approved on 13th day of November, 2025.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang



Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	P&Z Commission
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Hull for Public Works Director Machado
Estimated Cost:	Date Prepared:	Octobre 23, 2025
Exhibits:	<ol style="list-style-type: none"> 1. <u>(Engineering letter will be provided in meeting)</u> 2. <u>Development Application</u> 3. <u>Waiver w-Fee receipt</u> 4. <u>Final Plat</u> 	

AGENDA SUBJECT

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

SUMMARY

Please review the information provided for Final plat of Kings Crossing Phase Six Final Plat, Block B – Block D, Lots 1-28, Block B, Lots 1-6, Block C; Lots 5-15, Block D, being 56.939 acres situated in the A.J. Tucker Survey, Abstract No. 910, and the Ann S. Hurt Survey, Abstract No. 428, in the City of Parker, Collin County, Texas, 45 Residential Lots

ZONING

Please review the information provided.

Any questions, contact Public Works Director Gary Machado at Gmachado@parkertexas.us prior to the City Council meeting.

Final Plat

Kings Crossing Phase Six Final Plat, Block B – Block D, Lots 1-28, Block B, Lots 1-6, Block C; Lots 5-15, Block D, being 56.939 acres situated in the A.J. Tucker Survey, Abstract No. 910, and the Ann S. Hurt Survey, Abstract No. 428, in the City of Parker, Collin County, Texas, 45 Residential Lots.

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:	10/23/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/ xx /2025 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	10/ xx /2025

v 12.19.23



DEVELOPMENT APPLICATION

City of Parker, Texas

OCT 23 2025

Proposed Name of Subdivision: Kings Crossing Phase 6

Plat Approval Requested **Filing Fee**

<input type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>

<input checked="" type="checkbox"/> Final Plat	<u>\$800.00 + \$30/acre</u>
<input type="checkbox"/> Minor Plat (5 lots or less)	<u>\$500.00 + \$100/lot</u>
<input type="checkbox"/> Development Plat	<u>\$300.00 + \$30/acre</u>

Filing Fee

Physical Location of Property: N. of Ph. 5, S & adjacent to Lucas Rd., E of Parker Lake Estates

(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):

A.J. Tucker Survey Abs. 910, Ann S. Hurt Survey Abs. 428

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

Acreage: 56.939 Existing # of Lots/Tracts: 45 Existing Zoning: _____
(If a PD, include the Ordinance with application)

Property Owner's Name: Kings Crossing Six, LTD Phone Number: 214-368-0238

Applicant/Contact Person: Stephen L. Sallman Title: _____

Company Name: Kings Crossing Six, LTD

Street/Mailing Address: 4040 N. Central Expwy, Ste 850 City: Dallas State: TX Zip: 75204

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

Engineering Company: Pape-Dawson

Contact Person: Thomas Moss Title: Engineer/Project Manager

Street/Mailing Address: 6105 Tennyson Pkwy, Ste 210 City: Plano State: TX Zip: 75024

Phone: 214-420-8494 Fax: _____ Email Address: tmoss@pape-dawson.com

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

STATE OF TEXAS) (

COUNTY OF COLLIN) (

BEFORE ME, a Notary Public, on this day personally appeared Stephen L. Sallman, manager 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."

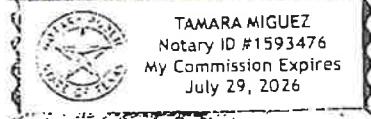
Stephen L. Sallman
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 18th day of September, 2025.

Tamara Miguez

Notary Public in and for the State of Texas:

City of Parker * 5700 E Parker Road, Suite 5000, 972-442-6811 Fax 972-442-2894 www.parkertexas.us



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

Public Works Director
Title

10/23/2025
OFFICIAL SUBMISSION DATE

Fees Paid \$2,508.17 Check # 2046 From: Kings Crossing Six, LTD

P&Z Agenda Date: 11/13/25 Action: CC Agenda Date: 12/1/25 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)

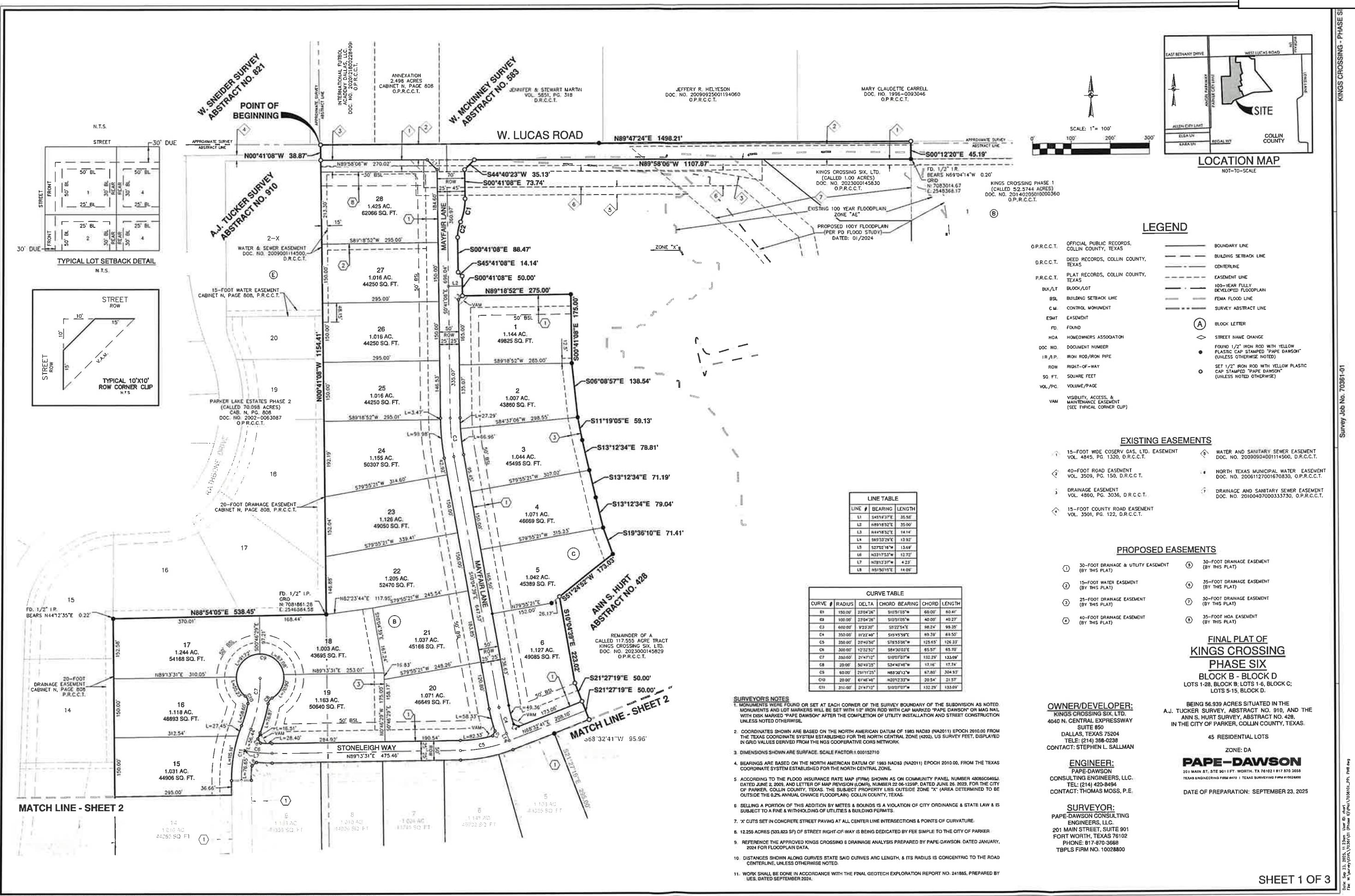
SUBMITTAL REQUIREMENTS:

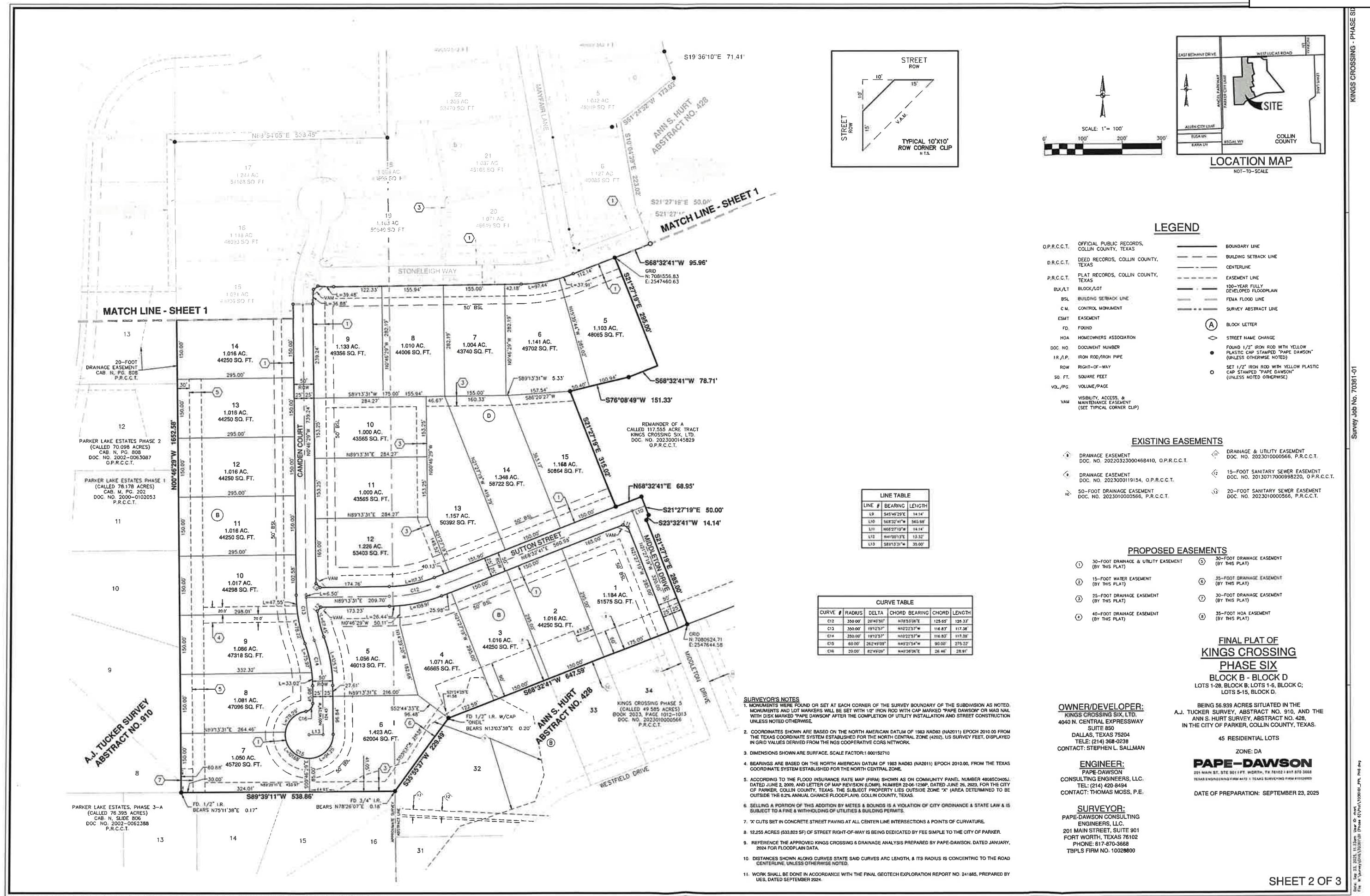
Failure to submit all materials to the City with complete application will result in delays scheduling the agenda date.

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

The face of the plat shall show the following:

- Date of preparation
- Scale of plat
- North arrow
- Name and address of:
 - Applicant
 - Engineer or Surveyor responsible for preparation of plat
- Survey and abstract with tract designation
- Location of major and/or secondary thoroughfares located with or adjacent to the property.
- Location of existing or platted streets within and adjacent to the existing property
- Location of existing right-of-ways, utility and/or drainage easements.
- Vicinity map showing location of tracts by reference to existing streets or highways.
- Subdivision boundary lines, indicated by heavy lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the part of adjacent boundary streets which were previously established by dedication or purchase from the tract being subdivided.
- Legal description of the property to be subdivided, and metes and bounds description of the subdivision perimeter.
- Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred.
- Names of the owners of contiguous parcels of un-subdivided land, and names of contiguous subdivisions and the County Recorder's book and page number thereof, and the lot patterns of these subdivisions.
- Location of the city limits lines, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, or form part of the boundary of the subdivision, or are contiguous to such boundary.
- If there is no adjacent subdivision, a map on a small scale shall be included with the preliminary plan, and oriented the same way, to show the nearest subdivision in each direction; it shall show how the streets, alleys, or highways in the subdivision submitted may connect with those in the nearest subdivision, if situated within two thousand (2,000) feet of the proposed subdivision.
- All other data required by the City of Parker, Texas Code of Ordinances Chapter 155, Subdivision Regulations, available for view at <https://www.parkertexas.us> .





OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS

COUNTY OF COLLIN

METERS AND BOUNDS DESCRIPTION

BEING A TRACT OF LAND SITUATED IN THE ANGELA M. SUPPLY TRACT, 45.18 ACRES, AND THE A.J. TUCKER SURVEY, ABSTRACT NO. 910, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 17.555 ACRE TRACT OF LAND CONVEYED TO KINGS CROSSING SIX, LTD., AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 202200145892 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METERS AND BOUNDS AS FOLLOWS,

BEGINNING AT A POINT IN THE CENTER OF WEST LUCAS ROAD, FROM WHICH A 1/2-INCH IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" BEARS SOUTH 00 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 34.87 FEET; SAID IRON ROD BEING ON THE SOUTH LINE OF AN EXISTING 15-FOOT COUNTY ROAD EASEMENT RECORDED IN VOLUME 3591, PAGE 122, DEED RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.T.), AND THE NORTHEAST CORNER OF LOT 2-X, BLOCK E, THE PARKER LAKE ESTATES, PHASE 2 ADDITION, RECORDED IN CABINET N, PAGE 808, AND UNDER DOCUMENT NUMBER 2002-005087, PLAT RECORDS, COLLIN COUNTY, TEXAS (P.L.C.C.T.);

THENCE, NORTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, ALONG SAID CENTER OF WEST LUCAS ROAD, A DISTANCE OF 149.21 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON", AND BEING THE NORTHWEST CORNER OF KINGS CROSSING PHASE 1, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, RECORDED UNDER INSTRUMENT NUMBER 2014020501000850, O.P.R.C.T.;

THENCE, SOUTH 00 DEGREES 12 MINUTES 20 SECONDS EAST, A DISTANCE OF 45.18 FEET TO THE SOUTH LINE OF SAID WEST LUCAS ROAD, AND BEING THE NORTHEAST CORNER OF A CALLED 1.00-ACRE TRACT OF LAND CONVEYED TO KINGS CROSSING SIX, LTD., RECORDED UNDER DOCUMENT NUMBER 202200145892, O.P.R.C.T., AND FROM WHICH A FOUND 1/2-INCH IRON ROD BEARS NORTH 00 DEGREES 04 MINUTES 14 SECONDS WEST, 0.20 FEET;

THENCE, ALONG SAID SOUTH LINE, NORTH 89 DEGREES 03 MINUTES 06 SECONDS WEST, A DISTANCE OF 1107.87 FEET TO A SET 1/2 INCH IRON ROD WITH PLASTIC YELLOW CAP STAMPED "PAPE DAWSON".

THENCE, OVER AND ACROSS THE REMAINDER OF THE SAID 17.555 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 44 DEGREES 40 MINUTES 23 SECONDS WEST, A DISTANCE OF 15.13 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 00 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 72.74 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" AT THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 04 MINUTES 28 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 51 MINUTES 05 SECONDS WEST, 40.00 FEET;

ALONG WITH SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 60.41 FEET TO A SET 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" AT THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 04 MINUTES 28 SECONDS, AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 51 MINUTES 05 SECONDS WEST, 40.00 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN ARC LENGTH OF 40.27 FEET TO A SET 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 00 DEGREES 41 MINUTES 01 SECONDS EAST, A DISTANCE OF 48.47 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 45 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 00 DEGREES 41 MINUTES 08 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

NORTH 80 DEGREES 18 MINUTES 52 SECONDS EAST, A DISTANCE OF 275.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 00 DEGREES 41 MINUTES 38 SECONDS EAST, A DISTANCE OF 175.00 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 00 DEGREES 08 MINUTES 57 SECONDS EAST, A DISTANCE OF 135.54 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 11 DEGREES 19 MINUTES 03 SECONDS EAST, A DISTANCE OF 59.13 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 00 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 78.81 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 13 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 71.19 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 13 DEGREES 12 MINUTES 34 SECONDS EAST, A DISTANCE OF 79.04 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 10 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 71.41 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 51 DEGREES 24 MINUTES 52 SECONDS WEST, A DISTANCE OF 173.03 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 10 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 223.02 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 21 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.90 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 21 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 68 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 95.96 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 21 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 295.00 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 68 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 78.71 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 76 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 151.33 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 21 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 315.02 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

NORTH 88 DEGREES 32 MINUTES 41 SECONDS EAST, A DISTANCE OF 68.95 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 21 DEGREES 27 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A SET 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 23 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 14.14 FEET TO A SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

SOUTH 21 DEGREES 27 MINUTES 19 SECONDS EAST, A DISTANCE OF 299.49 FEET TO THE NORTHEAST CORNER OF PARKER LAKE ESTATES PHASE 5-A, AS SHOWN ON PLAT RECORDED IN CABINET N, SLIDE 808, P.R.C.C.T., AND FROM WHICH A FOUND 3/4-INCH IRON ROD BEARS NORTH 78 DEGREES 26 MINUTES 07 SECONDS EAST, 0.16 FEET;

THENCE, SOUTH 25 DEGREES 55 MINUTES 37 SECONDS WEST, A DISTANCE OF 538.66 FEET TO THE SOUTHEAST CORNER OF THE PARKER LAKE ESTATES PHASE 5-A, AS SHOWN ON PLAT RECORDED IN CABINET M, PAGE 202 - 203, P.R.C.C.T., AND FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 78 DEGREES 11 MINUTES 38 SECONDS EAST, 0.17 FEET;

THENCE, NORTH 00 DEGREES 46 MINUTES 29 SECONDS WEST, ALONG THE EAST LINE OF SAID PARKER LAKE ESTATES PHASE 1, A DISTANCE OF 165.38 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK E OF PARKER LAKE ESTATES PHASE 2, AS SHOWN ON PLAT RECORDED IN CABINET N, PAGE 808, P.R.C.C.T., AND FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS NORTH 00 DEGREES 12 MINUTES 35 SECONDS 33 EAST, 0.22 FEET;

THENCE, NORTH 89 DEGREES 54 MINUTES 05 SECONDS EAST, A DISTANCE OF 528.45 FEET TO A FOUND 1/2 INCH IRON PIPE;

THENCE, NORTH 00 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 1154.41 FEET TO SET 1/2-INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "PAPE DAWSON";

THENCE, NORTH 00 DEGREES 41 MINUTES 08 SECONDS WEST, A DISTANCE OF 38.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 56.939 ACRES OR 2,480.263 SQUARE FEET OF LAND, MORE OR LESS

SURVEYOR'S NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE (4202), US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE SCALE FACTOR: 1.000152710

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.

5. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) SHOWN AS ON COMMUNITY PANEL NUMBER 4405000405J, DATED JUNE 2, 2009, AND LETTER OF MAP REVISION (LOMR) NUMBER 22-06-1259, DATED JUNE 26, 2023, FOR THE CITY OF PARKER, COLLIN COUNTY, TEXAS, THE SUBJECT PROPERTY LIES OUTSIDE ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), COLLIN COUNTY, TEXAS.

6. SELLING A PORTION OF THIS ADDITION BY METERS & BOUNDS IS A VIOLATION OF CITY ORDINANCE & STATE LAW & IS SUBJECT TO A FINE & WITHHOLDING OF UTILITIES & BUILDING PERMITS.

7. 'X' CUTS SET IN CONCRETE STREET PAVING AT ALL CENTER LINE INTERSECTIONS & POINTS OF CURVATURE.

8. 12.255 ACRES (533.823 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE CITY OF PARKER.

9. REFERENCE THE APPROVED KINGS CROSSING 6 DRAINAGE ANALYSIS PREPARED BY PAPE-DAWSON, DATED JANUARY, 2024 FOR FLOODPLAIN DATA.

10. DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH, & ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE, UNLESS OTHERWISE NOTED.

11. WORK SHALL BE DONE IN ACCORDANCE WITH THE FINAL GEOTECH EXPLORATION REPORT NO. 241885, PREPARED BY UES, DATED SEPTEMBER 2024.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELLIOTT PAT BUSBY DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED 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, COLLIN COUNTY, TEXAS.

ELLIOTT PAT BUSBY
REGULAR PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 558
FIRM REGISTRATION NO. 10028600
PAPE DAWSON CONSULTING ENGINEERS, LLC.
201 MAIN STREET, SUITE 901
FORT WORTH, TEXAS 76102
TELE: (817) 870-3569
EMAIL: Ebusby@pape-dawson.com

CERTIFICATION DATE: SEPTEMBER 2025

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ELLIOTT PAT BUSBY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CITY APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL:

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF PARKER, TEXAS

APPROVED AND ACCEPTED:

MAYOR, CITY OF PARKER, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PARKER, TEXAS, HEREBY CERTIFIES THAT THE VACATING OF THE PARKER ESTATES PLAT AND THE FOREGOING DEDICATION OF PLAT OF KINGS CROSSING PHASE 6, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AND MATTERS FURTHER NOTED, WERE APPROVED BY THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE ACCEPTED BOTH THE VACATING OF THE PARKER ESTATES PLAT AND 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 THE CITY COUNCIL, BY SIGNING THIS PLAT IN THE SPACE HEREIN ABOVE PROVIDED.

WITNESS, MY HAND THIS _____, 2025.

CITY SECRETARY, CITY OF PARKER, TEXAS

FINAL PLAT OF
KINGS CROSSING
PHASE SIX

BLOCK B - BLOCK D
LOTS 1-28, BLOCK B: LOTS 1-6, BLOCK C;
LOTS 5-15, BLOCK D.

BEING 56.939 ACRES SITUATED IN THE
A.J. TUCKER SURVEY, ABSTRACT NO. 910, AND THE
ANN S. HURT SURVEY, ABSTRACT NO. 428,
IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS.

45 RESIDENTIAL LOTS

ZONE: DA

OWNER/DEVELOPER:
KINGS CROSSING SIX, LTD.
4040 N. CENTRAL EXPRESSWAY
SUITE 850
DALLAS, TEXAS 75204
TELE: (214) 368-0238
CONTACT: STEPHEN L. SALLMAN

ENGINEER:
PAPE DAWSON
CONSULTING ENGINEERS, LLC.
TEL: (214) 420-8494
CONTACT: THOMAS MOSS, P.E.

SURVEYOR:
PAPE-DAWSON
CONSULTING ENGINEERS, LLC.
201 MAIN STREET, SUITE 901
FORT WORTH, TEXAS 7

2046

INTERBANK
OKLAHOMA CITY, OK

39-70/1030

Development Account
4040 N. Central Expwy, Suite 850

Dallas, Texas 75204



9/12/2025

PAY TO THE
ORDER OF City of Parker

\$ **2,508.17

Two Thousand Five Hundred Eight and 17/100 **** DOLLARS

 Security features. Details on back.

Natalie Wijler
AUTHORIZED SIGNATURE

Kings Crossing Six, Ltd.

2046

9/12/2025

2,508.17

Invoice #090325
Final Plat Submittal-Kings Phase 6
(56.939 Ac x \$30 = \$800)

City of Parker
CONST DRAW

MEMO
Final Plat Submittal-Kings 6


Kings Six-Const (IB)

Final Plat Submittal-Kings 6

2,508.17



ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting: Permanent Zoning _____
 Re-Zoning _____ (See Note*)
 Annexation _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: Kings Crossing Six, Ltd

Company Address: 4040 North Central Expressway, Suite 850, Dallas, Texas 75204

Company Phone Number: 214-368-0238

Company Email: ssallman@warnergroup.com

Contact Name: Preston Walhood, Vice President

Contact Phone Number: 214-368-0238

Contact Email: pwalhood@warnergroup.com

2. Description and Location of Property:

- Survey and abstract: A.J. Tucker Survey Abs. 910, Ann S. Hurt Survey Abs. 428
- Lot and block: _____
- Total number of acres: 56.939
- Location further described: N. of Ph. 5, S & adjacent to Lucas Rd., E of Parker Lake Estates

3. Attach 8 copies of the preliminary plat or survey that contains:

- North point, scale, and date
- Name and address of:
 - Applicant
 - Engineer or surveyor responsible for survey 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 all existing rights of way, utility, and/or drainage easements

Page 2

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. 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.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Steph L. Sellmer Date: 10/21/2025
Accepted: OMS Date: 10/23/2025



October 21, 2025

Mr. Gary Machado
Public Works Director
CITY OF PARKER
5700 E. Parker Road
Parker, Texas 75002

Re: Kings Crossing Phase 6
Inspection Fee Calculation

Mr. Machado,

Below is our calculation of the inspection fees for this project based on the attached final invoices for your review.

CONSTRUCTION COSTS:

Water Improvements	\$511,655.05
Sanitary Sewer Improvements	\$852,312.00
Storm Improvements	\$514,880.00
Paving Improvements	\$1,027,400.35
Total Construction Costs	<hr/> \$2,906,247.40
 Inspection Fees (5%)	 \$145,312.37

Please let us know if you have any questions or if we can be of further assistance with this matter. Thank you.

Sincerely,

David Tipton
469-628-3922
david@overwatchtx.com

Double R Utilities, Inc.

466 Poetry Road
Royse City, TX 75189
(972)772-9060 Fax (972)772-9075

BID PROPOSAL

Date: 11-05-24 Revised 12-20-24

EXHIBIT A

Warner Group
4040 N. Central Expressway, Suite 850
Dallas, TX 75204

Reference Project: Kings Crossing Phase 6&7
Parker Rd
Parker, TX

Quantities and Prices:

Item	Quantity	Unit Price	Total
WATER - Phase 6			
1 8" C-900 PVC Pipe	5633 LF @	\$ 48.25	\$ 271,792.25
2 PVC Encasement for 8" PVC under Pavement	371 LF @	80.00	29,680.00
3 Remove Ex. 8" Waterline	558 LF @	15.00	8,370.00
4 Connect to Ex. 12" WL by Cut-In 12"x8" Tee	1 EA @	4,500.00	4,500.00
5 Remove 90-Degree Bend and Connect to Ex. 8" WL	2 EA @	3,500.00	7,000.00
6 Remove Plug and Connect to Ex. 8" WL	3 EA @	3,120.00	9,360.00
7 12" Plug on Ex. 12" WL	4 EA @	1,500.00	6,000.00
8 8" Gate Valve	19 EA @	2,680.00	50,920.00
9 Fire Hydrant Assembly	10 EA @	7,692.00	76,920.00
10 1" Water Svc. & PVC Encasement Under Pavement	45 EA @	650.00	29,250.00
11 1" Water Svc. Stub for Ph 7 & PVC Encasement	3 EA @	500.00	1,500.00
12 Ductile Iron Fittings	1.9 TN @	8,612.00	16,362.80
13 Hydrostatic Test & Chlorinate	5633 LF @	0.75	4,224.75
14 Trench Safety	5633 LF @	0.50	2,816.50
SUB-TOTAL WATER AMOUNT			\$ 518,696.30
\$511,655.05			

Item	Quantity	Unit Price	Total
WATER - Phase 7			
1 8" C-900 PVC Pipe	0 LF @	\$ 48.25	\$ 0.00
2 PVC Encasement for 8" PVC under Pavement	0 LF @	80.00	0.00
3 Remove Plug and Connect to Ex. 8" WL	0 EA @	3,120.00	0.00
4 8" Gate Valve	0 EA @	2,680.00	0.00
5 Fire Hydrant Assembly	0 EA @	7,692.00	0.00
6 1" Water Svc. & PVC Encasement Under Pavement	0 EA @	650.00	0.00
7 Extend 1" Water Svc. from Ph 6 & PVC Encasement	0 EA @	700.00	0.00
8 Ductile Iron Fittings	0 TN @	8,612.00	0.00
9 Hydrostatic Test & Chlorinate	0 LF @	0.75	0.00
10 Trench Safety	0 LF @	0.50	0.00
11 Remobilization for Ph7 Construction	0 LS @	2,500.00	0.00
SUB-TOTAL WATER AMOUNT			\$ 0.00

Item	Quantity	Unit Price	Total
Sanitary Sewer - Phase 6			
1 8" SDR-35 PVC Sewer	7532 LF @	\$ 69.00	\$ 519,708.00
2 SDR-26 Encasement at WL Crossing	144 LF @	106.00	15,264.00
3 8" Plug	1 EA @	500.00	500.00
4 4' Diameter Manhole - Conshield	31 EA @	6,488.00	201,128.00
5 Connect To Existing Manhole	1 EA @	2,242.00	2,242.00
6 4" SDR-35 Sewer Lateral	45 EA @	1,621.00	72,945.00
7 4" SDR-35 Sewer Lateral - Phase 7 Svc	25 EA @	1,621.00	40,525.00

Double R Utilities, Inc.

466 Poetry Road
 Royse City, TX 75189
 (972)772-9060 Fax (972)772-9075

BID PROPOSAL EXHIBIT A

8 Trench Safety	7532 LF @	1.00	7,532.00
9 Testing & Television Inspection	7532 LF @	2.50	18,830.00
SANITARY SEWER BID AMOUNT			\$ 878,674.00 \$852,312.00
			Total

Item	Quantity	Unit Price	Total
Sanitary Sewer - Phase 7			
1 8" SDR-35 PVC Sewer	0 LF @	\$ 71.00	\$ 0.00
2 SDR-26 Encasement at WL Crossing	0 LF @	126.00	0.00
3 4' Diameter Manhole - Conshield	0 EA @	6,488.00	0.00
4 Remove Plug & Connect To Existing 8" PVC	0 EA @	2,242.00	0.00
5 4" SDR-35 Sewer Lateral	0 EA @	1,921.00	0.00
6 Trench Safety	0 LF @	2.00	0.00
7 Testing & Television Inspection	0 LF @	2.70	0.00
8 Remobilization for Ph7 Construction	0 LS @	2,500.00	0.00
SANITARY SEWER BID AMOUNT			\$ 0.00

Item	Quantity	Unit Price	Total
STORM - Phase 6			
1 21" RCP	251 LF @	\$ 88.00	\$ 22,088.00
2 4'x2' RCB	142 LF @	280.00	39,760.00
3 4'x3' RCB	200 LF @	298.00	59,600.00
4 5'x2' RCB	71 LF @	326.00	23,146.00
5 5'x3' RCB	294 LF @	359.00	105,546.00
6 2x21" 4:1 TXDOT Safety End Treatment	4 EA @	3,900.00	15,600.00
7 2x4'x2' 4:1 TXDOT Safety End Treatment	2 EA @	9,580.00	19,160.00
8 2x4'x3' 4:1 TXDOT Safety End Treatment	2 EA @	11,443.00	22,886.00
9 5'x2' 4:1 TXDOT Safety End Treatment	2 EA @	7,663.00	15,326.00
10 3x5'x3' 4:1 TXDOT Safety End Treatment w/ Pipe Runne	2 EA @	35,280.00	70,560.00
11 Concrete Apron	740 SY @	85.00	62,900.00
12 Concrete RipRap	246 SY @	166.00	40,836.00
13 2' Wide Concrete Pilot Channel	182 SY @	96.00	17,472.00
14 Trench Safety	958 LF @	1.00	958.00
15 TV Inspection	958 LF @	1.00	958.00
SUB-TOTAL DRAINAGE AMOUNT			\$ 516,796.00 \$514,880.00

Item	Quantity	Unit Price	Total
STORM - Phase 7			
1 30" RCP	0 LF @	\$ 119.00	\$ 0.00
2 4'x2' RCB	0 LF @	280.00	0.00
3 5'x3' RCB	0 LF @	359.00	0.00
4 30" 4:1 TXDOT Safety End Treatment	0 EA @	4,060.00	0.00
5 4'x2' 4:1 TXDOT Safety End Treatment	0 EA @	6,720.00	0.00
6 2x4'x2' 4:1 TXDOT Safety End Treatment	0 EA @	9,580.00	0.00
7 2x4'x2' 4:1 FW-S TXDOT Headwall	0 EA @	10,380.00	0.00
8 5'x3' 4:1 TXDOT Safety End Treatment	0 EA @	8,150.00	0.00
9 Cement Stabilized Sand for Force Main	0 LF @	40.00	0.00

Double R Utilities, Inc.

466 Poetry Road
 Royse City, TX 75189
 (972)772-9060 Fax (972)772-9075

BID PROPOSAL

EXHIBIT A

10	Concrete Apron	0	SY @	85.00	0.00
11	Concrete RipRap	0	SY @	166.00	0.00
12	4' Wide Concrete Pilot Channel	0	SY @	115.00	0.00
13	Trench Safety	0	LF @	1.00	0.00
14	TV Inspection	0	LF @	1.00	0.00
SUB-TOTAL DRAINAGE AMOUNT				\$ 0.00	
2 YEAR, 10% MAINT. BOND				\$ 12,000.00	
TOTAL BID AMOUNT				\$ 1,832,166.30	
				\$1,878,847.05	

This bid was prepared from unapproved plans. Inclusions: labor, material, equipment, insurance, and supervision to install water, sanitary sewer, and storm sewer per City of Parker specifications, mechanical soil compaction, and stock piling of excess spoils. Exclusions: engineering, permit, or inspection fees, air relief valve, rock excavation, haul off excess spoils, soil compaction testing, materials testing, grade-to-drain, removal/replace concrete paving, any survey/layout, landscape replacement, any paving replacement, erosion control/inlet, SWPPP, brush/tree clearing, sodding/seeding, conflicts w/ existing utilities, or re-mobilization. NOTE: Proposal has been revised to construct necessary infrastructure for Phase 6 only.

Due to material price fluctuations, this price is good for 15 days.


 Jeff Lawrence
 Project Manager



PROPOSAL

November 5, 2024

Page 1 of 2

Meeting Date: 11/13/2025 Item 3.

Nevada, TX 75173

469-344-7686

EXHIBIT A

Project: Kings Crossing Ph. 6

Location: Parker, TX

Owner: Warner Group

Attn: Preston Walhood

Item	Phase 6 Description	Unit	Quantity	Unit Price	Total
1	6" 4,000 PSI Reinforced Concrete Pavement 24' E-E #3@18's	SY	15,242	\$ 53.05	\$ 808,588.10
2	6" Lime Stabilized Subgrade (1' Past B.O.C.)	SY	16,372	\$ 3.25	\$ 53,209.00
3	Hydrated Lime 41#/SY	TON	336	\$ 340.00	\$ 114,240.00
4	6" Temporary Unreinforced Concrete	SY	523	\$ 62.75	\$ 32,818.25
5	Sawcut, Remove, & Dispose 18" Of Existing Asphalt Shoulder	LF	104	\$ 25.00	\$ 2,600.00
6	Connect To Existing Asphalt Street With Proposed Concrete (W. Lucas Road)	EA	1	\$ 2,500.00	\$ 2,500.00
7	Remove Barricade & Connect To Existing Street Header	EA	1	\$ 750.00	\$ 750.00
8	Two Way Blue Reflector (TYP)	EA	9	\$ 40.00	\$ 360.00
9	Concrete Street Header & Barricade	EA	3	\$ 1,000.00	\$ 3,000.00
10	Stop Sign (30") (Installed on Excluded Decorative Light Post)	EA	4	\$ 415.00	\$ 1,660.00
11	Stop Sign (36") (Installed on Excluded Decorative Light Post)	EA	1	\$ 525.00	\$ 525.00
12	Street Name Blade (Installed on Excluded Decorative Light Post)	EA	10	\$ 715.00	\$ 7,150.00
13	Maintenance Bond 2 Year 100%	LG	1	\$ 13,500.00	\$ 13,500.00
TOTAL PAVING IMPROVEMENTS:					\$ 1,040,800.35
					\$1,027,400.35

SEE PAGE TWO FOR EXCLUSIONS, QUALIFICATIONS AND NOTES

PROPOSAL IS VALID FOR 30 DAYS

Chris Harp Construction, LLC

Joshua Crowley
Paving Estimator
estimating@chrisharpconstruction.com

2064

Kings Crossing Six, Ltd.
Development Account,
4040 N Central Express, Suite 850
Dallas, Texas 75204



INTERBANK
OKLAHOMA CITY, OK

39-70/1030

**PAY TO THE
ORDER OF**

City of Parker

One Hundred Forty-Five Thousand Three Hundred Three and 37/100

Security features. Details on back

10/22/2025

\$ **145,312.37

DOLLARS

**City of Parker
5700 E. Parker Road
Parker, Texas 75002**



MEMO

City Inspection Fees-Kings 6

Kings Crossing Six, Ltd.

2064

**City of Parker
LOAN ACTIVITY-PH 6 DEV:City App & In
Invoice #102125
City Inspection Fees-Kings 6
(\$2,906,247.40 x 5%)**

10/22/2025

145,312.37

Kings Six-Const (IB) City Inspection Fees-Kings 6

145,312.37



OVERWATCH
LAND DEVELOPMENT
SERVICES, LLC

Meeting Date: 11/13/2025 Item 3.

- Development Management
- Drone Photography/Inspection
- Bank Loan Inspections

david@overwatchtx.com
469.628.3922

October 21, 2025

Mr. Gary Machado
Public Works Director
CITY OF PARKER
5700 E. Parker Road
Parker, Texas 75002

Re: Kings Crossing Phase 6
Escrow for Improvements

Mr. Machado,

Due to a conflict with an existing CoServ gas line along Lucas Road we are unable to pour the concrete rip rap areas at the headwalls of the culvert under the entrance into the subdivision from Lucas Road. We have been in contact with CoServ about this but are hindered by their timeline to get this relocated. Therefore, I have calculated the escrow amount of these improvements to be set aside as a guaranty of their completion below for your review

CONSTRUCTION COSTS:

Concrete Rip Rap	150 SY	166	\$24,900.00
Total Construction Costs			\$24,900.00

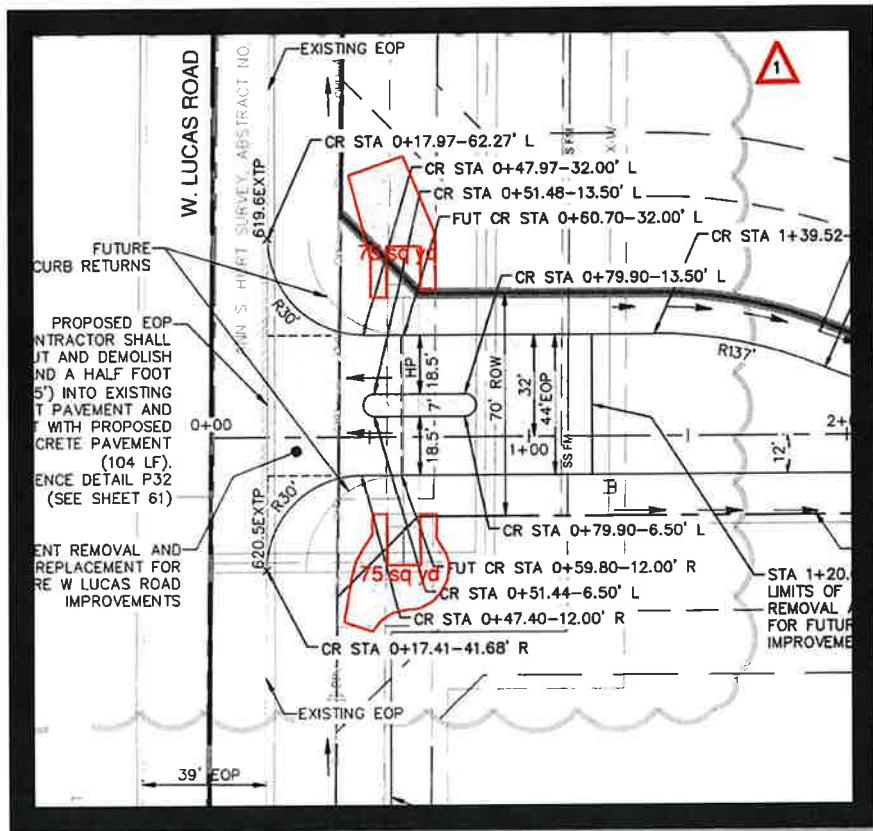
Escrow Amount (120% of Cost)	\$29,880.00
-------------------------------------	--------------------

Please let us know if you have any questions or if we can be of further assistance with this matter. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Tipton'.

David Tipton
469-628-3922
david@overwatchtx.com



Item	Quantity	Unit Price	Total
STORM - Phase 6			
1 21" RCP	251 LF @	\$ 88.00	\$ 22,088.00
2 4'x2' RCB	142 LF @	280.00	39,760.00
3 4'x3' RCB	200 LF @	298.00	59,600.00
4 5'x2' RCB	71 LF @	326.00	23,146.00
5 5'x3' RCB	294 LF @	359.00	105,546.00
6 2x21" 4:1 TXDOT Safety End Treatment	4 EA @	3,900.00	15,600.00
7 2x4'x2' 4:1 TXDOT Safety End Treatment	2 EA @	9,580.00	19,160.00
8 2x4'x3' 4:1 TXDOT Safety End Treatment	2 EA @	11,443.00	22,886.00
9 5'x2' 4:1 TXDOT Safety End Treatment	2 EA @	7,663.00	15,326.00
10 3x5'x3' 4:1 TXDOT Safety End Treatment w/ Pipe Runners	2 EA @	35,280.00	70,560.00
11 Concrete Apron	740 SY @	85.00	62,900.00
12 Concrete RipRap	246 SY @	166.00	40,836.00
13 2' Wide Concrete Pilot Channel	182 SY @	96.00	17,472.00
14 Trench Safety	958 LF @	1.00	958.00
15 TV Inspection	958 LF @	1.00	958.00
SUB-TOTAL DRAINAGE AMOUNT			\$ 516,796.00

2065

Kings Crossing Six, Ltd.
Development Account
4000 N. Central Expressway, Suite 850
Dallas, Texas 75204
39-70/1030

四

10/22/2015

PAY TO THE City of Parker
ORDER OF

City of Parker
5700 E. Parker Road
Parker, Texas 75002

MEMO Escrow Deposit-Kings 6

2065
29,880.00
10/22/2025
Kings Crossing Six, Ltd.
[REDACTED]
City of Parker
LOAN ACTIVITY-PH 6 DEV:City App & In
Invoice #102125
Escrow Deposit-Kings 6
(Concrete Bin Rap-150 sy)

Kings Six-Const (IB) Escrow Deposit-Kings 6

**RESOLUTION NO. 2007- 170***(Bedell Tract Development Agreement with Warner Group)***RECEIVED**

SEP 28 2007

CITY OF PARKER

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF PARKER, BEDELL FAMILY LIMITED PARTNERSHIP, LEWIS BEND PARTNERS, LTD. AND WARNER GROUP. AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; PROVIDING A SAVINGS CLAUSE, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City desires to protect the health, safety and welfare of its citizens, and

WHEREAS, the parker city council deems it in the best interest of the city of parker to enter into a development agreement with Bedell Family Limited Partnership, Lewis Bend Partners, LTD and Warner Group.

WHEREAS, The Parker City Council has been presented with a Development Agreement, entitled "Exhibit A" and incorporated herein by reference (hereinafter called the "Agreement"); and

WHEREAS, the Parker City Council finds that the terms and conditions thereof are in the best interests of the City and should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS AS FOLLOWS:

SECTION 1. The terms and conditions of the Agreement are approved, pursuant to the Texas Local Government code chapters 212 and 380, and all other relevant law.

SECTION 2. The Mayor is hereby authorized to execute the Agreement and all other necessary documents in connection therewith on behalf of the City of Parker.

SECTION 3. The City Council approves this Agreement subject to the provision for Indemnification being strictly limited by the Constitution of the State of Texas with respect to the creation of a debt. The City of Parker does not undertake to indemnify the City to the extent the provision is unlawful, nor does the City commit to providing a fund, or funding, for such indemnification.

SECTION 4. It is the intent of the City Council that each paragraph, sentence, subdivision, clause, phrase or section of this Resolution and the Professional Agreement attached hereto be deemed severable, and should any paragraph, sentence, subdivision, clause, phrase or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to effect the validity of those provisions of the Resolution and the agreement left standing.

DULY RESOLVED by the City Council of the City of Parker, Texas on this
the 21st day of August 2007.



ATTEST:

Carrie L. Smith
Carrie L. Smith, City Secretary

APPROVED:



Jerry Tartaglino, Mayor

Approved to Form:

James E. Shepherd, City Attorney

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is executed this 11th day of September, 2007, by and among the CITY OF PARKER, TEXAS, a municipal corporation existing under the laws of the State of Texas (the "City"), BEDELL FAMILY LIMITED PARTNERSHIP, a Texas limited partnership ("Bedell"), LEWIS BEND PARTNERS, LTD., a Texas limited partnership and WARNER CAPITAL, LLC, a Texas limited liability company (collectively, "Developer").

I RECITALS

A. Developer owns certain land (Tract 4) and is the prospective purchaser of certain other land (Tracts 1, 2, 3 and 5) (the "Property") located in the extraterritorial jurisdiction ("ETJ") of the City of Parker, Collin County, Texas. The proposed development of the Property (the "Development") is more fully described in Exhibit "A" attached hereto and depicted on the conceptual plan attached as Exhibit "B" hereto.

B. Bedell is the record owner of Tracts 1, 2, 3 and 5 shown on the conceptual plan attached as Exhibit "B" ("Bedell's Tracts").

C. The Parties intend that the Property be developed in accordance with the mutually agreeable regulations provided in this Agreement.

D. The Parties intend that the Property will continue to exist within the City's ETJ and be immune from annexation by the City to the extent provided by law and by this Agreement.

E. The Parties desire that the Property be developed into a quality development and agree that securing the financing for the development of the Property requires an agreement providing for long-term certainty in regulatory requirements and development standards regarding the Property.

F. The Parties desire to obtain the benefits of certainty and predictability that can be provided by a development agreement.

G. The Parties have the authority to enter into this Agreement including, but not limited to, the authority granted by Sections 212.172 and 380 of the Texas Local Government Code.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the Parties agree as follows:

II

ANNEXATION AND DEVELOPMENT

1. ***Agreement Not to Annex.*** The City agrees to not annex any portion of the Property until it receives a petition for annexation from Bedell or Developer as described in Paragraph 5 below. Bedell and/or Developer agree to file a petition for annexation for each tract of the Property as described in Paragraph 5 below.

2. ***Development Plan.*** Development of the Property shall be in accordance with the conceptual plan of development, which is incorporated herein by reference and attached hereto as Exhibit B (as the same may be modified from time to time by written agreement of the Developer and the City, the "Development Plan"). All development applications shall substantially comply with the Development Plan. Developer may make minor revisions to the Development Plan so long as the total number of single-family lots does not exceed 315. A development application (e.g. a preliminary plat application) must be filed with and approved by the City prior to development.

3. ***Regulations Applicable.*** The following regulations apply to development of the Property ("Governing Regulations"):

- a. All regulations pertaining to the development of the Property set forth in this Agreement and all exhibits hereto (including the Development Plan);
- b. The City's current subdivision ordinance; and
- c. The special regulations set forth on Exhibit "C" ("Special Regulations").

4. ***Inconsistent Development.*** Developer agrees that any development application that is submitted to the City for any portion of the Property during the term of this Agreement that is substantially inconsistent with the Governing Regulations may be denied by the City.

5. ***Annexation and Zoning.*** Unless mutually agreed to by the parties, the annexation of any portion of the Property, should it occur, shall be undertaken only in accordance with a petition submitted by Bedell or Developer. The petition to annex Tract 4 must be submitted by Developer within ten (10) business days after North Texas Municipal Water District ("NTMWD") approval for the City to provide sanitary sewer service to the Property. Executed deed restriction instruments applying the Special Regulations to the Property must be tendered to the City with the petition to annex Tract 4. Petitions for the other tracts must be submitted for each phase of the Development within ten (10) business days after the final approval of a preliminary plat for said phase. Failure to file the annexation petition within ten (10) days after final approval of the preliminary plat shall void the approved preliminary plat. Upon such annexation, the City shall have all of the same enforcement rights to enforce compliance with the Governing Regulations with respect to the Property that it otherwise enjoys under the law to enforce development regulations within the City limits. Following annexation, the Parties contemplate that the City will zone the Property to a zoning district ("District") that is consistent with the Governing Regulations, and the City agrees, to the maximum extent permitted by law, to zone the Property to a district that is consistent with the Governing Regulations. The City may, in the event it does not have a zoning district compatible with the

Governing Regulations (e.g. "Retail"), annex the area, and not zone the area, relying instead on the enforcement of the Agreement and applicable deed restrictions. Regardless of the zoning of the Property after annexation, nothing herein shall be construed to prevent the Property from being developed in accordance with this Agreement. If the Property is zoned as contemplated by the Parties, the zoning shall be consistent with the Governing Regulations. Following annexation and zoning of any portion of the Property, any development of the annexed land shall thereafter be in accordance with this Agreement, unless the zoning of the Property is inconsistent with this Agreement, in which case Developer may, at its option, choose to develop in accordance with such zoning. No construction or development may take place on the Property which does not conform to this Agreement and the Governing Regulations without written agreement by the Developer, Bedell (if still the owner of the Property), and City.

2.0 WATER SYSTEM

2.1 Certificate of Convenience and Necessity ("CCN") – The City is the holder of a water CCN that includes the Property.

2.2 Water Service – The City hereby represents that sufficient water capacity and pressures shall be available to serve the Development on the same basis as other properties within the same service area as the development (Parker Lake Estates).

2.3 Master Plan – Proposed new major water infrastructure needed for the Development will be included on the City's Water System Master Plan. Water line improvements connecting the Property to the City's existing water line terminus ("Off-site Water Line") shall be constructed by Developer.

2.4 Cost-Sharing – The estimated engineering and construction costs for the Off-site Water Line is \$87,400.00. Developer will be reimbursed for all of its actual costs for engineering and constructing the Off-site Water Line in accordance with Section 5; provided however, no reimbursement shall be made without the prior written approval of the City for the plans of construction and the contract price, which approval shall not unreasonably be withheld.

3.0 SANITARY SEWER

3.1 Sewer Service – The City agrees to use best efforts to enter into an agreement with NTMWD assuring sanitary sewer service will be provided to the Property. If NTMWD does not provide this assurance by October 15, 2007, this Development Agreement shall be deemed null and void and of no force or effect. The City hereby represents that sufficient sanitary sewer capacity and pressures shall be available to serve the Development on the same basis as other properties within the same service area as the development (Parker Lake Estates), subject to the Developer's plans for the construction being sufficiently engineered and installed to not burden the operation of the sewer system.

3.2 Sanitary Sewer Expansion and Extension – Developer will install a new lift station, force mains and gravity relief mains and connections necessary for providing sanitary

sewer service to the Property as well as providing relief to Parker Lake Estates Phase 3A and 3B ("Sanitary Sewer Expansion").

3.3 Master Plan – The proposed Sanitary Sewer Expansion will be included on the City's Wastewater System Master Plan.

3.4 Cost-Sharing – The estimated engineering and construction costs for the Sanitary Sewer Expansion is \$492,800.00. Developer will be reimbursed for all of its actual costs for engineering and constructing the Sanitary Sewer Expansion in accordance with Section 5; provided however, no reimbursement shall be made without the prior written approval of the City for the plans of construction and the contract price, which approval shall not unreasonably be withheld.

4.0 ROADWAY SYSTEM

4.1 Lewis Lane – Developer will dedicate right of way and, unless installed by the County, improve Lewis Lane with a 2 inch asphalt overlay on the sections of Lewis Lane adjacent to the Property.

4.2 Lucas Road – Developer will dedicate right of way at the time of platting but will not be required to improve Lucas Road.

4.3 Interior Roadway Construction – On all interior roads in the subdivision, the City will allow Developer to dedicate 50 foot wide rights of way. The Developer shall dedicate drainage and utility easements if needed. If these easements are needed, then the width of these easements shall be no less than five feet (5') on each side of the right-of-way.

4.4 Cost-Sharing – The estimated engineering and construction costs for Lewis Lane are \$109,000.00. Developer will be reimbursed for its actual costs for engineering and constructing Lewis Lane in accordance with Section 5; provided however, no reimbursement shall be made without the prior written approval of the City for the plans of construction and the contract price, which approval shall not unreasonably be withheld. The parties agree and acknowledge that it is anticipated that Collin County will improve Lewis Lane without the participation of the Developer or the City.

5.0 GENERAL

5.1 Reimbursement of Offsite Costs – The City agrees to reimburse Developer for its actual and approved costs for engineering and constructing the Sanitary Sewer Expansion, Lewis Lane and Off-site Water Line from City fees collected within the Development until full reimbursement at the rate of the actual cost of city fees and permits (including construction, water meter and sewer fees), not to exceed reimbursement of \$7,000 per lot. Pro rata fees, if any, and abatement of Developer's platting and subdivision inspection fees shall also be credited against the Reimbursement Costs. All fees shall be charged to the party requesting the permit, and upon payment to the City, such payment shall be paid to the Developer on a quarterly basis. The City may specifically waive fees paid by the Developer and receive credit against the

Reimbursement Costs. The City and the Developer shall each maintain records of the costs and the credits taken against the costs.

The City shall collect prorata payments at the time any other developers of land not developed by Developer "tie in" to the Sanitary Sewer Expansion or Off-site Water Line and shall pay these collected amounts to Developer until full reimbursement of Developer costs.

5.2 Reimbursement Caps— Pursuant to Sections 2.4, 3.4 and 4.4, no reimbursements shall be made without prior City approval of the construction plans and contract price as described in those sections. The maximum reimbursement levels to the Developer are as follows: (a) Water System - \$87,400.00; (b) Sanitary Sewer - \$492,800.00; and (c) Lewis Lane - \$109,000.00.

6.0 GENERAL

6.1 Inspection and Platting Fee Abatement – The City shall waive all platting and subdivision inspection permit fees associated with development of the Property by Developer until full reimbursement of the Sanitary Sewer Expansion, Lewis Lane and Off-site Water Line costs. All waived fees shall be credited against the approved Reimbursement Costs.

6.2 Condemnation – Developer shall be initially responsible for dedicating or acquiring any easements across privately owned land or sites (including off-site) which the City determines are necessary for the construction or operation of off-site infrastructure. The City agrees to secure right-of-ways or easements required for infrastructure (including franchise utilities) to serve the Development once Developer has exhausted all reasonable efforts to secure such rights-of-way or easements. The Developer shall share pro rata in the costs of off-site rights-of-way or easement acquisitions.

6.3 Early Plat Recording – Developer may record a final plat before the final public improvements are completed and accepted provided a performance bond or surety bond approved by the City is in place. The bond may be submitted for City approval, with the Developer's estimates of each unfinished item and its cost of completion (plus 20% contingency) upon completion of the roads, drainage ways, water and sewer lines. The bond shall include funds for the restoration and repair, if needed, of the drainage (bar) ditches as a result of any damage to the ditches caused by builder activity or utility construction.

6.4 Notice - Any notice to be given or to be served upon a party hereto in connection with this Agreement must be in writing and may be given by certified or registered mail and shall be deemed to have been given and received when a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the party (or such party's agent or representative) to whom it is addressed when actually received. Such notice shall be given to the parties hereto at the address set forth below. Any party hereto may, at any time by giving two (2) days written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice shall be given.

If Notice to Owner:

Bedell Family Limited Partnership
c/o Jerry Bedell
2205 W. Lucas Road
Allen, Texas 75002

with a copy to:

John T. Helm, Esq.
P.O. Box 121
Allen, Texas 75013

If Notice to Developer:

Steve Sallman
4925 Greenville Avenue
Suite 1020
Dallas, Texas 75206

with a copy to:

Arthur J. Anderson
Winstead PC
5400 Renaissance Tower
1201 Elm Street
Dallas, Texas 75270-2199

If Notice to Parker:

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

with a copy to:

James E. Shepherd
City Attorney
c/o The Shepherd Law Firm
1901 North Central Expressway
Suite 200
Richardson, TX 75080-3558

6.5 Defaults.

a. If a party is in default under this Agreement, the nondefaulting party must notify all parties in writing of an alleged failure by the defaulting party to comply with a provision of this Agreement, which notice must specify the alleged failure with reasonable particularity. The alleged defaulting party must, within 30 days after receipt of such notice or such longer period of time as may be specified in such notice, either cure such alleged failure or, in a written response, either present facts and arguments in refutation or excuse of such alleged failure or state that such alleged failure will be cured and set forth the method and time schedule for accomplishing such cure. Bedell shall have the right, but not the duty, to cure an alleged default by the Developer.

b. The nondefaulting party must determine (i) whether a failure to comply with a provision has occurred; (ii) whether such failure is excusable; and (iii) whether such failure has been cured or will be cured by the alleged defaulting party. The alleged defaulting party must make available, if requested, any records, documents or other information necessary to make the determination.

c. If the nondefaulting party determines that such failure has not occurred, or that such failure either has been or will be cured in a manner and in accordance with a schedule reasonably satisfactory to the nondefaulting party, or that such failure is excusable, such determination must conclude the investigation.

d. If the nondefaulting party determines that a failure to comply with a provision has occurred and that such failure is not excusable and has not been or will not be cured in a manner and in accordance with a scheduling reasonably satisfactory to the nondefaulting party, then the nondefaulting party may proceed to mediation.

e. In the event the parties to this Agreement cannot, within a reasonable time, resolve their dispute pursuant to the procedures described hereinabove, the parties agree to submit the disputed issue to non-binding mediation. All parties to this Agreement shall participate in this mediation. The parties must participate in good faith, but in no event must they be obligated to pursue mediation that does not resolve the issue within two days after the mediation is initiated or 14 days after mediation is requested. The parties participating in the mediation must share the costs of the mediation equally unless agreed otherwise by the parties.

f. In the event of a determination that the defaulting party has committed a material breach of this Agreement that is not resolved in mediation, the nondefaulting party may file suit in a court of competent jurisdiction in Collin County, Texas, and seek any relief available at law or in equity. Construction or development of the Property not in compliance with this Agreement is a material breach of this Agreement. Construction or development in accordance with all material requirements of a City-approved development application shall be presumed to be in compliance with this Agreement.

6.6 Miscellaneous:

- a. Assignment of Agreement. Any assignment of this Agreement to an unaffiliated or unrelated entity of Developer requires approval of City and Bedell, which approval shall not unreasonably be withheld. A related or unrelated assignee under this subsection shall be subject to all of the Developer's obligations as set forth in this Agreement.
- b. Venue. This Agreement shall be construed under and in accordance with the laws of the State of Texas and is specifically performable in Collin County, Texas. Exclusive venue shall be in state district court in Collin County, Texas.
- c. Savings/Severability. In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not effect any other provision hereof, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.
- d. Authority. Each of the parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement.
- e. Construction. All construction associated with the Development will be in accordance with applicable ordinances, regulations, development standards and standard details of the City in effect on the effective date of this Agreement.
- f. Entire Agreement and Amendments. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties to this Agreement.
- g. Consideration. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration as to the Developer and Bedell, and the sufficiency of which is forever confessed; and pursuant to § 212.172 of the TEX. LOC. GOV'T CODE as to the City.

- h. Counterparts. This Agreement may be executed in a number of identical counterparts, each of which will be deemed an original for all purposes.
- i. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.
- j. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.
- k. Time is of the Essence. Time is of the essence in this Agreement.
- l. Reservation of Rights and Claims. This Agreement constitutes a "permit" (as defined in Chapter 245, Texas Local Government Code) that is deemed filed with the City on the Effective Date.
- m. Recordation, Releases, and Estoppel.
 - (i) Recordation. Pursuant to the requirements of Section 212.172(c)(4) of the Texas Local Government Code, this Agreement, and all amendments to this Agreement, shall be recorded in the deed records of Collin County, Texas. This Agreement shall be binding upon: (1) the Property and, except as provided in this subsection, future owners of all or any portion of the Property ("Successors"); (2) the parties; (3) assignees; and (4) lenders. Notwithstanding the foregoing, however, this Agreement is not binding upon, and shall not constitute any encumbrance to title as to, any end-buyer of a fully developed and improved lot within the Property except for land use and development regulations that apply to specific lots. For purposes of this Agreement: (A) the term "end-buyer" means any owner, tenant, user, or occupant; (B) the term "fully developed and improved lot" means any lot, regardless of the use, for which a final plat has been approved by the City; and (C) the term "land use and development regulations that apply to specific lots" mean the Governing Regulations applied in accordance with this Agreement. A successor is not a party to this Agreement unless this Agreement is amended to add the successor as a party (which amendment shall be signed by the successor).
 - (ii) Releases. From time to time upon written request of Developer, any assignee, any lender, or any successor, the City staff shall execute, in recordable form, a release of this Agreement if the requirements of subsection (a) above have been satisfied (subject to the continued applicability of the applicable regulations in accordance with this Agreement). In addition, the City Administrator shall have the authority (but not the obligation) from time to time, to execute further releases of this Agreement with respect to specific tracts of land within the

Property, if, in the sole discretion of the City Administrator, such releases are in the best interest of the City.

- (iii) Estoppel. From time to time upon written request of Developer, any assignee, any lender, or any successor, the City staff shall execute a written estoppel certificate to the person or entity making the request: (1) describing, in detail, the status (e.g., unperformed, partially performed, or fully performed) of any material obligation that is identified in the request; (2) identifying any material obligations that are in default or which, with the giving of notice or passage of time, would be in default; and (3) stating that, except as otherwise identified, and to the extent true, that to the best knowledge and belief of the City, the parties are in substantial compliance with their material obligations under this Agreement.
- n. Termination. In the event this Agreement is terminated as provided in this Agreement or is terminated pursuant to other provisions, or is terminated by mutual agreement of the parties, the parties must promptly execute and file of record, in the Official Public Records of Real Property of Collin County, Texas, a document confirming the termination of this Agreement, and such other documents as may be appropriate to reflect the basis upon which such termination occurred.
- o. Binding Effect. This Agreement will be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and authorized assigns. This Agreement only inures to the benefit of, and may only be enforced by, the parties, assignees, lenders, successors, and the City. No other person or entity is a third-party beneficiary of this Agreement.
- p. Authority. The City represents and warrants that this Agreement has been approved by the City Council of the City in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been authorized to do so. Developer represents and warrants that this Agreement has been approved by appropriate action of Developer and that the individual executing this Agreement on behalf of Developer has been authorized to do so. Each assignee, lender, or successor who becomes a party to this Agreement represents and warrants that this Agreement has been approved by appropriate action of such assignee, lender, or successor and that the individual executing this Agreement on behalf of such assignee, lender, or successor has been authorized to do so.

6.7 Governmental Powers; Waivers of Immunity – By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights except as follows:

- a. The City waives its governmental immunity from suit and immunity from liability solely as to any action brought by a party to pursue the remedies available under this Agreement, and only to the extent necessary to pursue such remedies. Nothing in this section shall waive any claims, defenses or immunities that the City has with respect to suits against the City by persons or entities other than a party to this Agreement.
- b. Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions.

6.8 Effective Date - The effective date of this Development Agreement shall be the date on which this Agreement is approved by the City Council of the City.

EXECUTED as of the date first above written.

BEDELL FAMILY LIMITED PARTNERSHIP,
a Texas limited partnership

By: Bedell Investments, Inc.,
Its: Managing Partner

By: Walter G. Bedell
Walter G. Bedell

Its: President

Date: 9-4-07

LEWIS BEND PARTNERS, LTD.,

a Texas limited partnership

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

By: Warner Capital, L.L.C.,

A Texas limited liability company,

General Partner

By: Stephen L. Sallman, mgr.

Stephen L. Sallman

Its: Manager

Date: 9/6/07

WARNER CAPITAL, LLC,
a Texas limited liability company

By: Stephen L. Sallman, mgr.
Stephen L. Sallman
Its: President Manager

Date: 9/6/07

CITY OF PARKER, TEXAS



By:

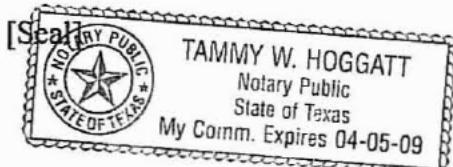
Jerry Tartaglino
Jerry Tartaglino, Mayor

Date:

September 11, 2007

STATE OF TEXAS)
COUNTY OF Bellaire)

This instrument was acknowledged before me on the 4th day of September, 2007, by **WALTER G. BEDELL**, President of Bedell Investments, Inc., Managing Partner of Bedell Family Limited Partnership, a Texas limited partnership.



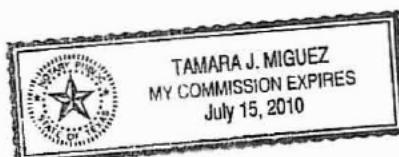
Tammy W. Hoggatt
Notary Public--State of Texas

STATE OF TEXAS)
COUNTY OF Dallas)

This instrument was acknowledged before me on the 10th day of September, 2007, by **STEPHEN L. SALLMAN**, Manager of Warner Capital, L.L.C., a Texas limited liability company, General Partner of Warner Land Advisors, L.P., a Texas limited partnership, General Partner of Lewis Bend Partners, Ltd., a Texas limited partnership.

[Seal]

Tamara J. Miguez
Notary Public--State of Texas

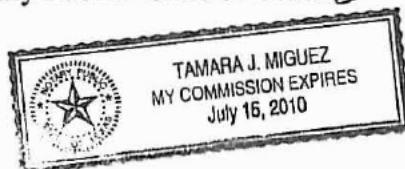


STATE OF TEXAS)
COUNTY OF Dallas)

This instrument was acknowledged before me on the 10th day of September, 2007, by **STEPHEN L. SALLMAN**, President of Warner Capital, L.L.C., a Texas limited liability company.

[Seal]

Tamara J. Miguez
Notary Public--State of Texas



STATE OF TEXAS)
COUNTY OF COLLIN)

This instrument was acknowledged before me on the 11th day of September, 2007,
by **JERRY TARTAGLINO**, Mayor of the City of Parker, Texas.

[Seal]




Carrie L. Smith
Notary Public--State of Texas

EXHIBIT "A"

Legal Description

EXHIBIT "A"

TRACT 1, 2, 3 & 5

BEING a tract of land situated in the ANN HURT SURVEY, ABSTRACT NO. 428 and the A.J. TUCKER SURVEY, ABSTRACT NO. 910, in Collin County, Texas, and being all of a called 356 acre tract of land described as Tract 1 in a deed from Irene H. Bedell to Bedell Family Limited Partnership recorded in Volume 4670, Page 1295 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at a re-entrant corner in the West line of said 356 acre tract, said point also being the Northeast corner of Parker Lake Estates, Phase 3-A, an addition to Collin County according to the plat thereof recorded in Cabinet N, Page 806 of the Plat Records of Collin County, Texas;

THENCE along the westerly boundary of said 356 acre tract the following:

North 89 degrees 58 minutes 08 seconds West, along the North line of said Parker Lake Estates, Phase 3-A, a distance of 538.99 feet to a 1/2-inch iron rod set in concrete found for the Southeast corner of Parker Lake Estates, Phase 1, an addition to Collin County according to the plat thereof recorded in Cabinet M, Page 202 of the Plat Records of Collin County, Texas;

North 00 degrees 23 minutes 37 seconds West, along the East lines of said Parker Lake Estates, Phase 1, and Parker Lake Estates, Phase 2, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet N, Page 808 of said Plat Records, a distance of 1,652.66 feet to a 1/2-inch iron rod found for corner;

North 89 degrees 17 minutes 03 seconds East, continuing along the easterly boundary of said Parker Lake Estates, Phase 2, a distance of 538.43 feet to a 2-inch iron pipe found for corner;

North 00 degrees 18 minutes 01 second West, along the most northerly East line of said Parker Lake Estates, Phase 2, a distance of 1,193.20 feet to a P.K. nail set in the approximate centerline of W Lucas Road (C.R. 263 - undedicated public road);

THENCE South 89 degrees 49 minutes 08 seconds East, along the approximate center line of said W. Lucas Road, a distance of 2,970.00 feet to a P.K. nail set for the Northeast corner of said 356 acre tract;

THENCE South 00 degrees 08 minutes 59 seconds East, a distance of 2,303.71 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 89 degrees 51 minutes 01 second West, a distance of 495.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE South 00 degrees 08 minutes 59 seconds East, a distance of 363.00 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for corner,

THENCE North 89 degrees 51 minutes 01 second East, a distance of 165.00 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for corner;

EXHIBIT "A"- CONTINUED

THENCE South 00 degrees 37 minutes 59 seconds East, a distance of 2,617.79 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set on the North line of a called 13.75 acre tract of land described as Tract F in a deed to Young Dean Homestead, Ltd., recorded in Volume 5167, Page 3443 of said Deed Records,

THENCE South 89 degrees 33 minutes 57 seconds West, along the North line of said Tract F and the North line of a called 49.35 acre tract of land described as Tract C in said Young Dean deed, a distance of 2,640.00 feet to a 5/8-inch iron rod with cap marked "PETITT-RPLS 4087" set on the East line of Parker Lake Estates, Phase 3-B, an addition to Collin County according to the plat thereof recorded in Cabinet P, Page 936 of said Plat Records,

THENCE North 00 degrees 24 minutes 46 seconds West, along the East lines of said Parker Lake Estates, Phase 3-B, and Parker Lake Estates, Phase 2, a distance of 2,461.83 feet to the POINT OF BEGINNING and containing 15,561,230 square feet, or 357.237 acres of land, more or less.

AND

BEING a tract of land situated in the ANN HURT SURVEY, ABSTRACT NO. 428, in Collin County, Texas, and being all of a called 1 acre tract described as Tract 2 in a deed from Irene H. Bedell to Bedell Family Limited Partnership recorded in Volume 4670, Page 1295 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a $\frac{1}{2}$ -inch iron rod found at a re-entrant corner in the west line of a called 356 acre tract described as Tract 1 in said Bedell deed, said point also being the northeast corner of Parker Lake Estates, Phase 3-A, an addition to Collin County according to the plat thereof recorded in Cabinet N, Page 806 of the Plat Records of Collin County, Texas; thence South 00 degrees 24 minutes 46 seconds East, along the east line of said Parker Lake Estates, Phase 3-A, and the east line of Parker Lake Estates 3-B, an addition to Collin County, Texas, according to the plat thereof recorded in Cabinet P, Page 936 of said Plat Records, a distance of 2475.00 feet to the northwest corner of a called 49.35 acre tract of land described as Tract C in a deed to Young Dean Homestead, Ltd., recorded in Volume 5167, Page 3443 of said Deed Records; thence North 89 degrees 22 minutes 41 seconds East, along the north line of said 49.35 acre tract and the north line of a called 13.75 acre tract of land described as Tract F in said Young Dean deed, a distance of 2640. Feet; thence North 00 degrees 45 minutes 08 seconds West, a distance of 2616.07 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for the southeast corner of said Tract 2 and the POINT OF BEGINNING;

THENCE South 89 degrees 51 minutes 01 second West, a distance of 165.00 feet to 5/8-inch rod with cap marked "PETITT-RPLS 4087" set for corner;

THENCE North 00 degrees 08 minutes 59 seconds West, a distance of 363.00 feet to a 5/8-inch iron rod with cap marked "PETITT - RPLS 4087" set for corner;

THENCE North 89 degrees 51 minutes 01 seconds East, a distance of 161.94 feet to a 5/8-inch rod with cap marked "PETITT - RPLS 4087" set for corner;

THENCE South 00 degrees 37 minutes 59 seconds East, a distance of 363.01 feet to the POINT OF BEGINNING and containing 56,339 square feet, or 1.362 acres of land, more or less.

EXHIBIT "A" - CONTINUED

TRACT 4

4856sur

BEING a tract of land situated in the Ann S. Hurt Survey, Abstract no. 428, City Of Parker, Collin County, Texas, the subject tract being a portion of that tract of land conveyed to Rudine C. Newman, Trustee, or her successors in trust, of the NEWMAN LIVING TRUST, according to the Warranty Deed recorded in County Clerk file number 2004-0003770 of the Land Records of Collin County, Texas (LRCCT), the subject tract further being all of that one acre tract conveyed to John Braley and wife, Christine Newman Braley and described as TRACT NO. 1 according to the deed recorded in Volume 639, Page 436 (LRCCT), the subject tract being more particularly described as follows;

BEGINNING at the southwest corner of said Newman Living Trust tract and the southeast corner of a tract of land conveyed to the Bedell Family Limited Partnership, according to the Warranty Deed recorded in County Clerk file number 2000-0050958 (LRCCT), said Beginning point further being on the south line of said Ann S. Hurt Survey and near an ell curve of Lewis Lane, a public Right-of-Way with no dedication found, a 1/2" iron pin with a red cap stamped Tipton Engineering, Inc. set at corner, from which a 1/2" iron pin with a cap stamped Petitt #4087 found bears S 88° 42' 14" W, a distance of 7.78 feet and a power pole bears S 65° 58' 51" E – 39.70 feet;

THENCE, North, along the west line of said Newman Living Trust tract and the east line of said Bedell Family Limited Partnership tract, and easterly of the asphalt pavement in said Lewis Lane, a distance of 1458.18 feet to a point on the south line of that 1.00 acre tract of land conveyed to Rodney S. Warne and Betsy L. Warne according to the General Warranty Deed recorded on County Clerk file number 2001-0102937 (LRCCT), 1/2" iron pin with a red cap stamped Tipton Engineering, Inc. set at corner;

THENCE, N 89° 57' 48" E, along the south line of said Rodney S. Warne and Betsy L. Warne tract, and a north line of said NEWMAN LIVING TRUST tract, passing over a 1/2" iron pin with a cap stamped "Gere 4117" at a distance of 10.64 feet, passing another 1/2" iron pin with a cap stamped "Gere 4117" at a distance of 189.34 feet, and continuing to make a total distance of 397.99 feet to a 1/2" iron pin with a cap stamped "Gere 4117" found at corner;

THENCE, N 00° 46' 29" W, a distance of 208.66 feet to a point on the north line of said Newman Living Trust tract and the south line of a tract of land conveyed to John P. Taddiken and Mary B. Taddiken according to the Warranty Deed recorded in County Clerk file number 2002-0092125 (LRCCT), 1/2" iron pin with a cap stamped "Gere 4117" found at corner, from which the southwest corner of the said John P. Taddiken tract bears S 89° 56' 34" W – 372.38 feet;

THENCE, N 89° 56' 34" E, along said Newman Living Trust tract north line and the John P. Taddiken tract south line, a distance of 613.21 feet to the most easterly corner of said John P. Taddiken tract and an angle point of the Amended Final Plat of Estates of

EXHIBIT "A" - CONTINUED

Austin Trail Phase 1, an addition to the City Of Lucas recorded in Cabinet N, Page 709 (LRCCT), a 5/8" iron pin with a cap stamped "Bury + Partners" found at corner;

THENCE, S 89° 49' 12" E, continuing along said Newman Living Trust tract north line and along a south addition line of said Amended Final Plat of Estates of Austin Trail Phase 1, and south addition line of Lots 14R & 15R of Block D of Estates At Austin Trail Phase 1, an addition to the City Of Lucas recorded in Cabinet P, Page 192 (LRCCT), a distance of 311.63 feet to a 5/8" iron pin found at corner;

THENCE, South, along the east line of said Newman Living Trust tract, and continuing along a westerly line of said Amended Final Plat of Estates of Austin Trail Phase 1, and a westerly line of Lots 14R & 15R of Block D of Estates At Austin Trail Phase 1 part of the way, then along the westerly line of a tract of land conveyed to Joseph C. Juarez and wife, Diane Juarez according to the Warranty Deed recorded in County Clerk file number 2002-0108933, passing at 208.90 feet, a 5/8" iron pin with a cap stamped "Bury + Partners" found, passing 0.41 west of a 5/8" iron pin found at 1035.01 feet and continuing to make a distance of 1666.71 feet to the southeast corner of said Newman Living Trust tract, a 5/8" iron pin found at corner, from which one 60d-nail found bears S 87° 43' 10" E-112.82 feet and another 60d-nail found bears S 87° 44' 54" E - 120.17 feet;

THENCE, West, along the south line of said Newman Living Trust tract and a south line of a tract of land conveyed to the previously mentioned John Braley and wife Christine Newman Braley, said line further being on the north line of a tract of land owned by John L. Morrison according to the Last Will And Testament recorded in Volume 761, Page 57 (LRCCT) and on the north line of a 13.75 acre described tract of land conveyed to Young Dean Homestead Ltd. according to the Warranty Deed recorded on County Clerk file number 2002-0068655 (LRCCT), passing 1.42 feet south of a 1/2" iron pin with a yellow cap (stamp not legible) at a distance of 777.34 feet and continuing to make a total distance of 1320.00 feet to the Place Of Beginning with the subject tract containing 2,117,986 Square Feet or 48.6223 Acres of Land.

EXHIBIT "B"

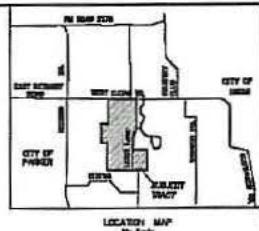
Conceptual Plan

Concept Plan

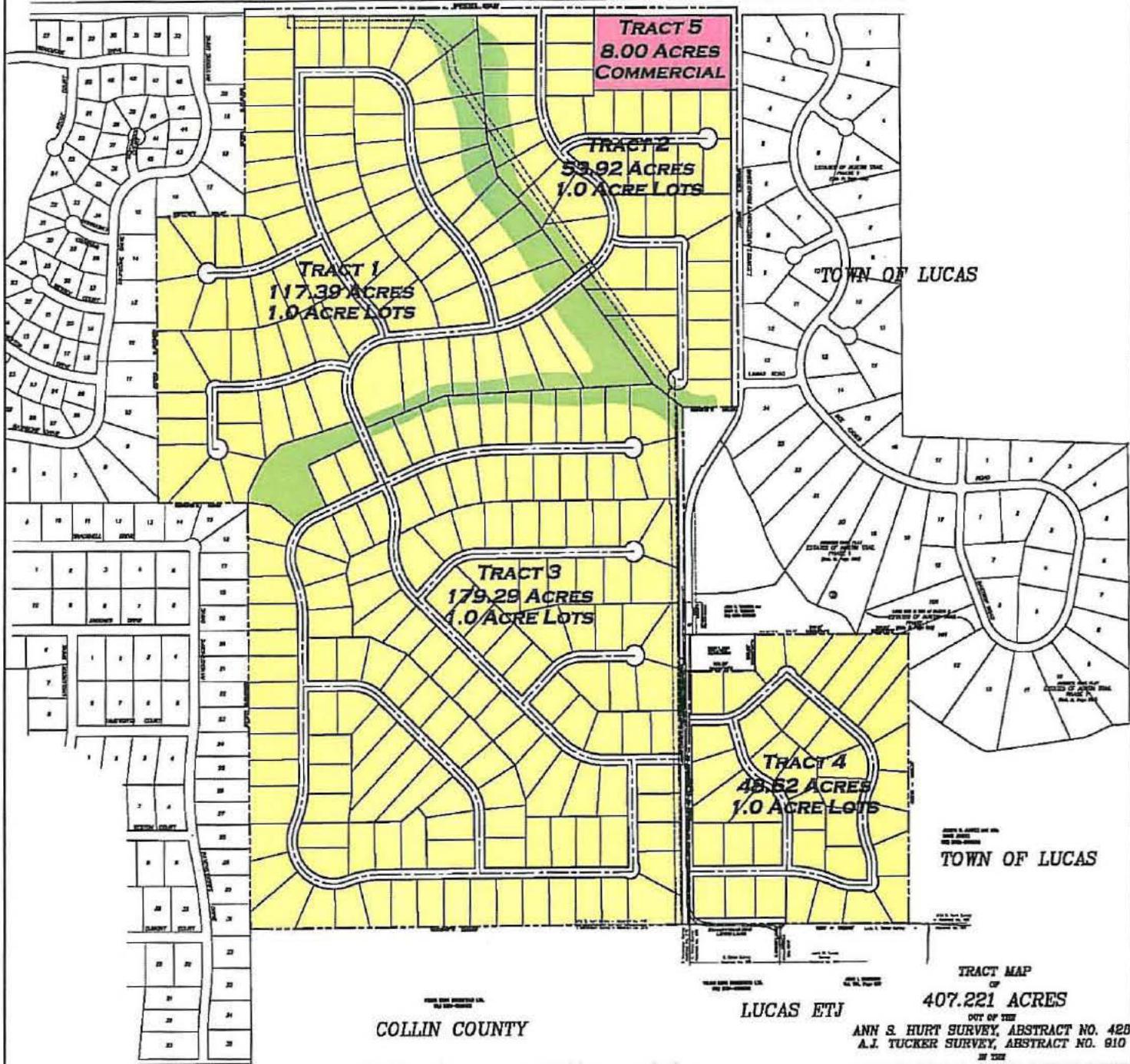


300 150 0 300 600
SCALE: 1" = 300'

TOWN OF LUCAS



WEST LUCAS ROAD



Maximum Allowable
Single Family Lots: 315

EXHIBIT "C"

Special Regulations

- 8 Acre "Commercial" Tract 5
 - Allowable Uses
 - Antique Shop
 - Art Gallery
 - Bakery
 - Bank or financial institution
 - Barber or beauty salon
 - Book, card or stationary store
 - Camera and photographic supply shop
 - Catering service
 - Church
 - Clothing or apparel store
 - Coffee Shop
 - Construction field office
 - Convenience store (without gas station)
 - Drugstore or Pharmacy
 - Fabric store
 - Florist
 - Furniture, home furnishings and appliance store
 - Jewelry Store
 - Mailing services
 - Musical instrument sales and repair
 - Office
 - Office furniture, equipment and supply store
 - Parking lot-accessory
 - Photography or art studio
 - Public building
 - Repair shop-personal items
 - Restaurant without drive thru or curb service
 - School
 - Sporting goods store
 - Tailor shop
 - Toy or hobby shop
 - Video rental Store
 - Building regulations
 - Type of materials - Masonry-90% brick, stone or stucco on total elevation, exclusive of windows, doors, gables and trim.
 - Building style – Residential style with a roof pitch of at least 6/12 on all elevations except that a 4/12 pitch is allowed on all elevations with a tile roof (similar to residential style shown in Exhibit "D").

- The City shall have landscaping, site plan and architectural review in order to ensure residential style construction.
- Height - No building or structure shall exceed two stories or 40' maximum height. Height limited to one story not to exceed 35' when located within 150' of a residence. Cupolas and special architectural elements excluded from height limitations.
- Front setback - 50' (or 25' if no parking provided in the setback area and the entire setback is developed as landscaping).
- Side Setbacks - 25' (or 50' if adjacent to residential).
- Rear Setbacks - 30' (or 60' if adjacent to residential).
- Landscape Buffer and Screening
 - A 30' landscape buffer shall be located in the first 30' setback area of the commercial tract.
 - 15% of the area between the main building face and the front property line shall be of a permeable landscaped surface.
 - Parking shall be provided at a ratio of one parking space per 200 square feet of occupied space.
 - Wrought iron and/or tubular steel fencing and permanent evergreen landscape screening consisting of berms (minimum 3' in height), bushes and trees shall be installed on all sides adjacent to residential areas. A berm to be installed on the eastern boundary of the Commercial Tract on either the east or west side of Lewis Lane.
- Residential Tracts 1, 2, 3, and 4
 - Uses-
 - Single Family Residential and accessory uses – no accessory dwellings which are not built as a part of the principal dwelling structure, or as a portion of a detached garage are allowed.
 - Building Regulations
 - Lot Sizes = Minimum Lot Size One Acre
 - Average Lot Size = 1.27 acres gross (over entire development area – not per addition) / 1.0 acre average net
 - Setbacks - Front Setbacks = 50', Side Setbacks 25', Rear Setbacks = 30', Corner Setbacks = 50'
 - Overlength Cul-de-sacs - Cul-de-sacs may be up to 1,500 linear feet in length. Waterline looping may be required by the City for lines in cul-de-sacs of over 750 feet.
 - Building Materials
 - First Floor Elevation-90% brick, stucco or stone, exclusive of windows, doors, gables and trim.
 - Total Elevation-75% brick, stucco or stone, exclusive of windows, doors, gables and trim.
 - Minimum Living Space
 - Tracts 2 and 3 – Min. 2,750 square feet (air conditioned space) on all

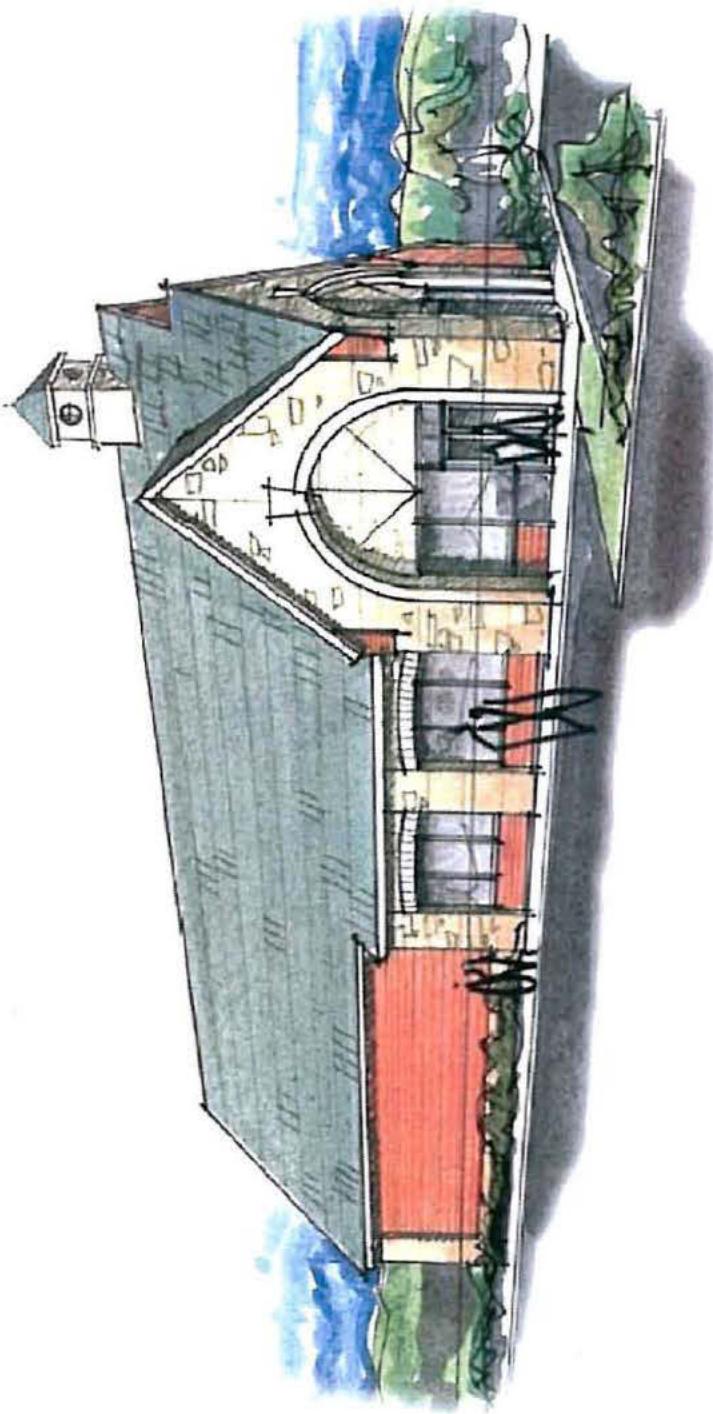
- lots except lots adjacent to Commercial Tract which may be a minimum of 2,500 square feet (air conditioned space).
- Tracts 1 and 4 – Min. 3,000 square feet (air conditioned space) on all lots.
- Outbuildings – Not to exceed 50% of the first floor air conditioned space of the primary residence. Must comply with "Building Materials" requirement(s). Must be located behind the primary residence on the lot.
- Fencing – per City of Parker ordinances.
- Unless addressed hereinabove, development on Tracts 1-4 must comply with the City's SFT zoning district in effect on September 1, 2007.

EXHIBIT "D"

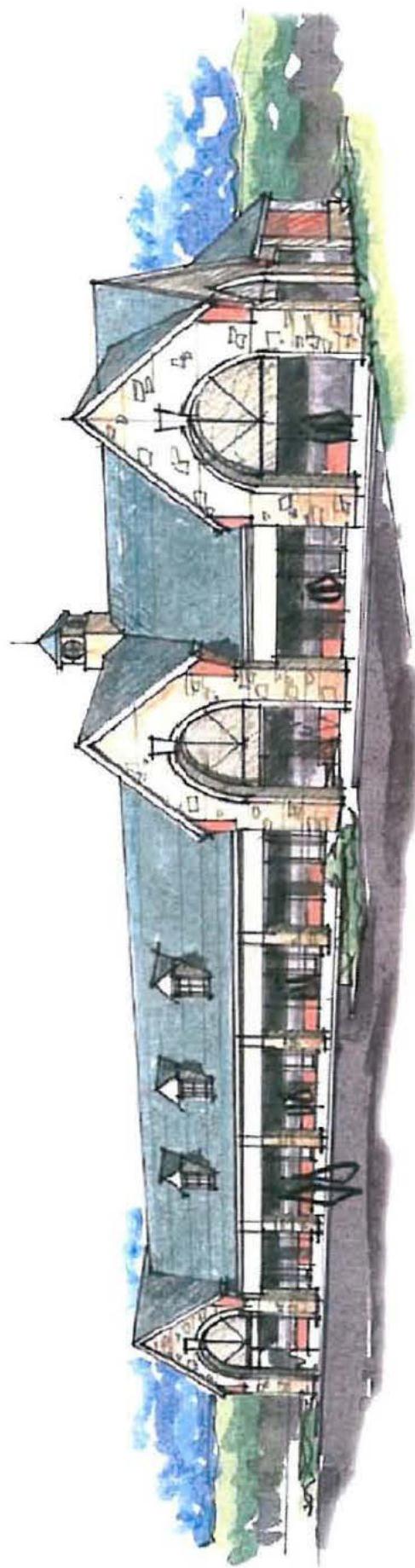
Elevation Examples

Dallas_1\4909475\9

BUILDING 2



BUILDING 1



RETURN TO :
CITY SECRETARY
CITY OF PARKER
5700 E. PARKER ROAD
PARKER, TEXAS 75002

Filed and Recorded
Official Public Records
Stacey Kemp
Collin County, TEXAS
09/25/2007 04:16:27 PM
\$136.00 DLAIRD
20070925001331830



A handwritten signature in black ink that reads "Stacey Kemp".



DEVELOPMENT AGREEMENT AMENDMENT #1

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

I. **RECITALS**

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

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

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

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

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

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

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

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

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

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

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

(Signature page follows)

This Agreement Amendment is effective on the date all parties have signed, which is the 18th day of June, 2013.

“BEDELL”

BEDELL FAMILY LIMITED PARTNERSHIP,
a Texas limited partnership

By: Bedell Investments, Inc.,
Its Managing Partner

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

Date: 11-18-13

“DEVELOPER”

LEWIS BEND PARTNERS, LTD.,
a Texas limited partnership

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

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

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

Date: 11/4/13

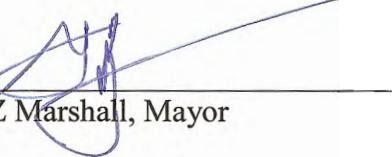
WARNER CAPITAL, LLC,
a Texas limited liability company

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

Date: 11/4/13



“City”
City of Parker, Texas

By: 
Z Marshall, Mayor

Date: November 22, 2013

MOTION: Mayor Pro Tem Levine moved to approve the development agreement with Steve Sallman by adding the following conditions: a lack of reimbursement to the developer for Lewis Lane; reimbursement to the developer phase by phase as developed, timed to 90% of the lots and the City is in receipt of fees from the builders; assignment of the contract and reimbursement is for actual costs not to exceed total approved; subject to Mayor Marshall and Steve Sallman signing revised agreement. Councilmember Pettle seconded with Councilmember Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Steve Sallman led the pledge.

TEXAS PLEDGE: Stacy Patrick led the pledge.

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.

Stacy Patrick, 5202 Ravensthorpe – She requested that the Parker Women's Club be placed on a future agenda to discuss possible changes to a portion of the City's web site assigned to them.

INDIVIDUAL CONSIDERATION ITEMS

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR JUNE 4, 2013. [SMITH]

City Secretary Smith requested the minutes be tabled to a future agenda to confirm some information from the meeting.

MOTION: Councilmember Pettle moved to table the minutes to a future meeting. Councilmember Stone seconded with Councilmembers Stone, Standridge, Levine, Pettle and Taylor voting for. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2013- 414 AMENDING AN AGREEMENT WITH THE SOUTHEAST COLLIN COUNTY EMS COALITION; REPEALING RESOLUTION 2013-404. [SHEFF]

Parker is a member entity of the Southeast Collin County EMS Coalition and contracts with East Texas Medical Center for the provision of paramedic ambulance service to Parker. This contract expires September 30, 2013.

Resolution 2013-404 authorized a modification to the ambulance contract by i) extending its maturity through September 30, 2014 and ii) allowing the City of Lavon to exit the Coalition and the contract without penalty on November 1, 2013. During the extension period Parker was to pay its ratable share of the subsidy equal

MINUTES

CITY COUNCIL MEETING

June 18, 2013

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a regular meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002.

Mayor Marshall called the meeting to order at 3:00 p.m. Councilmembers Stone, Standridge, Levine, Pettle and Taylor were present.

Staff Present: City Attorney James Shepherd, City Administrator Jeff Flanigan, City Secretary Carrie Smith, Finance/H.R. Manager Johnna Boyd, Police Chief Tony Fragoso and Fire Chief Mike Sheff.

EXECUTIVE SESSION

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

Mayor Marshall recessed the regular meeting at 3:01 p.m.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
 - a. GOVT. CODE 551.087—ECONOMIC DEVELOPMENT PROSPECT AND PROPOSAL REGARDING A PENDING PROJECT IN THE AREA OF LEWIS AND BETHANY ROADS—KINGS CROSSING.
 - b. GOVT. CODE 551.074 - DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION AND OR DUTIES OF MEMBERS OF THE POLICE DEPARTMENT AND THE CITY ADMINISTRATOR.
 - c. GOVT. CODE 551.071 - CONFIDENTIAL LEGAL ADVICE REGARDING THE ITEMS ABOVE.
2. RECONVENE REGULAR MEETING.

Mayor Marshall reconvened the regular meeting at 5:30 p.m.

3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.



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 Hull for Public Works Director Machado
Estimated Cost:	Date Prepared: Octobre 23, 2025
Exhibits:	<ol style="list-style-type: none"> 1. Engineer Name letter, dated [REDACTED], 2025 2. Development Application 3. Waiver w-Fee receipt 4. Preliminary Plat 5. If Development Agreement, add in order PWD Machado wants

AGENDA SUBJECT

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

SUMMARY

Review - Please review the information provided for Post Oak Estates Preliminary Plat Lots 1-5, Block 1, 12.358 acres in the Phillip Anderson survey, Abstract No.10 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:	10/23/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2025 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	10/xx/2025



DEVELOPMENT APPLICATION
City of Parker, Texas



Proposed Name of Subdivision: Post Oak 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: 5710 Gregory Lane, Parker, TX 75002 (Approx. 2700ft West of the intersection of North Murphy Road and Gregory Lane)
(Address and General Location – Approximate distance to the nearest existing street corner)

Brief Legal description of Property (must attach accurate metes and bound description to application):

12.358 Acre tract situated in the Phillip Anderson Survey, Abstract No. 10 City of Parker, Collin County, Texas
(Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 12.358 Existing # of Lots/Tracts: N/A Existing Zoning: Single Family Residential
(If a PD, include the Ordinance with application)

Property Owner's Name: Restore the Grasslands, LLC Phone Number: 214-750-1800

Applicant/Contact Person: Phillip Huffines Title: Manager

Company Name: Restore the Grasslands, LLC

Street/Mailing Address: 8200 Douglas Ave, Suite 300 City: Dallas State: TX Zip: 75225

Phone: 214-750-1800 Fax: _____ Email Address: phuffines@huffinescommunities.com

Engineering Company: LJA Engineering

Contact Person: Michelle Tilotta, P.E. Title: Project Manager

Street/Mailing Address: 6060 N. Central Expy. Suite 400 City: Dallas State: TX Zip: 75206

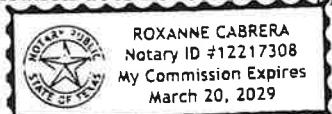
Phone: 214-451-0862 Fax: _____ Email Address: mtilotta@lja.com

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

STATE OF TEXAS) (

COUNTY OF COLLIN) (

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



Philip W. Huffines
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 23 day of October, 2025.

Notary Public in and for the State of Texas: Roxanne Cabrera

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

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 ½" X 11" copies of 24" X 36" prints [1"=100' scale] + electronic version in .jpeg, .tiff, or .pdf format. Applicant is to submit a complete copy of this application and drawings to the City Engineer.

ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE PLACED ON A CITY AGENDA.

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)

SUBMITTAL REQUIREMENTS:

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

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

The face of the plat shall show the following:

- Date of preparation
- Scale of plat
- North arrow
- Name and address of:
 - Applicant
 - Engineer or Surveyor responsible for preparation of plat
- Survey and abstract with tract designation
- Location of major and/or secondary thoroughfares located with or adjacent to the property.
- Location of existing or platted streets within and adjacent to the existing property
- Location of existing right-of-ways, utility and/or drainage easements.
- Vicinity map showing location of tracts by reference to existing streets or highways.
- Subdivision boundary lines, indicated by heavy lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the part of adjacent boundary streets which were previously established by dedication or purchase from the tract being subdivided.
- Legal description of the property to be subdivided, and metes and bounds description of the subdivision perimeter.
- Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred.
- Names of the owners of contiguous parcels of un-subdivided land, and names of contiguous subdivisions and the County Recorder's book and page number thereof, and the lot patterns of these subdivisions.
- Location of the city limits lines, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, or form part of the boundary of the subdivision, or are contiguous to such boundary.
- If there is no adjacent subdivision, a map on a small scale shall be included with the preliminary plan, and oriented the same way, to show the nearest subdivision in each direction; it shall show how the streets, alleys, or highways in the subdivision submitted may connect with those in the nearest subdivision, if situated within two thousand (2,000) feet of the proposed subdivision.
- All other data required by the City of Parker, Texas Code of Ordinances Chapter 155, Subdivision Regulations, available for view at <https://www.parkertexas.us> .

1286

35-11125/11130

DATE 8-26-25

LJA Engineering, Inc.
 NORTH TEXAS OFFICE
 6060 North Central Expressway, Suite 400
 Dallas, Texas 75206

LJA ENGINEERING

PAY TO THE ORDER OF City of Parker
One Thousand One Hundred Seventy and 74/100 Dollars

ArgoBank
 P.O. Box 27450
 Houston, Texas 77257-4500
 ArgoBank.com • 713.233.5810

FOR

Scott Grigg
Tax Assessor\Collector
Collin County
P.O. Box 8046
McKinney, TX 75070



Physical Meeting Date: 11/13/2025 Item 4.
2300 Bloomdale Road Ste. 2324
McKinney, TX 75071
Ph: 972-547-5020

TAX STATEMENT 2025+

STATEMENT DATE: 10/22/2025
ACCOUNT: R601000000201

LEGAL: ABS A0010 PHILLIP ANDERSON SURVEY
TRACT 2
12.357 ACRES

1
V1.1

OWNER: RESTORE THE GRASSLANDS LLC
PARCEL ADDRESS: 0005710 GREGORY LN
EXEMPTION CODES: AG002

PIDN: 2117133
ACRES: 12.357

LAND VALUE	IMPROVEMENT VAL	AG DEFERRED VAL	AG LAND	APPRaised VALUE	
85,000	124,821	964,187	1,158	1,175,166	0
TAXING ENTITIES		EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX
COLLIN COUNTY		964,187	210,979	0.149343	315.08
PARKER CITY		964,187	210,979	0.310439	654.96
COLLIN COLLEGE		964,187	210,979	0.081220	171.36
PLANO ISD		964,187	210,979	1.039550	2193.23
				SUBTOTAL	3,334.63
				PRIOR YEARS	0.00
				TOTAL AMOUNT DUE	3,334.63

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Collin County
P.O. Box 8046
McKinney, TX 75070
972-547-5020

TOTAL AMOUNT DUE
\$3,334.63

^^AMOUNT DUE ON RECEIPT^^

OWNER: RESTORE THE GRASSLANDS LLC
2117133

ACCOUNT: R601000000201 2025+

RESTORE THE GRASSLANDS LLC
8200 DOUGLAS AVE STE 300
DALLAS TX 75225-0015

IF PAID IN	AMOUNT DUE
NOV	3,334.63
DEC	3,334.63
JAN	3,334.63
FEB	3,568.04
MAR	3,634.76
APR	3,701.45

20250R601000000201000033346300003334630000333463000000000000000001

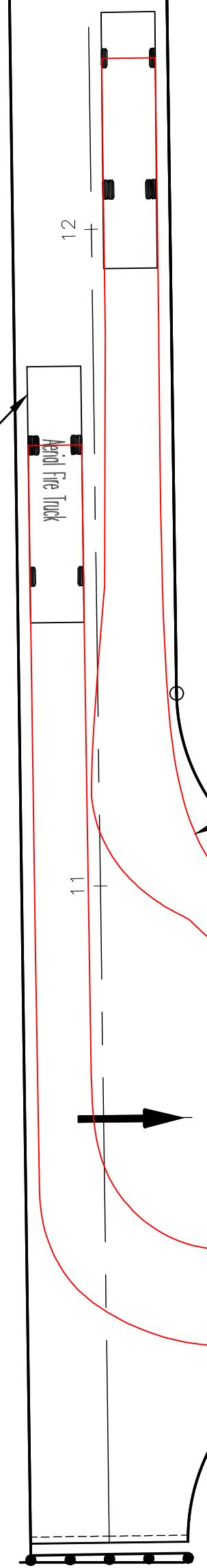
0 10 20 FEET



WHEEL PATH
EDGE OF PAVEMENT
AERIAL FIRE TRUCK

AERIAL FIRE TRUCK DIMENSIONS
WIDTH: 8.167'
LENGTH: 39.0'
W/W RAD: 38.724'

AERIAL FIRE TRUCK



VEHICLE TRACKING
TURNAROUND

POST OAK ESTATES

LJA Engineering, Inc. 
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 FRN - F-1386

LETTER OF TRANSMITTAL

To: Patti Scott Grey
City of Parker
5700 E Parker Rd
Parker, Texas 75002

Date: 10.23.2025
LJA Job No. NT561-0133
From: Michelle Tilotta, P.E.
LJA Engineering
RE: Post Oak Estates

WE ARE SENDING YOU the following items:

Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order Contract Other:

Hard Copies:

Copies	Date	Description
1	Oct 2025	Preliminary Plat Application
3	Oct 2025	Post Oak Estates Construction Plans (Tree Survey Included)
12	Oct 2025	24"x36" Post Oak Estates Preliminary Plat
5	Oct 2025	11"x17" Post Oak Estates Preliminary Plat
1	Oct 2025	8.5"x11" Property Metes and Bounds
1	Oct 2025	Tax Certificate
1	Oct 2025	Autoturn Exhibit
1	Oct 2025	Weighted Runoff Coefficient Exhibit
1	Oct 2025	Comment Response
		USB Containing Preliminary Plat Application, Preliminary Plat, Construction Plans, Metes and Bounds, Weighted Runoff Coefficient Exhibit, Autoturn Exhibit, Comment Response, Scan of Official Tax Certificate, Copy of Check, Fee Receipt
1	Oct 2025	

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit <u> </u> copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit <u> </u> copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return <u> </u> executed agreement
<input type="checkbox"/> For review & comment	<input type="checkbox"/> For signatures	<input type="checkbox"/> <u> </u>

REMARKS: Please see the attached Preliminary Plat, Construction Plans, Exhibits, Fee Receipt, Metes and Bounds, Application, Tax Certificate, and Comment Response.

-CC
Michelle Tilotta, PE

c: _____

SIGNED: _____

Scott Grigg
Tax Assessor\Collector
Collin County



P.O. Box 8046

Meeting Date: 11/13/2025 Item 4.

McKinney, TX 75070
Ph: 972-547-5020
Metro: 972-424-1460 ext. 5020

TAX CERTIFICATE FOR ACCOUNT : R601000000201

AD NUMBER: 2117133

GF NUMBER:

CERTIFICATE NO : 52027933

COLLECTING AGENCY

Collin County
P.O. Box 8046
McKinney TX 75070

PAGE 1 OF 1

DATE : 10/23/2025

FEE : 10.00

PROPERTY DESCRIPTION

ABS A0010 PHILLIP ANDERSON SUR
VEY|TRACT 2|12.357 ACRES

REQUESTED BY

LJA LAND DEVELOPMENT

6060 NORTH CENTRAL EXPYSUITE 400
DALLAS TX 75206

0005710 GREGORY LN
12.357 ACRES

PROPERTY OWNER

RESTORE THE GRASSLANDS LLC

8200 DOUGLAS AVE STE 300
DALLAS TX 752250015

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INLCUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPT RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES

LAND MKT VALUE:	\$86,158.00	IMPROVEMENT :	\$124,821.00
AG LAND VALUE:	\$964,187.00	DEF HOMESTEAD:	\$0.00
APPRaised VALUE:	\$1,175,166.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	COLLIN COLLEGE	\$171.36	\$0.00	\$0.00	\$0.00	\$0.00	\$171.36
2025	Collin County	\$315.08	\$0.00	\$0.00	\$0.00	\$0.00	\$315.08
2025	PARKER CITY	\$654.96	\$0.00	\$0.00	\$0.00	\$0.00	\$654.96
2025	PLANO ISD	\$2,193.23	\$0.00	\$0.00	\$0.00	\$0.00	\$2,193.23
2025 SUB TOTAL							\$3,334.63

TOTAL CERTIFIED TAX DUE 10/2025 : \$3,334.63

ISSUED TO : LJA LAND DEVELOPMENT
ACCOUNT NUMBER: R601000000201

CERTIFIED BY : Dawson Porter

Collin County Property Tax Off

METES AND BOUNDS DESCRIPTION
12.358 ACRES

BEING 12.358 ACRES OF LAND SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10, CITY OF PARKER, COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT TRACT OF LAND DESCRIBED TO RESTORE THE GRASSLANDS LLC BY DEED RECORDED IN INSTRUMENT NO. 2023000110146, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF GREGORY LANE (A VARIABLE-WIDTH RIGHT-OF-WAY) FOR THE NORTHWEST CORNER OF SAID RESTORE THE GRASSLANDS TRACT;

THENCE NORTH 89°38'00" EAST, ALONG SAID RIGHT-OF-WAY LINE AND WITH THE NORTH LINE OF SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 325.60 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAME;

THENCE SOUTH 00°49'06" EAST, WITH THE EAST LINE OF SAID RESTORE THE GRASSLANDS LLC TRACT, PASSING A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED TO GORDON A. VIERE AND DIANE L. VIERE BY DEED RECORDED IN INSTRUMENT NO. 2022000149750 OF SAID OFFICIAL PUBLIC RECORDS AT A DISTANCE OF 851.03 FEET, A TOTAL DISTANCE IN ALL OF 1,651.61 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH COMMON CORNER OF SAID VIERE TRACT AND SAID RESTORE THE GRASSLANDS TRACT;

THENCE SOUTH 89°55'49" WEST, WITH THE SOUTH LINE OF SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 326.62 FEET TO AN IRON AXLE FOUND FOR THE SOUTH COMMON CORNER OF SAME TRACT AND CASA PRADERA ADDITION, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN INSTRUMENT NO. 20180301010000960, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00°47'00" WEST, WITH THE EAST LINE OF SAID CASA PRADERA ADDITION, A DISTANCE OF 1,649.91 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 12.358 ACRES (538,306 SQ. FEET) OF LAND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



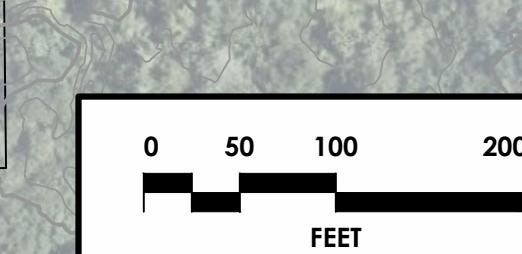
EXISTING WEIGHTED C			
AREA NO.	C	AREA	C* A
1	0.9	0.26	0.23
2	0.9	0.11	0.10
3	0.9	1.24	1.12
4	0.9	0.01	0.01
5	0.9	0.02	0.02
6	0.9	0.27	0.24
7	0.9	0.02	0.02
8	0.9	0.01	0.01
9	0.4	0.11	0.04
10	0.9	0.05	0.05
11	0.9	1.01	0.91
12	0.4	0.12	0.05
13	0.9	1.11	1.00
14	0.9	0.41	0.37
15	0.4	0.62	0.25
16	0.4	0.19	0.08
18	0.4	61.77	24.71
19	0.9	0.05	0.05
22	0.9	0.27	0.24
SUM	67.65	29.48	
		WEIGHTED C	0.44

WEIGHTED C WITH PROPOSED ROAD			
AREA NO.	C	AREA	C* A
1	0.9	0.26	0.23
2	0.9	0.11	0.10
3	0.9	1.24	1.12
4	0.9	0.01	0.01
5	0.9	0.02	0.02
6	0.9	0.27	0.24
7	0.9	0.02	0.02
8	0.9	0.01	0.01
9	0.4	0.11	0.04
10	0.9	0.05	0.05
11	0.9	1.01	0.91
12	0.4	0.12	0.05
13	0.9	1.11	1.00
14	0.9	0.41	0.37
15	0.4	0.62	0.25
16	0.4	0.19	0.08
18	0.4	60.77	24.31
19	0.9	0.05	0.05
22	0.9	0.27	0.24
P1	0.9	1	0.90
SUM	67.65	29.98	
		WEIGHTED C	0.44

CITY OF PLANO C VALUES

Table 2: Coefficients of Runoff and Normal Minimum Inlet Times

Description of Area	Runoff Coefficient C	Minimum Inlet Time in Minutes	Maximum Inlet Time in Minutes
Areas Zoned Industrial, Commercial, Local Retail, Office or Similar Use (I-1, 2; LC; Retail; 0-1,2)	0.90	10	25
Areas Zoned for Multi-Family Dwelling Apartments >12 unit/acre (MF-2,3)	0.80	10	25
Areas Zoned for Patio Homes, Duplexes, Single-Family Attached, and Townhouses (PH, 2F, SFA, MF-1)	0.70	15	30
Areas Zoned for Single-Family Residential: High Density (SF-6), Medium Density (SF-7, SF-9) Low Density (ED, SF-20)	0.70 0.60 0.50	15 15 15	30
Area of Commercial Employment – Low-Density Community-like Setting (CE)	0.90	10	25
Schools	0.70	15	30
Religious Facilities	0.80	10	25
Parks, Cemeteries, Pasture	0.40	15	30
Major Thoroughfare (A-D) R.O.W. (when it is a drainage area)	0.90	10	15



POST OAK ESTATES

WEIGHTED RUNOFF COEFFICIENT

LJA Engineering, Inc.

Phone 469.621.0710

6060 North Central Expressway

Suite 400

Dallas, Texas 75206

FRN - F-1386



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 Hull for Public Works Director Machado
Estimated Cost:		Date Prepared: October 24, 2025
Exhibits:	1. Engineering letter TBD 2. Development Application 3. Waiver w-fee receipt 4. Preliminary plat	

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ACCESS FROM FM 2551 PRELIMINARY PLAT.

SUMMARY

Please review the information provided for Preliminary Plat of Access from FM 2551 LOT 1X, BLOCK 1, 1.433 acres in the Philip Anderson Survey, abstract No. 10 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:	10/24/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2025 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	10/xx/2025



DEVELOPMENT APPLICATION
City of Parker, Texas



Proposed Name of Subdivision: Access From FM 2551

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: Approx. 2100 ft North of the intersection of FM 2551 and Rolling Ridge Dr.

(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):

1.433 Acre tract situated in the Phillip Anderson Survey, Abstract No. 10 City of Parker, Collin County, Texas

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

Acreage: 1.433 Existing # of Lots/Tracts: N/A Existing Zoning: Single Family Residential
 (If a PD, include the Ordinance with application)

Property Owner's Name: Restore the Grasslands, LLC Phone Number: 214-750-1800

Applicant/Contact Person: Phillip Huffines Title: Manager

Company Name: Restore the Grasslands, LLC

Street/Mailing Address: 8200 Douglas Ave, Suite 300 City: Dallas State: TX Zip: 75225

Phone: 214-750-1800 Fax: _____ Email Address: phuffines@huffinescommunities.com

Engineering Company: LJA Engineering

Contact Person: Michelle Tilotta, P.E. Title: Project Manager

Street/Mailing Address: 6060 N. Central Expy. Suite 400 City: Dallas State: TX Zip: 75206

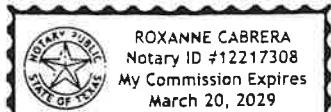
Phone: 214-451-0862 Fax: _____ Email Address: mtilotta@lja.com

**** 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 Phillip W. Huffines 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."



Phillip W. Huffines
 Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 23 day of October, 2025.

Notary Public in and for the State of Texas: Roxanne Cabrera

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

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 ½" X 11" copies of 24" X 36" prints [1"=100' scale] + electronic version in jpeg, .tiff, or .pdf format. Applicant is to submit a complete copy of this application and drawings to the City Engineer.

ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE PLACED ON A CITY AGENDA. It is the applicant's responsibility to be familiar with and to comply with 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) _____

SUBMITTAL REQUIREMENTS:

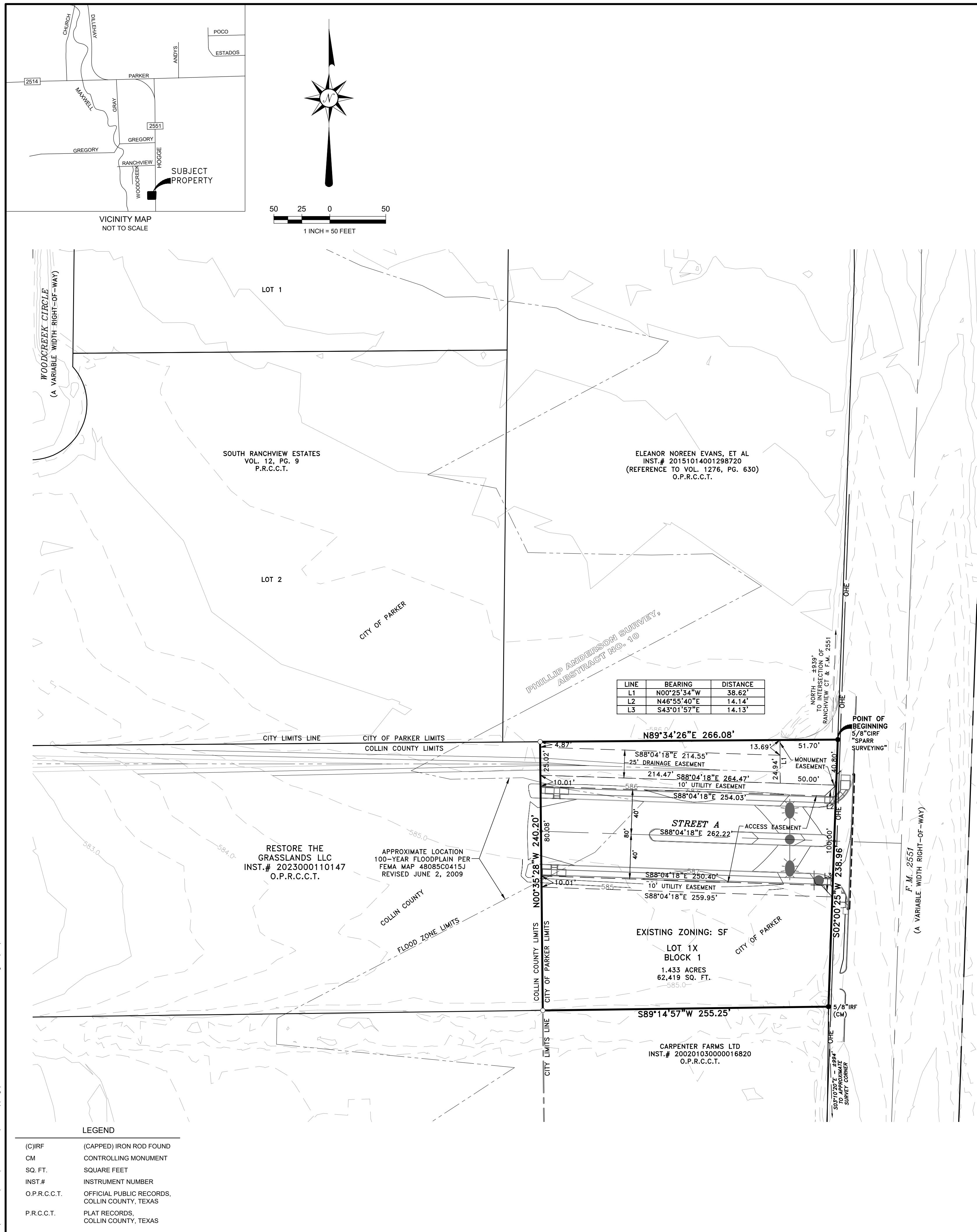
Failure to submit all materials to the City with complete application will result in delays scheduling the agenda date.

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

The face of the plat shall show the following:

- Date of preparation
- Scale of plat
- North arrow
- Name and address of:
 - Applicant
 - Engineer or Surveyor responsible for preparation of plat
- Survey and abstract with tract designation
- Location of major and/or secondary thoroughfares located with or adjacent to the property.
- Location of existing or platted streets within and adjacent to the existing property
- Location of existing right-of-ways, utility and/or drainage easements.
- Vicinity map showing location of tracts by reference to existing streets or highways.
- Subdivision boundary lines, indicated by heavy lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the part of adjacent boundary streets which were previously established by dedication or purchase from the tract being subdivided.
- Legal description of the property to be subdivided, and metes and bounds description of the subdivision perimeter.
- Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred.
- Names of the owners of contiguous parcels of un-subdivided land, and names of contiguous subdivisions and the County Recorder's book and page number thereof, and the lot patterns of these subdivisions.
- Location of the city limits lines, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, or form part of the boundary of the subdivision, or are contiguous to such boundary.
- If there is no adjacent subdivision, a map on a small scale shall be included with the preliminary plan, and oriented the same way, to show the nearest subdivision in each direction; it shall show how the streets, alleys, or highways in the subdivision submitted may connect with those in the nearest subdivision, if situated within two thousand (2,000) feet of the proposed subdivision.
- All other data required by the City of Parker, Texas Code of Ordinances Chapter 155, Subdivision Regulations, available for view at <https://www.parkertexas.us> .

ACCESS FROM FM 2551



OWNER'S DEDICATION

STATE OF TEXAS ()
COUNTY OF COLLIN ()

BEING 1.433 ACRES OF LAND SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10, CITY OF PARKER, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 62.822-ACRE TRACT OF LAND DESCRIBED TO RESTORE THE GRASSLANDS LLC BY DEED RECORDED IN INSTRUMENT NO. 2023000110147, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED 'SPARR SURVEYING' FOUND ON THE WEST RIGHT-OF-WAY LINE OF FM 2551 (A VARIABLE-WIDTH RIGHT-OF-WAY) FOR THE EASTERNMOST NORTHEAST CORNER OF SAID RESTORE THE GRASSLANDS TRACT;

THENCE SOUTH 02°00'25" WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 238.96 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID RESTORE THE GRASSLANDS TRACT;

THENCE SOUTH 89°14'57" WEST, WITH THE SOUTH LINE OF SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 255.25 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED 'LJA SURVEYING' SET ON THE NORTH LINE OF SAME TRACT;

THENCE NORTH 00°35'28" WEST, OVER AND ACROSS SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 240.20 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED 'LJA SURVEYING' SET ON THE NORTH LINE OF SAME TRACT;

THENCE NORTH 89°34'26" EAST, WITH SAID NORTH LINE, A DISTANCE OF 266.08 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1.433 ACRES (62,419 SQ. FT.) OF LAND.

TO BE KNOWN AS:
LOT 1X, BLOCK 1

ACCESS FROM FM 2551

AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____. A.D. 2025.

RESTORE THE GRASSLANDS, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY:
NAME: PHILLIP HUFFINES
TITLE: MANAGER

STATE OF TEXAS ()
COUNTY OF ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____. A.D. 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES

- HORIZONTAL DATUM: THE BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD83 (NAD83 (2011) EPOCH 2010), AS DETERMINED BY GPS OBSERVATIONS. ALL DISTANCES SHOWN HEREON ARE THE RESULT OF THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.0001527100. ALL VERTICAL DATUM SHOWN HEREON IS BASED UPON NAVD88 (GEOD 18) DATUM.
- ALL SET CORNERS ARE 1-INCH IRON RODS (18-INCH IN LENGTH) WITH PLASTIC CAPS STAMPED "LJA SURVEYING" UNLESS OTHERWISE NOTED.
- SUBJECT TRACT IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION OF ZONES "AE" & "X" (UNSHADED), BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 48085C0415J, DATED JUNE 2, 2009 IN COLLIN COUNTY, STATE OF TEXAS.
- SUBJECT TRACT LIES WITHIN THE BOUNDS OF THE PLANO INDEPENDENT SCHOOL DISTRICT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- SUBJECT OF LARGER TRACT IN THE DEED RECORDED AT REMAINDER OF PARENT TRACT WITHIN COUNTY AND NOT SUBJECT TO CITY REGULATIONS.
- BUILDING SETBACK LINES SHALL BE DICTATED BY CURRENT ZONING ORDINANCE.
- REMAINDER OF THE SUBJECT 62.822-ACRE TRACT IN THE DEED RECORDED IN INSTRUMENT NO. 2023000110147 IS WITHIN COLLIN COUNTY AND SUBJECT TO COUNTY REGULATIONS.

BENCHMARKS

"X" CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE
ELEV. = 584.160'

"X" CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PRESCOTT DRIVE
ELEV. = 605.398'

CITY APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL:

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF PARKER, TEXAS

11/13/2025
DATE

APPROVED AND ACCEPTED:

MAYOR, CITY OF PARKER, TEXAS

12/02/2025
DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PARKER, HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY PLAT OF ACCESS FROM FM 2551, A SUBDIVISION OR ADDITION TO THE CITY OF PARKER WAS SUBMITTED TO THE CITY COUNCIL ON THIS 2ND DAY OF DECEMBER, 2025, 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 _____. 2025.

CITY SECRETARY
CITY OF PARKER, TEXAS

DATE

SURVEYOR'S CERTIFICATE

I, AARON C BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS SURVEYED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702

DATE: OCTOBER 23, 2025

STATE OF TEXAS ()
COUNTY OF ()

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON C. BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____. A.D. 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

OWNER/APPLICANT:

RESTORE THE GRASSLANDS, LLC
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE: (214) 750-1800

ENGINEER/SURVEYOR:

LJA SURVEYING, INC.

3017 W 7TH STREET
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

PRELIMINARY PLAT OF

ACCESS FROM FM 2551

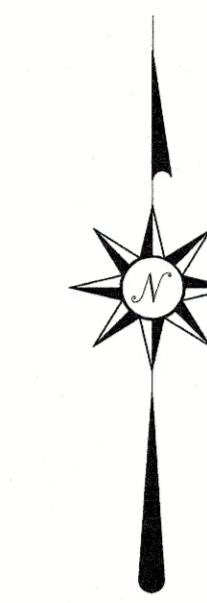
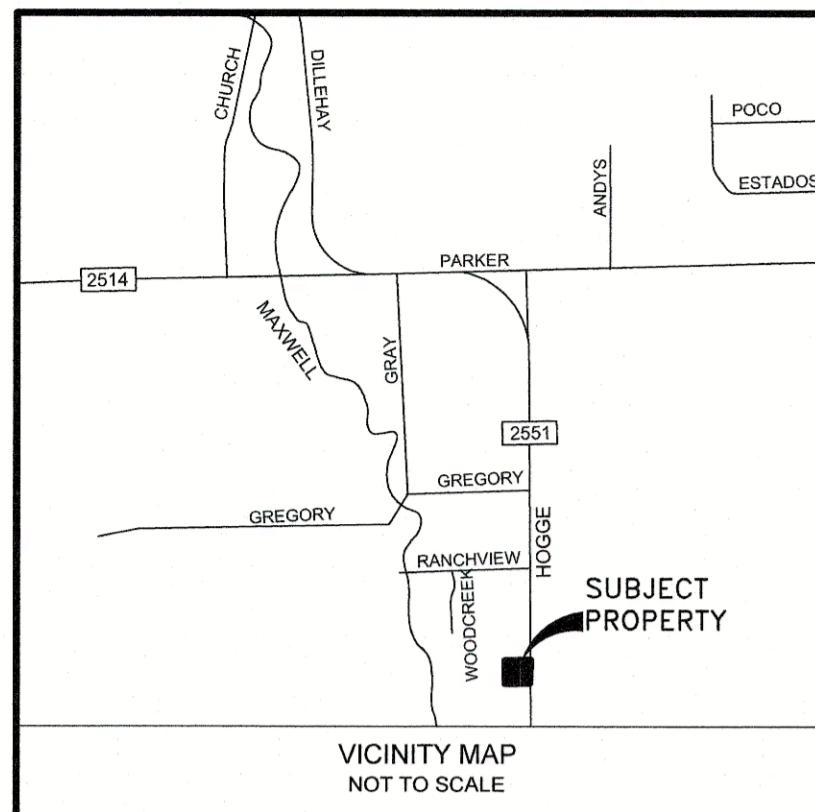
LOT 1X, BLOCK 1

1.433 ACRES
IN THE

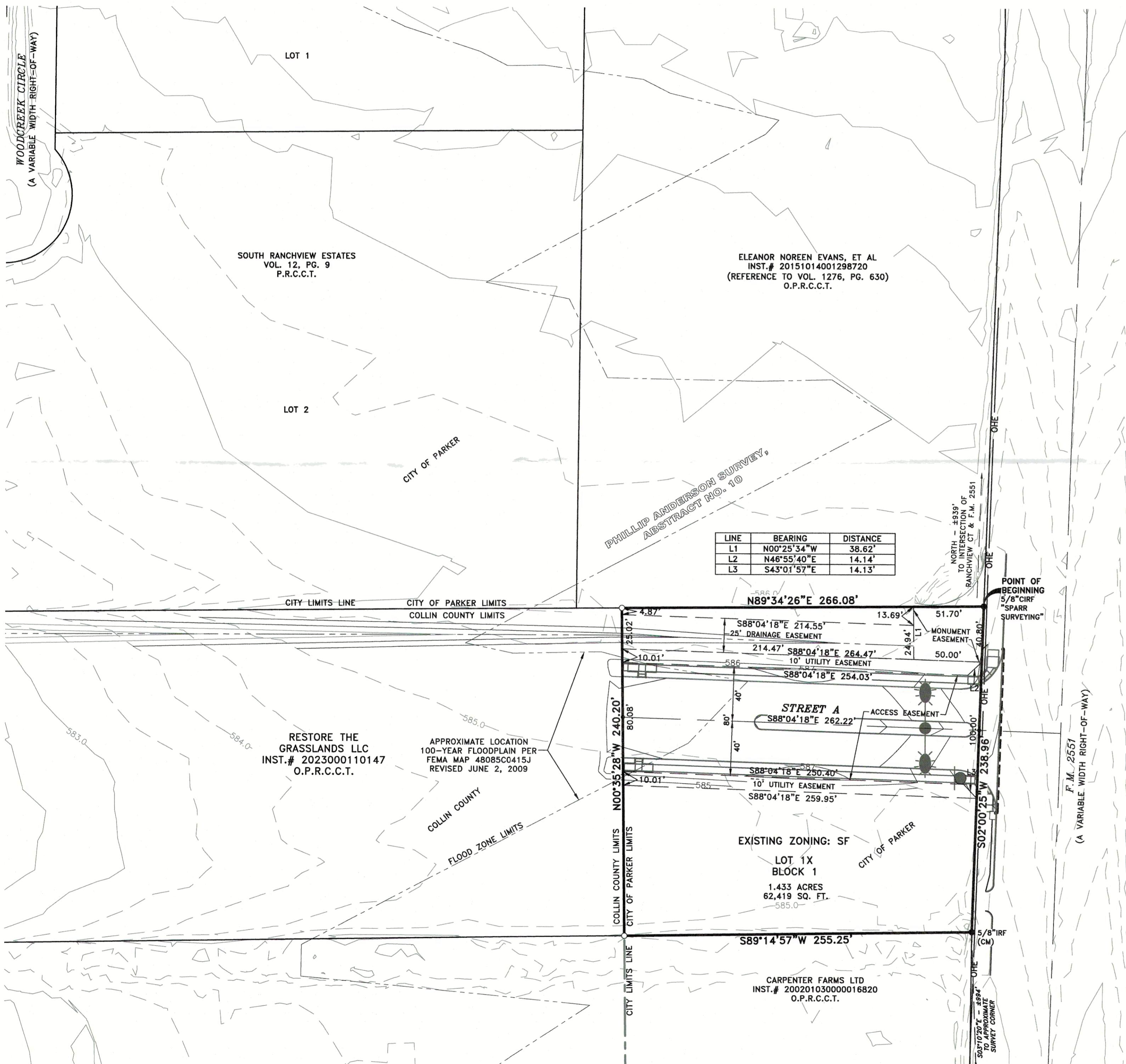
PHILLIP ANDERSON SURVEY,
ABSTRACT NO. 10,
CITY OF PARKER,
COLLIN COUNTY, TEXAS

Date Created: OCTOBER 23, 2025 JOB NO. 0133

SHEET 1 OF 1



50 25 0 50
1 INCH = 50 FEET



OWNER'S DEDICATION

STATE OF TEXAS X
COUNTY OF COLLIN X

BEING 1.433 ACRES OF LAND SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10, CITY OF PARKER, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 62.822-ACRE TRACT OF LAND DESCRIBED TO RESTORE THE GRASSLANDS LLC BY DEED RECORDED IN INSTRUMENT NO. 2023000110147, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "SPARR SURVEYING" FOUND ON THE WEST RIGHT-OF-WAY LINE OF FM 2551 (A VARIABLE-WIDTH RIGHT-OF-WAY) FOR THE EASTERNMOST NORTHEAST CORNER OF SAID RESTORE THE GRASSLANDS TRACT;

THENCE SOUTH 02°00'25" WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 238.96 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID RESTORE THE GRASSLANDS TRACT;

THENCE SOUTH 00°35'28" WEST, OVER AND ACROSS SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 255.25 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON THE NORTH LINE OF SAME TRACT;

THENCE NORTH 00°35'28" WEST, OVER AND ACROSS SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 240.20 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON THE NORTH LINE OF SAME TRACT;

THENCE NORTH 09°34'26" EAST, WITH SAID NORTH LINE, A DISTANCE OF 266.08 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 1.433 ACRES (62,419 SQ. FEET) OF LAND.

TO BE KNOWN AS:

LOT 1X, BLOCK 1

ACCESS FROM FM 2551

AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON.

EXECUTED THIS 23 DAY OF Oct A.D. 2025.

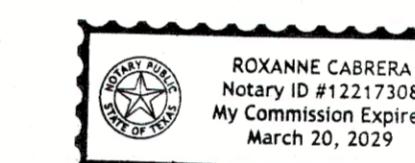
RESTORE THE GRASSLANDS, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY:
NAME: PHILLIP HUFFINES
TITLE: MANAGER

STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23 DAY OF Oct A.D. 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 3/20/2029



SURVEYOR'S CERTIFICATE

I, AARON C. BROWN, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON DOES ACCURATELY REPRESENT THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT ALL CORNERS ARE AS SHOWN.

AARON C. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6702
DATE: OCTOBER 23, 2025

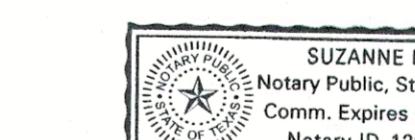


STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED AARON C. BROWN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23 DAY OF Oct A.D. 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 3/20/2026



OWNER/APPLICANT:

RESTORE THE GRASSLANDS, LLC
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225
PHONE: (214) 750-1800

ENGINEER/SURVEYOR:

LJA SURVEYING, INC.

3017 W 7TH STREET
Suite 300
Fort Worth, Texas 76107
Phone 817.288.1900
T.B.P.E.L.S. Firm No. 10194382

**PRELIMINARY
PLAT
OF
ACCESS FROM FM 2551
LOT 1X, BLOCK 1**

**1.433 ACRES
IN THE
PHILLIP ANDERSON SURVEY,
ABSTRACT NO. 10
CITY OF PARKER,
COLLIN COUNTY, TEXAS**

Date Created: OCTOBER 23, 2025 JOB NO. 0133

Northing	Easting	Bearing	Distance
7069106.52	2547296.58	S02°00'25"W	238.96
7068867.70	2547288.21	S89°14'57"W	255.25
7068864.36	2547032.98	N00°35'28"W	240.20
7069104.54	2547030.50	N89°34'26"E	266.08
7069106.52	2547296.58		

Closure Error Distance> 0.0000

Total Distance> 1000.49

Polyline Area: 62419 sq ft, 1.433 acres

LETTER OF TRANSMITTAL

To: Patti Scott Grey
City of Parker
5700 E Parker Rd
Parker, Texas 75002

Date: 10.23.2025
LJA Job No. NT561-0133
From: Michelle Tilotta, P.E.
LJA Engineering
RE: Access From FM 2551

WE ARE SENDING YOU the following items:

Shop Drawings Prints Plans Samples Specifications

Copy of Letter Change Order Contract Other:

Copies	Date	Description
1	October 2025	Preliminary Plat Application
12	October 2025	24"x36" Access From FM 2551 Plat - Bond
5	October 2025	11"x17" Access From FM 2551 Preliminary Plat
3	October 2025	Access From FM 2551 Construction Plans
1	October 2025	8.5"x11" Property Metes and Bounds
1	October 2025	Tax Certificate
1	October 2025	Check in the amount of \$842.99
1	October 2025	Warranty Deed
1	October 2025	Property Closure Report
1	October 2025	Autoturn Exhibit
1	October 2025	Geotechnical Report
1	October 2025	USB Containing Preliminary Plat Application, Preliminary Plat, Construction Plans, Metes and Bounds, Tax Certificate, Autoturn Exhibit, Geotechnical Report, and Copy of Check

THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> For approval	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Resubmit <u> </u> copies for approval
<input type="checkbox"/> For your use	<input type="checkbox"/> Approved as noted	<input type="checkbox"/> Submit <u> </u> copies for distribution
<input type="checkbox"/> As requested	<input type="checkbox"/> Returned for corrections	<input type="checkbox"/> Return <u> </u> executed agreement
<input type="checkbox"/> For review & comment	<input type="checkbox"/> For signatures	<input type="checkbox"/> <u> </u>

REMARKS: Please see the attached Preliminary Plat Application, Preliminary Plat, Construction Plans, Property Metes and Bounds, and Tax Certificate.

-CC

Misty Ventura,
Shupe Ventura, PLLC

C: _____

SIGNED: _____



6060 North Central Expressway, Suite 400
Dallas, Texas 75206

LJA Engineering, Inc.

13
85

DATE 10-17-25 35-1125/1130

PAY
TO THE
ORDER OF

City of Parker

AmegyBank

P.O. Box 271459
Houston, Texas 77227-7459
AmegyBank.com • 713.252.8410

Flight Hundred Forty Two Dollars and 84/100 \$ 842.99
Dollars

FOR

Preliminary Plat

Scott Grigg
Tax Assessor\Collector
Collin County



P.O. Box 8046

McKinney, TX 75070
Ph: 972-547-5020
Metro: 972-424-1460 ext. 5020

TAX CERTIFICATE FOR ACCOUNT : R601000000901

AD NUMBER: 2663984

GF NUMBER:

CERTIFICATE NO : 50999834

COLLECTING AGENCY

Collin County
P.O. Box 8046
McKinney TX 75070

REQUESTED BY

LJA LAND DEVELOPMENT

6060 NORTH CENTRAL EXPYSUITE 400
DALLAS TX 75206

DATE : 10/13/2025

FEE : 10.00

PROPERTY DESCRIPTION

ABS A0010 PHILLIP ANDERSON SUR
VEY|TRACT 9|61.7475 ACRES

HOGGE DR
61.7475 ACRES

PROPERTY OWNER

RESTORE THE GRASSLANDS LLC

8200 DOUGLAS AVE STE 300
DALLAS TX 752250015

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS, ALL TAXES DUE THE TAX ASSESSOR COLLECTOR OF COLLIN COUNTY ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN PAID UP TO AND INLCUDING THE CURRENT YEAR TAXES WITH ANY ABOVE LISTED EXCEPTIONS.

THE ABOVE DESCRIBED PROPERTY TAX HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. SPT RULE 155.40 (B) PARAGRAPH 6.

CURRENT VALUES			
LAND MKT VALUE:	\$6,298.00	IMPROVEMENT :	\$0.00
AG LAND VALUE:	\$4,933,502.00	DEF HOMESTEAD:	\$0.00
APPRAISED VALUE:	\$4,939,800.00	LIMITED VALUE:	\$0.00
EXEMPTIONS:	Ag 1D1		
LAWSUITS:			

YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2025	COLLIN COLLEGE	\$5.12	\$0.00	\$0.00	\$0.00	\$0.00	\$5.12
2025	Collin County	\$9.41	\$0.00	\$0.00	\$0.00	\$0.00	\$9.41
2025	PARKER CITY	\$0.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.48
2025	PLANO ISD	\$65.47	\$0.00	\$0.00	\$0.00	\$0.00	\$65.47
2025 SUB TOTAL							\$80.48

TOTAL CERTIFIED TAX DUE 10/2025 : \$80.48

ISSUED TO : LJA LAND DEVELOPMENT
ACCOUNT NUMBER: R601000000901

CERTIFIED BY : ASL

Collin County Property Tax Off

METES AND BOUNDS DESCRIPTION**1.433 ACRES**

BEING 1.433 ACRES OF LAND SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10, CITY OF PARKER, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED TO RESTORE THE GRASSLANDS LLC BY DEED RECORDED IN INSTRUMENT NO. 2023000110147, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH CAPPED IRON ROD STAMPED "SPARR SURVEYING" FOUND ON THE WEST RIGHT-OF-WAY LINE OF FM 2551 (A VARIABLE-WIDTH RIGHT-OF-WAY) FOR THE EASTERNMOST NORTHEAST CORNER OF SAID RESTORE THE GRASSLANDS TRACT;

THENCE SOUTH 02°00'25" WEST, WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 238.96 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE EASTERNMOST SOUTHEAST CORNER OF SAID RESTORE THE GRASSLANDS TRACT;

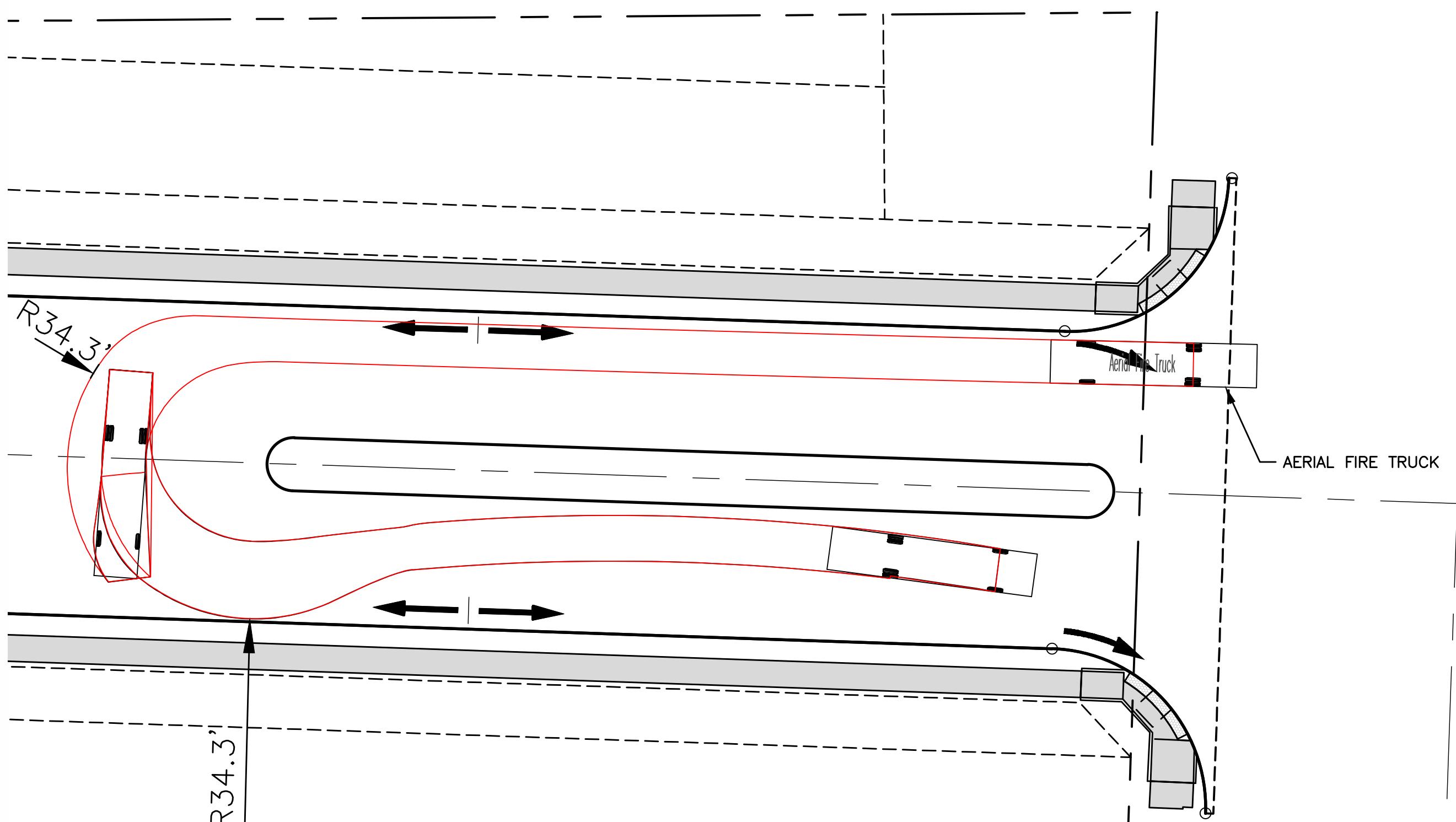
THENCE SOUTH 89°14'57" WEST, WITH THE SOUTH LINE OF SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 255.25 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET;

THENCE NORTH 00°35'28" WEST, OVER AND ACROSS SAID RESTORE THE GRASSLANDS TRACT, A DISTANCE OF 240.20 FEET TO A 5/8-INCH CAPPED IRON ROD STAMPED "LJA SURVEYING" SET ON THE NORTH LINE OF SAME TRACT;

THENCE NORTH 89°34'26" EAST, WITH SAID NORTH LINE, A DISTANCE OF 266.08 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1.433 ACRES (62,419 SQ. FEET) OF LAND.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

WHEEL PATH
 EDGE OF PAVEMENT
 AERIAL FIRE TRUCK



VEHICLE TRACKING

ACCESS FROM FM 2551

	P & G	UTILS
✓		N/A

CONSTRUCTION PLANS

FOR

GRADING & PAVING

FACILITIES

TO SERVE

ACCESS FROM FM 2551

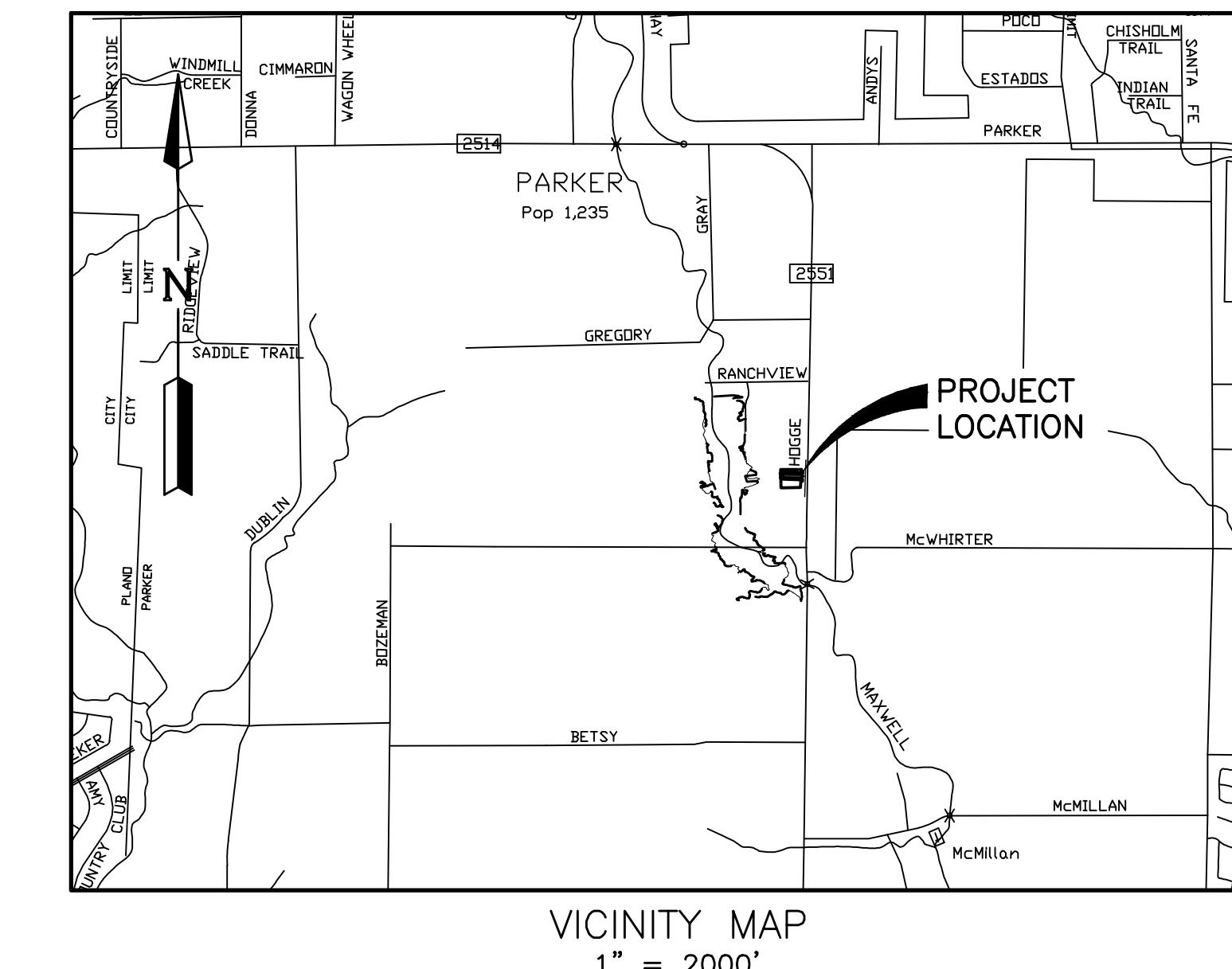
CITY OF PARKER

COLLIN COUNTY, TEXAS

OCTOBER 2025

NOTES:

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF PARKER STANDARDS AND SPECIFICATIONS.
2. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER, DEVELOPER, NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND /OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY UTILITIES PRIOR TO CONSTRUCTION.
3. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO ANY EXISTING FACILITY RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
4. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE DEVELOPER.
5. CONTRACTOR SHALL NOTIFY THE CITY OF PARKER AND THE CITY OF PARKER INSPECTOR OF ALL CONSTRUCTION ACTIVITIES WITH A WEEKLY LOOK AHEAD.



SHEET INDEX

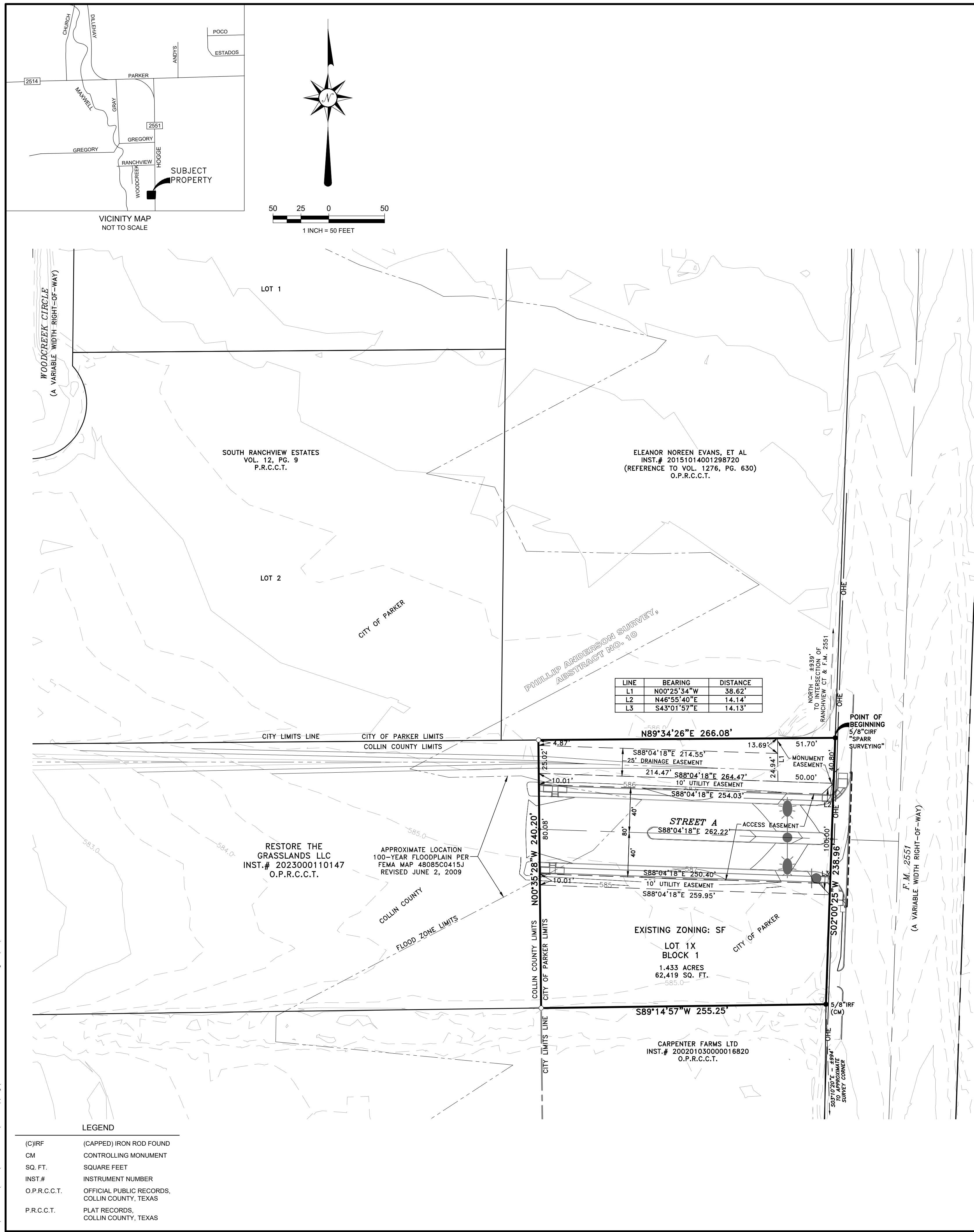
1. COVER SHEET
2. PRELIMINARY PLAT
3. GENERAL NOTES
4. GRADING & DEMOLITION PLAN
5. TREE SURVEY
6. PAVING PLAN & PROFILE
7. CROSS SECTIONS – STA 19+00 TO 20+00
8. EXISTING DRAINAGE AREA MAP
9. PROPOSED DRAINAGE AREA MAP
10. LIGHTING PLAN
11. EROSION CONTROL PLAN
12. EROSION CONTROL DETAILS
13. SIGN DETAILS
14. PAVING DETAILS

OWNER/APPLICANT:
RESTORE THE GRASSLANDS, LLC
8200 DOUGLAS AVENUE
SUITE 300
DALLAS, TEXAS 75225

ENGINEER:
LJA Engineering, Inc. 
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

LJA PROJECT ID NT561-0133
PRELIMINARY
DATE: OCT 2025
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF VERONICA H. CLARK, TEXAS P.E. #143748 ON 10/23/2025
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.
DESIGN: LJA
DRAWN: LJA
SCALE
HORZ: N/A
VERT: N/A
SHEET
1
OF 14 SHEETS

ACCESS FROM FM 2551



GENERAL CONSTRUCTION NOTES

- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF PARKER AND NORTH TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. IN THE EVENT THAT AN ITEM IS NOT COVERED IN THE CONSTRUCTION DOCUMENTS THE CITY'S DECISION WILL APPLY.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE UNDERGROUND OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN INFORMAL LIST OF UTILITY COMPANIES ARE AS FOLLOWS:
ONCOR ELECTRIC, ATTN: DANNY KILCREASE (903) 715-5589
COSERV, ATTN: ANDREW BAXTER, (940) 270-6846
CHARTER, ATTN: DILON SCOTT, (682) 308-7676
ATMOS ENERGY, ATTN: DAVID STAGEBERG, (214) 733-5150
- THE CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC., MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS PROJECT.
- BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
- THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THEIR EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVING, GRASS, TREES, AND LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
- THE CONTRACTOR SHALL REMOVE SURPLUS MATERIAL FROM THE PROJECT AREA. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT AND IS NOT A SEPARATE PAY ITEM.
- COMPLIANCE WITH LAWS: THE CONTRACTOR SHALL FULLY COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS, INCLUDING ALL CODES, ORDINANCES AND REGULATIONS APPLICABLE TO THIS CONTRACT AND THE WORK TO BE DONE THEREUNDER, WHICH EXIST OR WHICH MAY BE ENACTED LATER BY GOVERNMENTAL BODIES HAVING JURISDICTION OR AUTHORITY FOR SUCH ENACTMENT. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, IMPACT AND INSPECTION FEES, ANY CITY FEES AND LICENSES NECESSARY FOR THE EXECUTION OF THE WORK AND SHALL FULLY COMPLY WITH ALL THEIR TERMS AND CONDITIONS. WHEREVER THE WORK UNDER THIS CONTRACT REQUIRES THE OBTAINING OF PERMITS FROM COLLIN COUNTY OR OTHER PUBLIC AUTHORITIES, DUPLICATE COPIES OF SUCH PERMITS SHALL BE FURNISHED TO THE ENGINEER BY THE CONTRACTOR HEREUNDER BEFORE THE WORK COVERED THEREBY IS STARTED. NO WORK WILL BE ALLOWED TO PROCEED BEFORE SUCH PERMITS ARE OBTAINED. ALL WORK REQUIRED UNDER THIS CONTRACT SHALL COMPLY WITH ALL REQUIREMENTS OF LAW, REGULATION, PERMIT OR LICENSE. IF THE CONTRACTOR FINDS THAT THERE IS A VARIANCE, HE SHALL IMMEDIATELY REPORT THIS TO THE DEVELOPER FOR RESOLUTION.
- THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS. THE DOCUMENTS STATED ABOVE SHALL BE MADE AVAILABLE TO THE COUNTY INSPECTOR AT ALL TIMES.
- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT, ENGINEER AND CITY OF PARKER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER AND THE CITY OF PARKER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER, ENGINEER AND CITY OF PARKER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE ARCHITECT, CIVIL ENGINEER AND COUNTY PUBLIC WORKS DIRECTLY FROM THE TESTING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF TEXAS DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
- CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER AND ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
- ALL HORIZONTAL DIMENSIONS GIVEN ARE TO BACK OF CURB AND TO PIPE CENTERLINES UNLESS OTHERWISE NOTED ON PLANS.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER A COPY OF AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM THE ORIGINAL PLANS.
- ALL EXISTING PAVEMENT, ADJACENT UTILITIES, STRUCTURES, ETC., DISTURBED AS A RESULT OF THE NEW CONSTRUCTION, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ALL WORK REQUIRED BY THESE PLANS SHALL BE CONDUCTED IN CONFORMANCE WITH CURRENT SAFETY CODES AND STANDARDS WITH JURISDICTION OVER THIS PROJECT.
- CLEAN-UP FOR FINAL ACCEPTANCE: THE CONTRACTOR SHALL MAKE A FINAL CLEAN-UP OF ALL PARTS OF THE WORK BEFORE ACCEPTANCE BY THE DEVELOPER OR HIS REPRESENTATIVE. THIS CLEAN-UP SHALL INCLUDE REMOVAL OF ALL OBJECTIONABLE MATERIALS AND, IN GENERAL, PREPARING THE SITE OF THE WORK IN AN ORDERLY MANNER OF APPEARANCE.

- PROPERTY LINES AND MONUMENTS: THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED SHALL BE RESET AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE.
- REMOVAL OF DEFECTIVE AND UNAUTHORIZED WORK: ALL WORK WHICH HAS BEEN REJECTED OR CONDEMNED SHALL BE REPAIRED; OR IF IT CANNOT BE REPAIRED SATISFACTORILY, IT SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. DEFECTIVE MATERIALS SHALL BE IMMEDIATELY REMOVED FROM THE WORK SITE. WORK DONE BEYOND THE LINE OR NOT IN CONFORMITY WITH THE GRADES SHOWN ON THE DRAWINGS OR AS PROVIDED, WORK DONE WITHOUT PROPER INSPECTION; OR ANY EXTRA OR UNCLASSIFIED WORK DONE WITHOUT WRITTEN AUTHORITY AND PRIOR AGREEMENT IN WRITING AS TO PRICES, SHALL BE AT THE CONTRACTOR'S RISK, AND WILL BE CONSIDERED UNAUTHORIZED, AND AT THE OPTION OF THE DEVELOPER MAY NOT BE MEASURED AND PAID FOR AND MAY BE ORDERED REMOVED AT THE CONTRACTOR'S EXPENSE. UPON FAILURE OF THE CONTRACTOR TO REPAIR SATISFACTORILY OR TO REMOVE AND REPLACE, IF SO DIRECTED, REJECTED, UNAUTHORIZED OR CONDEMNED WORK OR MATERIALS IMMEDIATELY AFTER RECEIVING NOTICE FROM THE DEVELOPER, THE DEVELOPER WILL, AFTER GIVING WRITTEN NOTICE TO THE CONTRACTOR, HAVE THE AUTHORITY TO CAUSE DEFECTIVE WORK TO BE REMEDIED OR REMOVED AND REPLACED, OR TO CAUSE UNAUTHORIZED WORK TO BE REMOVED AND TO DEDUCT THE COST THEREOF FROM ANY MONIES DUE OR TO BECOME DUE THE CONTRACTOR.
- SUBSURFACE EXPLORATION: RONE ENGINEERING HAS MADE AN INVESTIGATION OF SUBSURFACE SOIL CONDITIONS FOR THE PROJECT SITE, THE RESULTS OF WHICH CAN BE FOUND IN THEIR REPORT NO. #23-27484 DATED 06/16/2023.

TEST BORINGS HAVE BEEN MADE AT VARIOUS LOCATIONS WITHIN THE CONSTRUCTION AREA AND THE RESULTS OF SUCH BORINGS, INCLUDING THE COMPLETE SOIL REPORT, ARE INCLUDED IN THE SPECIFICATIONS.

SOIL INVESTIGATION DATA IS PROVIDED ONLY FOR INFORMATION AND THE CONVENIENCE OF BIDDERS. THE DEVELOPER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY, TRUE LOCATION AND EXTENT OF THE SOILS INVESTIGATION THAT HAS BEEN PREPARED BY OTHERS. THEY FURTHER DISCLAIM RESPONSIBILITY FOR INTERPRETATION OF THAT DATA BY BIDDERS, AS IN PROJECTING SOIL BEARING VALUES, ROCK PROFILES, SOILS STABILITY AND THE PRESENCE, LEVEL AND EXTENT OF UNDERGROUND WATER.

BIDDERS SHALL MAKE ANY INVESTIGATION OF EXISTING SUBSURFACE CONDITIONS AS DEEMED NECESSARY AT NO EXPENSE TO THE DEVELOPER.

NEITHER THE DEVELOPER NOR ENGINEER WILL BE RESPONSIBLE IN ANY WAY FOR ADDITIONAL COMPENSATION FOR EXCAVATION WORK PERFORMED UNDER THIS CONTRACT DUE TO CONTRACTOR'S ASSUMPTIONS BASED ON SUBSOIL DATA PREPARED SOLELY FOR ENGINEER'S USE.

GAS, ELECTRIC, AND TELEPHONE NOTES

- THE CONTRACTOR SHALL INSTALL 2-4" SCH 40 PVC CONDUITS FOR AREA TELEPHONE SERVICE PROVIDER. THE SERVICE PROVIDER WILL INSTALL THE WIRING. THE CONDUITS SHALL EXTEND FROM THE BUILDING TO THE ADJACENT R.O.W. CONTRACTOR SHALL COORDINATE LOCATION, ALIGNMENT AND INSTALLATION REQUIREMENTS WITH THE AREA TELEPHONE PROVIDER.
- PULL BOXES SHALL BE INSTALLED AT ALL BENDS AND AT 1000-FOOT INCREMENTS ALONG ALL TELEPHONE AND COMMUNICATIONS CONDUITS. ALL PULL BOXES SHALL BE WATERPROOF, AND THOSE IN PAVED AREAS SHALL BE TRAFFIC RATED.
- THE CONTRACTOR SHALL PROVIDE 4 WEEKS LEAD TIME FOR (TEMP. AND PERMANENT) TELEPHONE SERVICE INSTALLATION, AND 14-16 WEEK LEAD TIME FOR THREE-PHASE TRANSFORMERS. COORDINATE SERVICE WITH THE LOCAL ELECTRIC PROVIDER.
- THE CONTRACTOR SHALL COORDINATE ALL ELECTRIC AND GAS SERVICE (TEMP. & PERMANENT) LOCATION, ALIGNMENT, INSTALLATION REQUIREMENTS AND COST SHARING ARRANGEMENTS WITH FRANCHISE UTILITY PROVIDER.
- THE CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY PROVIDER TO EXTEND GAS SERVICE FROM THE ADJACENT R.O.W. TO THE PROPOSED BUILDING.
- ALL FRANCHISE UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE CONCEPTUAL IN NATURE. THE CONTRACTOR SHALL COORDINATE THE EXACT DESIGN, ALIGNMENT, INSTALLATION REQUIREMENTS AND COST SHARING ARRANGEMENTS WITH THE INDIVIDUAL UTILITY PROVIDERS. THE CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS TO INSTALL FRANCHISE UTILITY (GAS, ELECTRIC, PHONE, CABLE) SERVICE TO THE PROPOSED BUILDING, IN THE BASE BID.

PAVING AND STRIPING NOTES

- ALL WORK AND MATERIALS ON SITE SHALL BE IN ACCORDANCE WITH THE CITY OF PARKER STANDARD PAVING SPECS AND DETAILS AND NORTH TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. PROCUREMENT OF THE TESTING LABORATORY AND THE PAYMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE OWNER. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE COUNTY AND PROJECT SPECIFICATIONS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST VERSION OF THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- THE PAVEMENT UPON WHICH THE LANE AND PAVEMENT MARKERS ARE TO BE PLACED SHALL BE PREPARED TO THE APPROVAL OF THE INSPECTOR TO ENSURE PROPER CLEANING OF THE PAVEMENT SURFACE.
- SIGN LOCATIONS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CITY. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH THE CITY PRIOR TO INSTALLATION.
- CONTRACTOR TO REFERENCE IRRIGATION PLAN AND MEP PLANS FOR LOCATION OF PROPOSED SLEEVING AND CONDUITS.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRENCH PROTECTION PLAN FOR ALL OPEN TRENCH EXCAVATION.
- EXISTING MANHOLE TOPS AND ALL OTHER DRAINAGE FACILITIES SHALL BE ADJUSTED AS REQUIRED TO MATCH FINAL GRADES AS SHOWN ON GRADING PLAN. NO SEPARATE PAY ITEM.
- ALL STORM SEWER PIPE SHALL BE CLASS III RCP, OR AS SHOWN BELOW.
- ALL STORM SEWER PIPE SHALL BE CLASS III RCP, OR AS SHOWN BELOW.
- EXISTING WATER AND SANITARY SEWER LINES ARE SHOWN ON PLANS FOR REFERENCE ONLY. CONTRACTOR SHALL LOCATE ALL LINES IN THE AREA PRIOR TO DIGGING.
- ALL CURVED STORM DRAIN IS TO BE CONSTRUCTED WITH RADIUS PIPE OR IS TO HAVE ALL JOINTS GROUTED AS NECESSARY. IT SHALL BE THE CONTRACTOR'S OPTION AS TO WHICH METHOD TO USE. THERE SHALL BE NO SEPARATE PAY.
- ALL STORM SEWER MANHOLES AND INLETS TO BE CONSTRUCTED WITH 30" CAST IRON FRAME AND COVERS

GRADING NOTES

- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEDED, IRRIGATED, AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
- ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE SHOWN.

- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.

- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AND NO PONDING IN PAVED AREAS. CONTRACTOR ADJUSTMENTS TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED WITH THE PRIOR APPROVAL OF THE ENGINEER. CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.

- THE CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES WHICH ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.

- ALL EXISTING CONCRETE PAVING, CHANNEL IMPROVEMENTS, SIDEWALK, STRUCTURES AND CURB DEMOLITION SHALL BE REMOVED IN THEIR ENTIRETY AND DISPOSED OF BY THE CONTRACTOR, OFFSITE UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER.

- ALL CLEARING, GRADING, COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE TO THE RECOMMENDATIONS MADE IN THE SUBSURFACE EXPLORATION REPORT BY RONE ENGINEERING, PROJECT #23-27484 DATED 06/16/2023 AND ALL ADDENDA.

- GRADING CONTRACTOR TO COORDINATE WITH THE FRANCHISE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.

- THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES AND USE TO DETERMINE HIS BID ACCORDINGLY. ANY DEVIATION FROM A BALANCED CUT AND FILL SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CIVIL ENGINEER AND ANY VARIANCE QUANTIFIED ON THE BID.

- REFERENCE STRUCTURAL PLANS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR ALL SOIL PREPARATION/COMPACITION.

- EXCESS MATERIAL: EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE. NO EXCESS MATERIAL SHALL BE SPREAD ONCE DESIGN GRADES ARE ESTABLISHED.

- WHERE SURFACE DRAINAGE CHANNELS ARE TEMPORARILY DISTURBED OR BLOCKED DURING CONSTRUCTION, THEY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION OR GRADES AND CROSS SECTION AFTER THE CONSTRUCTION IS COMPLETED.

- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL WHICH SOILS LAB DECLares UNSUITABLE FOR USE ON-SITE.

- PRIOR TO PLACING ANY FILL, THE AREAS TO RECEIVE FILL WILL NEED TO BE STRIPPED AND GRUBBED. THE SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6 INCHES AND UNIFORMLY COMPACTED TO A MINIMUM OF 95 PERCENT OF ASTM D698 AT OR ABOVE THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY THAT TEST. THE COMPACTIVE EFFORT SHALL BE BY MECHANICAL MEANS. THE FILL MATERIALS SHALL BE SPREAD IN LOOSE LIFTS, LESS THAN 9 INCHES THICK, AND UNIFORMLY COMPACTED TO THE SAME CRITERIA.

- REFERENCE EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL GENERAL NOTES AND SPECIFICATIONS.

STORM SEWER NOTES

- CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS, GRATE INLETS, AND ALL UTILITIES CROSSING THE STORM SEWER. FLOW LINES AND RIMS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE PROPOSED GRADE PRIOR TO CONSTRUCTION.

- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.

- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

- REFERENCE CITY'S DESIGN STANDARDS AND SPECIFICATIONS AND NORTH TEXAS COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NEW STORM SEWER SYSTEMS.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRENCH PROTECTION PLAN FOR ALL OPEN TRENCH EXCAVATION.

BENCHMARKS:

"X" CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE. ELEV 584.169

"X" CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PRESCOTT DRIVE. ELEV 805.398

GENERAL NOTES**CITY OF PARKER**
COLLIN COUNTY, TEXAS

LJA Engineering, Inc. 
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0700
Fax 469.621.0706
FRN F-1386

LJA PROJECT ID
NT561-0133
PRELIMINARY
DATE: OCT 2025
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF VERONICA H. CLARK, TEXAS P.E.
#143748 ON 10/23/2025
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.
HORZ: N/A
VERT: N/A
SCALE: SHEET
3
OF 14 SHEETS

LEGEND

88.8 PROPOSED SPOT ELEVATIONS
PROPOSED FLOW DIRECTION
EXISTING FLOW DIRECTION
EP EDGE OF PAVEMENT
CONCRETE REMOVAL

DIVERSION SWALE

SECTION A-A - NTS

80' A.E.

10' PARKWAY

25' B-B

10' MEDIAN

25' B-B

10' PARKWAY

0.5' STANDARD CURB

4:1 MAX

1' MIN

5' SIDEWALK

2%

2%

2%

1' MIN

5' SIDEWALK

4:1 MAX

6" STABILIZED SUBGRADE
COMPACTED TO 95% PROCTOR OR
AS APPROVED BY THE GEOTECH.

8" 4000 PSI CONCRETE WI
NO.3 BARS @18" O.C.E.W.

DIVIDED ENTRY ROAD 80' A.E.

OSCAR DE LUNA JR
GLADIS DE LUNA
INST.#20230001084
OPRCCT

ELEANOR NOREEN EVANS
INST.#20151014001298730
O.P.R.C.C.T

APPROXIMATE LOCATION OF
EXISTING OVERHEAD ELECTRIC
LINE, CONTRACTOR TO
VERIFY LOCATION PRIOR TO
CONSTRUCTION

CONSTRUCTION

BENCHMARKS:

'X' CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE.

"X" CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PRESCOTT DRIVE.

APPROXIMATE LOCATION 100-YE
FLOODPLAIN PER FEMA MAP 48085C041
REVISED JUNE 2, 2000

CARPENTER FARMS LTD
INST.#2002010300001682
O.P.B.C.T.

CATION 100-YEAR
FEMA MAP 48085C0415J
2009

REVISION

GRADING & DEMOLITION PLAN

ACCESS FROM FM 2551

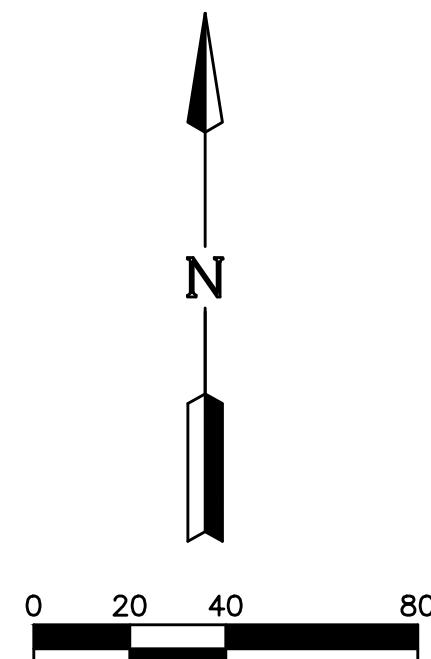
CITY OF PARKER

COLLIN COUNTY, TEXAS

The logo for LJA Engineering, Inc. It features the company name "LJA" in a large, bold, black, sans-serif font. To the left of "LJA", the words "Engineering, Inc." are written in a smaller, bold, black, sans-serif font. A thin horizontal line extends from the top of the "LJA" letters to the right, ending with a small vertical tick mark.

<u>PRELIMINARY</u>	NT561-0133
	DATE: OCT 2025
DOCUMENT IS RELEASED THE PURPOSE OF REVIEW	DESIGN: DUFOUR
FOR THE AUTHORITY OF CA H. CLARK, TEXAS P.E.	DRAWN: MCFARREN
8 ON 10 23 2025	SCALE
DOCUMENT IS NOT TO BE FOR THE PURPOSES OF CONSTRUCTION.	HORZ: 1" = 40' VERT: N/A
	SHEET

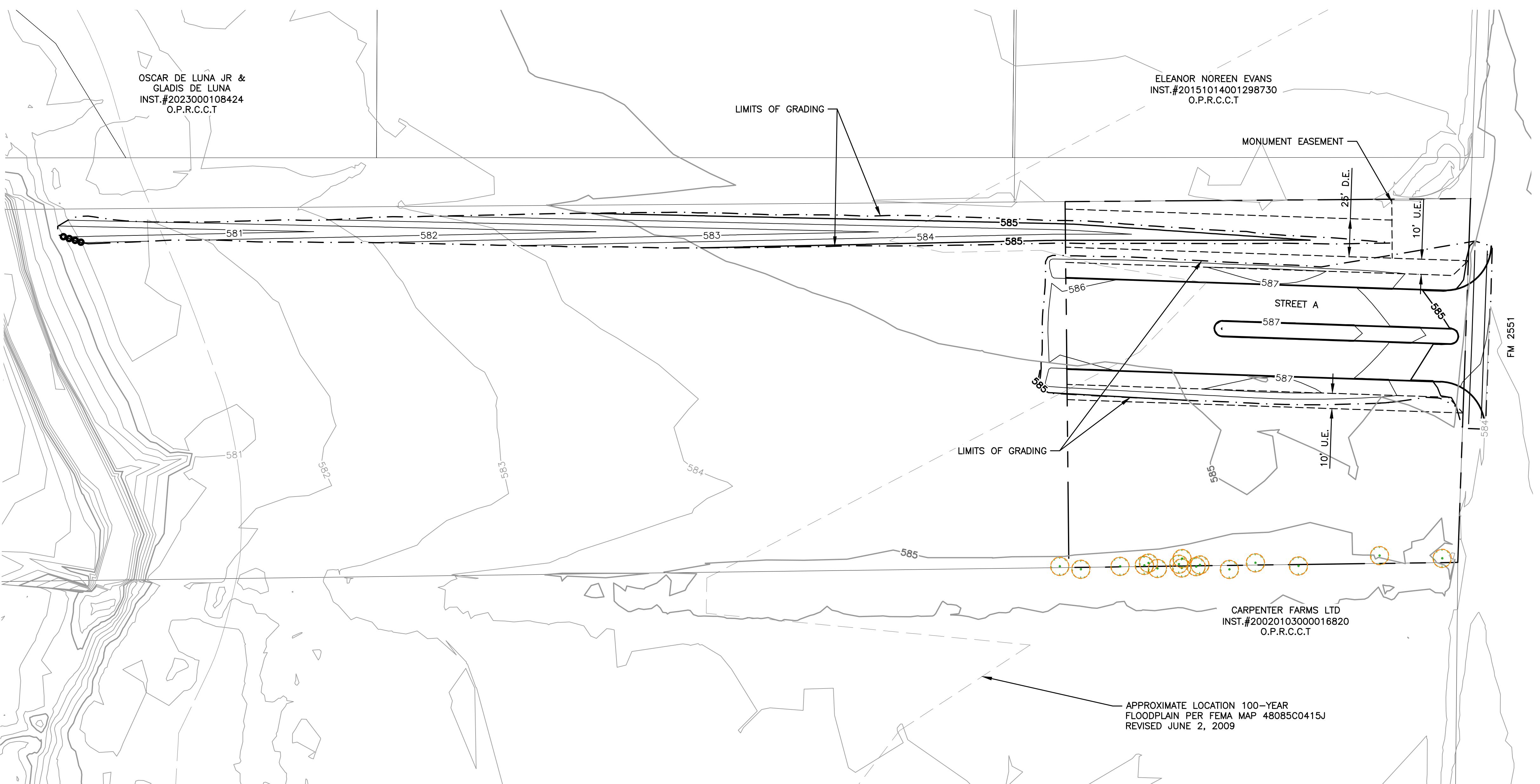
4
OF 14 SHEETS



Point Table			
TAG #	DBH	SPECIES	STATUS
9245	18.0	Hackberry	PRESERVE
9246	12.0	Hackberry	PRESERVE
9247	21.0	Hackberry	PRESERVE
9248	23.0	Hackberry	PRESERVE
9249	20.0	Hackberry	PRESERVE
9250	9.0	Hackberry	PRESERVE
9251	20.0	Hackberry	PRESERVE
9252	17.0	Hackberry	PRESERVE
9253	8.0	Slippery elm	PRESERVE
9254	14.0	Bodark	PRESERVE
9255	8.0	Hackberry	PRESERVE
9256	11.0	Hackberry	PRESERVE
9257	12.0	Hackberry	PRESERVE
9258	14.0	Hackberry	PRESERVE
9259	15.0	Hackberry	PRESERVE
9260	16.0	Hackberry	PRESERVE

LEGEND

- OHE — EXISTING OVERHEAD ELECTRIC
- W — EXISTING WATER LINE
- EXISTING PROPERTY LINE
- LIMITS OF GRADING
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED



BENCHMARKS:

"X" CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE. ELEV 584.169

"X" CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PRESCOTT DRIVE. ELEV 605.398

DATE	REVISION	BY

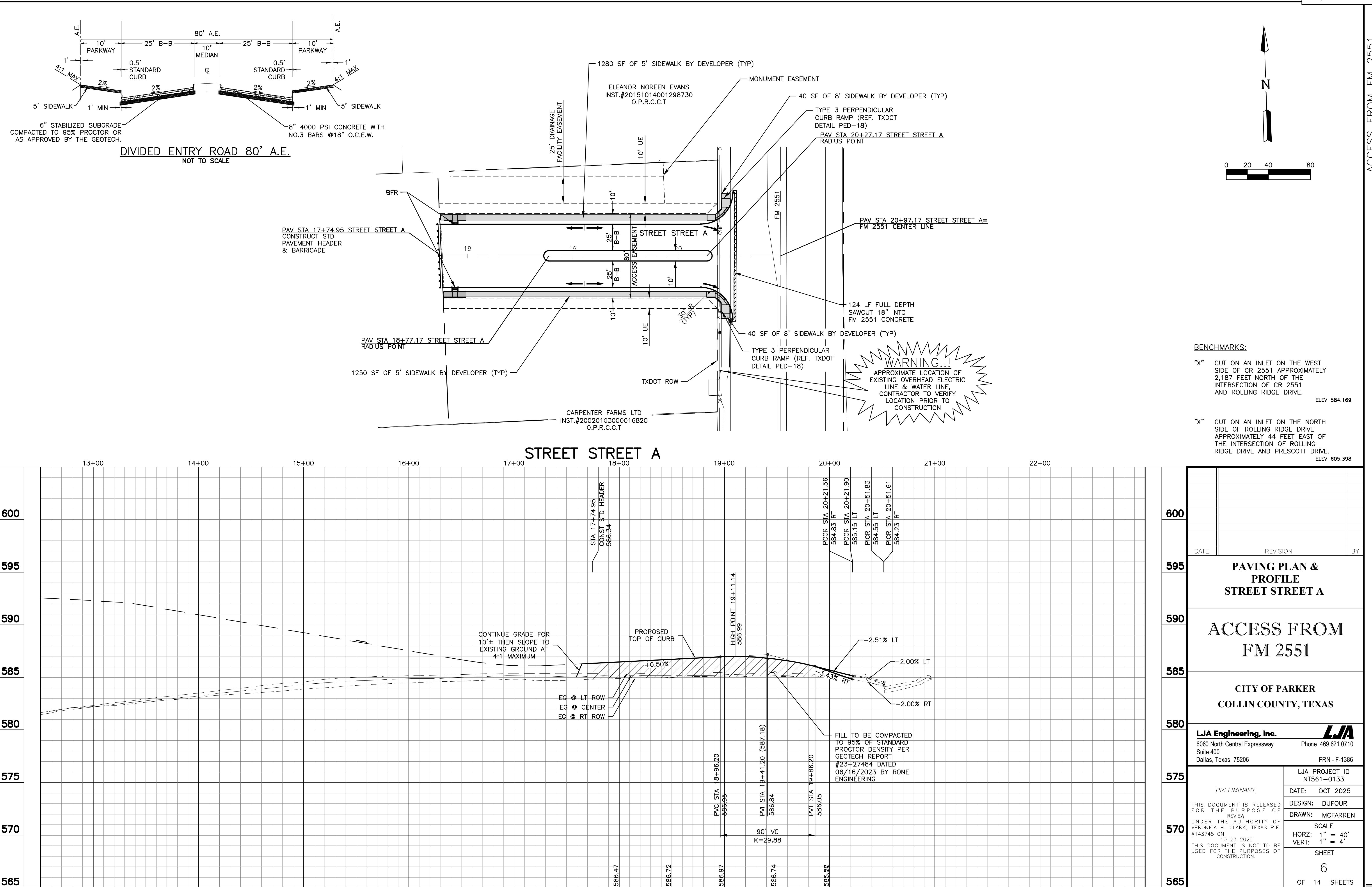
TREE SURVEY

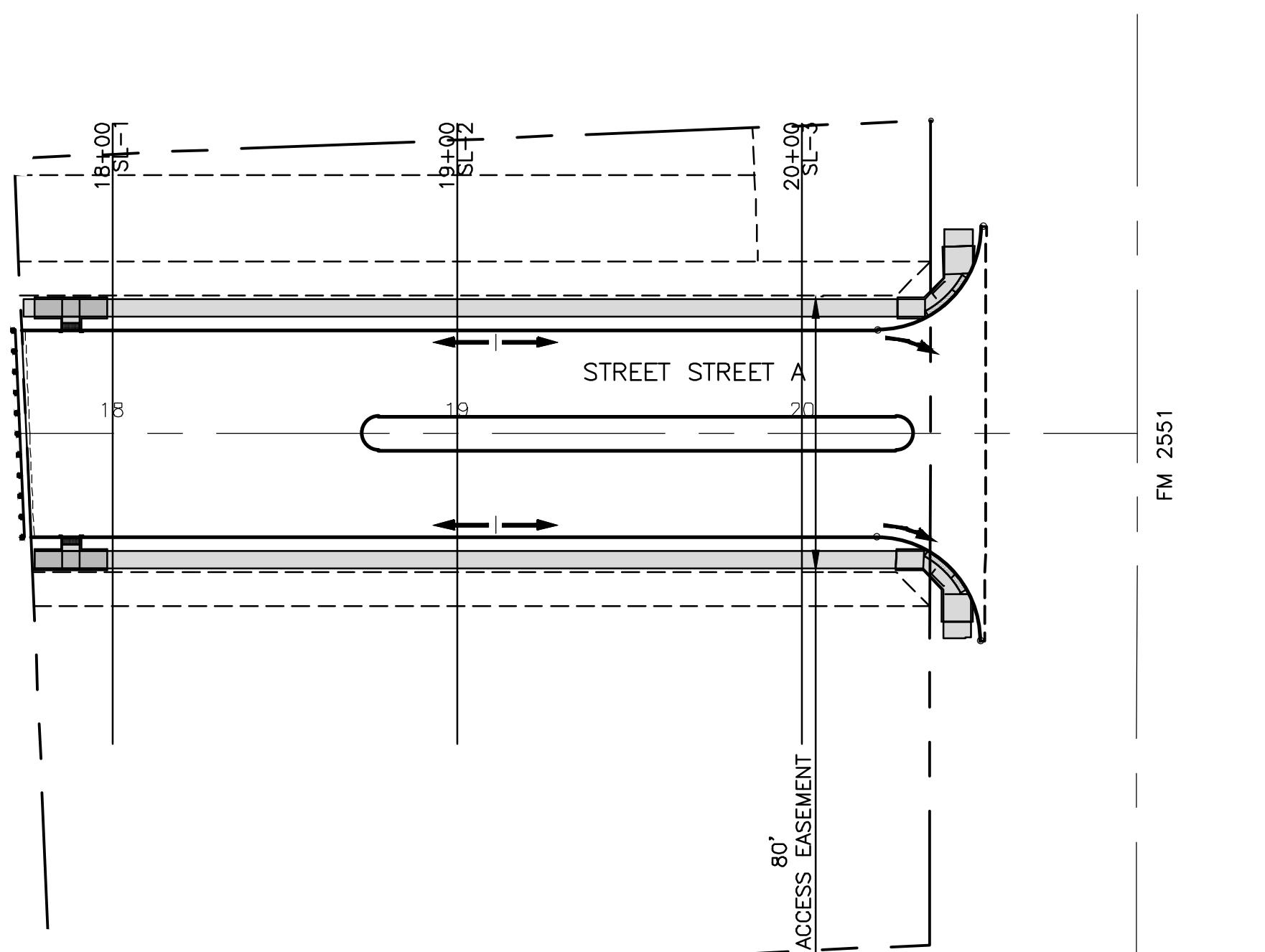
ACCESS FROM FM 2551

CITY OF PARKER
COLLIN COUNTY, TEXAS

LJA Engineering, Inc. 
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN: F-1386

LJA PROJECT ID
NT561-0133
PRELIMINARY
DATE: OCT 2025
DESIGN: LUTTRULL
DRAWN: LUTTRULL
SCALE
HORZ: 1" = 40'
VERT: N/A
SHEET
5
OF 14 SHEETS





0 20 40 80

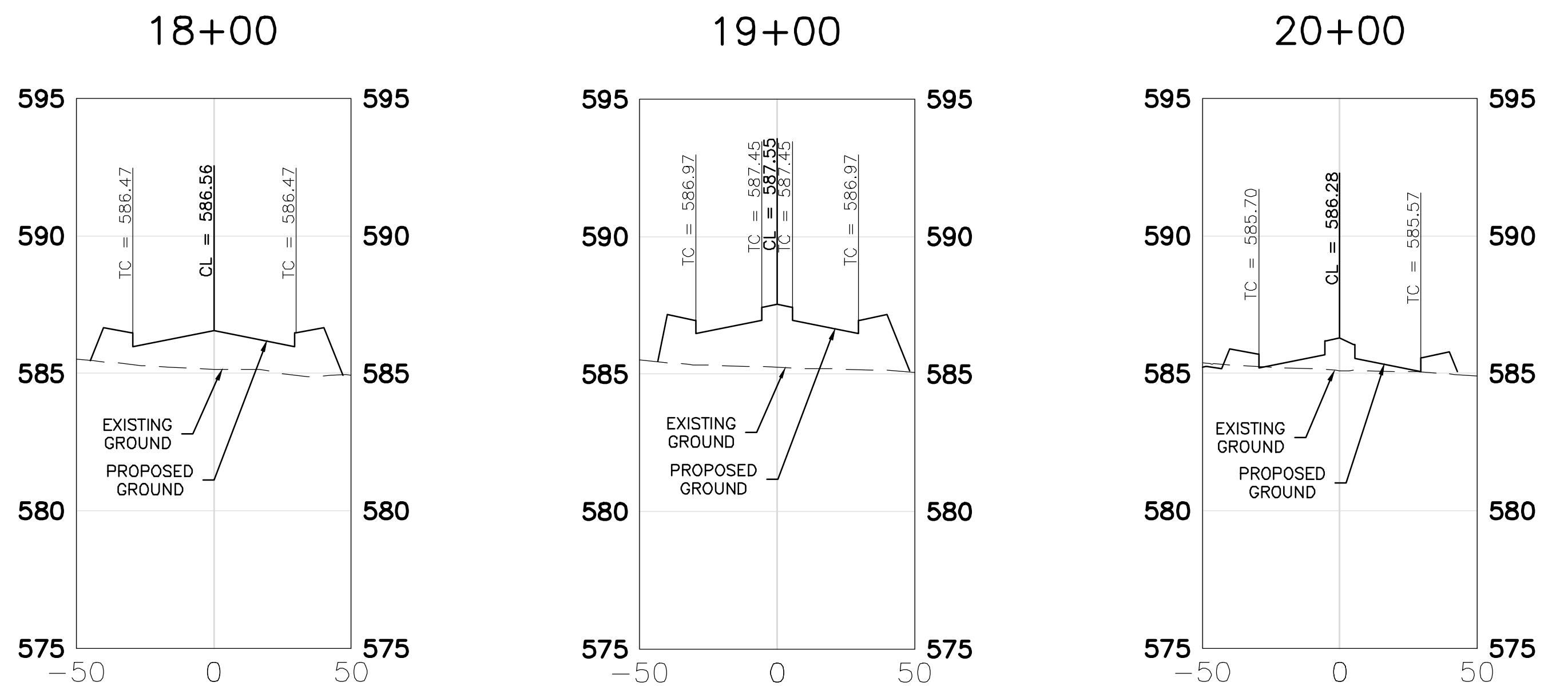
BENCHMARKS:

"X" CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE.

ELEV 584.169

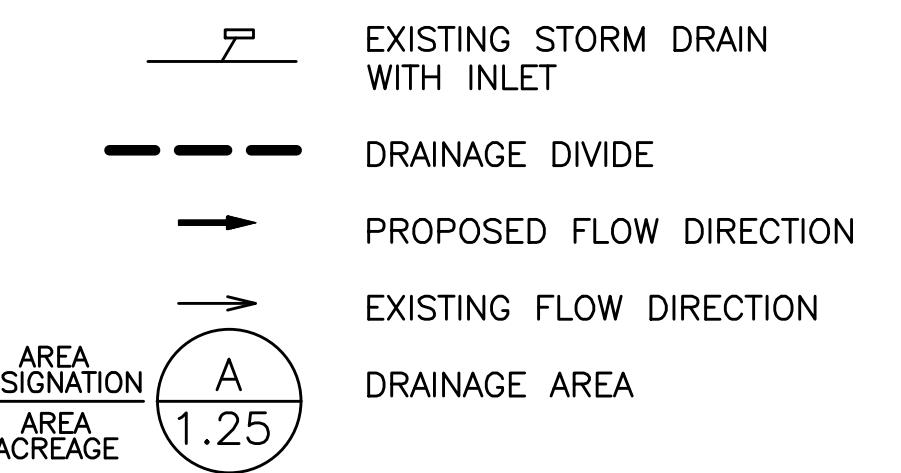
"X" CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PRESCOTT DRIVE.

ELEV 605.398



DATE	REVISION	BY
CROSS SECTIONS STA 19+00 TO 20+00		
ACCESS FROM FM 2551		
CITY OF PARKER COLLIN COUNTY, TEXAS		
LJA Engineering, Inc.  6060 North Central Expressway Suite 400 Dallas, Texas 75206 PRELIMINARY DATE: OCT 2025 DESIGN: DUFOUR DRAWN: LUTTRULL SCALE: 1" = 40' HORIZ: 1" = 40' VERT: 1" = 4' SHEET 7 OF 14 SHEETS		FRN - F-1386

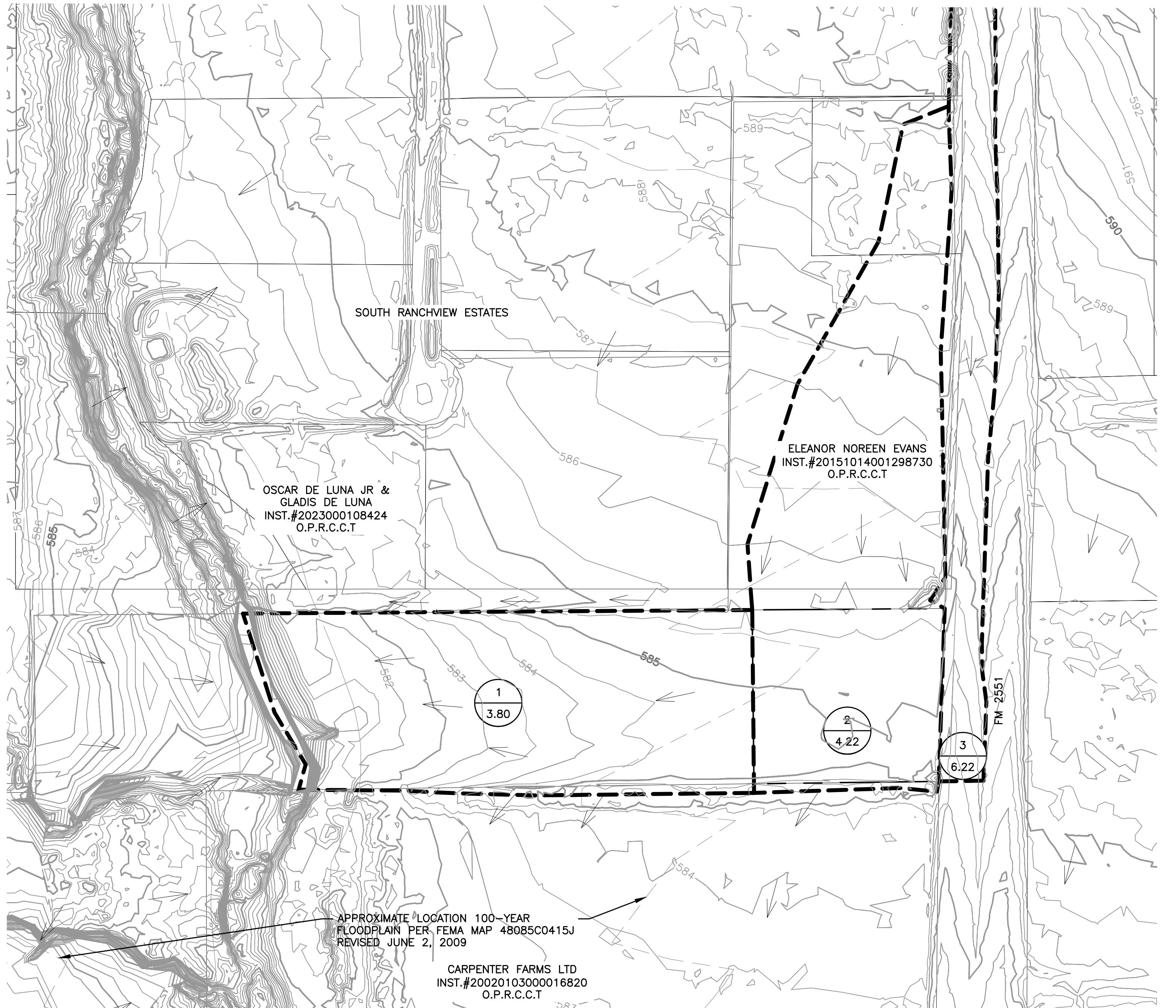
LEGEND



ACCESS FROM FM 2551

DRAINAGE AREA SUMMARY										
DRAINAGE AREA	AREA [ac]	RUNOFF COEFF	CA	T _c [min]	I ₂₅ [in/hr]	25-YEAR ANTECEDENT	Q ₂₅ [cfs]	I ₁₀₀ [in/hr]	100-YEAR ANTECEDENT	Q ₁₀₀ [cfs]
1	3.80	0.40	1.52	15.0	6.48	1.00	9.8	7.88	1.00	12.0
2	4.22	0.40	1.69	15.0	6.48	1.00	10.9	7.88	1.00	13.3
3	6.22	0.90	5.60	10.0	7.86	1.00	44.0	9.60	1.00	53.7

0 50 100 200

DRAINAGE DESIGN CRITERIA
RATIONAL METHOD
100 YEAR DESIGN

Q = C I A
Q - FLOW IN CUBIC FEET PER SECOND (CFS)
C - RUNOFF COEFFICIENT = 0.40 (PASTURE)
C - RUNOFF COEFFICIENT = 0.90 (ROADWAY)
I - 100 YR INTENSITY AT 15 MINUTES = 7.88 (IN/HR)
A - DRAINAGE AREA IN ACRES

BENCHMARKS:

"X" CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE.
ELEV 584.169

"X" CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PREScott DRIVE.
ELEV 605.398

DATE	REVISION	BY

EXISTING DRAINAGE AREA MAP

ACCESS FROM FM 2551

CITY OF PARKER
COLLIN COUNTY, TEXAS

LJA Engineering, Inc. 
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN F-1386

LJA PROJECT ID
NT561-0133

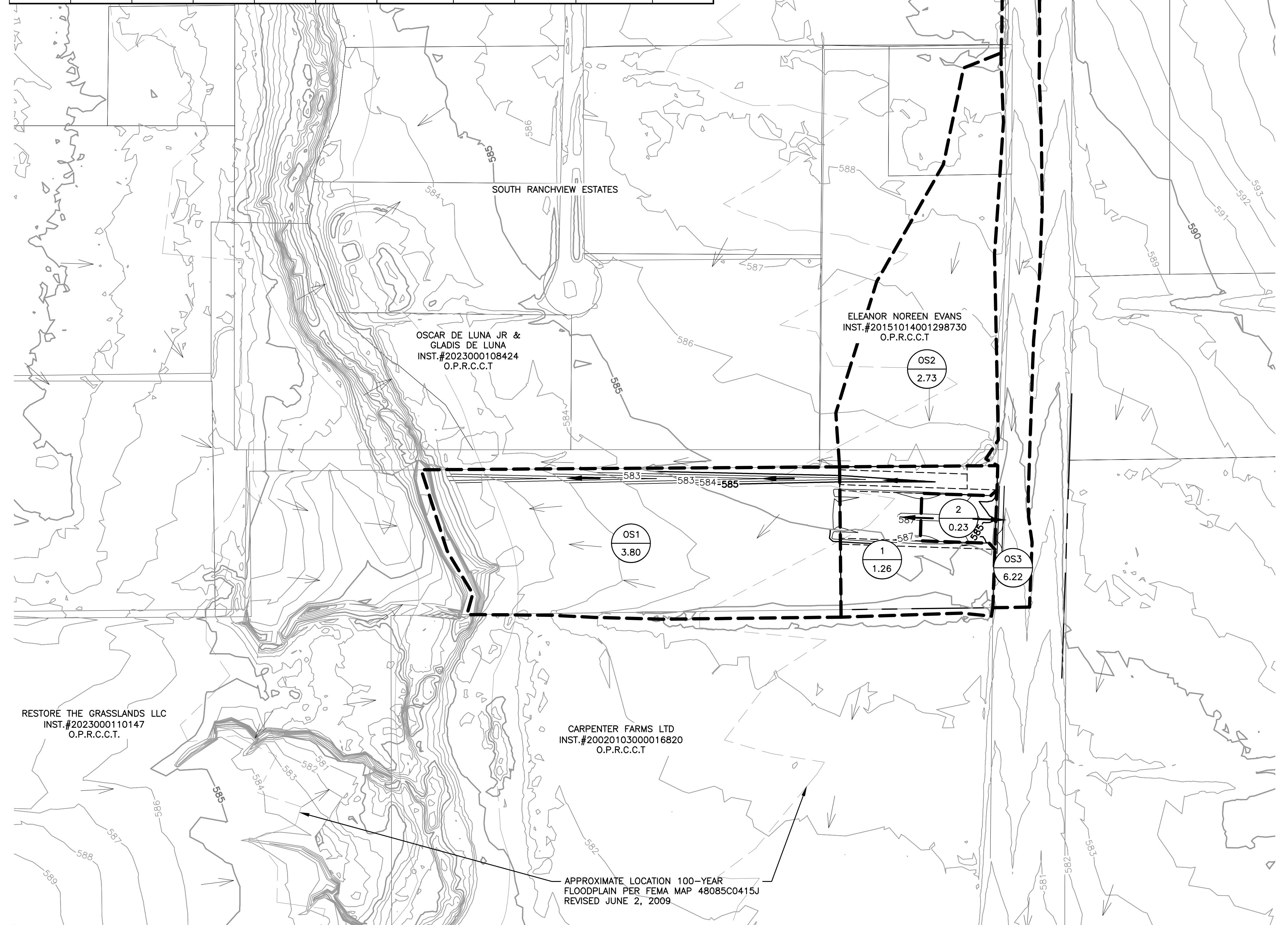
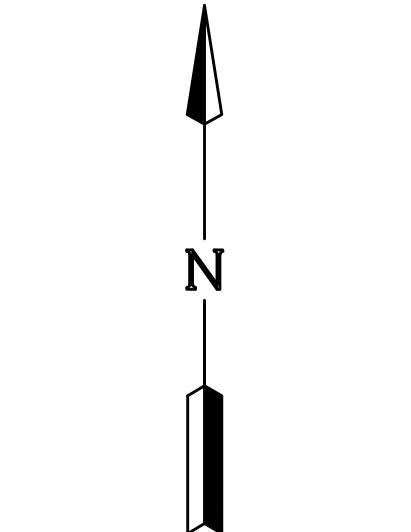
PRELIMINARY

DATE: OCT 2025
DESIGN: LUTTRULL
DRAWN: LUTTRULL
SCALE: 1" = 100'
HORZ: N/A
VERT: N/A
SHEET 8
OF 14 SHEETS

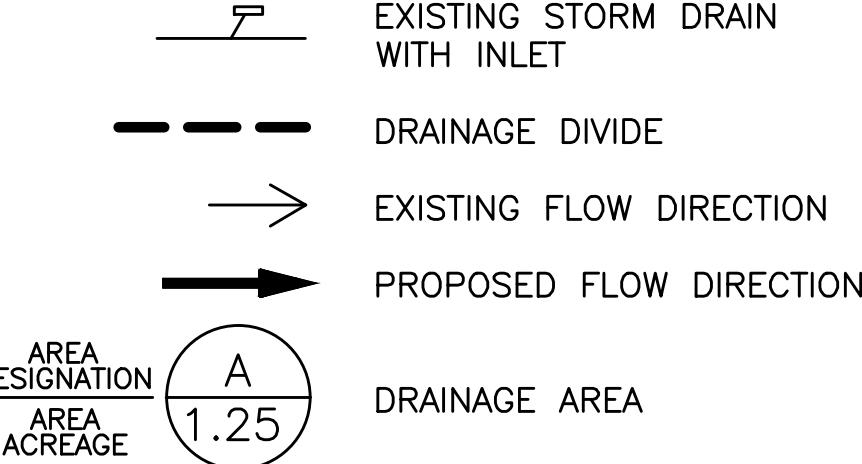
10/23/2025
#143748
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

DRAINAGE AREA SUMMARY

DRAINAGE AREA SUMMARY										
DRAINAGE AREA	AREA [ac]	RUNOFF COEFF	CA	T _c [min]	I25 [in/hr]	25-YEAR ANTECEDENT	Q25 [cfs]	I100 [in/hr]	100-YEAR ANTECEDENT	Q100 [cfs]
1	1.26	0.40	0.50	15.0	6.48	1.00	3.3	7.88	1.00	4.0
2	0.23	0.90	0.21	10.0	7.86	1.00	1.6	9.60	1.00	2.0
OS1	3.80	0.40	1.52	15.0	6.48	1.00	9.8	7.88	1.00	12.0
OS2	2.73	0.40	1.09	15.0	6.48	1.00	7.1	7.88	1.00	8.6
OS3	6.22	0.90	5.60	10.0	7.86	1.00	44.0	9.60	1.00	53.7



LEGEND



DRAINAGE DESIGN CRITERIA

RATIONAL METHOD

100 YEAR DESIGN

- = C I A
- FLOW IN CUBIC FEET PER SECOND (CFS)
- RUNOFF COEFFICIENT = 0.40 (PASTURE)
- RUNOFF COEFFICIENT = 0.90 (ROADWAY)
- 100 YR INTENSITY AT 15 MINUTES = 7.88 (IN/HR)
- DRAINAGE AREA IN ACRES

ES:

REFERENCE TXDOT SET C2056-01-045 FOR FULL AREA OF BASIN OS3 WHICH EXTENDS TO FM 2551 AREA 2 DRAINS INTO AREA 3 AND IS CAPTURED BY INLET CI-13G OF TXDOT SET C2056-01-045 AND OTHER DOWNSTREAM INLETS
AREA 2'S 0.23 ACRES REPRESENTS 3.9% OF THE UPSTREAM BASIN AT THE DOWNSTREAM TXDOT INLET. THE ADDITIONAL FLOW WILL NOT HAVE AN ADVERSE IMPACT ON THE EXISTING STORM SYSTEM DUE TO COINCIDENTAL PEAKS.

STANDARDS & BENCHMARKS:

” CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE.

ELEV 584.169

” CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PRESCOTT DRIVE.

DRIVE.
ELEV 605.398

DATE	REVISION	BY

PROPOSED DRAINAGE AREA MAP

ACCESS FROM FM 2551

CITY OF PARKER

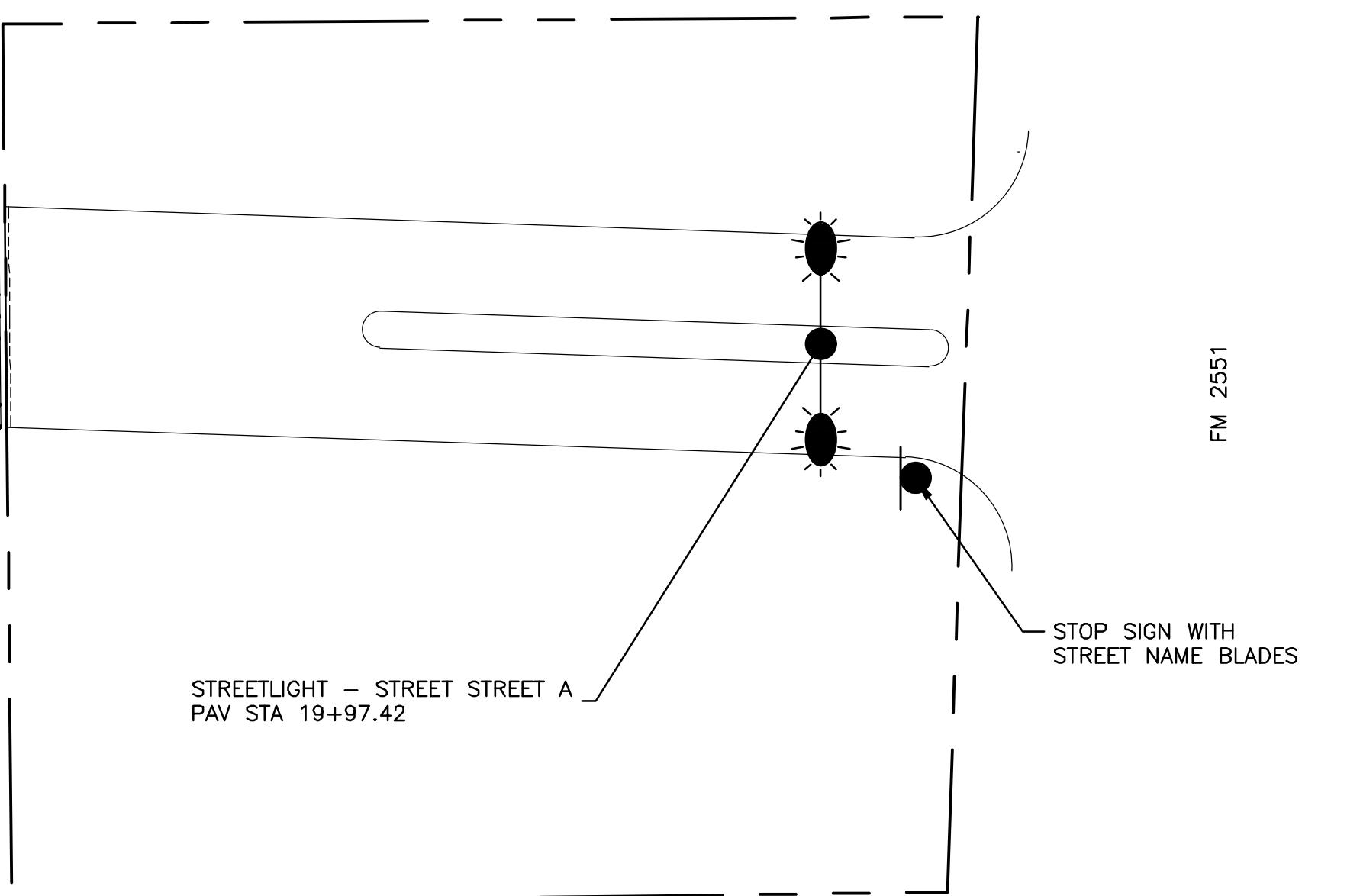
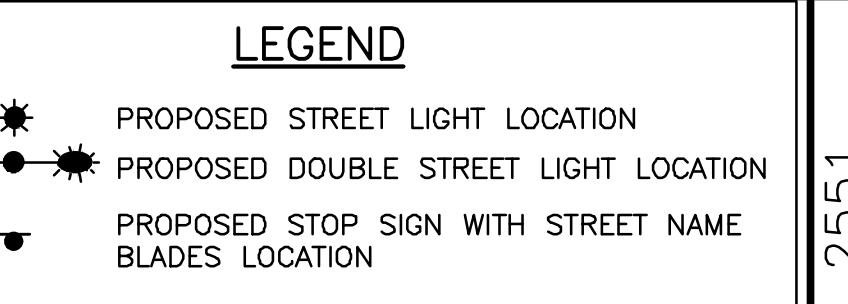
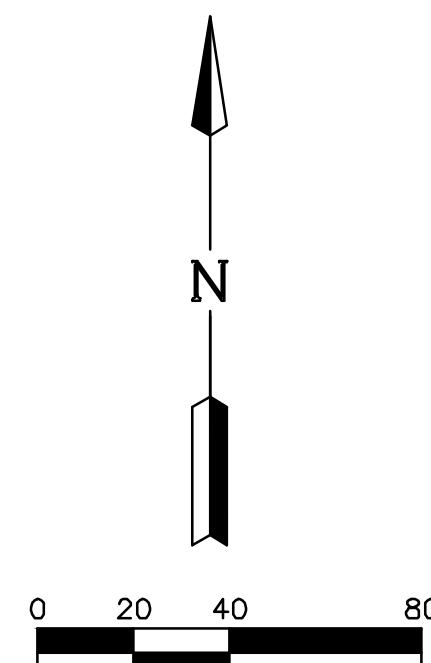
COLLIN COUNTY, TEXAS

JA Engineering, Inc.
60 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

LJA PROJECT ID
NT561-0133

<u>PRELIMINARY</u>		DATE: OCT 2025
S DOCUMENT IS RELEASED R THE PURPOSE OF REVIEW		DESIGN: LUTTRULL
DER THE AUTHORITY OF ONICA H. CLARK, TEXAS P.E.		DRAWN: LUTTRULL
3748 ON 10 23 2025		SCALE
S DOCUMENT IS NOT TO BE D FOR THE PURPOSES OF CONSTRUCTION		HORZ: 1" = 100' VERT: N/A
SHEET		

CONSTRUCTION.



FM 2551

BENCHMARKS:

"X" CUT ON AN INLET ON THE WEST SIDE OF CR 2551 APPROXIMATELY 2,187 FEET NORTH OF THE INTERSECTION OF CR 2551 AND ROLLING RIDGE DRIVE.
ELEV 584.169

"X" CUT ON AN INLET ON THE NORTH SIDE OF ROLLING RIDGE DRIVE APPROXIMATELY 44 FEET EAST OF THE INTERSECTION OF ROLLING RIDGE DRIVE AND PRESCOTT DRIVE.
ELEV 605.398

DATE	REVISION	BY

LIGHTING PLAN**ACCESS FROM FM 2551**

CITY OF PARKER
COLLIN COUNTY, TEXAS

LJA Engineering, Inc. 
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN: F-1386

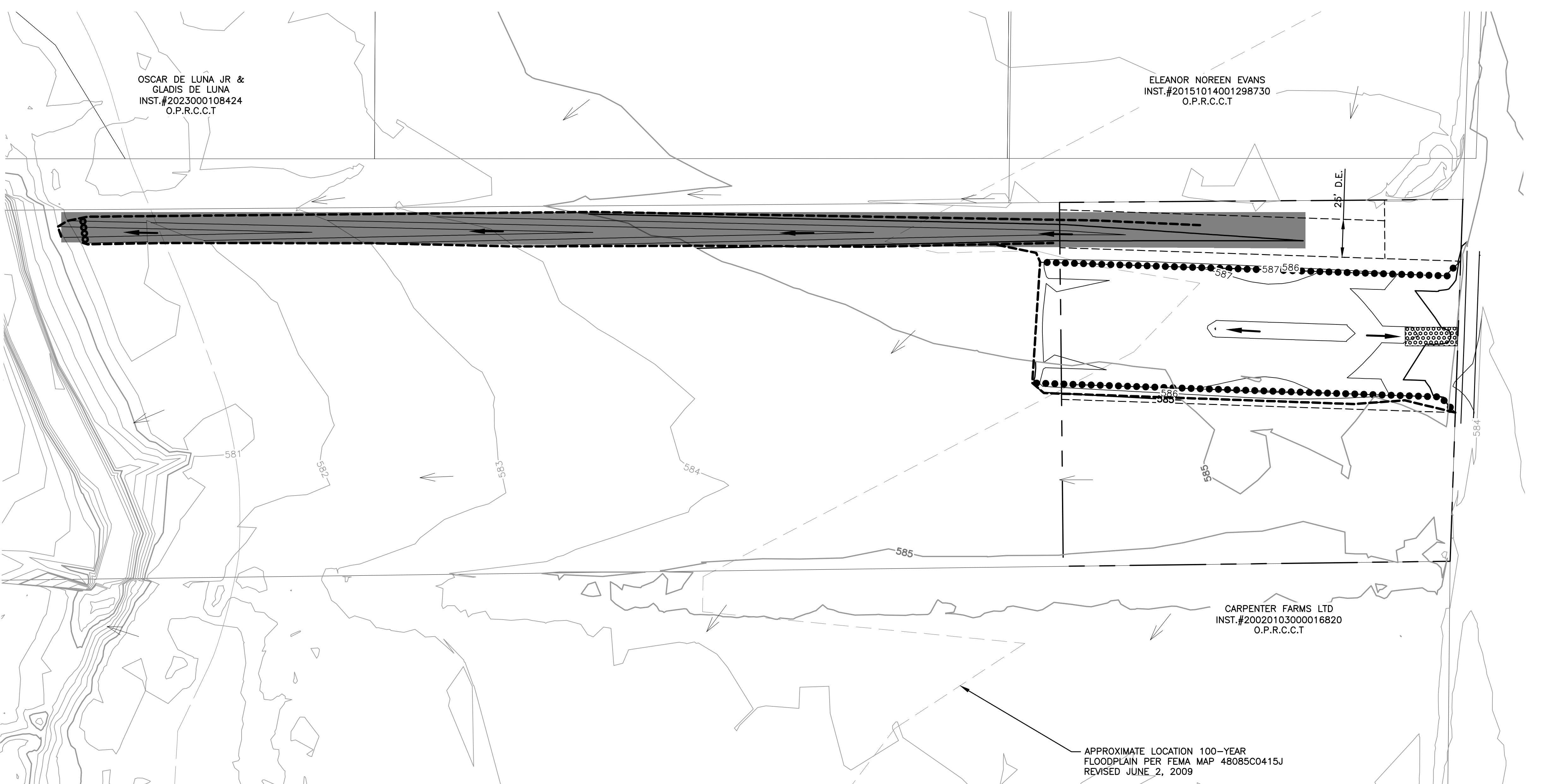
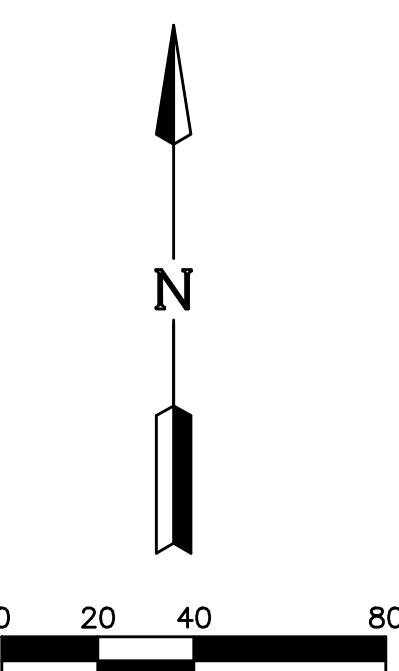
LJA PROJECT ID
NT561-0133

PRELIMINARY
DATE: OCT 2025
DESIGN: MCFARREN
DRAWN: MCFARREN
SCALE: 1" = 40'
HORZ: 10 23 2025
VERT: N/A
SHEET: 10
OF 14 SHEETS

EROSION CONTROL MEASURES

- SILT FENCE EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE OR INITIAL GRADING. (BY GRADING CONTRACTOR.)
- CONSTRUCTION ENTRANCE
- FLOW DIRECTION (POST CONSTRUCTION)
- EXISTING FLOW DIRECTION
- CURLEX EROSION CONTROL DEVICES TO BE INSTALLED AFTER FINAL GRADING AND/OR AFTER PAVEMENT CONSTRUCTION AND CURB BACKFILL. (BY PAVING CONTRACTOR)
- EROSION CONTROL MAT
- ROCK CHECK DAM

ACCESS FROM FM 2551



DATE	REVISION	BY

EROSION CONTROL PLAN

ACCESS FROM FM 2551

CITY OF PARKER
COLLIN COUNTY, TEXAS

LJA Engineering, Inc. 
 6060 North Central Expressway
 Suite 400
 Dallas, Texas 75206
 Phone 469.621.0710
 FRN: F-1386

PRELIMINARY	LJA PROJECT ID NT561-0133
DESIGN: MCFARREN	DATE: OCT 2025
DRAWN: MCFARREN	SCALE HORZ: 1" = 40' VERT: N/A
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF UNDER THE AUTHORITY OF VERONICA H. CLARK, TEXAS P.E. #143748 ON 10 23 2025	SHEET 11 OF 14 SHEETS
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.	

INSTRUCTIONS TO OPERATOR

OPERATOR SHALL:

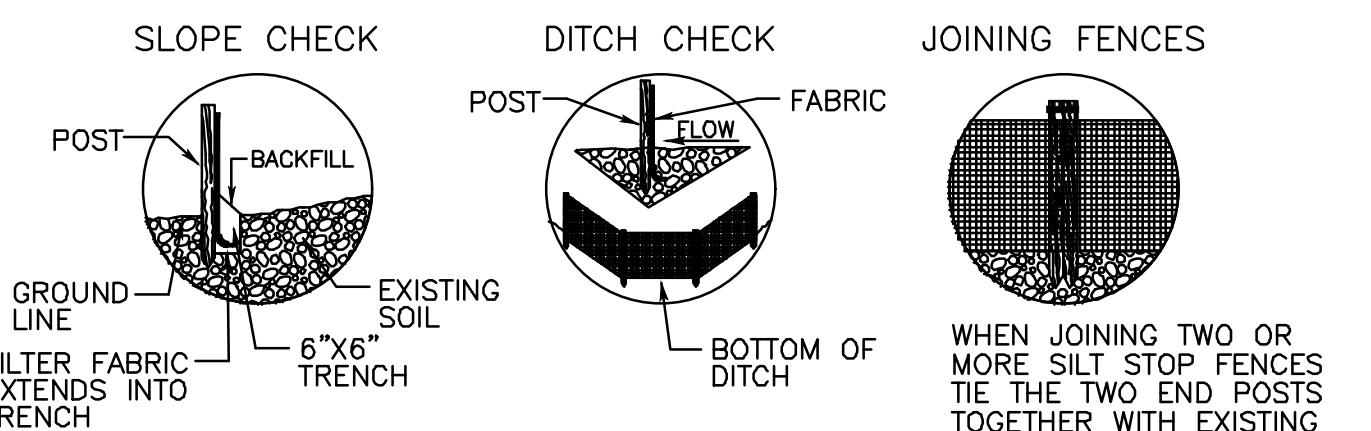
- ACTIVELY MAINTAIN THIS EROSION CONTROL PLAN AND THE ASSOCIATED STORM WATER POLLUTION PREVENTION PLAN (BY OTHERS).
- POST SITE NOTICE AND/OR THE NOTICE OF INTENT (NOI) PROVIDED IN SWPPP AT OR NEAR THE CONSTRUCTION ENTRANCE.
- WRITE NAME AND DATE AT EACH LOCATION WHERE EROSION CONTROL DEVICE IS INSTALLED.
- SHOW ON THESE PLANS LOCATION AND WRITE NAME AND DATE OF INSTALLATION ON ALL CONSTRUCTION ENTRANCES, EQUIPMENT STORAGE LOCATIONS, MATERIAL STORAGE LOCATIONS, VEHICLE WASHES, AND SANITARY FACILITIES.
- WITH A HIGHLIGHTER, MARK THOSE AREAS WHERE VEGETATION HAS BEEN STRIPPED OR WHERE SOIL HAS BEEN DISTURBED. DATE OF DISTURBANCE SHALL BE PLACED IN THESE AREAS. SEE LEGEND.
- SOLID FILL, WITH A HIGHLIGHTER, THOSE AREAS WHERE CONSTRUCTION HAS CEASED AND PERMANENT VEGETATION IS BEING ESTABLISHED. SEE LEGEND.
- DATE REMOVAL OF EROSION CONTROL DEVICES AND NOTE REASON FOR REMOVAL IN THE SWPPP.
- CROSS OUT AND DATE ANY LOTS THAT HAVE BEEN TRANSFERRED TO A SEPARATE OPERATOR. A NOTICE OF CHANGE SHALL BE MAILED TO THE TCEQ. AND A COPY SHALL BE PLACED IN THE SWPPP.
- NOTIFY ENGINEER IN WRITING WHOSE SEAL APPEARS ON THESE DOCUMENTS OF ALL MODIFICATIONS AS REQUIRED BY THE TEXAS STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS.
- PRIOR TO BEGINNING OPERATOR SHALL MAKE COPIES OF PLAN. IF CURRENT PLAN BECOMES TOO CROWDED FOR USE, OPERATOR SHALL PLACE "SEE REVISED PLAN" WITH DATE ON CURRENT PLAN, AND BEGIN TO USE A COPY FOR NEW PLAN.

EROSION CONTROL NOTES:

- APPROXIMATE AREA TO BE DISTURBED IS ± 0.706 ACRES FOR PAVING, GRADING, AND DRAINAGE ON 1 COLLECTOR STREET.
- CONSTRUCTION ENTRANCE LOCATION TO BE APPROVED BY THE OWNER, AND COLLIN COUNTY.
- ALL EROSION CONTROL DEVICES SHALL BE IN ACCORDANCE WITH CITY OF PARKER STANDARD DETAILS AND SPECIFICATIONS.
- ALL EROSION CONTROL DEVICES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBING ACTIVITIES ON THE PROJECT.
- ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS PROJECT. CHANGES ARE TO BE APPROVED BEFORE CONSTRUCTION BY THE DESIGN ENGINEER AND CITY OF PARKER PUBLIC WORKS AND CITY OF PARKER INSPECTOR.
- IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENTATION FROM THE PROJECT, THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
- OFF-SITE SOIL BORROW AND SPOIL AREAS ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL OFF-SITE SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AN ECP AND SWPPP FOR OFFSITE AREAS.
- INSPECTIONS SHALL BE MADE WEEKLY AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF-SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF-SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION.
- CONTRACTOR SHALL HAVE A COPY OF THE CITY OF PARKER EROSION AND SEDIMENT CONTROL MANUAL ON SITE AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. STORMWATER POLLUTION PREVENTION REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF PARKER REQUIREMENTS.
- INSTALL 4' WIDE EROSION MAT (CURLEX) BEHIND CURB DURING THIS PHASE. LEAVE A 1" SOIL DEPRESSION BELOW STREET CURB & ALLEY FOR THIS INSTALLATION.

NOTE:

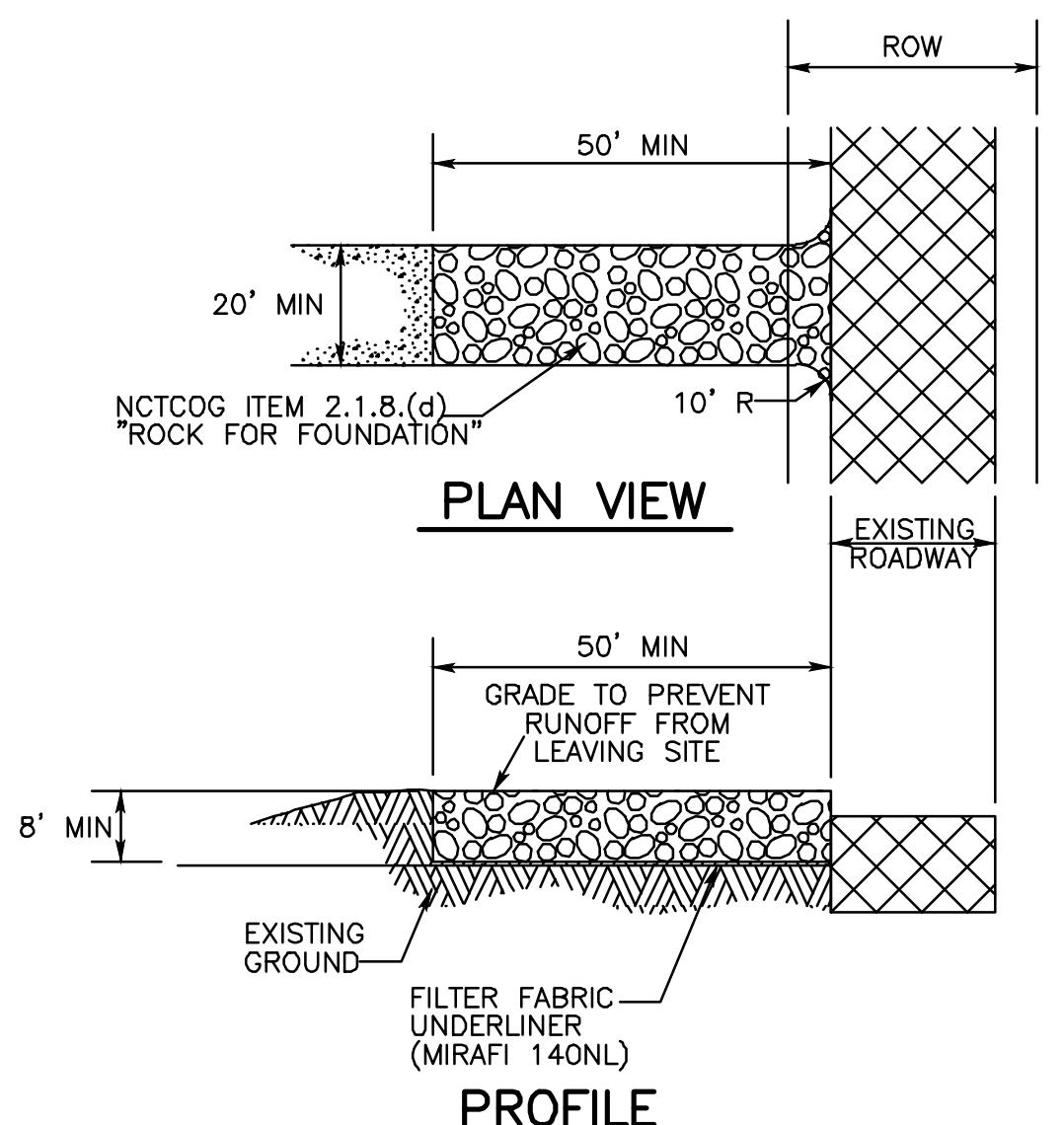
INSTALLATION OF A CLIMATE ADAPTABLE GRASS COVER OR OTHER CITY ACCEPTED EROSION MATERIAL ALONG THE DITCHES AND CHANNELS PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY IS REQUIRED. GRASS SHALL BE PLACED BY USING SOLID SOD TO OBTAIN THE REQUIRED COVERAGE. ALTERNATIVELY, IF ADEQUATE PRECAUTIONS ARE TAKEN FOR EROSION CONTROL, HYDROMULCH MAY BE USED. DURING THE FIRST GROWING SEASON, THE GRASSED AREA SHALL BE FERTILIZED. WATER SUFFICIENT TO OBTAIN COMPLETE COVERAGE OF THE AREA SHALL BE PROVIDED DAILY FOR AT LEAST 60 DAYS PRIOR TO FINAL ACCEPTANCE BY THE CITY. AREAS WHICH DO NOT EXHIBIT HEALTHY GROWTH WITHIN 90 DAYS SHALL BE REPLANTED UNTIL A HEALTHY GROWTH IS OBTAINED. ON ALL OPEN DITCH DRAINAGE FACILITIES, THE DEVELOPER SHALL BE RESPONSIBLE FOR KEEPING SILT REMOVED, ERODED AREAS RESTORED, AND GROUND COVER IN PLACE FOR 2 YEARS AFTER ACCEPTANCE. THE DISTURBED AREA SHALL INCLUDE EROSION CONTROL DEVICES TO MINIMIZE SILTING OF OPEN CHANNELS.

SILT FENCE DETAIL

(NOT TO SCALE)

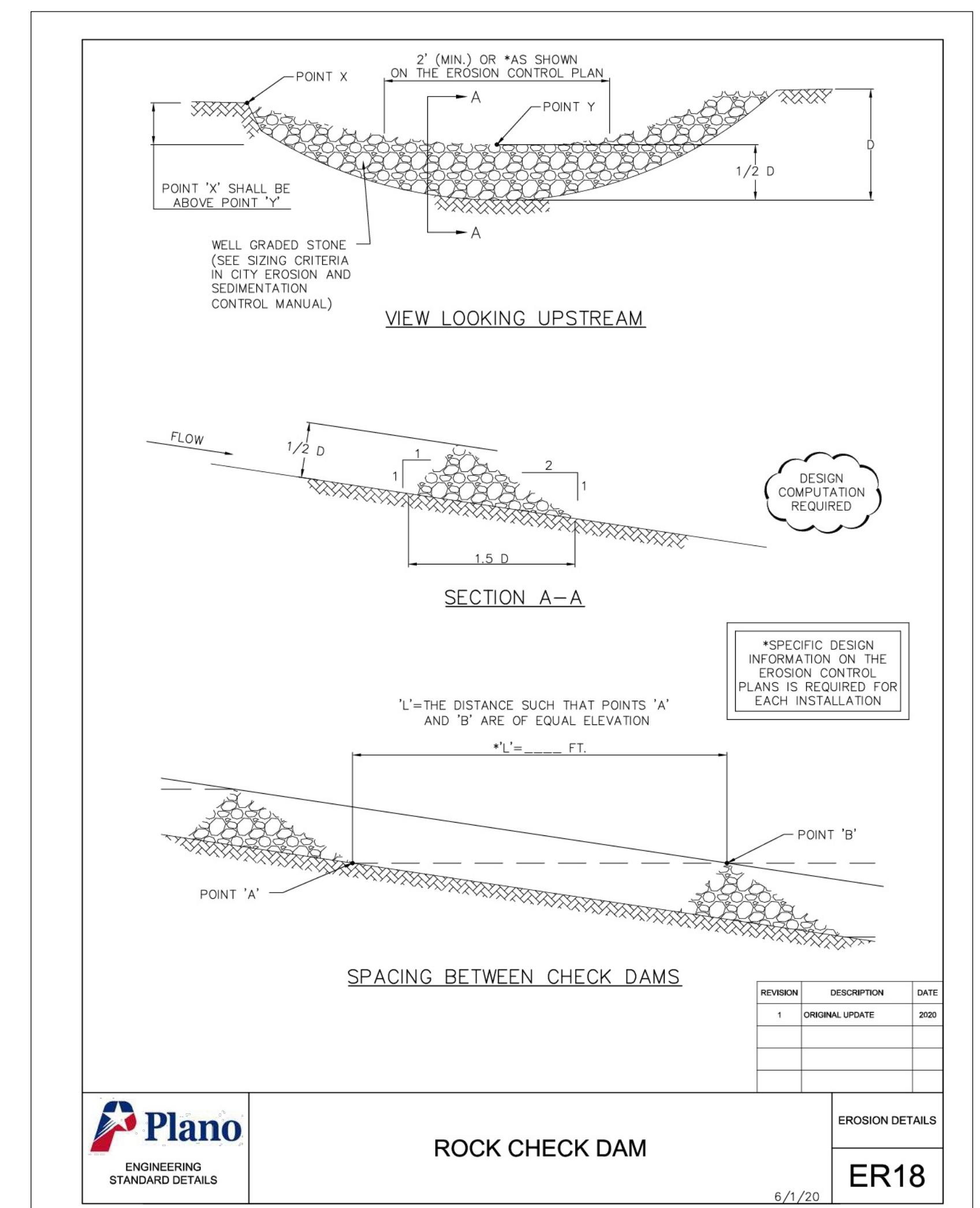
NOTE:

- 1.) SILT FENCE FABRIC SHALL BE MIRAFI 100 X OR EQUAL
- 2.) INSTALL SILT FENCES AT LOCATIONS DIRECTED BY OWNER.
- 3.) FENCE POSTS SHALL BE GALVANIZED STEEL AND MAY BE ROUND FORMED OR TUBULAR IN CROSS-SECTION. POSTS MAY BE USED WHEN IN CONFORMANCE WITH SPECIFICATION.

CONSTRUCTION ENTRANCE DETAIL

(NOT TO SCALE)

IF APPLICABLE, A TRAFFIC RATED CATTLE GUARD MAY BE USED AS A SEDIMENT TRAPPING DEVICE, STRATEGICALLY PLACED ALONG THE CONSTRUCTION ENTRANCE

**ACCESS FROM FM 2551****CITY OF PARKER
COLLIN COUNTY, TEXAS**

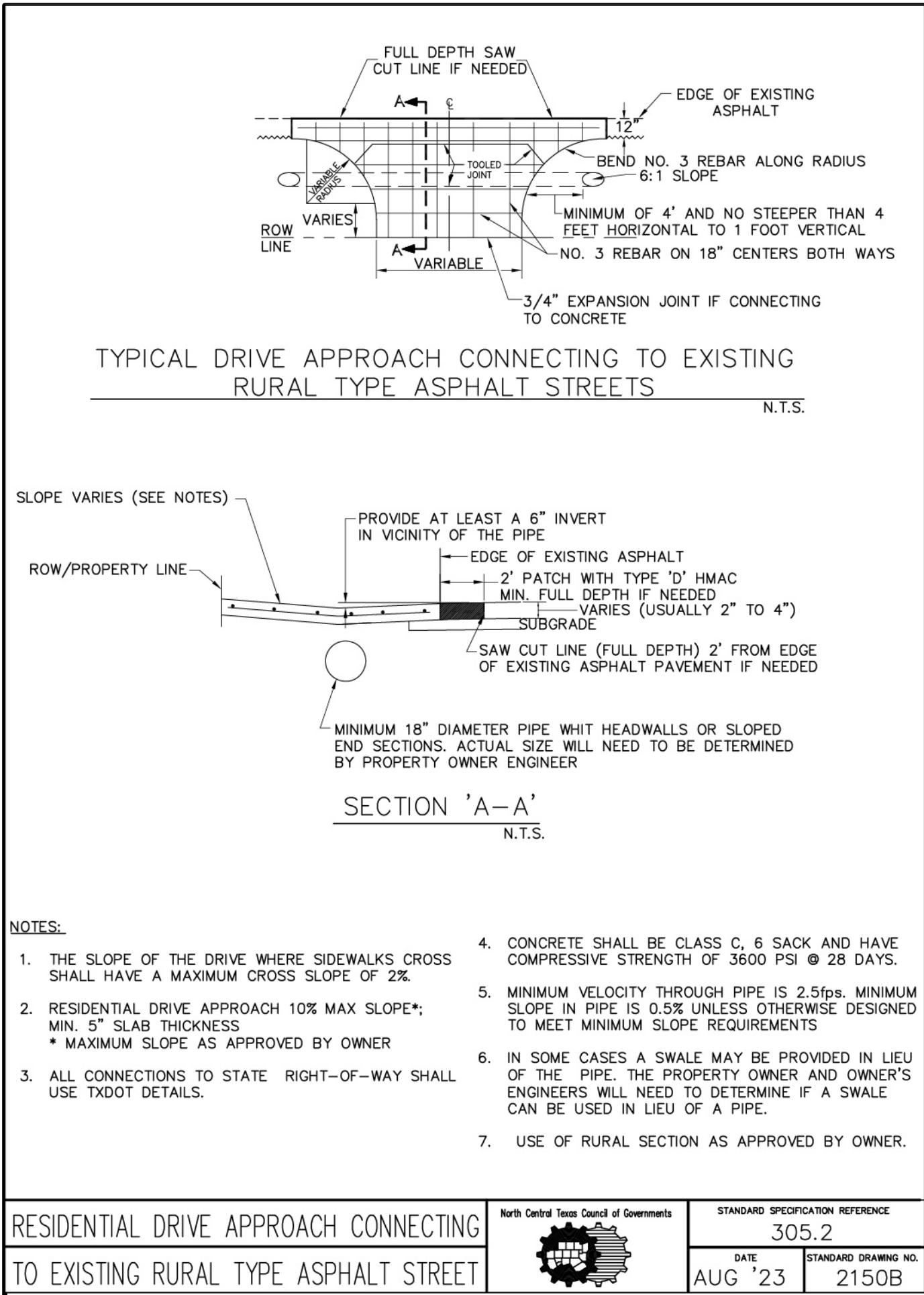
LJA Engineering, Inc. 
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0700
FRN F-1386

LJA PROJECT ID
NT561-0133PRELIMINARY
DATE: OCT 2025

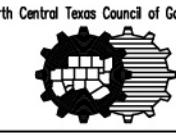
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
VERONICA H. CLARK, TEXAS P.E.
#143748 ON 10/23/2025
THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

SHEET
12

OF 14 SHEETS



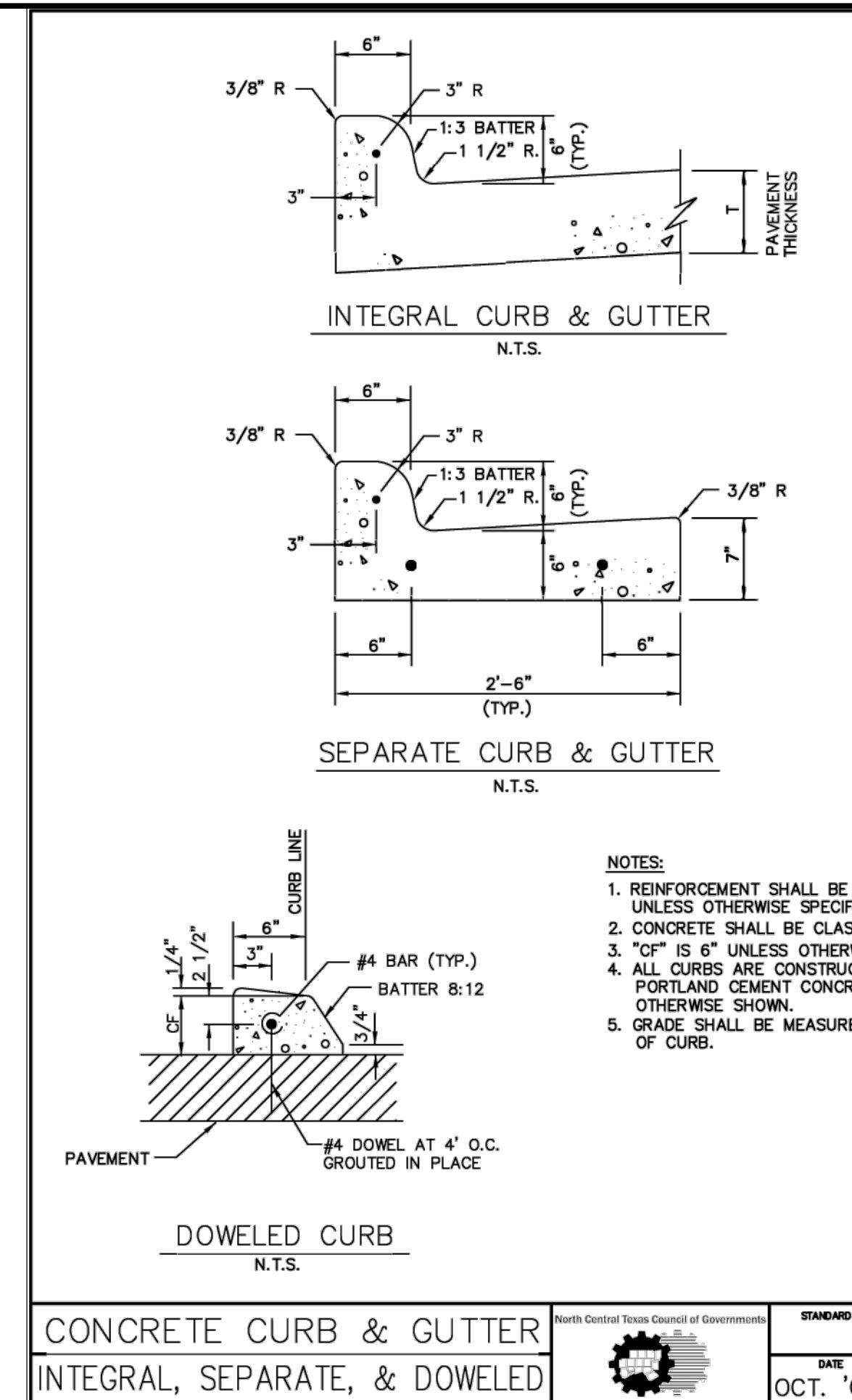
RESIDENTIAL DRIVE APPROACH CONNECTING
TO EXISTING RURAL TYPE ASPHALT STREET



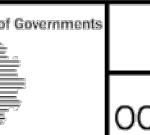
STANDARD SPECIFICATION REFERENCE
305.2

DATE
AUG '23

STANDARD DRAWING NO.
2150B



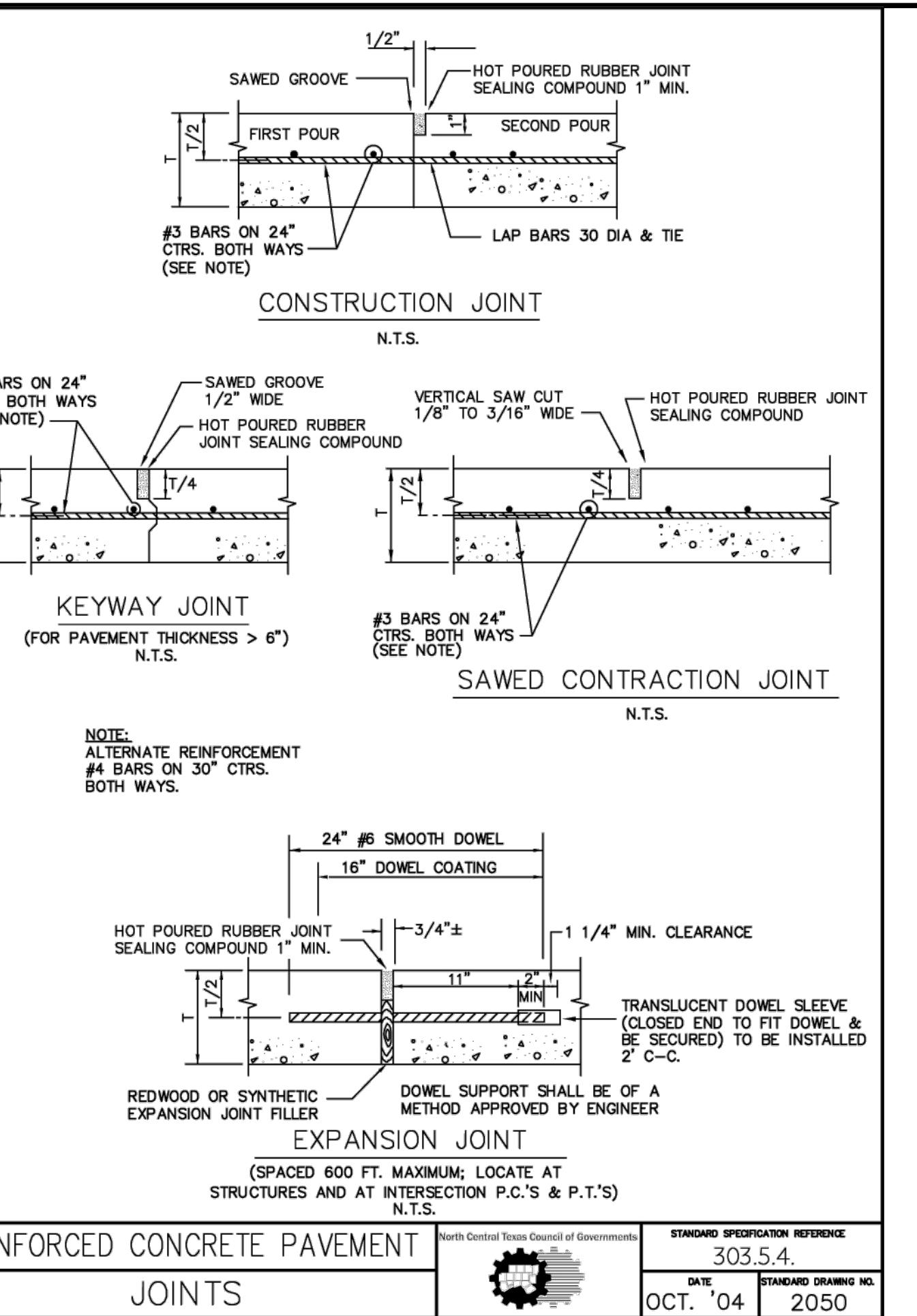
CONCRETE CURB & GUTTER
INTEGRAL, SEPARATE, & DOWELED



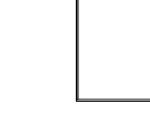
STANDARD SPECIFICATION REFERENCE
305.1

DATE
OCT. '04

STANDARD DRAWING NO.
2120



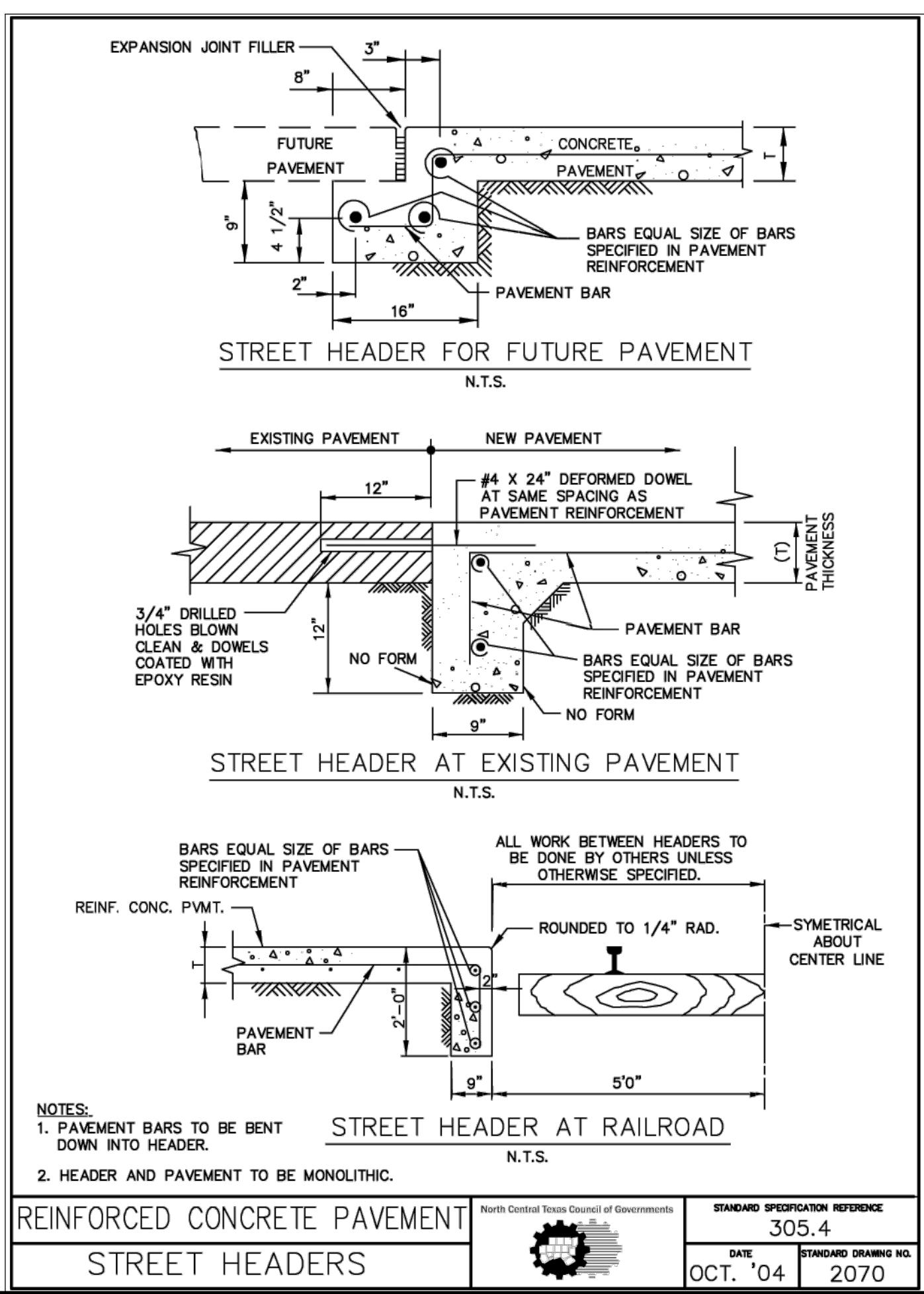
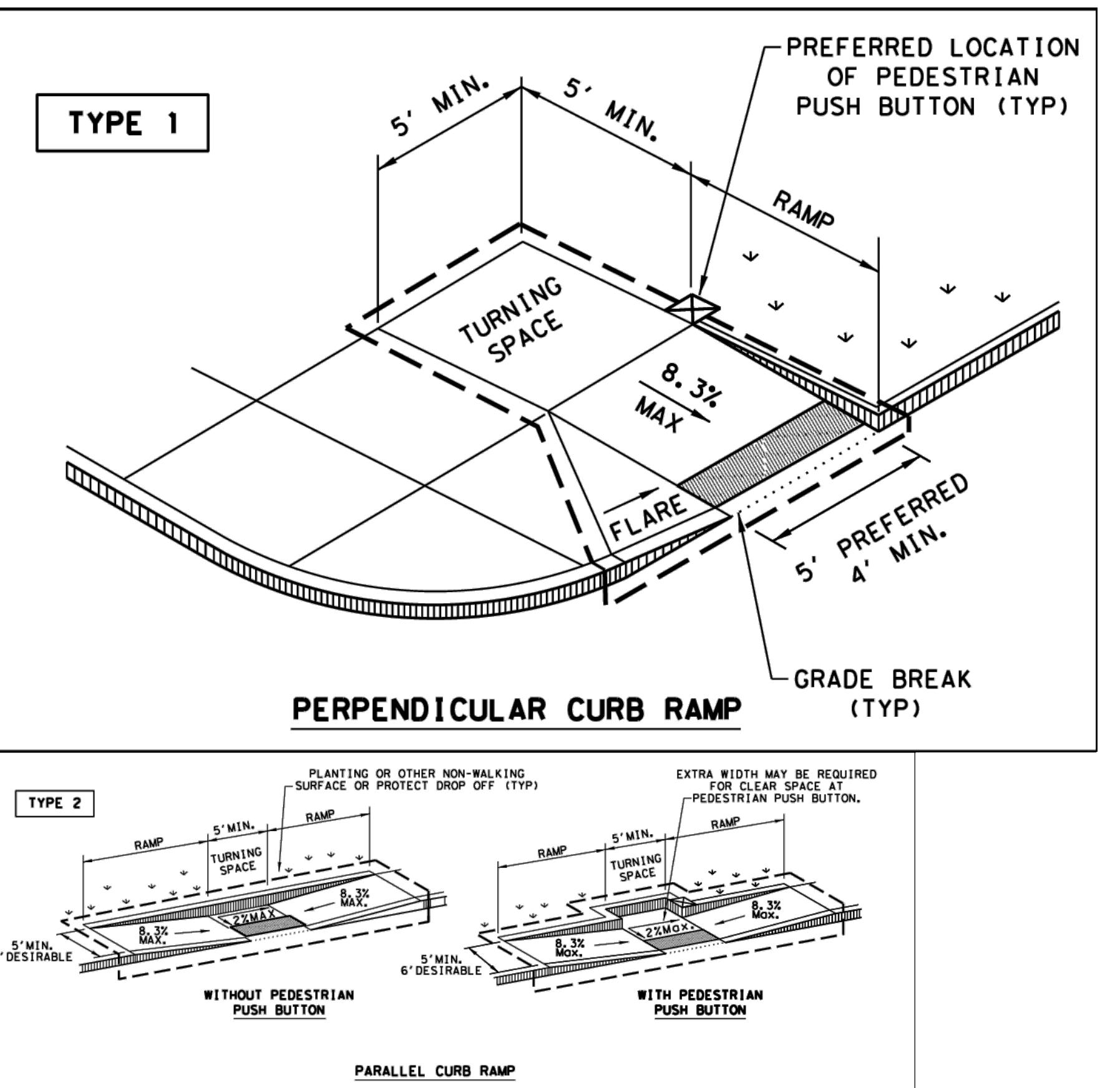
REINFORCED CONCRETE PAVEMENT
JOINTS



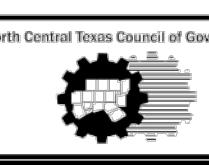
STANDARD SPECIFICATION REFERENCE
303.54

DATE
OCT. '04

STANDARD DRAWING NO.
2050



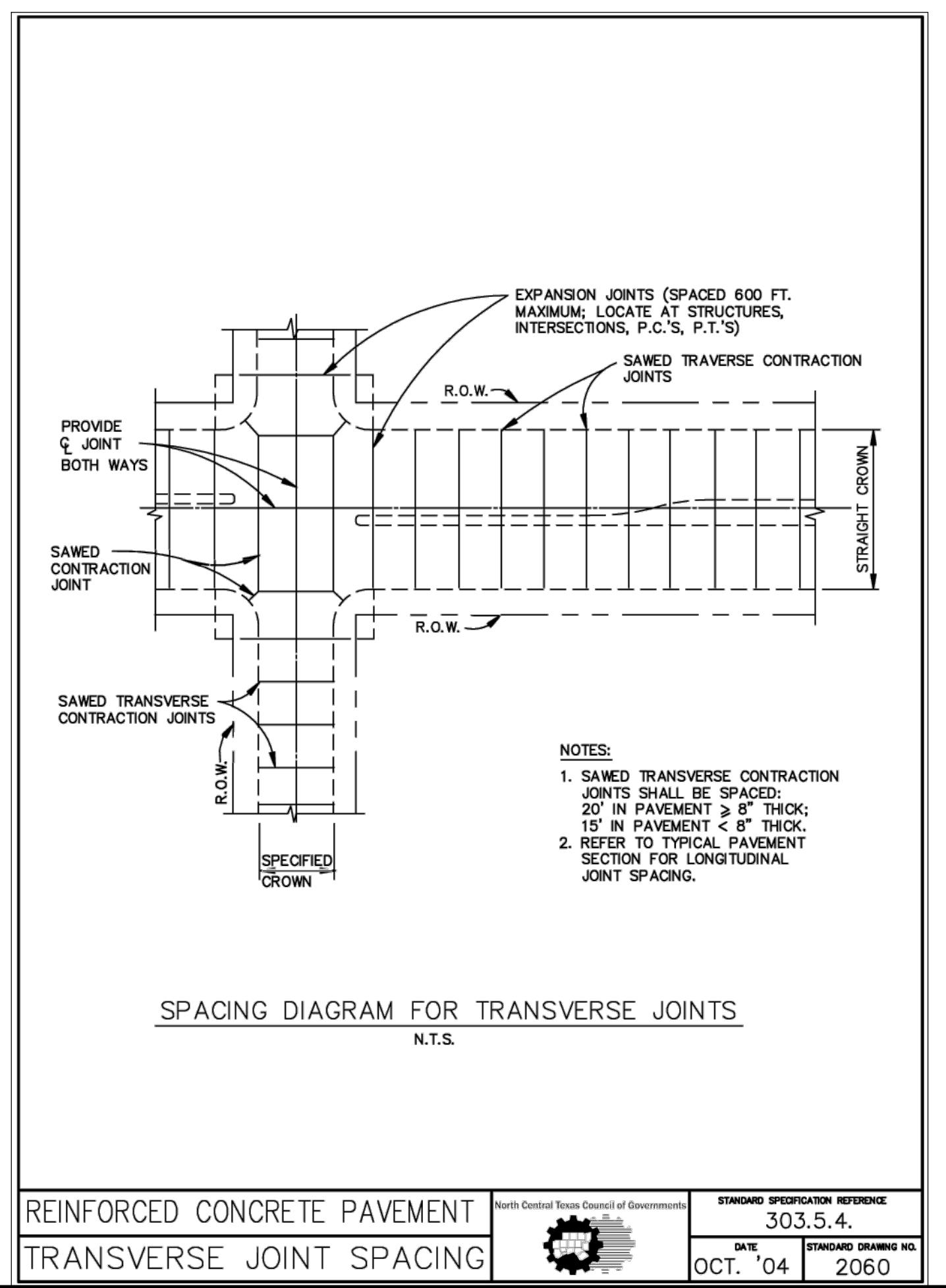
REINFORCED CONCRETE PAVEMENT
STREET HEADERS



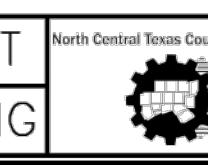
STANDARD SPECIFICATION REFERENCE
305.4

DATE
OCT. '04

STANDARD DRAWING NO.
2070



REINFORCED CONCRETE PAVEMENT
TRANSVERSE JOINT SPACING



STANDARD SPECIFICATION REFERENCE
303.54

DATE
OCT. '04

STANDARD DRAWING NO.
2060



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 §

That **HARRINGTON/TURNER ENTERPRISES, LP**, a Texas limited partnership (“*Grantor*”), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto **RESTORE THE GRASSLANDS LLC**, a Texas limited liability company (“*Grantee*”), whose address is 4801 W. Lovers Lane, Dallas, Texas 75209, all of that certain real property described on **EXHIBIT A** attached hereto and incorporated herein by reference together with all of Grantor’s right, title and interest in and to all and singular the improvements, benefits, privileges, easements, tenements, hereditaments and appurtenances located on said real property or in anywise appertaining thereto and any and all right, title and interest of Grantor in and to adjacent roads and rights-of-way (hereinafter collectively referred to as the “*Property*”), subject only to the “**Permitted Exceptions**” as set forth on **EXHIBIT B** attached hereto and incorporated herein.

TO HAVE AND TO HOLD the *Property*, subject only to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns, and Grantor does hereby bind himself and his heirs, executors, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said *Property* unto the said 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, subject to the Permitted Exceptions.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Executed on the 22 day of September, 2023.

HARRINGTON/TURNER ENTERPRISES, LP,
a Texas limited partnership

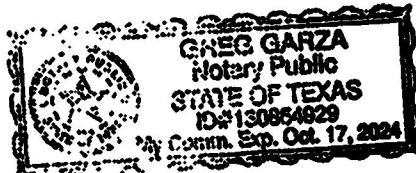
By: Harrington/Turner Enterprises Management, LLC,
a Texas limited liability company
its General Partner

By: Margaret E. Turner
Margaret E. Turner, Sole Member

STATE OF TEXAS:

COUNTY OF Collin:

This instrument was acknowledged before me this 22 day of September, 2023, by Margaret E. Turner, Sole Member of Harrington/Turner Enterprises Management, LLC, general partner of Harrington/Turner Enterprises, LP, a Texas limited partnership, for and on behalf of said limited partnership.



Notary Public, State of Texas

Page 2

SPECIAL WARRANTY DEED
Harrington/Turner Enterprises, LP to Restore the Grasslands LLC

EXHIBIT A**TRACT 1:**

SITUATED in the State of Texas, County of Collin, being part of the Phillip Anderson Survey, Abstract No. 10, being the resurvey of a 62.90 acre tract conveyed to Southfork Properties, Ltd., Co. by deed recorded under County Clerk No. 94-0098890. of the Collin County Land Records with the herein described premises being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found marking the northwest corner of said 62.90 acre tract and the northeast corner of a 40.565 acre tract recorded in Volume 3066, Page 386 of the Collin County Land Records;

THENCE with a north line of said 62.90 acre tract, North 89°02'10" East, 888.35 feet to an iron axle found marking the southwest corner of a 12.351 acre tract recorded under County Clerk No. 99-0152444 of the Collin County Land Records;

THENCE with the south line of said 12.351 acre tract and a north line of said 62.90 acre tract, North 88°53'56" East, 326.30 feet to a 1/2-inch iron rod found marking the southeast corner of said 12.351 acre tract and the southwest corner of a 6.06 acre tract recorded under Volume 4169, Page 2354 of the Collin County Land Records;

THENCE with a north line of said 62.90 acre tract and the south line of said 6.06 acre tract, North 88°52'29" East, 326.37 feet to a 1/2-inch iron rod found marking the southeast corner of said 6.06 acre tract;

THENCE with a north line of said 62.90 acre tract as follows:

North 88°46'49" East, 614.30 feet to a 1/2-inch iron rod found;

North 88°36'08" East, 63.33 feet to an interior corner of said 62.90 acre tract;

THENCE with a west line of said 62.90 acre tract, North 01°43'10" West, 244.84 feet to a chain link fence corner post found marking the most northerly northwest corner of said 62.90 acre tract;

THENCE with the most northerly north line of said 62.90 acre tract, North 88°41'07" East, 1269.19 feet to a 1-inch iron pipe found marking the most easterly northeast corner of said 62.90 acre tract, said corner being in the west right-of-way line of F.M. Road 2551 (Murphy Road);

THENCE with the most easterly east line of said 62.90 acre tract and the west right-of-way line of F.M. Road 2551, South 00°18'36" East, 238.15 feet to a 1/2-inch iron rod found marking the most easterly southeast corner of said 62.90 acre tract;

THENCE with a south line of said 62.90 acre tract, South 88°20'46" West, 1028.79 feet to a 1/2-inch iron rod found marking an interior corner of said 62.90 acre tract;

THENCE with an east line of said 62.90 acre tract, South 01°03'44" East, 986.81 feet to a 1/2-inch iron rod found marking the most southerly southeast corner of said 62.90 acre tract;

THENCE with a south line of said 62.90 acre tract as follows:

South 88°36'46" West, 921.90 feet to a 1/2-inch iron rod found;

South 88°39'95" West, 1525.36 feet to a wood fence post;

South 79°08'45" West, 6.81 feet to a wood fence post-in concrete marking the southwest corner of said 62.90 acre tract and the southeast corner of the aforementioned 40.565 acre tract;

THENCE with the west line of said 62.90 acre tract and the east line of said 40.565 acre tract, North 01°0'46" West, 998.70 feet to the point of beginning and containing 62.822 gross acres of land, more or less;

SAVE AND EXCEPT FROM THE ABOVE TRACT 1 a called 3,245 square foot parcel of land conveyed to the County of Collin, Texas by Deed dated January 27, 2011, filed April 27, 2011, recorded under Clerk's File No. 20110427000433300, Official Public Records, Collin County, Texas, and

SAVE AND EXCEPT FROM THE ABOVE TRACT 1:

A called 1.000 acre tract of land described in Special Warranty Deed executed by Harrington Turner Enterprises, L.P. to Timothy G Green filed March 18, 2021, recorded under Clerk's File No. 20210318000546510, Official Public Records, Collin County Texas, and more particularly described by metes and bounds as follows:

A 1.000 ACRE TRACT OF LAND SITUATED IN THE PHILLIP ANDERSON SURVEY, ABSTRACT NO. 10, WITHIN THE ETJ OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AND BEING PART OF A TRACT OF LAND, CONVEYED TO HARRINGTON/TURNER ENTERPRISES, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20081014001223870, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 1.000 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM COLLIN CORS ARP (PID-DF8982) AND DENTON CORS ARP (PID-DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND FOR THE INTERIOR NORTHWEST CORNER OF SAID HARRINGTON/TURNER TRACT, FROM WHICH A 5/8-INCH CAPPED IRON ROD STAMPED "SPARR SURVEY" FOUND FOR THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO THE STATE OF TEXAS, AS RECORDED IN COUNTY CLERK'S FILE No. 20110427000433300, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, BEARS NORTH 89°15'19" EAST, A DISTANCE OF 1012.19 FEET;

THENCE, SOUTH 01°26'08" WEST, OVER AND ACROSS SAID HARRINGTON/TURNER TRACT, A DISTANCE OF 358.68 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE POINT OF BEGINNING;

THENCE, CONTINUING OVER AND ACROSS SAID HARRINGTON/TURNER TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00°09'11" EAST, A DISTANCE OF 333.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89°58'53" WEST, A DISTANCE OF 130.53 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00°09'11". WEST, A DISTANCE OF 333.71 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89°58'53" EAST, A DISTANCE OF 130.53 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 43,560 SQUARE FEET OR 1.000 ACRE OF LAND.

TRACT 2:

SITUATED in the State of Texas, County of Collin, being part of the Phillip Anderson Survey, Abstract No. 10 being the resurvey of a called 40 acre tract recorded in Volume 320, Page 422, the resurvey of a called 40.565 acre tract recorded in Volume 3066, Page 386 of the Collin County Deed Records, with the herein described premises being more particularly described by metes and bounds as follows:

BEGINNING at a wood fence post in concrete marking the Southeast corner of said premises, called 40 acre tract, and said 40.565 acre tract, said beginning corner also being the Southwest corner of a 62.90 acre tract recorded under County Clerk No. 94-0098890 of the Collin County Deed Records;

THENCE with the South line of said premises, called 40 acre tract and said 40.565 acre tract, South 88 degrees 45 minutes 42 seconds West, 1759.45 feet to a 1/2 inch iron rod found marking the Southwest corner of said premises, called 40 acre tract and said 40.565 acre tract;

THENCE with the West line of said premises, called 40 acre tract and said 40.565 acre tract, North 01 degrees 29 minutes 40 seconds West, passing at 17.00 feet a 1/2 inch iron rod found for reference and continuing for a total distance of 1002.43 feet to the Northwest corner of said premises, called 40 acre tract and said 40.565 acre tract, from which a 1/2 inch iron rod at the base of a 13 inch Elm marked "X" bears reference North 88 degrees 57 minutes 12 seconds East, 9.68 feet;

THENCE with a North line of said premises, called 40 acre tract and said 40.565 acre tract as follows:

North 88 degrees 57 minutes 12 seconds East, passing at 9.68 feet said reference iron and continuing for a total distance of 1391.03 feet to a Roome capped iron rod set;

North 88 degrees 22 minutes 14 seconds East, 263.27 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 12 minutes 05 seconds East 113.28 feet to a 1/2 inch iron rod found marking the Northeast corner of said premises and the Northwest corner of said 62.90 acre tract;

THENCE with the East line of said premises and the West line of said 62.90 acre tract, South 01 degrees 01 minutes 46 seconds East, 998.70 feet to the POINT OF BEGINNING and containing 40.477 acres of land, more or less.

EXHIBIT B

1. Reservation of an undivided one-fourth (1/4) non-participating royalty interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in Warranty Deed from Dewitt Hogge to S. M. Lanier and Glenda Lanier, dated March 19, 1963, filed March 25, 1963, recorded in Volume 614, Page 339, Deed Records, Collin County, Texas. (Affects Tract 1)
2. Easement executed by E. L. Donihoo to Pecan Orchard Water Supply, dated March 1, 1974, filed March 25, 1974, recorded in Volume 907, Page 37, Deed Records, Collin County, Texas. (Affects Tract 2)
3. Easement executed by C. C. Gregory to Pecan Orchard Water Supply, dated July 16, 1974, filed July 18, 1974, recorded in Volume 923, Page 228, Deed Records, Collin County, Texas. (Affects Tract 2)
4. Limitation on access to adjacent highway as set forth in Deed to the County of Collin, Texas dated January 27, 2011, filed April 27, 2011, recorded under Clerk's File No. 20110427000433300, Official Public Records, Collin County, Texas.

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

Instrument Number: 2023000110147

eRecording - Real Property

DEED

Recorded On: September 25, 2023 02:04 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** 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: 2023000110147

Record and Return To:

CSC

Receipt Number: 20230925000127

Recorded Date/Time: September 25, 2023 02:04 PM

User: Amanda J

Station: Station 6

**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

