



AGENDA

PLANNING AND ZONING January 6, 2016 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Special Meeting on Wednesday, January 6, 2016 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 DECEMBER 10, 2015.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PARKER STORAGE FACILITY DEVELOPMENT PLAT AND PRELIMINARY ENGINEERING PLANS.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS
4. 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 31, 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
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

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 _____ day of _____, 2016.

Chairman Russell Wright

Attest:

Commission Secretary Raney

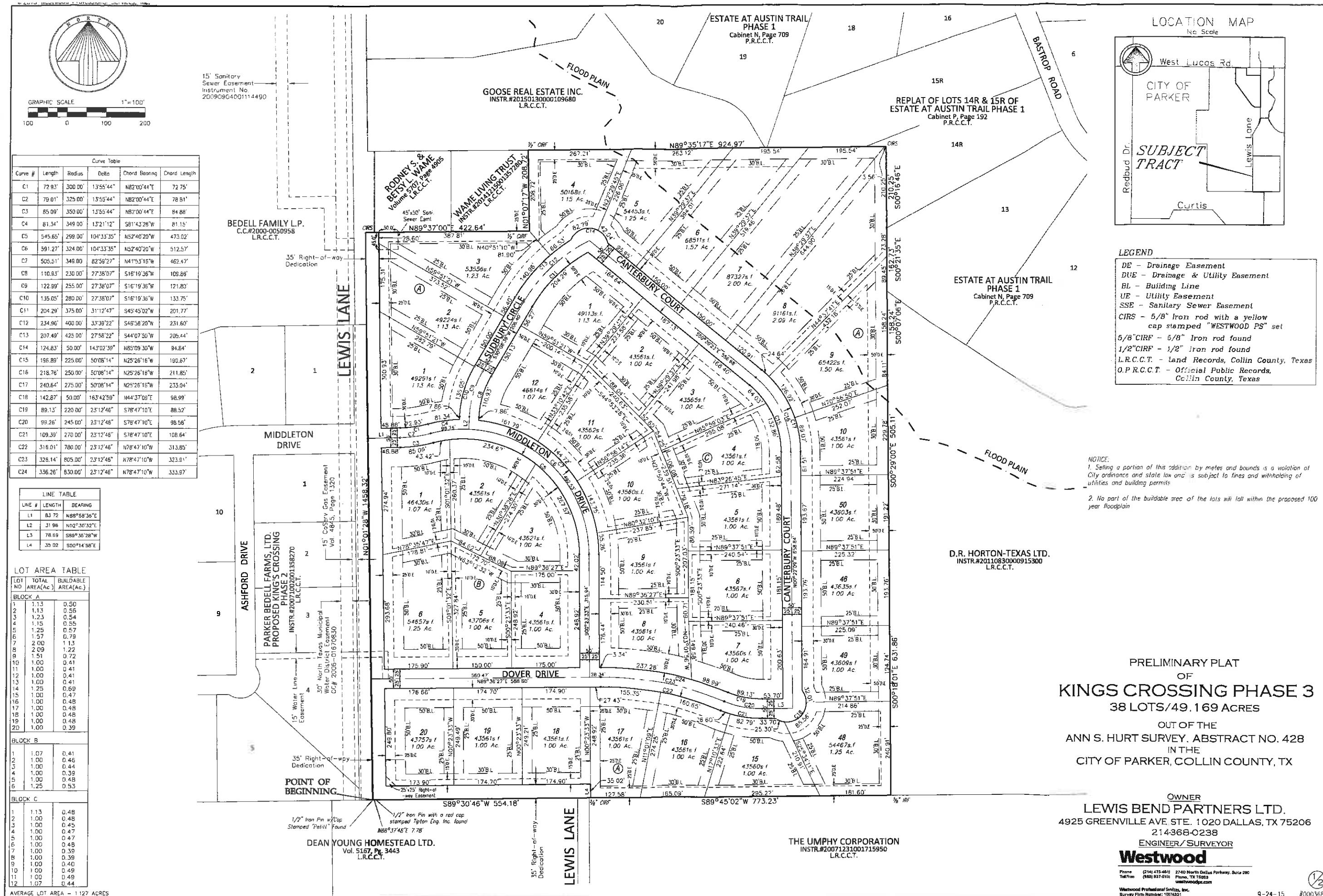
Prepared by City Secretary Patti Scott Grey

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 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

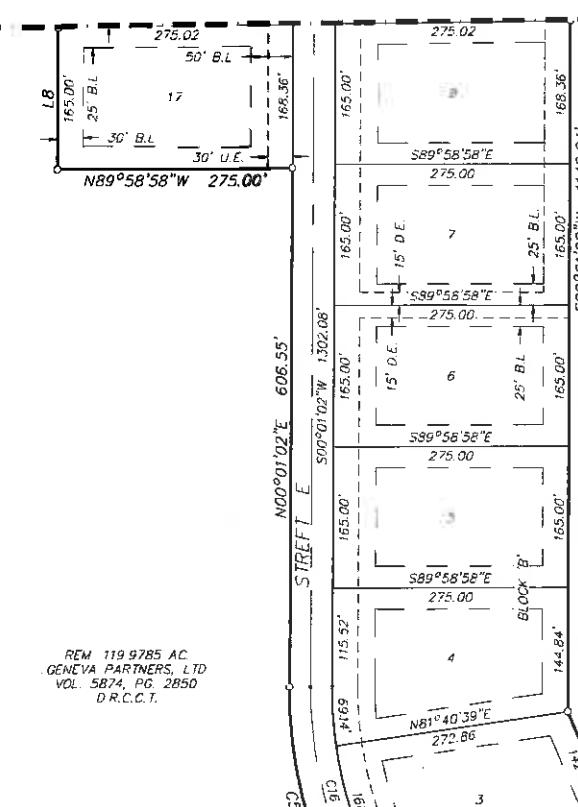


Exhibit B

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 08°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°16'23" 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 08°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, 1988), 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

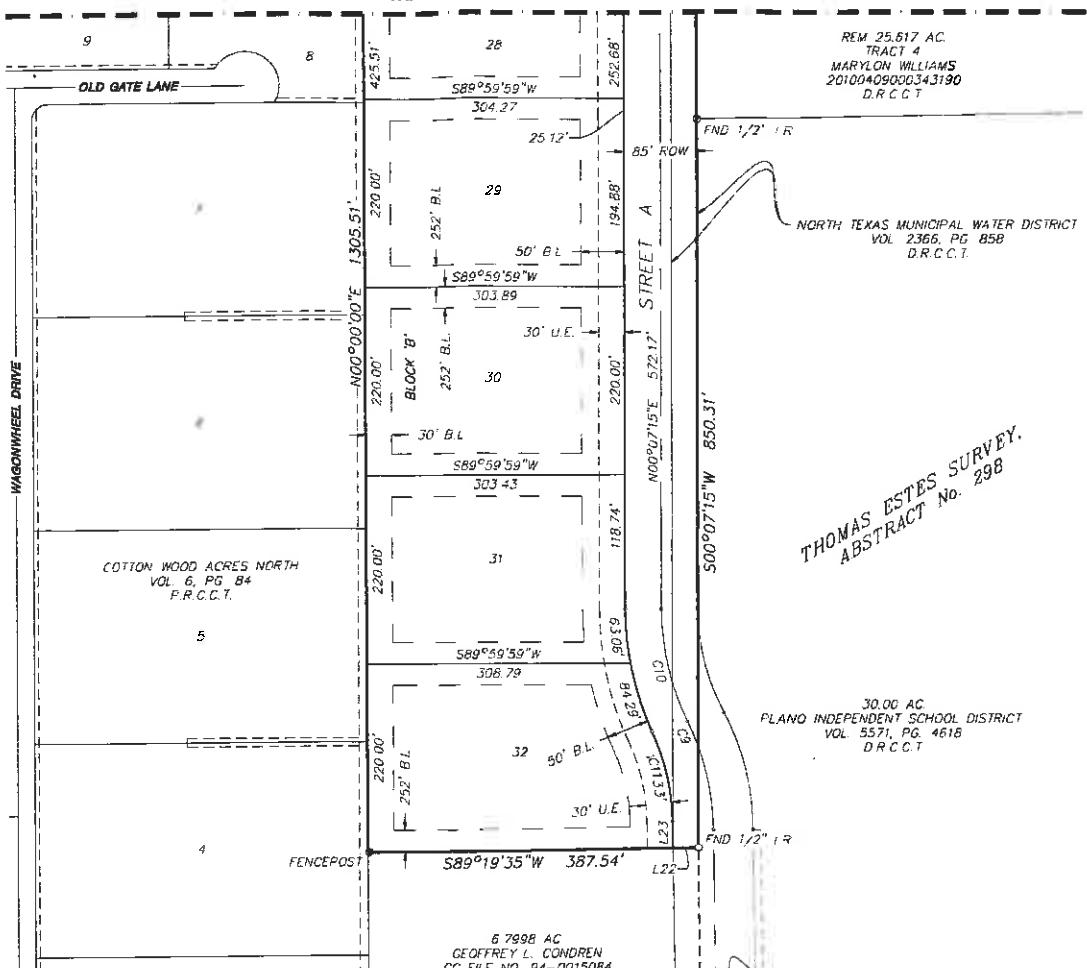
Council on this _____ day of _____ 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the

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

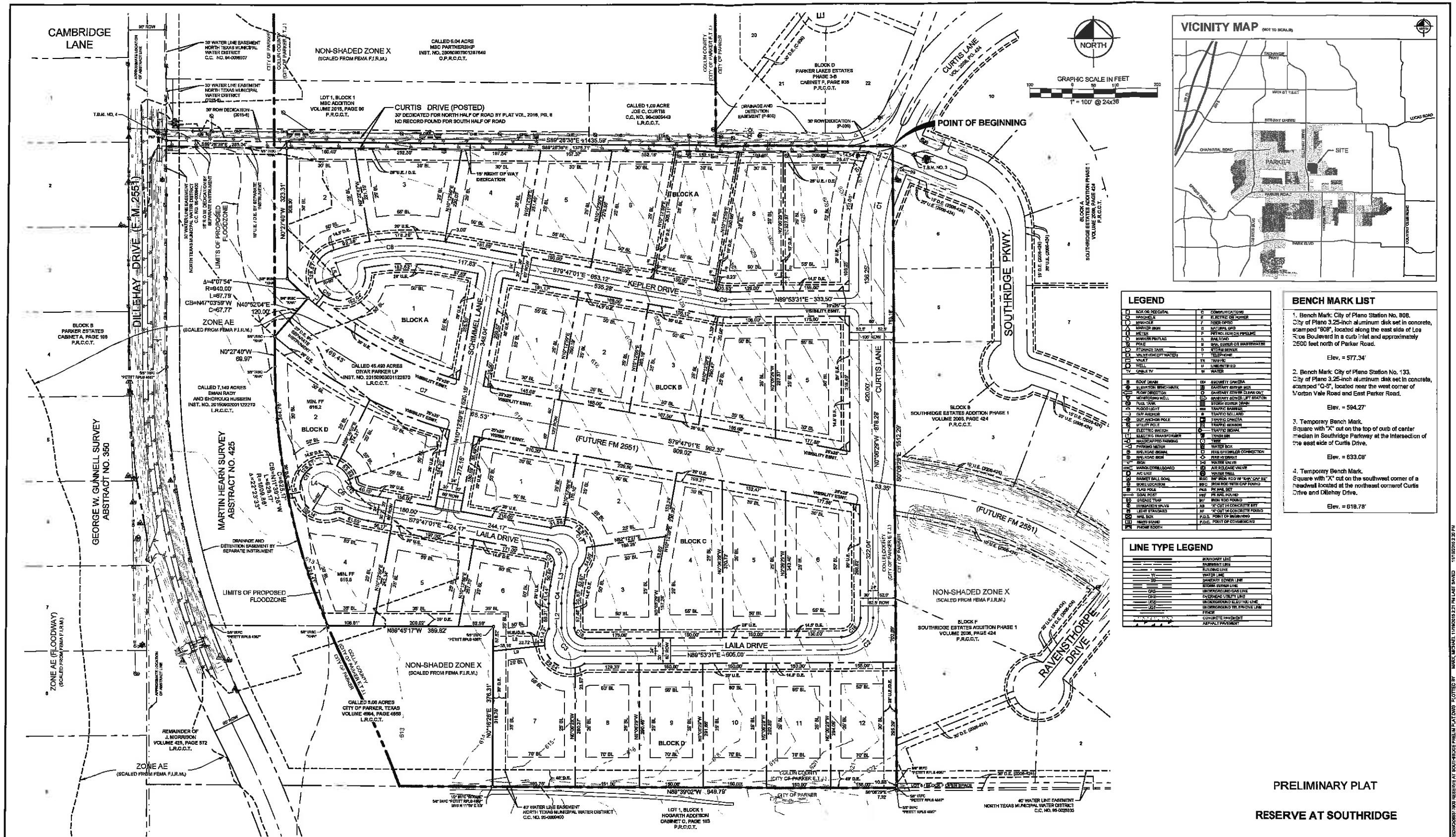
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
DONIHOO BEDELL FARMS, LTD.
4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238
ENGINEER/SURVEYOR

Westwood

Phone: (214) 475-0440
Fax: (888) 537-6159
Survey Firm No. 10074301
WestwoodProfessionalServices, Inc.

Exhibit C



PRELIMINARY PLAT

RESERVE AT SOUTHRIDGE

45.493 ACRES

- GENERAL NOTES:**
1. All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
 2. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999964998942. Vertical Datum NAD 88.

LINE TABLE		
NO.	BEARING	LEN.
L1	N21°45'24"E	4
L2	S00°06'29"E	6
L3	S10°12'59"W	5
L4	N43°16'07"E	1
L5	S19°21'64"E	3
L6	S78°41'32"W	3
L7	S39°28'07"W	1
L8	N89°53'31"E	12
L9	N15°53'31"E	12
L10	S44°28'36"E	2

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING	CH
C1	21°32'33"	500.00'	180.85'	810.49535°W	180.85'	
C2	60°00'00"	75.00'	117.81'	144°53'31"E	106.50'	
C3	00°00'00"	55.00'	95.35'	846°02'29"E	77.00'	
C4	10°19'28"	200.00'	36.04'	805°03'19"W	35.00'	
C5	60°00'00"	55.00'	86.35'	N24°47'01"W	77.00'	
C6	32°53'07"	200.00'	114.79'	885°20'27"E	114.79'	
C7	30°39'49"	1000.00'	534.85'	864°27'28"E	534.85'	
C8	28°34'53"	500.00'	258.15'	885°20'33"W	258.15'	
C9	10°19'28"	200.00'	38.04'	884°05'45"E	38.04'	

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C10	280°10'02"	60.00'	278.91'	S62°32'06"E
C11	270°11'40"	60.00'	282.39'	S27°52'42"W
C12	31°48'58"	25.00'	23.47'	S39°21'43"E
C13	47°13'58"	25.00'	20.81'	N88°13'59"W
C14	80°08'00"	25.00'	39.27'	N34°47'01"W
C15	90°08'00"	25.00'	39.27'	N45°05'29"E
C16	80°08'00"	45.00'	70.89'	N43°53'31"E
C17	15°06'53"	60.00'	164.53'	N34°47'01"W

OWNER / APPLICANT: **DIYAR Parker LP**
2504 Glacier Street
Irving, Texas 75062

ENGINEER / SURVEYOR: **Kimley-Horn and Associates**
5750 Genesis Court, Suite 200
Frisco, TX 75034
P (972) 336-3589
F (972) 336-3779

Contact: Dean Cardwell, P.E.

Kimley » H
5750 Genevieve Court, Suite 200
Frisco, Texas 75034 FIRM # 10193822

orn
Tel. No. (972) 335-3580
Fax No. (972) 335-3778
Project No. 062217000 Sheet No. 1552

ON HEARN SURVEY, ABSTRACT NO. 426
F PARKER FT. L COU LIN COUNTY, TEXAS

© 2014 Horn

EVNU

Suite 200 Tel. No. (972) 335

4. Checked by _____ Date _____ Project No. _____

KHA 11/19/2015 069317900

Digitized by srujanika@gmail.com

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: DIYAR Parker LP 2004 Glacier Street Irving, Texas 75062		ENGINEER / SURVEYOR: Kimley-Horn and Associates 5750 Genesis Court, Suite 200 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
Proj. No.	Sheet No.		
068317800	2 OF 2		

OWNER NAME: KIMLEY-HORN SURVEYORS LTD. THE RESERVE AT SOUTHRIDGE, DW#9317800, THE RESERVE AT SOUTHRIDGE, DW#9317800, PLOTTED BY MARK MICHAEL 11/19/2015 2:29 PM LAST SAVED



CITY OF

REDEVELOPMENT APPLICATION

RECEIVED

DEC 08 2015

CITY OF PARKER

Re-Apply

Proposed Name of Subdivision:

Parker Self Storage

Plat Approval Requested

Filing Fee

Filing Fee

Preliminary Plat \$800.00 + \$30/acre
 Site Plan \$300.00 + \$25/acre
 Replat/Amended \$500.00 plus \$15/lot

Final Plat \$800.00 + \$30/acre
 Minor Plat (5 acres or less) \$500.00 + \$100/lot
 Development Plat \$300.00 + \$30/acre

Physical Location of Property:

3453 McCraven

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

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

Acres

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

Acreage: 6

Existing # of Lots/Tracts:

Existing Zoning:

(If a PD, include the Ordinance with application)

Property Owner's Name: Parker Storage LLC Phone Number: 214-208-5697

Applicant/Contact Person: Rick Meyer Title: Owner

Company Name: Parker Storage

Street/Mailing Address: 14673 Midway Trl City: Addison State: TX Zip: 75001

Phone: 972-991-2925 Fax: Email Address: Rmeyervp@aol.com

Engineering Company: Deotte Engineers

Contact Person: Jim Deotte Title: Owner

Street/Mailing Address: 6707 Brentwood Stair Rd 200 City: Ft. Worth State: TX Zip: 76112

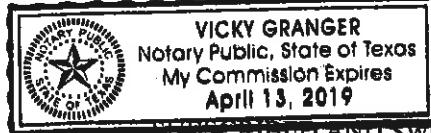
Phone: 817-446-6877 Fax: Email Address:

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

STATE OF TEXAS)

COUNTY OF COLLIN)

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



Owner / Agent (circle one)

SUBSCRIBED AND SWEARN TO before me, this the 8th day of December, 2015.

Notary Public in and for the State of Texas:

Vicky Granger

Over

RECEIVED

DEC 08 2015

CITY OF PARKER

WAIVER OF EXPEDITION

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

APPLICANT:

Name: _____ (Signature)

Title: _____

Phone: _____

Address: _____

Date: _____

Corporation; Partnership;
 Individual; or
 Other (description)

CITY OF PARKER:
RECEIVED BY:

Name: _____ (Signature)

Title: _____

Date: _____

RECEIVED

DEC 08 2015

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

CITY OF PARKER

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

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

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

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

City Contact Information:

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

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

Signature

Title

OFFICIAL SUBMISSION DATE

Fees Paid \$

Check # _____ From: _____

P&Z Agenda Date:

Action: _____ CC Agenda Date: _____ Action: _____

Current Zoning:

Ordinance Number:

Date Approved:

Staff Comments forwarded to applicant on:

Revisions Due no later than:

Plans routed for review on _____, to:

- Public Works Director
- City Engineer
- Building Official
- Fire Department

Public Hearing Required: Yes No

Paper Notice _____ (date)

Written Notice _____ (date)

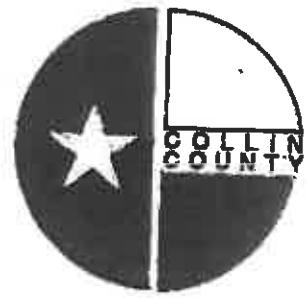
SUBMITTAL REQUIREMENTS:

Failure to submit all materials to the City with complete application will result in delays scheduling the agenda date.

- Five (5) FOLDED copies of drawing(s) 24" X 36" [1"=100' scale]
- Twelve (12) FOLDED 11 X 17
- Three (3) Complete Engineering Plans (if applicable)
- Three (3) General Tree Survey
- Property Metes and Bounds on 8 1/2 X 11 Sheet
- Proof of Ownership (Warranty Deed or Tax Certificate)
- Power of Attorney

The face of the plat shall show the following:

- Date of preparation
- Scale of plat
- North arrow
- Name and address of:
 - Applicant
 - Engineer or Surveyor responsible for preparation of plat
- Survey and abstract with tract designation
- Location of major and/or secondary thoroughfares located with or adjacent to the property.
- Location of existing or platted streets within and adjacent to the existing property
- Location of existing right-of-ways, utility and/or drainage easements.
- Vicinity map showing location of tracts by reference to existing streets or highways.
- Subdivision boundary lines, indicated by heavy lines, and the computed acreage of the subdivision. The subdivision boundary shall be construed to include the part of adjacent boundary streets which were previously established by dedication or purchase from the tract being subdivided.
- Legal description of the property to be subdivided, and metes and bounds description of the subdivision perimeter.
- Primary control points or descriptions, and ties to such control points to which all dimensions, angles, bearings, block numbers and similar data shall be referred.
- Names of the owners of contiguous parcels of un-subdivided land, and names of contiguous subdivisions and the County Recorder's book and page number thereof, and the lot patterns of these subdivisions.
- Location of the city limits lines, the outer border of the City's extraterritorial jurisdiction and zoning district boundaries, if they traverse the subdivision, or form part of the boundary of the subdivision, or are contiguous to such boundary.
- If there is no adjacent subdivision, a map on a small scale shall be included with the preliminary plan, and oriented the same way, to show the nearest subdivision in each direction; it shall show how the streets, alleys, or highways in the subdivision submitted may connect with those in the nearest subdivision, if situated within two thousand (2,000) feet of the proposed subdivision.
- All other data required by the Zoning and Subdivision Ordinances, available for view at www.parkertexas.us.



January 8, 2004

Development Services

City of Parker
Betty McMenamy, City Administrator
5700 E. Parker Rd.
Parker, TX 75002

Dear Ms. McMenamy:

Please let this letter serve as a reminder that every subdivided plat of land that will utilize On-Site Sewage Facilities (OSSFs) for wastewater disposal (in the ETJ as well as within your City limits) **MUST** be signed off by Collin County Development Services, prior to gaining final approval, or the plat is invalid.

The TCEQ regulation section 285.4(c) states that, "Before the permit process for individual OSSFs can begin, persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks or other similar uses and using OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority." Collin County is the permitting authority for all unincorporated land, ETJ, and in certain city limits (through adoption of an interlocal agreement). "The planning materials shall be prepared by a professional engineer or professional sanitarian and shall include an overall site plan, topographic map, 100-year floodplain map, soil survey, location of water wells, location of easements, and a complete report detailing the types of OSSFs to be considered, and their compatibility with area-wide drainage and groundwater. A comprehensive drainage plan shall also be included in these planning materials. The permitting authority will either approve or deny the planning materials in writing within 45 days of receipt." Collin County charges a \$150.00 fee for subdivision plat review:

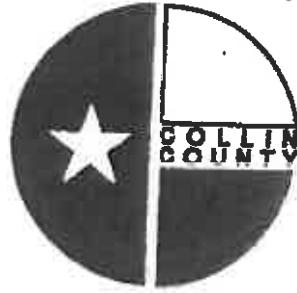
Please make sure that the on-site sewage facility review remains part of your city's platting workflow process, so that we can assure that our subdivisions are compliant with state regulations.

If you have any questions please call me at 972-548-5585.

Sincerely,

Misty Brown
Development Services Division Manager

825 N. McDonald St., Ste. 170, McKinney, Texas 75069 • www.co.collin.tx.us
(972) 548-5585 • (972) 424-1460 Ext. 5585 (Metro) • (972) 548-5555 FAX



Public Services & Operations

December 9, 2004

Betty McMenamy, City Administrator
City of Parker
5700 E. Parker Rd
Parker, TX 75002

Re: Request to be present at subdivision hearings.

Dear Mrs. McMenamy

This letter is to request that Collin County be informed of any upcoming preconstruction hearings regarding sub-divisions fronting county roads in your city. Collin County would like to have a representative present at these hearings. Please direct any correspondence to: James Lorance @ 972-548-3712 or jlorance@co.collin.tx.us or Bobby Jones @ 972-548-3743 or bjones@co.collin.tx.us.

Thanks,

Bobby Jones, Utility Construction Inspector

700 A Wilmeth Road
McKinney, Texas 75069 • (972)548-3701 • (972)424-1460 ext. 3701 (Metro) • FAX (972) 548-3754



RE: Street Names

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

US Post Office – District Office in Coppell

Margaret Branch - margaret.a.branch@usps.gov

Scott Wright - scott.l.wright@usps.gov

Confirmation needs to be sent to the City of Parker prior to final plat.

Preston North Construction, Inc.
PO Box 703311
Dallas, TX 75370-3311
2146630204

American Bank of Texas
100 N. Preston Rd.
Prosper, TX 75078
88-164/1118

002843

12/8/15

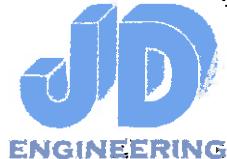
Pay to the
Order of City of Parker \$ 480.00
Four hundred and eighty dollars 48/100 — Dollars

Memo Re-Apply for Parker Plat Approval

1002843 12119016450 2000154530

Riley

City of Parker
Cashier asystadmin
At Front Desk
12/8/15 10:35am 18356
From: PRESTON NORTH CONSTRUC
PO BOX 703311
DALLAS
TX, 75378
DR
DEVELOPMENT-PARKER 480.00
PRESTON NORTH CONSTRUCTION, INC.
Receipt total 480.00
CHECK 002843 480.00
Change Due 0.00
Thank You and Have a Nice Day



James
DeOtte
Engineering
Inc.

Civil Engineering
Land Surveying
Construction Management
Hydrologic and Hydraulic Modeling

3 December 2015

Mr. Rick Meyer, President
Preston North Construction, Inc.
14673 Midway Rd. #106
Addison, Texas 75001

Ref: Parker Storage LLC

Mr. Meyer,

This letter is in response to the comments provided by Birkhoff, Hendricks & Carter, L.L.P.

Development Comments:

1. The acreage does not match between the plat and legal description. Resolved
2. The property owners do not match between the Site Plan and the legal description. Resolved
3. Each corner shall state that an iron rod was found or an iron was set. Revised
4. The radius of the property line curves must be included in the legal description. Revised
5. Describe each iron passed in the legal description. Revised

Engineering Plan Comments

1. Proposed Fire-Lanes need to be shown on the Site Plan. Shown
2. Dimension the distance from the proposed driveway to the nearest median cut in each direction. Shown
3. Grading is unclear as it appears to show drainage arrows through proposed buildings. Contours added
4. The Preliminary Grading and Drainage Plan is not complete. The following items are noted:
 - a) No offsite drainage area is shown on the Drainage Area Map. As obtained from City of Parker plans for McCreary Road
 - b) Drainage basins are not complete. Only a few drainage basins are properly delineated. Basins delineated
 - c) Flow is shown by spot elevations to drain to McCreary Road, but no drainage area is defined for that flow. No drainage, from our property, goes to McCreary Road
 - d) Flow is shown by spot elevations to drain to Muddy Creek, but no drainage area is defined for that flow. Post developed flow going to

- Muddy Creek will require a flood study. Graphic summary of flood study provided
- e) It is not shown where flow from Drainage Basins 3A and 3B is conveyed. It appears it is conveyed to Muddy Creek. Basins have been revised
 - f) The top of bank of Muddy Creek needs to be shown as it appears, concrete pavement and Phase 2 buildings will be in the creek. There is no well defined top of bank for Tributary to Muddy Creek. The topographic information is provided
 - g) The 100-year water surface of Muddy Creek needs to be calculated and shown on the plans. The Q 100 water surface is provided
5. The Grading Plan does not have legible contours (existing or proposed). Contours revised
 6. The Grading Plan shows both Phase 1 concrete paving and Phase 2 limits in the same location. There is no longer any phasing
 7. Phase 1 improvements do not include the septic system. Septic layout shown
 8. A channel is shown on the Grading Plan which is not included in the Drainage Plan, Drainage Basins, or Drainage calculations. The channel does not have a depth called out. Channel removed
 9. There are buildings shown on the southern portion of the lot that do not have concrete pavement access. All buildings now have concrete access
 10. The Grading Plan does not include the earthen channel or detention pond which are shown on the Drainage Plan. The detention pond is shown
 11. Provide cross sections of the channel and the detention pond. Sections provided
 12. Staged volume table for the proposed detention pond are required. One foot of freeboard is required for the pond and an additional one foot is required to the finished floor of any building. Label the Finished Floor for each building and the 100 year water surface elevation for the pond. All finished floors are a minimum of 2 feet above the 100 year water surface
 13. Outlet control calculations and outlet detail are required. Outlet calculations provided
 14. Minimum allowable storm sewer pipe size is 18-inches. The 12-inch pipe is not acceptable. This is a private system to be maintained by the owner.
 15. Label the discharge velocity from the pond. Install rip rap at the discharge. Provide cross section of the outflow into Muddy Creek. Velocity added and rip rap included
 16. Cross section is shown on the Preliminary Drainage Plan, but it unclear where it is located. Section must show the 100 year water surface. Internal channel sections need to be provided with the 100 year water surface and free board shown. Information provided
 17. Verify the existing water meter location is adequate for commercial use. This comment to be addressed by others.

Regards,


 James DeOtte, P.E., RPLS
 James DeOtte Engineering, Inc.

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

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.

December 17, 2015

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

Re: Parker Storage Facility
Preliminary Plat & Preliminary Engineering Plans

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Parker Storage Facility, dated December 3, 2015. We received these plans from you electronically on December 4, 2015.

Our review of the Development 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:

Development Plat Comments:

1. The property owners do not match from what is shown on the site plan and the legal description. Recorded instrument numbers are also different.
2. On the iron rods set, state the size of rod being placed.
3. Note 2 states that no portion of the property is within the floodplain whereas the associated plans state that it is.
4. Clarify what portion the Plano Independent School District owns as they are labeled as owners on the title block. But not within the legal description.
5. An adjacent property is shown as Sandra Pruitt on the plat but labeled as Sarah Pruitt within the legal description.

Engineering Plan Comments

6. Floodplain map under separate review letter (enclosed).
7. Permit required for on-site septic system. It is unclear if the septic field shown is adequate for Collin County requirements.

Mr. Jeff Flanigan
City Administrator
City of Parker
December 17, 2015
Page 2 of 2

8. Label all radii on curbs and fire lanes. It does not appear that the fire lane will provide access to all sides of the proposed buildings.
9. Dimension parking spaces.
10. Verify if screening is required between the use for this tract and the adjacent residential tracts.
11. Grading plan has low points through-out without drains where water will pond.
12. Show adjacent contours to the north and how this site ties in but does not adversely affect that tract.
13. Provide cross-sections of Muddy Creek with the proposed 480 cfs.
14. Include time of concentration calculations on the plans.
15. Staged volume table for the proposed detention pond are required to complete the review.
16. Outlet control calculations and outlet detail are required. Include the equations used and all coefficients.
17. Minimum allowable storm sewer pipe size is 18-inches.
18. Provide cross section of outflow into Muddy Creek at the discharge of the pond.
19. Verify that the existing water meter located at this site for residential use is adequate for the commercial use of this property and for fire protection.

The documents submitted are incomplete and not clear as to what is being proposed. We recommend that the items outlined be addressed in full, prior to consideration of the development plat.

Sincerely,



Craig M. Kerkhoff, P.E.

Enclosures

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

PROFESSIONAL ENGINEERS

TEXAS FIRM 526

11910 Greenville Avenue, Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

MEMORANDUM

To: File

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

Date: December 16, 2015

Subject: Storage Facility Floodplain Map – Initial Review



We offer the following comments on Drawing FP 1:

1. The drawing shows $Q = 180$ cfs and refers to the construction plans for McCreary Road.

Is 180cfs the 100-year flow? The Drainage Area Map shows the 100-year flow = 480.56 cfs. We recommend providing a copy of the information showing the runoff calculation for this channel.

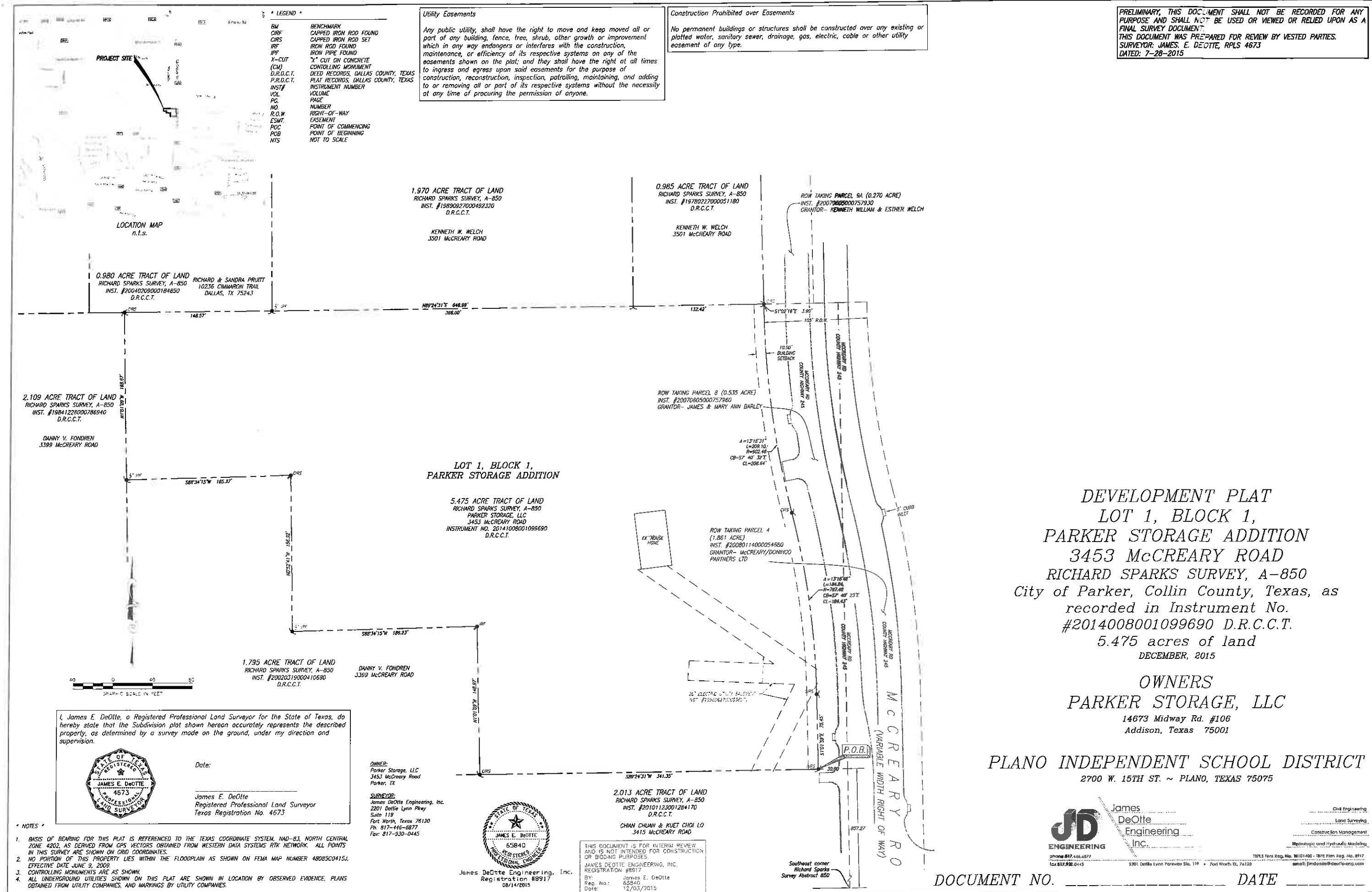
2. The drawing includes a line labeled “Limits of inundation for 100-year flows” and a squiggly line labeled “Limits of inundation for 100-year flows with 0.5’ rise”. The drawing also includes what appears to be a number of cross sections that are probably part of a water surface profile model.

We recommend using the term “100-year Floodplain” instead of “Limits of inundation for 100-year flows”. We assume this is the “Pre-Project” “100-year Floodplain”, it would be useful to add that label.

Is the line labeled “Limits of inundation for 100-year flows with 0.5’ rise” similar to a “100-year Floodway”? Is the location of this line based on the concept of “equal conveyance reduction”?

3. We cannot evaluate the water surface elevations or limits shown on the drawing without the input/output reports from the water surface elevation models. We recommend using the HEC-RAS computer model. We recommend the HEC-RAS model reports be printed in landscape format with small margins (0.4”) and small font to eliminate text wrapping on the summary tables. We recommend the reports include Standard Summary Tables and summaries of contraction/expansion coefficients, Manning’s “n” values and reach lengths to aid in the review of these variables.
4. Manning’s “n” values should be supported by aerial photography or other valid documentation.
5. Normally no rise is allowed in the 100-year water surface elevation since no adverse impact on properties upstream or downstream is allowed.

We recommend the City of Parker Floodplain Administrator deny approval of this Floodplain Map until all the recommendations contained in this memorandum and any from necessary subsequent reviews are resolved to the City of Parker’s satisfaction.



STATE OF TEXAS:
COUNTY OF COLLIN: OWNER'S CERTIFICATE

Being a 5.475 acre tract of land situated in the Richard Sparks Survey, Abstract No. 850, in Collin County, Texas and being a portion of a tract of land as described by deed to James and Mary Ann Barley in Instrument No. 1999102001292070, Deed Records of Collin County, Texas (DRCCT) and more particularly described as follows;

BEGINNING at a 5/8" capped iron rod set (DeOtte) being in the west right of way line of McCreary Road (County Highway 245) and being the northeast corner of a 2.013 acre tract of land to Chian Chuan and Kuet Choi Lo and described in Instrument No. 20101123001284170, DRCCT and also being the Southeast Corner of the remaining portion of the aforementioned tract of land;

Thence South 89d24'31" West, along the Barley-Chuan/Lo (2.013 acre tract) common line, a distance of 341.35 feet to a 5/8" capped iron rod set (DeOtte) in the common line of the Barley tract and a tract of land deeded to Danny V. Fondren as described in Instrument No. 20020319000410690, DRCCT;

Thence departing the Barley-Chuan/Lo (2.013 acre tract) common line, North 1d01'09" West along the Barley-Fondren (1.795 acre tract) common line, a distance of 148.97 feet to a 5/8" iron rod found;

Thence continuing along the Barley-Fondren (1.795 acre tract) common line, South 88d34'15" West, a distance of 186.23 feet to a 1/2" iron rod found;

Thence continuing along the Barley-Fondren (1.795 acre tract) common line, North 0d52'41" West, a distance of 156.92 feet 5/8" capped iron rod set (DeOtte);

Thence continuing along the Barley-Fondren (1.795 acre tract) common line, South 88d34'15" West, a distance of 165.37 feet to a 1/2" iron rod found, said iron being in the east line of a 2.109 acre tract of land dedicated to Danny V. Fondren in Instrument No. 19841228000786940 Deed Records, Collin County, Texas;

Thence departing the Barley-Fondren (1.795 acre tract) common line, North 1d01'09" West along the Barley-Fondren (2.109 acre tract) common line, a distance of 186.67 feet to a 5/8" capped iron rod set (DeOtte) in the south line of a 0.980 acre tract of land dedicated to Richard and Sarah Pruitt and described in Instrument No. 20040209000184850, DRCCT;

Thence departing the Barley-Fondren (2.109 acre tract), North 89d24'31" East along the Barley-Pruitt (0.980 acre tract) common line, a distance of 148.57 feet to a 1/2" iron rod found, said rod being the southwest corner of a 1.970 acre tract of land deeded to Kenneth W. Welch and described in Instrument No. 19890927000492320 DRCCT;

Thence departing the Barley-Pruitt (0.980 acre tract) common line, North 89d24'31" East along the Barley-Welch (1.970 acre tract) common line, a distance of 366.00 feet to a 5/8" capped iron rod set (DeOtte) also being the Southwest corner of a 0.985 acre tract of land deeded to Kenneth W. Welch and described in Instrument No. 19780227000051180 DRCCT;

Thence departing the Barley-Welch (1.970 acre tract) common line, North 89d24'31" East along the Barley-Welch (0.985 acre tract) common line, a distance of 132.42 feet to a capped iron (DeOtte) set in the west right of way line of McCreary Road (County Highway 245) as described in Instrument No. 20070805000757960, DRCCT, the following courses and distances;

South 1d02'16" East, a distance of 3.90 feet to 5/8" capped iron rod set (DeOtte) also being the beginning of a tangent curve to the left having a radius of 802.48 feet and an interior angle of 13d16'31";

Along said curve, a distance of 209.10 feet to a capped iron (DeOtte) set for the beginning of a tangent curve to the right having a radius of 797.48 feet and an interior angle of 13d16'48"; along said curve a distance of 184.84 feet to a capped iron (DeOtte) set;

South 1d01'39" East a distance of 75.45 feet to the Point of Beginning and containing 5.475 acres of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, PARKER STORAGE, LLC, do hereby adopt this plot designating the hereinabove described property as 5453 McCreary Road, in the City of Parker, Collin County, Texas.

WITNESS, my hand, this the _____ day of _____, 2015.

By

Rick Meyer, President
Parker Storage, LLC

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for county and state, on this day personally appeared Rick Meyer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2015.

NOTARY PUBLIC in and for the STATE OF _____

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Rick Meyer of PARKER STORAGE, LLC, 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 STORAGE, LLC, and that he executed the same as the act of such limited corporation for the purpose 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

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Richard Matkin, of PLANO INDEPENDENT SCHOOL DISTRICT, 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 PLANO INDEPENDENT SCHOOL DISTRICT, and that he executed the same as the act of PLANO INDEPENDENT SCHOOL DISTRICT for the purpose 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

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
JAMES E. DEOTTE
65840
RPLS Firm Reg. No. 10101400 - TSPS Firm Reg. No. 8917
James DeOtte Engineering, Inc.
Registration #8917
09/14/2015

THIS DOCUMENT IS FOR INTERNAL REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
OR BIDDING PURPOSES.
JAMES DEOTTE ENGINEERING, INC.
REGISTRATION #8917
BY: James E. DeOtte
Reg. No.: 65840
Date: 12/03/2015

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.
THIS DOCUMENT WAS PREPARED FOR REVIEW BY VESTED PARTIES.
SURVEYOR: JAMES. E. DEOTTE, RPLS 4673
DATED: 12-03-2015

STATE OF TEXAS SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

I, James E. DeOtte, Registered Professional Land Surveyor for DeOtte Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in JULY 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 Parker, Texas. No interior lot corners were staked at the time of this filing.

Given under my hand and seal of office this _____ day of _____, 2015

James E. DeOtte
Registered Professional Land Surveyor
Texas Registration No. 4673

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared JAMES E. DEOTTE, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said JAMES DEOTTE ENGINEERING INC., a Texas Corporation, 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

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 map or plat of PARKER STORAGE ADDITION, LOT 1, BLOCK 1, on 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 the _____ day of _____, 2015.

By

Rick Meyer, President

Date

DEVELOPMENT PLAT
LOT 1, BLOCK 1,
PARKER STORAGE ADDITION
3453 McCREARY ROAD
RICHARD SPARKS SURVEY, A-850
City of Parker, Collin County, Texas, as
recorded in Instrument No.
#2014008001099690 D.R.C.C.T.
5.475 acres of land
DECEMBER, 2015

OWNERS
PARKER STORAGE, LLC
14673 Midway Rd. #106
Addison, Texas 75001

PLANO INDEPENDENT SCHOOL DISTRICT
2700 W. 15TH ST. ~ PLANO, TEXAS 75075

James
DeOtte
Engineering
Inc.
Civil Engineering
Land Surveying
Construction Management
Hydrologic and Hydrodynamic Modeling
TSPS Firm Reg. No. 10101400 - TSPS Firm Reg. No. 8917
RPLS Firm Reg. No. 65840
Fax 817.390.0445
2201 Dallas Lynn Parkway, Ste. 119 • Fort Worth, TX 76120
email: [redacted]

I, James E. DeOtte, a Registered Professional Land Surveyor for the State of Texas, do hereby state that the Subdivision plat shown hereon accurately represents the described property, as determined by a survey made on the ground, under my direction and supervision.



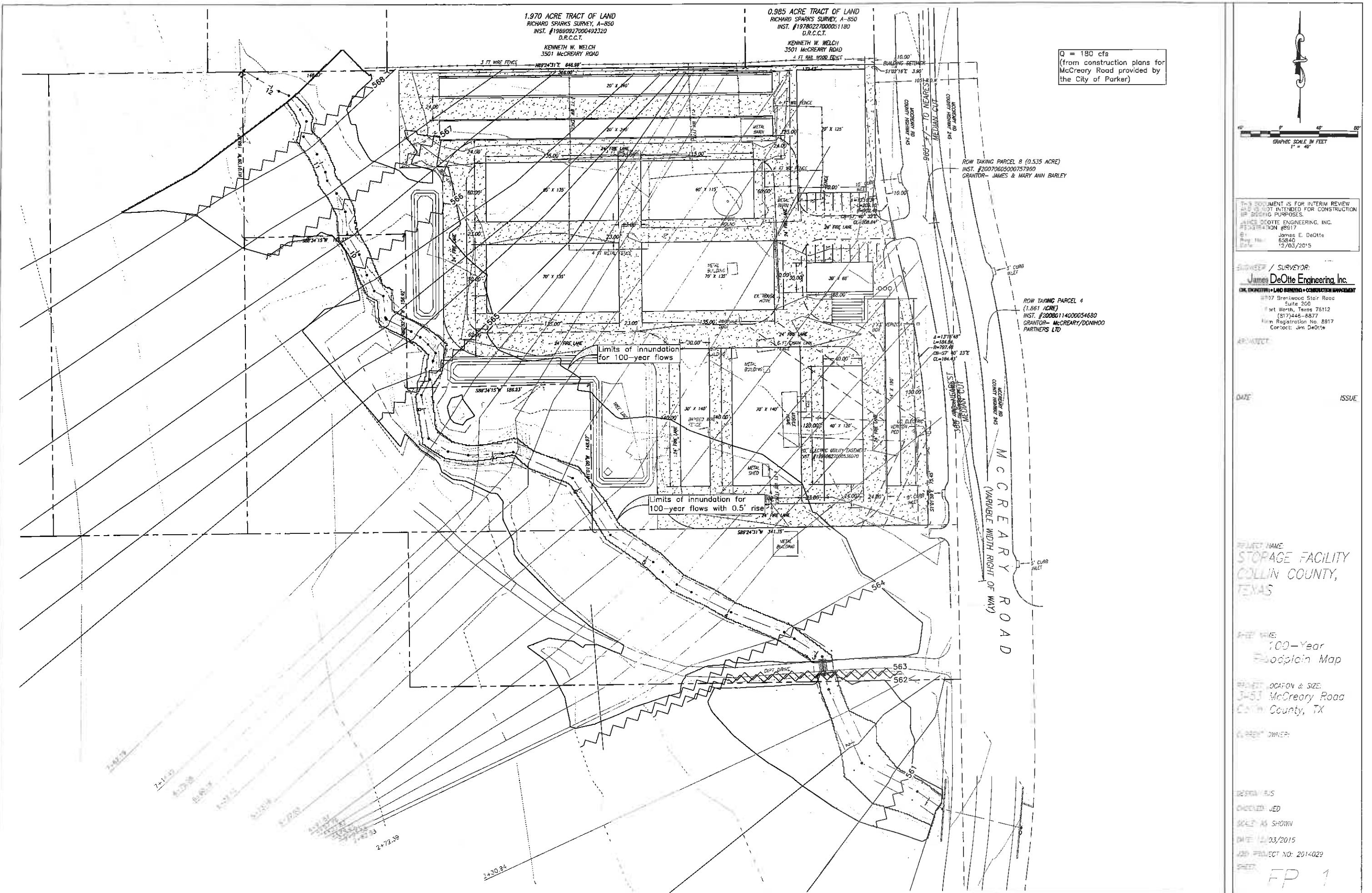
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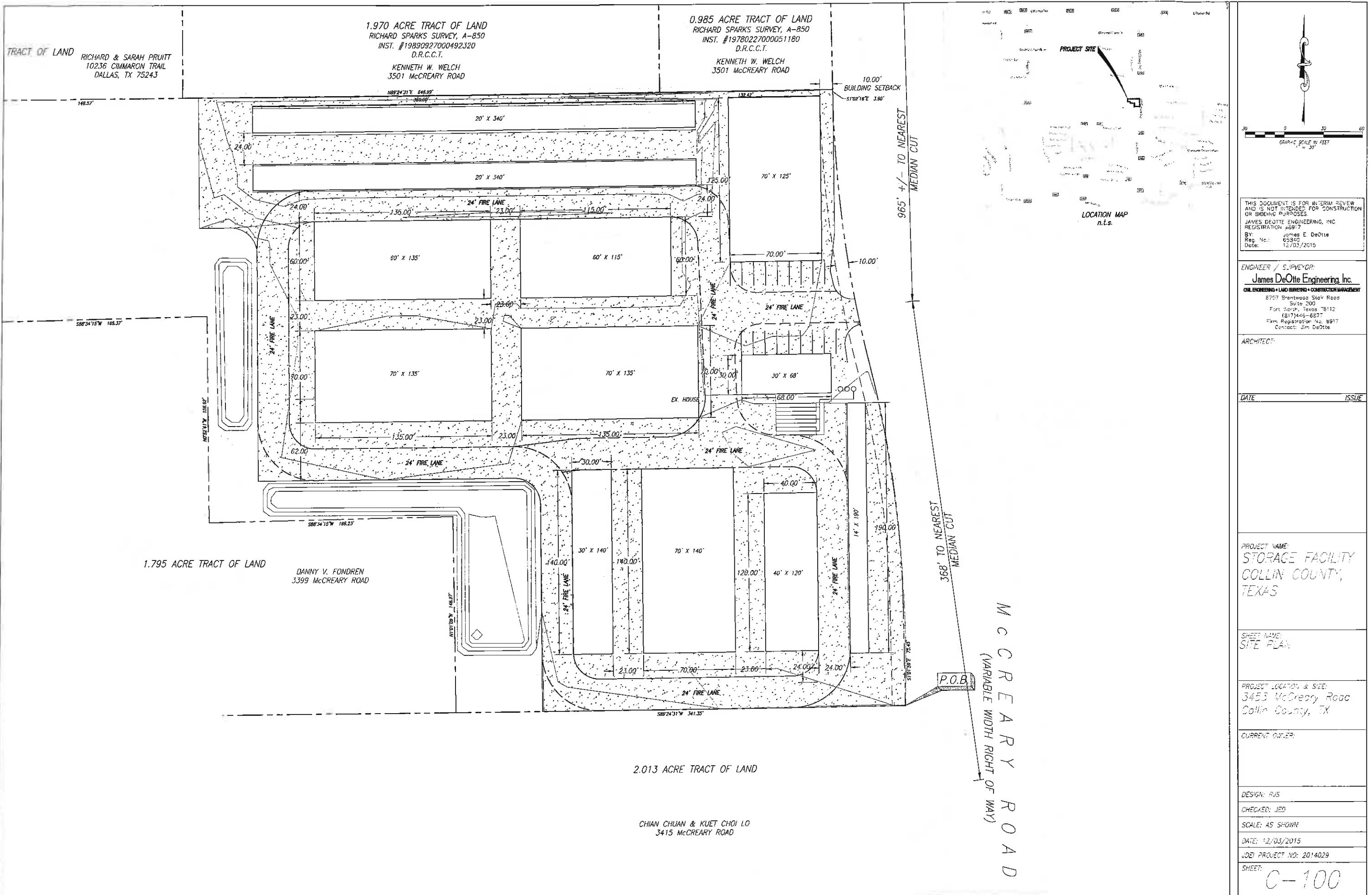
James E. DeOtte
Registered Professional Land Surveyor
Texas Registration No. 4673

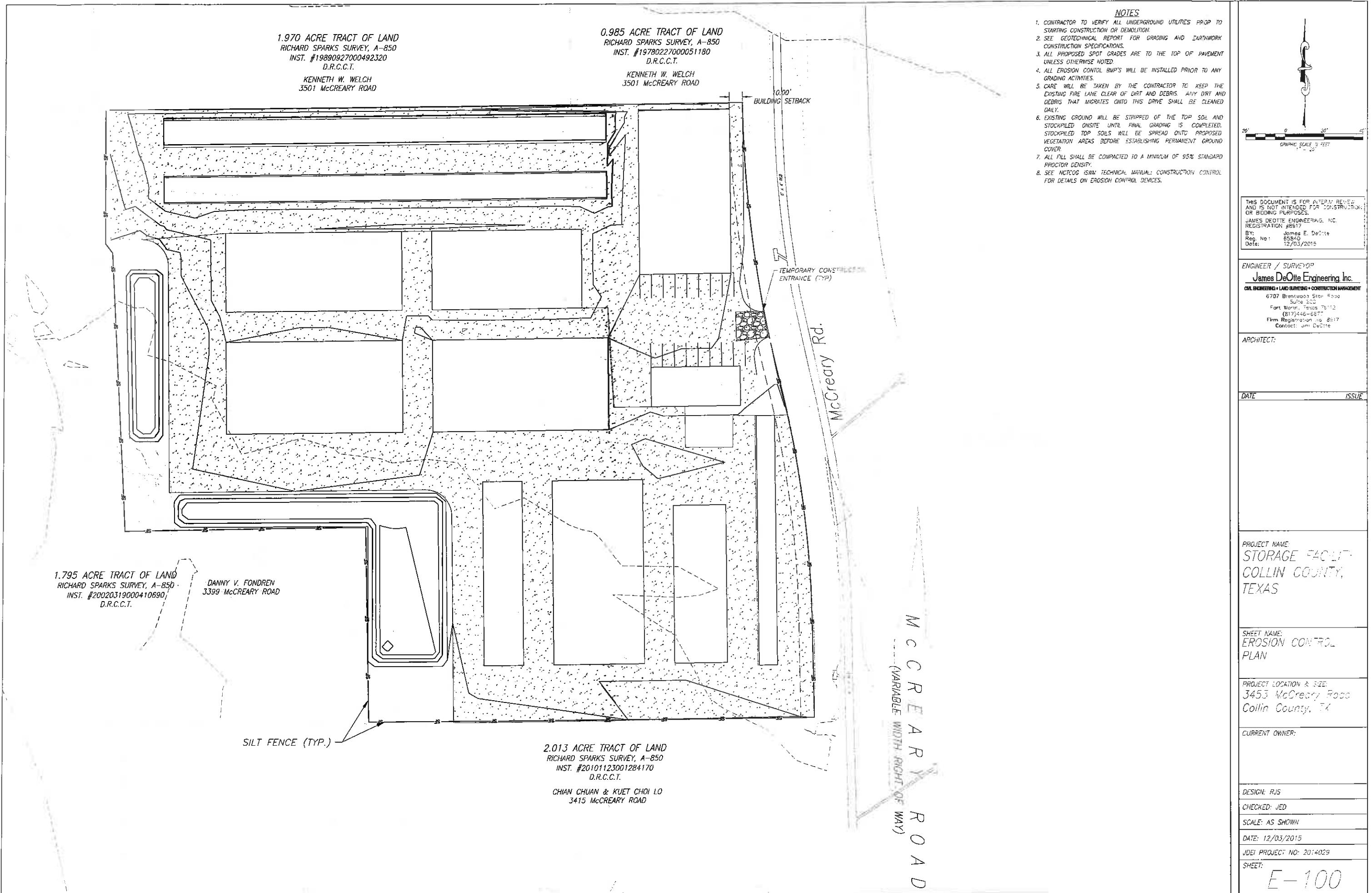
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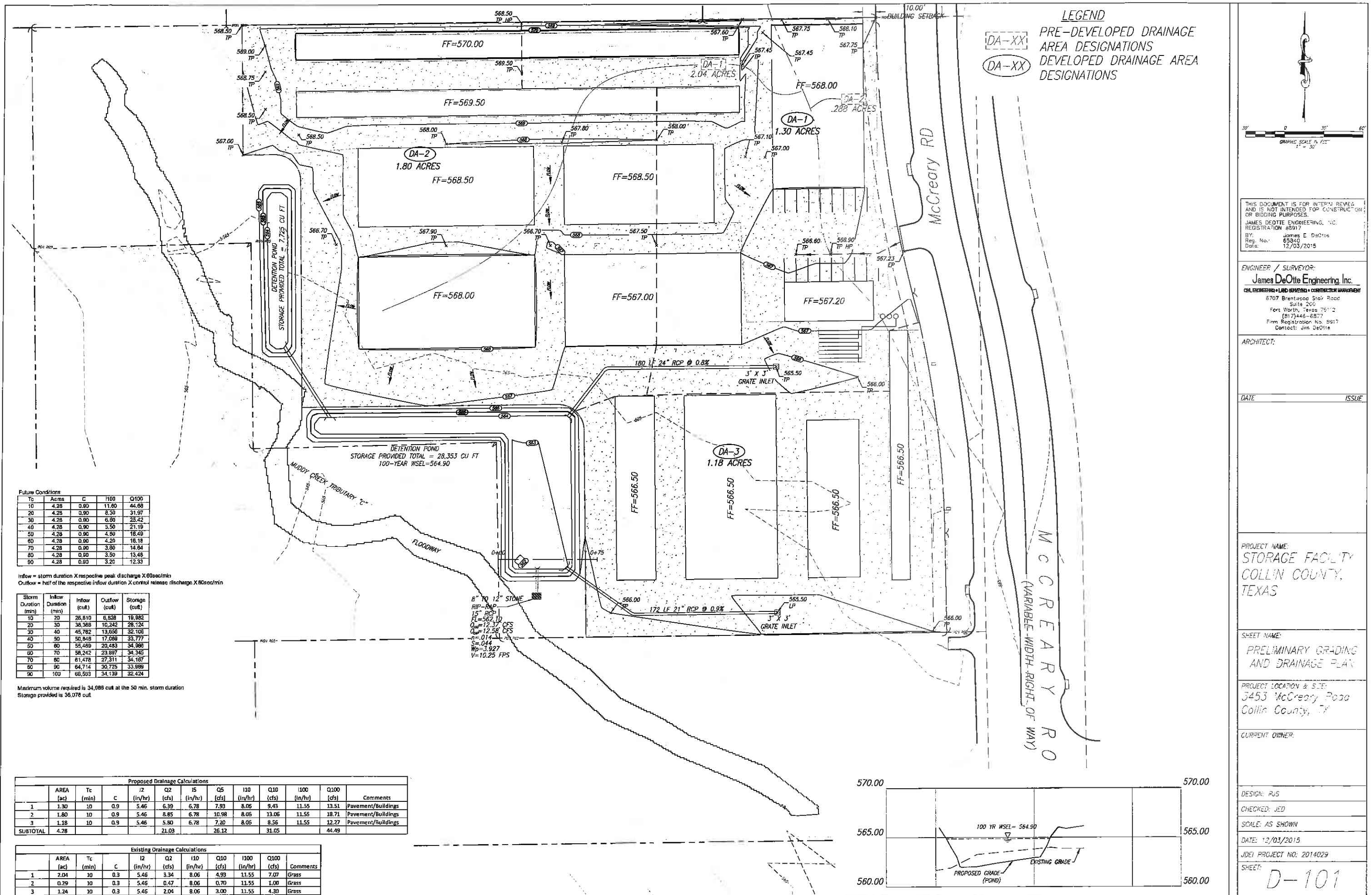
DATE _____

CASE NO. XX-XXX-XXX









Drainage Area	Area (ac.)	C	I(2)	I(5)	I(10)	I(25)	I(100)	Q(2)	Q(5)	Q(10)	Q(25)	Q(100)	Description
DA-1	235.57	0.30	3.20	4.00	4.80	5.50	6.80	226.15	282.68	339.22	388.69	480.56	Sheet flow to rear of lot
										339.22	388.69	480.56	Pre-Development Runoff Flows

Note: Time of concentration is 28.34 minutes.

NOTE: SEE CITY PLANS DATED
11-07-08/09-09-09 McCREARY ROAD,
 Q_{100} @HW-1A = 152.8 CFS

Coeficient	2-year	5-year	10-year	25-year	50-year	100-year
a (in)	0.790	0.781	0.778	0.779	0.778	0.764
b	54	67	79	92	102	106
c (mins)	8.2	8.8	8.8	8.8	8.8	8.2
Intensity (in/hr)*	3.2	4.0	4.8	5.5	6.2	6.8

200' 0 200' 400'
GRAPHIC SCALE IN FEET
1" = 200'

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
OR BIDDING PURPOSES.
JAMES DEOTTE ENGINEERING, INC.
REGISTRATION #8917
BY: James E. DeOtte
Reg. No.: 65840
Date: 12/03/2015

ENGINEER / SURVEYOR:
James DeOtte Engineering, Inc.
CIV. ENGINEERING • LAND SURVEYING • CONSTRUCTION MANAGEMENT
6707 Broadmoor, Suite 200
Fort Worth, Texas 76112
(817)446-6877
Firm Registration No. 8917
Contact: Jim DeOtte

ARCHITECT:

DATE: ISSUE:

PROJECT NAME:
STORAGE FACILITY
COLLIN COUNTY,
TEXAS

SHEET NAME:
REGIONAL DRAINAGE
AREA MAP

PROJECT LOCATION & SIZE:
3453 McCreary Road
Collin County, TX

CURRENT OWNER:

DESIGN: RJS

CHECKED: JED

SCALE: AS SHOWN

DATE: 12/03/2015

JDEI PROJECT NO: 2014029

SHEET: D-100

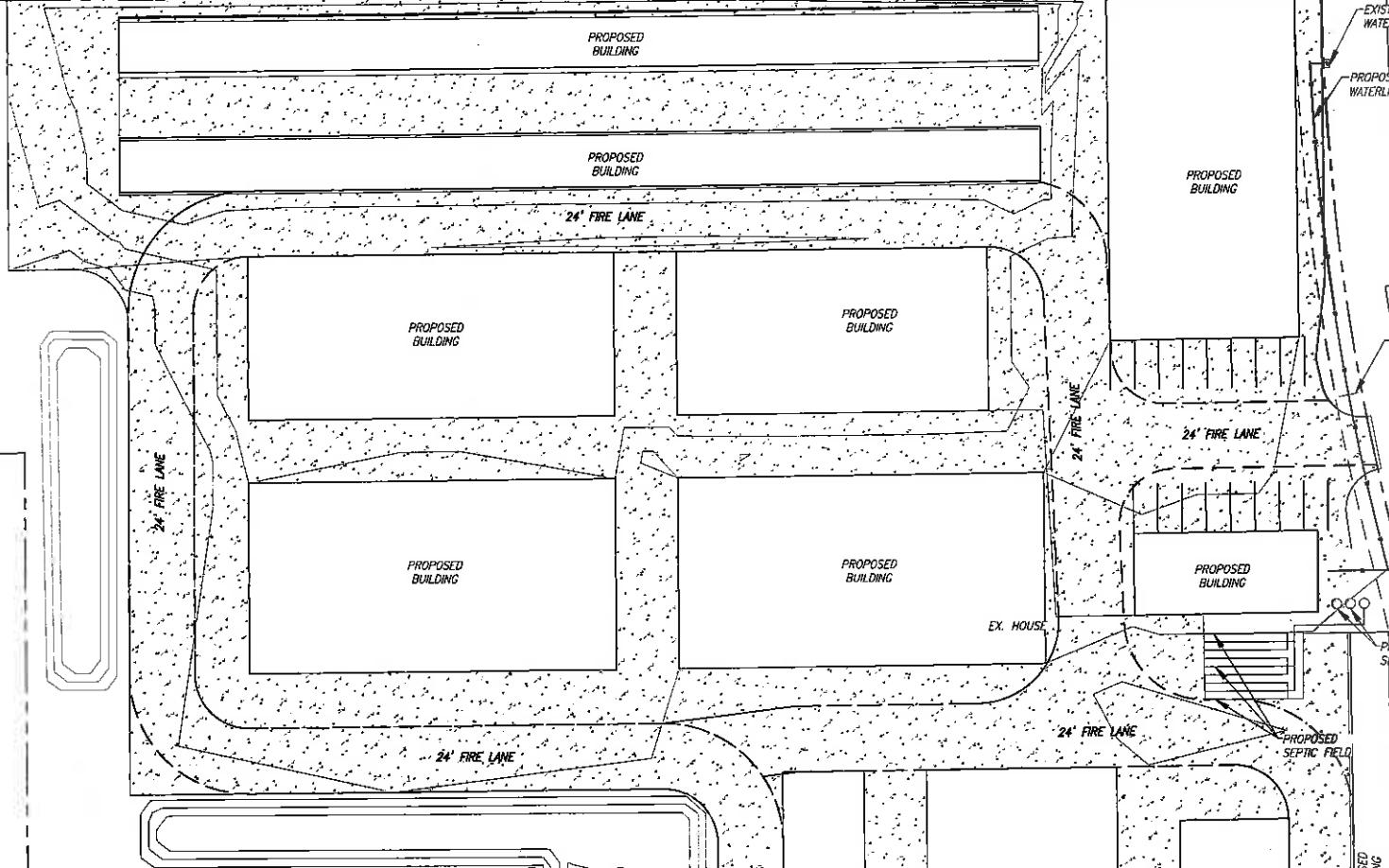


1.970 ACRE TRACT OF LAND
RICHARD SPARKS SURVEY, A-850
INST. #19890927000492320
D.R.C.C.T.

KENNETH W. WELCH
3501 McCREARY ROAD

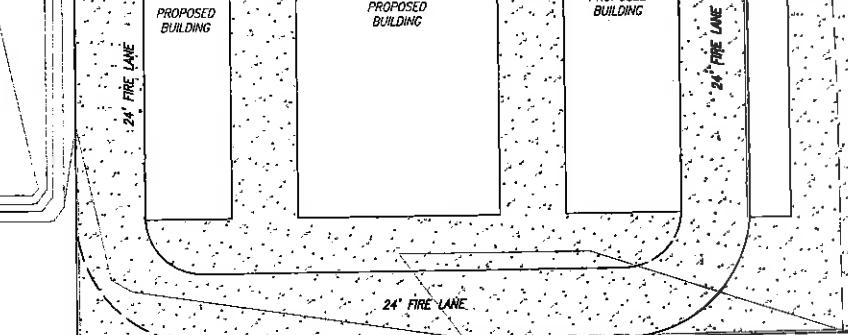
0.985 ACRE TRACT OF LAND
RICHARD SPARKS SURVEY, A-850
INST. #1978022700051180
D.R.C.C.T.

KENNETH W. WELCH
3501 McCREARY ROAD



1.795 ACRE TRACT OF LAND
RICHARD SPARKS SURVEY, A-850
INST. #2002031900410690
D.R.C.C.T.

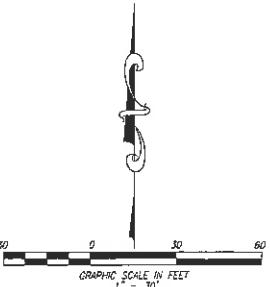
DANNY V. FONDREN
3399 McCREARY ROAD



2.013 ACRE TRACT OF LAND
RICHARD SPARKS SURVEY, A-850
INST. #2010123001284170
D.R.C.C.T.

CHIAN CHUAN & KUET CHOI LO
3415 McCREARY ROAD

M C C R E A R Y R O A D
(VARIABLE WIDTH RIGHT OF WAY)



THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
OR BIDDING PURPOSES
JAMES DEOTTE ENGINEERING, INC.
REGISTRATION #8917
BY: James E. DeOtte
Reg. No.: 6503
Date: 12/03/2015

ENGINEER / SURVEYOR:
James DeOtte Engineering, Inc.
CIVIL ENGINEERING + LAND SURVEYING + CONSTRUCTION MANAGEMENT
6707 Brentwood Stair Road
Suite 200
Fort Worth, Texas 76112
(817)446-6577
Firm Registration No. 8917
Contact: Jim DeOtte

ARCHITECT:

DATE ISSUE

PROJECT NAME:
STORAGE FACILITY
COLLIN COUNTY,
TEXAS

SHEET NAME:
UTILITY PLAN

PROJECT LOCATION & SIZE:
3453 McCreary Road
Collin County, TX

CURRENT OWNER:

DESIGN: RJS

CHECKED: JED

SCALE: AS SHOWN

DATE: 12/03/2015

JDEI PROJECT NO: 2014029

SHEET:
U-100