

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**December 10, 2015**

**CALL TO ORDER – Roll Call and Determination of a Quorum**

The Planning and Zoning (P&Z) Commission met on the above date. Chairperson Wright called the meeting to order at 7:00 p.m. Mr. Wright stated Commissioner Leonard Stanislav was not present and then reminded everyone Mr. Stanislav had resigned and P&Z Commission appointments were made. The P&Z Commission was short a voting member tonight, so Chairperson Wright asked Alternate Two David Leamy to be a voting member. P&Z Member Leamy agreed.

Commissioners Present:

✓ Chairperson Wright	Alternate Cassavechia
✓ Commissioner Lozano	✓ Alternate Leamy
✓ Commissioner Jeang	✓ Alternate Douglas
✓ Commissioner Raney	
Commissioner Sutaria	

Staff/Others Present:

- ✓ City Administrator Flanigan

**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 NOVEMBER 12, 2015.

MOTION: Commissioner Leamy moved to approve the minutes as presented. Commissioner Lozano seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KING CROSSING PHASE 3. (**EXHIBIT – KING CROSSING PHASE 3**)

Chairperson Wright asked City Administrator Flanigan to update the P&Z Commission. Mr. Flanigan reviewed the item, stating King Crossing Phase 3 was formerly part of the development agreement referred to as the Bedell Tract in the NE corner of Parker. A plat and letter from the City Engineer were provided, noting two (2) plat related issues and other construction related issues. The two (2) preliminary plat issues needed to be addressed along with the drainage, prior to going to the City Council. Most of the other issues were already completed or in the process. Mr. Flanigan said he had the Developer and the Developer's Engineer present to answer any questions. Commissioner Lozano pointed out that the plat and the location map did not match. The NW corner was not notched out; it appeared to be a rectangle on the location map. Block A was mislabeled 50, 46, 49, 48 and should be 11, 12, 13, 14. The developer said the plat comments would be corrected by the next day, including the waterline easement. City Administrator Flanigan said our City Engineer would not allow construction to start until all the issues were addressed.

MOTION: Commissioner Leamy moved to recommend approval of the preliminary plat of King's Crossing Phase 3, with the noted notched area change to the subject tract on the location map; the renumbering of Block A from 50, 46, 49, 48 to 11, 12, 13, 14; and all engineering punch list items corrected. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON DONIHOO FARMS PHASE 1. (**EXHIBIT – DONIHOO FARMS PHASE 1**)

Chairperson Wright asked City Administrator Flanigan to update the P&Z Commission on the drainage plan and other issues. Mr. Flanigan said he received a letter, stating Donihoo Farms Phase 1 addressed all items from the City Engineer's comments. All easements will be provided to the city prior to construction. The engineer will review the comments and the rest of the items were construction related and would be addressed prior to a pre-construction meeting. The Developer and Developer's Engineer were present if there are any questions.

MOTION: Commissioner Leamy moved to recommend approval of Donihoo Farms Phase 1, with the provision City Engineer Birkhoff approves all the corrections to the questions. Commissioner Jeang seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE RESERVE OF SOUTHRIDGE. (**EXHIBIT – THE RESERVE OF SOUTHRIDGE**)

Chairperson Wright asked City Administrator Flanigan to update the P&Z Commission. After some discussion Chairperson Wright asked for a motion.

MOTION: Commissioner Raney moved to recommend approval of The Reserve of Southridge Preliminary Plat, subject to the following:

1. The right-of-way for the extension of new FM 2551 through the 7 acre parcel will be dedicated at no cost at the City's direction in accordance with an instrument acceptable to the City Attorney;
2. A maintenance agreement for the pond on the 7 acres with language acceptable to the City Attorney will be executed by the owners of the Reserve and the 7 acre tract;
3. The owners of the Reserve will file an application for annexation of the Reserve by the City; and
4. Additional r.o.w. will be dedicated for Curtis Drive on the 7 acre tract at the City's direction in accordance with an instrument with language acceptable to the City Attorney;
5. Landscaping and including trees (3" trees / 30' apart) be added behind three (3) homes on the eastside of the North/South four lane;
6. A Letter of Map Revision (LOMR) filed with Federal Emergency Management Agency (FEMA) to formally revise the effective Flood Insurance Rate Map (FIRM);
7. A fifteen-foot (15') variance along Curtis Lane, instead of the full thirty-foot (30') dedication, on the northern part of the subdivision tract;
8. A construction entrance off of F.M. 2551 (be shown on the construction drawing) to minimize the impact to Curtis Lane; and
9. Completion of the items in John Birkhoff's letter.

Annexation will occur when the plat is approved. If they want Police and Fire services, they will annex before any homes are built.

Commissioner Leamy seconded with Commissioners Wright, Lozano, Jeang, Raney, and Leamy voting for. Motion carried 5-0.

## **ROUTINE ITEMS**

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### **5. FUTURE AGENDA ITEMS**

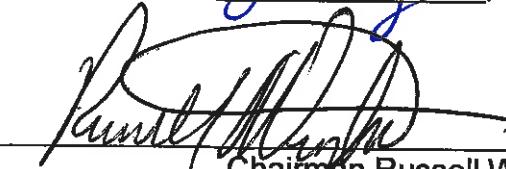
No Future Agenda Items at this time.

6. ADJOURN

Chairperson Wright adjourned the meeting at 7:29 p.m.



Minutes Approved on 6<sup>th</sup> day of January, 2016.

  
Chairman Russell Wright

Attest:

  
Commission Secretary Rane

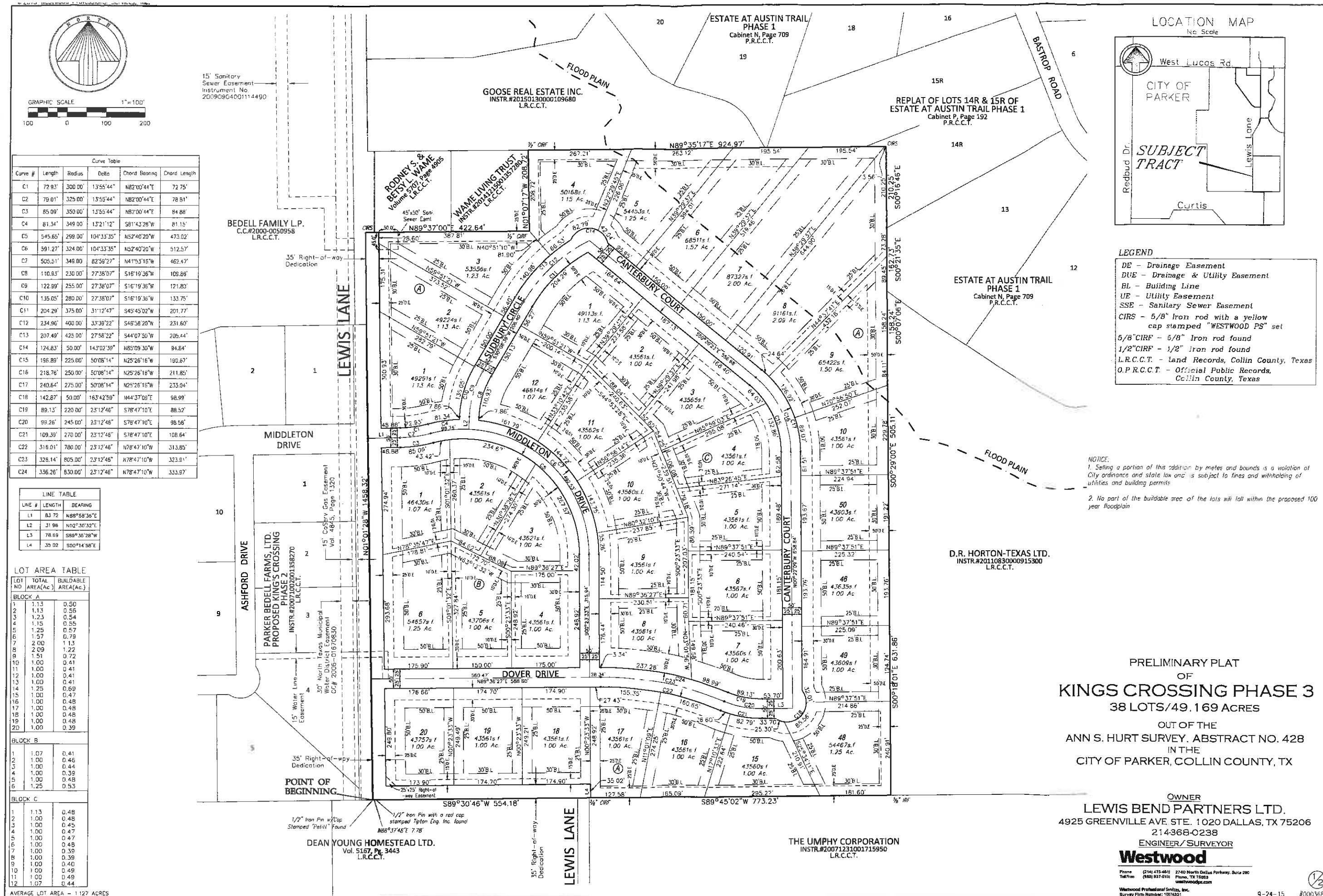
  
Prepared by City Secretary Patti Scott Grey

Exhibit(s):

- A - King Crossing Phase 3
- B - Donihoo Farms Phase 1
- C - The Reserve of Southridge

# Exhibit A

KINGS CROSSING PHASE 3



STATE OF TEXAS X  
COUNTY OF COLLIN X

## OWNERS CERTIFICATE

BEING a tract of land situated in the Ann S Hurt Survey Abstract no 428, City Of Parker, Collin County, Texas, the subject tract being 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 Pettitt #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" of a distance of 10.64 feet, passing another 1/2" iron pin with a cap stamped "Gere 4117" of 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 20110830000915300, 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 1666.19 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 5167, 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 platting 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 plot 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) 473-4666  
Fax (816) 637-3916  
Westwood Professional Services, Inc.  
Survey Firm Number: 10074304

2201 North Dallas Parkway, Suite 260  
Plano, TX 75024  
www.Westwoodps.com

9-24-15 #0003683

### NOTES

The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (42 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 ordinance and is subject to penalties imposed by law.*

REM 205 9392 AC  
FIRST TEXAS HOMES, INC.  
DOC No 20141229001413160  
000001  
EASY

EASY ACRES ADDITION  
VOL 6, PG 87  
M.R.C.C.T.

00' 0' 100' 200'

REM. 150.38 AC.  
DONIHOO FARMS, LTD  
DOC No 2015063000079  
OPRCCT

THOMAS ESTES SURVEY  
ABSTRACT No. 298

*VICINITY MAP  
NOT TO SCALE*

LINE TABLE		
LINE #	LENGTH	BEARING
L1	232.66'	N88°52'48"E
L2	50.00'	N00°36'56"W
L4	115.30'	S04°22'45"N
L5	3.93'	N89°58'30"E
L6	34.19'	S09°05'18"W
L7	102.35'	N00°07'04"W
L8	493.25'	N00°01'02"E
L9	49.92'	N89°16'28"E
L10	85.00'	N68°43'11"E
L11	71.85'	N78°10'23"E
L12	159.38'	N68°43'11"E
L13	53.60'	S00°10'07"E
L14	50.00'	N00°43'31"W
L15	105.69'	N89°16'29"E
L16	50.00'	N68°37'15"W
L18	62.22'	S88°58'38"E
L19	25.00'	S00°01'02"W
L22	30.00'	S89°19'35"W
	30.16'	S00°33'55"E

LEGEND

R C C 7	DEED RECORDS COLLIN COUNTY, TEXAS
①	I,R FND (SURVEYOR)
○	5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "WESTWOOD PS"

RELIMINARY 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 FARMS, LTD.**  
925 GREENVILLE AVENUE, SUITE 1020  
DALLAS, TEXAS 75206

214) 368-0238

**Westwood**

(214) 473-6440 2740 North Dallas Parkway, Suite 280  
(888) 837-5150 Plano, TX 75093  
Firm No. 10074304 [WestwoodLaw.com](http://WestwoodLaw.com)

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	012°24'58"	257.50	N49°52'27"W	55.89'
C2	052°56'13"	342.50	N29°30'50"W	305.31'
C3	086°50'14"	30.00	N46°33'51"W	27.49'
C4	026°34'03"	475.00	N16°24'05"W	234.38'
C5	026°42'29"	525.00	N14°20'03"W	260.26'
C6	020°44'14"	275.00	S50°21'24"E	98.99'
C7	010°07'27"	2600.00	S55°39'48"E	458.82'
C8	026°36'44"	800.00	N86°05'34"E	368.25'
C9	025°04'14"	300.00	N13°05'03"W	130.22'
C10	025°40'01"	302.50	S12°47'10"E	134.38'
C11	023°52'24"	260.00	N12°29'09"W	107.55'
C12	055°59'19"	300.00	N28°05'17"W	281.63'

CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C13	036°05'58"	300.00'	S28°01'57"E	282.14'
C14	021°17'51"	1000.00'	N10°37'53"W	369.57'
C15	020°35'51"	1000.00'	N79°01'07"E	357.96'
C16	028°42'09"	500.00'	S14°20'23"E	247.87'
C17	028°34'03"	500.00'	S14°24'05"E	246.72'
C18	011°36'55"	1000.00'	S84°52'30"E	202.38'
C19	011°38'28"	1700.00'	S84°53'47"E	345.30'
C20	010°07'27"	2300.00'	S85°38'48"E	405.88'
C21	028°56'15"	1100.00'	N84°25'48"E	568.24'
C22	094°40'16"	20.00'	S25°48'19"W	29.29'
C23	086°09'26"	20.00'	S64°21'32"E	27.32'
C24	090°00'00"	20.00'	N66°16'49"W	26.28'

CURVE TABLE						
WGT#	CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
'4"	C25	090°00'00"	20.00'	S23°43'11"W	26.28'	31.42'
'1"	C26	090°44'33"	20.00'	S45°21'15"E	28.47'	31.68'
'9"	C27	089°15'27"	20.00'	N44°38'45"E	28.10'	31.16'
'8"	C26	091°33'29"	20.00'	S41°29'00"E	28.67'	31.96'
'0"	C29	091°33'29"	20.00'	N50°09'29"E	28.67'	31.96'
'2"	C30	080°57'43"	20.00'	S24°12'03"W	28.52'	31.75'
'0"	C31	089°07'15"	20.00'	S56°59'26"E	26.07'	31.11'
'1"	C32	090°00'00"	20.00'	S45°00'12"E	28.28'	31.42'
'8"	C33	011°39'26"	2000.00'	N84°53'47"W	406.23'	406.24'
'7"	C34	011°36'55"	700.00'	S84°52'30"E	141.66'	141.61'

Plano (972) 475-4540 2740 North Dallas Parkway, Suite 280  
Toll-Free (888) 837-3150 Plano, TX 75093  
Survey Firm No. 10074309 Westwoodpolis.com  
Westwood Professional Services, Inc.

## NOTES X

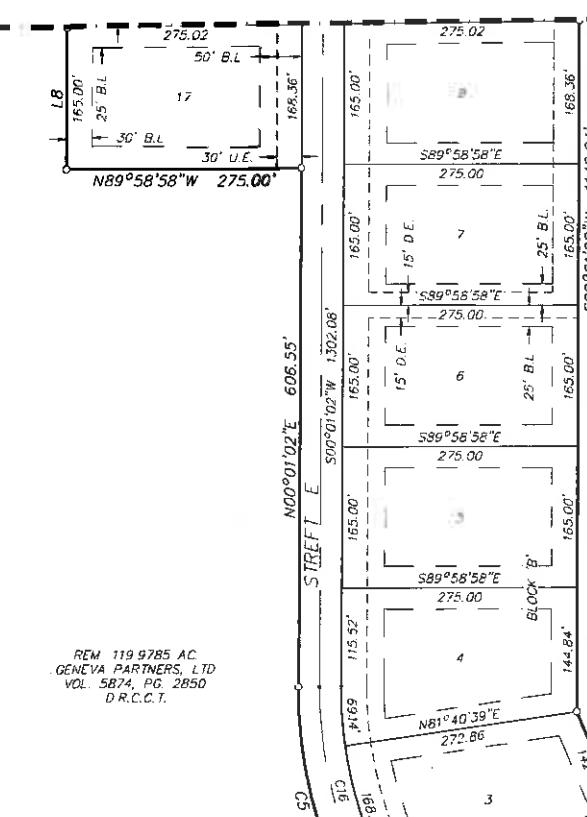
The bearings shown hereon are created from actual field surveys. NAD83 Texas North Central Zone (4202), Grid Bearings & Ties to shown control monuments

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

## MATCHLINE SHEET 1 OF 3

## LOT ACREAGE

## BUILDABLE AREA



# Exhibit B

Legal Description

Donihoo Farms, Phase 1

Being a 104.536 acre tract of land situated 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-17.662 acres and Tract C-16.815 acres conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630000791500 of the Deed Records, Collin County, Texas, 2) a part of the 150.38 acre tract of land conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630000791540 of said Deed Records, said 104.536 acre tract of land being more particularly described as follows:

Beginning at 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 Marilyn 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 Piano 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°07'15" West 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 09°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, an addition to Collin County as shown by plot of record in Volume 6, Page 84 of the Plat 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 08°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, 55.68 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°33'57" 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 09°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 390.00 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 150.38 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 150.38 acre tract the following calls and distances:

South 09°19'02" West a distance of 600.04 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 05°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 05°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" West at 340.64 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 150.38 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 09°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 found 1/2" iron rod;

Thence South 09°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°24'05" 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 606.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 09°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 150.38 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 150.38 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 08°21'24" East, 98.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 09°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°48'46" 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 104.539 acre tract;

North 09°16'29" East a distance of 592.43 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 2,600.00 feet and an arc length of 459.42 feet (chord bears South 05°39'48" East, 458.82 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 800.00 feet and an arc length of 371.58 feet (chord bears North 08°05'34" East, 388.25 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

North 06°43'11" East a distance of 85.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 21°16'49" East a distance of 331.41 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 08°43'11" East a distance of 329.12 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 28°10'23" East a distance of 71.85 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 21°16'49" East a distance of 269.01 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS".

North 06°43'11" East a distance of 159.38 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the west line of the 171.126 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 915 of said Deed Records (formerly known as Parker Estates recorded in Collin County, Texas, 1983), said rod being the northeast corner of the herein described 104.539 acre tract;

Thence South 00°10'07" East with said west line, a distance of 1,061.41 feet to a 1/2" iron rod found at the northeast corner of said 119.9785 acre tract and said Tract C;

Thence South 00°01'02" West continuing with said west line, passing the northwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu. V. Bhimani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 104.536 acres or 4,553,580 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DONIHOO FARMS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plot designating the herein described property as KING'S CROSSING PHASE 1, an addition to the City of Parker, Texas and do hereby dedicate, in fee simple, to the public use hereinafter the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purpose as indicated. The Utility and Drainage Easements are 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, sheds, trees, trees, 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 plot 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

DONIHOO FARMS, LTD., a Texas limited partnership

By: Stephen L. Sallman, Manager

STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Sallman, of DONIHOO FARMS, 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 PARKER BEDELL FARMS, 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

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission  
City of Parker, Texas

Date \_\_\_\_\_

APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

Date \_\_\_\_\_

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.

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

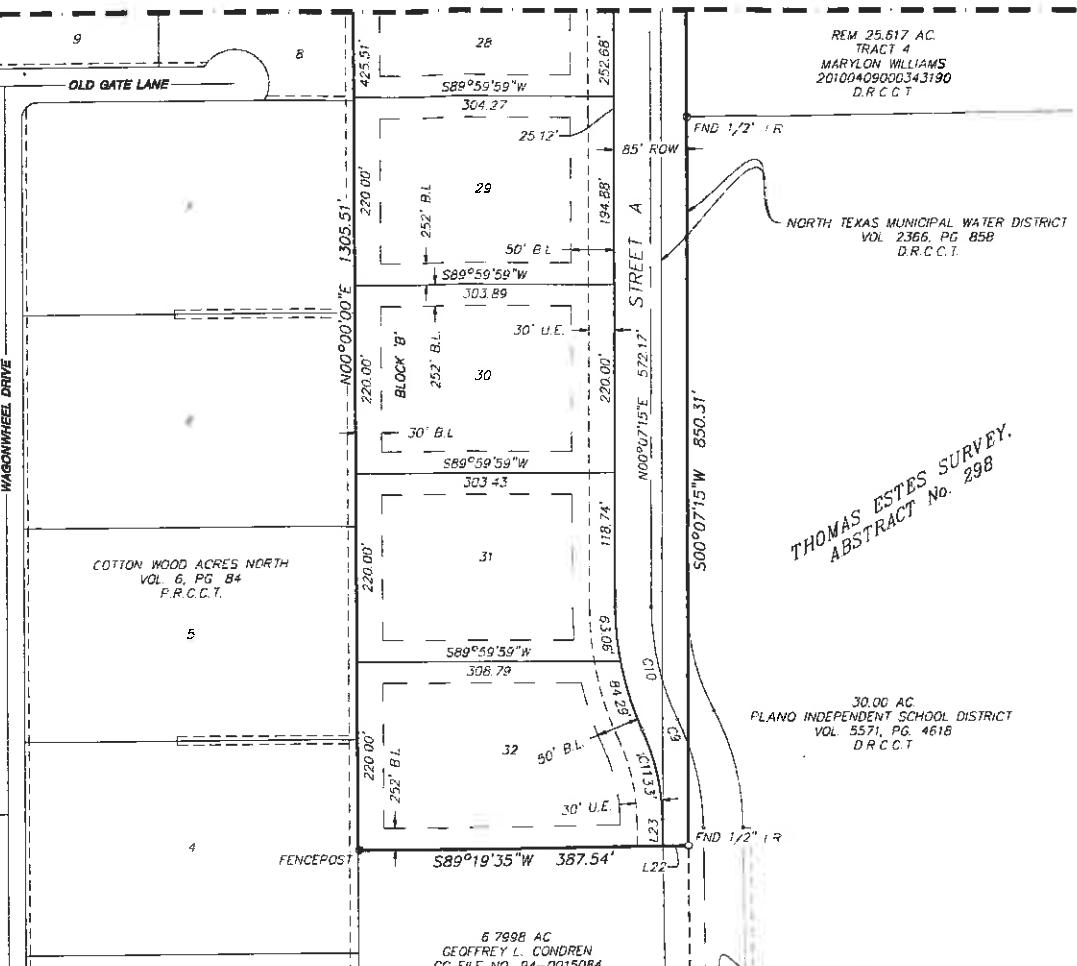
Council on this \_\_\_\_\_ day of \_\_\_\_\_ 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the

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

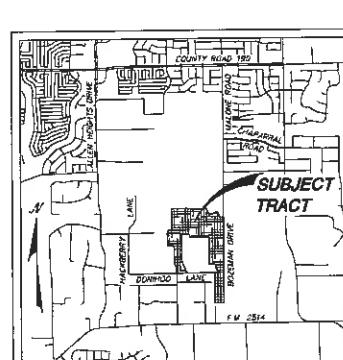
City Secretary  
City of Parker, Texas

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

## MATCHLINE SHEET 2 OF 3



THOMAS ESTES SURVEY  
ABSTRACT NO. 298



## 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) 475-0040  
Fax (888) 537-6159  
Survey Firm No. 10074301  
Westwood Professional Services, Inc.



**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 66°36'12" East, a distance of 2.37 feet;

THENCE South 0°06'29" 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°06'29" East, a distance of 7.32 feet;

THENCE North 59°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 "KOCME" 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 4669, Land Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears South 11°59' East, a distance of 0.9 feet;

THENCE North 0°16'28" 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 829.17 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°03'59" West, 67.77 feet;
4. In a northwesterly direction, with said curve to the right, an arc distance of 87.79 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 8, 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. 86-0005442, 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 platting 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 972-335-3779

**PRELIMINARY**  
THIS DOCUMENT SHALL  
NOT BE RECORDED FOR  
ANY PURPOSE AND  
SHALL NOT BE USED OR  
VIEWED OR REED  
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

11/19/2015 2:29 PM LAST SAVED  
MARK MICHAEL 11/19/2015 2:29 PM LAST SAVED

**PRELIMINARY PLAT****RESERVE AT SOUTHRIDGE**

45.493 ACRES

31 RESIDENTIAL LOTS

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

OWNER / APPLICANT:		ENGINEER / SURVEYOR:	
DIYAR Parker LP		Kimley-Horn and Associates	
2204 Glacier Street		5750 Genesis Court, Suite 200	
Irving, Texas 75062		Frisco, Texas 75034	
		P (972) 335-3580	
		F (972) 335-3779	
		Contact: Dean Cartwell, P.E.	
Scale	Drawn by	Checked by	Date
1" = 100'	KHA	KHA	11/19/2015
Project No.	Sheet No.		
068317800	2 OF 2		

**Kimley»Horn**

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

OWNER NAME: KIMLEY SURVEYOR SURVEYOR'S NAME: THE RESERVE AT SOUTHRIDGE DWG#09317800 THE RESERVE AT SOUTHRIDGE DWG#09317800 PLOTTED BY: MARK MICHAEL 11/19/2015 2:29 PM LAST SAVED