



**AGENDA**  
**CITY COUNCIL MEETING**  
**FEBRUARY 21, 2017 @ 7:00 P.M.**

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, February 21, 2017 at 7:00 P.M. at the 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 City Council invites any person with business before the Council to speak to the Council. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

**INDIVIDUAL CONSIDERATION ITEMS**

1. PUBLIC HEARING FOR WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) ANNEXATION. [SHELBY] [2<sup>ND</sup> PUBLIC HEARING]

**ROUTINE ITEMS**

2. FUTURE AGENDA ITEMS
3. ADJOURN

In addition to any specifically identified Executive Sessions, Council 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 Council 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 February 17, 2017 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us).

---

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.



## Council Agenda Item

Item 1  
C'Sec Use Only

Budget Account Code:	Meeting Date: February 21, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: February 17, 2017
Exhibits:	1. Application 2. Survey 3. Newspaper Public Hearing Legal information

### AGENDA SUBJECT

PUBLIC HEARING FOR WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) ANNEXATION. [SHELBY] [2<sup>ND</sup> PUBLIC HEARING]

### SUMMARY

Stephen L. Sallman, Manager, has filed an Annexation Petition for Council's consideration. The property will be developed pursuant to a comprehensive development agreement, which includes the developer's obligation to annex the property into the City of Parker.

The City Council is required by law to follow the annexation process of property proposed by the owners for annexation.

This is the 2<sup>nd</sup> public hearing set by City Council. The 1<sup>st</sup> public hearing was held February 7, 2017 in accordance with Texas State Law.

### POSSIBLE ACTION

Council set two public hearing dates set forth by our City Attorney for the Whitestone Estates (Formerly Donihoo Farms) annexation. Tuesday, February 21, 2017 is the 2<sup>nd</sup> public hearing date.

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	Brandon Shelby	Date:	Via Email 01/06/2017
City Administrator:	Jeff Flanigan	Date:	02/17/2017

AREA OF  
ANNEXATION

ANNEXATION EXHIBIT  
OF  
**DONIHOO FARMS, PHASE 1**  
74 RESIDENTIAL LOTS/ 1 OPEN SPACE LOT  
104.536 ACRES  
OUT OF THE  
THOMAS ESTES SURVEY, ABSTRACT No. 296  
IN THE  
CITY OF PARKER, COLLIN COUNTY, TEXAS

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

ENGINEER/SURVEYOR

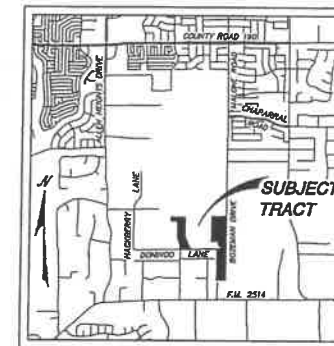
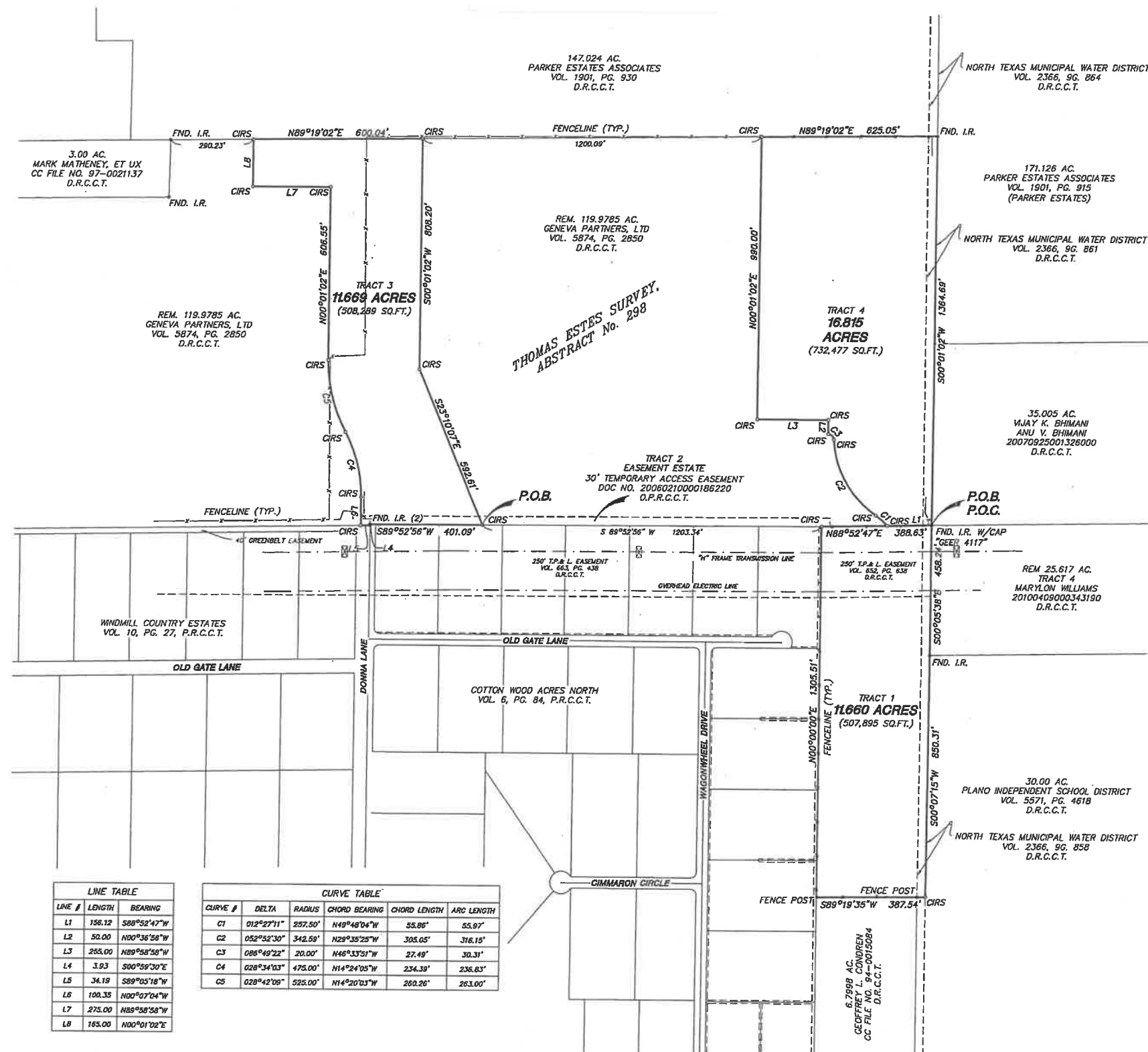
## Westwood

Phone (254) 479-6383 3749 North Dallas Parkway, Suite 200  
Dallas, TX 75244  
Fax (254) 479-6190  
Surveyor's File No. 1887-6321 [www.fryco-survey.com](http://www.fryco-survey.com)

104.636 ACRES DECEMBER 05, 2016 0003570 DONIHOO FARMS, PAGE 1

0:\0003870-00\dep\Survey\052352727 dep

# EXHIBIT B



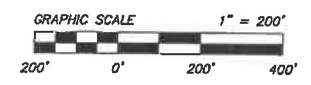
VICINITY MAP  
NOT TO SCALE

## Westwood

Westwood Professional Services, Inc.  
2740 North Dallas Parkway, Suite 280  
Plano, TX 75093  
Phone (972) 783-0300  
Toll Free (888) 937-5150  
Survey Firm Number: 10074301  
westwoodps.com

Designed: JBA  
Checked: JBA  
Drawn: WP  
Record Drawing by/date:

Revisions:  
Attorney comments 6/24/15



Prepared for:

4925 Greenville Avenue  
Suite 1020  
Dallas, Texas 75206

**Boundary Survey**  
**Tract 1 11.660 Ac.**  
**Tract 3 11.669 Ac.**  
**Tract 4 16.815 Ac.**

in the Thomas Estes Survey,  
Abstract No. 298  
City of Parker, Collin County, Texas

**Donihoo Farms,**  
**Phase 1**

Date: 06/23/15  
Sheet: 1 of 2

### SCHEDULE B GF No.: 1516857-COM

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- Easement: Recorded: Volume 652, Page 638, Deed Records, Collin County, Texas. To: Texas Power and Light Company (Tract 1) Affects subject tract as shown
- Easement: Recorded: Volume 2366, Page 858, Deed Records, Collin County, Texas. To: North Texas Municipal Water District (Tract 1) Affects subject tract as shown
- Terms, Conditions, and Stipulations in the Agreement: Recorded: Document No. 20060210000186220, Official Public Records, Collin County, Texas. Type: Temporary 30 Access Easement (Tract 1) Easement is for the benefit of Tract 1 and is across Tract 3; Affects subject tract as shown
- Terms, Conditions, and Stipulations in the Agreement: Recorded: Document No. 20150511000539840, Official Public Records, Collin County, Texas. Type: Development Agreement (Tract 1, 3 & 4) Applies to subject tracts
- Easement: Recorded: Volume 907, Page 33, Deed Records, Collin County, Texas. To: Pecan Orchard Water Supply (Tract 3 and 4) Affects subject tract as a blanket easement
- Easement: Recorded: Volume 2366, Page 861, Deed Records, Collin County, Texas. To: North Texas Municipal Water District (Tract 4) Affects subject tract as shown

### SURVEYOR'S NOTES

- BEARINGS ON THE SURVEY ARE BASED ON MONUMENTATION FOUND ALONG THE EAST LINE OF TRACT 4, THE REFERENCE BEARING BEING: S 00°01'02" W GRID NORTH NAD83, TEXAS NORTH CENTRAL ZONE 4204.
- THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN). NO PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 48085C3851 AND 48085C03954, MAPS REVISED JUNE 2, 2009.

### LEGEND

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS  
IRON ROD FOUND  
5/8" IRON ROD SET WITH YELLOW CAP  
STAMPED "WESTWOOD PS"

LEGAL DESCRIPTIONS  
TRACT ONE

Being an 11.660 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 all of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of the Deed Records, Collin County, Texas, said 11.660 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 Marylon Williams of record in County Clerk File No. 20100409000343180 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 and the northeast corner of said 11.6503 acre tract;

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

Thence South 00°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 11.6503 acre tract;

Thence South 89°19'35" West at 30.0 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 plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said 11.6503 acre tract;

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 11.6503 acre tract;

Thence North 88°52'47" East with said south line, a distance of 388.63 feet to the Point-of-Beginning and containing 11.660 acres or 507,895 square feet of land.

TRACT TWO

Easement Estate as created in Document No. 20060210000186220, Official Public Records, Collin County, Texas.

TRACT THREE

Being a 11.669 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 a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas, said 11.669 acre tract of land being more particularly described as follows:

Commencing at a 1/2" iron rod with plastic cap stamped "GEER 4117" found at the southwest 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, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West a distance of 388.63 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, and the northwest corner of said 11.6503 acre tract;

Thence South 89°52'56" West with the north line of said Cotton Wood Acres North, a distance of 1,203.34 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of the herein described 11.669 acre tract, the True Point-of-Beginning;

Thence South 89°52'56" West continuing 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 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 11.669 acre tract;

Thence over and across said 119.9785 acre tract 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 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 165.00 feet to 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 the herein described 11.669 acre tract;

Thence North 89°19'02" East with said north line, a distance of 600.04 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of the herein described 11.669 acre tract;

Thence South 00°01'02" West over and across said 119.9785 acre tract, a distance of 808.20 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East a distance of 592.61 feet to the Point-of-Beginning and containing 11.669 acres or 508,289 square feet of land.

TRACT FOUR

Being a 16.815 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 a part of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of the Deed Records, Collin County, Texas, said 16.815 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 southwest 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, said rod being the northeast corner of the 11.6503 acre tract of land conveyed to Geneva Partners, LTD by deed of record in County Clerk File No. 20060210000186230 of said Deed Records and the southeast corner of said 119.9785 acre tract;

Thence South 88°52'47" West with the north line of said 11.6503 acre tract, a distance of 156.12 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of the herein described 16.815 acre tract;

Thence over and across said 119.9785 acre tract the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.97 feet (chord bears North 49°48'04" West, 55.86 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 342.59 feet and an arc length of 316.15 feet (chord bears North 29°35'25" West, 305.05 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

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

North 00°01'02" East a distance of 990.00 feet to 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 the herein described 16.815 acre tract;

North 89°19'02" East with said north line, a distance of 625.05 feet to a 1/2" iron rod found 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 Cob A, Page 198), said rod being the northeast corner of said 119.9785 acre tract;

Thence South 00°01'02" West with the west line of said 171.126 acre tract, passing the northwest corner of said 35.005 acre Bhimani tract and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 16.815 acres or 732,477 square feet of land.

CERTIFICATION

TO: GENEVA PARTNERS, LTD  
DONIHOO FARMS, LTD  
FROST BANK  
INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT A SURVEY WAS THIS DATE MADE ON THE GROUND ON THE PROPERTY LEGALLY DESCRIBED HEREON PREPARED BY THE UNDERSIGNED AND IS CORRECT; THE SURVEY CORRECTLY SHOW THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PROPERTY; THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN ON THE PLAT HEREON; THAT SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; AND THAT THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED HEREINABOVE. FURTHERMORE, THE UNDERSIGNED HEREBY CERTIFIES THAT HE HAS CALCULATED THE QUANTITY OF LAND OR ACREAGE CONTAINED WITHIN THE TRACT SHOWN ON THIS PLAT OF SURVEY AND DESCRIBED HEREON AND CERTIFIES THAT THE QUANTITY OF LAND SHOWN HEREON IS CORRECT. THIS SURVEY MEETS THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY AS DEFINED BY THE "TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS."

DATED THIS THE 23rd DAY OF JUNE, 2015

  
JASON B. ARMSTRONG  
REGISTERED PROFESSIONAL  
LAND SURVEYOR No. 5557



## Westwood

Westwood Professional Services, Inc.  
2740 North Dallas Parkway, Suite 280  
Plano, TX 75063

Phone (972) 783-0300  
Toll Free (888) 937-5150

Survey Firm Number: 10074301

westwoodps.com

Designed:

Checked:

JBA

Drawn:

WP

Record Drawing by/date:

Revisions:

Attorney contracts 6/24/15

Prepared for:

4925 Greenville Avenue  
Suite 1020  
Dallas, Texas 75206

**Boundary Survey**  
**Tract 1 11.660 Ac.**  
**Tract 3 11.669 Ac.**  
**Tract 4 16.815 Ac.**

in the Thomas Estes Survey,  
Abstract No. 298  
City of Parker, Collin County, Texas

**Donihoo Farms,**  
**Phase 1**

Date: 06/23/15

Sheet: 2 of 2

000357060.dwg