



AGENDA
CITY COUNCIL MEETING
MARCH 13, 2017 @ 6:30 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Special Meeting on Monday, March 13, 2017 at 6:30 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

CALL TO ORDER – Roll Call and Determination of a Quorum

EXECUTIVE SESSION 6:30 P.M. TO 7:00 P.M. – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
 - a. Texas Government Code Sec. 551.071(2): Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter
2. RECONVENE REGULAR MEETING.
3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

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.

CONSENT AGENDA Routine Council business. Consent Agenda is approved by a single majority vote. Items may be removed for open discussion by a request from a Councilmember or member of staff.

4. APPROVAL OF MEETING MINUTES FOR FEBRUARY 27, 2017. [SCOTT GREY]
5. DEPARTMENT REPORTS-ANIMAL CONTROL, BUILDING, COURT, FIRE, POLICE AND WEBSITE

INDIVIDUAL CONSIDERATION ITEMS

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 744, THE WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) ANNEXATION. [SHELBY]
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SCHEDULING ANNEXATION PUBLIC HEARING DATES FOR RESERVE AT SOUTHRIDGE. [FLANIGAN]
8. DISCUSSION REGARDING HOME RULE [SHELBY/LEVINE]
9. DISCUSSION REGARDING MUNICIPAL COMPLEX ARCHITECTS [FLANIGAN]

ROUTINE ITEMS

10. FUTURE AGENDA ITEMS

UPDATE(S):

- ACCEPTANCE OF POLICE AND FIRE DONATIONS FOR RECORD
- TRANSPORTATION [STANDRIDGE/FLANIGAN]
- IMPACT FEES (Based on concerns from February 27, 2017 City Council Meeting) [SHELBY]
- Racial Profiling Report 2016 as provided to City Council in February 2017 [PRICE]

11. 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 March 10, 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.

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 4
C'Sec Use Only

Budget Account Code:	Meeting Date: March 13, 2017
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: City Secretary Scott Grey
Estimated Cost:	Date Prepared: March 10, 2017
Exhibits:	Proposed Minutes

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR FEBRUARY 27, 2017. [SCOTT GREY]

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter - Office Use			
Approved by:			
Department Head/ Requestor:	<i>Patti Scott Grey</i>	Date: <i>PG</i>	03/10/2017
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: <i>JF</i>	03/10/2017

MINUTES
CITY COUNCIL MEETING
FEBRUARY 27, 2017

CALL TO ORDER – Roll Call and Determination of a Quorum

The Parker City Council met in a special meeting on the above date at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

Mayor Pro Tem Scott Levine called the meeting to order at 7:04 p.m. Councilmembers Scott Levine, Lee Pettie, Cleburne Raney, Ed Standridge, and Patrick Taylor were present. Mayor Z Marshall was absent.

Staff Present: City Administrator Jeff Flanigan, City Secretary Patti Scott Grey, City Attorney Brandon Shelby, Police Chief Richard Brooks and Developer/Capital Improvement Advisory Committee (CIAC) Member Stephen “Steve” L. Sallman

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Councilmember Lee Pettie led the pledge.

TEXAS PLEDGE: Councilmember Patrick Taylor led the pledge.

PUBLIC COMMENTS The City Council invites any person with business before the Council to speak. No formal action may be taken on these items at this meeting. Please keep comments to 3 minutes.

Cindy Meyer, 6618 Estados Drive, said she attended the Planning and Zoning (P&Z) Commission meeting held last Thursday, February 23, on Water Impact Fees *[This was the Capital Improvement or Water and Impact Advisory Committee meeting.]* Ms. Meyer said she was pleased City Council was exploring impact fees. This was something she felt should have been investigated 20-30 years ago. From her understanding, impact fees may include water supply, treatment, and distribution facilities; wastewater collection and treatment facilities; stormwater, drainage, and flood control facilities; and roadway facilities. The current Water Impact Fee Report 2016-2026 only reviewed water supply and distribution. It did not include stormwater, drainage or roadways. She read the following:

TEXAS LOCAL GOVERNMENT CODE

TITLE 12. PLANNING AND DEVELOPMENT

SUBTITLE C. PLANNING AND DEVELOPMENT PROVISIONS APPLYING TO
MORE THAN ONE TYPE OF LOCAL GOVERNMENT

CHAPTER 395. FINANCING CAPITAL IMPROVEMENTS REQUIRED BY NEW
DEVELOPMENT IN MUNICIPALITIES, COUNTIES, AND CERTAIN OTHER
LOCAL GOVERNMENTS

SUBCHAPTER A. GENERAL PROVISIONS

Sec. 395.017. ADDITIONAL FEE PROHIBITED; EXCEPTION.

After assessment of the impact fees attributable to the new development or execution of an agreement for payment of impact fees, additional impact fees or increases in fees may not be assessed against the tract for any reason unless the number of service units to be developed on the tract increases. In the event of the increase in the number of service units, the impact fees to be imposed are limited to the amount attributable to the additional service units.

Added by Acts 1989, 71st Leg., ch. 1, Sec. 82(a), eff. Aug. 28, 1989.

Ms. Meyer said her concern was under Texas Government Code Section 395.017, if the city imposed a water impact fee, the City would not be able to levy additional fees for stormwater, drainage, and roadways.

Ms. Meyer also asked City Council and staff to investigate drainage more extensively. When large homes with driveways, pools, sidewalks, etc., were built on small one (1) acre lots, fifteen (15) to twenty-five (25) percent of the permeable surface was lost. If a new development was built adjacent to an existing, lower elevated subdivision, she asked that problems be investigated. She urged City Council and staff to thoroughly review issues before making final decisions and to make sure those decisions were in the best interest of the citizens of Parker.

Lou Zettler, 4202 Donna Lane, spoke about the ongoing traffic problems along Donna Lane. Mr. Zettler requested the City do something to slow down and/or stop speeding vehicles, including large trucks, from using Donna Lane. He said he had been advised that a transportation study was needed to determine what should be done. Mr. Zettler wanted to know how such a study was initiated; who selected the person(s) conducting the study; and who funded such a study. He said if it was reasonable he would pay for the study and if necessary he would get additional financing from his neighbors. For now, he said he felt a stop sign was needed and asked the construction contractors and trucks to use the new roads in the development, rather than Donna Lane.

Councilmember Standridge arrived at 7:11 p.m.

1. APPROVAL OF MEETING MINUTES FOR FEBRUARY 7, 2017. [SCOTT GREY]
2. APPROVAL OF MEETING MINUTES FOR FEBRUARY 21, 2017. [SCOTT GREY]
3. REPUBLIC WASTE QUARTERLY REPORT. [BERNAS]
4. DEPARTMENT REPORTS-ANIMAL CONTROL, BUILDING, COURT, FIRE, POLICE AND WEBSITE

MOTION: Councilmember Standridge moved to approve consent agenda items 1-4 as presented. Councilmember Raney seconded. Councilmember Pettie noted four (4) changes to the February 7 and February 21, 2017 meeting minutes.

Mayor Pro Tem Levine asked City Secretary Scott Grey if she was aware of the modifications. Ms. Scott Grey said yes, Councilmember Pettie emailed her suggestions. Ms. Scott Grey said she made changes to minutes to be signed, but had not had time to make copies for the entire City Council. She said she would detail the modifications in tonight's meeting minutes.

In the February 7, 2017 minutes, the following two (2) changes were requested by email.

Page 1, under the Pledges:

"AMERICAN PLEDGE: Boy Scout Ricky ~~Willie~~ Wille led the pledge", removing the "I".

Page 3, Paragraph 2:

Mayor Pro Tem Levine asked Mr. Watson how many years BrooksCardiel, PLLC, had been preparing the audit. Mr. Watson said four (4) or five (5) years. Mayor Marshall noted for the audience the City of Parker ~~was~~ is required to switch auditors at least every five years. He also thanked Jon Watson, CPA, with BrooksCardiel, PLLC and Finance/H.R. Manager Johnna Boyd.

And in the February 21, 2017 minutes, the following two (2) changes were requested by email.

Page 1, Paragraph 3:

Staff/Others Present: City Administrator Jeff Flanigan, City Secretary Patti Scott Grey, City Attorney Brandon Shelby, Fire Chief Mike Sheff, Police Chief Richard **Brooks, and** Developer/Capital Improvement Advisory Committee (CIAC) Member Stephen "Steve" L. Sallman, ~~and 2017 Councilmember Candidate Cindy Meyer~~ (See Exhibit 1 – Councilmember Pettie's email, dated February 27, 2017.)

MOTION: Councilmember Taylor restated his motion to approve the February 7 and 21, 2017 meeting minutes as amended with the four (4) modifications and the reports. Councilmember Raney seconded the amended motion with Councilmembers Levine, Pettie, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

Councilmember Pettie commended Police Chief Brooks on his new departmental report.

INDIVIDUAL CONSIDERATION ITEMS

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) PHASE 1 FINAL PLAT. [FLANIGAN]

City Administrator Flanigan reviewed the item, stating the Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat was approved by the Planning and Zoning (P&Z) Commission. The P&Z Commission recommended approval of the plat, subject to escrowing \$38,000 for a few unfinished items. Developer Sallman has also requested two (2) variances, a variance to construct a fence or screen wall and a variance to landscape within the right-of-way of Whitestone Drive. The Homeowners Association (HOA) would have the responsibility of maintenance for the variances. City Engineer Birkhoff estimated the escrowed amount of \$38,000 for the unfinished items.

Mayor Pro Tem Levine asked if there was anyone from the City Engineer's office present tonight. Mr. Flanigan said no.

Whitestone Estates (Formerly Donihoo Farms) Representative/Manager Stephen L. Sallman, 4925 Greenville Avenue, Suite 1020, Dallas, Texas, said he was requesting approval of the recommended Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat. He provided an exhibit showing the proposed fence line to help City Council visualize. (See Exhibit 2 – Whitestone Estate (Formerly Donihoo Farms) Proposed Fence Line, dated February 27, 2017.)

Mayor Pro Tem Levine asked if City Council had a punch list of items that needed to be addressed from the City Engineer. Mr. Sallman directed everyone to City Engineer Birkhoff's Letter, dated February 15, 2017, and reviewed the list. Mayor Pro Tem Levine recapped, stating City Engineer Birkhoff estimated the escrow amount of \$38,000 to cover the remaining items, which would be addressed in the next couple of weeks. He asked if there were any questions. (See Exhibit 3 – City Engineer Birkhoff's Letter, dated February 15, 2017.)

MOTION: Councilmember Taylor moved to approve the Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat, with the escrowed funds of \$38,000 to take care of the issues in City Engineer John Birkhoff's letter, dated February 15, 2017. Councilmember Standridge seconded.

Mayor Pro Tem Levine asked City Attorney Shelby if he had an opportunity to review the plat and whether he was comfortable with the plat. Mr. Shelby said yes. There was some discussion to include the variance in the motion. City Attorney Shelby said City Council should include the variance in their motion, as the P&Z Commission had.

Councilmember Taylor restated his motion to approve the Whitestone Estates (Formerly Donihoo Farms) Phase 1 Final Plat with the escrowed funds of \$38,000, to take care of the issues in City Engineer John Birkhoff's letter, dated February 15, 2017, and approve the landscaping and fencing along the parkway on Whitestone

Drive. Councilmember Standridge seconded the amended motion with Councilmembers Levine, Pettie, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SETTING A PUBLIC HEARING DATE FOR OUR WATER IMPACT FEES. [FLANIGAN/BIRKHOFF]

City Administrator Flanigan noted last Thursday, February 23, 2017 the Water and Impact Advisory Committee met. Andrew Mata, Jr., P.E., with Birkhoff, Hendricks & Carter, LLP, Professional Engineers, presented the Water Impact Fee Report 2016-2026. The next step was to schedule a public hearing and that was what this item was for to schedule that public hearing date, April 4, 2017. Mr. Flanigan reviewed the advertisement requirements.

Mayor Pro Tem Levine said he would take a motion in a moment. He wanted to note Cindy Meyer's public comment, regarding the matter. Mr. Levine said he understood Ms. Meyer's concern was that if the City passed one (1) impact fee that would preclude the City from adopting additional impact fees. Mayor Pro Tem Levine said he did not know that was the case, but he did want City Attorney Shelby to examine the matter. The City did not want to lose any opportunities for the future. Mr. Levine verified with Ms. Meyer that was her concern and she agreed. Mayor Pro Tem Levine said City Council would set the public hearing date, review or examine the matter, and give an update whether there was a concern prior to that hearing. City Attorney Shelby said that was correct. Mr. Shelby said he thought he knew the answer, but since that concern was not on tonight's agenda he would check and update City Council.

MOTION: Councilmember Taylor moved to set the Water Impact Fees public hearing date for Tuesday, April 4, 2017. Councilmember Raney seconded with Councilmembers Levine, Pettie, Raney, Standridge, and Taylor voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

7. FUTURE AGENDA ITEMS

UPDATE(S):

- DISCUSSION OF POSSIBLE MARCH 7, 2017 CITY COUNCIL MEETING CANCELATION [LEVINE]

Mayor Pro Tem Levine said he had spoken with Mayor Marshall about canceling the March 7, 2017 City Council meeting. City Council agreed not to have the March 7, 2017, since there was already a special meeting scheduled for March 13, 2017 for the Whitestone Estates (Formerly Donihoo Farms) annexation.

- PROJECTED 2017 TAX RATE PLANNING CALENDAR

City Administrator Flanigan said City Secretary Scott Grey projected the 2017 tax rate calendar and it was included in the City Council packet to assist with City Council's summer schedules.

Mayor Pro Tem Levine asked if there were any items to be added to the future agenda. There were no additions at that time. He encouraged anyone who might have an item to contact the Mayor and/or City Staff to be included in the future agenda items. Mayor Pro Tem Levine said the next scheduled meeting would be the special meeting Monday, March 13, 2017.

8. ADJOURN

Mayor Pro Tem Levine asked adjourned the meeting at 7:30 p.m.

APPROVED:

Mayor Pro Tem Scott Levine

ATTESTED:

Approved on the 13th day
of March, 2017.

Patti Scott Grey, City Secretary

From: [REDACTED]
Sent: Monday, February 27, 2017 3:20 AM
To: Patti Grey [REDACTED]
Subject: Suggestions for the Minutes

Hi Patti,

I have a couple of suggestions for the proposed minutes.

Minutes of 2/7/17:

Pledge: I believe Ricky spells his last name Wille.
Page 3, paragraph starting with Mayor Pro Tem,
third line, City of Parker is required to switch
auditors every 5 years.

Minutes of 2/21/17:

Call to Order, third paragraph: Police Chief Richard Brooks.
I have never seen us list a City Council candidate being present before. You might want to check with Jeff or Z to see if that is what they feel is appropriate. Especially as, do we also list Council Members Raney, Standridge and Taylor as City Council candidates?

That's it. Don't mean to be a stickler or pain in the whatever 😊).

Thanks!

Lee

Exhibit 1

DONIHOO FARMS LTD.

December 22, 2016

City of Parker
c/o Jeff Flanigan
5700 Parker Rd
Parker, Texas 75002

Ref: Donihoo Farms (Whitestone Estates) Fencing & Landscape

Dear Jeff:

In conjunction with the development of Donihoo Farms and the construction of Whitestone Drive, a residential collector northward from Parker Road, Donihoo Farms requests the following variance and approval for landscaping in the right-of-way.

1. A variance to construct a solid fence to screen various outdoor buildings and structures that fall outside the allowed use in the city limits. Fencing would begin approximately 300 feet North of Parker Road and border the eastern and northern sides of Mr. Condren's property, see Exhibit A. This type of variance has previously been granted to areas where the adjacent land use is not under the jurisdiction of the City.
2. Donihoo Farms requests to enter into an agreement with the City of Parker to landscape within the right-of-way of Whitestone Drive, see Exhibit B. The developer, Donihoo Farms, and Whitestone Estates Homeowners Association will accept full responsibly for landscape installation and maintenance.

Exhibits are attached for reference. If you have any questions please give me a call.

Sincerely,

DF Advisors, LLC,
General Partner



Stephen L. Sallman
Manager

4925 Greenville Ave., Suite 1020, Dallas, Texas 75206
(214) 368-0238:Office (214) 368-0812:Fax

Exhibit 2

PROPOSED FENCE LINE

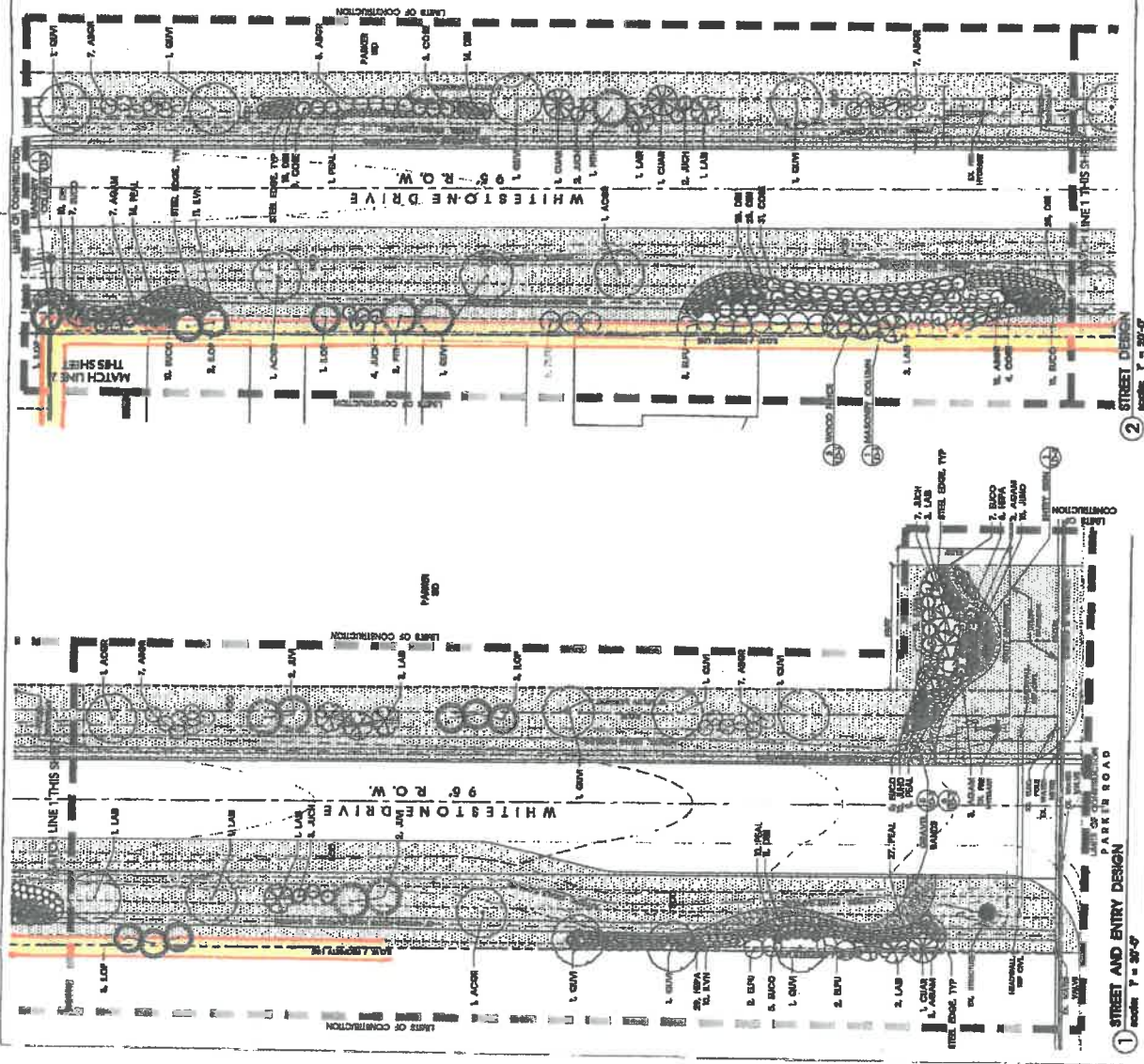


Google earth

feet
meters

1000
300





NOTES (X)

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL NO. 48085C0385-1 DATED MAY 2, 2008, AND COMMUNITY PANEL NO. 48085C0385-1 DATED JUNE 2, 2009, AND THE SUBJECT TRACT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOODPLAIN.
2. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, NAD83 TEXAS NORTH CENTRAL ZONE (4202), GRID BEARINGS & TIES TO SHOWN CONTROL MONUMENTS.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. ALL LOT CORNERS HAVE BEEN SET.
5. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. PRESENCE OF ROCK THROUGHOUT A PORTION OF THE SUBDIVISION MAY FURTHER LIMIT THE TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.
6. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS). DUE TO THE PRESENCE OF A LARGE POWER EASEMENT ON LOT 28B, NO SURFACE IMPROVEMENTS, IMPROVISED COVER, OUTBUILDINGS, SWIMMING POOLS, ETC. ON LOT 28B WITHOUT PRE-CONSTRUCTION PLANNING MEETING WITH REGISTERED SANITARIAN/PROFESSIONAL ENGINEER AND COLLIN COUNTY DEVELOPMENT SERVICES. NOTE: MAXIMUM DWELLING SIZE/NUMBER OF BEDROOMS MIGHT BE LIMITED ON THIS LOT.
7. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
8. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
9. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.

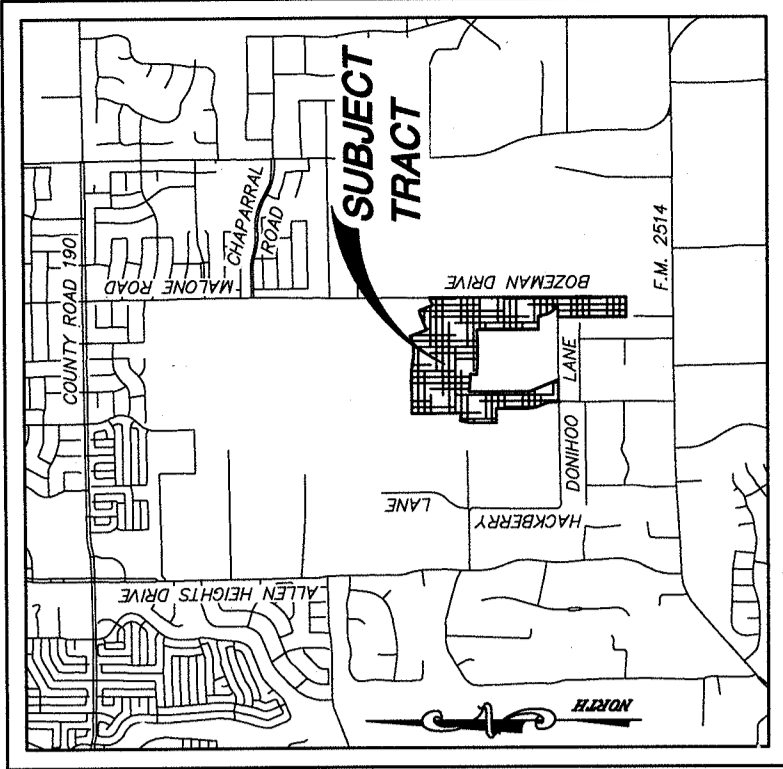


REM. 205.9392 AC.
FIRST TEXAS HOMES, INC.
DOC No. 20141229001413160
O.P.R.C.C.T.

EASY ACRES ADDITION
VOL. 18, PG. 87
M.R.C.C.T.

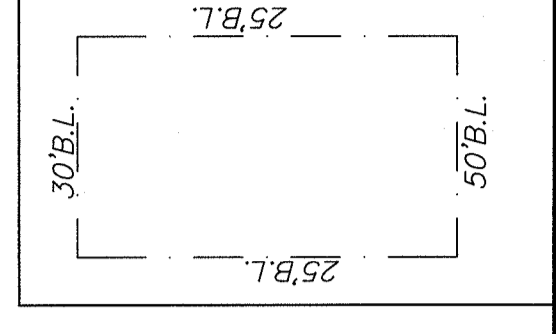
APPROXIMATE
SURVEY LINE

FND 1/2" I.R. W/CAP

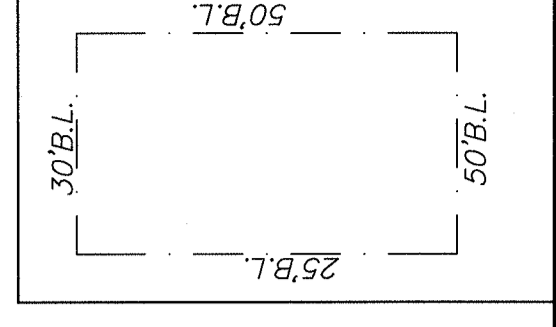


VICINITY MAP
NOT TO SCALE

TYPICAL INTERIOR
LOT DETAIL

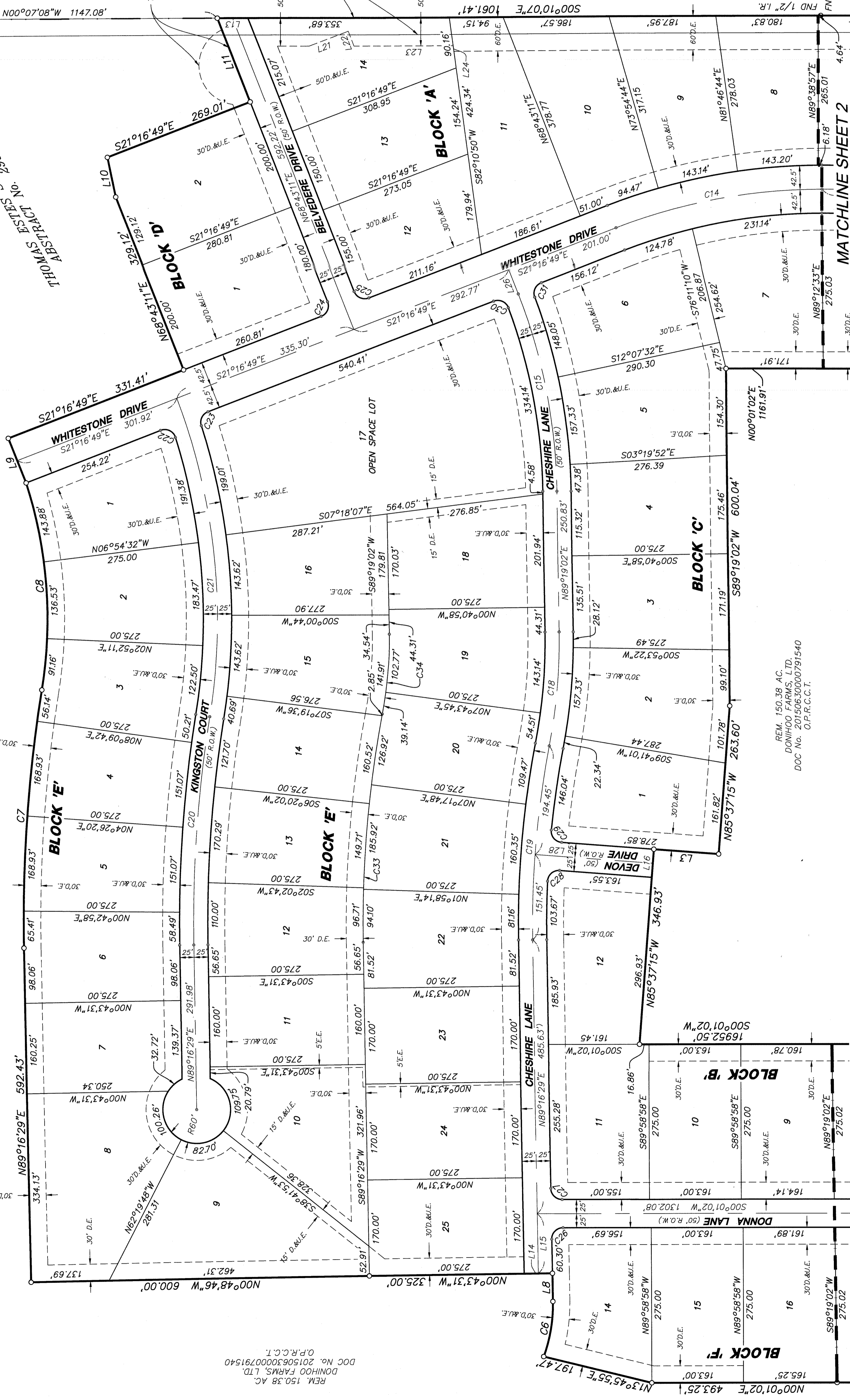


TYPICAL CORNER
LOT DETAIL



THOMAS ESTES SURVEY,
ABSTRACT No. 298

REM. 150.38 AC.
DONIHOO FARMS, LTD.
DOC No. 20150630000791540
O.P.R.C.C.T.



LINE #	LENGTH	BEARING
L1	232.86'	N89°52'49"E
L2	50.00'	N02°36'56"W
L3	115.30'	N04°22'45"E
L4	3.93'	S00°59'30"E
L5	34.19'	S89°05'18"W
L6	100.35'	N00°07'04"W
L7	483.25'	N00°01'02"E
L8	49.82'	N89°16'29"E
L9	85.00'	N68°43'11"E
L10	71.85'	N78°10'23"E
L11	159.38'	N68°43'11"E
L12	53.80'	S00°10'07"E
L13	50.00'	N02°43'31"W
L14	50.00'	N02°43'31"W
L15	103.89'	N89°16'29"E
L16	50.00'	N89°37'15"W
L17	62.22'	S89°58'58"W
L18	25.00'	S00°01'02"W
L19	30.00'	S89°12'35"W
L20	30.37'	S00°32'35"E
L21	73.48'	N21°16'49"W
L22	28.37'	S89°43'11"W
L23	174.94'	S00°10'07"E
L24	424.34'	S89°10'50"W
L25	100.01'	S00°07'04"E
L26	46.47'	N68°43'11"E
L28	209.16'	N04°22'45"E

LEGEND

O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
DEED RECORDS COLLIN COUNTY, TEXAS
D.E.C.C.T. (R.F.N.G. SURVEYOR)
5/8" CAPRED IRON ROD SET WITH YELLOW CAP
STAMPED "WESTWOOD PS"
DRAINAGE EASEMENT
DRAINAGE & UTILITY EASEMENT
VOL. NO. 20150630000791540
PAGE NO. 1
RIGHT OF WAY
R.O.W.
BUILDING LINE
E.E.

171.126 AC.
PARKER ESTATES ASSOCIATES
VOL. 1901, PG. 915
(PARKER ESTATES)

G.W. GUNNELL SURVEY,
ABSTRACT No. 950

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 1901, PG. 884
D.R.C.C.T.

FINAL PLAT
OF

WHITESTONE ESTATES, 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

2017.181



ENGINEER/SURVEYOR
Westwood

Phone 648.473-4640
Fax 648.473-4641
Survey Firm No. 10074381
Westwood Professional Services, Inc.

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

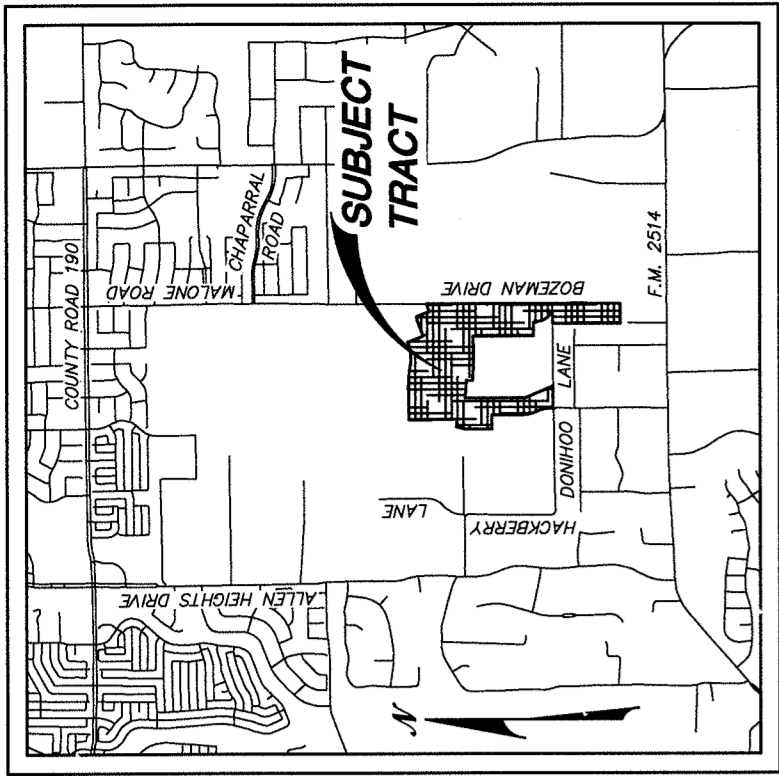
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C25	090°00'00"	20.00'	S23°43'11"W	28.28'	31.42'
C26	089°44'33"	20.00'	S45°21'15"E	28.47'	31.68'
C27	089°44'33"	20.00'	N44°38'45"E	28.10'	31.16'
C28	091°33'29"	20.00'	S14°24'00"E	28.67'	31.96'
C29	081°33'29"	20.00'	N50°09'29"E	28.67'	31.96'
C30	090°57'43"	20.00'	S24°12'03"W	28.52'	31.75'
C31	089°07'15"	20.00'	S65°50'26"E	28.07'	31.11'
C32	090°00'00"	20.00'	S45°01'02"W	28.28'	31.42'
C33	011°39'28"	2000.00'	N84°53'47"W	406.23'	406.94'
C34	011°39'28"	700.00'	S84°52'30"E	141.66'	141.91'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C13	056°06'59"	300.00'	S28°01'57"E	282.14'	283.74'
C14	021°17'51"	1000.00'	N10°37'53"W	389.37'	371.71'
C15	020°35'51"	1000.00'	N79°01'07"E	387.56'	359.49'
C16	028°42'09"	500.00'	S14°20'03"E	246.72'	250.48'
C17	028°42'09"	500.00'	S14°24'05"E	248.72'	248.30'
C18	011°39'28"	1000.00'	S84°52'30"E	202.38'	202.72'
C19	011°39'28"	1700.00'	S84°53'47"E	345.30'	345.90'
C20	010°07'27"	2300.00'	S85°38'48"E	405.88'	406.41'
C21	028°42'09"	1100.00'	N84°52'48"E	568.24'	574.76'
C22	084°01'06"	20.00'	S25°48'19"W	29.39'	32.87'
C23	086°09'36"	20.00'	S64°21'32"E	27.32'	30.07'
C24	090°00'00"	20.00'	N66°16'48"W	28.28'	31.42'

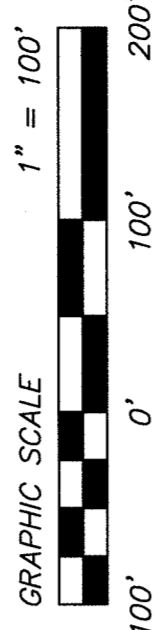
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	012°24'59"	257.50'	N49°52'27"W	55.69'	55.80'
C2	052°56'13"	348.50'	N29°36'50"W	305.31'	316.44'
C3	086°50'14"	20.00'	N46°33'51"W	27.49'	30.31'
C4	028°42'09"	475.00'	N14°24'05"W	234.39'	236.83'
C5	028°42'09"	525.00'	N14°20'03"W	260.28'	263.00'
C6	020°44'14"	275.00'	S80°21'24"E	99.53'	99.53'
C7	010°07'27"	2600.00'	S85°39'48"E	458.82'	459.42'
C8	028°38'44"	600.00'	N86°02'34"E	368.25'	371.59'
C9	025°04'14"	300.00'	N13°05'03"W	130.22'	131.27'
C10	025°04'14"	302.50'	S12°41'10"E	134.38'	135.51'
C11	023°52'24"	260.00'	N12°29'09"W	107.55'	108.33'
C12	055°58'19"	300.00'	N28°02'17"W	281.63'	283.16'

MATCHLINE SHEET 2

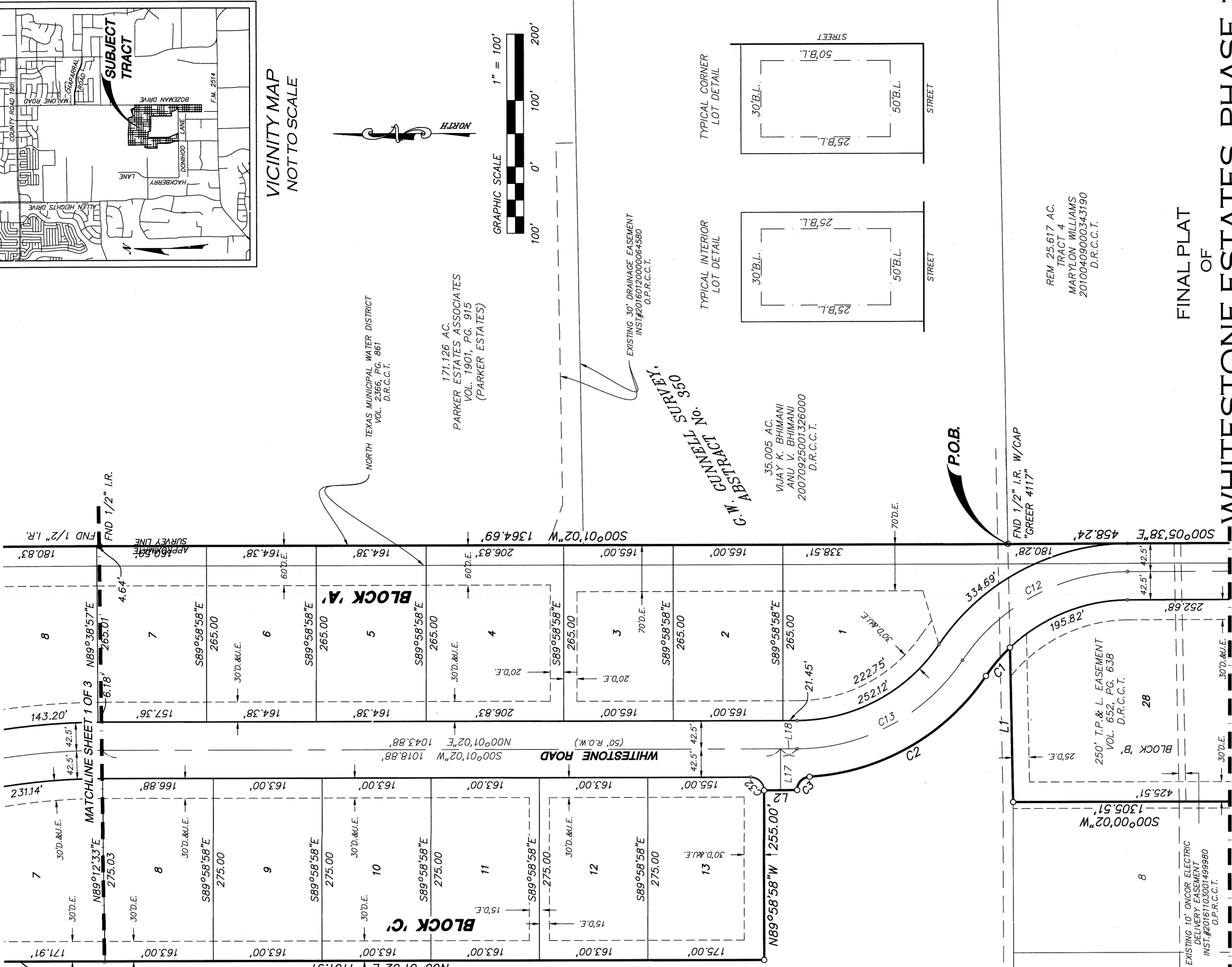
MATCHLINE SHEET 2



VICINITY MAP
NOT TO SCALE



1" = 100'



BUILDABLE AREA

BLOCK 'A'			BLOCK 'B'			BLOCK 'C'			BLOCK 'D'			BLOCK 'E'			BLOCK 'F'		
LOT	ACREAGE	SQ. FT.	LOT	ACREAGE	SQ. FT.	LOT	ACREAGE	SQ. FT.	LOT	ACREAGE	SQ. FT.	LOT	ACREAGE	SQ. FT.	LOT	ACREAGE	SQ. FT.
1	0.694	30216	1	0.694	30216	1	0.694	30216	1	0.694	30216	1	0.694	30216	1	0.694	30216
2	0.488	21275	2	0.488	21275	2	0.488	21275	2	0.488	21275	2	0.488	21275	2	0.488	21275
3	0.488	21275	3	0.488	21275	3	0.488	21275	3	0.488	21275	3	0.488	21275	3	0.488	21275
4	0.666	29014	4	0.666	29014	4	0.666	29014	4	0.666	29014	4	0.666	29014	4	0.666	29014
5	0.486	21160	5	0.486	21160	5	0.486	21160	5	0.486	21160	5	0.486	21160	5	0.486	21160
6	0.486	21160	6	0.486	21160	6	0.486	21160	6	0.486	21160	6	0.486	21160	6	0.486	21160
7	0.486	21160	7	0.486	21160	7	0.486	21160	7	0.486	21160	7	0.486	21160	7	0.486	21160
8	0.490	21341	8	0.490	21341	8	0.490	21341	8	0.490	21341	8	0.490	21341	8	0.490	21341
9	0.564	24558	9	0.564	24558	9	0.564	24558	9	0.564	24558	9	0.564	24558	9	0.564	24558
10	0.679	29576	10	0.679	29576	10	0.679	29576	10	0.679	29576	10	0.679	29576	10	0.679	29576
11	0.624	27184	11	0.624	27184	11	0.624	27184	11	0.624	27184	11	0.624	27184	11	0.624	27184
12	0.400	17425	12	0.400	17425	12	0.400	17425	12	0.400	17425	12	0.400	17425	12	0.400	17425
13	0.462	21015	13	0.462	21015	13	0.462	21015	13	0.462	21015	13	0.462	21015	13	0.462	21015
14	0.538	23437	14	0.538	23437	14	0.538	23437	14	0.538	23437	14	0.538	23437	14	0.538	23437
15	1.033	44927	15	1.033	44927	15	1.033	44927	15	1.033	44927	15	1.033	44927	15	1.033	44927
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17	3.806	165777	17	3.806	165777	17	3.806	165777	17	3.806	165777	17	3.806	165777	17	3.806	165777
18	1.174	51146	18	1.174	51146	18	1.174	51146	18	1.174	51146	18	1.174	51146	18	1.174	51146
19	1.066	45989	19	1.066	45989	19	1.066	45989	19	1.066	45989	19	1.066	45989	19	1.066	45989
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21	1.093	47612	21	1.093	47612	21	1.093	47612	21	1.093	47612	21	1.093	47612	21	1.093	47612
22	1.068	46516	22	1.068	46516	22	1.068	46516	22	1.068	46516	22	1.068	46516	22	1.068	46516
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25	1.073	46750	25	1.073	46750	25	1.073	46750	25	1.073	46750	25	1.073	46750	25	1.073	46750
26	1.029	44825	26	1.029	44825	26	1.029	44825	26	1.029	44825	26	1.029	44825	26	1.029	44825
27	1.113	48461	27	1.113	48461	27	1.113	48461	27	1.113	48461	27	1.113	48461	27	1.113	48461
28	1.212	52776	28	1.212	52776	28	1.212	52776	28	1.212	52776	28	1.212	52776	28	1.212	52776
29	2.898	126239	29	2.898	126239	29	2.898	126239	29	2.898	126239	29	2.898	126239	29	2.898	126239
30	1.536	66908	30	1.536	66908	30	1.536	66908	30	1.536	66908	30	1.536	66908	30	1.536	66908
31	1.534	68825	31	1.534	68825	31	1.534	68825	31	1.534	68825	31	1.534	68825	31	1.534	68825
32	1.699	74007	32	1.699	74007	32	1.699	74007	32	1.699	74007	32	1.699	74007	32	1.699	74007

REM. 119.9785 AC.
GENEVA PARTNERS, LTD
VOL. 5874, PG. 2850
D.R.C.C.T.

RETRACTED SURVEY
NO. 888
SUBJECT TRACT

EXISTING 15' WATER LINE
EASEMENT TO PECAN
ORCHARD WATER SUPPLY
VOLUME 907, PAGE 33
O.P.R.C.C.T.

EXISTING 15' WATER LINE
EASEMENT TO PECAN
ORCHARD WATER SUPPLY
VOLUME 907, PAGE 33
O.P.R.C.C.T.

FND 1/2" I.R.
S89°52'56"W 1401.09'

WINDMILL COUNTRY ESTATES
VOL. 10, PG. 27
P.R.C.C.T.

40' GREENBELT EASEMENT

MATCHLINE SHEET 3 OF 3

FINAL PLAT
OF

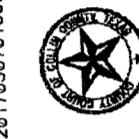
WHITESTONE ESTATES, PHASE 1

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

Official Public Records
Stacy Kemp, County Clerk
Collin County, Texas
05/11/2017 12:13:58 PM
\$51.00 CLARK
201703070001180

2017-18



OWNER
DONIHOO FARMS, LTD.

4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238

ENGINEER/SURVEYOR

Westwood

Phone (214) 475-4440 2740 North Dallas Parkway, Suite 280
Toll Free (888) 957-5150 Plano, TX 75093
Survey Firm No. 10174301 westwood.com
Westwood Professional Services, Inc.

NOTES (X)

- ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48086C0385 J, DATED 06/05/2003 AND COUNTY FLOOD DAMAGE PREVENTION ZONE 2, 2003, AND THE SUBJECT TRACT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOODPLAIN.
- 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 THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL LOT CORNERS HAVE BEEN SET.
- ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES. PRESENCE OF ROCK THROUGHOUT A PORTION OF THE SUBDIVISION MAY FURTHER LIMIT THE TYPE OF ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES TO AEROBIC TREATMENT WITH SURFACE APPLICATION ON INDIVIDUAL LOTS.

LEGEND	
O.P.R.C.C.T.	OFFICIAL PROPERTY RECORDS COLLIN
D.R.C.C.T.	DEED RECORDS COLLIN COUNTY TEXAS
0	I.R. FND. (SURVEY) LINE
D.E.	5/8" CHAPPED IRON ROD SET WITH YELLOW CAP
D.M.E.	STAMPED "WESTWOOD PS"
VOL.	DRAINAGE & UTILITY EASEMENT
DOC. NO.	VOLUME
R.O.W.	RIGHT OF WAY
B.L.	BUILDING NUMBER
E.E.	ELECTRIC EASEMENT

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--11,669 acres and Tract C--16,815 acres conveyed to Donihoo Farms, Ltd. by deed of record in County Clerk File No. 2015063000791500 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. 2015063000791540 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 "GFER 4117" found at the northwest corner of the 25,617 acre tract of land described in deed to Marylon Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119,9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5874, Page 2850 of said Deed Records, the southeast corner of said Tract C and the northeast corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25,617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4618 of said Deed Records, said rod being the southwest corner of said 25,617 acre tract;

Thence South 00°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 89°19'25" 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 plat 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 88°52'48" East with the south line of said 119,9785 acre tract, a distance of 232.66 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the most southerly southwest corner of said Tract C;

Thence over and across said 119,9785 acre tract with the west line of said Tract C the following calls and distances:

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

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

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

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

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

North 00°01'02" East at 990.00 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 89°19'02" West a distance of 600.04 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

North 86°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 89°52'56" West with said north line, a distance of 401.09 feet to a 1/2" iron rod found for the northwest corner of said Cotton Wood Acres North;

Thence South 00°59'30" East along the south line of said 119,9785 acre tract, a distance of 3.93 feet to a 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 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 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 185.00 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 80°21'24" East, 98.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

North 00°48'46" 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 104.536 acre tract;

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

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 85°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 86°05'34" North 68°43'11" East a distance of 85.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

North 68°43'11" East a distance of 329.12 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 78°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 68°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 171.26 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 315 of said Deed Records (formerly known as Parker Estates recorded in Cobs A, Page 198), said rod being the northeast corner of the herein described 104.536 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 plat designating the herein described property as **WHITESTONE ESTATES, PHASE 1** 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 any way endanger or interfere with the installation, maintenance or efficiency of the respective systems on said Easements, and the City of Parker and all public utilities shall have the right to install, reconstruct, inspect, maintain, repair, and modify, or removing Easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, and modifying, 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 Collin County TEXAS this the 23rd day of February, 2017.

DONIHOO FARMS, LTD., a Texas limited partnership

By: Stephen L. Saliman, Manager
Stephen L. Saliman, Manager

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Saliman, 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 DONIHOO 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 23rd day of February, 2017.

David Goss
Notary Public in and for the State of Texas
Notary ID #415002

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:

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

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument, and acknowledged to me that he was the act of such 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 23rd day of February, 2017.

Travis Cole Capel
Notary Public, State of Texas
Comm. Expires 02-17-2020
Notary ID: 130559412

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR APPROVAL

Jason B. Armstrong
Chairman, Platting and Zoning Commission
City of Parker, Texas

APPROVED AND ACCEPTED

Jason B. Armstrong
Mayor, City of Parker, Texas

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF PARKER, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF WHITESTONE ESTATES, PHASE 1, AS SUBMITTED TO THE CITY OF PARKER, WAS SUBMITTED TO THE CITY OF PARKER COUNCIL ON THIS 27th DAY OF February, 2017, AND THAT THE CITY OF PARKER COUNCIL HAS REVIEWED 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 27th DAY OF February, 2017.

Blackbeard
CITY SECRETARY
CITY OF PARKER, TEXAS

NOTES)

1. ACCORDING TO THE FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY PANEL NO. 48085C0385 J, DATED JUNE 2, 2009, AND COMMUNITY PANEL NO. 48085C0395L, DATED JUNE 2, 2009, AND THE SUBJECT TRACT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOODPLAIN.
2. THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, NAD83 TEXAS NORTH CENTRAL ZONE (4202). GRID BEARINGS & TIES TO SHOWN CONTROL MONUMENTS.
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
4. ALL LOT CORNERS HAVE BEEN SET.
5. ALL LOTS MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
6. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS).
6. TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
7. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR EACH LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.
8. THERE ARE NO WATER WELLS NOTED IN THIS SUBDIVISION AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.

HEALTH DEPARTMENT CERTIFICATION:

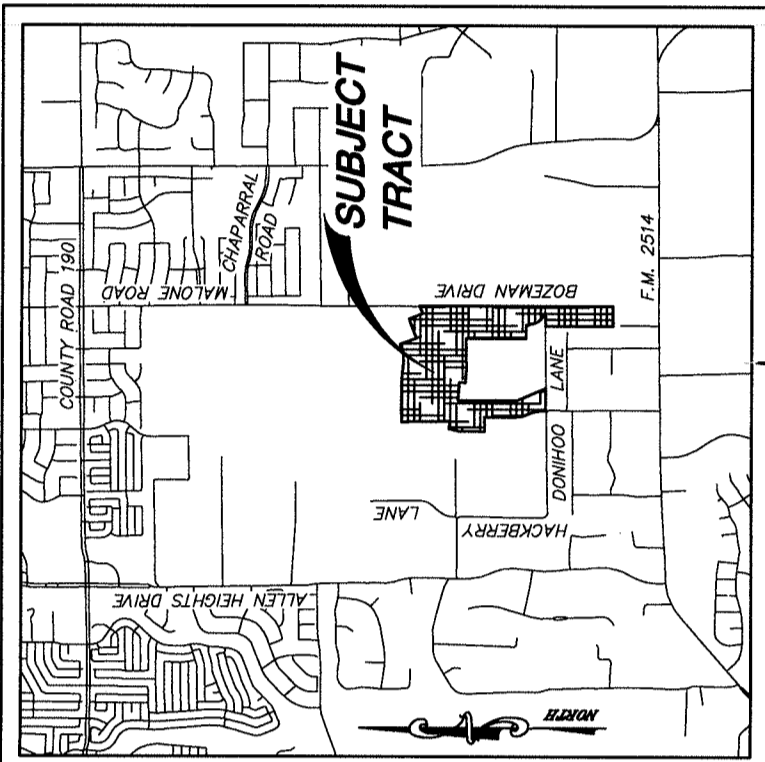
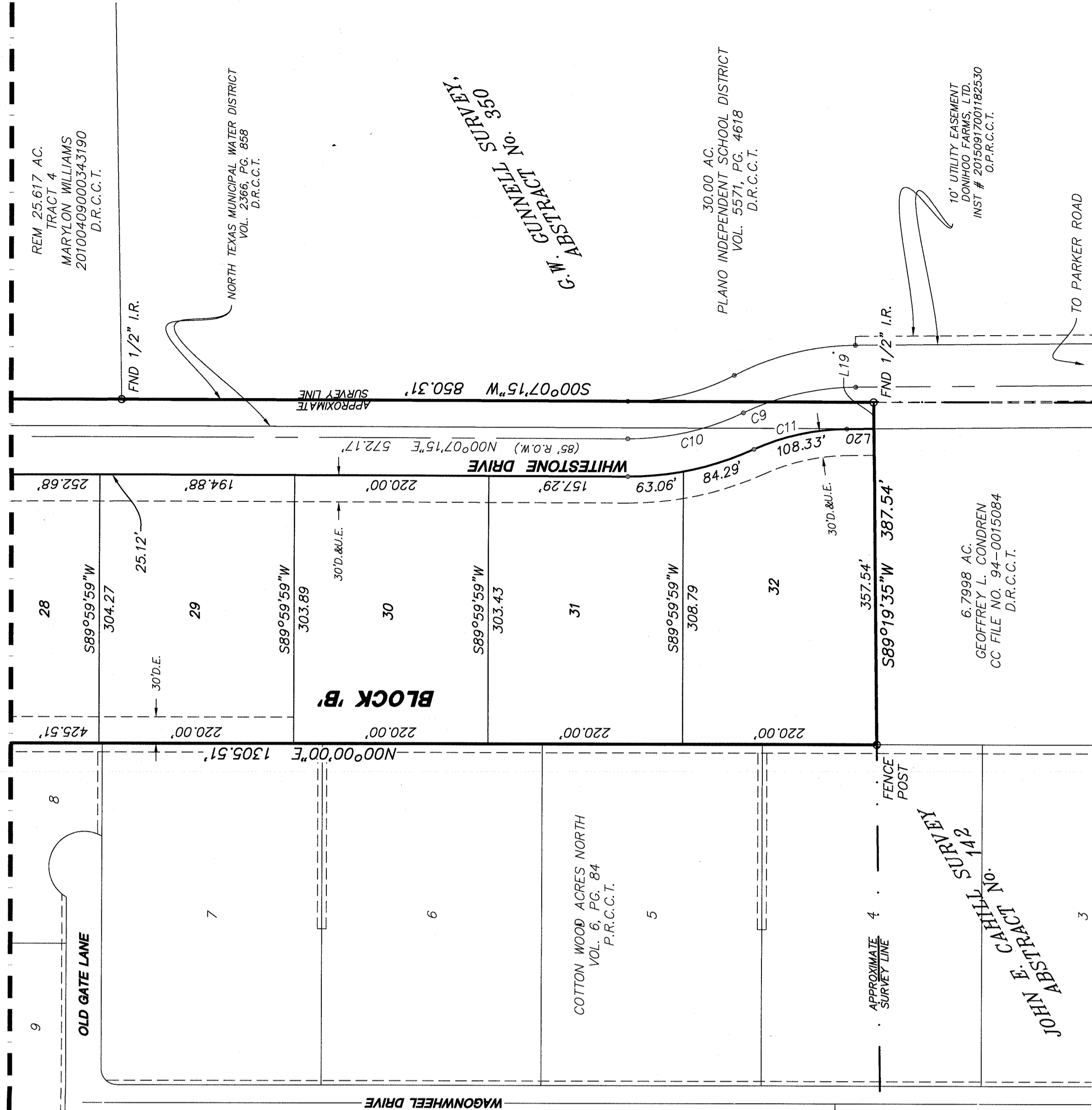
I HEREBY CERTIFY THAT THE ON-SITE SEWAGE FACILITIES DESCRIBED ON THIS PLAT COMPLY WITH THE APPLICABLE ORDINANCES OF THE STATE OF TEXAS AND COLLIN COUNTY, TEXAS, AND THAT THE REPRESENTING THE SITE CONDITIONS IN THE AREA IN WHICH ON-SITE SEWAGE FACILITIES ARE PLANNED TO BE USED.

David Goss
REGISTERED SANITARIAN OR DESIGNATED REPRESENTATIVE
COLLIN COUNTY DEVELOPMENT SERVICES

LEGEND
O.P.R.C.C.T. OFFICIAL PROPERTY RECORDS COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS COLLIN COUNTY TEXAS
O I.R. FND. (SURVEYOR)
O 5/8" CAPPED IRON ROD SET WITH YELLOW CAP
O STAMPED "WESTWOOD PS"
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE & UTILITY EASEMENT
P.C. PLAT PAGE
P.C. PLAT PAGE
D.C. DOCUMENT NUMBER
R.C. RECORD NUMBER
B.L. BUILDING LINE
E.E. ELECTRIC EASEMENT

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

MATCHLINE SHEET 2 OF 3



FINAL PLAT
OF
WHITESTONE ESTATES, PHASE 1
74 RESIDENTIAL LOTS/1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
SURVEY, ABSTRACT NO. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

VICINITY MAP
NOT TO SCALE

OWNER
DONIHOO FARMS, LTD.

4925 GREENVILLE AVENUE, SUITE 1020
DALLAS, TEXAS 75206
(214) 368-0238

ENGINEER/SURVEYOR

Westwood

Phone (214) 474-4640
Faxline (888) 937-5158
Survey Firm No. 10074801
Westwood Professional Services, Inc.

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

JOHN W. BIRKHOFF, P.E.
GARY C. HENDRICKS, P.E.
JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

February 15, 2017

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

Re: Whitestone Estates (formerly Donihoo)

Dear Mr. Flanigan:

We completed a site visit to the Whitestone Estates development on Tuesday, February 15, 2017 to determine if the work is complete. During our site visit we observed the following:

The detention pond has been excavated and the bottom is rough graded. It appears wind rows are in the bottom and holds water.

Fire Hydrants have not been rotated to have the 5 1/4 inch nozzle pointed to the street and valve stacks need to be adjusted to grade. Final grading around the fire hydrants will need to take place.

Water meter boxes have not been installed.

It was reported that the gas line has not been installed and that the addition may not be served by gas.

No vegetation has been established. It has been reported that the disturbed areas have been seeded.

The parkway along the west side of Whitestone Drive has a windrow berm preventing storm water from draining to the drainage ditch.

Water ponds on the pavement at the intersection of Donna Drive and Donihoo Drive.

It is our opinion that the fire hydrants and valve stacks should be able to be completed within a few days, clean up grading within a week. We are not sure what will need to take place to resolve the ponding of water at Donna Drive and Donihoo Drive, the design engineer will need to review this intersection. We are available at your convenience to discuss any questions you may have of our finding.

Sincerely,



John W. Birkhoff, P

Exhibit 3



BUILDING PERMIT TOTALS

Feb-17

ACCESSORY/OUTBUILDING PERMITS	3
IRRIGATION/LAWN SPRINKLER PERMITS	4
MISCELLANEOUS PERMITS	6
SWIMMING POOL PERMITS	5
REMODEL/ADDITION PERMITS	1
SINGLE FAMILY RESIDENTIAL PERMITS	5
INSPECTIONS	149

CITY OF PARKER
PERMIT LOG
FEBRUARY 2017

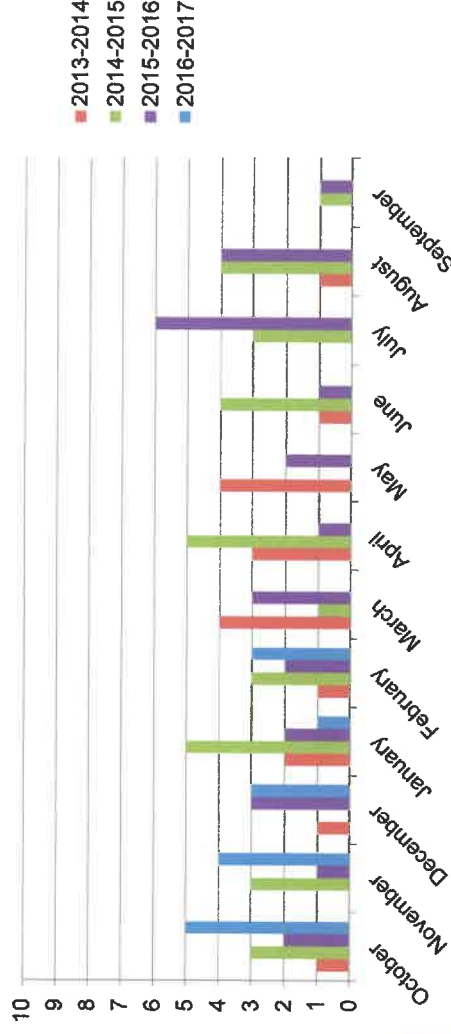
PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE	SEWER TAP FEE
2017-1003	2/1/2017	ACC	5803 ANDOVER DR	TEXAS OUTDOOR OASIS	PATIO COVER	\$7,766	252	\$175.00	NA	NA	NA
2017-1004	2/15/2017	ACC	5807 MIDDLETON DR	BMR POOL & PATIO	PATIO, BAR, ARBOR	\$48,000	380	\$250.00	NA	NA	NA
2017-1001	2/23/2017	ACC	7289 MOSS RIDGE RD	SCHOENEKASE	WORKSHOP	\$20,000	1200	\$150.00	NA	NA	NA
2017-4007	2/9/2017	IRR	6806 MIDDLETON DR	M.L. JOHNSON	IRRIGATION SYSTEM	\$1,100	NA	\$75.00	NA	NA	NA
2017-4005	2/8/2017	IRR	6602 ERIN LN	LAWN LIQUID IRRIGATION	IRRIGATION SYSTEM	\$1,200	NA	\$75.00	NA	NA	NA
2017-4006	2/8/2017	IRR	5401 TENNYSON CT	LAWN LIQUID IRRIGATION	IRRIGATION SYSTEM	\$1,200	NA	\$75.00	NA	NA	NA
2017-4008	2/24/2017	IRR	5710 MIDDLETON DR	ML JOHNSON	IRRIGATION	\$1,100	NA	\$75.00	NA	NA	NA
2017-5003	2/22/2017	MECH	5806 RIDGEMORE DR	ADVENT AIR CONDITIONING	COMPLETE SYS & COND	NA	NA	\$75.00	NA	NA	NA
2017-7009	2/2/2017	PLUM	5803 ASCOT CT	SAME DAY WATER HEATERS	2 GAS WH	NA	NA	\$75.00	NA	NA	NA
2017-7010	2/2/2017	PLUM	5905 WESSEX CT	LEGACY PLUMBING	2 WH IN ATTIC	NA	NA	\$75.00	NA	NA	NA
2017-7011	2/2/2017	PLUM	6008 BRACKNELL DR	BAKER BROTHERS	2 GAS WH	NA	NA	\$75.00	NA	NA	NA
2017-7012	2/2/2017	PLUM	5906 GREGORY LN	DU WEST	UNDERSLAB REPAIR/KITCHEN DRAIN	NA	NA	\$75.00	NA	NA	NA
2017-7013	2/27/2017	PLUM	2013 DUBLIN RD	ROOTER ROTO PLUMB	REPLACE SEWER LINE UNDER HOUSE	NA	NA	\$75.00	NA	NA	NA
2017-10002	2/3/2017	POOL	7401 MEADOW GLEN DR	CLAFFEY POOLS	POOL	\$46,315	NA	\$600.00	NA	NA	NA
2017-10003	2/3/2017	POOL	4407 SALISBURY DR	HOBERT POOLS	POOL	\$55,000	NA	\$500.00	NA	NA	NA
2017-10006	2/15/2017	POOL	5807 MIDDLETON DR	BMR POOL & PATIO	POOL	\$77,000	NA	\$600.00	NA	NA	NA
2017-10006	2/15/2017	POOL	6304 NORTHRIDGE PKWY	GOLD MEDAL POOLS	POOL	\$46,000	NA	\$600.00	NA	NA	NA
2017-10008	2/24/2017	POOL	5204 WESTFIELD DR	GOLD MEDAL POOLS	POOL	\$35,000	NA	\$500.00	NA	NA	NA
2017-80002	2/1/2017	REMOD	5303 BARRINGTON DR	MCCLURE	ADDITION	\$13,350	890	\$553.40	NA	NA	NA
2016-9054	2/3/2017	SFR	5204 BERWICK LN	NEWCASTLE HOMES	NEW RESIDENCE	\$400,000	6893	\$4,316.87	\$1,000	\$2,000	NA
2017-9001	2/3/2017	SFR	5401 WESTFIELD DR	GRAND HOMES	NEW RESIDENCE	\$532,440	5916	\$3,740.44	\$1,000	\$2,000	\$1,000
2017-9002	2/3/2017	SFR	5206 WESTFIELD DR	GRAND HOMES	NEW RESIDENCE	\$602,840	6696	\$4,200.64	\$1,000	\$2,000	\$1,000
2017-9003	2/3/2017	SFR	4706 BRYCE DR	CHESMAR HOMES	NEW RESIDENCE	\$336,000	5921	\$3,743.38	\$1,000	\$2,000	NA
2017-9004	2/3/2017	SFR	6603 ERIN LN	CHESMAR HOMES	NEW RESIDENCE	\$336,000	5921	\$3,743.38	\$1,000	\$2,000	NA
					TOTAL=	\$2,558,101		\$24,123.13	\$5,000	\$10,000	\$39,123

PERMIT GRAPHS

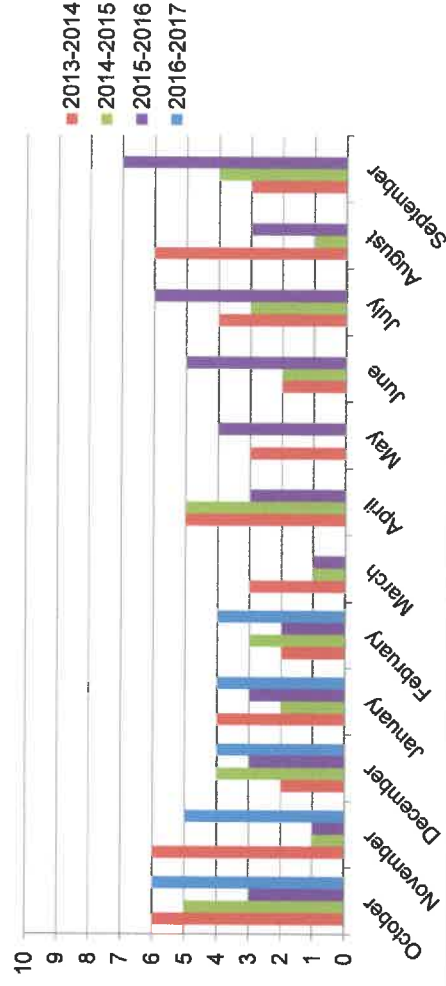
Accessory/Outbuildings Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	1	3	2	5
November	0	3	1	4
December	1	0	3	3
January	2	5	2	1
February	1	3	2	3
March	4	1	3	
April	3	5	1	
May	4	0	2	
June	1	4	1	
July	0	3	6	
August	1	4	4	
September	0	1	1	
Y-T-D Total	18	32	28	16

Irrigation/Lawn Sprinkler Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	6	5	3	6
November	6	1	1	5
December	2	4	3	4
January	4	2	3	4
February	2	3	2	4
March	3	1	1	
April	5	5	3	
May	3	0	4	
June	2	2	5	
July	4	3	6	
August	6	1	3	
September	3	4	7	
Y-T-D Total	46	31	41	23

Accessory/Outbuilding Permits



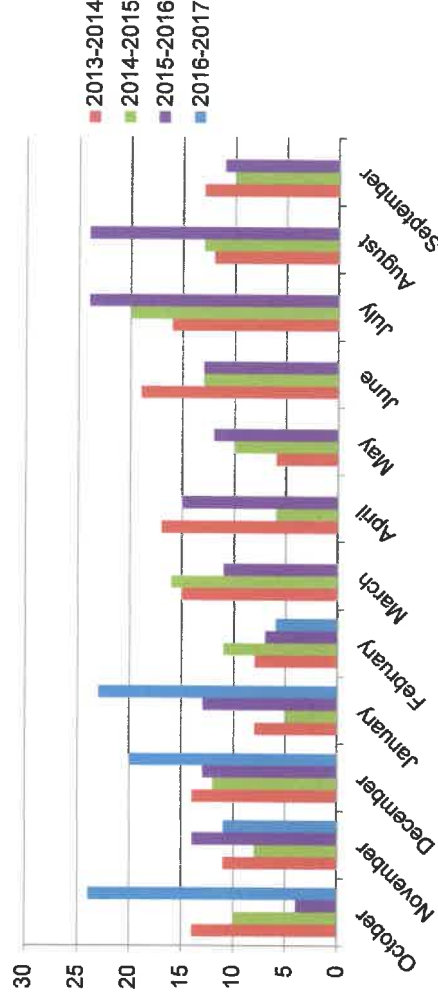
Irrigation/Lawn Sprinkler Permits



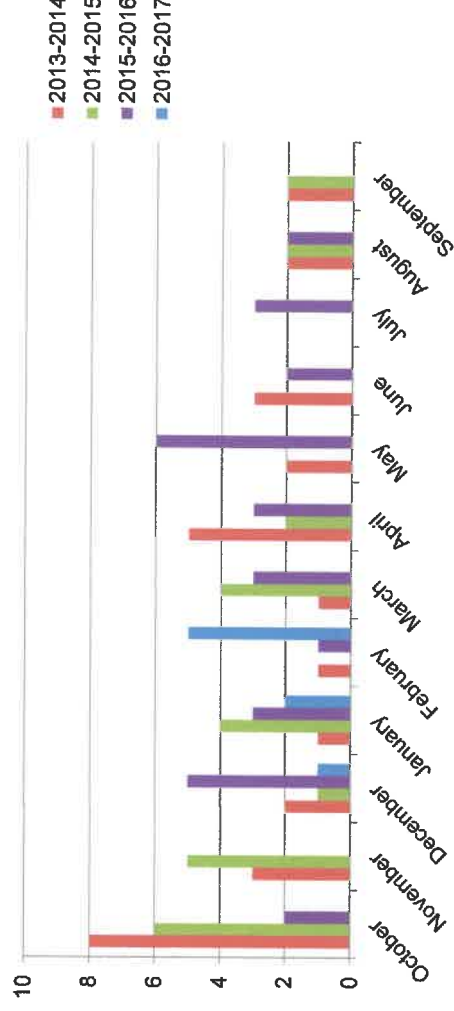
PERMIT GRAPHS

Miscellaneous Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	14	10	4	24
November	11	8	14	11
December	14	12	13	20
January	8	5	13	23
February	8	11	7	6
March	15	16	11	
April	17	6	15	
May	6	10	12	
June	19	13	13	
July	16	20	24	
August	12	13	24	
September	13	10	11	
Y-T-D Total	153	134	161	84
Swimming Pool Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	8	6	2	0
November	3	5	0	0
December	2	1	5	1
January	1	4	3	2
February	1	0	1	5
March	1	4	3	
April	5	2	3	
May	2	0	6	
June	3	0	2	
July	0	0	3	
August	2	2	2	
September	2	2	0	
Y-T-D Total	30	26	30	8

Miscellaneous Permits



Swimming Pool Permits

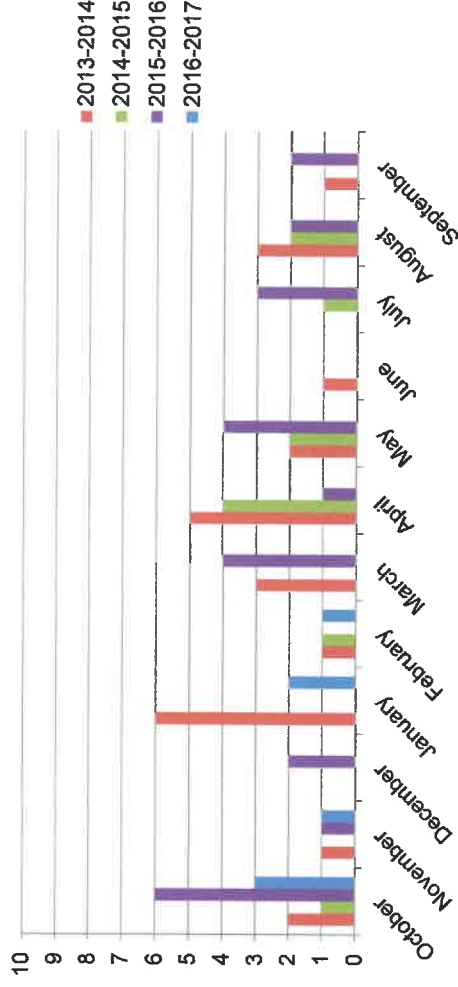


PERMIT GRAPHS

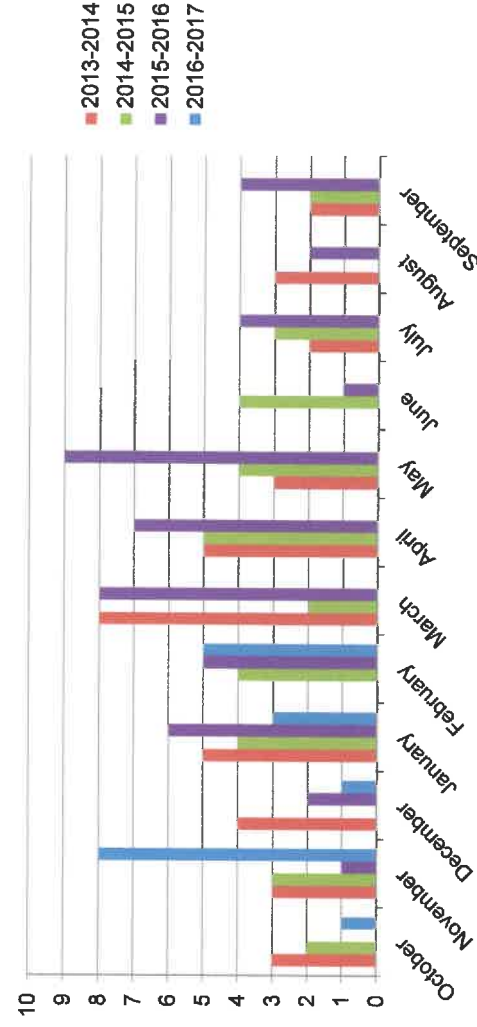
Remodel/Addition Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	2	1	6	3
November	1	0	1	1
December	0	0	2	0
January	6	0	0	2
February	1	1	0	1
March	3	0	4	
April	5	4	1	
May	2	2	4	
June	1	0	0	
July	0	1	3	
August	3	2	2	
September	1	0	2	
Y-T-D Total	25	11	25	7

Single Family Residential Building Permits				
Fiscal Year	2013-2014	2014-2015	2015-2016	2016-2017
October	3	2	0	1
November	3	3	1	8
December	4	0	2	1
January	5	4	6	3
February	0	4	5	5
March	8	2	8	
April	5	5	7	
May	3	4	9	
June	0	4	1	
July	2	3	4	
August	3	0	2	
September	2	2	4	
Y-T-D Total	38	33	49	18

Remodel/Addition Permits



Single Family Residential Permits



**INSPECTION LOG
FEBRUARY 2017**

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2017-1002	5604 KARA LN	ACC	Foundation	2/3/2017	2/3/2017	TRUE		ISS	1
2016-1037	4203 SYCAMORE LN	ACC	Foundation	2/6/2017	2/6/2017	TRUE		ISS	1
2017-1003	5803 ANDOVER DR	ACC	Foundation	2/8/2017	2/8/2017	TRUE		ISS	1
2017-1002	5504 KARA LN	ACC	Framing	2/22/2017		FALSE	FAILED 2/22	ISS	1
2017-1002	5504 KARA LN	ACC	Electrical Rough	2/22/2017		FALSE	FAILED 2/22	ISS	1
2017-1003	5803 ANDOVER DR	ACC	Electrical Rough	2/23/2017	2/23/2017	TRUE		ISS	1
2016-3029	5805 MIDDLETON DR	FSPR	Fire Hydro Visual	1/31/2017	2/2/2017	TRUE	FAILED 1/31	ISS	2
2017-3004	6801 HAVENHURST CT	FSPR	Fire Hydro Visual	2/2/2017	2/2/2017	TRUE		ISS	1
2017-3002	5302 ASHFORD CT	FSPR	Fire Hydro Visual	2/7/2017	2/7/2017	TRUE		ISS	1
2017-3001	4608 SALISBURY DR	FSPR	Fire Hydro Visual	2/13/2017	2/13/2017	TRUE		ISS	1
2017-3007	5209 MIDDLETON DR	FSPR	Fire Hydro Visual	2/15/2017	2/15/2017	TRUE		ISS	1
2017-3006	5203 NORWICK DR	FSPR	Fire Hydro Visual	2/21/2017	2/21/2017	TRUE		ISS	1
2017-3003	5207 MIDDLETON DR	FSPR	Fire Hydro Visual	2/23/2017	2/23/2017	TRUE		ISS	1
2017-5001	5802 KENSINGTON CT	MECH	Final	2/24/2017	2/24/2017	TRUE		FINAL	1
2017-7008	5005 ENGLENOOK DR	PLUM	Water Heater	2/7/2017		FALSE	NO ANSWER	ISS	1
2017-7012	5906 GREGORY LN	PLUM	Plumbing Final	2/22/2017	2/22/2017	TRUE	UNDER SLAB REPAIR	FINAL	1
2016-10021	5101 ENGLENOOK DR	POOL	Fence Final	2/1/2017	2/1/2017	TRUE		ISS	1
2017-10001	5803 ANDOVER DR	POOL	Belly Steel	2/3/2017	2/3/2017	TRUE		ISS	1
2017-10001	5803 ANDOVER DR	POOL	Gas Line to Pool Heater	2/13/2017	2/13/2017	TRUE		ISS	1
2017-10006	6304 NORTHRIDGE PKWY	POOL	Belly Steel	2/17/2017	2/17/2017	TRUE		ISS	1
2016-10021	5101 ENGLENOOK DR	POOL	Pool Final	2/22/2017		FALSE	FAILED 2/22	ISS	1
2017-10004	5306 WESTFIELD DR	POOL	Belly Steel	2/22/2017	2/22/2017	TRUE		ISS	1
2017-10003	4407 SALISBURY DR	POOL	Belly Steel	2/28/2017	2/28/2017	TRUE		ISS	1
2016-80012	3907 SADDLE TRL	REMOD	Electrical Rough	12/22/2016	2/8/2017	TRUE	FAILED 12/22 & 2/7	ISS	3
2016-80012	3907 SADDLE TRL	REMOD	Mechanical Rough	12/22/2016	2/8/2017	TRUE	FAILED 12/22 & 2/7	ISS	3
2016-80012	3907 SADDLE TRL	REMOD	Framing	12/22/2016	2/8/2017	TRUE	FAILED 12/22 & 2/7	ISS	3
2016-80012	3907 SADDLE TRL	REMOD	Plumbing Top-Out	12/22/2016	2/8/2017	TRUE	FAILED 12/22 & 2/7	ISS	3
2016-80018	3608 MCCREARY RD	REMOD	Electrical Rough	2/2/2017	2/2/2017	TRUE		ISS	1
2017-80001	4904 RIDGEVIEW DR	REMOD	Other	2/17/2017	2/17/2017	TRUE	PIER & FOOTER	ISS	1
2016-9025	6801 HAVENHURST CT	SFR	Plumbing Top-Out	1/30/2017	2/1/2017	TRUE	FAILED 1/30/17	ISS	2
2016-9025	6801 HAVENHURST CT	SFR	Electrical Rough	1/30/2017	2/1/2017	TRUE	FAILED 1/30/17	ISS	2

**INSPECTION LOG
FEBRUARY 2017**

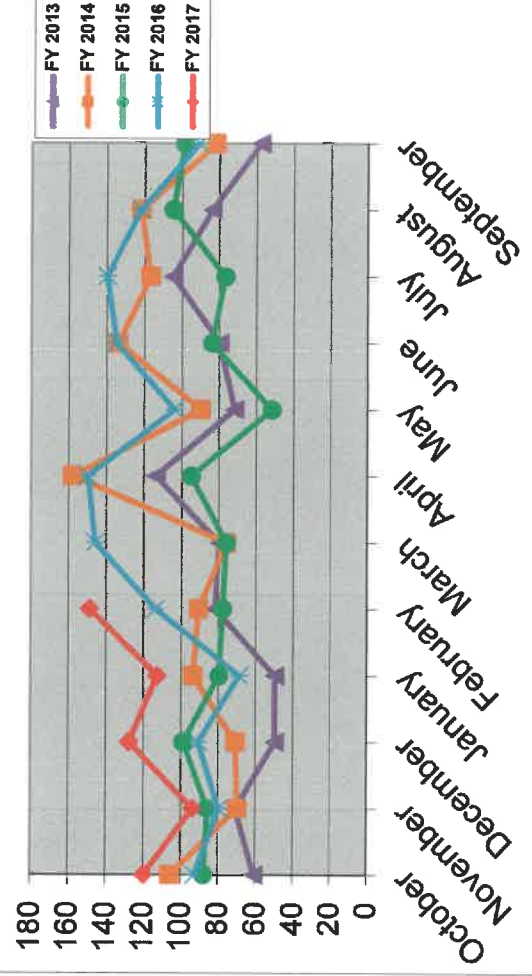
PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2016-9025	6801 HAVENHURST CT	SFR	Mechanical Rough	1/30/2017	2/1/2017	TRUE	FAILED 1/30/17	ISS	2
2016-9025	6801 HAVENHURST CT	SFR	Framing	1/30/2017	2/1/2017	TRUE	FAILED 1/30/17	ISS	2
2016-9034	5300 BERWICK LN	SFR	Meter Release - Electric	2/1/2017	2/1/2017	TRUE		ISS	1
2016-9042	5311 WESTFIELD DR	SFR	Plumbing Top-Out	2/1/2017	2/7/2017	TRUE	FAILED 2/1	ISS	2
2016-9042	5311 WESTFIELD DR	SFR	Electrical Rough	2/1/2017	2/7/2017	TRUE	FAILED 2/1	ISS	2
2016-9042	5311 WESTFIELD DR	SFR	Mechanical Rough	2/1/2017	2/7/2017	TRUE	FAILED 2/1	ISS	2
2016-9042	5311 WESTFIELD DR	SFR	Framing	2/1/2017	2/7/2017	TRUE	FAILED 2/1	ISS	2
2016-9019	5401 TENNYSON CT	SFR	Meter Release - Gas	2/1/2017	2/1/2017	TRUE		ISS	1
2016-9051	5400 WESTFIELD DR	SFR	Foundation	2/2/2017	2/2/2017	TRUE		ISS	1
2015-9003	6807 OVERBROOK DR	SFR	Meter Release - Gas	2/2/2017	2/2/2017	TRUE		ISS	1
2017-9002	5206 WESTFIELD DR	SFR	T-Pole	2/6/2017	2/6/2017	TRUE		ISS	1
2017-9001	5401 WESTFIELD DR	SFR	T-Pole	2/6/2017	2/6/2017	TRUE		ISS	1
2016-9031	3002 DUBLIN RD	SFR	Plumbing Top-Out	2/7/2017	2/16/2017	TRUE	FAILED 2/7/17	ISS	2
2016-9031	3002 DUBLIN RD	SFR	Electrical Rough	2/7/2017	2/16/2017	TRUE	FAILED 2/7/17	ISS	2
2016-9031	3002 DUBLIN RD	SFR	Mechanical Rough	2/7/2017	2/16/2017	TRUE	FAILED 2/7/17	ISS	2
2016-9031	3002 DUBLIN RD	SFR	Framing	2/7/2017	2/16/2017	TRUE	FAILED 2/7/17	ISS	2
2016-9040	5302 ASHFORD CT	SFR	Plumbing Top-Out	2/7/2017	2/7/2017	TRUE		ISS	1
2016-9040	5302 ASHFORD CT	SFR	Electrical Rough	2/7/2017	2/7/2017	TRUE		ISS	1
2016-9040	5302 ASHFORD CT	SFR	Mechanical Rough	2/7/2017	2/7/2017	TRUE		ISS	1
2016-9040	5302 ASHFORD CT	SFR	Framing	2/7/2017	2/7/2017	TRUE		ISS	1
2016-9053	5905 MIDDLETON DR	SFR	Foundation	2/7/2017	2/7/2017	TRUE		ISS	1
2016-9043	6802 CHESWICK CT	SFR	Plumbing Top-Out	2/7/2017	2/15/2017	TRUE	FAILED 2/7 & 2/13	ISS	3
2016-9043	6802 CHESWICK CT	SFR	Electrical Rough	2/7/2017	2/15/2017	TRUE	FAILED 2/7 & 2/13	ISS	3
2016-9043	6802 CHESWICK CT	SFR	Mechanical Rough	2/7/2017	2/15/2017	TRUE	FAILED 2/7 & 2/13	ISS	3
2016-9043	6802 CHESWICK CT	SFR	Framing	2/7/2017	2/15/2017	TRUE	FAILED 2/7 & 2/13	ISS	3
2016-9044	4608 SALISBURY DR	SFR	Plumbing Top-Out	2/8/2017	2/13/2017	TRUE	FAILED 2/8	ISS	2
2016-9044	4608 SALISBURY DR	SFR	Electrical Rough	2/8/2017	2/13/2017	TRUE	FAILED 2/8	ISS	2
2016-9044	4608 SALISBURY DR	SFR	Mechanical Rough	2/8/2017	2/13/2017	TRUE	FAILED 2/8	ISS	2
2016-9044	4608 SALISBURY DR	SFR	Framing	2/8/2017	2/13/2017	TRUE	FAILED 2/8	ISS	2
2016-9052	5303 NORWICK DR	SFR	Foundation	2/8/2017	2/8/2017	TRUE		ISS	1
2017-9002	5206 WESTFIELD DR	SFR	Plumbing Rough	2/13/2017	2/16/2017	TRUE	FAILED 2/13	ISS	2
2017-9001	5401 WESTFIELD DR	SFR	Form Survey	2/13/2017	2/13/2017	TRUE		ISS	1
2017-9001	5401 WESTFIELD DR	SFR	Plumbing Rough	2/13/2017	2/16/2017	TRUE	FAILED 2/13	ISS	2
2016-9030	5802 MIDDLETON DR	SFR	Driveway Approach	2/13/2017	2/16/2017	TRUE	FAILED 2/13	ISS	2

INSPECTION LOG FEBRUARY 2017

PERMIT NUMBER	ADDRESS	TYPE	INSPECTION	SCHEDULED	COMPLETED	RESULT	NOTES	STATUS	#
2016-9013	6505 ERIN LN	SFR	Survey Plat	2/13/2017	2/13/2017	TRUE		FINAL	1
2016-9013	6505 ERIN LN	SFR	Building Final	2/13/2017	2/13/2017	TRUE		FINAL	1
2017-9004	6603 ERIN LN	SFR	T-Pole	2/13/2017	2/13/2017	TRUE		ISS	1
2017-9004	6603 ERIN LN	SFR	Plumbing Rough	2/13/2017	2/16/2017	TRUE	FAILED 2/13	ISS	2
2016-9050	6605 ERIN LN	SFR	Plumbing Rough	2/13/2017	2/16/2017	TRUE	FAILED 2/13	ISS	2
2016-9045	5209 MIDDLETON DR	SFR	Plumbing Top-Out	2/15/2017	2/16/2017	TRUE	FAILED 2/15	ISS	2
2016-9045	5209 MIDDLETON DR	SFR	Electrical Rough	2/15/2017	2/16/2017	TRUE	FAILED 2/15	ISS	2
2016-9045	5209 MIDDLETON DR	SFR	Mechanical Rough	2/15/2017	2/16/2017	TRUE	FAILED 2/15	ISS	2
2016-9045	5208 MIDDLETON DR	SFR	Framing	2/15/2017	2/16/2017	TRUE	FAILED 2/15	ISS	2
2016-9032	3000 DUBLIN RD	SFR	Plumbing Top-Out	2/16/2017	2/16/2017	TRUE		ISS	1
2016-9032	3000 DUBLIN RD	SFR	Electrical Rough	2/16/2017	2/16/2017	TRUE		ISS	1
2016-9032	3000 DUBLIN RD	SFR	Mechanical Rough	2/16/2017	2/16/2017	TRUE		ISS	1
2016-9032	3000 DUBLIN RD	SFR	Framing	2/16/2017	2/16/2017	TRUE		ISS	1
2017-9002	5206 WESTFIELD DR	SFR	Form Survey	2/16/2017	2/16/2017	TRUE		ISS	1
2016-9018	6401 HOLBROOK CIR	SFR	Meter Release - Electric	2/16/2017	2/17/2017	TRUE	FAILED 2/16	ISS	2
2016-9018	6401 HOLBROOK CIR	SFR	Meter Release - Gas	2/16/2017	2/16/2017	TRUE		ISS	1
2017-9004	6603 ERIN LN	SFR	Form Survey	2/16/2017	2/16/2017	TRUE		ISS	1
2016-9050	6605 ERIN LN	SFR	Form Survey	2/16/2017	2/16/2017	TRUE		ISS	1
2016-9047	5203 NORWICK DR	SFR	Plumbing Top-Out	2/21/2017	2/28/2017	TRUE	FAILED 2/21	ISS	2
2016-9047	5203 NORWICK DR	SFR	Electrical Rough	2/21/2017	2/28/2017	TRUE	FAILED 2/21	ISS	2
2016-9047	5203 NORWICK DR	SFR	Mechanical Rough	2/21/2017	2/28/2017	TRUE	FAILED 2/21	ISS	2
2016-9047	5203 NORWICK DR	SFR	Framing	2/21/2017	2/28/2017	TRUE	FAILED 2/21	ISS	2
2016-9036	5204 WESTFIELD DR	SFR	Driveway Approach	2/21/2017	2/21/2017	TRUE		ISS	1
2017-9004	6603 ERIN LN	SFR	T-Pole	2/22/2017	2/22/2017	TRUE		ISS	1
2016-9027	5207 MIDDLETON DR	SFR	Plumbing Top-Out	2/23/2017	2/24/2017	TRUE	FAILED 2/23	ISS	2
2016-9027	5207 MIDDLETON DR	SFR	Electrical Rough	2/23/2017	2/24/2017	TRUE	FAILED 2/23	ISS	2
2016-9027	5207 MIDDLETON DR	SFR	Mechanical Rough	2/23/2017	2/24/2017	TRUE	FAILED 2/23	ISS	2
2016-9027	5207 MIDDLETON DR	SFR	Framing	2/23/2017	2/24/2017	TRUE	FAILED 2/23	ISS	2
2016-9049	4607 BRYCE DR	SFR	Other	2/24/2017	2/24/2017	TRUE	BRICK TIES	ISS	1
2016-9050	6605 ERIN LN	SFR	Foundation	2/24/2017	2/24/2017	TRUE		ISS	1
2017-9002	5206 WESTFIELD DR	SFR	Foundation	2/28/2017	2/28/2017	TRUE		ISS	1
2017-9001	5401 WESTFIELD DR	SFR	Foundation	2/28/2017	2/28/2017	TRUE		ISS	1
2017-9004	6603 ERIN LN	SFR	Foundation	2/28/2017	2/28/2017	TRUE		ISS	1
								TOTAL=	149

Monthly Inspection Report

	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
October	61	106	88	93	120
November	71	70	86	80	94
December	50	71	99	91	128
January	50	94	80	69	113
February	82	91	78	114	149
March	80	76	76	146	
April	114	158	95	150	
May	72	90	52	104	
June	80	134	84	135	
July	105	117	77	140	
August	84	122	105	122	
September	58	82	99	91	
Year Total	907	1211	1019	1335	604



CODE ENFORCEMENT REPORT 2016-2017

Violation Description	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
High Grass													0
Illegal Dumping		1	2										3
Illegal Structure													0
Illegal Vehicle	1												1
Junked Vehicles	1												1
Lot Maintenance	2	5	6	3	4								20
Trash and Debris	5	6	4	10	15								40
ITEM TOTALS	9	12	10	15	19	0	0	0	0	0	0	0	65

Officer Actions	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
Verbal Warnings	9	10	10	15	19								63
Complied/Resolved	9	10	10	15	19								63
10 Day Notice (Letters Mailed)	2	2											4
Extension Granted													0
Complied/Resolved	2	2											4
Citations Issued													0
Stop Work Order													0
Misc													0
ITEM TOTALS	22	24	20	30	38	0	0	0	0	0	0	0	134

City of Parker Municipal Court Monthly Report

February, 2017	Traffic Misdemeanors	Non-Traffic Misdemeanors
New Cases Filed	55	8
Total Pending Cases	828	350
Uncontested Dispositions	19	14
Compliance Dismissals		
After Driver Safety Course	12	
After Deferred Disposition	16	0
After Proof of Insurance	6	
Other Dismissals	3	0
Total Cases Disposed	56	14
Arrest Warrants Issued	5	
Warrants Cleared	18	
Total Outstanding Warrants	636	
Show Cause Hearings Held	5	0
Trials	0	0
Fines, Court Costs & Other Amounts Collected:		
Retained by City	\$8,515.00	
Remitted to State	\$4,927.00	
Total	\$13,442.00	

Definitions:

Show Cause Hearing - A court hearing that is held for a defendant who has been granted a Driving Safety Course or Deferred Disposition to Show Cause for Non-Compliance

All cases heard in Municipal Court are Class C Misdemeanors Only.

PARKER POLICE DEPARTMENT
REPORT OF MONTHLY STATISTICS YEAR TO DATE

February 2017	THIS MONTH	THIS MONTH LAST YEAR	% CHANGE	YTD 2017	YTD 2016	% CHANGE
for Service Traffic	700			1413		
Calls for Service	148			339		
Traffic Contacts - All Units	91			191		
House Watch	289			547		
Other Service Response Incidents	172			336		
Reported Incidents - Part 1	4			6		
Homicide	0			0		
Theft (Includes:)	3			4		
Larceny/Theft	1			2		
BMV's	1			1		
Auto Theft	1			1		
Residential Burglary	0			0		
Business Burglary	1			1		
Robbery	0			0		
Aggravated Assault	0			0		
Sexual Assault	0			1		
Part 2 Offenses	14			23		
Simple Assault	3			4		
Vandalism	2			2		
Narcotics	1			3		
Fraud (Forgery, ID Theft, etc.)	3			6		
Harassment	1			1		
Incident Reports	3			6		
Mental Health	1			1		
Adult Arrests	0			2		
Males	0			1		
Females	0			1		
Traffic Enforcement	95			206		
Citations	59			125		
Warnings	36			81		
Accidents	3			6		
Injury	1			2		
Non-Injury	2			4		
FLID	0			0		
Investigations	55			96		
Cases Assigned	14			26		
Clearances	7			11		
Closures	5			10		
Follow-Ups	29			49		
Alarm Activations						
Residential	9			21		
Chargeable	9			20		
Non-Chargeable	0			1		
Business	0			1		
Chargeable	0			1		
Non-Chargeable	0			0		
Outside Agency Activities	16			52		
Murphy PD	7			32		
Collin County SO	7			12		
Wylie PD	0			1		
Allen PD	2			5		
Other	0			2		
Staff	Sworn	Civilian	Reserve			
Authorized	9	1	2			
In Training	0	0	0			
Openings	1	0	0			
% Staffed	89%	100%	100%			
Reserve Hours	18					



Parker, TX

Date range: February 2017

Monthly Web Report

Visits Summary



Name	Value
Unique visitors	2,922
Visits	3,747
Actions	11,954
Maximum actions in one visit	183
Actions per Visit	3
Avg. Visit Duration (in seconds)	00:02:51
Bounce Rate	49%
























Site Search Keywords

Keyword	Searches	Search Results pages	% Search Exits
bulk trash	3	1	33%
open records	3	1	0%
animal control	2	2	0%
bid posting	2	1	0%
bid postings	2	2	50%
chicken	2	2	0%
fee schedule	2	1	50%
in home business	2	1	0%
permit	2	1	0%
public information/records request	2	3	0%
warrants	2	5	50%
"boundary settlement"	1	1	0%
721	1	3	0%
911 calls	1	1	100%
4101 glen meadows drive	1	1	100%
4907 old parker, texas 75002	1	1	100%
alarm renewal form	1	9	0%
animal control	1	1	0%
animal	1	1	100%
animal license	1	1	0%
are chickens allowed in backyard	1	1	0%
are chickens allowed in city limits	1	1	0%
automatic payment	1	1	0%
Others	112	176	19%




Referrer Type

Referrer Type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Revenue
Direct Entry	2,043	6,247	3	00:03:08	53%	\$ 0
Search Engines	1,430	4,824	3	00:02:34	45%	\$ 0
Websites	274	883	3	00:02:08	38%	\$ 0

Country

Country	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Revenue
 United States	3,296	10,696	3	00:02:56	48%	\$ 0
 Canada	266	900	3	00:02:23	38%	\$ 0
 Philippines	34	101	3	00:02:37	71%	\$ 0
 France	24	59	3	00:07:41	50%	\$ 0
 India	18	56	3	00:01:54	72%	\$ 0
 United Kingdom	16	18	1	00:00:01	88%	\$ 0
 Germany	13	23	2	00:00:26	85%	\$ 0
 Russia	11	15	1	00:00:11	91%	\$ 0
 United Arab Emirates	5	5	1	00:00:00	100%	\$ 0
 South Africa	4	8	2	00:02:23	25%	\$ 0
 Cayman Islands	3	3	1	00:00:00	100%	\$ 0
 China	3	6	2	00:00:11	0%	\$ 0
 Malaysia	3	4	1	00:00:00	67%	\$ 0
 Nigeria	3	5	2	00:00:01	67%	\$ 0
 Ukraine	3	3	1	00:00:00	100%	\$ 0
 Unknown	3	3	1	00:00:00	100%	\$ 0
 ? Unknown	3	4	1	00:06:20	67%	\$ 0
 Austria	2	2	1	00:00:00	100%	\$ 0
 Brazil	2	2	1	00:00:00	100%	\$ 0
 Ghana	2	2	1	00:00:00	100%	\$ 0
 Kenya	2	2	1	00:00:00	100%	\$ 0
 Kuwait	2	2	1	00:00:00	100%	\$ 0
 Liberia	2	3	2	00:00:01	50%	\$ 0
Others	27	32	1	00:00:18	93%	\$ 0

Device type

Device type	Visits	Actions	Actions per Visit	Avg. Time on Website	Bounce Rate	Conversion Rate
 Desktop	2,657	9,144	3	00:03:08	47%	0%
 Smartphone	783	1,922	3	00:01:37	55%	0%
 Tablet	249	749	3	00:03:27	44%	0%
Unknown	39	71	2	00:05:10	67%	0%
Phablet	19	68	4	00:00:36	53%	0%



Council Agenda Item

Item 6
C'Sec Use Only

Budget Account Code:	Meeting Date: March 13, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: March 10, 2017
Exhibits:	1. Application 2. Proposed Ordinance (Exhibit A, B, & C)

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 744,
THE WHITESTONE ESTATES (FORMERLY DONIHOO FARMS) ANNEXATION.
[SHELBY]


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 followed the annexation process as required by law. The 1st public hearing was held on February 7, 2017 and the 2nd public hearing was held on February 21, 2017 *in accordance with Texas State Law*. The proposed ordinance has been included in the City Council packet for your review.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	<i>Brandon Shelby</i>	Date:	Via Email 03/08/2017
City Administrator:	<i>Jeff Flanigan</i>	Date: 	03/10/2017

DONIHOO FARMS, LTD
4925 Greenville Ave., Suite 1020
Dallas, Texas 75206
(214) 368-0238:Office
(214) 368-0812:Fax

RECEIVED
DEC 14 2016
CITY OF PARKER

December 12, 2016

Mr. Jeff Flanigan
City of Parker
5700 East Parker Road
Parker, Texas 75002

Ref: Annexation Application – Donihoo Farms Phase 1

Dear Jeff:

Attached is our completed and signed Annexation Application for the above referenced project. Also enclosed find the legal description (Exhibit A) and survey (Exhibit B) for the above referenced property.

Please note that the Application Fees are attached and have been calculated below:

Base Fee	\$400
\$5/Acre x 40.144 Acres =	<u>\$200.72</u>
Application Fee	\$600.72

Please contact me if you have any questions or additional concerns.

Sincerely,



Stephen L. Sallman
Manager



RECEIVED

Page 1

DEC 14 2016

CITY OF PARKER

ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting:

Permanent Zoning _____
Re-Zoning _____ (See Note*)
Annexation x _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: Donihoo Farms, Ltd

Company Address: 4925 Greenville Ave, Suite 1020, Dallas, TX 75206

Company Phone Number: 214-368-0238 x223

Company Email: ssallman@warnergroup.com

Contact Name: Stephen L. Sallman

Contact Phone Number: 214-368-0238 x223

Contact Email: ssallman@warnergroup.com

2. Description and Location of Property:

a. Survey and abstract: See Attached Exhibit A

b. Lot and block: n/a

c. Total number of acres: 40.144 Acres

d. Location further described: North of Donihoo Ln & East of Donna Ln

3. Attach 8 copies of the preliminary plat or survey that contains:

a. North point, scale, and date

b. Name and address of:

i. Applicant

ii. Engineer or surveyor responsible for survey of plat

c. Survey and abstract with tract designation

d. Location of major and/or secondary thoroughfares located with or adjacent to the property

e. Location of existing or platted streets within and adjacent to the existing property

f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. 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.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant: Stephen L. Bellman Date: 12/12/16

Accepted: _____ Date: _____

EXHIBIT A

Legal Description

TRACT A - 11.660 ACRES

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. 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 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 B - 11.669 ACRES

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. Bhlmani and Anu V. Bhlmani 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 C - 16.815 ACRES.

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 Cab A, Page 198), said rod being the northeast corner of said 119.9785 acre tract;

Thence South $00^{\circ}01'02''$ 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.

EXHIBIT B

Permitted Exceptions

Standby fees, taxes and assessments by any taxing authority for the year 2015, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

2. Easement to Texas Power and Light Company recorded in Volume 652, Page 638 of the Deed Records of Collin County, Texas.

3. Easement to North Texas Municipal Water District recorded in Volume 2366, Page 858 of the Deed Records of Collin County, Texas.

4. Temporary 30' Access Easement recorded as Collin County Clerk's Document No. 20060210000186220 in the Official Public Records of Collin County, Texas.

5. Development Agreement recorded as Collin County Clerk's Document No. 20150511000539840 in the Official Public Records of Collin County, Texas.

6. Mineral reservation contained in document recorded in Volume 2003, Page 161 of the Deed Records of Collin County, Texas.

7. Easement to Pecan Orchard Water Supply recorded in Volume 907, Page 33 of the Deed Records of Collin County, Texas.

8. Easement to North Texas Municipal Water District recorded in Volume 2366, Page 861 of the Deed Records of Collin County, Texas.



Filed and Recorded
Official Public Records
Sherry Kemp, County Clerk
Collin County, TEXAS
06/09/2015 09:28:12 AM
\$43.50 CLAMAL
281904000791590

Sherry Kemp

ORDINANCE NO. 744

{Annexation of The Whitestone Estates}

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS, EXTENDING THE CORPORATE LIMITS OF SAID CITY SO AS TO ANNEX TRACT 1 11.660 ACRES, TRACT 3 11.669 ACRES, AND TRACT 4 16.815 ACRES, TOTALING 40.144 ACRES, OF LAND LOCATED NORTH OF DONIHOO LANE AND EAST OF DONNA LANE, ADJACENT TO THE PARKER CITY LIMITS AND IN THE CITY OF PARKER'S EXTRA TERRITORIAL JURISDICTION; PROVIDING FOR A MUNICIPAL SERVICE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, Chapter 43 of the Texas Local Government Code authorizes the annexation of territory, subject to the laws of this State; and

WHEREAS, the procedures proscribed in Chapter 43 of the Texas Local Government Code and any other applicable laws have been duly followed with respect to the territory described in Section 1 of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PARKER, TEXAS:

SECTION 1. That the limits of the City of Parker, Texas, shall be extended so as to hereinafter include within the corporate limits of said City the tracts of land, being more particularly described in Exhibit "A" and shown in Exhibit "B".

SECTION 2. That the inhabitants thereof shall hereinafter be entitled to all the rights and privileges of other citizens of the City of Parker and they shall be bound by the acts, ordinances, resolutions, and regulations of said City.

SECTION 3. That the Service Plan for the annexed area is adopted and attached as Exhibit "C" to this Ordinance and incorporated for all purposes.

SECTION 4. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

INTRODUCED on this the 13th day of March, 2017.

ADOPTED on this the 13th day of March, 2017.

EFFECTIVE DATE on this the 13th day of March, 2017.

BY: Z MARSHALL, MAYOR

ATTEST:

BY: PATTI SCOTT GREY, CITY SECRETARY

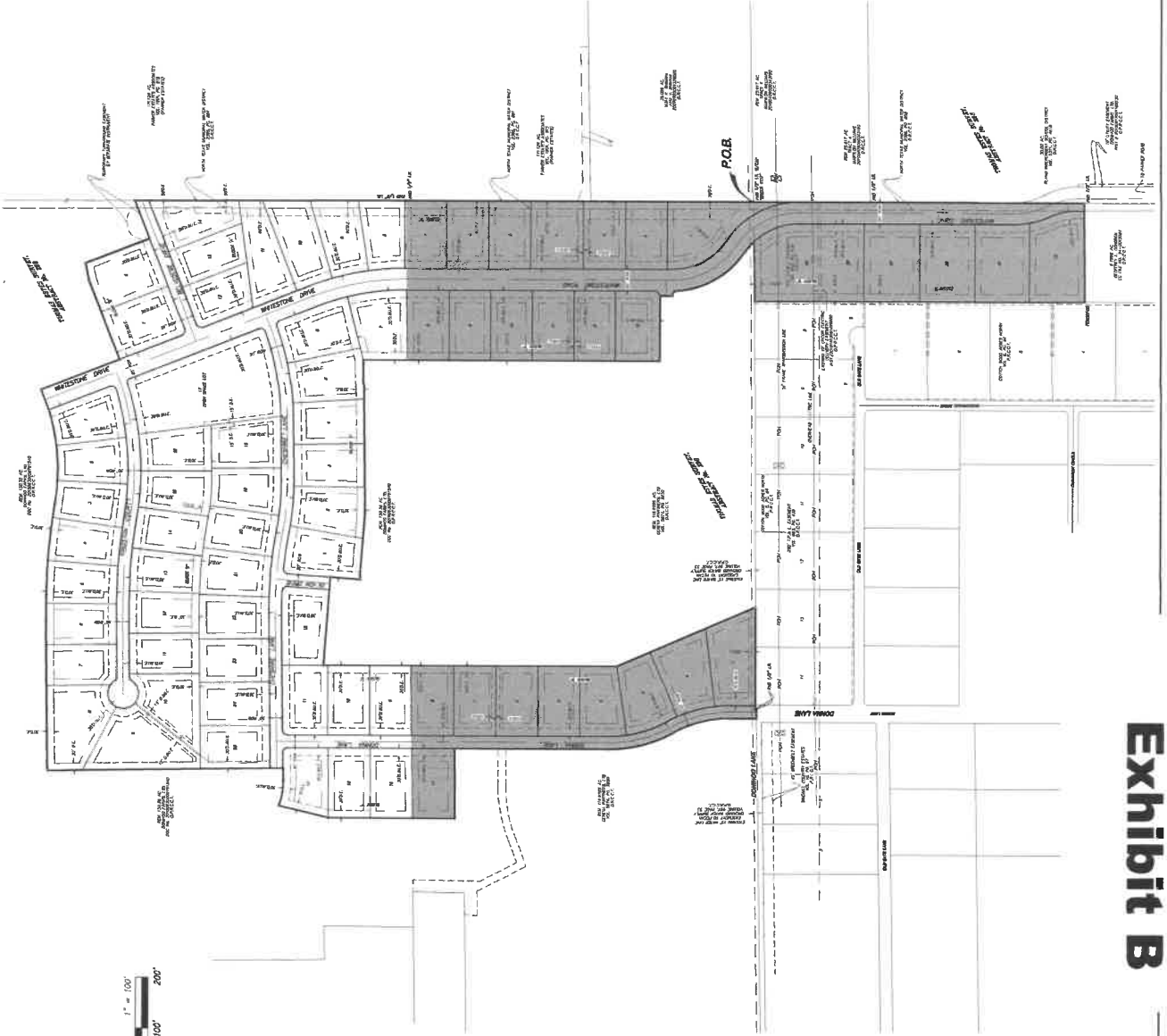
**APPROVED AS TO FORM
AND CONTENT:**

BY: BRANDON S. SHELBY, CITY ATTORNEY



VICINITY MAP
NOT TO SCALE

AREA OF
ANNEXATION



ANNEXATION EXHIBIT
OF
WHITESTONE ESTATES
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

ENGINEER/SURVEYOR

Westwood

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

104.536 ACRES
DECEMBER 08, 2016 0003870 DONIHOO FARMS, PHASE 1
© 2016 WESTWOOD PROFESSIONAL SERVICES, INC. (08/15/2016)

Exhibit B

EXHIBIT "C"

SERVICE PLAN

Section 1. Subject to and conditioned upon the agreements set forth in the Development Agreement for the Property described in the annexation ordinance to which this service plan is attached, the City of Parker ("the City") will provide the following services to the territory or property so annexed if and only as required in the Development Agreement:

- A. Police protection in accordance with the City of Parker Ordinance 498 and state and federal law;
- B. Volunteer fire department service and emergency medical service in accordance with City of Parker Ordinance No. 258 and state and federal law;
- C. Solid waste collection in accordance with the City of Parker's contract with the city solid waste collection contractor;
- D. Maintenance of water service in connection with the City of Parker Ordinance No. 345A, and related sanitary sewer service;
- E. Enforcement of all zoning ordinances, building codes, and miscellaneous penal ordinances including but not limited to regulation of animals, roads and streets, fireworks, alcoholic beverages, firearms, littering and dumping, except as provided in this Service Plan, and/or in any zoning ordinance imposed on the land subject to this Service Plan;
- F. Maintenance of public roads and streets, and
- G. Maintenance of public parks, playgrounds and swimming pools and any other publicly owned facilities, buildings or services, if any are expressly accepted by the City as publicly owned.



Council Agenda Item

Item 7
C'Sec Use Only

Budget Account Code:	Meeting Date: March 13, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: March 10, 2017
Exhibits:	<ol style="list-style-type: none">1. Application2. Survey/Map3. Annexation Schedule Plan – Reserve at Southridge4. Notice to be published in Dallas Morning News (DMN)

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON SCHEDULING ANNEXATION PUBLIC HEARING DATES FOR RESERVE AT SOUTHRIDGE. [FLANIGAN]

SUMMARY

Diyar Parker LP filed an Annexation Petition for Council's consideration. The property will be developed pursuant to a comprehensive development agreement.

The City Council is required by law to follow the annexation process of property proposed by the owners for annexation. Please see City Attorney Brandon Shelby's Annexation Schedule below and note a called meeting May 8-12 is needed.

Please see Exhibit 3 – City Attorney Brandon S. Shelby's Annexation Schedule Plan.

POSSIBLE ACTION

Council set two public hearing dates set forth by our City Attorney for the Whitestone Estates (Formerly Donihoo Farms) annexation and set a called meeting date between May 8-12 to adopt the annexation ordinance.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	<i>Brandon Shelby</i>	Date:	Via Email 03/08/2017
City Administrator:	<i>Jeff Flanigan</i>	Date:	03/10/2017



RECEIVED

FEB 23 2017

CITY OF PARKER

Page 1

ZONING BOUNDARY CHANGE APPLICATION FORM
ANNEXATION REQUEST FORM

1. Requesting: Permanent Zoning _____
Re-Zoning _____ (See Note*)
Annexation X _____

*Note: If requesting re-zoning, please attach a letter stating nature of re-zoning request; i.e. state present zoning and type of zoning change requested.

Applicant/Company Name: Diyar Parker LP

Company Address: 2504 Glacier Street, Irving TX. 75062

Company Phone Number: 972-814-6248

Company Email: _____

Contact Name: Ahmed Hussein

Contact Phone Number: 972-814-6248

Contact Email: ahmed0516@hotmail.com

2. Description and Location of Property:
- a. Survey and abstract: Martin Hearn Survey, Abstract No. 425
 - b. Lot and block: _____
 - c. Total number of acres: 45.493 Ac.
 - d. Location further described: Property South of Curtis Drive, West of Southridge Estates Subdivision
3. Attach 8 copies of the preliminary plat or survey that contains:
- a. North point, scale, and date
 - b. Name and address of:
 - i. Applicant
 - ii. Engineer or surveyor responsible for survey of plat
 - c. Survey and abstract with tract designation
 - d. Location of major and/or secondary thoroughfares located with or adjacent to the property
 - e. Location of existing or platted streets within and adjacent to the existing property
 - f. Location of all existing rights of way, utility, and/or drainage easements

4. Fees (Non-Refundable): See Attached Fee Schedule

All fees are due and payable at the time of application. 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.

All the requirements and fees of this application are submitted to the City of Parker requesting a hearing date for a Public Hearing before the Planning and Zoning Commission and/or the City Council as may be required. Hearing dates will be scheduled in accordance with provisions of the City of Parker's Comprehensive Zoning Ordinance.

Applicant:  _____ Date: 02/18/2017

Accepted: _____ Date: _____

REQUEST FOR ZONING BOUNDARY CHANGE:

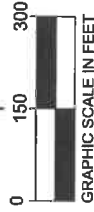
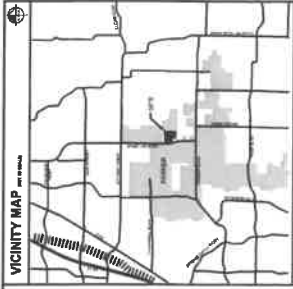
You are requested to supply the names and addresses of all property owners within 200 feet of the subject property, IN ALL DIRECTIONS.

1. Kasser & Ammira Akil - 6000 Southridge Pkwy. Parker, TX. 75002
2. Praveen Madidi & Pesser Keertana - 6002 Southridge Pkwy. Parker, TX. 75002
3. David & Sabrina Butler - 6004 Southridge Pkwy. Parker, TX. 75002
4. Vincent & Tammy Turner - 6006 Southridge Pkwy. Parker, TX. 75002
5. Matthew & Kim Barr - 4607 Ravensthorpe Dr. Parker, TX. 75002
6. Carolyn Hollins - 4605 Ravensthorpe Dr. Parker, TX. 75002
7. Sylvia & M.A. Grotowski - 4604 Ravensthorpe Dr. Parker, TX. 75002
8. Cheri & Vaclav Sydney - 5000 Englenook Dr. Parker, TX. 75002
9. Richard & Jennifer Oldner - 4905 Englenook Dr. Parker, TX. 75002
10. Wyndell & Janette Caviness - 5001 Englenook Dr. Parker, TX. 75002
11. Joe Curtis - 5903 Curtis Dr. Parker, TX. 75002
12. MSC Partnership - 5855 Curtis Dr. Parker, TX. 75002
13. Louise Shanley - 4508 Dillehay Dr. Parker, TX. 75002
14. Zai Mei Chen - 6001 Southridge Pkwy. Parker, TX. 75002
15. Eman Randy - Dillehay Dr. Parker, TX. 75002

List others on reverse side, if necessary.

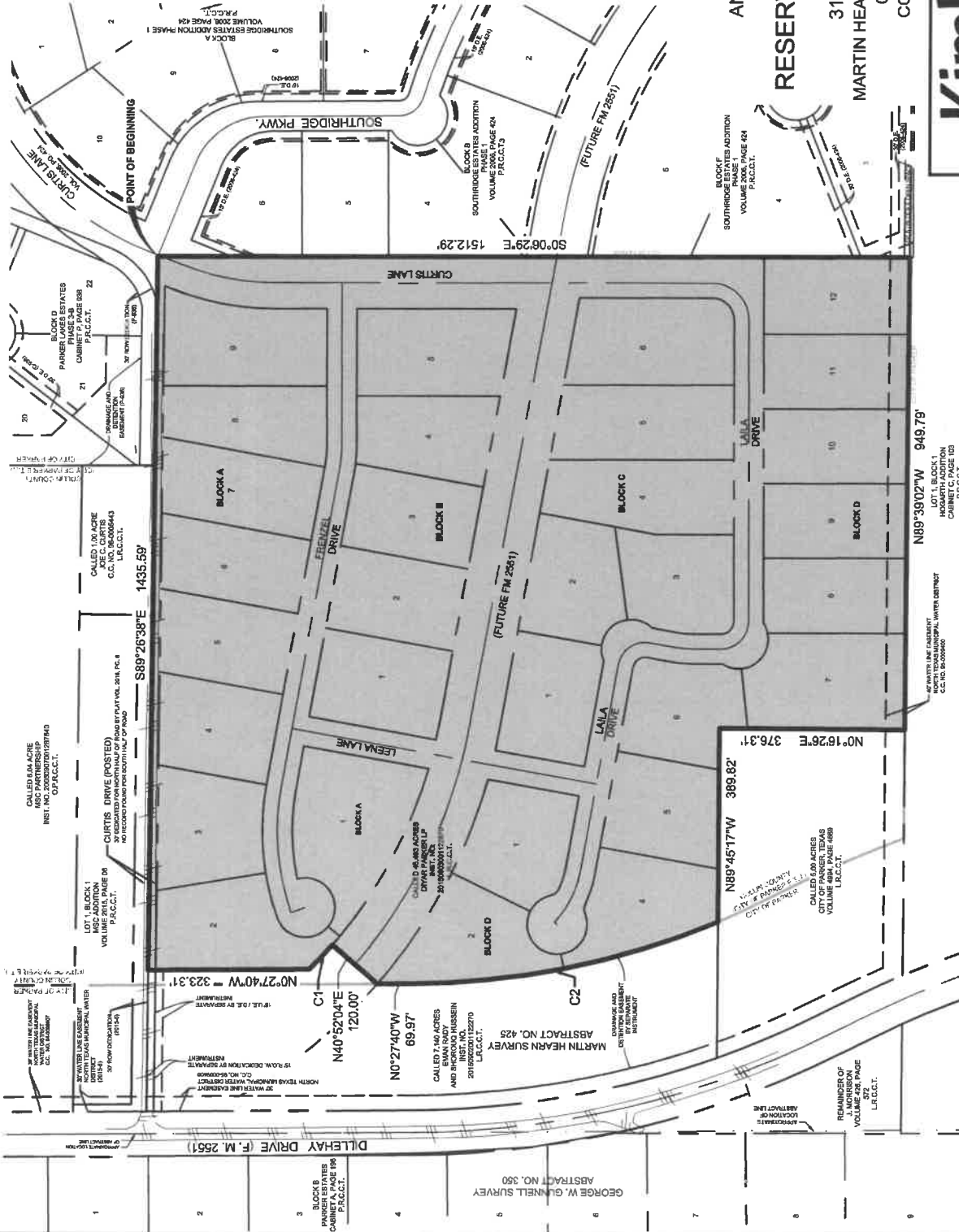
FAILURE TO COMPLETE AND SUBMIT THIS INFORMATION WILL RESULT IN THE REJECTION OF THE APPLICATION.

Thank you.
City of Parker
5700 E Parker Road
Parker, Texas 75002



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°07'54"	940.00'	87.79'	N47°03'55"W	87.77'
C2	2°22'33"	1809.86'	926.17'	N1°39'28"W	655.17'

ANNEXATION EXHIBIT OF RESERVE AT SOUTHRIDGE 45.493 ACRES 31 RESIDENTIAL LOTS MARTIN HEARN SURVEY, ABSTRACT NO. 425 CITY OF PARKER ETJ COLLIN COUNTY, TEXAS



5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3590
Fax No. (972) 335-3779

Project No. 068317900
Date 03/06/2017
Checked by KHA
Drawn by MMS
Scale 1" = 300'

Sheet No. 1 OF 2

OWNER / APPLICANT: ENGINEER / SURVEYOR:
 DVAR Parker LP Kimley-Horn and Associates
 2504 Glacier Street 12750 Merit Drive, Suite 1000
 Irving, Texas 75062 Frisco, Texas 75034
 P (972) 774-1000 P (972) 335-3590
 Contact: Mark Harris, P.E.

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 Heem Survey, Abstract No. 425, Collin County, Texas, and being all of a called 45.493 acre tract of land described in the deed recorded under Instrument No. 20150903001122870, Official Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found scribed in concrete for the northeast corner of said 45.493 acre tract, common to a re-entrant corner on the westerly line of Southridge Estates Addition Phase 1, an addition to the City of Parker according to the plat thereof recorded in Volume 2006, Page 424, Plat Records of Collin County, Texas, and from which the centerline intersection of Curtis Lane and Southridge Parkway bears South 68°36'12" East, a distance of 2.37 feet;

THENCE South 0°08'29" East, along the easterly line of said 45.493 acre tract, and along the westerly line of said Southridge Estates Addition Phase 1, a distance of 1512.29 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the southeast corner of said 45.493 acre tract, and on the northerly line of Lot 1, Block 1 of Hogarth Addition, an addition to the City of Parker according to the plat thereof recorded in Cabinet C, Page 103, said Plat Records, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears South 00°06'29" East, a distance of 7.32 feet;

THENCE North 89°39'02" 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 "ROOME" 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 4668, Land Records of Collin County, Texas, and from which a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" bears North 11°59' East, a distance of 0.9 feet;

THENCE North 0°16'26" East, along the westerly line of said 45.493 acre tract, and along the easterly line of said 5.00 acre tract, a distance of 376.31 feet to a 5/8-inch iron rod with plastic cap stamped "PETITT RPLS 4087" found for the northeast corner of said 5.00 acre tract, common to a re-entrant corner on the westerly line of said 45.493 acre tract;

THENCE North 89°45'17" West, along a southerly line of said 45.493 acre tract, and along the northerly line of said 5.00 acre tract, a distance of 389.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the westerly-most southwest corner of said 45.493 acre tract, common to the southeast corner of a called 7.140 acre tract of land described in the deed to Eman Rady and Shorouq Hussein, recorded in Instrument No. 20150902001122270, said Land Records, and at the beginning of a non-tangent curve to the right having a central angle of 22°23'33", a radius of 1609.86 feet, a chord bearing and distance of North 11°39'26" West, 625.17 feet;

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

1. In a northwesterly direction, with said curve to the right, an arc distance of 629.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
 2. North 0°27'40" West, a distance of 69.97 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 67.79 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner at the end of said curve;
 5. North 0°27'40" West, a distance of 323.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 45.493 acre tract, common to the northeast corner of said 7.140 acre tract, and on the southerly line of the MSC Addition, an addition to the City of Parker according to the plat thereof recorded in Volume 2015, Page 6, said Plat Records, and in Curtis Road, an asphalt roadway under apparent public use (no record found);
- THENCE** South 89°26'38" 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. Curllis, recorded in County Clerk's File No. 96-0005643, 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 (1,981,864 square feet) of land, more or less.

ANNEXATION EXHIBIT
OF
RESERVE AT SOUTHRIDGE
45.493 ACRES
31 RESIDENTIAL LOTS
MARTIN HEARN SURVEY, ABSTRACT NO. 425
CITY OF PARKER ETJ
COLLIN COUNTY, TEXAS

Kimley»»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
Tel. No. (972) 335-3590
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MMS	KHA	03/06/2017	068317900	2 OF 2

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

ENGINEER / SURVEYOR: Kimley-Horn and Associates
12750 Merit Drive, Suite 1000
Dallas, TX 75251
P (972) 770-1300
Contact: Mark Harris, P.E.

ANNEXATION SCHEDULING PLAN

Annexation of Approximately 45.493 Acres of Land Adjacent to the City Limit on

Thursday, March 23, 2017.....	Send written notice to property owners in the area to be annexed, public or private entities that provide services in that area, and any railroads with a right of way in the area to be annexed. The Department of Engineering Services will prepare a service plan that details the specific Municipal Services that will be provided to the area after it is annexed.
Friday, March 24, 2017.....	Post notice on City's website, newspaper and City Hall for City Council's 1 st Public Hearing on intent to annex. Send written notice to each public school district in the area to be annexed. Send by certified mail a second written notice to any railroads with a right of way in the area to be annexed. Obtain required affidavit of publication from newspaper.
Friday, March 31, 2017.....	Post notice of 1 st Public Hearing under the Open Meetings Act.
Tuesday, April 4, 2017.....	City Council's 1 st Public Hearing on intent to annex and service plan.* (Regular Council Meeting)
Friday, April 7, 2017	Post notice on City's website, newspaper and City Hall for City Council's 2 nd Public Hearing on intent to annex. Obtain required affidavit of publication from newspaper.
Friday, April 14, 2017.....	Post notice of 2 nd Public Hearing under the Open Meetings Act.
Tuesday, April 18, 2017.....	City Council's 2 nd Public Hearing on intent to annex and service plan.* (Regular Council Meeting)
_____, May ___, 2017.....	Post notice on City's website, newspaper and City Hall for introduction of annexation ordinance and adoption of the ordinance. Posting will also be in compliance with the Open Meetings Act.
May 8 to May 14, 2017.....	City Council Public Hearing for introduction and consideration of adoption of annexation ordinance. (Called Council Meeting**)

* If more than twenty (20) adults who are residents of the area to be annexed protest within ten (10) days of the notice by publication, then one (1) of the public hearings must be held in the area to be annexed.

** Called council meeting to meet statutory requirement that the two public hearings be held no more than 40 days and no less than 20 days prior to adoption of Ordinance

LEGAL NOTICE FOR PUBLICATION ON
RESERVE AT SOUTHRIDGE

LEGAL NOTICE

The City of Parker will hold a Public Hearing on Tuesday, April 4 and 18, 2017, at 7 p.m. in City Hall, 5700 E. Parker Rd, Parker, TX 75002, to consider annexation of property, extending the city limits of the City of Parker, and reviewing the service plan on the following described property:

PARCEL DESCRIPTION

Annexation of approximately 45.5 +/- acres of land in the Martin Hearn Survey, Abstract No. 425, City of Parker ETJ, Collin County, Texas, generally located east of FM 2551 (Dillehay Drive) and south of Curtis Drive.

By direction of the City Council of the City of Parker, Texas.

Patti Grey
City Secretary



Council Agenda Item

Item 8
C'Sec Use Only

Budget Account Code:	Meeting Date: March 13, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Attorney Shelby
Estimated Cost:	Date Prepared: March 10, 2017
Exhibits:	None

AGENDA SUBJECT

DISCUSSION REGARDING HOME RULE [SHELBY/LEVINE]

SUMMARY

The City Attorney will give a brief presentation regarding the timeline and process of adopting Charter and transitioning from a General Law to a Home Rule Municipality.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:	<i>Brandon Shelby</i>	Date:	Via Email 03/8/2017
City Administrator:	<i>Jeff Flanigan</i>	Date:	03/10/2017



Council Agenda Item

Item 9
C'Sec Use Only

Budget Account Code:	Meeting Date: March 13, 2017
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: March 10, 2017
Exhibits:	RFQ for Architectural Services for New Municipal Complex

AGENDA SUBJECT

DISCUSSION REGARDING MUNICIPAL COMPLEX ARCHITECTS [FLANIGAN]

SUMMARY

City Council will discuss architectural services for the new Municipal Complex and advertising for Request for Qualifications (RFQs).

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeff Flanigan</i>	Date: <i>3/10</i>	03/10/2017



**REQUEST FOR QUALIFICATIONS (RFQ)
FOR ARCHITECTURAL SERVICES
FOR NEW MUNICIPAL COMPLEX**

CITY OF PARKER, TEXAS

FEBRUARY 2017

**REQUEST FOR QUALIFICATIONS (RFQ)
FOR ARCHITECTURAL SERVICES
FOR NEW MUNICIPAL COMPLEX**

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X.	CONTENT OF SUBMITTAL	8

**CITY OF PARKER, TEXAS
REQUEST FOR QUALIFICATIONS (RFQ)
FOR ARCHITECTURAL SERVICES
FOR NEW MUNICIPAL COMPLEX**

The City of Parker invites the submittal of responses to this RFQ from qualified firms interested in providing architectural services in connection with the planning for a new Municipal Complex. Responses are solicited for this service in accordance with the terms, conditions, and instructions set forth in the RFQ guidelines.

The City will receive responses to this RFQ at Parker City Hall, 5700 East Parker Road, Parker, Texas 75002 until **2:00 pm** on _____. The Request for Qualifications document may be obtained from Jeff Flanigan at the same location. Request for Qualifications documents will be mailed upon request; however, the City is not responsible to ensure timely delivery of mailed Request for Qualification documents.

Receipt of responses does not bind the City to any contract for said services, nor does it guarantee that a contract for the Project will be awarded.

**REQUEST FOR QUALIFICATIONS (RFQ)
FOR ARCHITECTURAL SERVICES
FOR NEW MUNICIPAL COMPLEX**

I. PURPOSE OF RFQ

The Parker, Texas (City) invites the submittal of responses to this Request for Qualifications (RFQ) from qualified firm(s) interested in providing architectural services in connection with a New Municipal Complex as herein outlined.

II. LOCATION

The City is proceeding with planning (as herein outlined) for a new Municipal Complex to include city administrative offices, council chambers, a police department and municipal courts facilities to be located in the City of Parker.

III. OBJECTIVES

The City proposes to retain a highly qualified, capable firm(s) to act as the Architect during the planning of the Project for a fixed price. Those firm(s) who participate in this RFQ process are sometimes referred to as "Respondents" and "Architects." The City will give prime consideration to the Architect with significant, current experience in the development, design, and construction of municipal buildings, public meeting places and facilities, police departments, and municipal court facilities. The City reserves the right to negotiate with one or more parties and is not obligated to enter into any contract with any Respondent on any terms or conditions.

IV. SCOPE OF WORK

- A. The selected Architect(s) will be required to perform the basic architectural and engineering services to be specified more fully in a contract agreement to be negotiated after selection. The contract agreement will provide for payment for phases of work completed with options to proceed through all phases or to discontinue work as the circumstances may dictate. Upon selection of a Respondent with whom negotiations will proceed, a Scope of Work will be developed. The City anticipates a contract which will include site review & recommendations, programming, schematic design, production of computer generated renderings, and cost estimation; however, the City reserves the right to include additional project elements in the initial or subsequent professional services agreements as the City may (in its sole discretion) deem appropriate. The Architect will be required to retain and be responsible for all basic engineering disciplines such as mechanical, electrical, plumbing, fire

protection, landscape architecture, civil engineering, and structural engineering for the Scope of Work negotiated. The Architect is also required to identify and select the appropriate sub-consultants; however, the City reserves the right to approve proposed sub-consultants that will be associated with the Project.

- B. The City may use the services of a Construction Manager-at-Risk. The Construction Manager-at-Risk, if any, will serve as an integral team member from the inception of the programming and design efforts. Furthermore, the Construction Manager-at-Risk may be used, in conjunction with the design team, as the cost estimator, project scheduler, and the implication of phasing alternatives for the projects upon completion of plans sufficient to estimate the project. The Architect will coordinate and cooperate fully with the Construction Manager-at-Risk. Initial planning phase cost estimates will be provided by the Architect.

V. PROJECT FUNDING

Funding for the work described herein will be provided from various funding sources available to the City to be determined upon approval by the City Council. Funding sources for design beyond the services described herein have not yet been finalized.

VI. SELECTION PROCESS

Selection of firms will follow the proposal-interview process.

From a review of the statements of qualification received, the City intends to invite several firms to be interviewed before making a final selection of a firm for this project. If the City desires to interview a firm, that firm will receive notification of the date and time of the interview.

The City will use a Staff Evaluation Panel to initially evaluate the submittals. The statements of qualifications received will be one part of the selection process utilized by the City, together with the interviews, to determine if a consulting contract should be pursued. The Staff Evaluation Panel will recommend a short list to the City Council for their consideration. The Council may request that presentations be made in a City Council meeting to assist them in their decision.

The selected respondent then will negotiate with the City on fee and contract conditions. If a reasonable fee cannot be achieved with the respondent of choice, in the opinion of the City, negotiations will proceed with the second choice respondent until a mutually agreed contract can be negotiated.

VII. EVALUATION CRITERIA

The Preliminary Evaluation Team may consist of: City Staff Representatives, Representatives of the Construction Manager if retained by the City at the time the Architect is selected.

The criteria used to evaluate the RFQ responses will include, but not be limited to, the following (items listed below are not listed in order of importance):

A. Qualifications of Firm

Qualifications of firm, specifically as they relate to this Project.

B. Firm Experience on Similar Projects

Related project experience of the firm(s) and the individuals who would be assigned to this Project.

C. Available Resources to Complete Project

This criterion would include the analytical, design tools, personnel, resources or methodologies commonly used by the firm that may be applicable to the project categories.

D. Responsiveness to the RFQ

This would include any documents submitted such as concept plans, space planning, and design concepts and other related items.

E. Professional References

VIII. ADDITIONAL INSTRUCTIONS, NOTIFICATIONS AND INFORMATION

- A. No Gratuities** – Respondents will not offer any gratuities, favors, or anything of monetary value to any official or employee of the City for the purpose of influencing this selection. Any attempt by a Respondent to influence the selection process by any means, other than disclosure of qualifications and credentials through the proper channels, will be grounds for exclusion from the selection process. Accordingly, contacts with members of the Staff Evaluation Team, which are outside of the established process, should not be initiated.
- B. All Information True** – By submitting a response, Respondents represent and warrant to the City that all information provided in the response submitted shall be true, correct and complete. Respondents who provide false, misleading or incomplete information, whether intentional or not, in any of the documents presented to the City of Parker for consideration in the selection process may be excluded.
- C. Interviews** – After the initial evaluation of the statements of qualifications, Respondents will be notified of their status in the selection process. Respondents who are “short- listed” should expect and anticipate subsequent interviews which will most likely focus not only on the Respondent’s program approach but also on an appraisal of the design professionals who would be directly involved in the Project. “Short listed” respondents may be asked to make a presentation to the City Council. If a presentation to the Council

is requested, it will be necessary that additional RFQ response submittals be provided by the “short listed” respondent.

- D. Inquiries** – Do not contact the Mayor and City Council or the Staff Evaluation Team to make inquiries about the progress of this selection process. Respondents will be contacted when it is appropriate to do so. Process inquiries may be directed to Mr. Jeff Flanigan, City Administrator for the City.
- E. Cost of Responses** – The City will not be responsible for the costs incurred by anyone in the submittal of responses.
- F. Contract Negotiations** – This RFQ is not to be construed as a contract or as a commitment of any kind. If this RFQ results in a contract offer by the City the specific scope of work, associated fees, and other contractual matters will be determined during contract negotiations.
- G. No Obligation** – The City reserves the right to: (1) evaluate the responses submitted; (2) waive any irregularities therein; (3) select candidates for the submittal of more detailed or alternate proposals; (4) accept any submittal or portion of submittal; (5) reject any or all Respondents submitting responses, should it be deemed in the City’s best interest; or (6) cancel the entire process.
- H. Professional Liability Insurance** – The Respondent shall have the appropriate liability insurance written by an insurer authorized to transact insurance in the State of Texas. A minimum of 2,000,000. Per Occurrence

IX. SUBMITTAL INSTRUCTIONS

Sealed submittals are required. Submittals must be delivered to The City of Parker, Texas, at the address set forth below at or before **2:00 pm on _____**. All submittals must be labeled on the outside with the Respondent’s name, the name of the Project – “Parker, Texas Municipal Center Project 2017”. Late submittals shall not be considered.

Five (5) copies of the response are to be addressed to:

City Administrator
City of Parker
5700 East Parker Road
Parker, TX 75002

To enable the City to efficiently evaluate the responses, it is important that Respondents follow the required format in preparing their responses.

**RESPONSES THAT DO NOT CONFORM TO THE PRESCRIBED FORMAT MAY
NOT BE EVALUATED.**

Each copy of the response shall be bound using a semi-permanent binding method, to ensure that pages are not lost. Pages shall be no larger than letter size (8 ½" by 11") or, if folded to that dimension, twice letter size (11" by 17") each section (defined below) shall be separated by a tabbed divider. Elaborate covers and permanent binders are not required. Five copies are required and font size shall be 12.

X. CONTENT OF SUBMITTAL

Each response shall be submitted as outlined in this section. Please include an outside cover and/or first page, containing the name of the Project.

A table of contents should be next, followed by dividers separating each of the following sections:

- **Divider #1: Letters**

The first page following the divider shall be a letter transmitting the response to the City and stating that the proposal set forth in it remains effective for a period of 60 calendar days. At least one copy of the transmittal letter shall contain the original signature of a partner, principal, or officer of the Respondent. Cover letter shall state why your firm stands out over other firms.

- **Divider #2: Firm Information**

- a. Firm name, addresses, and telephone numbers of all firm offices.
- b. Structure of firm, i.e., sole proprietorship, partnership, corporation, and size of firm.
- c. Years firm has been in business.
- d. Names of principals in firm.
- e. Primary contact.
- f. Organizational description.
- g. Description of firm's philosophy.

- **Divider #3: General Company History/Qualifications**

- a. A brief history of the Architect and the services routinely provided in-house on municipal (or related) building projects.
- b. An organization chart that explains team member responsibilities.
- c. The resumes of all persons to be assigned to the project with their prospective roles identified.
- d. Documentation that the firms on the Architect's team (architects and engineers) are registered in the State of Texas.

- **Divider #4: Financial and Legal Status**

- a. Describe the general financial capability of the Respondent. If requested during the selection or negotiation process a financial statement and balance sheet may be required.

- b. List any actions taken by any regulatory agency against or involving the firm or its agents or employees with respect to any work performed, in the past 5 years.
- c. List all litigation against or involving the firm or its agents or employees with respect to any work performed, in the past 5 years.
- d. Provide certificate of insurance.

- **Divider #5: Experience and References**

- a. Discussion of Architect's experience in working with Government Agencies.
- b. List of five representative Municipal (and Governmental) projects completed in the last five years, whether ongoing or completed, including references. Please begin with projects in Texas. For each, please provide:
 - i. Project name and location
 - ii. Year completed
 - iii. One page description of project
 - iv. Names, addresses, and phone numbers of owner and contact person tasked with daily responsibilities of project.
 - v. Names, addresses and telephone numbers of general contractor and engineer
 - vi. Construction cost and whether or not it was within the project budget.
 - vii. Construction time and whether or not it was completed on time.
 - viii. List of references
- c. List of all projects currently under contract, and percentage of completion for each project

- **Divider #6: Management and Organizational Approach** – on two pages or less, please describe your management and organization approach to the project. The following should be addressed within this description:

- a. Please describe your firm's understanding of the project.
- b. Describe how the firm will organize to perform the services.
- c. Describe how the firm will solicit in the programming and design phases the interested stakeholders. This includes community residents, city council, staff and users.
- d. Provide procedures for assisting in the development of project scheduling, coordination of consultants, quality and cost control.
- e. Describe the architectural team's approach to communication with the City and Construction Manager, and if architectural group can provide CMAR.
- f. Description of Architect's approach to code analysis and jurisdictional approvals.
- g. Provide project schedule
- h. Team's LEED experience on similar type projects.

*In the event that two or more architectural firms are collaborating, dividers 2-6 must be filled out for each company, with responsibilities clearly delineated between firms.

CITY COUNCIL
FUTURE AGENDA ITEMS

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
2017			
TBD	2017 City Fee Schedule	Flanigan	2015-16 Approved 2/29; added 2016-17 to FAI
TBD	Create a comprehensive zoning ordinance review committee (Fence Requirements, Alarm, Solicitors)	Council	discussion requested 3/17
TBD	Annual Codification Supplement	C'Sec	March
TBD	Staff Contract Policy	Shelby/Staff	10/18/2016 CC Mtg
			2016-10-18
Jan., Apr., July., Oct,	Republic Waste Report	Bernas	REQUIRED PER ORDINANCE AND AGREEMENT.
Jan., Apr., July., Oct,	Fire Dept. Report	Sheff/Barnaby	
April	Leg. Update	Marshall	20161206 Mayor meet w/Jodi and Report
April	Atmos Settlement		
April 4, 2017	Water Impact Fees	Flanigan/Birkhoff	P.H. for Water Impact Fee & Adopt Water Impact Fee
April 4, 2017	Reserve at Southridge Annexation Adoption	Shelby	1st P. H. for Reserve at Southridge
April 18, 2017	Reserve at Southridge Annexation Adoption	Shelby	2nd P. H. for Reserve at Southridge
May	ASSC Annual Membership Dues	Finance	Annual Membership Fee; Res2015-475; 2016-509
May 9, 2017	Reserve at Southridge Annexation Adoption	Shelby	Adoption of Reserve at Southridge Annexation
May 16, 2017	Canvass	C'Sec	Annual

CITY COUNCIL
FUTURE AGENDA ITEMS

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
May 16, 2017	Administer Oath of Office to Elected	Marshall	
May 16, 2017	Appointment of the 2017-18 Mayor Pro Tem	Marshall	
May 16, 2017	2017-18 Chief Inv. Off. & Committee		