



AGENDA

PLANNING AND ZONING COMMISSION MEETING

JANUARY 8, 2026 @ 3:00 PM

Notice is hereby given the Planning Commission for the City of Parker will meet on Thursday, January 8, 2026 at 3:00 PM at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

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

WORKSHOP (3:00 PM)

BOARDS AND COMMISSIONS PROCEDURAL TRAINING WORKSHOP

ADJOURN

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 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.

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 NOVEMBER 13, 2025.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE ESTATES AT SOUTHFORK RANCH PRELIMINARY PLAT.
4. 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, 2025 0904 P&Z 3rd Review, and 2025 0925 P&Z 4th Review]

5. 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, 2025 0904 P&Z 3rd Review, and 2025 0925 P&Z 4th Review]
6. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF ORDINANCE NO. 201, RELATING TO FIREWORKS AND THE PREVENTION OF FIRES, TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]
7. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL FOR THE DEVELOPMENT OF AN ADDITION TO THE ZONING CODE FOR COMMERCIAL/RETAIL ZONING TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR RESEARCH, DEVELOPMENT AND RECOMMENDATIONS. [2025 0415 CC Review Referral]
8. DISCUSS AND CONSIDER THE APPOINTMENT OF A PLANNING AND ZONING COMMISSION LIAISON.

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 December 31, 2025, at the Parker City Hall, as required by Texas Open Meetings Act (TOMA) is also posted to the City of Parker Website at www.parkertexas.us

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972 442 6811.

Date Notice Removed

Patti Scott Hull
City Secretary



Council Agenda Item

Budget Account Code: Not applicable	Meeting Date: See above.
Budgeted Amount: Not applicable	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure: Not applicable	Prepared by: Liliana jimenez camargo public works admin. 1 for Director Machado
Estimated Cost: Not applicable	Date Prepared: December 19, 2025
Exhibits:	Please see agenda item for additional information.

AGENDA SUBJECT

WORKSHOP

BOARDS AND COMMISSIONS PROCEDURAL TRAINING WORKSHOP

SUMMARY

This workshop will provide procedural training for Boards and Commissions to ensure consistent, effective, and transparent operations. The training will cover the roles and responsibilities of Commissioners, how Boards and Commissions function as recommending bodies to City Council, and expectations when items are referred by Council. Additional topics include agenda procedures, rules of decorum, simplified parliamentary procedure, statutory timelines for plat reviews, and the role and participation expectations of alternate members.

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:	12/30/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/31/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/xx/2025 via Municode



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: September 30, 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:	10/16/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	08/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	08/xx/2025

MINUTES
PLANNING AND ZONING COMMISSION MEETING
September 4, 2025

CALL TO ORDER – Roll Call and Determination of a Quorum

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

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

APPOINTMENT OF ALTERNATE(S)

Commissioner Gains was appointed.

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

No public comments were presented.

INDIVIDUAL CONSIDERATION ITEMS

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

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

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

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

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

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

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

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

Chair Lozano adjourned the meeting at 5:05 PM.

Minutes Approved on ____ day of _____, 2025.

Chair Russell Wright

Attest and Prepared by:

Commissioner & Secretary Wei Wei Jeang



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: December 29, 2025
Exhibits:	<u>Proposed Minutes</u>

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR NOVEMBER 13, 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:	12/30/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	12/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	12/xx/2025

MINUTES
PLANNING AND ZONING COMMISSION MEETING
November 13, 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 4:01 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.
X	City Secretary Patti Scott Grey		X	Catherine Clifton, City Attorney
X	City Administrator Kent Manton			

APPOINTMENT OF ALTERNATE(S)

Alternate 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 received.

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 delay approval as further attention is needed to the draft. Commissioner Estabrook seconded the motion. The motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 25, 2025.

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

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

Commissioner Estabrook inquired about whether the paving of Lewisville Lane in Development Agreement has been completed. The Developer indicated that the portion of Lewisville Lane in the Agreement was paved four years ago. Commissioner Ammar inquired whether the four items in the engineering letter will be completed by the time the City Council meets. The Developer indicated that a surety bond has been put up for the work that remains to be done, which will be completed shortly.

MOTION: Commissioner Jeang moved to recommend to the City Council to approve the Final Plat with the understanding that all outstanding item will be completed by the time the final plat comes before the City Council. Commissioner Ammar seconded the motion. The motion carried 5-0.

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

Mr. Hendricks of Birkhoff, Hendricks & Carter, LLP referenced the Engineering Letter dated November 12, 2025 outlining 36 deficiencies in the Preliminary Plat that are not in compliance with the City's development requirements and good engineering practices, including some especially serious issues. Ms. Misty Ventura, attorney for the developer, spoke and defended the deficiencies and gave excuses for the noncompliance.

MOTION: Commissioner Jeang moved to recommend that the City Council deny approval of the Preliminary Plat due to serious issues noted in the Engineering Letter. Commissioner Estabrook seconded the motion. The motion carried 5-0.

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

Mr. Hendricks referenced the Engineering Letter dated November 12, 2025 outlining 26 deficiencies in the Access from FM 2551 Preliminary Plat that are not in compliance with the

City’s development requirements and good engineering practices, including some serious issues. Ms. Ventura defended the deficiencies and gave excuses for the noncompliance.

MOTION: Commissioner Jeang moved to recommend that the City Council deny approval of the Preliminary Plat due to serious issues noted in the Engineering Letter. Commissioner Estabrook seconded the motion. The motion carried 5-0.

Chair Wright adjourned the meeting at 4:40 PM.

Minutes Approved on _____ day of _____, 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:	Public works admin 1. Prepared by: Liliana Jimenez Camargo for Public Works Director Machado
Estimated Cost:	Date Prepared: December 15, 2025
Exhibits:	<ol style="list-style-type: none"> 1. Craig M. Kerkhoff, P.E. CFM letter, dated – January 6, 2026 2. Development Application 3. Application Fee check (redacted) 4. Preliminary Plat

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE ESTATES AT SOUTHFORK RANCH PRELIMINARY PLAT.

SUMMARY

Please review the information provided for The Estates at Southfork Ranch Preliminary Plat, Being 54.053 & 151.228 Acre tracts, 86 residential Lots and 8 non-residential Lots, Lots 1x & 1-13 Block A ; Lots 1x,2x & 1-10, block B; Lots 1-21, block C ;Lots 1x & 1-11, block D ; Lots 1x,2x & 1-7, Block E; Lots 1x & 1-9, block F situated in the Sherwood Herring survey, Abstract No. 778 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:	12/12/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/xx/2025 via Municode Software

Public Work Director	<i>Gary Machado</i>	Date:	12/18/2025
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BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

CRAIG M. KERKHOFF, P.E.
ANDREW MATA, JR., P.E.
DEREK B. CHANEY, P.E., R.P.L.S.
COOPER REINBOLD, P.E.
JUSTIN R. IVY, P.E.
CHASE CRAWFORD, R.P.L.S.

January 6, 2026

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

Re: Southfork Ranch Review

Dear Mr. Machado:

We have reviewed the plans for the Southfork Ranch Development, as requested. The following items are to be addressed:

1. Address comments from the downstream assessment
2. Escrow, in lieu of roadway improvements in accordance with the agreement with the City, for Gray and Gregory Lane.
3. Off-site storm drainage easement filed for record.

Sincerely,

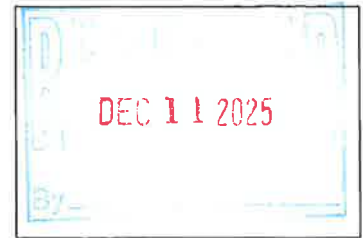


Craig M. Kerkhoff, P.E.



DEVELOPMENT APPLICATION

City of Parker, Texas



Proposed Name of Subdivision: The Estates at Southfork Ranch

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: The subject property is located south of Parker Road and is bisected by N Murphy Road
 (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):

SHERWOOD HERRING SURVEY, ABSTRACT NO. 404 Tract 3 & Tract 4 & JOSEPH RUSSELL SURVEY ABSTRACT NO. 778, Tract 3

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

54.053 &
 Acreage: 151.316 Existing # of Lots/Tracts: 2 Existing Zoning: Single Family Residential
 (If a PD, include the Ordinance with application)

Property Owner's Name: MM Southfork 241, LLC Phone Number: 214-551-4567

Applicant/Contact Person: Travis Biber Title: Asset Manager

Company Name: Centurion American Development Group

Street/Mailing Address: 1800 Valley View Ln Ste. 300 City: Farmers Branch State: TX Zip: 75234

Phone: 469-892-7200 Fax: N/A Email Address: Tbiber@centurionamerican.com

Engineering Company: Barraza Consulting Group, LLC

Contact Person: Matt Clark Title: VP of Land Development

Street/Mailing Address: 801 E. Campbell Rd, Ste. 650 City: Richardson State: TX Zip: 75081

Phone: 214-484-7055 Fax: N/A Email Address: MClark@barraza-group.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) (

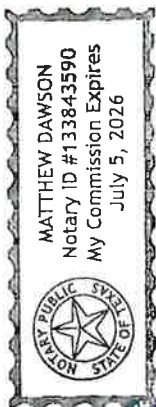
BEFORE ME, a Notary Public, on this day personally appeared Melinda Mayfield
 the undersigned applicant, who, under oath, stated the following "I herby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") for the purposes of this application; 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."

Melinda Mayfield
 Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 11th day of December, 2025.

Notary Public in and for the State of Texas: Matthew Dawson

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



v 12.19.23

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

SUBMISSIONS. Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in an incomplete application. Submit twelve (12) FOLDED to 8 1/2" X 11" copies of 24" X 36" prints [1"=100' scale] + electronic version in .jpeg, .tiff, or .pdf format. Applicant is to submit a complete copy of this application and drawings to the City Engineer.

ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE PLACED ON A CITY AGENDA. It is the applicant's responsibility to be familiar with and to comply with the requirements of this application and checklist as well as the City of Parker, Texas Code of Ordinances, Chapter 155, Subdivision Regulations ("Subdivision Regulations").

NOTICE OF PUBLIC RECORDS: The submission of plans/drawings/etc. with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings/etc.) will be considered consent by the applicant that the general public may view and/or reproduce (i.e. copy) such documents.

SUBMITTAL FEES: All fees are due and payable at the time of application, except inspection and/or engineering fees, which are due at the time of preconstruction conference contemplated by §155.046 of the Subdivision Regulations. No construction shall take place prior to the preconstruction conference, g submission of certified construction cost bid(s) by the contractor(s) and Owner, and satisfaction of the remaining requirements of §155.046. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

City Contact Information:

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

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

Signature

Title

OFFICIAL SUBMISSION DATE

Fees Paid \$ _____ Check # _____ From : _____

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

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

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

Plans routed for review on _____, to: ☐ Public Works Director☐ City Engineer☐ Building Official☐ Fire Department☐ Police DepartmentPublic Hearing Required: ☐ Yes ☐ No

Paper Notice _____ (date)

Written Notice _____ (date)

v 12.19.23

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 ½ X 11 Sheet
- ☐ Proof of Ownership (Warranty Deed or Tax Certificate)
- ☐ Power of Attorney

The face of the plat shall show the following:

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

v 12.19.23



RE: Street Names

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

US Post Office – District Office in Coppell
450 S DENTON TAP RD
COPPELL, TX 75019-9998
1-800-ASK-USPS® (800-275-8777)
Phone 972-745-3221
Fax 972-304-8482
TTY 877-889-2457

The City of Parker must receive the USPS confirmation prior to final plat.

DATE	INVOICE NO.	COMMENT	AMOUNT	Meeting Date: 01/08/2026 Item 3.
12/11/2025	121125			6,961.07
DATE 12/11/25 VENDOR CITY OF PARKER			TOTAL	6,961.07



Barraza Consulting Group, LLC
801 E. Campbell Road, #650
Richardson, TX 75081
(214) 484-7055



Six Thousand Nine Hundred Sixty One and 7/100

DATE 12/11/25 AMOUNT 12218 \$6,961.07

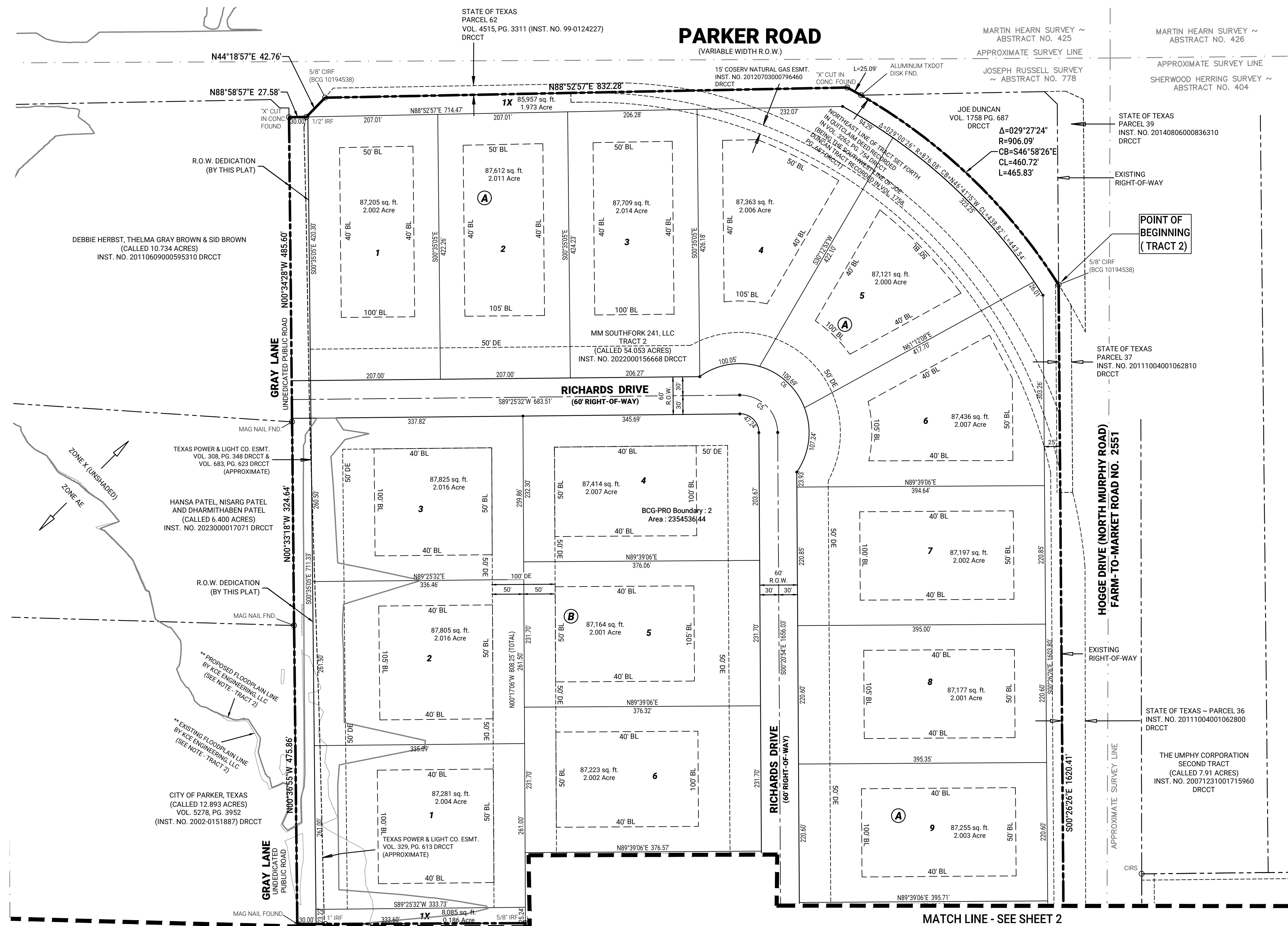
PAY TO THE ORDER OF CITY OF PARKER

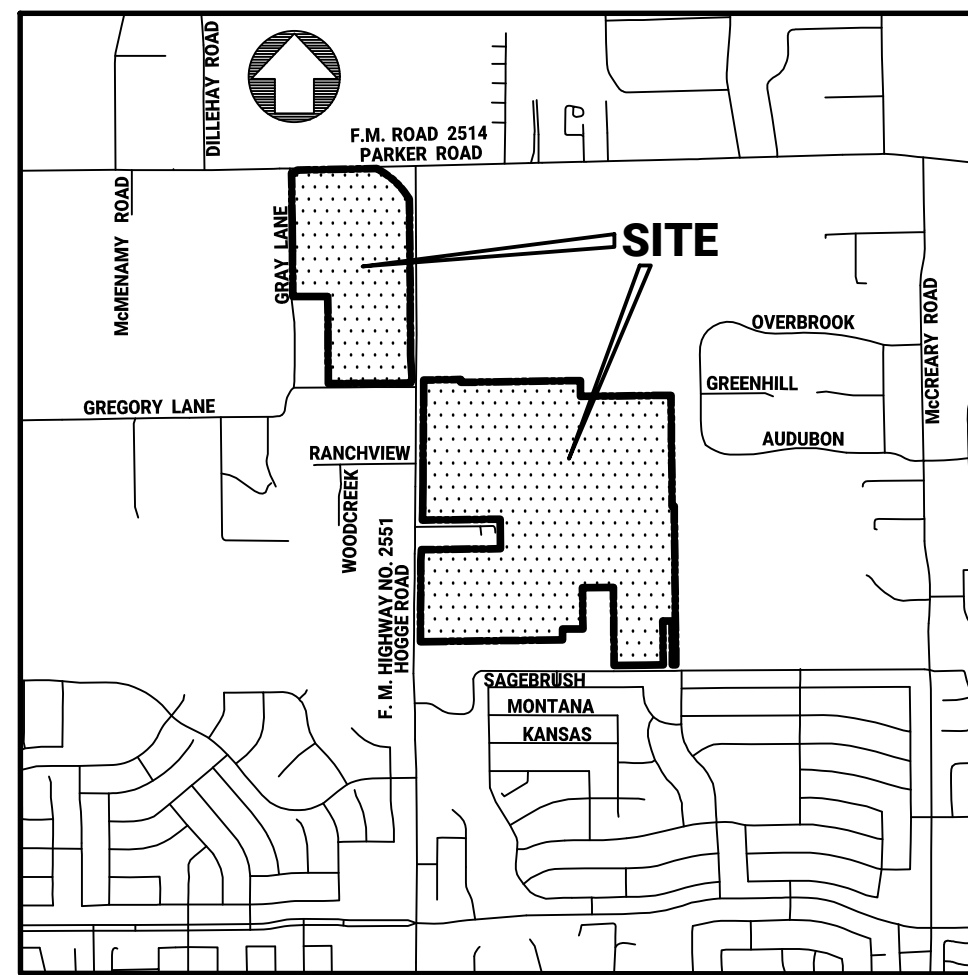
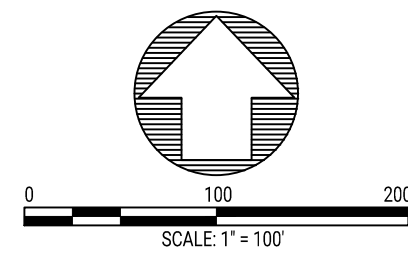
C. Barraza



DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
12/11/2025	121125			6,961.07
DATE 12/11/25 VENDOR CITY OF PARKER			TOTAL	6,961.07

12218





LOCATION MAP
SCALE 1"=2000'

LEGEND	
IRF	IRON ROD FOUND
CIRS	5/8" CAPED IRON ROD STAMPED "R5 1/4"146330" SET
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
OPRCCT	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DRCCT	DEED RECORDS, COLLIN COUNTY, TEXAS
PRCCT	PLAT RECORDS, COLLIN COUNTY, TEXAS
	EXISTING FLOODPLAIN LINE BY KCE ENGINEERING, LLC
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** Proposed 100-year floodplain information shown hereon is according to Preliminary Flood Study Report prepared by KCE Engineering, LLC.

OSSF notes on page 7.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT -
RELEASE DATE NOVEMBER 7, 2025.

PRELIMINARY PLAT
**THE ESTATES AT
SOUTHFORK RANCH**

BEING 54.053 & 151.228 ACRE TRACTS
86 RESIDENTIAL LOTS AND
8 NON-RESIDENTIAL LOTS
LOTS 1X & 1-13 BLOCK A; LOTS 1X, 2X & 1-10,
BLOCK B; LOTS 1-21, BLOCK C; LOTS 1X &
1-11, BLOCK D; LOTS 1X, 2X & 1-7, BLOCK E;
LOTS 1X & 1-9, BLOCK F

SITUATED IN THE
SHERWOOD HERRING SURVEY, ABSTRACT
NO. 404 & JOSEPH RUSSELL SURVEY,
ABSTRACT NO. 778
CITY OF PARKER
COLLIN COUNTY, TEXAS



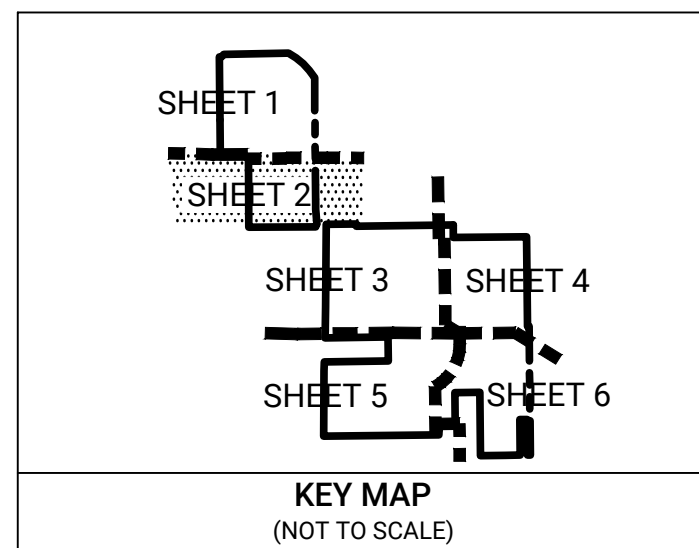
TBPLS FIRM REG. NO. 10194538
 TBPE FIRM REG. NO. 20683
 801 EAST CAMPBELL ROAD, STE. 6
 RICHARDSON, TEXAS 75081
 TELEPHONE - (214)-484-7055
 PROJECT NO. 2022003-00
 DATE: DECEMBER 2025

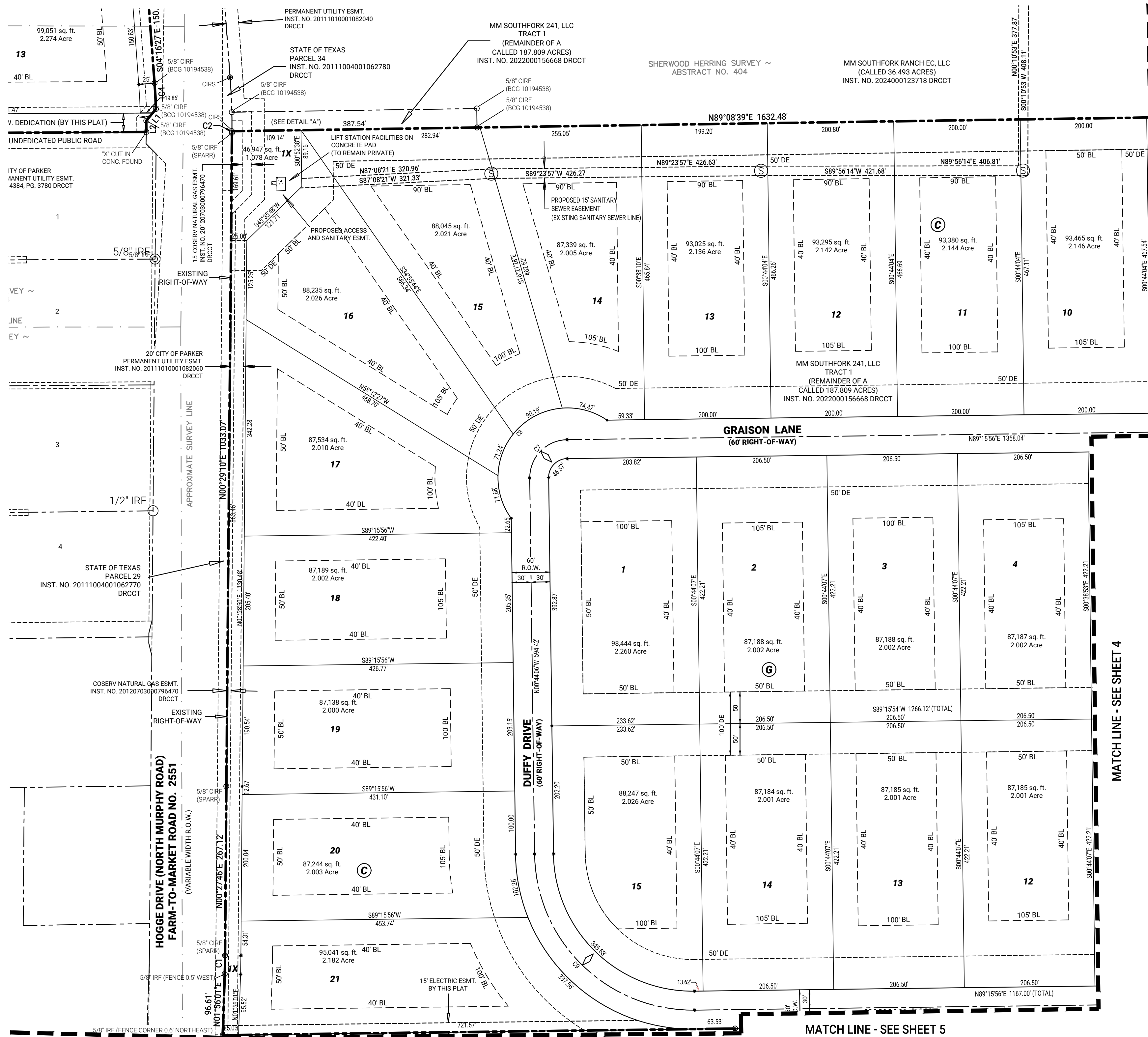
OWNER: MM Southfork 241, LLC;
and CGS Holdings, L.P.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE:

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com

CURVE TABLE					
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	001°36'03"	1060.16	N00°48'16"E	29.63	29.63
C2	000°09'17"	1060.16	N00°24'30"E	2.86	2.86
C3	003°50'00"	1060.16	S02°12'27"E	70.92	70.93
C4	002°30'11"	940.14	S03°01'21"E	41.07	41.07
C5	090°13'34"	60.00	N45°27'41"W	85.02	94.48
C6	160°25'11"	110.00	N45°27'41"W	216.80	307.98
C7	090°00'02"	60.00	S44°15'55"W	84.85	94.25
C8	160°12'25"	110.00	S44°15'34"W	216.73	307.98
C9	090°00'00"	250.00	S45°40'42"E	353.55	392.70
C10	089°51'17"	250.00	N44°20'18"E	353.10	392.07
C11	090°08'43"	250.00	N45°39'42"W	354.00	393.33
C12	089°46'50"	500.00	N44°23'05"E	705.75	783.48
C13	022°42'33"	250.00	S74°17'37"E	140.79	142.72
C14	090°00'00"	60.00	N45°38'53"W	84.85	94.25
C15	160°11'37"	110.00	N45°38'53"W	216.72	307.55

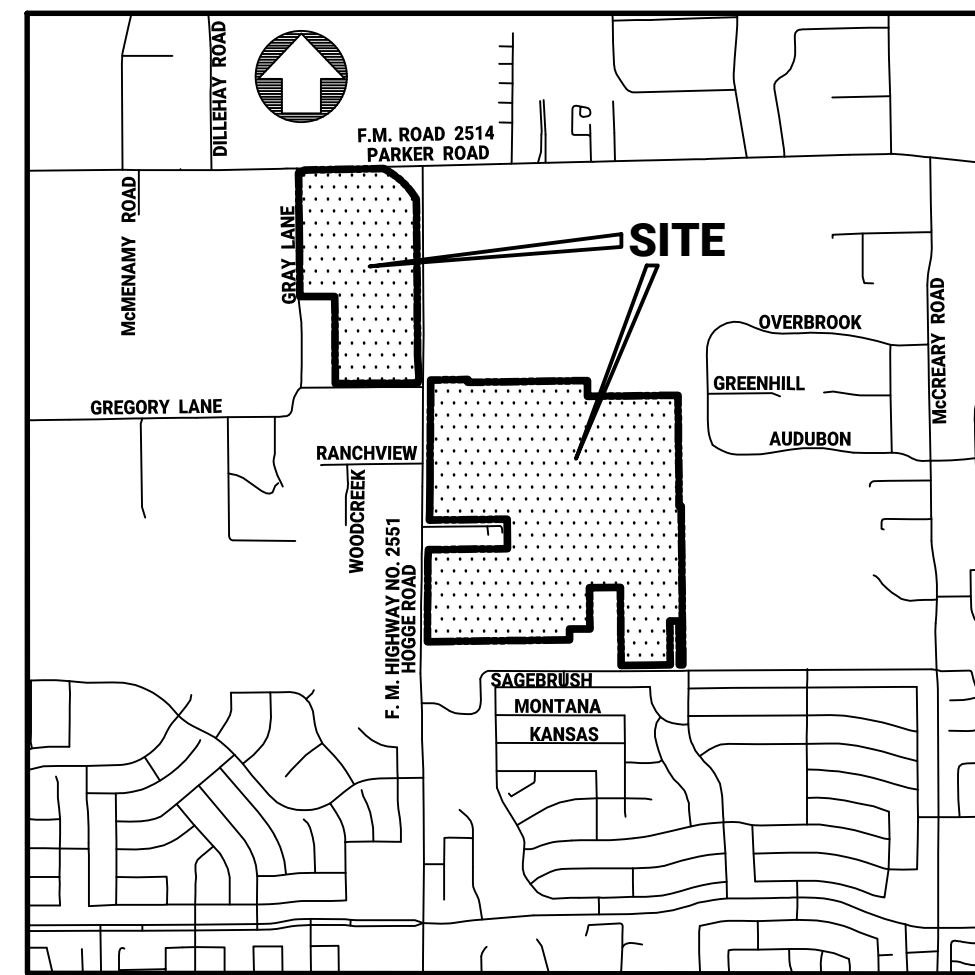
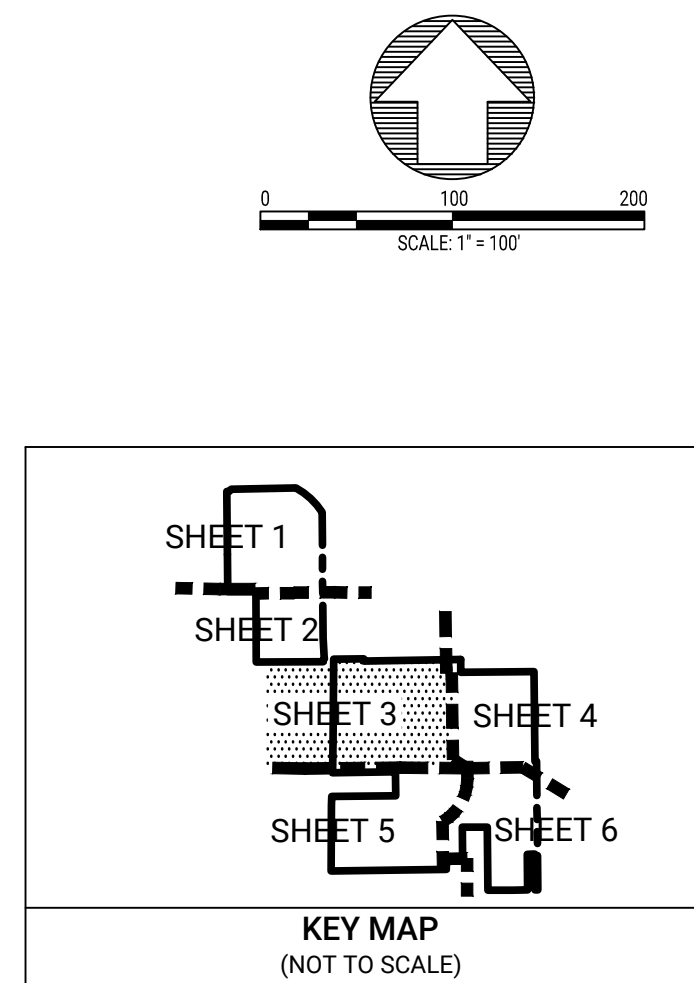
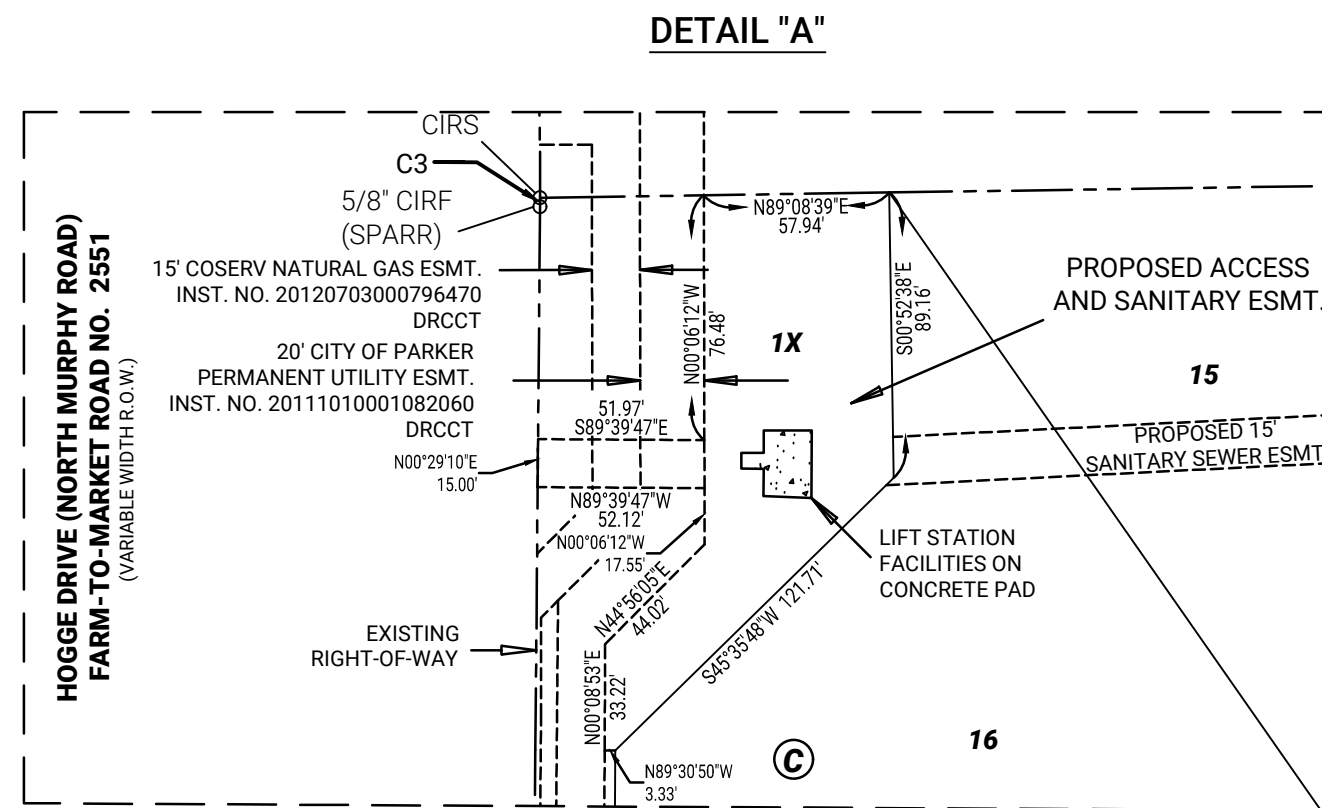
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LINE #	BEARING	DISTANCE
L1	S39°35'09"W	23.94'
L2	S00°20'54"E	17.64'
L3	S57°56'20"E	30.13'





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C7	090°00'02"	60.00	S44°15'55"W	84.85
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C9	090°00'00"	250.00	S45°44'04"E	353.55
C10	089°51'17"	250.00	N44°20'18"E	353.10
C11	090°08'43"	250.00	N45°39'42"W	354.00
C12	089°46'50"	500.00	N44°23'05"E	705.75
C13	032°42'33"	250.00	S74°17'37"E	140.79
C14	090°00'00"	60.00	N45°38'53"W	84.85
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LOCATION MAP
SCALE 1"=2000'

NOTES:

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OSSF notes on page 7.

LEGEND	
IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED 'BCG #10194538' SET
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
INST. NO.	INSTRUMENT NUMBER
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PRELIMINARY PLAT THE ESTATES AT SOUTHFORK RANCH

BEING 54.053 & 151.228 ACRE TRACTS

86 RESIDENTIAL LOTS AND

8 NON-RESIDENTIAL LOTS

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BLOCK B; LOTS 1-21, BLOCK C; LOTS 1X &

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NO. 404 & JOSEPH RUSSELL SURVEY,

ABSTRACT NO. 778

CITY OF PARKER

COLLIN COUNTY, TEXAS

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538

TBPE FIRM REG. NO. 20683

801 EAST CAMPBELL ROAD, STE. 650

RICHARDSON, TEXAS 75081

TELEPHONE - (214)-484-7055

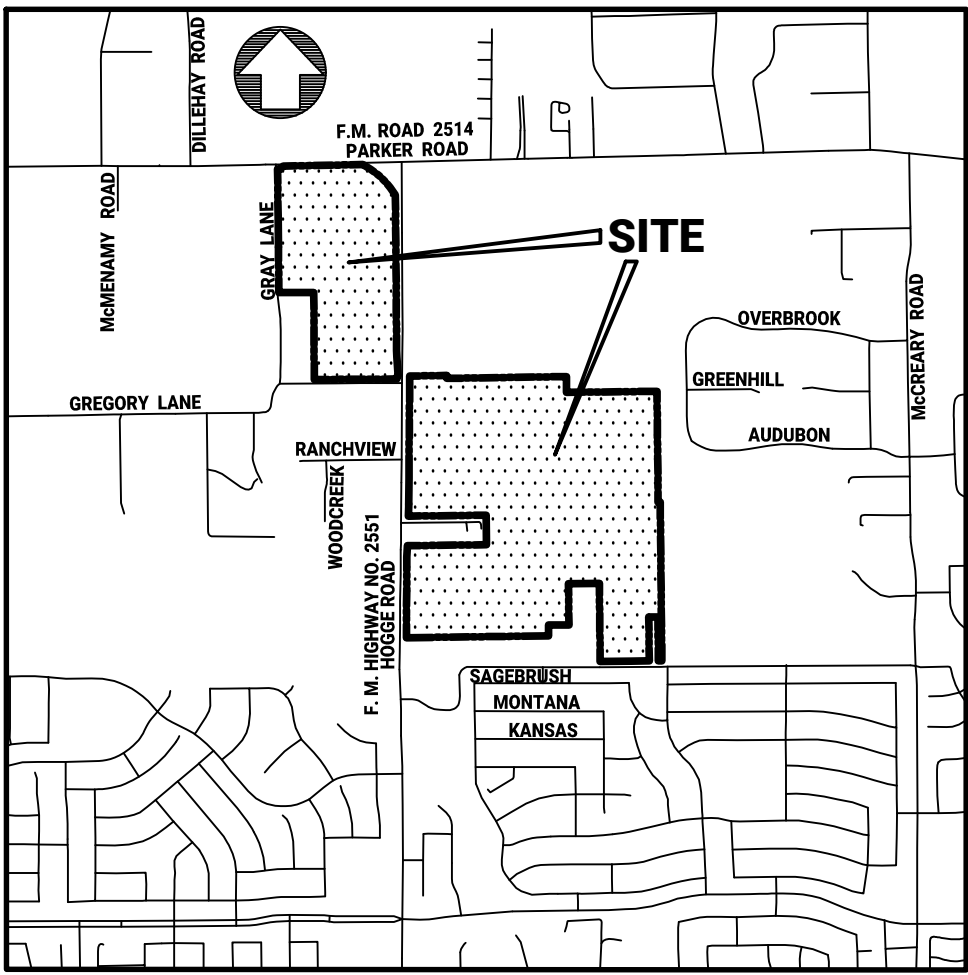
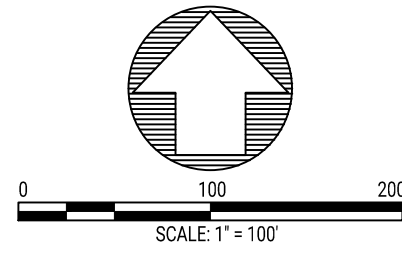
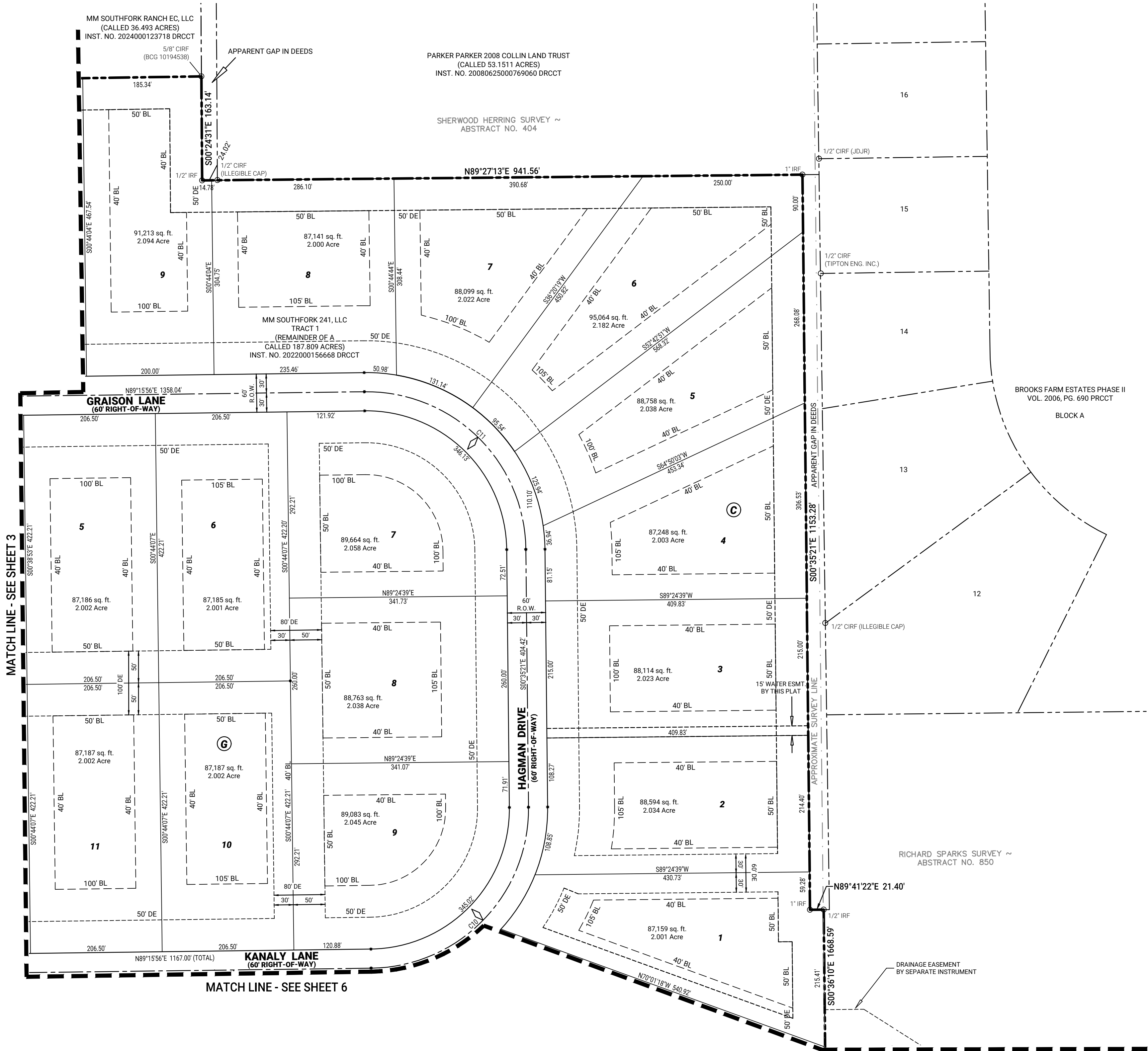
PROJECT NO. 2022003-00

DATE: DECEMBER 2025

OWNER: MM Southfork 241, LLC;
and CGS Holdings, L.P.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE:

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com

TECH-ED
SCALE 1"=100'
PAGE 3 OF 7



LOCATION MAP
SCALE 1"=2000'

LEGEND	
IRF	IRON ROD FOUND
CIRS	5/8" CAPPED IRON ROD STAMPED "BOG #10194538" SET
ESMT	EASEMENT
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SOUTHFORK RANCH**

BEING 54.053 & 151.228 ACRE TRACTS

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NO. 404 & JOSEPH RUSSELL SURVEY,

ABSTRACT NO. 778

CITY OF PARKER

COLLIN COUNTY, TEXAS

B BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538

TBPE FIRM REG. NO. 20683

801 EAST CAMPBELL ROAD, STE. 650

RICHARDSON, TEXAS 75081

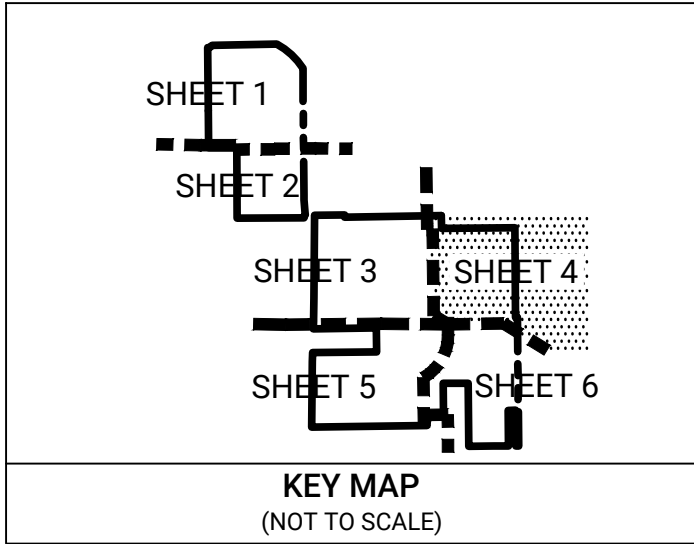
TELEPHONE - (214)-484-7055

PROJECT NO. 2022003-00

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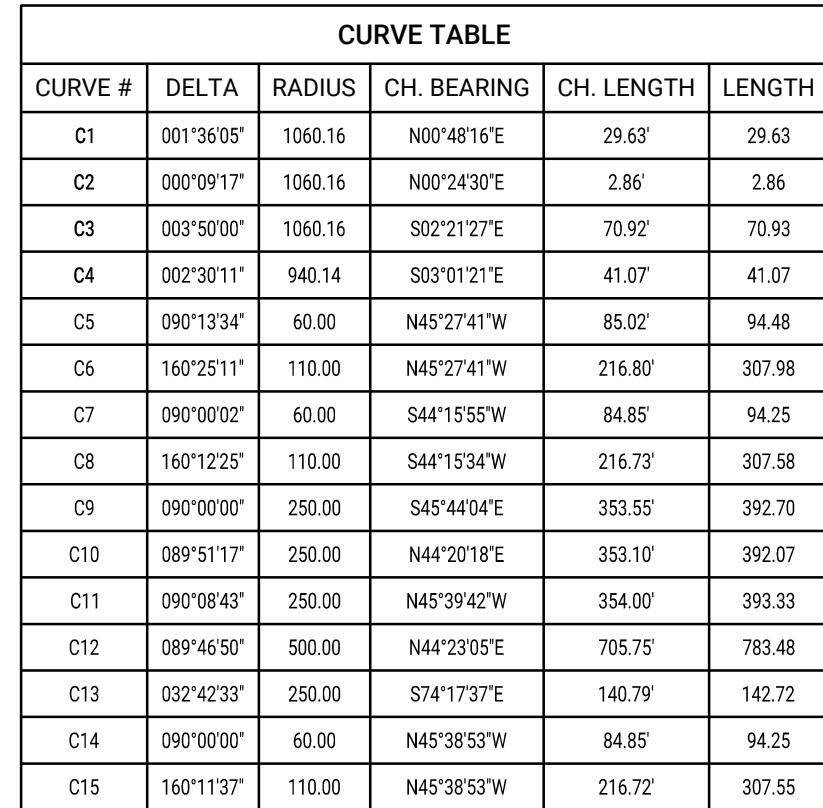
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FARMERS BRANCH, TEXAS 75234
PHONE:

RPLS OF RECORD:
JIMMIE D. NICHOLS
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LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com

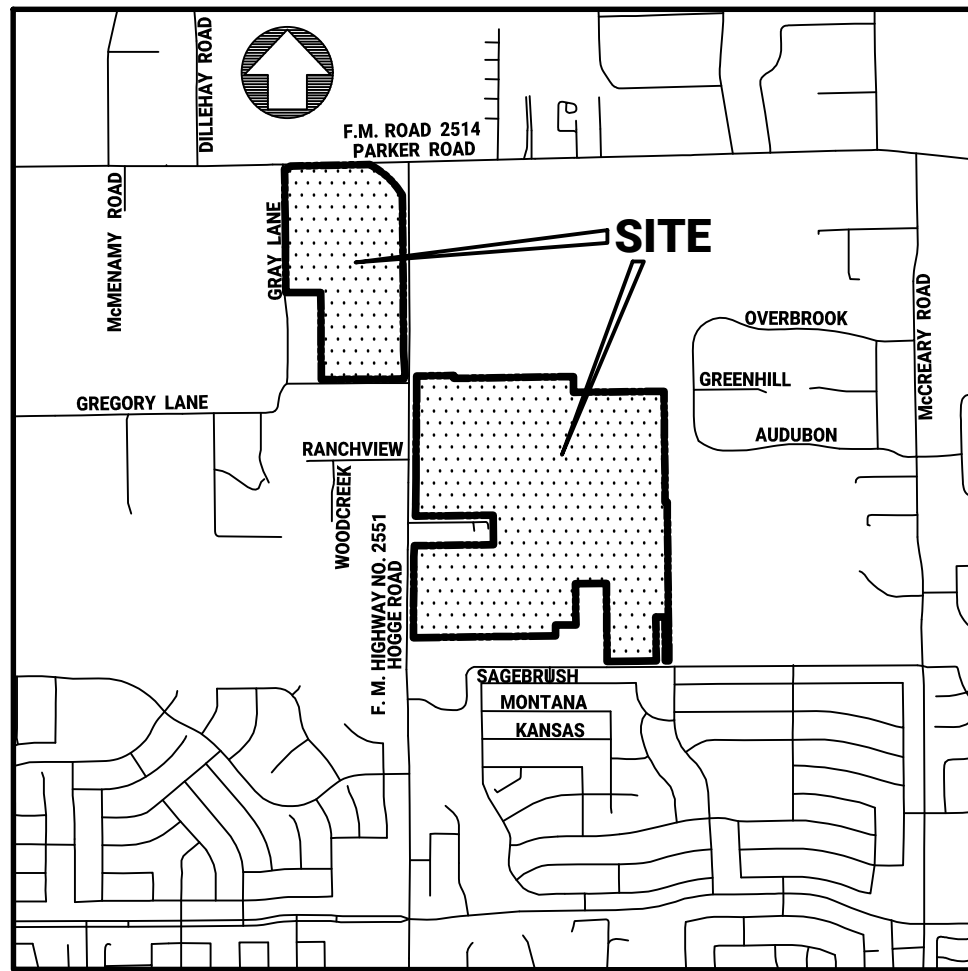


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OSSF notes on page 7.

LEGEND	
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CIRS	5" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
WLE	WATER LINE EASEMENT
BL	BUILDING LINE
HOA	HOME OWNERS ASSOCIATION
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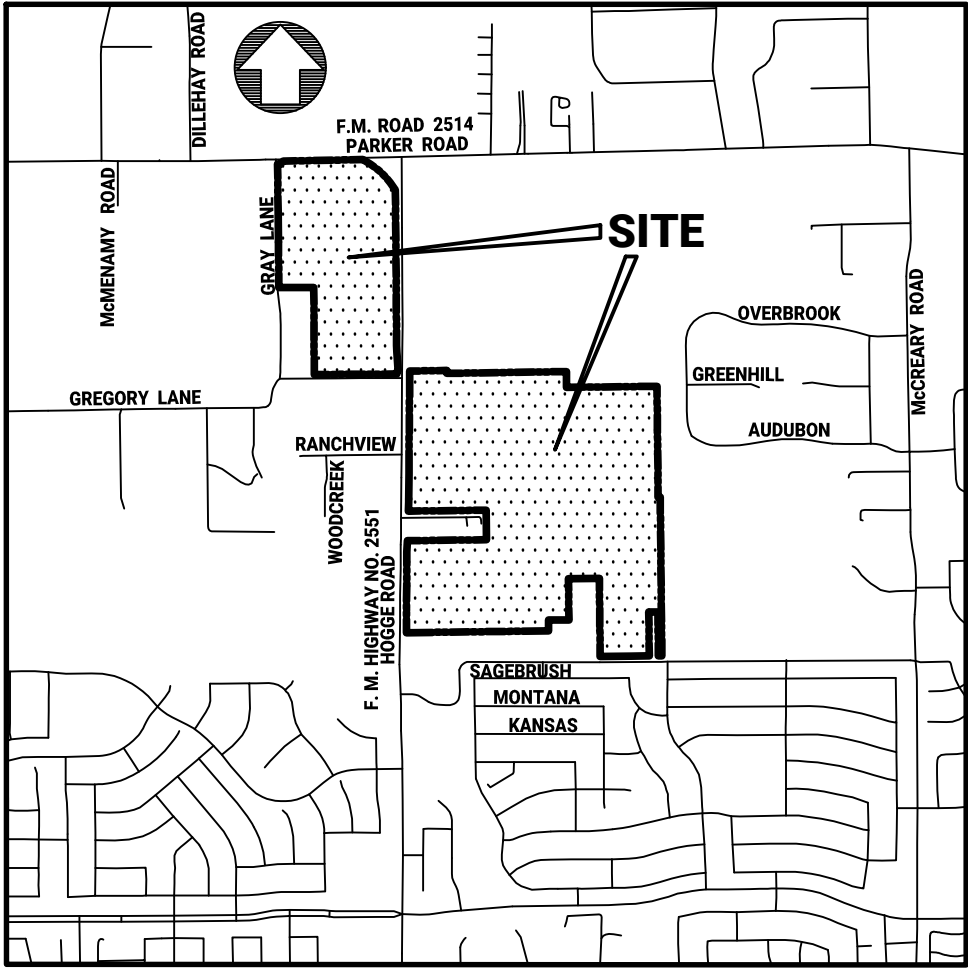
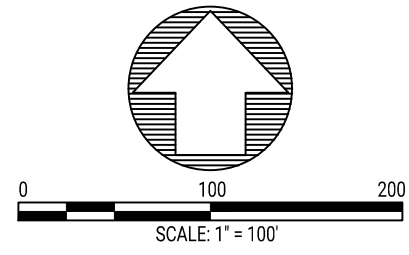
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MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 5

MATCH LINE - SEE SHEET 4



LOCATION MAP
SCALE 1"=200'

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* Tract 1 - Subject property lies within Zone X (un-shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas and Incorporated areas - Map No. 48085C0415J, effective date June 2, 2009. Floodplain lines shown hereon are graphically plotted according to this map.

* Tract 2 - Subject property lies within Zone X (un-shaded area), defined as "Areas determined to be outside the 0.2% annual chance floodplain", Zone X (shaded area), defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood", and Zone AE, defined as "Base Flood Elevations determined" according to Federal Emergency Management Agency Flood Insurance Rate Map for Collin County, Texas and Incorporated areas - Map No. 48085C0415J, effective date June 2, 2009. Floodplain lines shown hereon are graphically plotted according to this map.

Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.

Notice - 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.

The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983, North Central Zone No. 4202 (NAD83-2011). All distances are surface distances with a surface to grid scale factor of 0.999847313.

Maintenance of the open spaces shall be the responsibility of the Homeowners Association.

** Proposed 100-year floodplain information shown hereon is according to Preliminary Flood Study Report prepared by KCE Engineering, LLC.

OSSF notes on page 7.

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.
RELEASE DATE NOVEMBER 7, 2025.

PRELIMINARY PLAT
**THE ESTATES AT
SOUTHFORK RANCH**

BEING 54.053 & 151.228 ACRE TRACTS
86 RESIDENTIAL LOTS AND

8 NON-RESIDENTIAL LOTS
LOTS 1X & 1-13 BLOCK A; LOTS 1X, 2X & 1-10,
BLOCK B; LOTS 1-21, BLOCK C; LOTS 1X &
1-11, BLOCK D; LOTS 1X, 2X & 1-7, BLOCK E;
LOTS 1X & 1-9, BLOCK F

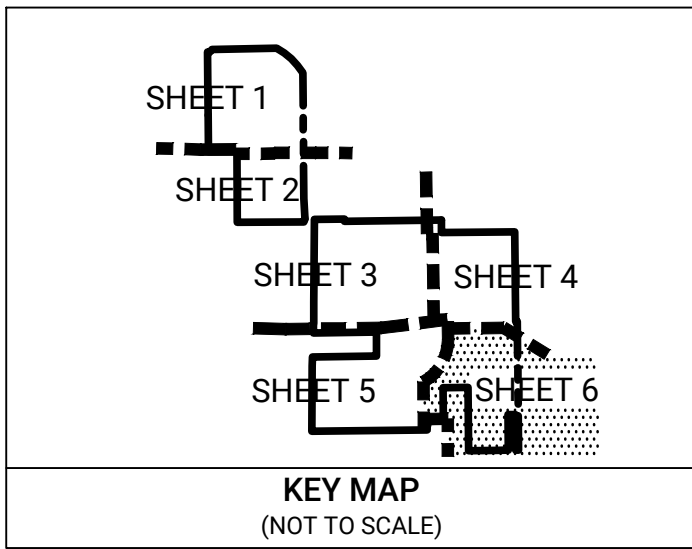
SITUATED IN THE
SHERWOOD HERRING SURVEY, ABSTRACT
NO. 404 & JOSEPH RUSSELL SURVEY,
ABSTRACT NO. 778
CITY OF PARKER
COLLIN COUNTY, TEXAS

B BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2022003-00
DATE: DECEMBER 2025

OWNER: MM Southfork 241, LLC;
and CGS Holdings, L.P.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE:

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com



OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENT:

LEGAL DESCRIPTION - 151.228 ACRES (TRACT 1)

WHEREAS MM SOUTHFORK 241, LLC is the owner of that certain tract of land situated in the Sherwood Herring Survey, Abstract No. 404, in Collin County, Texas, and being part of the remainder of that certain called 187.809 acre tract of land described in deed to MM Southfork 241, LLC recorded in Instrument No. 2022000156668, of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found on the east right-of-way line of Hogge Drive (Farm-to-Market Road No. 2551 - variable width right-of-way), and being the most westerly southwest corner of said 187.809 acre tract;

THENCE North 00°18'04" East, with said east right-of-way line of Hogge Drive, a distance of 841.91 feet to a 5/8-inch iron rod with cap stamped "Sparr" found for corner,

THENCE North 02°37'22" East, continuing with said east right-of-way line of Hogge Drive, said east right-of-way line at this point according to Parcel 26 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062760, DRCCT, a distance of 115.17 feet to a 1-inch iron rod found for corner at the northeast corner of said Parcel 26;

THENCE North 89°13'48" East, with a north line of said 187.809 acre tract, and the south line of that certain called 5.8189 acre tract of land described as Parcel No. 1 in deed to Mary E. Cavanaugh according to deed recorded in Instrument No. 20141030001182980, DRCCT, a distance of 823.54 feet to a 1/2-inch iron rod found for corner;

THENCE North 00°36'38" West, with a west line of said 187.809 acre tract, and the east line of said Parcel No. 1, a distance of 307.61 feet to a 5/8-inch iron rod found for corner,

THENCE South 89°15'56" West, with a south line of said 187.809 acre tract, and the north line of said Parcel No. 1, a distance of 810.23 feet to a 5/8-inch iron rod found for corner, said iron rod being located on the east right-of-way line of Hogge Drive;

THENCE North 01°56'01" East, with said east right-of-way line of Hogge Drive, said east right-of-way line at this point according to Parcel 29 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062770, DRCCT, a distance of 96.61 feet to a 5/8-inch iron rod found for corner at the beginning of a non-tangent curve to the left;

THENCE continuing with said east right-of-way line of Hogge Drive, and with said curve which has a central angle of 01°36'05", a radius of 1060.16 feet, a chord which bears North 00°48'16" East, a chord distance of 29.63 feet, and an arc distance of 29.63 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "Sparr" found for corner;

THENCE North 00°27'46" East, continuing with said east right-of-way line of Hogge Drive, a distance of 267.12 feet to a 5/8-inch iron rod with cap stamped "Sparr" found for corner;

THENCE North 00°29'10" East, continuing with said east right-of-way line of Hogge Drive according to said Parcel 29, and Parcel 34 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062780, DRCCT, a distance of 1033.07 feet to a 5/8-inch iron rod with cap stamped "Sparr" found for corner at the beginning of a tangent curve to the left;

THENCE continuing with said east right-of-way line of Hogge Drive, and with said curve which has a central angle of 00°09'17", a radius of 1060.16 feet, a chord which bears North 00°24'30" East, a chord distance of 2.86 feet, and an arc distance of 2.86 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North 89°08'39" East, departing said east right-of-way line of Hogge Drive, over and across said 187.809 acre tract, passing at a distance of 387.54 feet a 5/8-inch iron rod with cap stamped "BCG 10194538" found at an interior ell corner of that certain called 36.493 acre tract of land described in deed to MM Southfork Ranch EC, LLC recorded in Instrument No. 2024000123718, DRCCT, continuing in all a distance of 1632.48 feet, a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner, said point being located in the east line of said 187.809 acre tract and the southeast corner of said MM Southfork Ranch EC, LLC tract;

THENCE South 00°24'31" East, with the east line of said 187.809 acre tract, a distance of 163.14 feet to a 1/2-inch iron rod found for corner at an interior ell corner of said 187.809 acre tract;

THENCE North 89°27'13" East, with a north line of said 187.809 acre tract and the south line of that certain called 53.1511 acre tract of land described in deed to Parker Parker 2008 Collin Land Trust recorded in Instrument No. 20080625000769060, DRCCT, passing at a distance of 24.02 feet a 1/2-inch iron rod with cap, continuing in all, a total distance of 941.56 feet to a 1-inch iron rod found for corner at the most easterly northeast corner of said 187.809 acre tract;

THENCE South 00°35'21" East, with a east line of said 187.809 acre tract, a distance of 1,153.28 feet to a 1-inch iron rod found;

THENCE North 89°41'22" East, a distance of 21.40 feet to a 1/2-inch iron rod found in a east line of said 187.809 acre tract and the west line of that certain called 22 acre tract of land described in deed to Peggy Jane Wilson Nelson and Denise Nelson recorded in Instrument No. 20130607000784040, DRCCT;

THENCE South 00°36'10" East, with a east line of said 187.809 acre tract and the west line of said 22 acre tract, passing at a distance of 1653.28 feet a 1/2-inch iron rod found for corner at the most easterly southeast corner of said 187.809 acre tract, and being located on the north line of McWhirter Road (County Road No. 247 - variable width right-of-way), an undedicated public road at this point, for a total distance of 1668.59 feet to the existing north right-of-way line of said McWhirter Road, as dedicated in The Ranch Phase Four, an addition to the City of Murphy, Texas, recorded in Volume O, Page 196-197, of the Plat Records of Collin County, Texas (P.R.C.C.T.);

THENCE South 89°36'55" West, with said existing north line of McWhirter Road, a distance of 36.04 feet;

THENCE North 00°36'07" West, passing at a distance of 15.05 feet a 5/8-inch iron rod with cap stamped "RPLS 5587" found at the southeast corner of that certain called 1 acre tract of land described in deed to Joan White recorded in Instrument No. 20140509000460740, DRCCT, continuing with the east line of said Joan White tract, for a total distance of 473.78 feet to a 5/8-inch iron rod with cap stamped "RPLS 5587" found for corner;

THENCE South 89°22'07" West, with the north line of said Joan White tract, a distance of 94.99 feet to a 5/8-inch iron rod with cap stamped "RPLS 5587" found for corner;

THENCE South 00°35'03" East, with the west line of said Joan White tract, passing at a distance of 458.42 feet a 5/8-inch iron rod with cap (unreadable) found for corner on said north line of County Road No. 247, from which a 5/8-inch iron rod found bears South 21°55'08" West, a distance of 1.81 feet, for a total distance of 473.37 feet to said existing right-of-way line of McWhirter Road;

THENCE South 89°36'55" West, with said existing right-of-way line of McWhirter Road, a distance of 510.83 feet to a point in the existing right-of-way line of McWhirter Road, as dedicated in The Ranch Phase 8 at North Hill, an addition to the City of Murphy, Texas, recorded in Volume O, Page 685-686, P.R.C.C.T.;

THENCE North 00°38'53" West, passing at a distance of 13.70 feet a 5/8-inch iron rod found at a southwest corner of said 187.809 acre tract, and the southeast corner of that certain called 6.0 acre tract of land described in deed to Narrow Trail Cowboy Church recorded in Instrument No. 2024000095905, DRCCT, continuing with a west line of said 187.809 acre tract, and the east line of said Narrow Trail Cowboy Church tract, for a total distance of 826.83 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the northeast corner of said Narrow Trail Cowboy Church tract;

THENCE South 89°24'20" West, with the north line of said Narrow Trail Cowboy Church tract, and a south line of said 187.809 acre tract, a distance of 321.43 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 00°38'10" East, with the west line of said Narrow Trail Cowboy Church tract, and an east line of said 187.809 acre tract, a distance of 428.94 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the northeast corner of that certain called 2.05 acre tract of land described as Tract C in deed to Joe R. Duncan, and Natalie M. Duncan recorded in Volume 2812, Page 506, DRCCT;

THENCE South 89°19'08" West, with the north line of said Tract C, a distance of 211.96 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 00°35'50" East, with the west line of said Tract C, a distance of 112.00 feet to a 3/4-inch iron rod found for corner at the southwest corner of Tract C;

THENCE South 89°16'30" West, with the south line of said 187.809 acre tract, a distance of 1481.47 feet to the **POINT OF BEGINNING**, containing an area of 151.228 acres of land.

SAVE AND EXCEPT those certain tracts of land previously conveyed to other parties, which are located within Southfork Ranch - Section One, recorded in Volume 1293, Page 491, of the Deed Records of Collin County, Texas (DRCCT), and Southfork Ranch - Section Two, recorded in Volume 1293, Page 497, DRCCT.

LEGAL DESCRIPTION - 54.053 ACRES (TRACT 2)

WHEREAS MM SOUTHFORK 241, LLC is the owner of that certain tract of land situated in the Joseph Russell Survey, Abstract No. 778, in Collin County, Texas, and being all of that certain called 54.053 acre tract of land described in deed MM Southfork 241, LLC recorded in Instrument No. 2022000156668, of the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner on the west right-of-way line of Hogge Drive (Farm-to-Market Road No. 2551 - variable width right-of-way), and being the northwest corner of a right-of-way Deed to the State of Texas described as Parcel 37, and recorded in Instrument No. 20111004001062810, DRCCT;

THENCE South 00°26'26" East, with said west right-of-way line of Hogge Drive according to said Parcel 37, Parcel 36, as described in Deed to the State of Texas recorded in Instrument No. 20111004001062800, DRCCT, and Parcel 35, as described in Deed to the State of Texas recorded in Instrument No. 20111004001062790, DRCCT, a distance of 1620.41 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the beginning of a tangent curve to the left;

THENCE continuing with said west right-of-way line of Hogge Drive, and with said curve which has a central angle of 03°50'00", a radius of 1060.16 feet, a chord which bears South 02°21'27" East, a chord distance of 70.92 feet, and an arc distance of 70.93 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 04°16'27" East, continuing with said west right-of-way line of Hogge Drive, a distance of 150.83 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the beginning of a tangent curve to the right;

THENCE continuing with said west right-of-way line of Hogge Drive, and with said curve which has a central angle of 02°30'11", a radius of 940.14 feet, a chord which bears South 03°01'21" East, a chord distance of 41.07 feet, and an arc distance of 41.07 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the south corner of said Parcel 35;

THENCE South 39°35'09" West, continuing with said west right-of-way line of Hogge Drive, a distance of 23.94 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

THENCE South 00°20'54" East, continuing with said west right-of-way line of Hogge Drive, a distance of 17.64 feet to an "X" cut in concrete found for corner at the intersection of said west right-of-way line of Hogge Drive, and the called center of Gregory Lane (undedicated public road);

THENCE South 89°39'06" West, with said center of Gregory Lane and the south line of said 54.053 acre tract, a distance of 858.79 feet to a "PK" nail found for corner at the southwest corner of said 54.053 acre tract, and the southeast corner of that certain tract of land described in deed to Brad Levy and Candy Levy recorded in Instrument No. 20210830001760420, DRCCT;

THENCE North 00°17'06" West, with the west line of said 3.5278 acre tract, the east line of said Levy tract, the east line of that certain 0.58 acre tract of land described in Correction Instrument to Matthew Ware and Cherie Ware recorded in Instrument No. 20140602000548330, DRCCT, and the east line of that certain called 3.00 acre (Save and Except 0.58 acres) tract of land described in Correction Instrument to Sudhir Sakaria and Kanchan Sakaria recorded in Instrument No. 20140325000280790, DRCCT, a distance of 906.42 feet to a 5/8-inch iron rod found for corner;

THENCE South 89°46'23" West, with the north line of said Sakaria tract, and a south line of said 54.053 acre tract, passing at a distance of 318.66 feet a 1-inch iron rod found for reference, continuing in all, a total distance of 363.60 feet to a mag nail found for corner at the most westerly southwest corner of said 54.053 acre tract, and being located in the approximate center of Gray Lane (undedicated public road);

THENCE North 00°36'55" West, with said approximate center of Gray Lane and the west line of said 54.053 acre tract, a distance of 475.86 feet to a mag nail found for corner at the northeast corner of that certain called 12.893 acre tract of land described in deed to the City of Parker, Texas recorded in Instrument No. 2002-0151887, DRCCT, and the southeast corner of that certain called 6.400 acre tract of land described in deed to Hansa Patel, Nisarg Patel and Dhammithaben Patel recorded in Instrument No. 2023000017071, DRCCT;

THENCE North 00°33'18" West, continuing with said approximate center of Gray Lane, the west line of said 54.053 acre tract and the east line of said Patel tract, a distance of 324.64 feet to a mag nail found for corner at the northeast corner of said Patel tract and the southeast corner of that certain called 10.734 acre tract of land described in deed to Debbie Herbst, Thelma Gray Brown, and Sid Brown recorded in Instrument No. 20110609000595310, DRCCT;

THENCE North 00°34'28" West, continuing with said approximate center of Gray Lane, the west line of said 54.053 acre tract and the east line of said Herbst and Brown tract, a distance of 485.60 feet to an "X" cut in concrete found for corner, located at the intersection of said center of Gray Lane and the south right-of-way line of Parker Road (variable width right-of-way);

THENCE with said south right-of-way line of Parker Road and the north line of said 54.053 acre tract, the following courses:

North 88°58'57" East, a distance of 27.58 feet to a 1/2-inch iron rod found for corner;

North 44°18'57" East, a distance of 42.76 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner;

North 88°52'57" East, said a distance of 832.28 feet to an "X" cut in concrete set for corner, and being the beginning of a non-tangent curve to the right;

THENCE continuing with said south right-of-way line of Parker Road, passing at a chord distance of 25.09 feet a brass TXDOT disk found, continuing with the northeast line of said 54.053 acre tract, and continuing with said curve which has a central angle of 29°27'24", a radius of 906.09 feet, a chord which bears South 46°58'26" East, a chord distance of 460.72 feet, and an arc distance of 465.83 feet to the end of said curve, and the **POINT OF BEGINNING**, containing an area of 54.053 acres of land.

OSSF Notes:

- All lots must utilize alternative type On-Site Sewage Facilities.
- All lots must maintain state-mandated setbacks of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per state regulations). No variances will be granted for setbacks or for OSSF reduction.
 - Standard easements for each lot consist of 50' drainage utility easements along roadways, unless otherwise noted.
- There is a 10' permanent utility easement along the south line of Lot 13, Block A to which OSSF setbacks will apply. Due to constrains on this lot, placement, size or OSSF type may be limited. Careful pre-planning will be required.
- There is a 15' Water easement along the south line of Lot 3 Block C to which OSSF setbacks will apply. Due to constrains on this lot, placement, size or OSSF type may be limited. Careful pre-planning will be required.
- There is a 15' Electric easement along the south line of Lot 21 Block C to which OSSF setbacks will apply. Due to constrains on this lot, placement, size or OSSF type may be limited. Careful pre-planning will be required.
- There is a 15' proposed Sanitary Sewer easement bisecting Lots 10, 11, 12, 13, 14, 15 & 16, Block C to which OSSF setbacks will apply and cannot be crossed when bisecting. Due to constrains on this lot, placement, size or OSSF type may be limited. Careful pre-planning will be required.
- There is a large drainage easement on all the lots within Block B, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 Block C, lots 5, 6, 7, 8, 10, 11 Block D, all the Lots within Block E and Lots 1, 2, 3, 4, 5, 6, Block F, all the lots within Block G to which OSSF setbacks will apply. Careful pre-planning will be required. Additionally, any OSSF system/components within the flood plain or within a drainage easement are subject to additional requirements and special planning materials. A pre-planning meeting with RS/PE and Development Services is recommended for any of these lots.
- There are no other easements than those noted above.
- A portion of lot 1, 2 & 3, Block B is located within the flood plain:
 - Any OSSF that is located within the 100-year floodplain may be subject to special planning requirements or may be restricted from being within the flood plain.
- A pre-planning meeting with RS/PE and Development Services is recommended prior to any development planning.
- There were no permitted/approved existing structures with associated OSSF(s) on lot at the time of approval. Any existing structures or OSSFs on lots must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF will likely be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.
- Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Southfork 241, LLC, acting herein by and through it's duly authorized officer, does hereby adopt this Final Plat designating the hereinabove described property as THE ESTATES AT SOUTHFORK RANCH.

WITNESS MY HAND THIS ____ DAY OF _____, 2025.

MM Southfork 241, LLC,
a Texas Limited Liability Company

BY: MMM Ventures, LLC,
a Texas Limited Liability Company
Its Manager

BY: 2M Ventures, LLC,
a Delaware Limited Liability Company,
Its Manager

BY: _____
Mehrdad Moayedi
Its Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Southfork 241, LLC, a Texas limited liability company, on behalf of said company, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMIE D. NICHOLS, a registered professional land surveyor, do hereby certify that this plat was prepared and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the City of Parker subdivision regulations.

DATED THIS THE ____ DAY OF _____, 2025.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT -
RELEASE DATE NOVEMBER 7, 2025.

JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a notary public in and for The State of Texas, on this day personally appeared JIMMIE D. NICHOLS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES: _____

HEALTH DEPARTMENT CERTIFICATE

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the state of Texas, that site evaluations have been submitted representing the site conditions in he area in which on-site sewage facilities are planned to be used.

REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

PRELIMINARY PLAT

THE ESTATES AT SOUTHFORK RANCH

BEING 54.053 & 151.228 ACRE TRACTS

86 RESIDENTIAL LOTS AND

8 NON-RESIDENTIAL LOTS


LOTS 1X & 1-13 BLOCK A; LOTS 1X, 2X & 1-10, BLOCK B; LOTS 1-21, BLOCK C; LOTS 1X & 1-11, BLOCK D; LOTS 1X, 2X & 1-7, BLOCK E; LOTS 1X & 1-9, BLOCK F

SITUATED IN THE

SHERWOOD HERRING SURVEY, ABSTRACT NO. 404 & JOSEPH RUSSELL SURVEY, ABSTRACT NO. 778

CITY OF PARKER

COLLIN COUNTY, TEXAS



BARRAZA

CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538

TBPE FIRM REG. NO. 20683

801 EAST CAMPBELL ROAD, STE. 650

RICHARDSON, TEXAS 75081

TELEPHONE - (214)-484-7055

PROJECT NO. 2022003-00

DATE: DECEMBER 2025

OWNER: MM Southfork 241, LLC;
and CGS Holdings, L.P.
1800 VALLEY VIEW LANE SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE:

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com

Sendera Title

GF#

2200740-VCTA

AFTER RECORDING RETURN TO:

MM Southfork 241, LLC
 1800 Valley View Lane, Suite 300
 Farmers Branch, Texas 75234

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 WITH VENDOR'S LIEN

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF COLLIN §

THAT, **SOUTHFORK RANCH, L.L.C.**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor, in hand paid by **MM SOUTHFORK 241, LLC**, a Texas limited liability company ("Grantee"), the receipt and sufficiency of which is hereby acknowledged by Grantor; and the further consideration of that one certain promissory note ("Note") of Grantee of even date herewith in the principal amount of Sixteen Million and 00/100 Dollars (\$16,000,000.00) payable to **C. GREGORY SHAMOUN, P.C.** ("Lender") and secured by the vendor's lien retained herein ("Vendor's Lien") and being further secured by that certain Deed of Trust ("Deed of Trust") of even date herewith covering the Property (as hereinafter defined) to Brian R. Norman, Trustee; has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, that certain land (the "Land") situated in Collin County, Texas, more particularly described on Exhibit A attached hereto and incorporated herein by reference for all purposes, together with (a) any improvements situated thereon, (b) all rights, title and interests of Grantor in and to any easements, leases, rights-of-way, rights of ingress or egress or other interests in, on or to any land, highway, street, road or avenue, open or proposed, in, on, in front of, abutting, adjoining or benefiting the Land and (c) all rights, title and interests of Grantor in and to all utilities, sewage treatment capacity and water capacity serving or which will serve the Land (the Land, improvements, appurtenances and all of the foregoing set forth in clauses (a) through (c) are hereinafter collectively referred to as the "Property").

This conveyance and the warranties of title contained herein are expressly made subject only to those certain encumbrances, easements and other matters more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions"), but only to the extent that such Permitted Exceptions are valid, subsisting and, in fact, affect the Property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereof in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND, all and singular such premises unto Grantee, its successors and assigns, against

every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

But it is expressly agreed and stipulated that the Vendor's Lien as well as Superior Title in and to the Property are hereby retained until the Note and all amounts due there under and under the Deed of Trust are fully paid according to the face, tenor, effect and reading thereof, at which time this Special Warranty Deed shall become absolute, and the Vendor's Lien and Superior Title herein retained shall be automatically released and discharged. Said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed without recourse to Lender, its successors and assigns, the payee named in the Note.

Whenever used, the singular number shall include the plural, and the plural the singular.

EXECUTED this ²⁰~~24~~th day of October, 2022, *TO BE EFFECTIVE ON OCTOBER 24, 2022.*

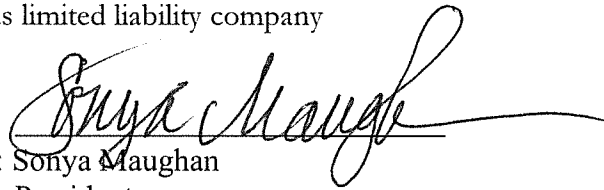
GRANTOR:

SOUTHFORK RANCH, L.L.C.,
a Texas limited liability company

By:

Name: Sonya Maughan

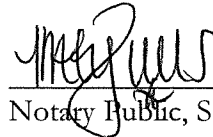
Title: President



STATE OF ARIZONA §

COUNTY OF MARICOPA §

This instrument was acknowledged before me on the ²⁰~~24~~th day of October, 2022, by Sonya Maughan, President of Southfork Ranch, L.L.C., a Texas limited liability company on behalf of said company.



Notary Public, State of Arizona

My Commission Expires:
January 7, 2023

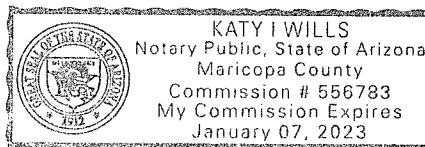


EXHIBIT A LEGAL DESCRIPTION

TRACT 1:

BEING that certain tract of land situated in the SHERWOOD HERRING SURVEY, ABSTRACT No. 404, in Collin County, Texas, and being part of that certain called 41.00 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5482, Page 9430 (Instrument No. 2003-0161621), of the Deed Records of Collin County, Texas (DRCCT), part of that certain called 117.703 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5505, Page 5635 (Instrument No. 2003-0188651), DRCCT, all of that certain called 6.183 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2746 (Instrument No. 2003-0199768), DRCCT, all of that certain 12.187 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2731 (Instrument No. 2003-0199765), DRCCT, and all of that certain 11.191 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2726 (Instrument No. 2003-0199764), DRCCT, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the East right-of-way line of Hogge Drive (Farm-to-Market Road No. 2551 - variable width right-of-way), and being the most Southerly Southwest corner of said 117.703 acre tract;

THENCE North 00° 18' 04" East, with said East right-of-way line of Hogge Drive, a distance of 841.91 feet to a 5/8" iron rod with cap stamped "Sparr" found for corner;

THENCE North 02° 37' 22" East, continuing with said East right-of-way line of Hogge Drive, said East right-of-way line at this point according to Parcel 26 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062760, Official Public Records of Collin County, Texas (OPRCCT), a distance of 115.17 feet to a 1" iron rod found for corner at the Northwest corner of said Parcel 26;

THENCE North 89° 13' 48" East, with a North line of said 117.703 acre tract, and the South line of that certain called 5.8189 acre tract of land described as Parcel No. 1 in deed to Mary E. Cavanaugh according to deed recorded in Instrument No. 20141030001182980, OPRCCT, a distance of 823.54 feet to a 1/2-inch iron rod found for corner;

THENCE North 00° 36' 38" West, with a West line of said 117.703 acre tract, and the East line of said Parcel No. 1, a distance of 307.61 feet to a 5/8" iron rod found for corner;

THENCE South 89° 15' 56" West, with a South line of said 117.703 acre tract, and the North line of said Parcel No. 1, a distance of 810.23 feet to a 5/8" iron rod found for corner, said iron rod being located on the East right-of-way line of Hogge Drive;

THENCE North 01° 56' 01" East, with said East right-of-way line of Hogge Drive, said East right-of-way line at this point according to Parcel 29 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062770, OPRCCT, a distance of 96.61 feet to a 5/8" iron rod found for corner at the beginning of a non-tangent curve to the left;

THENCE continuing with said East right-of-way line of Hogge Drive, and with said curve which has a central angle of $01^{\circ} 36' 05''$, a radius of 1060.16 feet, a chord which bears North $00^{\circ} 48' 16''$ East, a chord distance of 29.63 feet, and an arc distance of 29.63 feet to the end of said curve, a 5/8" iron rod with cap stamped "Sparr" found for corner;

THENCE North $00^{\circ} 27' 46''$ East, continuing with said East right-of-way line of Hogge Drive, a distance of 267.12 feet to a 5/8" iron rod with cap stamped "Sparr" found for corner;

THENCE North $00^{\circ} 29' 10''$ East, continuing with said East right-of-way line of Hogge Drive according to said Parcel 29, and Parcel 34 as described in Deed to the State of Texas recorded in Instrument No. 20111004001062780, OPRCCT, a distance of 1033.07 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a tangent curve to the left;

THENCE continuing with said East right-of-way line of Hogge Drive, and with said curve which has a central angle of $04^{\circ} 44' 52''$, a radius of 1060.16 feet, a chord which bears North $01^{\circ} 53' 17''$ West, a chord distance of 87.82 feet, and an arc distance of 87.85 feet to the end of said curve, a 5/8" iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North $04^{\circ} 15' 43''$ West, continuing with said East right-of-way line of Hogge Drive, a distance of 150.83 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a tangent curve to the right;

THENCE continuing with said East right-of-way line of Hogge Drive, and with said curve which has a central angle of $01^{\circ} 09' 44''$, a radius of 940.14 feet, a chord which bears North $03^{\circ} 40' 52''$ West, a chord distance of 19.07 feet, and an arc distance of 19.07 feet to the end of said curve, a 5/8" iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North $00^{\circ} 06' 13''$ West, continuing with said East right-of-way line of Hogge Drive, a distance of 724.21 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the Northwest corner of said called 41.00 acre Southfork Ranch, L.L.C. tract;

THENCE North $89^{\circ} 24' 36''$ East, with the North line of said 41.00 acre tract, a distance of 1642.12 feet to a 2" steel pipe found for corner at the Northeast corner of said called 41.00 acre Southfork Ranch, L.L.C. tract;

THENCE South $00^{\circ} 24' 31''$ East, with the East line of said 41.00 acre tract, a distance of 1134.25 feet to a 1/2" iron rod found for corner at the Southeast corner of said 41.00 acre tract, and being located on the North line of said 117.703 acre Southfork Ranch, L.L.C. tract;

THENCE North $89^{\circ} 27' 13''$ East, with the North line of said 117.703 acre tract, passing at a distance of 24.02 feet the Southwest corner of that certain called 53.1511 acre tract of land described in deed to Parker Parker 2008 Collin Land Trust recorded in Instrument No. 200806225000769060, OPRCCT, continuing with said North line of the 117.703 acre tract, and with the South line of said 53.1511 acre tract, in all, a total distance of 941.56 feet to a 1" iron rod found for corner;

THENCE South 00° 35' 21" East, with the East line of said 117.703 acre tract, a distance of 1153.28 feet to a 1" iron rod found for corner at a Southeast corner of said 117.703 acre tract, and being located on the North line of said called 11.191 acre Southfork Ranch, L.L.C. tract;

THENCE North 89° 41' 22" East, with said North line of the 11.191 acre tract, a distance of 21.40 feet to a 1/2" iron rod found for corner at the Northeast corner of the 11.191 acre tract;

THENCE South 00° 36' 10" East, with the East line of said 11.191 acre tract, a distance of 1653.28 feet to a 1/2" iron rod found for corner at the most Easterly Southeast corner of the 11.191 acre tract, and being located on the North right-of-way line of McWhirter Road (County Road No. 247 - variable width right-of-way);

THENCE South 89° 11' 55" West, with the South line of the 11.191 acre tract, and the North line of County Road No. 247, a distance of 36.04 feet to a 5/8" iron rod with cap stamped "RPLS 5587" found for corner at the Southeast corner of that certain called 1 acre tract of land described in deed to Joan White recorded in Instrument No. 201405090004600740, OPRCCT;

THENCE North 00° 36' 07" West, with the East line of said Joan White tract, a distance of 458.72 feet to a 5/8" iron rod with cap stamped "RPLS 5587" found for corner;

THENCE South 89° 22' 07" West, with the North line of said Joan White tract, a distance of 94.99 feet to a 5/8" iron rod with cap stamped "RPLS 5587" found for corner;

THENCE South 00° 35' 03" East, with the West line of said Joan White tract, a distance of 458.42 feet to a 5/8" iron rod with cap (unreadable) found for corner on said North line of County Road No. 247, from which a 5/8" iron rod found bears South 21° 55' 08" West, a distance of 1.81 feet;

THENCE South 89° 22' 29" West, with the South line of said 11.191 acre Southfork Ranch, L.L.C. tract, and the North line of County Road No. 247, a distance of 189.87 feet to a 5/8" iron rod found for corner at the Southwest corner of said 11.191 acre tract, and the Southeast corner of said called 12.187 acre tract of land described in deed to Southfork Ranch, L.L.C.;

THENCE South 89° 32' 03" West, with the South line of said 12.187 acre tract, and the North line of County Road No. 247, a distance of 320.97 feet to a 1/2" iron rod found for corner at the Southwest corner of said 12.187 acre tract, and the Southeast corner of that certain called 6.0 acre tract of land described in deed to Southfork Country Church recorded in Volume 5505, Page 5635 (Instrument No. 20140124000068380), DRCCT;

THENCE North 00° 38' 53" West, with the West line of said 12.187 acre tract, and the East line of said Southfork Country Church tract, a distance of 813.14 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the Northeast corner of said Southfork Country Church tract, and the Southeast corner of said called 6.183 acre tract of land described in deed to Southfork Ranch, L.L.C.;

THENCE South 89° 24' 20" West, with the North line of said Southfork Country Church tract, and the South line of said 6.183 acre tract, a distance of 321.43 feet to a 1" iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 00° 38' 10" East, with the West line of said Southfork Country Church tract, and an East line of said 117.703 acre Southfork Ranch, L.L.C. tract, a distance of 428.94 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the Northeast corner of that certain called 2.05 acre tract of land described as Tract C in deed to Joe R. Duncan, and Natalie M. Duncan recorded in Volume 2812, Page 506, DRCCT;

THENCE South 89° 19' 08" West, with the North line of said Tract C, a distance of 211.96 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 00° 35' 50" East, with the West line of said Tract C, a distance of 112.00 feet to a 5/8" iron rod found for corner at the Southwest corner of Tract C, and the most Southerly Southeast corner of said 117.703 acre Southfork Ranch, L.L.C. tract;

THENCE South 89° 16' 30" West, with the South line of said 117.703 acre tract, a distance of 1481.48 feet to the POINT OF BEGINNING, containing an area of 187.809 acres of land;

SAVE AND EXCEPT all those lands previously conveyed and contained within the Plats of SOUTHFORK RANCH, Sections One (1) and Two (2), according to the Plats recorded in Volume 1293, Pages 491 and 497, Deed Records, Collin County, Texas.

TRACT 2:

BEING that certain tract of land situated in the JOSEPH RUSSELL SURVEY, ABSTRACT No. 778, in Collin County, Texas, and being part of that certain called 17.386 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2751 (Instrument No. 2003-0199769), of the Deed Records of Collin County, Texas (DRCCT), part of that certain called 19.5769 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2756 (Instrument No. 2003-0199770), DRCCT, part of that certain called 15.00 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2741 (Instrument No. 2003-0199767), DRCCT, and all of that certain called 3.5728 acre tract of land described in deed to Southfork Ranch, L.L.C. recorded in Volume 5516, Page 2736 (Instrument No. 2003-0199766), DRCCT, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with cap stamped "BCG 10194538" set for corner on the West right-of-way line of Hogge Drive (Farm-to-Market Road No. 2551 - variable width right-of-way), and being the Northwest corner of a right-of-way Deed to the State of Texas described as Parcel 37, and recorded in Instrument No. 20111004001062810, OPRCCT;

THENCE South 00° 26' 26" East, with said West right-of-way line of Hogge Drive, according to said Parcel 37, Parcel 36, as described in Deed to the State of Texas recorded in Instrument No. 20111004001062800, OPRCCT, and Parcel 35, as described in Deed to the State of Texas recorded in Instrument No. 20111004001062790, OPRCCT, a distance of 1620.41 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a tangent curve to the left;

THENCE continuing with said West right-of-way line of Hogge Drive, and with said curve which has a central angle of 03° 50' 00", a radius of 1060.16 feet, a chord which bears South 02° 21' 27" East, a chord distance of 70.92 feet, and an arc distance of 70.93 feet to the end of said curve, a 5/8" iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 04° 16' 27" East, continuing with said West right-of-way line of Hogge Drive, a distance of 150.83 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the beginning of a tangent curve to the right;

THENCE continuing with said West right-of-way line of Hogge Drive, and with said curve which has a central angle of 02° 30' 11", a radius of 940.14 feet, a chord which bears South 03° 01' 21" East, a chord distance of 41.07 feet, and an arc distance of 41.07 feet to the end of said curve, a 5/8" iron rod with cap stamped "BCG 10194538" set for corner at the South corner of said Parcel 35;

THENCE South 39° 35' 09" West, continuing with said West right-of-way line of Hogge Drive, a distance of 23.94 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner;

THENCE South 00° 20' 54" East, continuing with said West right-of-way line of Hogge Drive, a distance of 17.64 feet to a mag nail set for corner at the intersection of said West right-of-way line of Hogge Drive, and the called center of Gregory Lane (undedicated public road), said iron rod also being the Southeast corner of said called 15.00 acre Southfork Ranch, L.L.C. tract;

THENCE South 89° 39' 06" West, with said center of Gregory Lane, the South line of said 15.00 acre tract, and the South line of said 3.5728 acre Southfork Ranch, L.L.C. tract, a distance of 858.79 feet to a "PK" nail found for corner at the Southwest corner of said 3.5278 acre tract, and the Southeast corner of that certain tract of land described in deed to Brad Levy and Candy Levy recorded in Instrument No. 20210830001760420, OPRCCT;

THENCE North 00° 17' 06" West, with the West line of said 3.5278 acre tract, the East line of said Levy tract, and the East line of that certain called 3.00 acre tract of land described in deed to Sudhir Sakaria and Kanchan Sakaria according to Correction Instrument recorded in Instrument No. 20140325000280790, OPRCCT, a distance of 906.42 feet to a 1/2" iron rod found for corner;

THENCE South 89° 46' 23" West, with the North line of said Sakaria tract, and the South line of said called 19.5769 acre Southfork Ranch, L.L.C. tract, passing at a distance of 318.66 feet a 1" iron rod found for reference, continuing in all, a total distance of 363.60 feet to a mag nail set for corner at the Southwest corner of said called 19.5769 acre tract, and being located in the approximate center of Gray Lane (undedicated public road);

THENCE North 00° 36' 55" West, with said approximate center of Gray Lane, and with the West line of said 19.5769 acre tract, a distance of 475.86 feet to a mag nail found at the Northeast corner of that certain called 12.893 acre tract of land described in deed to the City of Parker, Texas recorded in Instrument No. 2002-0151887, DRCCT, and the Southeast corner of that certain called 6.400 acre tract of land described in deed to Jean-Claude M. Tabet recorded in Instrument No. 2020021100019630, OPRCCT;

THENCE North 00° 33' 18" West, continuing with said approximate center of Gray Lane, and with the West line of said 19.5769 acre tract, the West line of said called 17.386 acre Southfork Ranch, L.L.C. tract, and the East line of the Jean-Claude M. Tabet tract, a distance of 324.64 feet to a mag nail found for corner at the Northeast corner of the Jean-Claude M. Tabet tract, and the Southeast corner of that certain called 10.734 acre tract of land described in deed to Debbie Herbst, Thelma Gray Brown, and Sid Brown recorded in Instrument No. 20110609000595310, DRCCT;

THENCE North 00° 34' 28" West, continuing with said approximate center of Gray Lane, and with the West line of said 17.386 acre tract, and the East line of said Herbst and Brown tract, a distance of 485.60 feet to a mag nail set for corner, said nail being located at the intersection of said center of Gray Lane, and the South right-of-way line of Parker Road (variable width right-of-way);

THENCE with said South right-of-way line of Parker Road, the following courses:

North 88° 58' 57" East, a distance of 27.58 feet to a 1/2" iron rod found for corner;

North 44° 18' 57" East, a distance of 42.76 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner;

North 88° 52' 57" East, a distance of 832.28 feet to a 5/8" iron rod with cap stamped "BCG 10194538" set for corner, and being the beginning of a non-tangent curve to the right;

THENCE continuing with said South right-of-way line of Parker Road, passing at a chord distance of 25.09 feet an aluminum TXDOT disk found, continuing with the Northeast line of said 17.386 acre Southfork Ranch, L.L.C. tract, and continuing with said curve which has a central angle of 29° 27' 24", a radius of 906.09 feet, a chord which bears South 46° 58' 26" East, a chord distance of 460.72 feet, and an arc distance of 465.83 feet to the end of said curve, and the POINT OF BEGINNING, containing an area of 54.053 acres of land.

EXHIBIT B PERMITTED EXCEPTIONS

1. Plats of Southfork Ranch, Sections One (1) through Eight (8), recorded in Volume 1293, Page 491; Volume 1293, Page 497; Volume 1293, Page 503; Volume 1293, Page 509; Volume 1293, Page 515; Volume 1293, Page 521; Volume 1293, Page 527; and Volume 1293, Page 533, Deed Records, Collin County, Texas; and shown on survey dated March 29, 2022, prepared by Jimmie D. Nichols, Registered Professional Land Surveyor No. 5184.
2. An easement to Texas Power & Light Company, dated July 31, 1936, executed by Jeff T. James, recorded October 28, 1936 in Volume 308, Page 348, of the Deed Records, Collin County, Texas. (Tract 2).
3. An easement to Texas Power & Light Company, dated February 27, 1941, executed by C. C. Gregory and wife, Beulah L. Gregory, recorded April 9, 1941 in Volume 329, Page 613, of the Deed Records, Collin County, Texas. (Tract 2).
4. An easement to General Telephone Company of the Southwest, dated April 18, 1959, executed by G. E. Gatlin, recorded May 5, 1959 in Volume 551, Page 112, of the Deed Records, Collin County, Texas. (Tract 2).
5. An easement to the State of Texas as set forth in Judgment dated May 25, 1966, in Cause No. 11804 of Proceedings in Eminent Domain, Collin County, Texas, recorded June 14, 1966 in Volume 674, Page 839, of the Deed Records, Collin County, Texas. (Tract 2).
6. An easement to the State of Texas as set forth in Judgment dated November 14, 1966, in Cause No. 11805 of Proceedings in Eminent Domain, Collin County, Texas, recorded December 15, 1966 in Volume 683, Page 155, of the Deed Records, Collin County, Texas. (Tract 2).
7. An easement to Texas Power & Light Company and General Telephone Company of the Southwest, dated December 2, 1966, executed by Fred Douglas Ernst and wife, Mary Fay Ernst, recorded January 3, 1967 in Volume 683, Page 623, of the Deed Records, Collin County, Texas. (Tract 2).
8. An easement to Farmers Electric Cooperative, Inc., dated June 30, 1970, executed by Joe R. Duncan, recorded November 25, 1970 in Volume 770, Page 517, of the Deed Records, Collin County, Texas. (Tract 1).
9. An easement to Farmers Electric Cooperative, Inc., dated June 30, 1970, executed by R. J. Purnell, recorded November 25, 1970 in Volume 770, Page 518, of the Deed Records, Collin County, Texas. (Tract 1).
10. An easement to Pecan Orchard Water Supply, dated March 21, 1974, executed by Fred Douglas Ernst and wife, Mary Fay Ernst, recorded March 29, 1974 in Volume 907, Page 763, of the Deed Records, Collin County, Texas; as affected by Assignment of Right-of-Way

Easements to the City of Parker, Texas dated July 1, 1988, recorded July 5, 1988 in Volume 2868, Page 662, Deed Records, Collin County, Texas. (Tract 2).

11. An easement to Pecan Orchard Water Supply Corporation, dated November 29, 1971, executed by C. C. Gregory, recorded July 19, 1974 in Volume 923, Page 230, of the Deed Records, Collin County, Texas; as affected by Assignment of Right-of-Way Easements to the City of Parker, Texas dated July 1, 1988, recorded July 5, 1988 in Volume 2868, Page 662, Deed Records, Collin County, Texas. (Tract 2).
12. An easement to Pecan Orchard Water Supply Corp., dated May 10, 1977, executed by Joe Duncan, recorded May 16, 1977 in Volume 1050, Page 102, of the Deed Records, Collin County, Texas; as affected by Assignment of Right-of-Way Easements to the City of Parker, Texas dated July 1, 1988, recorded July 5, 1988 in Volume 2868, Page 662, Deed Records, Collin County, Texas. (Tract 1).
13. An easement to Pecan Orchard Water Supply Corp., dated May 10, 1977, executed by Joe Duncan, recorded May 16, 1977 in Volume 1050, Page 103, of the Deed Records, Collin County, Texas; as affected by Assignment of Right-of-Way Easements to the City of Parker, Texas dated July 1, 1988, recorded July 5, 1988 in Volume 2868, Page 662, Deed Records, Collin County, Texas. (Tract 1).
14. An easement to Farmers Electric Cooperative, Inc., dated July 7, 1981, executed by Joe R. Duncan and wife, Natalie Duncan dba Southfork Ranch, recorded November 24, 1981 in Volume 1451, Page 250, of the Deed Records, Collin County, Texas. (Tract 1).
15. Easement and Right-of-Way executed by Collin-Commodore Limited of Texas, a Texas limited partnership to Texas Power & Light Company, dated March 27, 1985, recorded February 3, 1986 in Volume 2300, Page 846, of the Deed Records of Collin County, Texas. (Tract 1).
16. An easement to Farmers Electric Cooperative, Inc., dated February 25, 1991, executed by Joe R. Duncan, recorded July 9, 1991 in Volume 3636, Page 259, of the Official Public Records, Collin County, Texas. (Tract 1).
17. Easement and Right-of-Way executed by First Baptist Church of Wylie to Farmers Electric Cooperative, Inc., dated September 28, 1994, recorded February 10, 1995 under Instrument No. 95-0010225, of the Official Public Records of Collin County, Texas. (Tract 1).
18. Easement and Right-of-Way executed by Southfork Ranch, L.L.C. to Coserv Gas, Ltd., dated July 20, 2007, recorded October 17, 2007 under Instrument No. 20071017001426590, of the Official Public Records of Collin County, Texas. (Tract 2).
19. Easement and Right-of-Way executed by Southfork Ranch, L.L.C. to Coserv Gas, Ltd., dated July 20, 2007, recorded October 17, 2007 under Instrument No. 20071017001426600, of the Official Public Records of Collin County, Texas. As amended by First Amendment dated May 23, 2012, recorded July 3, 2012 under Instrument No. 20120703000796460, Official Public Records, Collin County, Texas. (Tract 2).

20. Easement and Right-of-Way executed by Southfork Ranch, L.L.C. to Coserv Gas, Ltd., dated August 13, 2009, recorded August 21, 2009 under Instrument No. 20090821001054700, of the Official Public Records of Collin County, Texas. As amended by First Amendment dated May 23, 2012, recorded July 3, 2012 under Instrument No. 20120703000796470, Official Public Records, Collin County, Texas. (Tract 1).
21. Easement Agreement dated August 12, 2011, by and between Southfork Ranch, L.L.C. and the City of Parker, Texas, recorded October 10, 2011 under Instrument No. 20111010001082040, of the Official Public Records, Collin County, Texas. (Tract 1).
22. Easement Agreement dated August 12, 2011, by and between Southfork Ranch, L.L.C. and the City of Parker, Texas, recorded October 10, 2011 under Instrument No. 20111010001082050, of the Official Public Records, Collin County, Texas. (Tract 1).
23. Easement Agreement dated August 12, 2011, by and between Southfork Ranch, L.L.C. and the City of Parker, Texas, recorded October 10, 2011 under Instrument No. 20111010001082060, of the Official Public Records, Collin County, Texas. (Tract 1).
24. Ordinance No. 364 of the City of Parker, Texas, dated July 12, 1994, recorded September 14, 1994 under Instrument No. 94-0084943, Official Public Records, Collin County, Texas. (Tract 1).
25. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated November 24, 1982, filed December 1, 1982, in Volume 1577, Page 869; correction filed June 16, 1983 in Volume 1673, Page 237, of the Deed Records of Collin County, Texas. (Tract 2).
26. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 13, 1983, filed June 16, 1983, in Volume 1673, Page 233, of the Deed Records of Collin County, Texas. (Tract 2).
27. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 17, 1984, filed August 21, 1984, in Volume 1962, Page 78, of the Deed Records of Collin County, Texas. (Tract 1).
28. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 17, 1984, filed August 21, 1984, in Volume 1962, Page 85, of the Deed Records of Collin County, Texas. (Tract 1).

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

Instrument Number: 2022000156668

eRecording - Real Property

DEED

Recorded On: October 25, 2022 09:30 AM

Number of Pages: 12

" Examined and Charged as Follows: "

Total Recording: \$66.00

***** 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: 2022000156668
Receipt Number: 20221025000114
Recorded Date/Time: October 25, 2022 09:30 AM
User: Christina G
Station: Station 9

Record and Return To:

Simplifile



**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



Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Hull for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: December 12, 2025
Exhibits:	None

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, 2025 0904 P&Z 3rd Review, and 2025 0925 P&Z 4th Review]

SUMMARY

Please review the information provided.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/18/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	12/xx/2025



Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	P&Z Commission
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Hull for Public Works Director Gary Machado
Estimated Cost:	Date Prepared:	December 12, 2025
Exhibits:	CHAPTER 153: SIGN CONTROL (Hyperlink – Ctrl +click) § 153.01 PURPOSE. § 153.02 APPLICATION JURISDICTION. § 153.03 DEFINITIONS. § 153.04 PROHIBITED SIGNS. § 153.05 AUTHORIZED SIGNS. § 153.06 NONCONFORMING SIGNS. § 153.07 STRUCTURAL REQUIREMENTS.	

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, 2025 0904 P&Z 3rd Review, and 2025 0925 P&Z 4th Review]

SUMMARY

Please review the information provided.

POSSIBLE ACTION

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

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	12/18/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	12/xx/2025



Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: December 12, 2025
Exhibits:	<ol style="list-style-type: none"> 1. Exhibit(s) go/goes here. 2. Ordinance 201 (1976 Fireworks) 3. Ordinance 244 (1981 Fireworks) 4. Ordinance 413 (Southfork – highlighted fireworks)

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF **ORDINANCE NO. 201**, RELATING TO FIREWORKS AND THE PREVENTION OF FIRES, TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0617 CC Review Referral]

SUMMARY

Please review the information provided. Any additional summary goes here.

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:	12/18/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	12/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	12/xx/2025

ORDINANCE NO. 201

AN ORDINANCE OF THE CITY OF PARKER, TEXAS,
ESTABLISHING AND PROVIDING REGULATIONS FOR
THE CONTROL AND PREVENTION OF FIRES AND
FIREWORKS WITHIN THE CITY OF PARKER, TEXAS;
PROVIDING FOR A FINE NOT TO EXCEED ONE HUN-
DRED (\$100.00) DOLLARS FOR EACH OFFENSE;
AND DECLARING AN EMERGENCY.

WHEREAS, Article 1068(10) of Vernon's Civil Statutes of the State of Texas, annotated, provides that the governing body of the City shall have the power to establish such regulations for the control, prevention and extinguishment of fires as such governing body may deem expedient; and

WHEREAS, the City Council of the City of Parker, Texas, acting as a legislative body, is of the opinion that an immediate need exists to provide and establish regulations for the control and prevention of fires and fireworks within the City of Parker, Texas, to provide for and promote the health, safety, and welfare of the citizens of the City of Parker;

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

SECTION 1. Regulations Controlling the Location and Nature of Permitted Fires and Fireworks; all other Locations and Uses Not Here Set out Being Expressly Prohibited.

A. Permitted Fires

- 1) It shall be unlawful for any person to burn rubbish, trash, waste, leaves, grass, lumber or any other combustible material in or on any street or alley or on any lot within 250 feet of any structure in the City.
- 2) It shall be lawful to burn the afore-mentioned material in containers approved by the Fire Marshal or other person designated by the City Council so long as the container is located at least 50 feet from any structure.

- 3) The foregoing requirements shall not apply to "social" fires (barbecues, campfires, etc.) so long as such fires are small and are at all times attended and supervised by a responsible party.
- 4) It shall be unlawful to use or allow to be used or exploded, any fireworks within the City of Parker, Texas, within 250 feet of any structure.

B. Precautionary Measures

- 1) "Containers" as used above, shall be designed in such a manner as to be completely covered and containing a top to prevent sparks or flames from escaping from such container.
- 2) All permitted fires shall, at all times, be attended by a responsible party who shall have fire extinguishing equipment readily available at all times.

SECTION 2. Enforcement:NT.

The Fire Marshal or any appointed representative, may prohibit any permitted fires and use of fireworks which they deem to be hazardous to public safety or health.

SECTION 3. Burning and Fireworks Permits.

Any person desiring a burning or fireworks permit, which shall ~~act~~ as a variance to Section 1 above, shall apply to the City Secretary or appointed representative for said permit. The City Secretary or appointed representative shall have the authority to issue or to deny the requested permit based upon:

- (a) A showing of necessity for the ~~variance~~; and
- (b) A showing that the burning or the fireworks will present no safety hazard to the community.

SECTION 4. Penalties.

Any person who violates any provision of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be assessed a fine not to exceed One Hundred (\$100.00) Dollars.

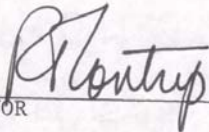
SECTION 5. Emergency.

The fact that there exists a need for fire prevention rules and regulations to protect the health, safety,

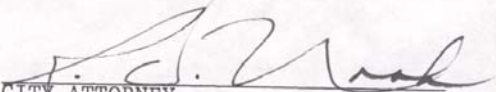
and welfare of the citizens of the City of Parker creates an emergency requiring that this Ordinance become effective immediately upon its passage and publication, and it is accordingly so ordained.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF PARKER,
TEXAS, ON THIS THE 4 DAY OF may, 1976.

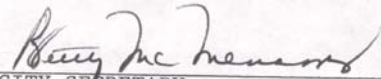
APPROVED:


MAYOR

APPROVED AS TO FORM:


CITY ATTORNEY

ATTEST AND DULY ENROLLED:


CITY SECRETARY

ORDINANCE NO. 244

AN ORDINANCE OF THE CITY OF PARKER, TEXAS PROHIBITING FIREWORKS; DEFINING THE TERM FIREWORKS; DECLARING FIREWORKS TO BE A PUBLIC NUISANCE AND AUTHORIZING THEIR SEIZURE AND DESTRUCTION WHERE FOUND IN VIOLATION OF THIS ORDINANCE; AUTHORIZING THE PROSECUTION OF SUITS FOR INJUNCTIVE RELIEF IN AID OF THIS ORDINANCE; PROVIDING PENALTIES OF NOT LESS THAN \$25.00 NOR MORE THAN \$200.00 FOR VIOLATION OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE APPLICABLE AND IN FORCE WITHIN THE CORPORATE LIMITS OF THE CITY OF PARKER; PROVIDING THAT IT SHALL NOT BE NECESSARY TO NEGATIVE EXCEPTIONS IN PROSECUTIONS UNDER THIS ORDINANCE; PROVIDING A REPEALING CLAUSE, PROVIDING A SEVERABILITY CLAUSE.

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

Section 1. Definitions: The term "Fireworks" as used in this ordinance shall mean and include any firecrackers, cannon crackers, sky-rockets, torpedoes, Roman Candles, sparklers, squibs, fire balloons, star shell, gerbs or any other substance in whatever combination by any designated name intended for use in obtaining visible or audible pyrotechnic display and shall include all articles or substances within the commonly accepted meaning of fireworks whether herein specially designated and defined or not.

The term "person" shall mean and include any natural person, association of persons, partnerships, corporations, agent or officer of corporation and shall also include all warehouse men, common and private carriers, bailees, trustees, receivers, executors and administrators.

Section 2. Fireworks Prohibited: It shall be unlawful in the City of Parker, Texas for any person to manufacture, assemble, store, transport, receive, keep, sell, offer or have in his possession with intent to sell, use, discharge, cause to be discharged, ignite, detonate, fire or otherwise set in action any fireworks of any description,

Section 3. Fireworks a Public Nuisance: The presence of any fireworks within the jurisdiction of the City of Parker, in violation of this ordinance is hereby declared to be a common and public nuisance. The Fire Marshal or other appointed representative is directed and required to seize, and cause to be safely destroyed any fireworks found within the jurisdiction in violation of this ordinance and any police officer of the City of Parker or any other duly constituted peace officer is empowered to stop the transportation of and detain any fireworks found being transported illegally, and to seize and destroy any fireworks found stored illegally in any building in the City of Parker, Texas. Notwithstanding any penal provision of this article, the City Attorney is authorized to file suit on behalf of the City of Parker or the Fire Marshal or other appointed representative, or both for injunctive relief as may be necessary to prevent unlawful storage, transportation, keeping or use of fireworks within the jurisdiction of the City of Parker and to aid the Fire Marshal or appointed representative in the discharge of his duties and to particularly prevent any person from interfering with the seizure and destruction of such fireworks, but it shall not be necessary to obtain any such injunctive relief as a prerequisite to such seizure and destruction. The Fire Marshal or other appointed representative is hereby authorized to enter any building where unlawful presence of fireworks is suspected in order to inspect the same for the presence of such fireworks.

Section 4. Penalties: Any person who shall manufacture, assemble, store, transport, receive, keep, sell, offer for sale or have in his possession with intent to sell any fireworks shall be fined not less than Twenty Five Dollars (\$25.00) nor more than Two Hundred Dollars (\$200.00) for each offense. If the fireworks be separately wrapped or packaged, the doing or omitting to do any act prohibited by this ordinance shall be a separate offense as to each such separately wrapped or separately packed fireworks. Each day that a violation of this ordinance shall continue with respect to any package of fireworks shall constitute a separate offense. Any person who shall use, discharge, cause to be discharged, ignite, detonate, fire or otherwise set in action any fireworks shall be fined

not less than Twenty Five Dollars (\$25.00) nor more than Two Hundred Dollars (\$200.00). Any parent or guardian of any minor child below the age of fourteen (14) who permits or allows such minor child to use, discharge, ignite, detonate, fire or otherwise set in action any fireworks shall be fined not less than Twenty Five Dollars (\$25.00) nor more than Two Hundred Dollars (\$200.00).

Section 5. Territorial Applicability: This ordinance shall be applicable and in force throughout the territory of the City of Parker within its corporate limits.

Section 6. Not Necessary to Negative Exceptions: In any prosecution for any violation of this ordinance, it shall not be necessary for the prosecution to negative any provision or exception but the same may be raised by the defendant by way of defense.

Section 7. Repealing Clause: All provisions of any ordinance in conflict herewith are hereby repealed so far only as said ordinance effects only that portion herein; but the repeal of such ordinance shall not abate any pending prosecution for violation of such ordinance nor shall the same prevent a prosecution from being commenced for any violation of such ordinance which violation occurred prior to the repeal of the ordinance.

Section 8. Severability Clause: If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances, is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances cannot be affected thereby, it being the intent of the City Council of the City of Parker in adopting this ordinance that no portion thereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision, or regulation, and to this end, all provisions of this ordinance are declared to be severable.

PASSED AND APPROVED THIS 9th DAY OF JUNE, 1981
by the City Council of the City of Parker, Texas.


R. T. Lantrip, Mayor

ATTEST:


Betty McMenamy, City Secretary

ORDINANCE NO. 413

AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE AMENDED COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER, TEXAS, SO AS TO ESTABLISH ZONING OF A SPECIAL ACTIVITIES DISTRICT ON THE PROPERTY COMMONLY KNOWN AS SOUTHFORK RANCH) DESCRIBED IN EXHIBIT A ATTACHED HERETO; PROVIDING SPECIAL CONDITIONS; ADOPTING A CONCEPT PLAN; PROVIDING A REPEALING CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Parker City Council and the Parker Planning and Zoning Commission have held the required public hearings and have given the required notices related to the zoning of the property commonly known as Southfork Ranch, more specifically described in Exhibit A, as a Special Activities District; and

WHEREAS, the Parker City Council finds that zoning the property to the Special Activities District is consistent with the future land use policies and map in the City of Parker Comprehensive Plan; and

WHEREAS, the Parker City Council finds that the proposed uses and project design shown on the Concept Plan attached hereto as Exhibit B are compatible with existing and planned adjoining uses; and

WHEREAS, the Parker City Council finds that adequate public facilities, including open space, will be provided in a timely manner to support each phase of the development of the property; and

WHEREAS, the Parker City Council finds that the proposed uses and development standards shown on the Concept Plan are consistent with the purposes and standards of the Special Activities District regulations; and

WHEREAS, the Parker City Council finds that the proposed timing of development on the property is consistent with the overall growth and development of the City; and

WHEREAS, the establishment of this Special Activities District will promote the health, safety, and welfare of Parker's citizens.

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

SECTION 1. The purpose of this Special Activities District is to provide for and encourage the development of tourist-related commercial uses on the property commonly known as Southfork Ranch and described in Exhibit A, attached hereto and incorporated herein for all purposes.

SECTION 2. That the Amended Comprehensive Zoning Ordinance of the City of Parker, Texas, Ordinance No. 242A passed and approved the 13th day January, 1987, as heretofore amended, be, and the same is hereby, amended so as to establish zoning on the property commonly known as Southfork Ranch and described in Exhibit A to Special Activities District, as set forth in this ordinance.

SECTION 3. That unless such requirements constitute a conflict governed by section 6 of this ordinance, it is the express intent of this ordinance that the standards contained in all other ordinances regulating land development, including expressly the building code, shall apply. of all

SECTION 4. That the above change or establishment of zoning is approved subject to the following special conditions:

1. The uses authorized as permitted uses and conditional uses on the property shall be further restricted as follows:
 - a. The uses to be developed on the property, as well as the location and configuration of such uses shall be in compliance with the Concept Plan attached hereto and incorporated herein for all purposes as Exhibit B.
 - b. Facilities for the mixing of health and personal care products defined for the purposes of this ordinance as a facility for the preparation of health and personal care products utilizing non-polluting natural and other ingredients, including (but not limited to) aloe vera and bee pollen. Health and personal care products manufacturing shall be restricted to that portion of the property designated as Area B on the attached Concept Plan, and such facility shall be limited to floor space not to exceed 200,000 square feet in area. Access to the health and personal care products facility shall be exclusively from McWhirter Road.

The health and personal care products facility may have a cafeteria for the sole use and benefit of its employees. The plant need not conform to the architectural or design guidelines required for other structures in the district; provided, however, it must conform to applicable buildings codes, and must comply with all applicable setback and side yard requirements.

The health and personal care products facility may have a maximum of 10,000 square

feet of accessory buildings.

- c. No structures of any kind shall be constructed in that portion of the property designated as "Area A1 and A3" on the attached Concept Plan after the effective date of this Ordinance. No structure shall be allowed in the area designated as Area A2 without the property owner having applied for, and received, a conditional use permit describing the structure, and its use.
- d. The following uses are authorized at all other locations in the district, subject to the standards and conditions herein stated and the standards in the Special Activities District regulations which have not been otherwise modified by this ordinance.
 - (1) "Recreational" and "entertainment" uses, as those terms are used in the Land Use Legend of the attached Concept Plan, shall be allowed on all portions of the property, except the area designated "A1", "A2" and "A3" on the attached Concept Plan.

Areas A1, A2 and A3 have the following dimensions: Area A1 - 12 acres, 2406' X 300'; Area A2 - 5.6 acres, 200' X 1220'; Area A3 - 4.7 acres, 957' X 300'. The southern boundary line of Area A2 is 105' north of the northern property line of the private residence known as the Caton Property.

For purposes of this ordinance, "recreational" and "entertainment" uses consist of the following:

- (a) Dinner Playhouse
- (b) Farmer's Market
- (c) Conference or events facilities
- (d) Indoor or outdoor special events, such as rodeos, livestock exhibitions, auctions
- (e) Tennis Club or Golf Course
- (f) Picnic areas
- (g) Seasonal fireworks displays. Request for a use permit for a seasonal fireworks display shall be accompanied by a properly issued permit from the Fire Marshal, and may only be denied in times of drought or when the safety of the public is endangered by the activity. Fireworks displays shall be limited to no more than twelve (12) per year. No fireworks shall be permitted in area A.
- (h) Concerts
- (i) Conventions
- (j) Auto shows
- (k) Events the same or similar to the foregoing permitted uses which are conducted for the benefit of charitable organizations.

- (2) "Retail," as that term is used on the attached Concept Plan, shall include those uses authorized in the Special Activities District, but shall be limited to not more than 25,000 square feet in the aggregate, including existing uses. "Retail" uses do not include those customarily associated with a hotel or with a bed and breakfast establishment, and which related uses shall be permitted, if conducted only on the first floor and entirely within the hotel or bed and breakfast establishment. Retail as an accessory use to a hotel or bed and breakfast shall include those restaurants within hotel or bed and breakfast structures or immediately adjacent and ancillary to those uses.
 - (3) "Restaurant," as that term is used in the Land Use Legend of attached Concept Plan, shall be defined as a facility, not to exceed three (3) in number, which are either Cafes, Restaurants, or Catering facilities, excluding fast food restaurants or drive-throughs, situated in structures not to exceed 15,000 square feet in area. "Restaurants" do not include food services enclosed within a hotel and of a nature customarily associated with such facility, or catering facilities associated with a conference or event facility. Restaurants as an accessory use to a hotel or bed and breakfast shall include those restaurants within hotel or bed and breakfast structures or immediately adjacent and ancillary to those uses. A cafeteria solely for the use of employees of the facility described herein as the aloe vera manufacturing plant shall not be considered restaurant use as to the limitations on size or number of restaurants.
 - (4) Private club for the serving of alcoholic beverages, as provided in the Special Activities District, with no more than two such facilities (licenses) being allowed on the property or such additional licenses as required by the Texas Alcohol Beverage Commission rules. One private club is anticipated to be associated with hotel use.
 - (5) Conference or events facility;
 - (6) Hotel, not to exceed one facility limited to not more than 200 units
 - (7) Bed and Breakfast Establishment, not to exceed one facility limited to not more than 50 units, with associated retail and restaurant uses located adjacent to same
 - (8) Single family residences for on site caretaker or staff, not to exceed five (5) units in number
- e. No uses other than those above listed, as authorized by the attached Concept Plan and defined herein, shall be allowed on the property.

f. Building setbacks within the district are as follows:

- (1) Structures for the aloe vera facility, hotel, bed and breakfast, retail, and restaurant uses shall have their structures no closer than one hundred (100) feet from the boundary line of the District (setback and side yard).
- (2) No structure shall be closer to the eastern boundary of FM 2551 than three hundred (300) feet, save and except structures existing on the date of this ordinance, which may be maintained, or which may be changed by enlargement or improvement in accordance with Section D.8 of the Special Activities District Ordinance of the Town, Ordinance No. 412.
- (3) The facility for the mixing of health and personal care products shall be set back one hundred (100) feet from the boundary of Area B depicted on the Concept Plan of the site. This one hundred (100) feet set back is inclusive of, not in addition to, the one hundred (100) foot set back described in (1) above.

g. Design requirements within the district are as follows:

- a. Facade Treatments and Colors shall conform to the following, subject to any exceptions which may be approved by City Council for the concept plan:
 - (1) All buildings must be constructed in uniform rural style. No modern or post-modern styles will be permitted. New construction shall be consistent with any existing buildings in the district.
 - (2) Colors of building materials must be neutrals, white or earth tones such as are consistent with adjacent buildings.
 - (3) Painted metal building materials, stucco, stone, concrete, wood, or brick may be allowed.
 - (4) Concrete block surfaces, or synthetic stucco finishes (e.g., EIFS) shall not be permitted.

h. Sign requirements within the district are as follows:

- (1) Monument style signs, not to exceed thirty-two (32) square feet in area (Visual Service Area, "VSA", as defined in Ordinance 350) constructed of the same or similar materials as other improvements on the property, and no more than five (5) feet from the ground as permitted in the district with the exception of the arched entryways which are exempt as they exist on the date of this ordinance.

- (2) No neon elements are allowed on sign surfaces, within the first three hundred (300) feet as measured from the center line of FM 2551 (Hogge Road).
 - (3) Signs within the first three hundred (300) feet shall be placed at or near driveway entrances.
 - (4) Temporary signs will be allowed for no more than seventy-two (72) hours per specific event and each sign shall not exceed fifteen (15) square feet VSA. These directional signs are exempted from Ordinance No. 350 and any amended ordinance regarding signs, except as to size.
 - (5) Events within the Special Activities District shall be subject to the same sign regulations stated above whether the signs be placed by an entity within the District or a client of the entity.
 - (6) All other provisions of the City sign ordinance, as amended, shall apply in the District, except as set forth above in 1-5.
- i. The 40% open space requirement of this zoning classification applies on the property subject to this ordinance to the entirety of the property zoned by this ordinance.
2. Prior to any new construction, or exterior remodeling or additions to any existing structure which exceed 10% of either the structure's size or assessed value for tax purposes, for any of the uses authorized by the attached Concept Plan, the property owner or the owner's designated representative shall submit a site plan in accordance with the requirements contained in Section 5.D.8 of the Comprehensive Zoning Ordinance, Ordinance No. 242A, as amended.
 3. Prior to any new construction, or exterior remodeling or additions to any existing structure which exceed 10% of either the structure's size or assessed value for tax purposes, for any of the uses authorized by the attached Concept Plan, the property owner or the owners' designated representative shall submit a parking plan which shall include the following information: parking areas and lots, aisles and spaces, handicap spaces, fire and traffic lanes, crosswalks, sidewalks and other facilities for pedestrian circulation, and loading areas with typical dimensions and surface types. Existing parking on the property is permitted under this ordinance. New parking, if any, should be shown on the parking plan required by this section. New parking placed on the property by the owner which is not hard surfaced (concrete or asphalt), need not be striped unless required by state or federal law, or pursuant to fire safety regulations.
 4. Outdoor events on the property shall not continue or extend past midnight on Sunday, Monday, Tuesday, Wednesday and Thursday nights and past 1:00 a.m. on Friday and Saturday nights.

SECTION 5. That the property shall be used only in the manner and for the purposes

provided for by this ordinance pursuant to the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 6. That all provisions of the ordinances of the City of Parker in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with provisions of this ordinance shall remain in full force and effect.

SECTION 7. That should any sentence, paragraph, subdivision, clause, phrase of section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part of provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Amended Comprehensive Zoning Ordinance as a whole.

SECTION 8. That any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 9. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provides.

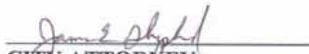
Dec. **DULY PASSED** by the city Council of the City of Parker, Texas, on the 10 day of _____, 1996.

APPROVED:



MAYOR

APPROVED AS TO FORM:



CITY ATTORNEY

ATTEST:



CITY SECRETARY

Meeting Date: 01/08/2026 Item 6.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Sherwood Herring Survey, Abstract No. 404, Collin County, Texas, and being known as that tract of land conveyed to Lummie Mae Gatlin Wolfe as Tract II, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of the above cited tract of land, said point being the Northeast corner of a tract of land conveyed to Fred R. Mobbs, et ux, per Deed recorded in Volume 3108, Page 616 of the Land Records of Collin County, Texas, said beginning point being further defined as being in the South line of a tract of land conveyed to Joe R. Duncan and Natalie M. Duncan, per Deed recorded in Volume 2812, Page 506 of the Land Records of Collin County, Texas;

THENCE North 89 deg. 36 min. 22 sec. East, along the South line of said Duncan tract, a distance of 321.05 feet to a 1/2" iron rod found for corner at the Northeast corner of said Wolfe tract, said point also being the Northwest corner of a tract of land conveyed to Robert V. Gatlin as Tract III, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas;

THENCE South 00 deg. 17 min. 34 sec. East, along the East line of said Wolfe tract, and the West line of said Gatlin tract, a distance of 1652.75 feet to a 5/8" iron rod found for corner in the North line of County Road No. 247, said point being the Southeast corner of said Wolfe tract, and the Southwest corner of said Gatlin tract;

THENCE South 89 deg. 53 min. 19 sec. West, along the North line of said County Road, a distance of 321.65 feet to a 1/2" iron rod found for corner at the Southwest corner of said Wolfe tract, said point also being the Southeast corner of said Mobbs tract;

THENCE North 00 deg. 16 min. 20 sec. West, along the East line of said Mobbs tract, and the West line of said Wolfe tract, a distance of 1651.16 feet to the POINT OF BEGINNING, and containing 12.187 acres of land.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Sherwood Herring Survey, Abstract No. 404, Collin County, Texas, and being part of a 12.183 acre tract of land described in a Deed recorded in Clerk's File No. 94-84905, and being further described as being part of a tract of land described in a Deed from John E. Gatlin and wife, Virginia Gail Gatlin, to Fred R. Mobbs and wife, Jean Thomas Mobbs, as recorded in Volume 3108, Page 616 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1" iron rod found for corner at the Northwest corner of the above cited tracts of land, said point also being an interior corner of a tract of land conveyed to Joe R. Duncan and Natalie M. Duncan, per Deed recorded in Volume 2812, Page 506 of the Land Records of Collin County, Texas;

THENCE North 89 deg. 38 min. 30 sec. East, along a Northerly South line of said Duncan tract, a distance of 321.47 feet to a 1/2" iron rod found for corner at the Northeast corner of said Mobbs tract, said point also being the Northwest corner of a tract of land conveyed to Lummie Mae Gatlin Wolfe, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas;

THENCE South 00 deg. 16 min. 20 sec. East, along the West line of said Wolfe tract, and the East line of said Mobbs tract, a distance of 838.21 feet to a 1/2" iron rod set for corner;

THENCE South 89 deg. 47 min. 18 sec. West, a distance of 321.49 feet to a 1/2" iron rod set for corner in a Westerly East line of said Duncan tract, and the West line of said Mobbs tract;

THENCE North 00 deg. 16 min. 15 sec. West, along the West line of said Mobbs tract, and said East line of Duncan tract, a distance of 837.38 feet to the POINT OF BEGINNING, and containing 6.183 acres of land.

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the Sherwood Herring Survey, Abstract No. 404, Collin County, Texas, and being known as that tract of land conveyed to Robert V. Gatlin as Tract III, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of the above cited tract of land, said point being the Northeast corner of a tract of land conveyed to Lummie Mae Gatlin Wolfe, as Tract II, per Deed recorded in Volume 1814, Page 516 of the Land Records of Collin County, Texas, said beginning point being further defined as being in the South line of a tract of land conveyed to Joe R Duncan and Natalie M. Duncan, per Deed recorded in Volume 2812, Page 506 of the Land Records of Collin County, Texas;

THENCE North 89 deg. 29 min. 36 sec. East, along the North line of said Gatlin tract, a distance of 321.69 feet to a 1/2" iron rod found for corner at the Northeast corner of same;

THENCE South 00 deg. 15 min. 32 sec. East, along the East line of said Gatlin tract, a distance of 1653.88 feet to a 1/2" iron rod found for corner in the North line of County Road No. 247, said point being the Southeast corner of said Gatlin tract;

THENCE South 89 deg. 41 min. 44 sec. West, along the North line of said County Road, a distance of 36.00 feet to a 1/2" iron rod set for corner;

THENCE North 00 deg. 15 min. 32 sec. West, a distance of 458.53 feet to a 1/2" iron rod set for corner;

THENCE South 89 deg. 41 min. 44 sec. West, a distance of 95.00 feet to a 1/2" iron rod set for corner;

THENCE South 00 deg. 15 min. 32 sec. East, a distance of 458.53 feet to a 1/2" iron rod set for corner in the North line of County Road No. 247;

THENCE south 89 deg. 41 min. 44 sec. West, along the North line of said County Road, a distance of 189.71 feet to a 5/8" iron rod found for corner at the Southwest corner of said Gatlin tract, said point also being the Southeast corner of said Wolfe tract;

THENCE North 00 deg. 17 min. 34 sec. West, along the East line of said Wolfe tract, and the West line of said Gatlin tract, a distance of 1652.75 feet to the POINT OF BEGINNING, and containing 11.191 acres of land.

Meeting Date: 01/08/2026 Item 6.

EXHIBIT "A"

SITUATED in the State of Texas, County of Collin and in the Sherwood Herring Survey, Abstract No. 404, being a survey of a portion of the premises described and conveyed by deed recorded in Volume 748, Page 590 of the Collin County Records (known herein as TRACT A), and a combined survey of a portion of the property described and conveyed by deed recorded in Volume 748, Page 590 (known herein as parcel 1), the property described and conveyed by deed recorded in Volume 318, Page 333 (known herein as parcel 2), the property described and conveyed by County Clerk File No. 2730 (known herein as parcel 3), the property described and conveyed by County Clerk File No. 2731 (known herein as parcel 4), excluding from same a 5.836 acre parcel of land described and conveyed by deed recorded in Volume 926, Page 67 (known herein as parcel 5), with all of the above mentioned parcels (known herein as TRACT B) being in the Collin County Records and to which reference is herein made for further description:

TRACT A:

BEGINNING on the east line of F.M. Highway No. 2551 at an iron rod found marking the north line of aforementioned premises described and conveyed by deed recorded in Volume 748, Page 590;
THENCE with said north line, South 89° 58' 00" East, 1,641.80 feet to an iron rod found marking the northeast corner of said premises;
THENCE with the east line of said premises, South 0° 12' 15" West, a distance of 1,134.25 feet to an iron rod found for corner;
THENCE parallel with the north line of the premises, North 89° 58' 00" West, a distance of 350.00 feet to an iron rod set for corner;
THENCE North 0° 02' 00" East, a distance of 61.33 feet to an iron rod set for corner;
THENCE parallel with the north line of said premises, North 89° 58' 00" West, a distance of 1,297.16 feet to an iron rod set on the east line of F.M. Highway No. 2551;
THENCE with the east line of said highway, North 0° 30' 00" East, a distance of 1,072.96 feet to the place of beginning and containing 1,785,960 square feet or 41.000 acres.

TRACT B:

BEGINNING on the east line of F.M. Highway No. 2551 at an iron rod found marking the south line of the premises described and conveyed by deed recorded in Volume 748, Page 590 of the Collin County Records (parcel 1 above):
THENCE with the east line of F.M. Highway No. 2551, North 0° 30' 00" East, a distance of 66.64 feet to an iron rod set for corner;
THENCE parallel with the north line of said parcel 1, South 89° 58' 00" East, a distance of 1,297.16 feet to an iron rod set for corner;
THENCE South 0° 02' 00" West, a distance of 61.33 feet to an iron rod set for corner;
THENCE parallel with the north line of parcel 1, South 89° 58' 00" East, a distance of 350.00 feet to an iron rod found marking the south corner of parcel 1 and also marking the northwest corner of said parcel 2;
THENCE with the north line of parcel 2, North 90° 00' 00" East, a distance of 941.16 feet to an iron rod found marking the northeast corner of parcel 2;
THENCE with the east line of parcel 2, South 0° 00' 00" West, a distance of 1,134.28 feet to an iron rod found marking the southeast corner of parcel 2;
THENCE with the south line of parcel 2, South 89° 53' 00" West, a distance of 943.14 feet to an iron rod found for corner on the east line of parcel 3;
THENCE with the east lines of parcel 3 and 4, South 0° 30' 00" East, a distance of 946.60 feet to an iron rod found for corner;

Meeting Date: 01/08/2026 Item 6.

THENCE South 89° 30' 00" West, a distance of 212.15 feet to an iron rod found for corner;
 THENCE South 0° 30' 00" East, a distance of 420.00 feet to an iron rod found on the south line of aforementioned parcel 4;
 THENCE with said south line, South 89° 30' 00" West, a distance of 1,492.52 feet to an iron rod found on the east line of F.M. Highway No. 2551;
 THENCE with the east line of said highway, North 1° 10' 30" East, a distance of 957.25 feet to an iron rod found marking the southwest corner of aforementioned parcel 5;
 THENCE with the south line of parcel 5, North 89° 51' 50" East, a distance of 823.61 feet to an iron rod found marking the southwest corner of parcel 5;
 THENCE North 0° 00' 00" East, a distance of 307.60 feet to an iron rod found marking the northeast corner of parcel 5;
 THENCE with the north line of parcel 5, South 89° 53' 00" West, a distance of 822.30 feet to an iron rod found on the east line of aforementioned F.M. Highway No. 2551;
 THENCE with the east line, North 1° 10' 30" East, a distance of 1,268.60 feet to the place of beginning and containing 5,059,662 square feet or 116.154 acres.

TRACT C:

Being situated in Collin County, Texas, in the Sherwood Berring Survey, Abstract No. 404, and being a part of 108.87 acres which is called out as First Tract in a Deed from Emma Frazier to Ruth Miller dated 10/18/32, recorded in Volume 290, Page 580, of the Collin County Deed Records, said part being a part of a 50 acre tract conveyed to Mary Ruth Miller Underwood as filed for record 3/24/66, under the County Clerk's File No. 2731 of the Collin County Deed Records and being more particularly described as follows:

BEGINNING at an iron stake in the east line of said 108.87 acres, from which the northeast corner of same bears North 2.113.36 feet:

THENCE South with the east line of said 108.87 acres, 420.34 feet to an iron stake therein;

THENCE South 89° 51' 08" West, 212.15 feet to an iron stake for corner;

THENCE North 00° 8' 52" West, 420.34 feet to a point for corner;

THENCE North 89° 51' 08" East, 213.23 feet to the point of beginning and containing 2.05 net acres of land, more or less.

LESS, SAVE and EXCEPT the following:

1. An undivided one-half (1/2) interest in the oil, gas and other minerals in and under and that may be produced from the above Tract A, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said Tract A for oil, gas and other minerals and removing the same therefrom.
2. That portion of the above-described property conveyed to various third parties in one square inch and one square foot parcels by deeds up to and including the date hereof.

CONCEPT PLAN LEGEND

- AREA A1 300 FOOT BUILDING SET BACK FROM FM 2551 (Hogge Road)
Existing buildings can be replaced, otherwise no new structures.
- AREA A2 ADDITIONAL 200 FOOT SETBACK FROM FM 2551 (Hogge Road)
Existing buildings can be replaced, otherwise no new structures unless approved for conditional use by City Council.
- AREA A3 300 FOOT BUILDING SET BACK FROM FM 2551 (Hogge Road)
Existing buildings can be replaced, otherwise no new structures.
- AREA B NATURALLY-BASED HEALTH AND PERSONAL CARE PRODUCTS MANUFACTURING
Maximum of 200,000 square feet, with maximum 10,000 square feet of accessory buildings.

Property line setbacks for retail, bed and breakfast, restaurants and manufacturing facilities 100 feet from District lines.

MAXIMUMS FOR PERMITTED USES

Hotel - 200 Rooms, with accessory use of restaurant, retail, catering, and bar facilities.

Bed and Breakfast - 50 Rooms, with accessory use of restaurant and bar facility.

Restaurants - Maximum of 3 (exclusive of hotel, bed and breakfast, conference center and special activities areas) and 15,000 square feet.

Retail - Maximum of 25,000 square feet.

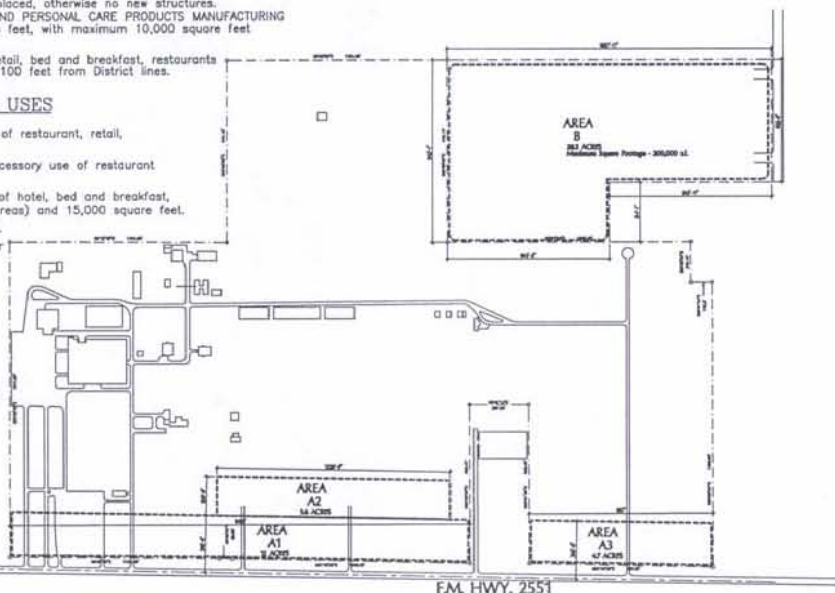
No maximum square footage for all other permitted uses subject to 40% open space requirement in District.

Private club licenses limited to two, contingent upon and subject to TABC regulations.

No more than 12 fireworks displays in calendar year.

Off-street parking lots may be located anywhere on property, and be of asphalt, gravel or natural surface.

Square footage for all maximum permitted uses may be increased under conditional guidelines with City Council approval.



1 CONCEPT PLAN

0' 100' 200'

BRINLEY
SARGENT
ARCHITECTS

SOUTHFORK RANCH REZONING

RED & RUTH MALCHUK

CONCEPT PLAN

A1.1



Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: December 12, 2025
Exhibits:	1. https://codelibrary.amlegal.com/codes/parker/latest/parker_tx/0-0-0-3683

AGENDA SUBJECT

DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL FOR THE DEVELOPMENT OF AN ADDITION TO THE ZONING CODE FOR COMMERCIAL/RETAIL ZONING TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR RESEARCH, DEVELOPMENT AND RECOMMENDATIONS. [2025 0415 CC Review Referral]

SUMMARY

Please review the information provided. **Any additional summary goes here.**

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:	12/18/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	12/xx/2025 via Municode
Public Work Director	<i>Gary Machado</i>	Date:	12/xx/2025



Council Agenda Item

Budget Account Code: Not applicable	Meeting Date: See above.
Budgeted Amount: Not applicable	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure: Not applicable	Prepared by: Liliana jimenez camargo public works admin. 1 for Director Machado
Estimated Cost: Not applicable	Date Prepared: December 19, 2025
Exhibits:	Please see agenda item for additional information.

AGENDA SUBJECT

Planning and Zoning Commission Liaison

SUMMARY

Discuss and Consider the Appointment of a Planning and Zoning Commission Liaison.

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:	12/xx/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	12/31/2025 via Municode
City Administrator:	<i>Kent Manton</i>	Date:	12/xx/2025 via Municode