

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 PHASE 1. (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 silt 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

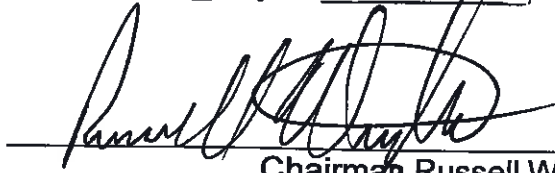
Vice Chairperson Lozano inquired about the Planning and Zoning Commission and Zoning Board of Adjustment Commission appointments.

5. ADJOURN

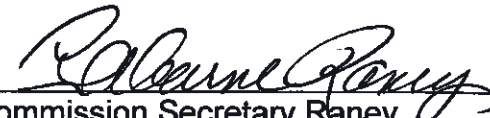
Vice Chairperson Lozano adjourned the meeting at 7:29 p.m.



Minutes Approved on 10th day of December, 2015.

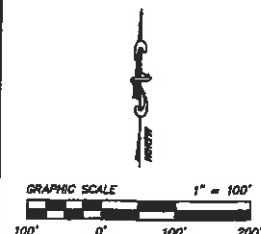

Chairman Russell Wright

Attest:


Commission Secretary Raney


Prepared by City Secretary Patti Scott Grey

Exhibit - PARKER RANCH ESTATES, PHASE 1



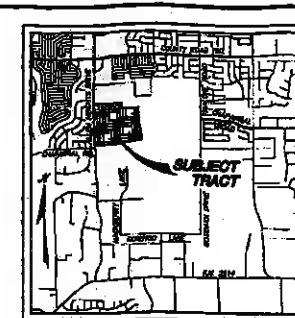
NOTES

1. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48085C0345, dated June 2, 2009, the subject tract does not appear to be within the 100 year Floodplain.
2. Setting 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.

BOUNDARY LINE TABLE			
LINE #	LENGTH	BEARING	
L1	31.90	N89°44'38"W	
L2	38.14	N89°38'41"E	
L3	82.83	S89°38'41"W	
L4	85.12	S89°38'41"W	

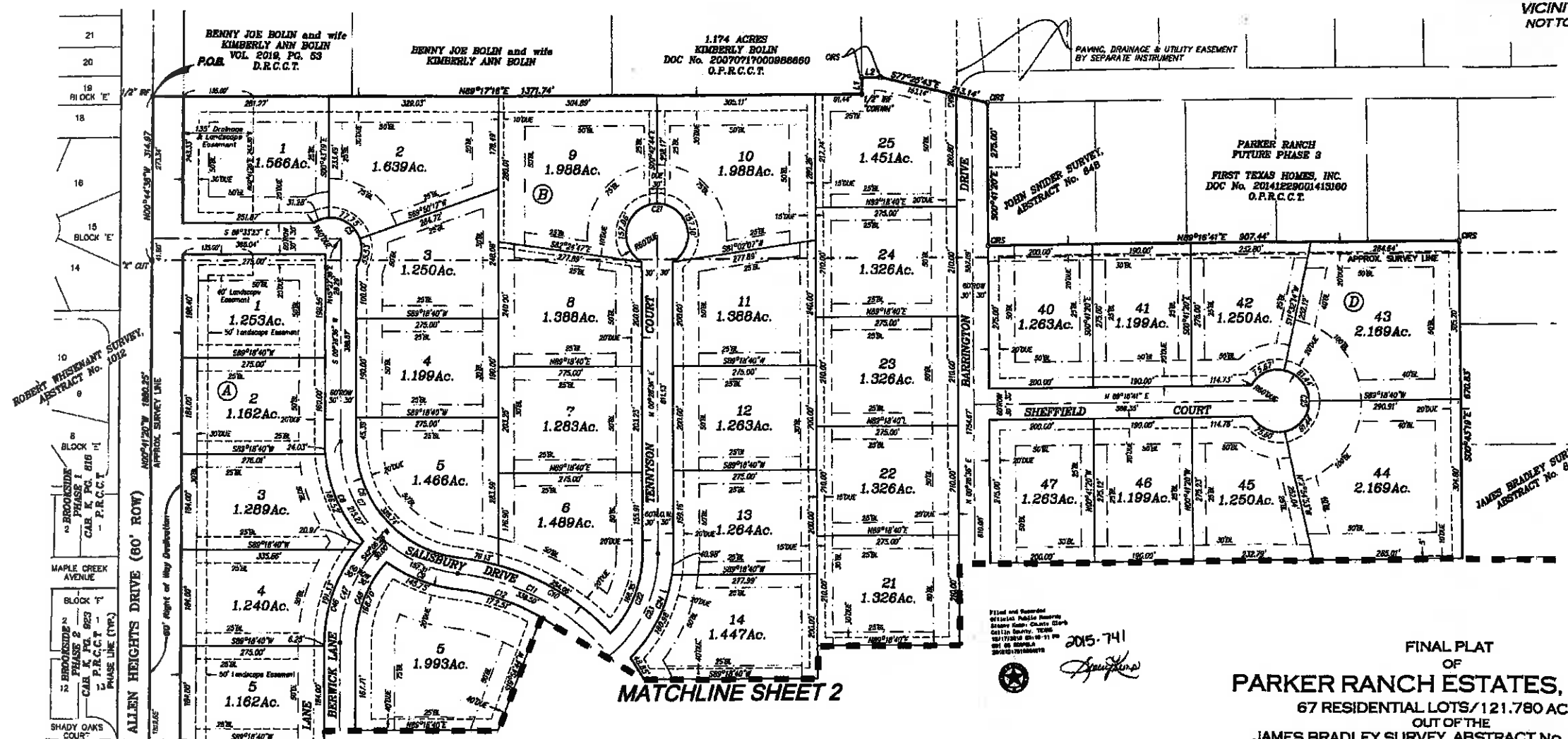
BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	00°13'31"	1340.30'	S89°29'59"E	215.27'	215.27'
C2	00°38'30"	10075.00'	S89°21'12"W	1811.84'	1812.49'
C3	01°23'44"	10025.00'	N89°07'28"W	236.59'	236.59'
C4	01°23'44"	947.89'	N89°07'28"W	207.86'	207.86'

LEGEND	
BL	BUILDING LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
○	5/8" CAPPED IRON ROD SET WITH YELLOW CAP
○	STAMPED "WESTWOOD PS"
○	1/4" PIN (SURVEYOR)



VICINITY MAP
NOT TO SCALE

PARKER RANCH, PHASE 1



MATCHLINE SHEET 2

2015-741
[Signature]

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

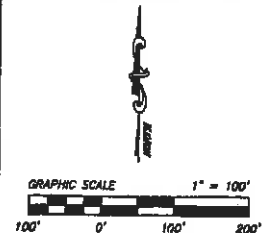
OWNER
MASTER DEVELOPERS-TCB LLC.
2400 NORTH DALLAS PARKWAY, SUITE 510
PLANO, TEXAS 75093
(972) 985-5505
ENGINEER/SURVEYOR

Westwood

121.780 Acres November 05, 2015 Job No. 0003057 Parker Ranch, Phase 1

1/3

Exhibit A

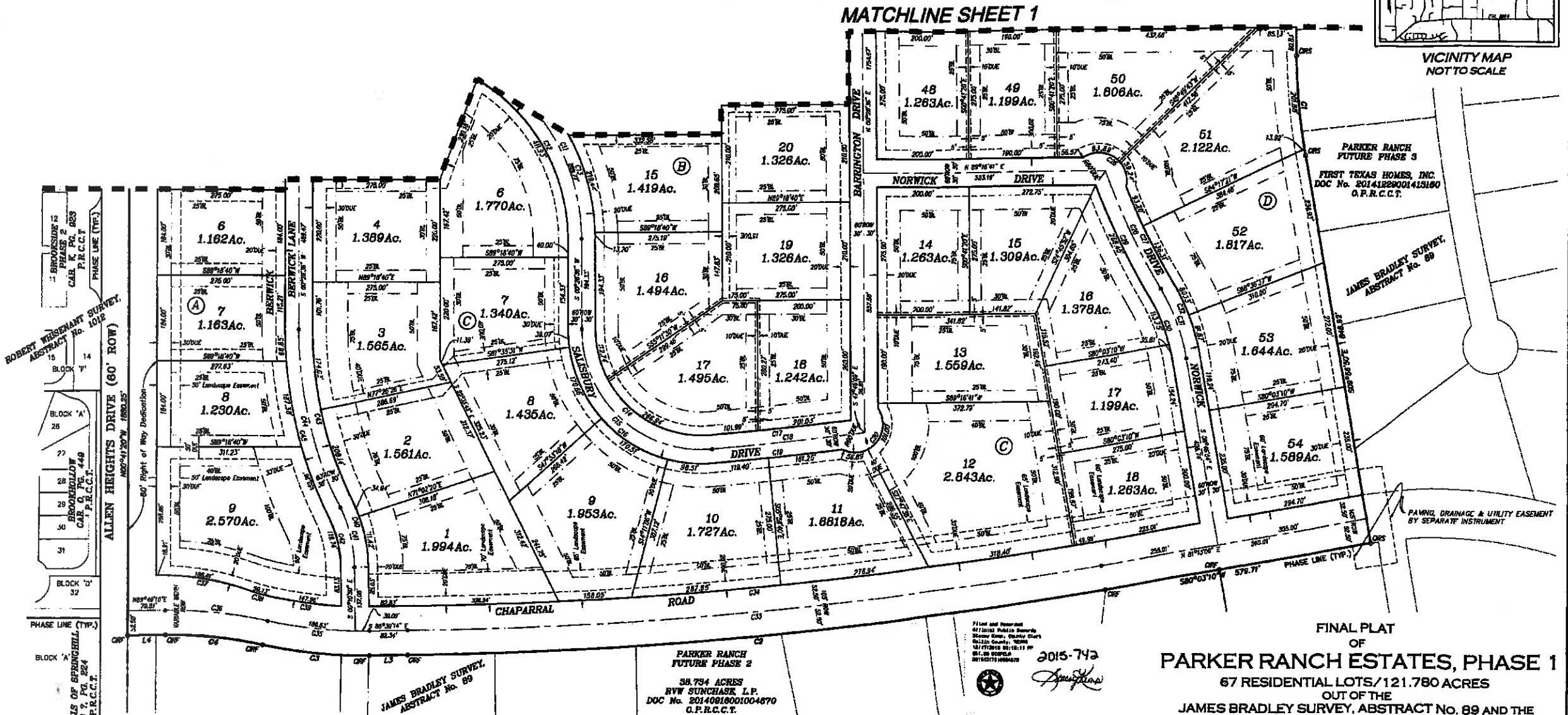
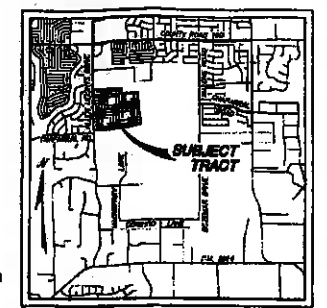


- NOTES X
1. According to the Flood Insurance Rate Map (FIRM) Community Panel No. 48063C0385-J, dated June 2, 2008, the subject tract does not appear to be within the 100 year Floodplain.
 2. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
 3. All lot corners have been set.

BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.00	N89°44'28"W
L2	36.14	N89°16'17"E
L3	82.63	S88°36'17"W
L4	80.12	S88°28'14"W

BOUNDARY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	008°13'31"	1346.30'	S88°20'00"W	215.57'
C2	008°38'04"	10078.00'	S84°21'18"W	1911.04'
C3	012°34'41"	1032.50'	N88°03'32"E	230.00'
C4	012°34'41"	947.80'	N88°03'32"E	207.00'

LEGEND	
B.L.	BUILDING LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
D.P.R.C.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.A.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
○	4" CAPED IRON ROD SET WITH YELLOW CAP
⊙	STAMPED "WESTWOOD P&S"
⊙	LR. PND. (SURVEY PND)



BROOKSIDE 12
PHASE 2
CAB. # C. PG. 023
P.R.C.C.T.

BROOKHOLLY
CAB. # C. PG. 449
P.R.C.C.T.

THE KNOLLS OF BEFRINGHILL
CAB. # 7, PG. 224
P.R.C.C.T.

ROBERT WISEMAN SURVEY
ABSTRACT No. 1002

ALLEN HEIGHTS DRIVE (60' ROW)

PHASE LINE (TYP.)

BLOCK 'A'

BLOCK 'B'

BLOCK 'C'

BLOCK 'D'

BLOCK 'E'

BLOCK 'F'

BLOCK 'G'

BLOCK 'H'

BLOCK 'I'

BLOCK 'J'

BLOCK 'K'

BLOCK 'L'

BLOCK 'M'

BLOCK 'N'

BLOCK 'O'

BLOCK 'P'

BLOCK 'Q'

BLOCK 'R'

BLOCK 'S'

BLOCK 'T'

BLOCK 'U'

BLOCK 'V'

BLOCK 'W'

BLOCK 'X'

BLOCK 'Y'

BLOCK 'Z'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C5	151°00'00"	65.00'	N43°42'19"W	117.82'
C6	083°42'31"	225.00'	N43°32'45"W	300.33'
C7	083°42'31"	225.00'	S43°32'45"E	300.33'
C8	048°18'39"	283.00'	S21°18'10"E	208.79'
C9	028°18'10"	283.00'	S89°45'50"E	144.17'
C10	041°00'28"	493.00'	N83°28'23"W	323.14'
C11	081°42'31"	438.00'	S48°32'45"E	672.86'
C12	081°42'31"	438.00'	S48°32'45"E	672.86'
C13	038°43'38"	465.00'	N48°13'02"W	272.11'
C14	028°43'38"	465.00'	N47°58'50"W	272.11'
C15	028°43'38"	465.00'	S47°58'50"E	272.11'
C16	028°43'38"	465.00'	S47°58'50"E	272.11'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C17	001°48'00"	9635.00'	N83°48'38"E	303.01'
C18	001°48'00"	9635.00'	N83°48'38"E	303.01'
C19	001°48'00"	9635.00'	N83°48'38"E	303.01'
C20	001°48'00"	9635.00'	N83°48'38"E	303.01'
C21	001°48'00"	9635.00'	N83°48'38"E	303.01'
C22	001°48'00"	9635.00'	N83°48'38"E	303.01'
C23	001°48'00"	9635.00'	N83°48'38"E	303.01'
C24	001°48'00"	9635.00'	N83°48'38"E	303.01'
C25	001°48'00"	9635.00'	N83°48'38"E	303.01'
C26	001°48'00"	9635.00'	N83°48'38"E	303.01'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C27	001°48'00"	9635.00'	N83°48'38"E	303.01'
C28	001°48'00"	9635.00'	N83°48'38"E	303.01'
C29	001°48'00"	9635.00'	N83°48'38"E	303.01'
C30	001°48'00"	9635.00'	N83°48'38"E	303.01'
C31	001°48'00"	9635.00'	N83°48'38"E	303.01'
C32	001°48'00"	9635.00'	N83°48'38"E	303.01'
C33	001°48'00"	9635.00'	N83°48'38"E	303.01'
C34	001°48'00"	9635.00'	N83°48'38"E	303.01'
C35	001°48'00"	9635.00'	N83°48'38"E	303.01'
C36	001°48'00"	9635.00'	N83°48'38"E	303.01'

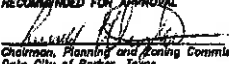
CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C37	001°48'00"	9635.00'	N83°48'38"E	303.01'
C38	001°48'00"	9635.00'	N83°48'38"E	303.01'
C39	001°48'00"	9635.00'	N83°48'38"E	303.01'
C40	001°48'00"	9635.00'	N83°48'38"E	303.01'
C41	001°48'00"	9635.00'	N83°48'38"E	303.01'
C42	001°48'00"	9635.00'	N83°48'38"E	303.01'
C43	001°48'00"	9635.00'	N83°48'38"E	303.01'
C44	001°48'00"	9635.00'	N83°48'38"E	303.01'
C45	001°48'00"	9635.00'	N83°48'38"E	303.01'
C46	001°48'00"	9635.00'	N83°48'38"E	303.01'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C47	001°48'00"	9635.00'	N83°48'38"E	303.01'
C48	001°48'00"	9635.00'	N83°48'38"E	303.01'
C49	001°48'00"	9635.00'	N83°48'38"E	303.01'
C50	001°48'00"	9635.00'	N83°48'38"E	303.01'
C51	001°48'00"	9635.00'	N83°48'38"E	303.01'
C52	001°48'00"	9635.00'	N83°48'38"E	303.01'
C53	001°48'00"	9635.00'	N83°48'38"E	303.01'
C54	001°48'00"	9635.00'	N83°48'38"E	303.01'
C55	001°48'00"	9635.00'	N83°48'38"E	303.01'
C56	001°48'00"	9635.00'	N83°48'38"E	303.01'

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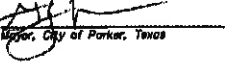
OWNER
MASTER DEVELOPERS-TBC LLC.
2400 NORTH DALLAS PARKWAY, SUITE 510
PLANO, TEXAS 75093
(972) 985-5505
ENGINEER/SURVEYOR

Westwood

RECOMMENDED FOR APPROVAL

 Chairman, Planning and Zoning Commission
 City of Parker, Texas

12/16/15
 Date

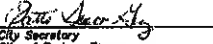
APPROVED AND ACCEPTED


 Mayor, City of Parker, Texas

12/16/15
 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 15th day of December, 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 16th day of December, 2015


 City Secretary
 City of Parker, Texas

LOT AREA TABLE			
LOT NO.	TOTAL AREA (Ac.)	BUILDABLE LOT AREA (Ac.)	TOTAL BUILDABLE AREA (Ac.)
1	1.231	0.553	0.553
2	1.192	0.500	0.500
3	1.289	0.572	0.572
4	1.240	0.561	0.561
5	1.162	0.500	0.500
6	1.162	0.500	0.500
7	1.162	0.500	0.500
8	1.230	0.549	0.549
9	2.079	0.640	0.640
10	1.241	0.553	0.553
11	1.241	0.553	0.553
12	1.241	0.553	0.553
13	1.241	0.553	0.553
14	1.241	0.553	0.553
15	1.241	0.553	0.553
16	1.241	0.553	0.553
17	1.241	0.553	0.553
18	1.241	0.553	0.553
19	1.241	0.553	0.553
20	1.241	0.553	0.553
21	1.241	0.553	0.553
22	1.241	0.553	0.553
23	1.241	0.553	0.553
24	1.241	0.553	0.553
25	1.241	0.553	0.553
26	1.241	0.553	0.553
27	1.241	0.553	0.553
28	1.241	0.553	0.553
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35	1.241	0.553	0.553
36	1.241	0.553	0.553
37	1.241	0.553	0.553
38	1.241	0.553	0.553
39	1.241	0.553	0.553
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43	1.241	0.553	0.553
44	1.241	0.553	0.553
45	1.241	0.553	0.553
46	1.241	0.553	0.553
47	1.241	0.553	0.553
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49	1.241	0.553	0.553
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73	1.241	0.553	0.553
74	1.241	0.553	0.553
75	1.241	0.553	0.553
76	1.241	0.553	0.553
77	1.241	0.553	0.553
78	1.241	0.553	0.553
79	1.241	0.553	0.553
80	1.241	0.553	0.553
81	1.241	0.553	0.553
82	1.241	0.553	0.553
83	1.241	0.553	0.553
84	1.241	0.553	0.553
85	1.241	0.553	0.553
86	1.241	0.553	0.553
87	1.241	0.553	0.553
88	1.241	0.553	0.553
89	1.241	0.553	0.553
90	1.241	0.553	0.553
91	1.241	0.553	0.553
92	1.241	0.553	0.553
93	1.241	0.553	0.553
94	1.241	0.553	0.553
95	1.241	0.553	0.553
96	1.241	0.553	0.553
97	1.241	0.553	0.553
98	1.241	0.553	0.553
99	1.241	0.553	0.553
100	1.241	0.553	0.553

AVERAGE LOT AREA ~ 1.50 ACRES

THE STATE OF TEXAS
 COUNTY OF COLLIN

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 said 121.780 acre tract of land conveyed to Master Developers - TBC by deed of record in Instrument No. 20140828001053430, 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 (80' ROW) for the northwest corner of said 121.780 acre tract;

THENCE North 85 Degrees 17 Minutes 16 Seconds East, along the north line of said 121.780 acre tract, a distance of 1,371.74 feet to a 1/2 inch iron rod with plastic cap stamped "DOWN" found for the southeast corner of a 1.174 acre tract of land conveyed to Kimberly Bohn by deed of record in Instrument No. 2007071700088680, of said Official Public Records;

THENCE North 00 Degrees 44 Minutes 38 Seconds West, along the east line of said 1.174 acre tract, a distance of 31.80 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 205.8329 acre tract of land described in deed to First Texas Homes, Inc. of record in Instrument No. 20141228001413180 of said Official Public Records;

THENCE along and with the west line of said 205.8329 acre tract the following calls and distances:

North 89 Degrees 18 Minutes 41 Seconds East, a distance of 38.14 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 18 Minutes 41 Seconds East, a distance of 507.44 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 Degrees 43 Minutes 10 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 08 Degrees 58 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 121.780 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 Suncoast, LP by deed of record in Instrument No. 20140918001004670, of said Official Public Records, and continuing along the north line thereof a total distance of 570.71 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 14 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 121.780 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 1,880.23 feet to an "X" cut in concrete for corner;

THENCE North 00 Degrees 44 Minutes 38 Seconds West, a distance of 314.84 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 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, fence, shrubs, trees, or other improvements or growths, which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity of 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 Dallas, TEXAS this 15 day of December, 2015


 MASTER DEVELOPERS-TBC, LLC
 BY: PETER SHADDOCK

THE STATE OF TEXAS
 COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Peter Shaddock, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he was the act of the said MASTER DEVELOPERS-TBC, LLC 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 15 day of December, 2015


 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 hereon accurately represents the results of an on-the-ground survey made in February, 2015, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Anna, Texas:

Date: This 15th day of December, 2015


 Jason B. Armstrong
 Registered Professional Land Surveyor
 No. 14557

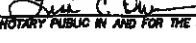


THE STATE OF TEXAS
 COUNTY OF DALLAS

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 he 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 15th day of December, 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) 965-5505
 ENGINEER/SURVEYOR

Westwood

Phone: (972) 965-5505 Fax: (972) 965-5506
 1800 Westwood Parkway, Suite 500
 Plano, TX 75093
 Survey Area: 10000000
 Westwood Professional Services, Inc.

Printed and Recorded
 Official Public Records
 Master Plan, County Clerk
 Collin County, Texas
 Certified/2015 05:19:11 PM
 015-48-00001A
 2015121510000000

2015-743