



AGENDA

PLANNING AND ZONING MAY 28, 2015 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, May 28, 2015 at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002.

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. 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 MEETING MINUTES FOR MARCH 12, 2015.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR PARKER RANCH PHASE 2, BEING 42.3167 ACRES IN THE J.S. BRADLEY SURVEY, ABSTRACT 89; GENERALLY LOCATED EAST OF ALLEN HEIGHTS.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR PARKER RANCH PHASE 3, BEING 103.942 ACRES IN THE JOHN SNIDER SURVEY, ABSTRACT 848 AND JS BRADLEY SURVEY, ABSTRACT 89; GENERALLY LOCATED EAST OF ALLEN HEIGHTS DRIVE.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
5. ADJOURN

In addition to any specifically identified Executive Sessions, the Planning and Zoning Commission may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open

Meetings Act provides specific exceptions that require that a meeting be open. Should Commission elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before May 22, 2015 by 5:00 p.m. at the Parker City Hall.

Date Notice Removed

Carrie L. Smith, City Secretary

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

Posted by:
Vicky Tranger
Administrative Assistant

MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 12, 2015

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Chairperson Wright called the meeting to order at 7:03 P.M.

Commissioners Present:

Chairperson Wright
 Commissioner Sutaria
 Commissioner Stanislav

Commissioner Raney

Commissioner Lozano

Alternate Jeang
 Alternate Leamy

Alternate Cassavechia

David Leamy was appointed as a voting member.

Staff/Others Present

City Administrator Flanigan
 Developer John Aughinbaugh

City Secretary Smith

PLEDGE OF ALLEGIANCE

The pledges were recited.

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

No comments.

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION MEETING MINUTES FOR FEBRUARY 12, 2015.

MOTION: Commissioner Stanislav moved to approve the meeting minutes. Commissioner Lozano seconded with Commissioners Wright, Lozano, Sutaria and Stanislav voting for. Motion carried 4-0. Leamy abstained.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR SOUTHRIDGE ESTATES PHASE 3; BEING 50± ACRES GENERALLY LOCATED SOUTHWEST OF CURTIS LANE AND LEWIS LANE.

See Exhibit 2

MOTION: Councilmember Leamy moved to approve the preliminary plat subject to engineer review and approval. Commissioner Lozano seconded with Commissioners Wright, Lozano, Leamy, Sutaria and Stanislav voting for. Motion carried 5-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A PRELIMINARY PLAT FOR THE RESERVE AT SOUTHRIDGE ESTATES; BEING 50.966 ACRES IN THE MARTIN HEARNE SURVEY, ABSTRACT 425; GENERALLY LOCATED SOUTHEAST QUADRANT OF DILLEHAY AT CURTIS LANE.

Developer John Aughinbaugh presented the proposed preliminary plat to the Commission. The request is for a residential subdivision with 31 1-acre residential lots. The property is in the City's Extra Territorial Jurisdiction.

It was noted the name was too similar to another subdivision in the City, The Reserve at Dublin.

The engineering letter has 19 outstanding issues the developer must address.

MOTION: Commissioner Leamy moved to deny the preliminary plat until all engineering issues are resolved. Commissioner Lozano seconded with Commissioners Lozano, Leamy, Sutaria and Stanislav voted for. Wright opposed. Motion carried 4-1.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS
 - a) Parker Ranch Phases 2 & 3
 - b) Reserve at Southridge Preliminary Plat
5. ADJOURN

Chairperson Wright adjourned the meeting at 7:36 p.m.

Minutes Approved on _____ day of _____, 2015.

Chairman Russell Wright

Attest:

Commission Secretary Stanislav

Prepared by City Secretary Carrie L. Smith

Exhibits

- 2 - Southridge Estate Phase 3, preliminary plat
- 3 - The Reserve at Southridge, preliminary plat

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

May 20, 2015

Mr. Jeff Flanigan
City Administrator
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

**Re: Parker Ranch Estates – Phase 2
Preliminary Plat & Engineering Plans**

Dear Mr. Flanigan:

As you requested, we have reviewed the Preliminary Plat and Engineering Plans for the Parker Ranch Estates – Phase 2 development, dated May 7, 2015. We received these plans from Westwood Engineering via courier on May 18, 2015. Subsequent electronic plans were submitted with minor revisions on May 19, 2015.

Our review of the Preliminary Plat and Engineering Plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the engineer of record of his responsibilities under the Texas Engineering Practice Act. Listed below are our review comments.

Comments

1. Provide proposed separate instrument easements to the City for review prior to execution.
2. Detention Pond Maintenance Agreement will be required.

We are available to discuss our review comments further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

cc: Matthew Lee (Westwood)



DEVELOPMENT APPLICATION
City of Parker, Texas

Proposed Name of Subdivision: PARKER RANCH PHASE 2

Plat Approval Requested	Filing Fee	Filing Fee
	\$800 + \$30/ac x 43 ac = \$2090	
<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 acres or less) <u>\$500.00 + \$100/lot</u>
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat <u>\$300.00 + \$30/acre</u>

Physical Location of Property: EAST OF BOLIN RD. BETWEEN BETHANY DR. AND PARKER RD.

(Address and General Location – Approximate distance to the nearest existing street corner)

Brief Legal description of Property (must attach accurate metes and bound description to application):
IS BRADLEY SURVEY ABSTRACT NO. 89

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

Acreage: 42.3167 Existing # of Lots/Tracts: _____ Existing Zoning: SF- Ordinance No. 546
(If a PD, include the Ordinance with application)

Property Owner's Name: R.V.W. SUNCHASE L.P. **Phone Number:** 214-613-3400

Applicant/Contact Person: MATTHEW D. LEE, P.E. **Title:** PROJECT MANAGER

Company Name: WESTWOOD PROFESSIONAL SERVICES

Street/Mailing Address: 2740 N. DALLAS PARKWAY #280 City: PLANO State: TX Zip: 75002

Phone: (214) 556-6910 Fax: _____ Email Address: MATTHEW.LEE@WESTWOODPS.COM

ring Company: WESTWOOD PROFESSIONAL SERVICES

Contact Person: MATTHEW D. LEE, P.E. Title: PROJECT MANAGER

Street/Mailing Address: 2740 N. DALLAS PARKWAY #280 City: PLANO State: TX Zip: 75093
Phone: (214) 556-6910 Fax: _____ Email: _____ MATTIEHELMER@COMCAST.NET

**** 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

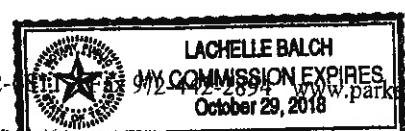
COUNTY OF COLLIN 14

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

Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 21 day of July 2015

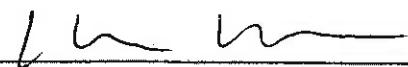
Notary Public in and for the State of Texas:



WAIVER OF EXPEDITION

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

APPLICANT:


(Signature)

Name: KEITH HARDESTY

Title: OWNER

Phone: 214-613-3400

Address: 500 CRESCENT COURT, SUITE 350

DALLAS, TX 75201

Date: 5/21/15

Corporation; Partnership;
 Individual; or
 Other (description)

CITY OF PARKER:
RECEIVED BY:

(Signature)
Name: _____

Title: _____

Date: _____

RVW Sunchase LP

CITY OF PARKER

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
5-21-15	PR2	PRELIM PLAT APPL	2090.00	.00	2090.00
CHECK DATE	5-21-15	CHECK NUMBER	5816	TOTAL >	2090.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

RVW Sunchase LP

500 Crescent Court #350

Suite 960

Dallas, Texas 75201

Frost Bank
Dallas, Texas

DATE	CHECK NO.	AMOUNT
May 21, 2015	5816	\$*****2,090.00

Pay: ***** Two thousand ninety dollars and no cents

PAY CITY OF PARKER
TO THE
ORDER OF

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK. HOLD AT AN ANGLE TO VIEW.

0000005816 61140000936 6500589060

ORDINANCE NO. 546

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

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

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

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

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

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

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

SPECIAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPROVED:

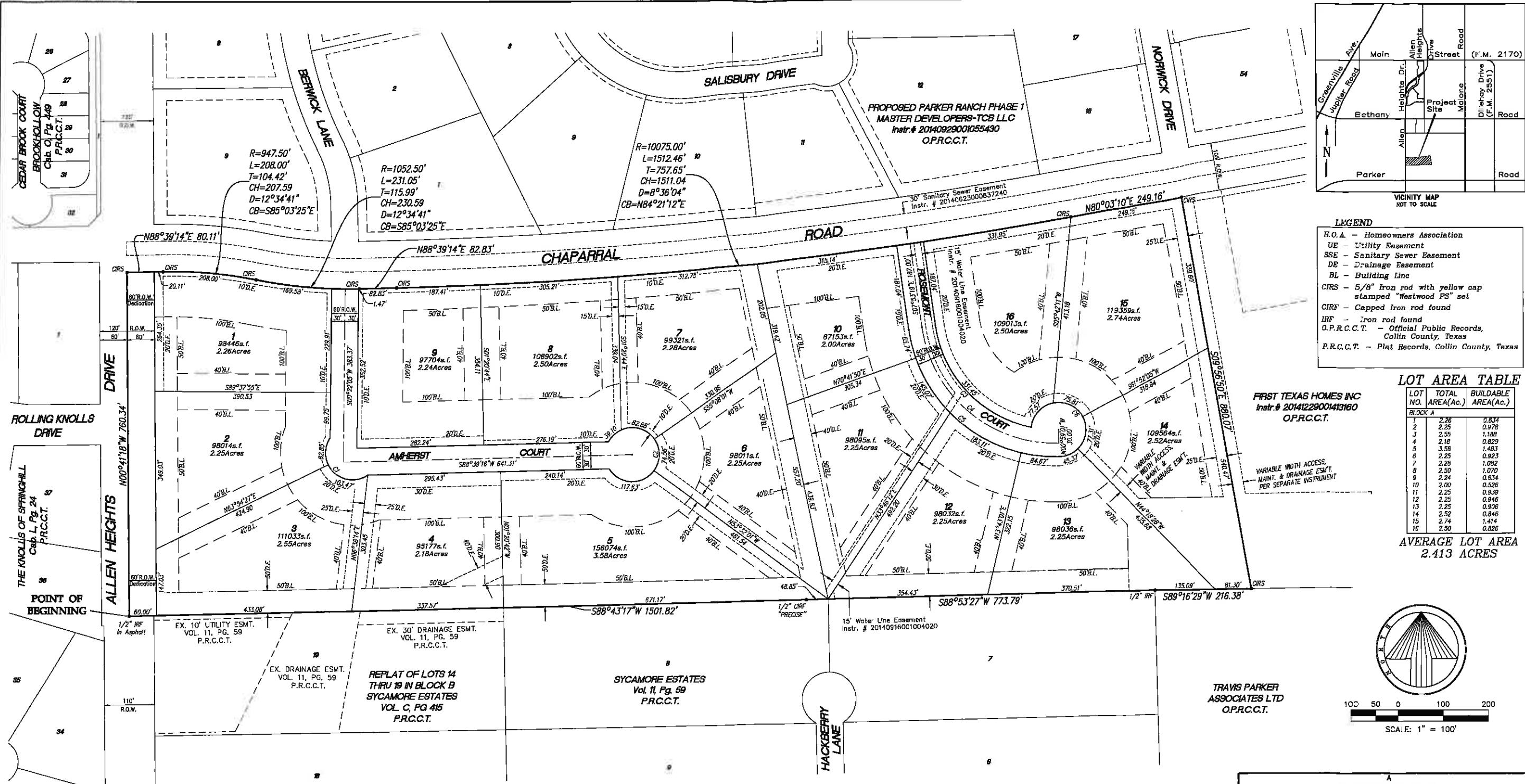
David Hammel
David Hammel, Mayor

ATTEST:

Betty McMenamy
Betty McMenamy, City Secretary

Exhibits:

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



Curve Table					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Length
C1	158°49'42"	60.00'	166.32'	S 45°29'19" E	117.96'
C2	300°00'00"	60.00'	314.16'	N 1°20'44" W	60.00'
C3	70°20'11"	270.00'	331.45'	S 43°03'24" E	311.03'
C4	83°05'43"	300.00'	435.09'	S 49°26'10" E	397.95'
C5	83°05'43"	330.00'	478.59'	S 49°26'10" E	437.74'
C6	263°37'14"	60.00'	276.06'	N 42°47'38" W	89.44'

SURVEYOR'S NOTES

- 1) BASIS OF BEARING IS THE FINAL PLAT OF KREYMER ESTATES PHASE 1, AS RECORDED IN VOLUME 2013, PAGE 177-178, AND IN DOC# 20130502010001260, D.R.C.C.T.
- 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
- 3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (CORS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.000151575.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 5) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4808500385 J, DATED JUNE, 2 2009, THE SUBJECT TRACT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOODPLAIN.

A
PRELIMINARY PLAT
OF
PARKER RANCH PHASE 2OUT OF THE
J.S. BRADLEY SURVEY, ABSTRACT NO. 89
IN THE

CITY OF PARKER, COLLIN COUNTY, TEXAS

42.3167 ACRES

16 RESIDENTIAL LOTSOWNER/DEVELOPER: FVV SUNCHASE, LP.
500 Crescent Court, Suite 350
Dallas, Texas 75201
TEL: 817-829-8022
KEITH HARDESTY

ENGINEER/SURVEYOR

WestwoodPhone (214) 473-4940
Fax (866) 937-5100
westwoodps.comENGINEERING FIRM # 11756 SURVEY FIRM # 10074301
0003058 FP.dwg

STATE OF TEXAS

COUNTY OF COLLIN

OWNER CERTIFICATE

WHEREAS, DOUGLAS PROPERTIES, INC., is the owner of a tract of land situated in the J.S. Bradley Survey, Abstract No. 89 and the J. Snider Survey, Abstract No. 848, in the City of Parker, Collin County, Texas and being a part of a 319.021 acre tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 2010080300798510, Official Public Records, Collin County, Texas and a part of a Remainder of a 105.992 acre tract of land conveyed to Graham Mortgage Corporation by deed recorded in Instrument No. 2010116001248230, Official Public Records, Collin County, Texas, said 164.099 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron rod found in asphalt for the southwest corner of said 319.021 acre tract same being in Allen Heights Drive (a variable width Right-of-Way);

THENCE North 00 Degrees 41 Minutes 18 Seconds West, a distance of 760.34 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, said point being on the south right-of-way line of Chaparral Road (a 105' Right-of-way), same being on the south line of Parker Ranch Phase 1;

THENCE along the south line of said Parker Ranch Phase 1, and the south line of Chaparral Road the following courses and distances:

North 88 degrees 39 minutes 14 seconds East, a distance of 80.11 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a tangent curve to the right having a central angle of 12 degrees 34 minutes 41 seconds, a radius of 947.50 feet, with an arc length of 208.00 feet, with a chord bearing of South 85 degrees 03 minutes 25 seconds East, and a chord length of 207.59 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a reverse curve to the left having a central angle of 12 degrees 34' minutes 41 seconds, a radius of 1052.50 feet, with an arc length of 231.05 feet, with a chord bearing of South 85 degrees 03 minutes 25 seconds East, and a chord length of 230.59 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

North 88 degrees 39 minutes 14 seconds East, a distance of 82.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a tangent curve to the left having a central angle of 08 degrees 36 minutes 04 seconds, a radius of 10075.00 feet, with an arc length of 1512.46 feet, with a chord bearing of North 84 degrees 21 minutes 12 seconds East, and a chord length of 1511.04 feet, to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

North 80 degrees 03 minutes 10 seconds East, a distance of 249.16 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE, South 09 Degrees 56 Minutes 50 Seconds East, a distance of 880.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner on the south line of said 319.021 acre tract and the common north line of Travis Parker Associates LTD, an addition to the City of Parker according to the plat recorded in Volume 1901, Page 930, Plat Records, Collin County, Texas;

THENCE South 89 Degrees 16 Minutes 29 Seconds West, a distance of 216.38 feet to a 1/2 inch iron rod found for the northwest corner of said Travis Parker Associates LTD and the common northeast corner of Sycamore Estates, an addition to the City of Parker, according to the plat recorded in Volume 11, Page 59, Plat Records, Collin County, Texas;

THENCE along the south line of said 319.021 acre tract and the common north line of said Sycamore Estates and the north line of the Replat of Lots 14 thru 19, Block B of Sycamore Estates, an addition to the City of Parker as recorded in Cabinet C, Pg. 415, Plat Records, Collin County, Texas, the following courses and distances:

South 88 Degrees 53 Minutes 27 Seconds West, a distance of 773.79 feet to a 1/2 inch iron rod with cap stamped "PRECISE LAND SURV";

South 88 Degrees 43 Minutes 17 Seconds West, a distance of 1501.82 feet to the POINT OF BEGINNING and containing 1,843,318 square feet or 42.3167 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RVW SUNCHSE LP., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as PARKER RANCH ESTATES PHASE 2, an addition to the City of Parker, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its' respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 2015.

RWW GP, LLC
As General Partner of RVW Sunchase, LP

By: KEITH HARDESTY

STATE OF TEXAS)
COUNTY OF DALLAS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

This is to certify that I, Jason B. Armstrong, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plot correctly represents that survey made by me.

DATE: This the _____ day of _____, 2015

Released for review only. 03-26-15
In accordance with Texas Board of Professional Land Surveying Rule 663.18(c),
29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed.
"Preliminary, this document shall not be recorded for any purpose."
Jason B. Armstrong
Registered Professional Land Surveyor No. 5557

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2015.

Notary Public In and for the State of Texas

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Parker, Texas

Date

APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing preliminary map or plat of PARKER RANCH ESTATES PHASE 2, a subdivision or addition to the City of Parker was submitted to the City Council on this _____ day of _____, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

WITNESS my hand this _____ day of _____, 2015.

City Secretary
City of Parker, Texas

A
PRELIMINARY PLAT
OF
PARKER RANCH PHASE 2
OUT OF THE
J.S. BRADLEY SURVEY, ABSTRACT NO. 89
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS
42.3167 ACRES
16 RESIDENTIAL LOTS
OWNER/DEVELOPER RVW SUNCHSE, LP.
500 Crescent Court, Suite 350
Dallas, Texas 75201
TEL: 972-829-8022
KEITH HARDESTY

ENGINEER/SURVEYOR:
Westwood
Phone (214) 475-4640 2740 North Dallas Parkway, Suite 200
Fax (888) 937-6150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
2/2
ENGINEERING FIRM #1756 SURVEY FIRM #10074301 3/26/15 #0003058 FP.dwg

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

May 20, 2015

Mr. Jeff Flanigan
City Administrator
City of Parker
5700 E. Parker Rd.
Parker, Texas 75002

Re: Parker Ranch Estates – Phase 3
Engineering Plans

Dear Mr. Flanigan:

As you requested, we have reviewed the Engineering Plans for the Parker Ranch Estates – Phase 3 development, dated May 7, 2015. We received these plans from Westwood Engineering via courier on May 18, 2015. Subsequent electronic plans were submitted with minor revisions on May 19, 2015.

Our review of the Engineering Plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the engineer of record of his responsibilities under the Texas Engineering Practice Act. Listed below are our review comments.

Comments

1. Provide off-site easements for review prior to execution.
2. Off-site easement will be required where discharging to the north.
3. Detention Pond Maintenance Agreements will be required.
4. Transfer services on the off-site water line from the existing 4-inch water line to the proposed 12-inch. Services shall be of new material and meet NCTCOG specifications.
5. Label Dillehay Drive as FM 2551 and encase the water line with steel encasement the width of the ROW. Verify that the water line installed under FM 2551 will not conflict with future roadway improvements. TxDOT utility permit required. Also, the existing NTMWD water line shall be shown on the east side of Dillehay Drive and written permission from the NTMWD shall be obtained prior to construction.
6. The existing proposed driveway from the ISD tract to the north is being cut-off with the construction of the pond creating a dead end road for the school.

Mr. Jeff Flanigan
City of Parker
My 20, 2015
Page 2 of 2

We are available to discuss our review comments further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures
cc: Matthew Lee (Westwood)



RECEIVED

DEC 30 2014

DEVELOPMENT APPLICATION
City of Parker, Texas

CITY OF PARKER

Proposed Name of Subdivision: PARKER RANCH PHASE 3

Plat Approval Requested	Filing Fee		Filing Fee
	\$800 + \$30/acre x 104ac = \$3920		
<input checked="" type="checkbox"/> Preliminary Plat	\$800.00 + \$30/acre	<input type="checkbox"/> Final Plat	\$800.00 + \$30/acre
<input type="checkbox"/> Site Plan	\$300.00 + \$25/acre	<input type="checkbox"/> Minor Plat (5 acres or less)	\$500.00 + \$100/lot
<input type="checkbox"/> Replat/Amended	\$500.00 plus \$15/lot	<input type="checkbox"/> Development Plat	\$300.00 + \$30/acre

Physical Location of Property: EAST OF ALLEN HEIGHTS DR. BETWEEN BETHANY RD. AND PARKER RD.
(Address and General Location – Approximate distance to the nearest existing street corner)

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

JOHN SNIDER SURVEY, ABSTRACT NO. 848 & JS BRADLEY SURVEY, ABSTRACT NO. 89

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

Acreage: 103.942 Existing # of Lots/Tracts: Existing Zoning: PD
(If a PD, include the Ordinance with application)

Property Owner's Name: R.V.W. SUNCHASE L.P. Phone Number: 214-613-3400

Applicant/Contact Person: BRYAN P. POWELL, P.E. Title: DIRECTOR, DFW OFFICE

Company Name: WESTWOOD PROFESSIONAL SERVICES

Street/Mailing Address: 2740 N. DALLAS PARKWAY #280 City: PLANO State: TX Zip: 75093

Phone: 214-473-4363 Fax: Email Address: BRYAN.POWELL@WESTWOODPS.COM

Engineering Company: WESTWOOD PROFESSIONAL SERVICES

Contact Person: BRYAN P. POWELL, P.E. Title: DIRECTOR, DFW OFFICE

Street/Mailing Address: 2740 N. DALLAS PARKWAY #280 City: PLANO State: TX Zip: 75093

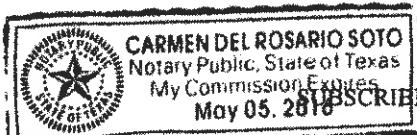
Phone: 214-473-4363 Fax: Email Address: BRYAN.POWELL@WESTWOODPS.COM

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

STATE OF TEXAS)

COUNTY OF COLLIN)

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



Notary Public in and for the State of Texas:

Owner Agent (circle one)

26 day of December, 2014

Over

WAIVER OF EXPEDITION

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

APPLICANT:

(Signature)
Name: KEITH HARDESTY
Title: OWNER
Phone: 214-613-3400
Address: 500 CRESCENT COURT, SU
DALLAS, TX 75201

Date: _____

Corporation; Partnership;
 Individual; or
 Other (description)

CITY OF PARKER:
RECEIVED BY:

(Signature)
Name: _____
Title: _____
Date: _____

RECEIVED

JAN 15 2015

by CITY SECRETARY
CITY OF PARKER

SUBMITTAL DEADLINES: Twenty eight (28) days prior to the Planning and Zoning Commission Meeting Date. Planning and Zoning Commission meets the second and fourth Thursday of each month.

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

ALL APPLICATIONS MUST BE COMPLETE BEFORE THEY WILL BE PLACED ON A CITY AGENDA. It is the applicant's responsibility to be familiar with and to comply with, all City submittal requirements in the Zoning and Subdivision Ordinance (www.parkertexas.us), and any separate submittal policies, requirements and/or checklists that may be obtained from City staff)

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

SUBMITTAL FEES: All fees are due and payable at the time of application, except inspection, engineering and legal fees, which are due at the time of pre-Construction meeting with the City. No construction shall take place prior to the pre-construction meeting and submission of certified construction cost bid(s) by the contractor(s) and Owner. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

City Contact Information:

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

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

Signature	Date	OFFICIAL SUBMISSION DATE
Fees Paid: <input checked="" type="checkbox"/>	Check: <input type="checkbox"/>	From: _____
P&Z Agenda Date: _____	AV/ADA: _____	Agenda Date: _____
Current Zoning: _____	Ordinance Number: _____	Disc Approved: _____
Staff Comments: (Handwritten if applicable)	Revisions: (Handwritten if applicable)	
Plans routes for review of:	to:	
Public Hearing Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Works Dept. <input type="checkbox"/> City Engineer <input type="checkbox"/> Building Official <input type="checkbox"/> Fire Department <input type="checkbox"/>	
Permit Number: _____ (date)		
Writs Notice: _____ (date)		

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

First Texas Homes

THE CITY OF PARKER

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
12-23-14	PRK RNCH3 . PP	PR3 PRLM PLT APP \$8	3920.00	.00	3920.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

First Texas Homes
500 Crescent Court #350
Dallas, Texas 75201

Pay: ***** Three thousand nine hundred twenty dollars and no cents
December 20, 2017

DATE	CHECK NO.	AMOUNT
December 23, 2014	280999	\$*****3,920.00

Frost Bank
Dallas, Texas

THE CITY OF PARKER
PAY TO THE ORDER OF

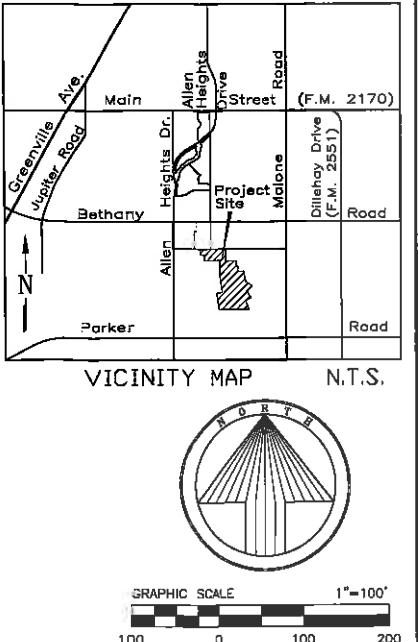
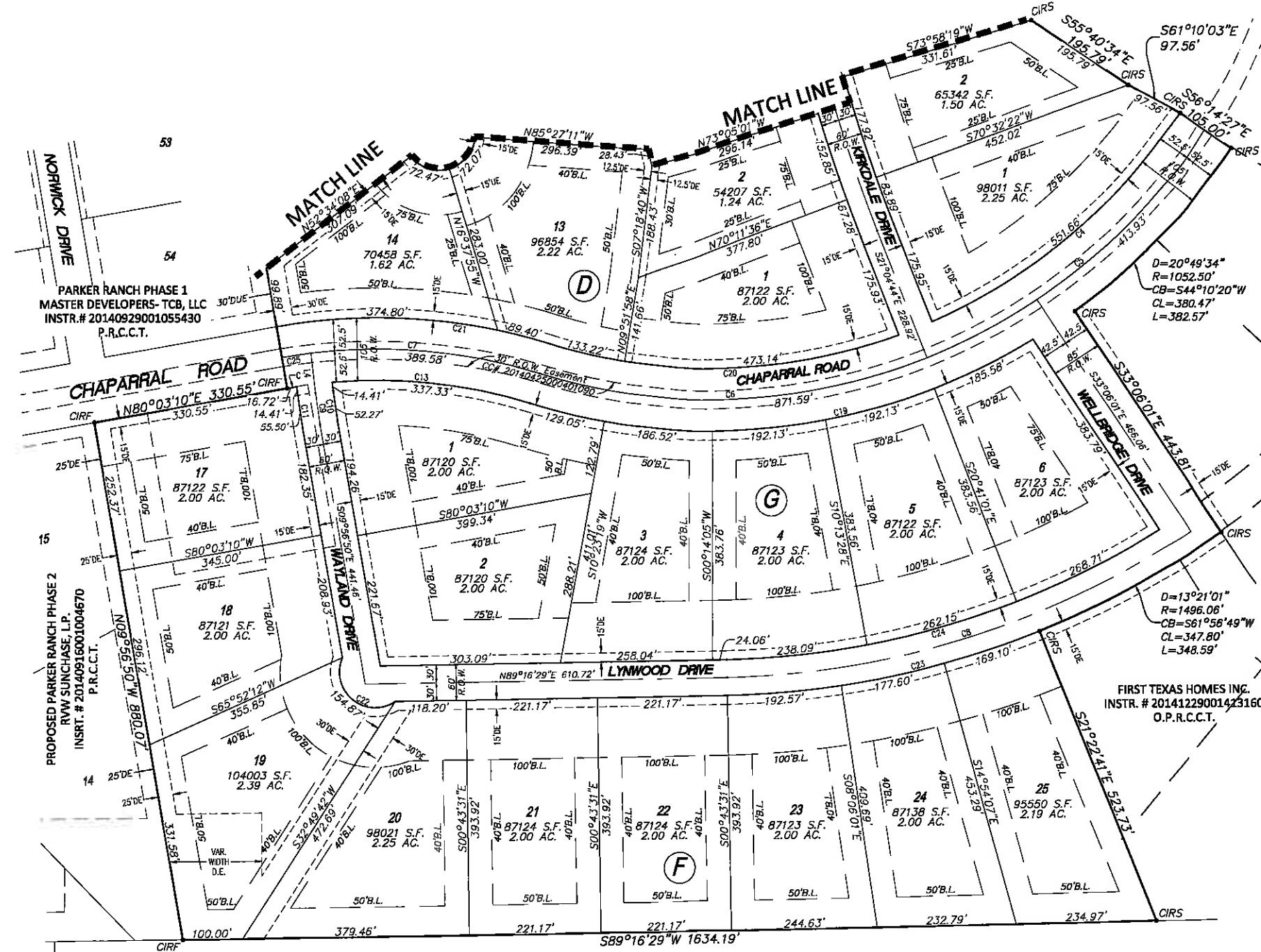
PAY
TO THE
ORDER OF

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW.

LOT AREA TABLE

LOT NO.	TOTAL AREA (Ac.)	BUILDABLE AREA (Ac.)	LOT NO.	TOTAL AREA (Ac.)	BUILDABLE AREA (Ac.)
BLOCK B			BLOCK E		
26	1.57	0.71	1	2.25	0.61
27	1.31	0.71	2	1.50	0.68
28	1.31	0.71	3	1.50	0.69
29	1.31	0.71	4	1.50	0.69
30	1.31	0.71	5	1.50	0.69
31	1.31	0.71	17	1.20	0.56
32	1.31	0.59	18	1.20	0.56
			19	1.50	0.47
BLOCK D			BLOCK F		
1	2.00	0.54	17	2.00	0.61
2	1.24	0.65	18	2.00	0.79
3	1.25	0.67	19	2.39	1.08
4	1.25	0.67	20	2.25	0.99
5	1.25	0.67	21	2.00	0.79
6	1.25	0.67	22	2.00	0.79
7	1.40	0.65	23	2.00	0.81
8	1.40	0.64	24	2.00	0.80
9	1.30	0.70			
10	1.30	0.70			
11	1.30	0.70			
12	1.30	0.70			
13	2.22	1.03			
14	1.62	0.73	1	2.00	0.51
15	1.30	0.73	2	2.00	0.64
16	1.30	0.70	3	2.00	0.76
17	1.40	0.77	4	2.00	0.76
18	1.40	0.78	5	2.00	0.76
19	1.40	0.77	6	2.00	0.57
20	1.40	0.73			
21	1.40	0.77			
22	1.40	0.68			
23	1.10	0.65			
24	1.10	0.56			
25	1.10	0.56			
26	1.10	0.56			
27	1.31	0.59			

AVERAGE LOT AREA - 1.566 ACRES



LEGEND

5/8" CIRF	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "WESTWOOD PS"
5/8" CIRS	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS"
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
BL	BUILDING LINE
UE	UTILITY EASEMENT
CIRF	STREET NAME CHANGE
SANI	SANITARY EASEMENT
ESMT	EASEMENT
S.F.	SQUARE FEET
AC.	ACRE
DUE	DRAINAGE & UTILITY EASEMENT
R.O.W.	RIGHT OF WAY

PRELIMINARY PLAT
OFPARKER RANCH
PHASE 357 RESIDENTIAL LOTS
104.200 ACRE

OUT OF THE
JOHN SNIDER SURVEY, ABSTRACT NO. 848 &
J.S. BRADLEY SURVEY, ABSTRACT NO. 89
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER

R.V.W. SUNCHASE, L.P.
500 CRESCENT COURT, SUITE 350
DALLAS, TEXAS 75201
817-829-3222 KEITH HARDESTY

ENGINEER/SURVEYOR

Westwood

Phone (972) 464-0440
Fax (972) 464-0440
2700 North Dallas Parkway, #200
Plano, TX 75023
westwoodpl.com

Westwood Professional Services, Inc.

Engineering Firm # 11756 Survey Firm # 10074301

2/3

SURVEYOR'S NOTES

- 1) BASIS OF BEARING IS THE FINAL PLAT OF KREYMER ESTATES PHASE 1, AS RECORDED IN VOLUME 2013, PAGE 177-178, AND IN DOC# 20130502010001260, D.R.C.C.T.
- 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED WESTWOOD PS*, UNLESS OTHERWISE NOTED.
- 3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (CORS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.000151575.
- 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 5) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48085C0365 J, DATED JUNE, 2 2009, THE SUBJECT TRACT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOODPLAIN.

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

STATE OF TEXAS
COUNTY OF COLLIN X

LEGAL DESCRIPTION

BEING A 103.942 ACRE TRACT OF LAND SITUATED IN THE J. S. BRADLEY SURVEY, ABSTRACT NO. 89 AND THE J. SNIDER SURVEY, ABSTRACT NO. 848, IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS AND BEING A PART OF THE REMAINDER OF A 319.021 ACRE TRACT OF LAND CONVEYED TO GRAHAM MORTGAGE CORPORATION BY DEED RECORDED IN INSTRUMENT NO. 2010080300798510, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND A PART OF A REMAINDER OF A 105.992 ACRE TRACT OF LAND CONVEYED TO GRAHAM MORTGAGE CORPORATION BY DEED RECORDED IN INSTRUMENT NO. 2010116001248230, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 103.942 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ALLEN INDEPENDENT SCHOOL DISTRICT BY DEED RECORDED IN VOLUME 3914, PAGE 1347, DEED RECORDS COLLIN COUNTY, TEXAS, BEING IN A NORTH LINE OF SAID REMAINDER OF GRAHAM MORTGAGE TRACT AND BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID REMAINDER OF GRAHAM MORTGAGE TRACT THE FOLLOWING COURSE AND DISTANCE:

SOUTH 00 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 640.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

NORTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 566.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 00 DEGREES 43 MINUTES 12 SECONDS EAST, A DISTANCE OF 300.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

NORTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, A DISTANCE OF 93.72 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 00 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 109.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 04 MINUTES 18 SECONDS, A RADIUS OF 2969.98 AND A LONG CHORD THAT BEARS SOUTH 02 DEGREES 15 MINUTES 29 SECONDS EAST A DISTANCE OF 159.20 FEET;

ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 159.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

NORTH 88 DEGREES 12 MINUTES 23 SECONDS EAST, A DISTANCE OF 325.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 05 DEGREES 50 MINUTES 22 SECONDS EAST, A DISTANCE OF 188.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 09 DEGREES 55 MINUTES 51 SECONDS EAST, A DISTANCE OF 188.84 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 16 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 186.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 55 DEGREES 40 MINUTES 34 SECONDS EAST, A DISTANCE OF 195.79 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 61 DEGREES 10 MINUTES 03 SECONDS EAST, A DISTANCE OF 97.56 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 56 DEGREES 14 MINUTES 27 SECONDS EAST, A DISTANCE OF 105.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 20 DEGREES 49 MINUTES 34 SECONDS, A RADIUS OF 1052.50 AND A LONG CHORD THAT BEARS SOUTH 44 DEGREES 10 MINUTES 20 SECONDS WEST A DISTANCE OF 380.47 FEET;

ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 382.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 33 DEGREES 06 MINUTES 01 SECONDS EAST, A DISTANCE OF 443.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 21 MINUTES 01 SECONDS, A RADIUS OF 1496.06 AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 56 MINUTES 49 SECONDS WEST A DISTANCE OF 347.80 FEET;

ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 349.59 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR CORNER;

SOUTH 21 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 523.73 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT, AND BEING IN THE COMMON SOUTH LINE OF THE REMAINDER OF SAID GRAHAM MORTGAGE TRACT AND A NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO PARKER ESTATES ASSOCIATION RECORDED IN VOLUME 1901, PAGE 930, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 16 MINUTES 29 SECONDS WEST, ALONG SAID COMMON LINE A DISTANCE OF 1634.19 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, THE SOUTHWEST CORNER OF THE REMAINDER OF SAID GRAHAM MORTGAGE TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO RWV SUNCHASE L.P. RECORDED IN INSTRUMENT NO. 20140916001004670, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 09 DEGREES 56 MINUTES 50 SECONDS WEST, ALONG THE COMMON WEST LINE OF THE REMAINDER OF GRAHAM MORTGAGE TRACT AND THE EAST LINE OF SAID RWV SUNCHASE TACT A DISTANCE OF 880.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR THE NORTHEAST CORNER OF SAID RWV SUNCHASE TRACT, THE SAME BEING A SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MASTER DEVELOPERS-TCB RECORDED IN INSTRUMENT NO. 20140929001055430, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG THE COMMON EAST LINE OF SAID MASTER DEVELOPERS-TCB TRACT AND THE WEST LINE OF THE REMAINDER OF SAID GRAHAM MORTGAGE TRACT THE FOLLOWING COURSE AND DISTANCE:

NORTH 80 DEGREES 03 MINUTES 10 SECONDS EAST, A DISTANCE OF 330.55 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER;

NORTH 09 DEGREES 56 MINUTES 50 SECONDS WEST, A DISTANCE OF 846.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 13 MINUTES 31 SECONDS, A RADIUS OF 1340.30 AND A LONG CHORD THAT BEARS NORTH 05 DEGREES 20 MINUTES 05 SECONDS WEST A DISTANCE OF 215.57 FEET;

ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 215.81 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER;

NORTH 00 DEGREES 43 MINUTES 18 SECONDS WEST, A DISTANCE OF 670.83 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER;

SOUTH 89 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 907.44 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER;

NORTH 00 DEGREES 41 MINUTES 20 SECONDS WEST, A DISTANCE OF 275.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER;

NORTH 77 DEGREES 25 MINUTES SECONDS WEST, A DISTANCE OF 213.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER;

SOUTH 89 DEGREES 16 MINUTES 41 SECONDS WEST, A DISTANCE OF 36.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" FOUND FOR CORNER AND BEING IN THE EAST LINE OF A TRACT OF LAND CONVEYED TO KIMBERLY BOLIN BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20070717000986670, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 50 SECONDS WEST, A DISTANCE OF 294.19 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A 1.137 ACRE TRACT OF LAND CONVEYED TO ELIZABETH BOLIN BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20070717000986670, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 16 MINUTES 40 SECONDS EAST, A DISTANCE OF 1491.20 FEET THE POINT OF BEGINNING AND CONTAINING 4,527.732 SQUARE FEET OR 103.942 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT R.V.W. SUNCHASE, L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PARKER RANCH ESTATES PHASE 3, AN ADDITION TO THE CITY OF PARKER, TEXAS AND DO HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, ALLEYS, AND PUBLIC USE AREAS SHOWN THEREON, THE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED FOR THE PURPOSES AS INDICATED. THE UTILITY AND DRAINAGE EASEMENTS BEING HEREBY DEDICATED FOR THE MUTUAL USE AND ACCOMMODATION OF THE CITY OF PARKER AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME. ALL AND ANY PUBLIC UTILITY AND THE CITY OF PARKER SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF PARKER AND ALL PUBLIC UTILITIES SHALL, AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME OR PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF PARKER, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

RWV GP, LLC
As General Partner of R.V.W. SUNCHASE, L.P.BY: _____
KEITH HARDESTY

THE STATE OF TEXAS X
COUNTY OF COLLIN X
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEITH HARDESTY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID R.V.W. SUNCHASE L.P., AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, JASON B. ARMSTRONG, REGISTERED PROFESSIONAL LAND SURVEYOR FOR WESTWOOD, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE IN FEBRUARY, 2013, UNDER MY DIRECTION AND SUPERVISION, AND FURTHER CERTIFY THAT ALL CORNERS ARE AS SHOWN THEREON, AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF WYRE, TEXAS;

DATE: THIS THE _____ DAY OF _____, 2015.

RELEASED FOR REVIEW ONLY. 1-29-2015
IN ACCORDANCE WITH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING RULE 663.18(C),
29 T.A.C. 663.18(C) THIS IS A PRELIMINARY DOCUMENT, AND SHALL NOT BE SIGNED OR SEALED.
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE."

JASON B. ARMSTRONG
REGISTERED PROFESSIONAL LAND
SURVEYOR
NO. 5557THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION
CITY OF PARKER, TEXAS_____
DATE

APPROVED AND ACCEPTED

MAYOR, CITY OF PARKER, TEXAS_____
DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PARKER, HEREBY CERTIFIES THAT THE FOREGOING PRELIMINARY MAP OR PLAT OF PARKER RANCH ESTATES PHASE 3, A SUBDIVISION OR ADDITION TO THE CITY OF PARKER WAS SUBMITTED TO THE CITY COUNCIL ON THIS _____ DAY OF _____, 2015, AND THE CITY COUNCIL BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, EASEMENTS AND PUBLIC PLACES, AS SHOWN AND SET FORTH IN AND UPON SAID MAP OR PLAT, AND SAID CITY COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE APPROVAL THEREOF BY SIGNING HIS NAME HEREIN ABOVE SUBSCRIBED.

WITNESS MY HAND THIS _____ DAY OF _____, 2015.

CITY SECRETARY
CITY OF PARKER, TEXASPRELIMINARY PLAT
OF
PARKER RANCH
PHASE 3
57 RESIDENTIAL LOTS
104.200 ACRE

OUT OF THE

JOHN SNIDER SURVEY, ABSTRACT NO. 848 &
J.S. BRADLEY SURVEY, ABSTRACT NO. 89
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER

R.V.W. SUNCHASE, L.P.
500 CRESCENT COURT, SUITE 350
DALLAS, TEXAS 75201
817-829-8022 KEITH HARDESTY

ENGINEER/SURVEYOR

Westwood

Phone (214) 474-4460
Fax (800) 807-9135
westwoodlp.com

Westwood Professional Services, Inc.

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

ENGINEERING FIRM # 11756 SURVEY FIRM # 10074301 1-29-2015 #004615