



AGENDA

PLANNING AND ZONING December 10, 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, December 10, 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 NOVEMBER 12, 2015.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING CROSSING PHASE 3.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON DONIHOO FARMS PHASE 1.
4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE RESERVE OF SOUTHRIDGE.

ROUTINE ITEMS

5. FUTURE AGENDA ITEMS
6. 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 December 4, 2015 by 5:00 p.m. at the Parker City Hall.

Date Notice Removed

Patti Scott Grey, City Secretary

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

MINUTES
PLANNING AND ZONING COMMISSION MEETING
November 12, 2015

CALL TO ORDER – Roll Call and Determination of a Quorum

The Planning and Zoning Commission met on the above date. Vice Chairperson Lozano called the meeting to order at 7:03 P.M. He said the P&Z Commission was short a few members today, so Alternate Three David Leamy would be a voting member. P&Z Member Leamy agreed.

P& Z Commission member Raney arrived.

Commissioners Present:

Chairperson Wright	X Commissioner Raney
Commissioner Sutaria	X Commissioner Lozano
X Commissioner Stanislav	
Alternate Jeang	Alternate Cassavechia
X Alternate Leamy	

Staff/Others Present

X City Administrator Flanigan	X City Secretary Scott Grey
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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 JULY 23, 2015.

MOTION: Commissioner Raney moved to approve the minutes as presented. Commissioner Stanislav seconded with Commissioners Lozano, Raney, Stanislav, and Leamy voting for. Motion carried 4-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A FINAL PLAT FOR PARKER RANCH PHASE1. (EXHIBIT – PARKER RANCH ESTATES, PHASE 1)

Vice Chairperson Lozano reviewed City Engineer John W. Birkhoff, P.E.'s letter concerning Parker Ranch Estates Phase 1 and stated a preliminary punch list should be provided to the developer with primarily drainage issues. Prior to going to Council, all vegetation would be completed, and City Engineer John W. Birkhoff, P.E., would be required to write a clean letter to City Council, stating all items were addressed. The Developer was asking to move forward quickly, because of the holidays. It was really about vegetation, drainage, and rocks and getting all that established. The developer seeded, but it had not rained and they had been trying to water the area with trucks. With the recent rain, the seeds were popping up pretty good. It will probably be about three weeks before the City asked our engineer to check the site. The developer was out today cleaning some of the ditches, especially where stilt had backed up. City Administrator said he would be happy to answer any questions. After some additional discussion, Vice Chairperson Lozano asked for a motion.

MOTION: Commissioner Leamy moved to recommend approval to City Council the Final Plat for Parker Ranch Estates Phase 1, subject to concerns and deficiencies being addressed and Oncor Electric completing the wiring in Parker Ranch Estates Phase 1. Commissioner Raney seconded with Commissioners Lozano, Leamy, Raney, and Stanislav voting for. Motion carried 4-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THOROUGHFARE PLAN AS RELATES TO DONIHOO FARM DEVELOPMENT.

City Administrator Flanigan spoke briefly about the item, stating there was no change to the thoroughfare plan. Plano Independent School District wanted assurance through a resolution from the City Council clarifying their dedication of the right of way and construction of the roadway will fulfill certain requirements and concerns regarding their tract of land on Parker Road under the Thoroughfare Plan.

MOTION: Commissioner Leamy moved to recommend approval to City Council the thoroughfare plan as relates to Donihoo Farm Development. Commissioner Raney seconded with Commissioners Lozano, Leamy, Raney, and Stanislav voting for. Motion carried 4-0.

ROUTINE ITEMS

4. FUTURE AGENDA ITEMS

- a) King Crossing Phase 3
- b) Donihoo Farms
- c) The Reserve of Southridge

Vice Chairperson Lozano inquired about the Planning and Zoning Commission and Zoning Board of Adjustment Commission appointments.

5. ADJOURN

Vice Chairperson Lozano adjourned the meeting at 7:29 p.m.

Minutes Approved on _____ day of _____, 2015.

Vice Chairman Joe Lozano

Attest:

Commission Secretary Raney

Prepared by City Secretary Patti Scott Grey

Exhibit - PARKER RANCH ESTATES, PHASE 1

NOTES

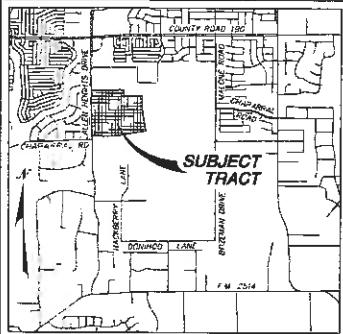
1. According to the Flood Insurance Rate Map(FIRM) Community Panel No 4808500385 J, dated June 2, 2009, the subject tract does not appear to be within the 100 year Floodplain.
2. Selling a portion of this addition by metes and bounds is a violation of City ordinance state law and is subject to fines and withholding of utilities and building permits.
3. All lot corners have been set.

A graphic scale bar with markings for 100', 0', 100', and 200'. The scale is marked with alternating black and white segments. The text 'GRAPHIC SCALE' is at the top left, and '1" = 100'' is at the top right.

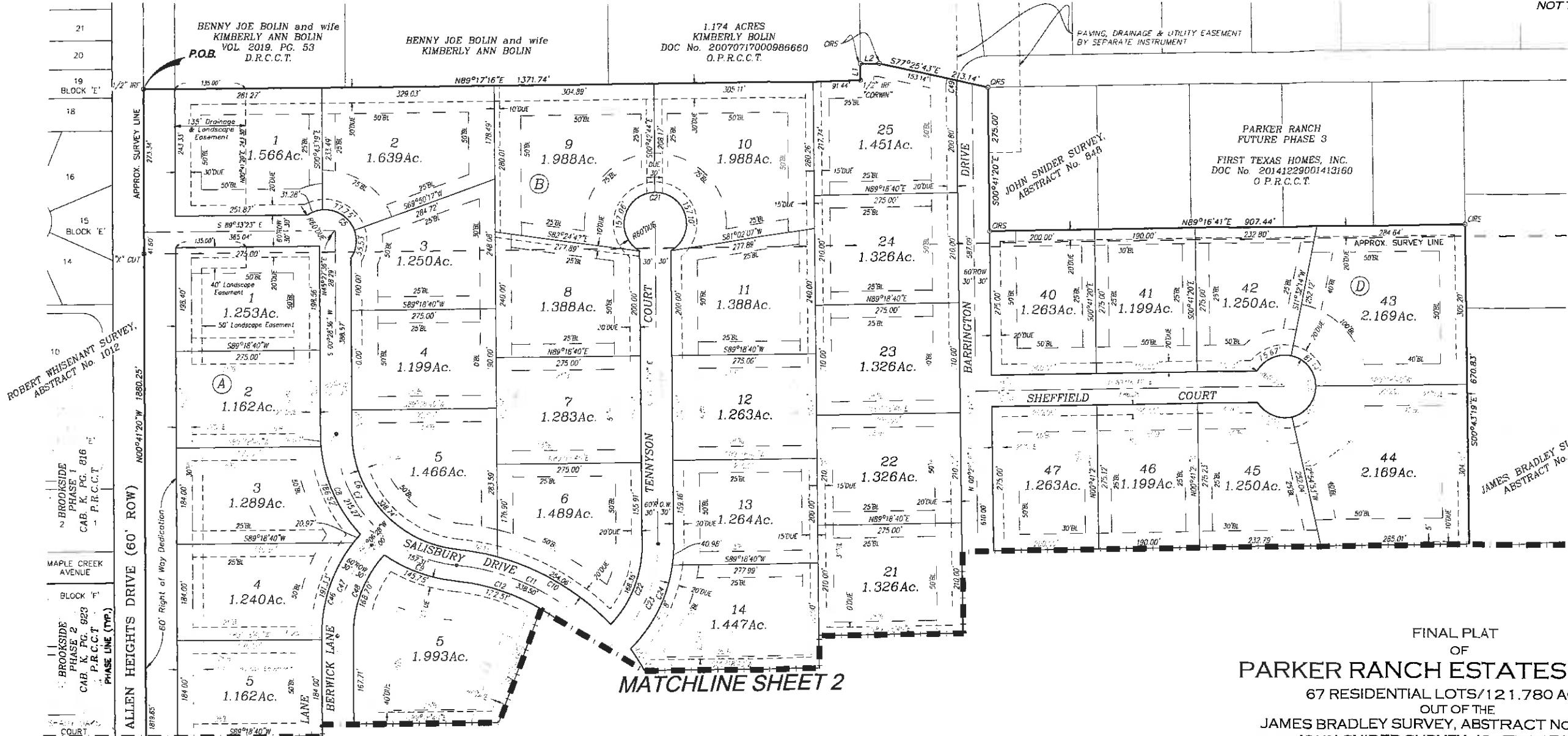
BOUNDARY LINE TAB		
LINE #	LENGTH	BEARING
L1	31.90	N00°41'
L2	36.14	N89°01'
L3	82.83	S88°33'
L4	80.12	S88°33'

BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	002°31'33"	1340.30'	SE05°20'05"E	215.57'	215.81
C2	008°36'04"	1025.79'	SE84°21'27"W	151.04'	151.46
C3	019°34'41"	1022.50'	N88°03'25"W	230.59'	231.05
C4	012°34'41"	947.50'	N85°03'25"W	207.59'	208.00

LEGEND
BL BUILDING LINE
DUE DRAINAGE & UTILITY EASEMENT
REC REC DEED RECORDS, COLIN COUNTY, TEXAS
OPR LCT OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
PRCT PLAT RECORDS, COLIN COUNTY, TEXAS
○ 5/8" CAPPED IRON ROD SET WITH YELLOW CAP
○ STAMPED "WESTWOOD PS"
○ 1/4 IN. (SURVEYOR)



**VICINITY MAP
NOT TO SCALE**



FINAL PLAT
OF
PARKER RANCH ESTATES, PHASE 1
67 RESIDENTIAL LOTS/121.780 ACRES

CITY OF PARKER,
JAMES BRADLEY SURVEY, ABSTRACT No. 89 AND THE
JOHN SNIDER SURVEY, ABSTRACT No. 848
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

CENTERLINE & RIGHT-OF-WAY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	15°0'0"52"	80'00"	N45°2'42"19'W	117'62"	164'1
C6	063°42'51"	225'00"	N32°34'55"27'W	300'27"	328'1
C7	063°42'51"	255'00"	S42°32'45"E	340'31"	372'1
C8	042°0'18"39"	285'00"	S21°51'10"E	205'79"	210'1
C9	029°18'08"	285'00"	S69°45'08"E	144'17"	145'1
C10	041°0'73"6	460'00"	N63°50'23"W	323.14'	330'1
C11	063°42'51"	430'00"	S42°32'45"E	573'86"	628'1
C12	063°42'51"	400'00"	S42°32'45"E	533'82"	584'1
C13	035°0'33"38"	460'00"	N18°1'30"09'W	277'11"	281'1
C14	094°35'00"	230'00"	N47°58'50"50'W	338'02"	379'1
C15	094°35'00"	260'00"	N47°58'50"50'W	362'10"	429'1
C16	094°35'00"	290'00"	S47°58'50"E	426'19"	478'1

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C17	001°48'07"	9635.00'	N63°49'36"E	303.01'
C18	001°57'40"	9665.00'	N63°44'50"E	330.78'
C19	001°48'31"	9685.00'	N63°52'54"E	260.64'
C20	150°46'28"	60.00'	N41°08'28"E	116.12'
C21	300°00'00"	60.00'	S89°18'40"W	60.00'
C22	043°50'36"	220.00'	S21°13'56"W	164.27'
C23	051°23'23"	250.00'	S23°00'21"W	216.79'
C24	045°25'14"	280.00'	S22°00'17"W	216.20'
C25	300°00'00"	60.00'	S00°43'50"E	60.00'
C26	136°40'39"	60.00'	S55°56'26"E	111.53'
C27	009°31'44"	1380.00'	N28°38'21"W	229.25'
C28	011°27'08"	1410.00'	S25°38'33"E	281.36'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC
C29	010°36'06"	1440.00'	S26°44'10"E	266.07'	2
C30	021°25'23"	400.00'	S20°39'32"E	145.69'	1
C31	021°25'23"	430.00'	S20°39'32"E	150.84'	1
C32	021°25'23"	460.00'	N20°39'32"W	171.00'	1
C33	008°36'04"	10022.50'	N54°29'12"E	1503.17'	15
C34	008°36'04"	9970.00'	N54°29'12"E	1495.26'	14
C35	012°34'41"	1000.00'	S85°01'25"E	219.09'	2
C36	012°34'41"	1000.00'	S85°03'25"E	219.09'	2
C37	015°49'31"	344.50'	N81°28'00"W	187.47'	1
C38	007°14'50"	467.50'	N75°08'40"W	59.08'	1
C39	006°56'51"	947.50'	N83°04'30"W	147.81'	1
C40	025°24'37"	330.00'	N14°03'05"W	145.16'	1

CENTERLINE & RIGHT-OF-WAY CURVE TABLE					
GTW	CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
5'	C41	025°24'37"	300.00'	SI14°03'05"E	131.96'
1"	C42	025°24'37"	270.00'	SI14°03'05"E	116.76'
3'	C43	026°04'33"	840.00'	SI13°43'22"E	378.88'
7'	C44	026°04'03"	870.00'	SI13°43'22"E	392.41'
8'	C45	026°04'03"	900.00'	SI13°43'22"E	405.95'
9'	C46	041°46'37"	290.00'	S20°18'59"W	207.59'
9'	C47	041°47'37"	260.00'	S20°07'36"W	184.79'
9'	C48	042°01'32"	230.00'	N20°19'26"E	168.94'

OWNER
MASTER DEVELOPERS-TCB LLC.
2400 NORTH DALLAS PARKWAY, SUITE 510
PLANO, TEXAS 75093
(972) 985-5505
ENGINEER/SUPERVISOR

westwood

(214) 473-4540 2740 North Dallas Parkway, Suite 280
(888) 937-5150 Plano, TX 75093
Firm No. 1074301 westwoodcp.com

NOTES (1)

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.

2. 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.

3. All lot corners have been set.

GRAPHIC SCALE
1" = 100'

100' 0' 100' 200'

BROOKSIDE IS
PHASE 2
CAB. K, PG. 923
P.R.C.C.T.
PHASE LINE (TYP.)

ROBERT WHISENANT SURVEY
ABSTRACT No. 1012

BLOCK 'A'
26
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31
32

ALLEN HEIGHTS DRIVE (60' ROW)
NOD 04120'W 1860.25'
60' Right of Way Dedication

BROOKHOLLOW
CAB. O, PG. 449
P.R.C.C.T.

PHASE LINE (TYP.)

BLOCK 'D'
32

CHAPARRAL

ROAD

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C3

C4

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THE STATE OF TEXAS X
COUNTY OF COLLIN X

OWNERS CERTIFICATE

WHEREAS, Master Developers - TBC are the owners of a 121.780 acre tract of land situated in the City of Parker, Collin County, Texas and being a part of the James S. Bradley Survey, Abstract No. 89 and the John Snider Survey, Abstract No. 848 and all of the called 121.782 acre tract of land conveyed to Master Developers - TBC by deed of record in Instrument No. 20140929001055430, Official Public Records, Collin County, Texas, said 121.780 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the existing east right-of-way line of Allen Heights Drive (60' ROW) for the northwest corner of said called 121.782 acre tract,

THENCE North 89 Degrees 17 Minutes 16 Seconds East, along the north line of said called 121.782 acre tract, a distance of 1,371.74 feet to a 1/2 inch iron rod with plastic cap stamped "DRAWN" found for the southeast corner of a 1.74 acre tract of land conveyed to Kimberly Ballin by deed of record in Instrument No. 20070777000986660, of said Official Public Records,

THENCE North 00 Degrees 44 Minutes 38 Seconds West, along the east line of said 1.74 acre tract, a distance of 31.90 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for an angle point in the west line of the 205.9329 acre tract of land described in deed to First Texas Homes, Inc. of record in Instrument No. 2014229001413160 of said Official Public Records;

THENCE along and with the west line of said 205.9329 acre tract the following calls and distances:

North 89 Degrees 16 Minutes 41 Seconds East, a distance of 36.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 77 Degrees 25 Minutes 43 Seconds East, a distance of 213.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 Degrees 41 Minutes 20 Seconds East, a distance of 275.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

North 89 Degrees 16 Minutes 41 Seconds East, a distance of 807.44 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 Degrees 43 Minutes 19 Seconds East, a distance of 670.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a curve to the left having a radius of 1,340.30 feet and an arc length of 215.81 feet (chord bears South 05 Degrees 20 Minutes 05 Seconds East, 215.57 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 09 Degrees 56 Minutes 50 Seconds East, a distance of 846.92 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 121.782 acre tract,

South 80 Degrees 03 Minutes 10 Seconds West, passing at a distance of 330.55 feet a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for the northeast corner of the 38.734 acre tract conveyed to R.W. Sunshare, LP by deed of record in Instrument No. 20140916001004870, of said Official Public Records, and continuing along the north line thereof a total distance of 579.71 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Thence continuing along the north line of said 38.734 acre tract the following calls and distances:

Along a curve to the right having a radius of 10,075.00 feet and an arc length of 1,512.46 feet (chord bears South 84 Degrees 21 Minutes 12 Seconds West, 1,511.04 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 88 Degrees 39 Minutes 14 Seconds West, a distance of 82.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Along a curve to the right having a radius of 1,052.50 feet and an arc length of 231.05 feet (chord bears North 85 Degrees 03 Minutes 25 Seconds West, 230.59 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Along a reverse curve to the left having a radius of 947.50 feet and an arc length of 208.00 feet (chord bears North 85 Degrees 03 Minutes 25 Seconds West, 207.59 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 88 Degrees 39 Minutes 24 Seconds West, a distance of 80.11 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found in said existing east right-of-way line of Allen Heights Drive for the southwest corner of said 121.782 acre tract and the northwest corner of said 38.734 acre tract;

THENCE North 00 Degrees 41 Minutes 20 Seconds West with said east right-of-way line, a distance of 1,880.25 feet to an "X" cut in concrete for corner;

THENCE North 00 Degrees 44 Minutes 38 Seconds West, a distance of 314.94 feet to the POINT-OF-BEGINNING and containing 121.780 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MASTER DEVELOPERS-TBC LLC, 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 1, on 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 herein 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

PETER SHADDOCK

RECOMMENDED FOR APPROVAL

Platinum Planning and Zoning Commission
Date 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 1, 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 directed the Mayor to note the approval thereof by signing his name herein above subscrbed.

WITNESS MY HAND THIS _____ day of _____, 2015.

City Secretary
City of Parker, Texas

LOT AREA TABLE

LOT NO.	TOTAL AREA(AC.)	BUILDABLE AREA(AC.)	LOT NO.	TOTAL AREA(AC.)	BUILDABLE AREA(AC.)
BLOCK A					
1	1.293	0.583	2	1.293	0.686
2	1.162	0.600	3	1.632	0.746
3	1.286	0.672	4	1.565	0.667
4	1.240	0.641	5	1.588	0.793
6	1.162	0.600	7	1.993	0.735
8	1.230	0.620	9	1.770	0.692
9	1.230	0.649	10	1.340	0.777
10	2.570	0.840	11	1.727	0.785
BLOCK B					
1	1.431	0.448	12	2.843	1.449
2	1.725	0.831	13	1.529	0.525
3	1.341	0.639	14	1.413	0.560
4	1.159	0.577	15	1.309	0.671
5	1.666	0.725	16	1.378	0.661
6	1.510	0.437	17	1.199	0.627
7	1.263	0.671	18	1.263	0.560
8	1.388	0.526			
9	1.088	0.584			
10	1.988	0.865			
11	1.388	0.766			
12	1.263	0.671			
13	1.724	0.722			
14	1.447	0.792	40	1.263	0.560
15	1.358	0.730	41	1.199	0.627
16	1.555	0.642	42	1.250	0.660
17	1.455	0.793	43	1.265	0.674
18	1.242	0.590	44	1.169	0.575
19	1.396	0.716	45	1.250	0.660
20	1.326	0.716	46	1.189	0.627
21	1.326	0.716	47	1.263	0.560
22	1.326	0.716	48	1.169	0.560
23	1.326	0.716	49	1.199	0.627
24	1.326	0.716	50	1.089	0.516
25	1.451	0.787	51	2.122	1.071
			52	1.817	0.809
			53	1.114	0.561
			54	1.589	0.623

AVERAGE LOT AREA ~ 1.50 ACRES

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Jason B. Armstrong, Registered Professional Land Surveyor for Westwood, do hereby certify that the plat shown herein 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 plotting rules and regulations of the City of Anna, Texas.

Date: This the _____ day of _____, 2015

Released for review only. 08-19-15 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

THE STATE OF TEXAS X
COUNTY OF DALLAS 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 AND SEAL OF OFFICE, this _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT OF

PARKER RANCH ESTATES, PHASE 1

67 RESIDENTIAL LOTS/121.780 ACRES

OUT OF THE

JAMES BRADLEY SURVEY, ABSTRACT NO. 89 AND THE

JOHN SNIDER SURVEY, ABSTRACT NO. 848

IN THE

CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
MASTER DEVELOPERS-TBC LLC.
2400 NORTH DALLAS PARKWAY, SUITE 510
PLANO, TEXAS 75093
(972) 985-5505

ENGINEER/SURVEYOR

Westwood

Phone: (214) 474-6200
Fax: (800) 839-5169
Email: info@westwoodpl.com
Westwood Professional Services, Inc.

3/3

**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.

November 20, 2015

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

Re: Kings Crossing – Phase 3

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Kings Crossing Phase 3, dated October 28, 2015. We received these plans from Westwood Professional Services on November 3, 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 and Texas Surveyor's Act. Listed below are the comments regarding the enclosed plans:

Preliminary Plat Comments

1. Water line easement required where water line is shown outside Lewis Lane ROW.
2. The drainage easements shown on the plat are not adequate for the depth designed for in the cross-sections.

Storm Plan Comments

3. Verify the grading of the lots, channels and roads with regards to the channels. It appears that the 100-year WSEL is not contained within the channels but not enough cross-sections are provided to show this. As an example, station 20+00 of Ditch 3 has a flow line around 590.00, an eastern top of bank of 593, no top of bank between the flowline and the building pad to the west, the building pad at an elevation of 595.20 and the 100-year WSEL at 596.65. **(100-year WSEL above the building pad)**
4. Existing contours are unclear at the southeast corner. Proposed contours do not tie into existing in several locations.
5. Manning's roughness coefficient used of 0.030 signifies a well maintained channel. While this may be the intent of the channels along the individual lots (please confirm), is there a maintenance agreement that will regularly maintain the channel along Lewis Lane as well.

6. Provide the previously submitted drainage report that included this phase. The previous phase that was submitted with the report included calculations regarding valley storage. It is unclear if those calculations included the proposed grading with this phase. The proposed plans show fill in several areas of the floodplain but does not address any valley storage loss. It appears that a pond is being filled in with this grading as well, clarify if this was also part of the previous drainage study.
7. Label the velocities in the creek being discharged into.
8. 2 fps is minimum velocity in the drainage channels.

Utility Plan Comments

9. Detail the connection to the existing lift station. It is unclear if a connection is being made to a manhole or the wet well. Will by-pass pumping be required?
10. 2-foot vertical separation is required between all utilities. SS Line E shows a storm RCP directly on top of the sanitary sewer line.

Details Comments

11. Provide a geotechnical report.

The plans provided for our review have been marked-up to represent the comments above and are attached with this letter. We are available to discuss our review comments further at your convenience.

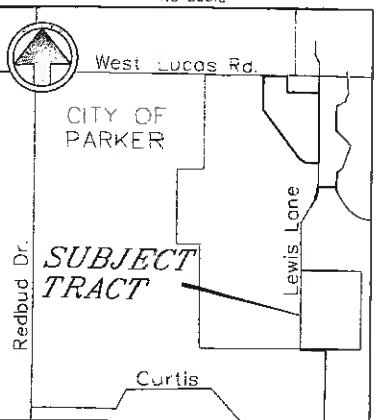
Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

LOCATION MAP



LEGEND

DE - Drainage Easement
 DUE - Drainage & Utility Easement
 BL - Building Line
 UE - Utility Easement
 SSE - Sanitary Sewer Easement
 CIRS - 5/8" Iron rod with a yellow cap stamped "WESTWOOD PS" set
 5/8" CIRF - 5/8" Iron rod found
 1/2" CIRF - 1/2" Iron rod found
 L.R.C.C.T. - Land Records, Collin County, Texas
 O.P.R.C.C.T. - Official Public Records, Collin County, Texas

NOTICE:
 1. 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.

2. No part of the buildable area of the lots will fall within the proposed 100 year floodplain.

**PRELIMINARY PLAT
OF
KINGS CROSSING PHASE 3
38 LOTS/49.169 ACRES
OUT OF THE
ANN S. HURT SURVEY, ABSTRACT NO. 428
IN THE
CITY OF PARKER, COLLIN COUNTY, TX**

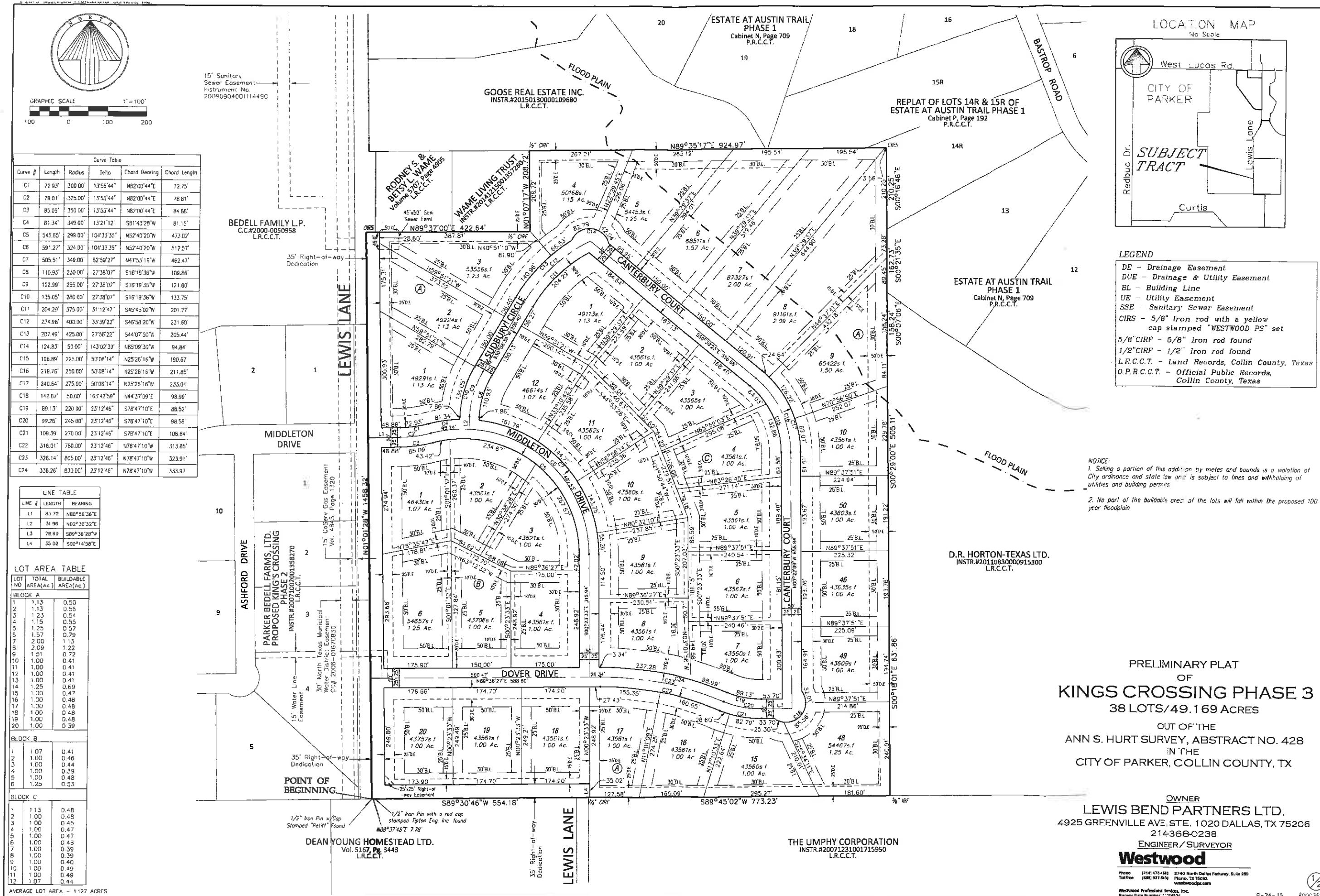
OWNER

LEWIS BEND PARTNERS LTD.
4925 GREENVILLE AVE STE. 1020 DALLAS, TX 75206
214-368-0238

ENGINEER/SURVEYOR

Westwood

Phone (214) 472-1464
Fax (888) 937-3163
westwood.com
Westwood Professional Services, Inc.
Survey Firm Number: 107450



STATE OF TEXAS X
COUNTY OF COLLIN X

OWNERS CERTIFICATE

BEING a tract of land situated in the Ann S Hurt Survey, Abstract no. 426, City Of Parker, Collin County, Texas, the subject tract being all of that tract of land conveyed to LEWIS BEND PARTNERS, LTD, according to the Warranty Deed recorded in County Clerk file number 20061120001651500 of the Land Records of Collin County, Texas (LRCC), the subject tract being more particularly described as follows;

BEGINNING at the southwest corner of said Lewis Bend Partners, tract and the southeast corner of a tract of land conveyed to the Parker Bedell Farms, LTD, according to the Warranty Deed recorded in County Clerk instrument No. 20071002001358270 (LRCC), said Beginning point further being on the south line of said Ann S. Hurt Survey and near an ell curve of Lewis Lane, a public Right-of-Way with no dedication found, a 1/2" iron rod with a red cap stamped Tipton Engineering, Inc. found at corner, from which a 1/2" iron pin with a cap stamped Pettit #4087 found bears S 88° 42' 14" W, a distance of 7.78 feet and a power pole bears S 65° 58' 51" E - 39.70 feet;

THENCE, N 01° 01' 28" W, along the west line of said Lewis Bend Partners tract and the east line of said Parker Bedell Farms tract, and easterly of the asphalt pavement in said Lewis Lane, a distance of 1458.32 feet to a point on the south line of that 100 acre tract of land conveyed to Rodney S. Warne and Betsy L. Warne according to the General Warranty Deed recorded on County Clerk Volume 5707, Page 4905 (LRCC), 1/2" iron pin with a red cap stamped Tipton Engineering, Inc. set at corner;

THENCE, N 89° 37' 00" E, along the south line of said Rodney S. Warne and Betsy L. Warne tract, and a north line of said Lewis Bend Partners tract, passing over a 1/2" iron pin with a cap stamped "Gere 4117" at a distance of 10.64 feet, passing another 1/2" iron pin with a cap stamped "Gere 4117" at a distance of 189.34 feet, and continuing to make a total distance of 422.64 feet to a 1/2" iron pin with a cap stamped "Gere 4117" found at corner;

THENCE, N 01° 07' 17" W, a distance of 208.72 feet to a point on the north line of said Lewis Bend Partners tract and the south line of a tract of land conveyed to Goose Real Estate Inc according to the Warranty Deed recorded in County Clerk instrument number 20150130000109680 (LRCC), 1/2" iron pin with a cap stamped "Gere 4117" found at corner, from which the southwest corner of the said Goose Real Estate tract bears S 89° 56' 34" W - 372.38 feet;

THENCE, N 89° 35' 17" E, along said Lewis Bend Partners tract north line and the Goose Real Estate tract south line, a distance of 924.97 feet to the most easterly corner of said Goose Real Estate tract and an angle point of the Amended Final Plat of Estates of Austin Trail Phase 1, an addition to the City Of Lucas recorded in Cabinet N, Page 709 (LRCC), a 5/8" iron rod with a yellow cap stamped "Westwood PS" set at corner;

THENCE, S 00° 20' 30" E, along the east line of said Lewis Bend Partners tract, and continuing along a westerly line of said Amended Final Plat of Estates of Austin Trail Phase 1, and a westerly line of Lots 14R & 15R of Block D of Estates At Austin Trail Phase 1 part of the way, then along the westerly line of a tract of land conveyed to D.R. Horton Texas LTD according to the Warranty Deed recorded in County Clerk instrument number 20110930000915300, passing 208.90 feet, a 5/8" iron pin with a cap stamped "Bury + Partners" found, passing 0.41 west of a 5/8" iron pin found at 1035.01 feet and continuing to make a distance of 1665.19 feet to the southeast corner of said Lewis Bend Partners tract, a 5/8" iron pin found at corner, from which one 60d-nail found bears S 87° 43' 10" E-112.82 feet and another 60d-nail found bears S 87° 44' 54" E - 120.17 feet;

THENCE, S 89° 45' 02" W, along the south line of said Lewis Bend Partners tract and a north line of a tract of land conveyed to The Umphy Corporation according to the deed recorded in County Clerk file number 20071231001715950 (LRCC), a distance of 773.23 feet;

THENCE, S 89° 30' 46" W, along the south line of said Lewis Bend Partners tract and on the north line of a 13.75 acre described tract of land conveyed to Dean Young Homestead Ltd. according to the Warranty Deed recorded on County Clerk Volume 5157, Page 3443 (LRCC), a distance of 554.18 feet to the Place Of Beginning with the subject tract containing 2,140.927 Square Feet or 49.1489 Acres of Land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, LEWIS BEND PARTNERS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein described property as KING'S CROSSING 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 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 plotting ordinances, rules, regulations, and resolutions of the City of Parker, Texas

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

LEWIS BEND PARTNERS, LTD., a Texas limited partnership

By: Stephen L. Sallman, Manager

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 Final plat of KING'S CROSSING 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, Texas

STATE OF TEXAS X

COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Sallman, of LEWIS BEND PARTNERS, LTD., 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 LEWIS BEND PARTNERS, LTD., 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

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Jason B. Armstrong do hereby certify that I prepared this plat from an actual and an accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Parker, Collin County, Texas.

Jason B Armstrong
Registered Professional
Land Surveyor No. 5557

THE STATE OF TEXAS X
COUNTY OF COLLIN X

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jason B. Armstrong, known to me to be the person whose name is subscribed for the purpose and consideration therein expressed

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

Notary Public in and for the State of Texas

PRELIMINARY PLAT
OF
KINGS CROSSING PHASE 3
38 LOTS/49.149 ACRES

OUT OF THE
ANN S. HURT SURVEY, ABSTRACT NO. 428
IN THE
CITY OF PARKER, COLLIN COUNTY, TX

OWNER
LEWIS BEND PARTNERS LTD.
4925 GREENVILLE AVE. STE. 1020 DALLAS, TX 75206
214-368-0238

ENGINEER/SURVEYOR

Westwood

Phone (214) 473-4680
Fax (888) 637-5150
2740 North Dallas Parkway, Suite 280
Parker, TX 75048
Westwood Professional Services, Inc.
Survey Firm Number: 10027491

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

RECEIVED

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.

DEC 02 2015

CITY OF PARKER

December 2, 2015

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

Re: Donihoo

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Donihoo development prepared by Westwood Professional Services, dated November 19, 2015. We received these plans from Westwood on November 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 and Texas Surveyor's Act. Listed below are the comments regarding the enclosed plans:

Preliminary Plat Comments

1. Show the street names on the plat.
2. Easements and ROW required for proposed off-site improvements.

Paving Plan Comments

3. Provide cross-sections at 100-foot intervals of Bozeman Road (Street A). A large amount of fill is being placed for the roadway and it is unclear how this will affect drainage on the existing tracts on each side. Typical sections have been provided, but are generic in nature. Provide detailed cross-section of the roadway and how it ties into the adjacent properties.

Grading Plan Comments

4. Grade to drain notes are not allowed. Provide designed and graded channels.

Drainage Plan Comments

5. Drainage design is incomplete. The detention ponds may not create point discharges onto adjacent properties without being designed and adequate easements be provided. As submitted, it is unclear where the discharge is being conveyed to, if there is capacity or if drainage easements are in place. General "grade to drain" note are not allowed.

The receiving waters being discharged to shall be clearly shown with adequate easements and designed drainage channels to them. Street E is creating a point discharge onto the adjacent property without any design or clear direction. Pond B is discharging to the west however the extents of the channel are not even shown. Street C is graded into the adjacent field without any design. It appears that a long segment of Street E is being conveyed to the FM 544 ROW, verify capacity.

The plans are required to be designed so as the drainage is adequate to convey the storm water from the site with adequate freeboard and without adversely affecting any downstream property owners.

Utility Plan Comments

6. Connect to the existing water line along Donna Lane. Notes at this location state to tie into the NTMWD 42-inch water line. Verify this is correct, provide meter vault with all electrical and SCADA plans to be approved by NTMWD.
7. Use tapping sleeves when connecting to existing lines.

Details Comments

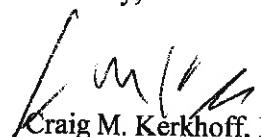
8. Provide a geotechnical report.
9. Verify roadway widths as a street section is called for as a typical 16' pavement section.

TxDOT Plan Comments

10. Concrete thickness shall be 8-inches.

The plans provided for our review have been marked-up to represent the comments above and are attached with this letter. We are available to discuss our review comments further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

NOTES X

The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (4202). Grid Bearings & Ties to shown control monuments.

Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law



GRAPHIC SCALE
1" = 100'

100' 0' 100' 200'

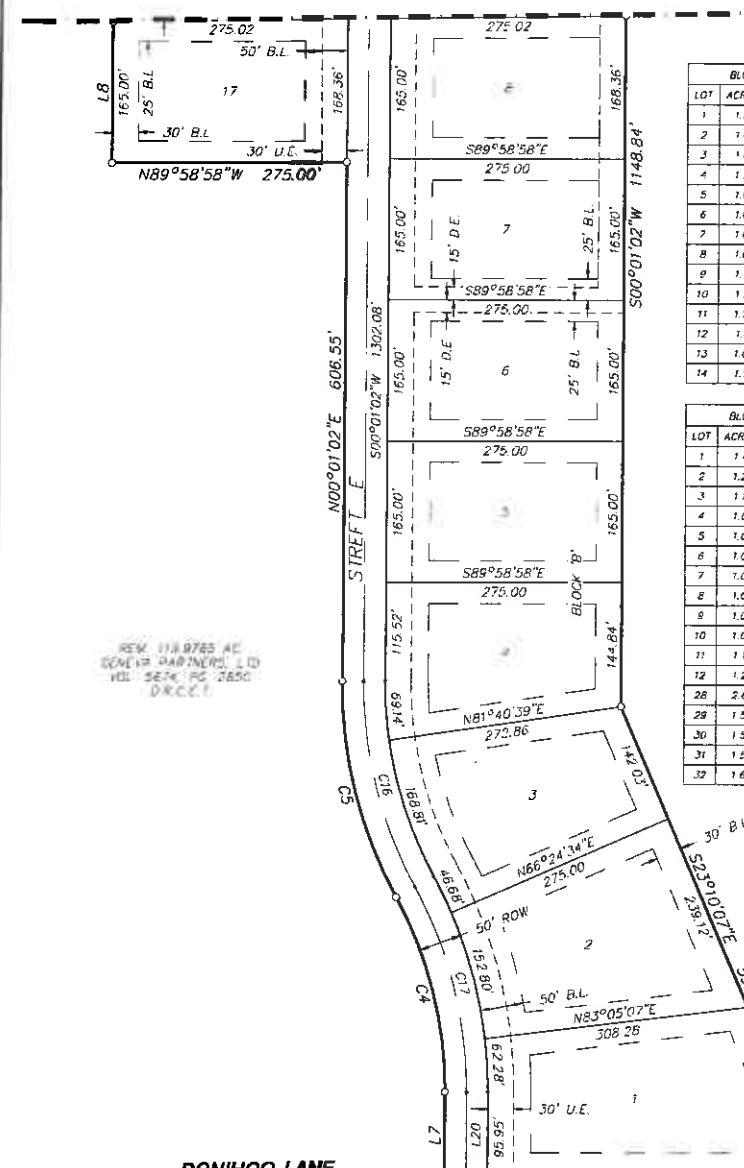
NORTH

NOTES X

The following sheet contains data obtained from actual field surveys, NAD83 Texas North Central Zone (4202).
Grid bearings & feet to survey control monuments.

Surveying a portion of or only part of the addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

MATCHLINE SHEET 1 OF 3



LOT ACREAGE

LOT	ACREAGE	SQ.FT
1	1.557	67913
2	1.004	43725
3	1.004	43725
4	1.256	54810
5	1.000	43561
6	1.000	43561
7	1.000	43561
8	1.000	43570
9	1.108	48262
10	1.281	55000
11	1.266	53138
12	1.011	44033
13	1.002	43890
14	1.125	49095

LOT	ACREAGE	SQ.FT
1	1.184	51559
2	1.155	50290
3	1.057	44042
4	1.068	46520
5	1.010	44000
6	1.276	55575
7	1.238	53921
8	1.040	45287
9	1.029	44824
10	1.028	44825
11	1.029	44825
12	1.029	44825
13	1.010	44000
14	1.103	48038

LOT	ACREAGE	SQ.FT
1	1.029	44824
2	1.028	44825
3	1.029	44825
4	1.029	44825
5	1.029	44825
6	1.029	44825
7	1.029	44825
8	1.029	44825
9	1.029	44825
10	1.029	44825
11	1.029	44825
12	1.029	44825
13	1.029	44825
14	1.029	44825

LOT	ACREAGE	SQ.FT
1	0.694	30216
2	1.010	44000
3	1.010	44002
4	1.010	44000
5	1.010	44000
6	1.010	44002
7	1.008	43763
8	1.052	47179
9	1.217	57403
10	1.265	55098
11	1.010	44000
12	1.010	44000
13	1.010	44000
14	1.010	44000

LOT	ACREAGE	SQ.FT
1	0.688	29221
2	0.688	29225
3	0.527	22947
4	0.666	29014
5	0.616	26812
6	0.568	24743
7	0.686	21779
8	0.513	22338
9	0.508	22025
10	0.506	22035
11	0.506	22035
12	0.490	21355
13	0.488	21304
14	0.492	21419

LOT	ACREAGE	SQ.FT
1	0.451	19626
2	0.485	21116
3	0.488	21271
4	0.535	23312
5	0.495	21577
6	0.568	21500
7	0.644	28072
8	0.987	12995
9	0.982	12108
10	0.650	26300
11	0.492	21450
12	0.490	21355
13	0.488	21304
14	0.515	22449

LOT	ACREAGE	SQ.FT
1	1.287	56076
2	1.280	55744

LOT	ACREAGE	SQ.FT
1	1.174	51146
2	0.689	30027
3	0.572	24904
4	0.607	22067
5	0.515	22425
6	0.515	22425
7	0.515	22425
8	0.523	22778
9	0.503	21805
10	0.506	22035
11	0.485	19822
12	0.504	21960
13	0.509	22170
14	0.411	17907
15	0.506	22035
16	0.522	22728

LOT	ACREAGE	SQ.FT
1	0.576	25101
2	0.667	29927

LOT	ACREAGE	SQ.FT
1	0.518	22507
2	0.603	26298
3	0.518	22581
4	0.515	22443
5	0.555	24182
6	0.575	23325
7	0.537	23400
8	0.537	23400
9	0.537	23400
10	0.537	23400
11	0.537	23400
12	0.522	22728

LOT	ACREAGE	SQ.FT
1	0.411	17907
2	0.509	22170
3	0.522	22728
4	0.522	22728
5	0.522	22728

LOT	ACREAGE	SQ.FT
1	0.411	17907
2	0.509	22170
3	0.522	22728
4	0.522	22728
5	0.522	22728

| LOT | ACREAGE | SQ.FT |
</tr
| --- | --- | --- |

Legal Description

Danihoo Farms, Phase 1

Being a 104.536 acre tract of land in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being 1) all of three tracts of land described as Tract A-11 660 acres, Tract B-11 669 acres and Tract C-16.815 acres conveyed to Danihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630006791540 of said Deed Records, Collin County, Texas, 2) a part of the 150.36 acre tract of land conveyed to Danihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630006791540 of said Deed Records, said 104.536 acre tract of land being more particularly described as follows:

Beginning of a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylon Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records, the southeast corner of said Tract C and the northeast corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4618 of said Deed Records, said rod being the southwest corner of said 25.617 acre tract;

Thence South 00°05'38" East with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Tract A;

Thence South 89°19'35" West at 30.00 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, on addition to Collin County as shown by plot of record in Volume 1, Page 84 of the Plot Records, Collin County, Texas, said post marking the southwest corner of said Tract A;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said Tract A;

Thence North 88°52'47" East with the south line of said 119.9785 acre tract, a distance of 232.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the most southerly southwest corner of said Tract C;

Thence over and across said 119.9785 acre tract with the west line of said Tract C the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.80 feet (chord bears North 49°52'27" West, 55.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 342.50 feet and an arc length of 316.44 feet (chord bears North 29°36'50" West, 305.31 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 20.00 feet and an arc length of 30.31 feet (chord bears North 46°33'51" West, 27.49 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°36'56" West a distance of 50.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 255.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 980.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract C, and continuing over and across said 150.36 acre tract for a total distance of 1,161.91 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

Thence over and across said 150.36 acre tract the following calls and distances:

South 89°19'02" West a distance of 600.04 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 263.60 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 04°22'45" East a distance of 115.30 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 85°37'15" West a distance of 346.93 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 00°01'02" East at 340.64 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 150.36 acre tract for the northeast corner of said Tract B, and continuing over and across said 119.9785 acre tract with the east line of said Tract B for a total distance of 1,148.84 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

Thence South 23°10'07" East continuing over and across said 119.9785 acre tract with the east line of said Tract B, a distance of 592.61 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said Cotton Wood Acres North for the southeast corner of said Tract B;

Thence South 89°52'56" West with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a round 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract B;

Thence over and across said 119.9785 acre tract with the west line of said Tract B the following calls and distances:

North 00°07'04" West a distance of 100.35 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'03" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'03" West, 260.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 506.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 165.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract B and continuing over and across said 150.36 acre tract for a total distance of 493.25 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

Thence over and across said 150.36 acre tract the following calls and distances:

North 13°45'55" East a distance of 197.47 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 275.00 feet and an arc length of 99.53 feet (chord bears South 80°21'24" East, 98.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°16'29" East a distance of 49.92 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°43'31" West a distance of 325.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°48'45" West a distance of 600.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the herein described 104.536 acre tract;

North 89°16'29" East a distance of 592.43 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

the undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing Final plat of DONIHOO FARMS, PHASE 1, 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 same;

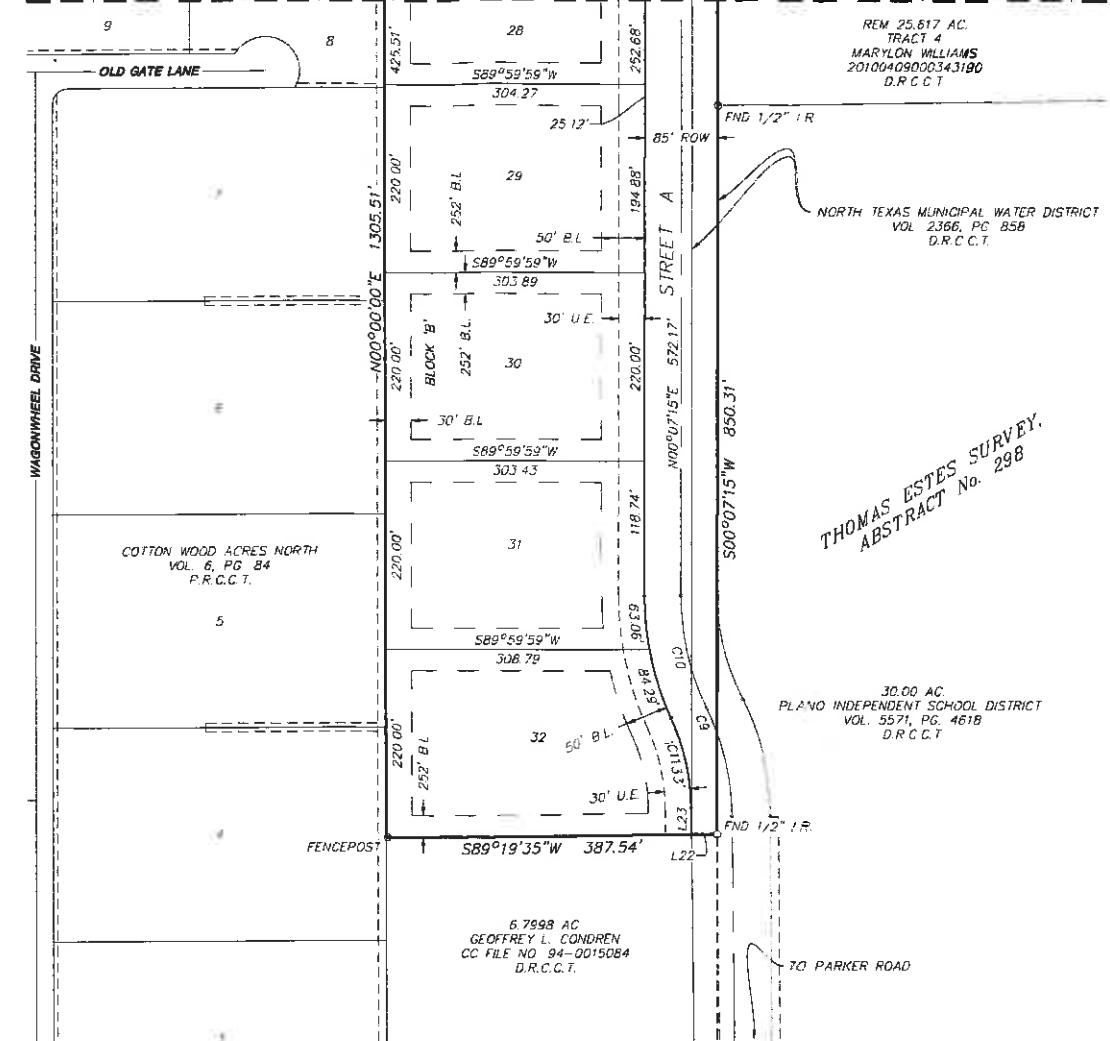
Council on this _____ day of _____, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the same;

approval thereof by signing his name herein above subscribed WITNESS my hand this _____ day of _____, 2015

GRAPHIC SCALE 1" = 100'
100' 0' 100' 200'

City Secretary
City of Parker, Texas

MATCHLINE SHEET 2 OF 3



PRELIMINARY PLAT

OF

DONIHOO FARMS, PHASE 1

74 RESIDENTIAL LOTS/1 OPEN SPACE LOT

104.536 ACRES

OUT OF THE

THOMAS ESTES SURVEY, ABSTRACT NO. 298

IN THE

CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER

DONIHOO BEDELL FARMS, LTD.

4925 GREENVILLE AVENUE, SUITE 1020

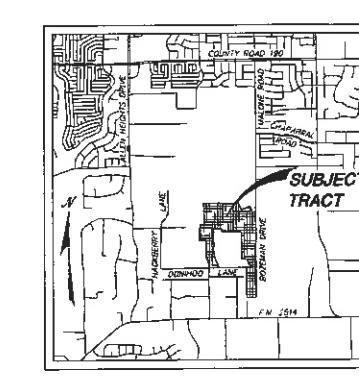
DALLAS, TEXAS 75206

(214) 368-0238

ENGINEER/SURVEYOR

Westwood

Phone: (214) 478-4840
Fax: (214) 478-5150
Email: info@westwood.com
Web: www.westwood.com



VICINITY MAP
NOT TO SCALE

Date _____

APPROVED AND ACCEPTED

Date _____

NOTES _____

The bearings shown herein are created from actual field surveys. NAD83 Texas North Central Zone (4202). Grid Bearings & Ties to shown control monuments.

Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

104.536 ACRES NOVEMBER 19, 2015 0003570 DONIHOO FARMS, PHASE 1

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

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Phone (214) 361-7900

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ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

September 22, 2015

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

Re: The Reserve at Southridge Addition

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Reserve at Southridge Addition, dated September 3, 2015. We received these plans from Kimley Horn on September 4, 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 and Texas Surveyor's Act. Listed below are the comments regarding the enclosed plans:

General Comments

1. Drainage study is under separate review.
2. Trench safety plan, NOI and SWPPP shall be on file with the City prior to construction.
3. Provide the City with written release from any existing easement holder on this property or affected by this project.
4. City ordinance requires two points of access.
5. Sanitary sewer plans were not submitted. A letter indicating that the site was evaluated for on-site sewage was previously submitted. We did not review this report.

Preliminary Plat Comments

6. Building lines are shown within the proposed floodplain limits.
7. Dedicate the south side of Curtis Drive
8. Overall tract shall be platted prior to subdividing. It appears that a portion of the tract has been subdivided outside of the City's platting process.

Grading Plan Comments

9. The grading along the northern property line is unclear. All channels shall be designed with adequate capacity. Notes such as "rear yard swale" or "daylight swale" are not acceptable.
10. Lot to lot drainage is not allowed.
11. Retaining walls 4-feet in height or greater shall be structurally designed by a Professional Engineer licensed to practice in the State of Texas. Plans shall be submitted to the City for review.
12. Clarify cross-sections shown. The cross-sections provided do not match the data tables shown. Also, the depth of flow on several sections conflicts with dimensions of the channels provided.
13. Pond shall have 2-feet of freeboard above the 100-year water surface elevation as well as a maintenance ramp 10-feet in width with a maximum slope of 10:1.

Paving Plan and Profile Comments

14. Clarify the subgrade prep for the crowned street section. It calls out a lime rate but then refers to geotechnical report. Provide lime requirements on the plan set.

Storm Drainage Comments

15. All storm drainage design shall be included in the plans. Including the detention/retention pond design, outlet control calculations, hydraulic grade line calculations, etc. The plan set shall stand alone for construction and record drawing purposes.

A drainage report has been submitted and is under separate review. The proposed plans have a retention pond but is not designed to detain any of the developed flow. The drainage report, under separate letter, states that the existing FEMA model for Maxwell Creek could not be obtained. Without an effective model from FEMA, and a comparison of the developed flows and any adverse effects thereof, developed flows cannot be discharged from the site.

Furthermore, if not detaining to existing conditions, provide calculations and verification that the downstream drainage facilities can convey the developed flow to Maxwell Creek. Calculations shall include the existing culverts downstream of the site using the tailwater elevations from Maxwell Creek.

16. Drainage calculations sheets do not match the cross-sections.
17. A detention pond maintenance agreement shall be in place between the developer and the City whereas the City is not responsible for the maintenance of the pond.
18. Show the drainage channel profile in conjunction with the paving profile and the existing ground line.
19. We recommend that an aerator be installed in the retention pond.
20. Minimum cover over storm pipes is 2-feet. If being designed for less than 2-feet of cover, specifically call-out on the detail provided the dimensions of the pipe to be used.

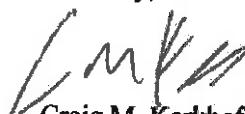
Mr. Jeff Flanigan
City of Parker
September 22 2015
Page 3 of 3

Water Line Plan Comments

21. Dead end water lines are not allowed.
22. An air release valve shall be installed at the connection point of the 12-inch water line if the connection point is at a crest in the line.
23. Water services shall be poly pipe.

The plans provided for our review have been marked-up to represent the comments above and are attached with this letter. We are available to discuss our review comments further at your convenience.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

ON TIME COURIERS INC. 1700 PACIFIC AVE #1040 DALLAS, TX 75201 214-740-9999 WWW.ONTIMECOURIERS.COM			KIMLEY-HORN FRISCO				
			Client number 10979	Order date 11/20/2015	Order number 1479352W		
			Reference Number 06931700				
SENDERS INFORMATION KIMLEY-HORN FRISCO 5750 GENESIS CT 200 455K FRISCO TX 75034			RECIPIENTS INFORMATION CITY OF PARKER 5700 E PARKER ROAD PARKER TX 75002				
Phone 972-335-3580		Contact DEAN CARDWELL		Phone 9724426811	Contact JEFF FLANIGAN		
Pieces 1.00	Weight 1	Comments RESERVE AT SOUTHRIDGE					
Drivers Signature		Time	Date	Recipients Name Please print	Recipients Signature Received in good condition	Time	Date
Ready Date/Time 11/20/2015 07:40 AM		Deliver By Date/Time 11/20/2015 09:40 AM			Service 2 PRIORITY		



 RECEIVED

NOV 20 2015

CITY OF PARKER

BEING a 15-foot wide tract of land situated in the Martin Hearn Survey, Abstract No. 425, Collin County, Texas, and being a portion of a called 7.140 acre tract of land described in a Warranty Deed to Eman Rady and Shorouq Hussein, recorded in Instrument No. 20150902001122270, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a PK nail found on the easterly right of way line of Dillehay Drive (F. M. 2551) for the northwest corner of said 7.140 acre tract, common to the southwest corner of the MSC Addition, an addition to the City of Parker according to the plat thereof recorded in Volume 2015, Page 6, Plat Records of Collin County, Texas, and common to the southwest corner of a 30 foot wide right-of-way dedication for Curtis Drive by said plat recorded in said Volume 2015, Page 6;

THENCE South 00°27'40" East, along the westerly line of said 7.140 acre tract and the easterly right of way line of said Dillehay Drive (F. M. 2551), a distance of 15.00 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE South 89°26'38" East, departing the easterly right of way line of said Dillehay Drive (F. M. 2551), crossing said 7.140 acre tract and along a line that is 15 feet south of and parallel with the northerly line of said 7.140 acre tract and the southerly line of said MSC Addition, a distance of 285.04 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner on the easterly line of said 7.140 acre tract, same being the westerly line of a called 45.493 acre tract of land described in a Warranty Deed to Diyar Parker LP, recorded under Instrument No. 20150903001122870, Official Records of Collin County, Texas;

THENCE South 00°27'40" East, departing the southerly line of said MSC Addition and along the common line of said 7.140 acre tract and said 45.493 acre tract, a distance of 15.00 feet to a point for corner;

THENCE North 89°26'38" West, departing said common line, crossing said 7.140 acre tract and along a line that is 30 feet south of and parallel with the northerly line of said 7.140 acre tract and the southerly line of said MSC Addition, a distance of 285.04 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for a corner on the westerly line of said 7.140 acre tract and the easterly right of way line of aforesaid Dillehay Drive (F. M. 2551);

THENCE North 00°27'40" West, along the westerly line of said 7.140 acre tract and the easterly right of way line of said Dillehay Drive (F. M. 2551), a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 0.098 of an acre (4,276 square feet) of land, more or less.

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

EXHIBIT "A"

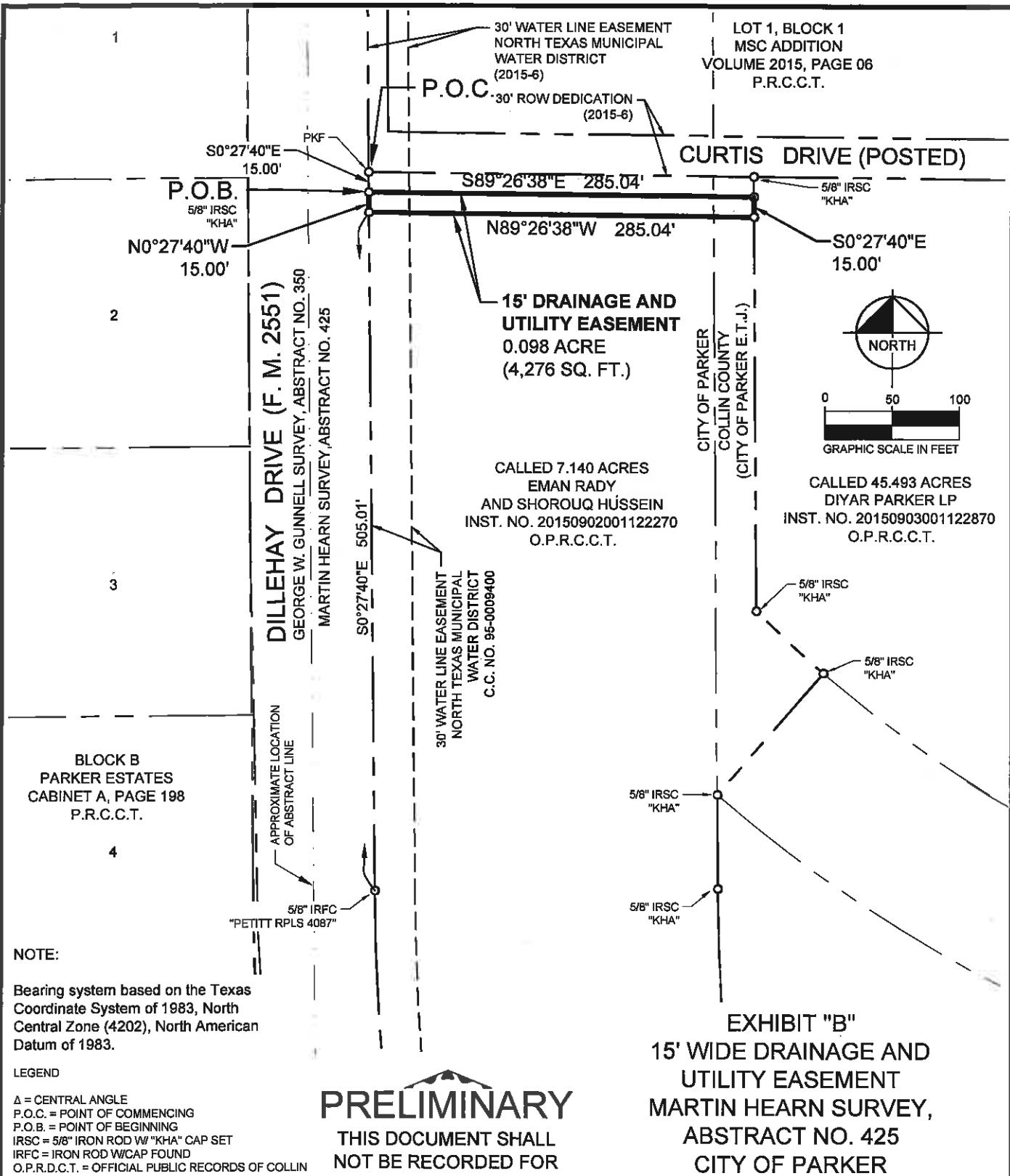
15' WIDE DRAINAGE AND
UTILITY EASEMENT
MARTIN HEARN SURVEY,
ABSTRACT NO. 425
CITY OF PARKER
COLLIN COUNTY, TEXAS

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	11/19/2015	069317900	1 OF 2



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

EXHIBIT "B"
15' WIDE DRAINAGE AND
UTILITY EASEMENT
MARTIN HEARN SURVEY,
ABSTRACT NO. 425
CITY OF PARKER
COLLIN COUNTY, TEXAS

Kimley » Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale 1" = 100'	Drawn by MBM	Checked by KHA	Date 11/19/2015	Project No. 069317900	Sheet No. 2 OF 2
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PROFESSIONAL ENGINEERS**

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DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

December 4, 2015

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

Re: Reserve at Southridge – Maxwell Creek Floodplain Study
Fourth Review

Dear Mr. Flanigan:

This letter summarizes the observations and recommendations from our third review of a Floodplain Study prepared by Kimley-Horn for the Reserve at Southridge located along Maxwell Creek as submitted to the City of Parker. The outstanding observations and recommendations from the third review follow with responses under a bullet point. Previous comments that were adequately addressed with previous submittals have been removed.

The Floodplain Study's purpose is to report how the proposed project will meet the Drainage Design Manual floodplain requirements and requirements identified by Birkhoff, Hendricks & Carter, L.L.P.

This Flood Study is not an application for a Conditional Letter of Map Revision (CLOMR) or a Letter of Map Revision (LOMR). Portions of the development in this study are shown within the effective Zone AE (detailed 100-year floodplain). The Floodplain Study states that a Letter of Map Revision (LOMR) will need to be submitted to FEMA to formally revise the effective Flood Insurance Rate Map (FIRM).

Our review of this Floodplain Study will be for general conformance to the Drainage Design Manual and good engineering practice for development in floodplains and floodways regulated by FEMA under the NFIP. Our review does not relieve the design engineer of his responsibilities as the engineer of record in accordance with the Texas Engineering Practice Act.

GENERAL OBSERVATIONS

The narrative states that a downstream boundary condition was set using a known water surface elevation taken from the FIS report. We recommend identifying the specific section number from the effective model obtained from FEMA as the downstream boundary condition for the studied reach. The Effective Flood Profiles from the Flood Insurance Study Report (FIS) are included near the end of the study. The nearest section on the Effective Flood Profile is shown as Section Y, near Gregory Road.

HYDRAULIC MODELS

The hydraulic (water surface elevation) models for Pre-Project and Post-Project conditions are included in the study. The effective models were obtained from FEMA for this reach. We recommend the effective models be included in the report together with a corrected effective model if necessary. Flood insurance rates are based on the effective base flood elevations and floodplain limits. Including the effective models will provide a comparison to evaluate how this study impacts current property owners. We cannot evaluate if the appropriate Manning's "n" values are used in the Pre-Project and Post-Project without knowing the effective Manning's "n" values for this reach.

EXHIBITS & MAPS

The following exhibits and maps are included in the application:

The response dated November 17, 2015 included the following items:

- Response Letter (Provided November 30, 2015)
- Narrative
- Drainage Area Map
- Summary Tables:
Hydrologic Parameters, Curve Numbers, Time to Peak and Peaking Coefficients and Reaches
- NRCS Soil Map and Soils Information
- City of Parker and City of Allen Land Use Plans
- Pre-Project and Post-Project Profiles and Sections
- Pre-Project and Post-Project Floodplain Work Maps
- Effective Profile and Flows from Flood Insurance Study Report
- Effective Flood Insurance Rate Map (FIRM) FIRM Panels 48085C405J and 48085C0415J
- Effective HEC-2 Model Input and Output

RECOMMENDATIONS

1. We recommend identifying the specific section number from the effective model obtained from FEMA as the downstream boundary condition for the studied reach.
 - (Response Review 1) The response letter states that Kimley-Horn reviewed the model output provided by FEMA and could not identify the section that correlates to the downstream boundary.
 - *(Review 2 Comment) Refer to the initial review comment regarding this matter under General Observations. An effective section with an effective water surface should be referenced if the effective model was obtained this will match much closer than 0.5 ft.*
 - (Review 2 Response) The response letter states that Kimley-Horn has attempted to correlate between the FEMA effective model output and the effective FEMA profile but could not correlate them. Kimley-Horn states that they understand FEMA may require additional information to support this conclusion and will work with FEMA to address concerns during the LOMR process.

- (Review 3 Comment) *The Annotated FIRM and the Effective FEMA Profile show Section Y located near the downstream limit of this study and Gregory Road. The 100-year water surface elevation on the Effective FEMA Profile is approximately 611.25. The printout from the Effective Model shows Section 433.2 with a 100-year water surface elevation of 611.27. The aerial image on the Drainage Area Map shows what appears to be an old road bed crossing near Junction J-2, which also appears to be just downstream of this study. How does the channel length on the work map from the upstream face of Parker Road to the downstream limit of this study compare to the effective channel length (Effective Section 402.7)?*
 - (Review 3 Response) In response to the original comment, Kimley-Horn used a starting water surface elevation of 611.96, corresponding to Effective Section 434.2.
 - We do not take exception to the response. It should be noted that the revision results in increased water surface elevations for Sections 43085 to 44812 of 0.04' to 0.08' but do not result in increased water surface elevations in the post project model.
- 2. We recommend using the same Manning's "n" values from the effective models in the Pre-Project and Post-Project Models unless it is demonstrated that the effective "n" values are too low.
 - (Response Review 1) The response letter states that Kimley-Horn was unable to determine the effective "n" values for the same reason described in the response to recommendations 2 and 3. The letter further states that the "n" values fall within the tolerance of those in the effective model output.
 - (Review 2 Comment) *FEMA may require further explanation if it is not shown that the "n" values are the same as effective "n" values.*
 - (Review 2 Response) The response letter states that Kimley-Horn understands that FEMA may require additional support for the "n" values selected and specified and will work with FEMA to address concerns during the LOMR process.
 - (Review 3 Comment) *The Effective "n" values downstream of the downstream limit are 0.070 on the overbank and 0.060 in the channel based on our review of the effective model "n" values at Section 420.5. The overbank "n" values are changed to 0.050 and the channel "n" value remains 0.060 at Effective Model Section 435.2. The "n" values used in this study are 0.060 on the overbanks and 0.050 in the channel. The model overbank values are significantly less than the downstream effective overbank "n" values and the model channel "n" values is significantly less than the effective channel "n" value. We recommend using the effective "n" values.*
 - (Review 3 Response) Kimley-Horn modified the models so Manning's "n" values are consistent with effective values, with one exception. The overbank areas for Sections 43085 to 44523 are 0.060 instead of effective 0.050.
 - We do not take exception to this response. The "n" value of 0.060 probably yields more conservative results than an "n" value of 0.050.

Mr. Jeff Flanigan
City of Parker
Reserve at Southridge – Floodplain Study
Fourth Review
Page 4 of 4

December 4, 2015

We do not object to the City of Parker Floodplain Administrator approving this study with the current responses. We do recommend a LOMR Application be submitted to revise the Flood Insurance Rate Map panels impacted by this study. The Floodplain Study is returned to the City of Parker with this letter. We are available to discuss this review at your convenience.

Sincerely yours,



Joe R. Carter, P.E., C.F.M.

Enclosures



November 30, 2015

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

**RE: Reserve at Southridge – Maxwell Creek Floodplain Study
Response to Comments: October 6, 2015**

Dear Mr. Flanigan:

This letter and its attachments serve as our response to comments provided by Birkhoff, Hendricks & Carter, L.L.P., dated October 6, 2015 for the project described above. We received the comments on October 26, 2015. Our responses are listed below.

Comment 1: The Annotated FIRM and the Effective FEMA Profile show Section Y located near the downstream limit of this study and Gregory Road. The 100-year water surface elevation on the Effective FEMA Profile is approximately 611.25. The printout from the Effective Model shows Section 433.2 with a 100-year water surface elevation of 611.27. The aerial image on the Drainage Area Map shows what appears to be an old road bed crossing near Junction J-2, which also appears to be just downstream of this study. How does the channel length on the work map from the upstream face of Parker Road to the downstream limit of this study compare to the effective channel length (Effective Section 402.7)?

Response: In response to your question, the reach length on the work map between Parker Road and the downstream limit of our study along FEMA's NFHL centerline is 3009 feet, which compares well to the distance between Effective Sections 433.2 and 402.7. Kimley-Horn also checked 3 more locations to verify that this correlation between the effective HEC-2 output and the FIS profile exists. Table 1 below summarizes these checks.

Table 1: Cross sections checks

FEMA Section "W" Station: 41300 Elevation: 606.20 ft	Comparable HEC-2 Section Station: 42050 Elevation: 606.17 ft	D/S Reach Lengths	
		FEMA	HEC-2
FEMA Section "Y" Station: 42570 Elevation: 611.25 ft	Comparable HEC-2 Section Station: 43320 Elevation: 611.27 ft	1270	1270
FEMA Section "Z" Station: 43670 Elevation: 614.40 ft	Comparable HEC-2 Section Station: 44420 Elevation: 614.21 ft	1100	1100

In response to your original comment, Kimley-Horn used a starting water surface elevation of 611.96, corresponding to Effective Section 434.2. Previously, a starting water surface elevation of 612.0 was used. Table 4 below shows the effects on water surface elevations caused by this change along with the changes made to address Comment 2.

Comment 2: The Effective "n" values downstream of the downstream limit are 0.070 on the overbank and 0.060 in the channel based on our review of the effective model "n" values at Section 420.5. The overbank "n" values are changed to 0.050 and the channel "n" values remains 0.060 at Effective Model Section 435.2. The "n" values used in this study are 0.060 on the overbanks and 0.050 in the channel. The model overbank values are significantly less than the downstream effective overbank "n" values and the model channel "n" values are significantly less than the effective channel "n" value. We recommend using the effective "n" values.

Response: Table 2 below shows the Effective Manning's "n" locations and how they relate to Kimley-Horn's cross sections. Kimley-Horn has modified the hydraulic modeling so that the Manning's "n" values are consistent with the effective values, with one exception. Using aerial photography and site visits, there was observed to be no noticeable difference in the overbank values between Effective Sections 435.2 and 453.7. The values at Effective Section 453.7 seems most appropriate for the overbanks observed in the field, therefore these values were used for cross section 43085 through 44523. An annotated image is attached to this letter that shows consistent overbanks throughout the reach. Table 3 below shows the Manning's "n" values used in the current model.

Table 2: Effective Manning's "n" Values

Effective Sections	Approx. Kimley-Horn Sections	Manning's "n" values		
		Left Overbank	Right Overbank	Channel
420.5-434.2	D/S of study (FEMA section "W")-42542	0.070	0.070	0.060
435.2-444.2	43085-44523	0.050	0.050	0.060
453.7-467.6	44812	0.060	0.060	0.060

Table 3: Kimley-Horn Manning's "n" Values

Kimley-Horn Sections	Manning's "n" values		
	Left Overbank	Right Overbank	Channel
42542	0.070	0.070	0.060
43085-44523	0.060	0.060	0.060
44812	0.060	0.060	0.060

Table 4: Water Surface Elevation Comparison Table

Cross Section	100-Year WSEL (ft)		
	Previous Submittal	Current Submittal	Previous-Current
42542	612.00	611.96	-0.04
43085	612.34	612.39	0.05
43292	612.67	612.72	0.05
43487	613.11	613.16	0.05
43687	613.58	613.63	0.05
43898	614.03	614.07	0.04
44113	614.47	614.51	0.04
44315	615.03	615.10	0.07
44523	615.98	616.05	0.07
44812	617.11	617.19	0.08

As stated in our previous response to comments, we will work through questions on Manning's "n" values with FEMA at the time the LOMR is prepared. If you have any additional comments or questions, please do not hesitate to contact me at (972) 731-2187 or kyle.dickey@kimley-horn.com.

Sincerely,



Kyle A. Dickey, P.E., CFM

Cc: Joe R. Carter, P.E., CFM – Birkhoff, Hendricks & Carter, L.L.P.
Dean Cardwell, P.E. – Kimley-Horn and Associates, Inc.

Attachments: Manning's "n" image

 bing maps

OWNERS CERTIFICATE

STATE OF TEXAS \$

COUNTY OF COLLIN \$

WHEREAS DIYAR PARKER, LP, is the owner of all of that tract of land situated in the Martin Hearn Survey, Abstract No. 425, Collin County, Texas, and being all of a called 45.493 acre tract of land described in the deed recorded under Instrument No. 20150903001122870, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 'X' found scribed in concrete for the northeast corner of said 45.493 acre tract, common to a re-entrant corner on the westerly line of Southridge Estates Addition Phase 1, an addition to the City of Parker according to the plat thereof recorded in Volume 2006, Page 424, Plat Records of Collin County, Texas, and from which the centerline intersection of Curtis Lane and Southridge Parkway bears South 68°38'12" East, a distance of 2.37 feet;

THENCE South 0°08'29" East, along the easterly line of said 45.493 acre tract, and along the westerly line of said Southridge Estates Addition Phase 1, a distance of 1512.29 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the southeast corner of said 45.493 acre tract, and on the northerly line of Lot 1, Block 1 of Hogarth Addition, an addition to the City of Parker according to the plat thereof recorded in Cabinet C, Page 103, said Plat Records, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears South 00°08'29" East, a distance of 7.32 feet;

THENCE North 88°38'02" West, along the southerly line of said 45.493 acre tract, and along the northerly line of said Hogarth Addition, a distance of 949.79 feet to a 1/2-inch iron rod with plastic cap stamped "RCDME" found for the southerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 5.00 acre tract of land described in the deed to City of Parker, Texas, recorded in Volume 4994, Page 4689, Land Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears North 11°59' East, a distance of 0.9 feet;

THENCE North 0°18'26" East, along the westerly line of said 45.493 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 376.31 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the northeast corner of said 5.00 acre tract, common to a re-entrant corner on the westerly line of said 45.493 acre tract;

THENCE North 89°45'17" West, along a southerly line of said 45.493 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 389.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the westerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 7.140 acre tract of land described in the deed to Eman Rady and Shorouq Hussein, recorded in Instrument No. 20150902001122270, said Land Records, and at the beginning of a non-tangent curve to the right having a central angle of 22°23'33", a radius of 1609.86 feet, a chord bearing and distance of North 11°39'26" West, 825.17 feet;

THENCE departing the northerly line of said 5.00 acre tract, along the westerly line of said 45.493 acre tract, and along the easterly line of said 7.140 acre tract, the following five (5) courses:

1. In a northwesterly direction, with said curve to the right, an arc distance of 629.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
2. North 0°27'40" West, a distance of 69.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;
3. North 40°52'04" East, a distance of 120.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 4°07'54", a radius of 940.00 feet, a chord bearing and distance of North 47°03'58" West, 67.77 feet;
4. In a northwesterly direction, with said curve to the right, an arc distance of 67.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
5. North 0°27'40" West, a distance of 323.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 45.493 acre tract, common to the northeast corner of said 7.140 acre tract, and on the southerly line of the MSC Addition, an addition to the City of Parker according to the plat thereof recorded in Volume 2015, Page 6, said Plat Records, and in Curtis Road, an asphalt roadway under apparent public use (no record found);

THENCE South 89°28'38" East, along the northerly line of said 45.493 acre tract, and along the southerly line of said MSC Addition, and along the southerly line of a called 1.00 acre tract of land described in the deed to Joe C. Curtis, recorded in County Clerk's File No. 08-0005443, said Land Records, and along the southerly line of Parker Lakes Estates Phase 3-B, an addition to the City of Parker according to the plat thereof recorded in Cabinet P, Page 936, said Plat Records, and along a southerly line of aforesaid Southridge Estates Addition Phase 1, a distance of 1435.59 feet to the POINT OF BEGINNING and containing 45.493 acres (1,981,684 square feet) of land, more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DIYAR PARKER, LP, through the undersigned authorities, does hereby adopt this plat designating the herein above described property as **RESERVE AT SOUTHRIDGE**, an addition to the City of Parker, Collin County, Texas, and does hereby dedicate to the City of Parker, Texas, for public use forever the streets and alleys shown herein and does hereby reserve the easement strips shown on this plat of the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using the same. The City of Parker, Texas, or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips. The City of Parker and any public utility shall at all times have the right of ingress and egress to or from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

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

WITNESS, my hand, this _____ day of _____, 20____.

BY: **DIYAR PARKER, LP**

BY: _____

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael B. Marx, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Parker, Texas.

Michael B. Marx
Registered Professional Land Surveyor No. 5181
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone (972) 335-3580
Fax (972) 335-3778

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

STATE OF TEXAS \$

COUNTY OF COLLIN \$

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael B. Marx, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

Notary Public, State of Texas

CITY APPROVALS

APPROVED: PLANNING & ZONING COMMISSION CHAIRPERSON DATE

APPROVED: MAYOR DATE

APPROVED: CITY ENGINEER DATE

PRELIMINARY PLAT**RESERVE AT SOUTHRIDGE**

45.493 ACRES

31 RESIDENTIAL LOTS

MARTIN HEARN SURVEY, ABSTRACT NO. 426
CITY OF PARKER ETU, COLLIN COUNTY, TEXAS

Kimley»Horn
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3580
Fax No. (972) 335-3778
FIRM # 10193622

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	KHA	KHA	11/19/2015	069317900	2 OF 2