



**AGENDA**  
**CITY COUNCIL MEETING**  
**MARCH 20, 2012 @ 6:00 PM**

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, March 20, 2012 at 6:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002.

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

**EXECUTIVE SESSION 6:00 – 7:00 PM**

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
  - a. Govt. Code 551.071 and 551.074 - Confidential legal advice regarding modification of employee benefits.
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.

## **INDIVIDUAL CONSIDERATION ITEMS**

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FROM FEBRUARY 21, 2012.
5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A FINAL PLAT AND THE APPROPRIATE CITY FEES FOR MCCREARY CREEK ESTATES PHASE 2; BEING APPROXIMATELY 39.0361 ACRES IN THE SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 529 CONTAINING TWENTY-SEVEN (27) SINGLE FAMILY RESIDENTIAL LOTS. APPLICANT MCCREARY/DONIHOO PARTNERS, LTD.
6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REALLOCATION OF FUNDS WITHIN THE GENERAL BUDGET FOR MUNICIPAL PURPOSES.
7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2012-360 APPROVING A CONTRACT WITH SENSUS METERING FOR THE PURCHASE OF WATER METER EQUIPMENT.
8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUCTIONING FIRE DEPARTMENT FORD EXPLORER WITH RENEE BATES.
9. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON NATIONAL NIGHT OUT 2012.
10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FUTURE COUNCIL MEETING DATES AND CALENDER FOR PLANNING AND BUDGET WORK SESSIONS.

## **ROUTINE ITEMS**

11. FUTURE AGENDA ITEM REQUESTS.

12. UPDATES

- a. Department Reports – Police, Fire, Building, Finance and website

13. 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 March 16, 2012 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us).

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Date Notice Removed

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Carrie L. Smith, TRMC, CMC  
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

Budget Account Code:		Meeting Date: March 20, 2012	
Budgeted Amount:		Department/ Requestor: City Secretary	
Fund Balance-before expenditure:		Prepared by: C Smith	
Estimated Cost:		Date Prepared: 3/9/2012	
Exhibits:	1) Proposed Minutes		

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FROM FEBRUARY 21, 2012.

### SUMMARY

Please review the attached meeting minutes. I will contact you prior to the meeting for any changes or comments.

Carrie

### POSSIBLE ACTION

Approve  
Table  
Deny

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	

**MINUTES**  
**CITY COUNCIL MEETING**  
**FEBRUARY 21, 2012**

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

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

Mayor Cordina called the meeting to order at 6:00 p.m. with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine present. A quorum was present.

Staff Present: City Attorney James Shepherd, City Administrator Jeff Flanigan, City Secretary Carrie Smith, Finance/HR Manager Johnna Boyd, Police Chief Tony Fragoso and Fire Chief Mike Sheff.

**EXECUTIVE SESSION 6:00 – 7:00 PM**

Pursuant to the provisions of Chapter 551, Texas Government Code, Vernon's Texas Codes Annotated the City Council may hold a closed meeting.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
  - a. Govt. Code 551.071 and 551.074— Confidential legal advice regarding modification of employee benefits.”

Mayor Cordina recessed the regular meeting into executive session at 6:00 p.m.

2. RECONVENE REGULAR MEETING.

Mayor Cordina reconvened the regular meeting at 7:06 p.m.

3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

No action was taken.

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Ed Standridge led the pledge.

TEXAS PLEDGE: Lee Pettie led the pledge.

Ed Standridge, 4807 Shady Knolls – He thanked and complimented Building Official Gary Machado for going out of his way to assist Corinth Presbyterian Church with a drainage issue.

## **INDIVIDUAL CONSIDERATION ITEMS**

### **4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FROM FEBRUARY 7, 2012.**

MOTION: Councilmember Sumrow moved to approve the minutes as written. Councilmember Leamy seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

### **5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2012-365 APPROVING A CONTRACT WITH COLLIN COUNTY FOR ELECTION SERVICES FOR THE MAY 12, 2012 GENERAL ELECTION.**

City Secretary Smith noted the contract for services with Collin County is for the lease of voting equipment, programming and assistance with tabulations. The contract price is \$1,714.22.

MOTION: Councilmember Leamy moved to approve Resolution 2012-365 as written. Councilmember Evans seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

### **6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2012-366 SUSPENDING THE PROPOSED EFFECTIVE DATE OF THE PROPOSED RATE SCHEDULES FOR ATMOS ENERGY.**

Atmos Mid-Tex filed a Statement of Intent on January 31, 2012, seeking to increase system-wide base rates (which exclude the cost of gas) by approximately \$49 million or 11.94%. However, the Company is requesting an increase of 13.6%, excluding gas costs, for its residential customers. Additionally, the application would change the way that rates are collected, by increasing the residential fixed-monthly (or customer) charge from \$7.50 to \$18.00 and decreasing the consumption charge from \$0.25 per 100 cubic feet ("ccf") to \$0.07 per ccf.

The law provides that a rate request made by a gas utility cannot become effective until at least 35 days following the filing of the application to change rates. Atmos has proposed an effective date of March 6, 2012. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. If the City fails to take some action regarding the filing before the effective date, Atmos' rate request is deemed administratively approved.

The purpose of the resolution is to extend the effective date of Atmos Mid-Tex's proposed rate increase to give the City time to review the rate-filing package. The resolution suspends the March 6, 2012 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with the other ACSC cities, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy to pursue, including settlement and ultimately to approve reasonable rates.

MOTION: Mayor Pro Tem Marshall moved to approve Resolution 2012-366 as written. Councilmember Leamy seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

7. CONSIDERATION AND/OR ANY APPROPRIATE ACTION AS A RESULT OF DAMAGE TO THE TRAILS FROM RECENT FLOODING.

This item was tabled from the February 7 meeting to acquire engineering review, and bids for repairs on the trail; Councilmember Levine contacted Jeff Durham with Collin County Special Projects requesting an extension of the existing trail grant to fall of 2012 or spring of 2013.

On February 10, 2012; City Engineer Birkhoff, Public Works Supervisor Mooney and City Administrator Flanigan walked, measured, and discussed the trail and appropriate action to make repairs from recent flooding.

Bids for the repairs to the trail were received from three companies ranging from \$23K to \$28K. Geronimo Concrete's bid was \$23,000. The City has worked with Geronimo on other projects as well. \$12,500 will be expended from the Parks and Recreation Trails Fund and the balance will be expended from City Council Contingency Fund.

MOTION: Councilmember Evans moved to approve and accept Geronimo Concrete's bid of \$23,000 for the repair of the trail; \$12,500 from the Parks and Recreation Trails fund and balance from City Council Contingency fund; a letter to be sent to Collin County, requesting an extension on current grant. Councilmember Leamy seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

8. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON THE PROCEDURE FOR APPOINTING BOARD OFFICERS.

Resolution 2011-348 section 5 was reviewed by Council. It was agreed no changes were required at this time.

No action was taken.

9. CONSIDERATION OF AN APPOINTMENT OF A COUNCIL MEMBER AS A LIAISON TO THE NTMWD, AND THE ROLE OF THE LIAISON.

Mayor Cordina had recently attended a TML training and water conservation was a main area of discussion. He requested a councilmember be appointed as a liaison that

would attend meetings with City Administrator Flanigan at NTMWD. This liaison will be the Parker advocate for conservation and hopefully will inspire other communities to follow his lead.

After a brief discussion it was agreed that Councilmember Leamy would serve as the liaison.

No formal action was taken.

## **ROUTINE ITEMS**

### 10. FUTURE AGENDA ITEM REQUESTS.

### 11. UPDATES

- a. Lucas Wal-mart – See Exhibit 11A.
- b. Department Reports: Animal Control, Police Department, Building Department and website

### 12. ADJOURN

Mayor Cordina adjourned the meeting at 8:15 p.m.

APPROVED:

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Joe Cordina  
Mayor

ATTESTED:

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Carrie L. Smith, TRMC, CMC  
City Secretary

APPROVED on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2012.



**Lucas/Parker Meeting  
WalMart  
February 15, 2012**

1. Who is actual Developer?

a. Contacts

*The owner of the 28-acre tract is WalMart. That includes three pad sites on the southern boundary of the property. Lucas is not aware of any immediate proposals for the sale or rental of those pad sites.*

2. Status of Development

a. Projected Start

*March 2012*

b. Desired Completion

*Spring 2013*

3. Infrastructure Considerations

a. Water

*Lucas officials indicate that the WalMart is projected to use less water than a 28-acre residential development.*

b. Sewer

*Sanitary sewer services would be provided by Lucas under a plan already approved.*

c. Roadways

*Allen has entered into a development agreement with WalMart providing for improvement of the roads within the City of Allen. We have that agreement and can provide a copy to each of you. For 2551, north and south of Lucas Road, additional turn lanes would be provided as provided in the agreement. The City of Lucas plans to have West Lucas Road east of the intersection of 2551, to be widened to three lanes, with a turning lane. The work on this is preliminary, and could be modified later. The length of the three-lane configuration would be for the length of the WalMart project as it abuts Lucas Road. No right-of-way is being requested from the City of Parker. The "bar" ditch configuration remains. The projected trip figure for East Lucas Road is 10,000 per day upon completion of the development. The current traffic count was not available at the meeting. Lucas Road east of the 2551 intersection is something that is within the control of Lucas and Parker. Lucas is not requesting any assistance from the City of Parker to accomplish these improvements.*

d. Traffic Handling

i. Detours and Alternate Routing

*The traffic-handling normal construction guidelines would apply for any road-widening project. (See Parker City Engineer Report – attached)*

e. Noise

*During construction there will be noise, as there would be with the development of a new subdivision. Lucas regulates all of the issues of construction activity primarily by limiting the construction hours to 7am to 7pm, Monday through Friday; 8am to 5pm, Saturday; and none on Sunday. Exceptions, such as continuous concrete pours during the summer, could start substantially earlier than 7am.*

f. Hours of Construction Operations

*(See e. above)*

g. Lighting During Construction

*Lucas does not regulate lighting during construction. (See e. above)*

h. Runoff Evacuation

*A large detention pond area is incorporated into the entire east side of the 28-acre tract. The detention ponds are approximately 1,200 feet long. They will be turfed, which also serves as a filtration for the water, prior to it draining from the site. Storm water is directed down the north bar ditch of West Lucas Road, to the east, to the large culverts directing the water into the creek on the Bolin property. The system is designed to allow no storm water from the WalMart area to flow into the P.L.E. storm water system.*

4. County Impact

*Lucas has not found it necessary to request assistance from the county.*

a. County Participation on Roadway Improvement

i. Submission and Evaluation

ii. Approval Cycle

1. Affected Tri-Cities Participation

b. WalMart Financial Participation on Temporary and Permanent Roadway Improvements

i. Plan and Time table for Improvements

ii. Traffic Handling Support – Parker/Lucas/Allen

1. Security and Cost

*WalMart is paying the City of Allen up to \$300,000 for improvement of roads within Allen city limits (2551). WalMart is paying Lucas an impact fee of over \$750,000, which Lucas intends to use, in part, for improvements to West Lucas Road.*

5. Plat Review

a. Retail Entities

i. How Many?

*4 (including WalMart)*

ii. Anticipated Types

*(Commercial business zoning)*

iii. Lucas Selection and Preferences

*The use on the pad sites would be limited to the Lucas zoning district known as CB Commercial Business District. Restaurants would need a special-use permit either for outside dining, or drive-in services of any type. Lucas officials indicate they have no requirements as to whether the three pad sites face north, to the interior of the tract, or face south to Lucas Road. They indicate that there would be no more driveways allowed between the entrance shown on the site plan to the WalMart parking lot, and the intersection of Lucas Road and Bethany Road. Parker would want to consider the differences for P.L.E. in facing the front of the three pad sites, or the rear of the three buildings on the pad sites. As Lucas does not regulate the orientation, there is room for negotiation with WalMart.*

b. Parking and Maneuvering

i. Natural Settings/Considerations

1. Watering and Drought

*15% parking lot landscaping*

ii. Lot Sharing

*Each of the 4 tracts is required to meet all development rules, including parking.*

iii. In/Out Traffic Patterns

*Only one entrance to the development from Lucas Road*

iv. Long-Term Maintenance

c. Sound Barriers

i. Lucas Road Side Buffer

*If the 3 pad sites have the buildings face north, a 6-8 foot wall is required to screen the rear of the buildings, adjacent to Lucas Road. A 4-foot hedge, or substitute, is required around parking lots.*

ii. 2551 Buffer

*4-foot hedge*

6. Construction Monitoring

a. Communication on Progress-to-Plan

*Lucas puts updates in their newsletter. Parker can do the same.*

i. Citizen Bodies

1. Homeowners and Associations

ii. Environmental Entities

iii. Surrounding Businesses

b. Private Security

*WalMart will have it. The plan is to detain the accused until the Sheriff's Department (rather than Parker PD) comes to transport them to the Collin County jail.*



## Council Agenda Item

Budget Account Code:	Meeting Date: March 20, 2012
Budgeted Amount:	Department/ Requestor: City Administrator
Fund Balance-before expenditure:	Prepared by: J Flanigan
Estimated Cost:	Date Prepared: 3/16/2012
Exhibits:	<ol style="list-style-type: none"><li>1) Final Plat and Landscape Plan – Revised 3/13 for Council Consideration</li><li>2) 3/1/2012 Letter from City Engineer Birkhoff</li><li>3) Development Application</li><li>4) Proposed Final Plat – reviewed and approved, with conditions, by P&amp;Z</li><li>5) Letter regarding landscaping and Landscape Plan</li><li>6) Informational – Ordinance 600 – Zoning SFT with Special Conditions</li><li>7) Letter from Steve Sallman regarding City fees.</li></ol>

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A FINAL PLAT AND THE APPROPRIATE CITY FEES FOR MCCREARY CREEK ESTATES PHASE 2; BEING APPROXIMATELY 39.0361 ACRES IN THE SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 529 CONTAINING TWENTY-SEVEN (27) SINGLE FAMILY RESIDENTIAL LOTS. APPLICANT MCCREARY/DONIHOO PARTNERS, LTD.

### SUMMARY

Staff received a revised Final Plat March 15 which corrected the City Engineer's issues in the letter dated March 1, 2012.

The Planning and Zoning Commission met on March 8, 2012 and reviewed the Final Plat. P&Z has found the plat to comply with all City ordinances and are recommending approval subject to the developer correcting all issues noted in the City Engineers letter dated March 1, 2012.

Planning and Zoning Comments, March 8, 2012:

**Commissioners Comments:**

Height of the berm may be an issue as the loss of the tree line may allow an unobstructed view into a new home owner's backyard or their home.

Motion was made to recommend to Council approval of the final plat for McCreary Creek Estates Phase 2, subject to the City Engineer's determination that all issues have been addressed. Also recommend to Council that landscaping may be delayed until after the drought ends.

<b>Motioned</b>	Lee Pettie
<b>Seconded</b>	Steve Schroeder
<b>Voted For</b>	Ed Standridge, Tom Stone, Leonard Stanislav, Steve Schroeder and Lee Pettie
<b>Voted Against</b>	None
<b>Abstained</b>	None

The Preliminary Plat was approved August 28, 2007 and extended June 15, 2010.

The property is zoned Single Family Transition (SFT) with Special Conditions, see Ordinance 600 attached.

All public improvements have been accepted by the City Engineer.

**CITY OF PARKER, SUBDIVISION REGULATIONS:**

The third step of the subdivision process is approval of the Final Plat. When the improvements have been constructed, inspected and recommended for acceptance by the City Engineer, the Final Plat may be presented to the Planning & Zoning Commission for a recommendation, and to Council for approval. All corrections and alterations to the plat are made prior to approval, thus eliminating the reasons for most replats.

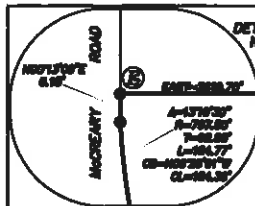
**City Fees:**

Staff received a letter from developer Steve Sallman, regarding Inspection/Engineering Plan Review Fees.

**POSSIBLE ACTION**

MOTION: Move to approve subject to correcting all issues, as recommended by the Planning and Zoning Commission.

Inter – Office Use			
<b>Approved by:</b>			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	



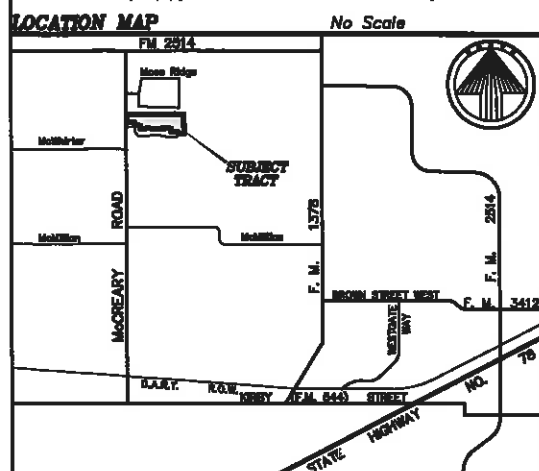
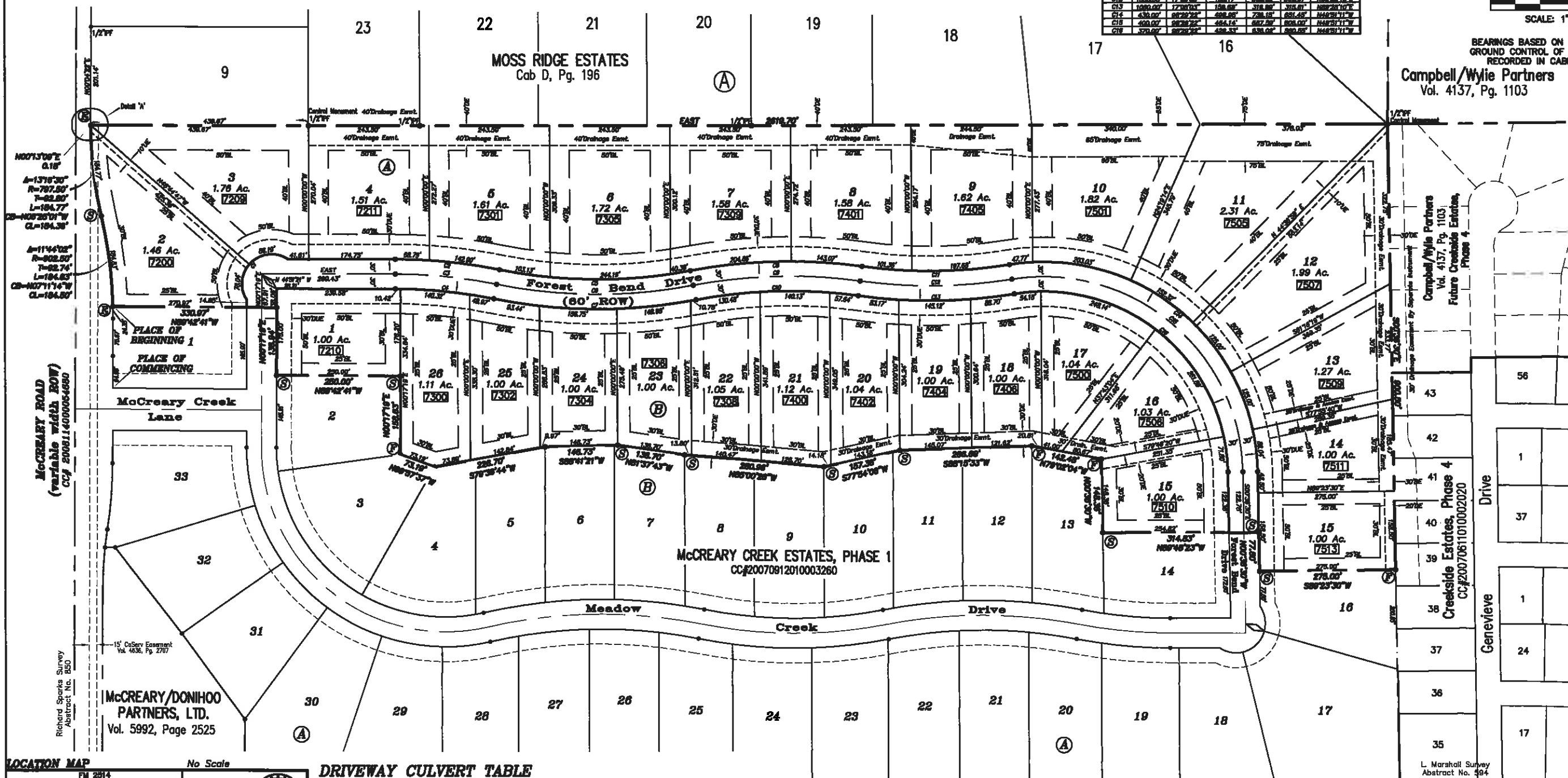
100 50 0 100 200

SCALE: 1" = 100'

BEARINGS BASED ON THE FINAL PLAT AND  
GROUND CONTROL OF MOSS RIDGE ESTATES  
RECORDED IN CABINET D, PAGE 196

Campbell/Wylie Partners  
Vol. 4137, Pg. 1103

EXHIBIT 1



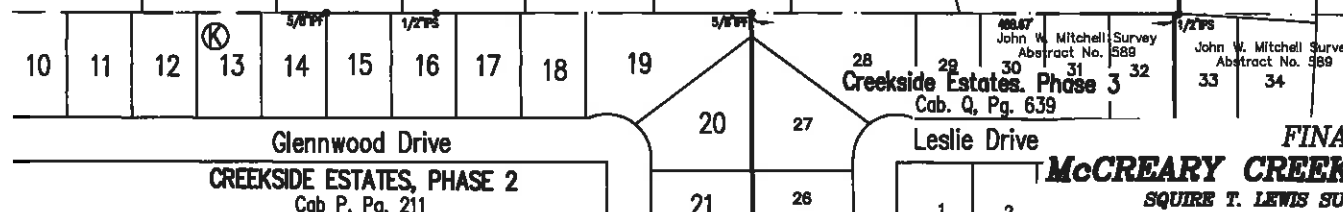
DRIVEWAY CULVERT TABLE

LOT	MIN. CULVERT SIZE	Q (cfs)	Q <sub>c</sub> (cfs)
B-1	18" RCP @ 1.00% Min.	1.08	10.5
B-2	12" RCP @ 0.75% Min.	2.0	3.1
B-3	12" RCP @ 0.75% Min.	2.8	3.1
B-4	15" RCP @ 0.75% Min.	3.6	5.8
B-5	15" RCP @ 0.75% Min.	4.8	5.8
B-6	15" RCP @ 0.75% Min.	6.2	6.1
B-7	15" RCP @ 0.75% Min.	7.8	6.7
B-8	15" RCP @ 0.75% Min.	9.3	6.7
B-9	15" RCP @ 0.75% Min.	11.4	18.4
B-10	15" RCP @ 0.75% Min.	13.6	18.4
B-11	21" RCP @ 0.80% Min.	17.3	24.6
B-12	21" RCP @ 0.80% Min.	18.8	24.6
B-13	21" RCP @ 0.80% Min.	41.1	48.0
A-1	18" RCP @ 1.00% Min.	5.7	11.5
A-2	18" RCP @ 0.80% Min.	6.2	6.2
A-3	21" RCP @ 0.80% Min.	10.9	17.0
A-4	21" RCP @ 0.80% Min.	15.9	17.0
A-5	21" RCP @ 0.75% Min.	18.9	27.4
A-6	21" RCP @ 0.75% Min.	25.0	27.4
A-7	21" RCP @ 1.00% Min.	28.9	31.6
A-8	21" RCP @ 1.00% Min.	33.9	45.2
A-9	21" RCP @ 0.75% Min.	37.3	38.2
A-10	21" RCP @ 0.75% Min.	36.3	38.2
A-11	21" RCP @ 0.75% Min.	37.3	38.2
A-12	21" RCP @ 0.75% Min.	37.3	38.2
A-13	21" RCP @ 0.75% Min.	38.3	38.2

- LEGEND**
- DE - Drainage Easement
  - DUE - Drainage & Utility Easement
  - BL - Building Line
  - UE - Utility Easement
  - Indicates Street Name Change
  - (S) - 1/2" Iron pin with a cap stamped Tipton Eng., Inc. set
  - (F) - 1/2" Iron pin found
  - (R) - 1/2" Iron pin with a red cap stamped Tipton Eng., Inc. set
  - 7408 - Street Address

NOTE: ALL DRIVEWAY CULVERTS  
TO BE CLASS IV R.C.P.  
w/SLOPED 3:1 END SECTIONS

NOTICE: Selling a portion of this addition by meter and  
bounds is a violation of City ordinance and state law and is  
subject to fines and withholding of utilities and building permits.



**FINAL PLAT**  
**McCREARY CREEK ESTATES PHASE II**  
SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 639  
CITY OF PARKER, COLLIN COUNTY, TEXAS  
OWNER

McCREARY/DONIHOO PARTNERS, LTD.  
4985 Greenville Avenue ~ Suite 1080 ~ Dallas, Texas 75206  
214.368.0238

**TIPTON ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
6330 Broadway Blvd. • Suite C • Fort Worth, Texas 76133 (817) 228-2887

27 Lots 1,700,415 Sq. Ft./59,0361 AC. 04/07/2012 #4879-TP

STATE OF TEXAS )(
COUNTY OF COLLIN )(

OWNERS CERTIFICATE

BEING a tract of land situated in the Squire T. Lewis Survey, Abstract No. 529, Collin County, Texas the subject tract being part of a tract of land conveyed to McCreary/Donihoo Partners, Ltd. according to the deed recorded in Volume 5992, Page 2525 of the Official Public Records of Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

COMMENNCING at the intersection of the northerly line of McCreary Creek Lane (an 85' ROW) and the easterly line of McCreary Road (a variable width ROW at this point), said point further being the southwest corner of Lot 1, Block A of McCreary Creek Estates Phase I, an addition to the City Of Parker according to the Final Plat recorded in CC#20070912010003280 (OPRCCT);

THENCE, in a northerly direction along the east line of McCreary Road (a variable width right of way), and the west line of said Lot 1, Block A of McCreary Creek Estates Phase I, the following:

N 00° 21' 15" E, a distance of 64.98 feet;

N 00° 13' 32" E, a distance of 75.67 feet;

Around a tangent curve to the left having a central angle of 01° 32' 45", a radius of 902.50 feet and a chord of N 00° 32' 51" W - 24.35 feet, an arc distance of 24.35 feet to the PLACE OF BEGINNING of the here-in described tract, and northwest corner of said Lot 1, Block A of McCreary Creek Estates Phase I, a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. found at corner;

THENCE, in a northerly direction along the east line of McCreary Road (a variable width right of way), the following:

Around a curve to the left having a central angle of 11° 44' 02", a radius of 902.50 feet, and a chord of N 07° 11' 14" W - 184.50 feet, an arc distance of 184.83 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner, from which a 5/8" Iron pin found with a cap stamped Sparr bears N 76° 23' 09" W, a distance of 0.55 feet;

Around a tangent reverse curve having a central angle of 13° 16' 30", a radius of 797.50 feet and a chord of N 08° 25' 01" W - 184.36 feet, an arc distance of 184.77 feet;

N 00° 13' 09" E, a distance of 0.18 feet to the northwest corner of the here-in described tract and southwest corner of Lot 9, Block B of Moss Ridge Estates, an addition to the City Of Parker according to the Final Plat recorded in Cabinet D, Page 198 (OPRCCT), a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. found at corner, from which a 5/8" Iron pin with a cap stamped DC & A found bears N 67° 29' 25" W, a distance of 0.70 feet;

THENCE, East, along the north line of said McCreary/Donihoo Partners, Ltd. tract (Volume 5992, Page 2525) and the south line of said Moss Ridge Estates, passing at a distance of 439.67 feet a 1/2" Iron pin found, and continuing 2180.03 feet for a total distance of 2619.70 feet to a common property corner being the northeast corner of said McCreary/Donihoo Partners, Ltd. tract (Volume 5992, Page 2525) and the southeast corner of said Moss Ridge Estates, said corner further being on the west line of a tract of land conveyed to Campbell/Wylie Partners according to the deed recorded in Volume 4137, Page 1103 (OPRCCT), a 1/2" Iron pin found at corner;

THENCE, S 00° 36' 30" E, along the west line of said Campbell/Wylie Partners, tract (Volume 4137, Page 1103) and the west line of Creekside Estates Phase 4 addition, an addition to the City Of Parker according to the Final Plat recorded in County Clerk File No. 20070611010002020 (OPRCCT), a distance of 900.50 feet to the northeast corner of Lot 16, Block A of the previously mentioned McCreary Creek Estates Phase I addition;

THENCE, along the north line of McCreary Creek Estates Phase I addition, the following:

S 89° 23' 30" W, a distance of 275.00 feet to a point on the east line of Forest Bend Drive (a 80' ROW);

N 00° 36' 30" W, a distance of 77.80 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 89° 48' 23" W, a distance of 314.83 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 00° 36' 30" W, a distance of 148.36 feet to a 1/2" Iron pin found at corner;

N 79° 02' 04" W, a distance of 142.48 feet to a 1/2" Iron pin found at corner;

S 88° 15' 33" W, a distance of 286.89 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

S 77° 54' 06" W, a distance of 157.36 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 85° 00' 26" W, a distance of 280.96 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 81° 37' 43" W, a distance of 136.70 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

S 88° 41' 21" W, a distance of 146.73 feet;

S 79° 36' 44" W, a distance of 226.70 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 69° 57' 37" W, a distance of 73.19 feet to a 1/2" Iron pin found at corner;

N 00° 17' 19" E, a distance of 158.63 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 89° 42' 41" W, a distance of 250.00 feet to a 1/2" Iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 00° 17' 19" E, a distance of 136.94 feet;

N 89° 42' 41" W, a distance of 330.97 feet to the PLACE OF BEGINNING with the subject tract containing 1,700,415 square feet or 39.0361 acres of land.

NOTICE: 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McCREARY/DONIHOO PARTNERS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein described property as McCREARY CREEK ESTATES PHASE II, an addition to the City of Parker, Texas and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and public areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its' respective systems, without the necessity, at any time or procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Parker, Texas.

WITNESS MY HAND AT TEXAS this the day of 2012.

McCREARY/DONIHOO PARTNERS, LTD., a Texas limited partnership
By: WARNER LAND ADVISORS, L.P., a Texas limited partnership, its general partner
By: WARNER CAPITAL, L.L.C., a Texas limited liability company, its general partner

By: Stephen L. Saliman, Manager

STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Saliman, of McCREARY/DONIHOO PARTNERS, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said McCREARY/DONIHOO PARTNERS, LTD., and that he executed the same as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This day of 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, Gregory A. McCall, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in January 2012, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Parker, Texas. No interior lot corners were staked at the time of this filing;

Date: This the day of 2012.

TIPTON ENGINEERING, INC.

Gregory A. McCall
Registered Professional Land Surveyor
No. 4396

THE STATE OF TEXAS )(
COUNTY OF DALLAS )(

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This day of 2012

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Parker, Texas

Date

APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing preliminary map or plat of McCREARY/DONIHOO PARTNERS, LTD., a subdivision or addition to the City of Parker was submitted to the City Council on this day of 2012, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

WITNESS my hand this day of 2012.

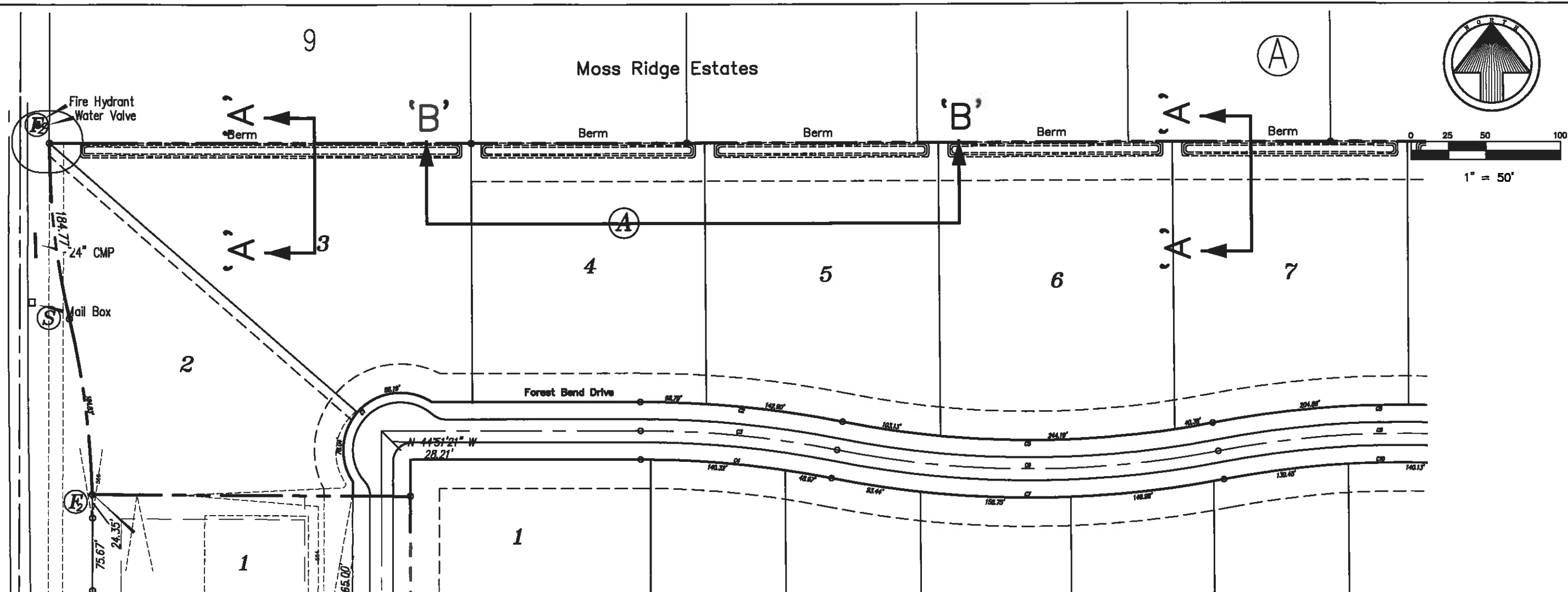
City Secretary
City of Parker, Texas

RECEIVED
MAR 15 2012
CITY SECRETARY
CITY OF PARKER
FINAL PLAT
McCREARY CREEK ESTATES PHASE II
SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 529
CITY OF PARKER, COLLIN COUNTY, TEXAS
OWNER
McCREARY/DONIHOO PARTNERS, LTD.
4925 Greenville Avenue ~ Suite 1080 ~ Dallas, Texas 75206
814.368.0238
TIPTON ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
6330 Broadway Blvd. • Suite C • Garland, Texas 75043 (972) 228-2967
27 Lots 1,700,415 Sq. Ft./39.0361 AC. 02/07/2012 #4678-PP

RECEIVED

MAR 15 2012

by CITY SECRETARY  
CITY OF PARKER



McCreary Creek Estates  
Phase II

Mexican Juniper/  
Pampas Grass

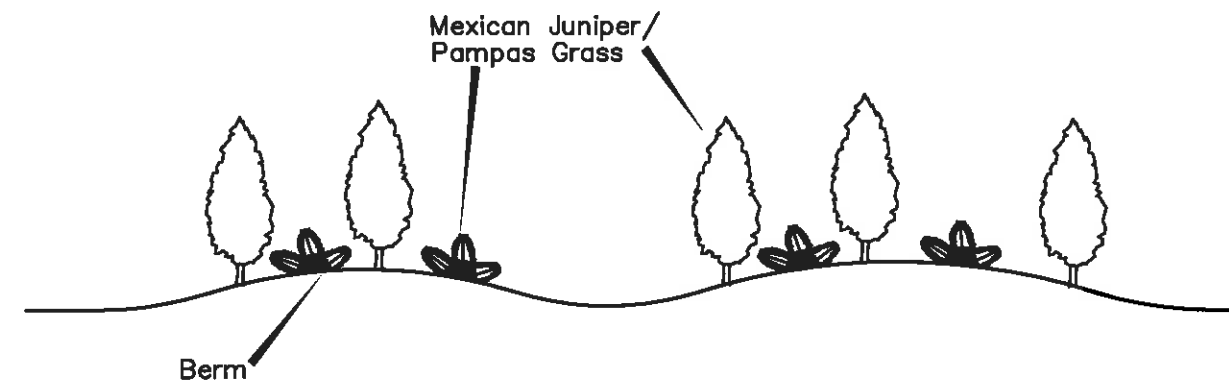
Berm

Swale

SECTION 'A-A'  
N.T.S.

Moss Ridge Estates

Varies  
Min. 6'



SECTION 'B-B'  
N.T.S.

BENCH MARKS

"X" CUT AT CENTERLINE INTERSECTION OF LEWIS  
DRIVE AND GREENWOOD DRIVE. ELEV: 548.91

"X" CUT IN CENTERLINE OF LEWIS DRIVE 135±  
FEET SOUTH OF CENTERLINE INTERSECTION OF  
HINNANT AND LEWIS DRIVE. ELEV: 541.92

03/13/2012

LANDSCAPE PLAN

McCREARY CREEK ESTATES PHASE 2  
PARKER, COLLIN COUNTY, TEXAS

TIPTON ENGINEERING, INC.  
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NEL
TE, Inc.	TE, Inc.	10-2008	1"=50'	TE, Inc.	4879	19



RECEIVED

MAR 15 2012

by CITY SECRETARY  
CITY OF PARKER

McCreary Creek Estates  
Phase II

McCreary Creek Estates  
Phase II

Moss Ridge Estates

Mexican Junipers  
& Pampas Grass

Berm

Moss Ridge Estates

Moss Ridge Estates

SECTION 'C-C'  
Lots 10-11  
N.T.S.

SECTION 'A-A'  
N.T.S.

SECTION 'B-B'  
N.T.S.

BENCH MARKS

"X" CUT AT CENTERLINE INTERSECTION OF LEWIS  
DRIVE AND GLENWOOD DRIVE. ELEV: 548.91

"X" CUT IN CENTERLINE OF LEWIS DRIVE 135±  
FEET SOUTH OF CENTERLINE INTERSECTION OF  
HINNANT AND LEWIS DRIVE. ELEV: 541.92



0 25 50 100

1" = 50'

03/13/2012

LANDSCAPE PLAN

McCREARY CREEK ESTATES PHASE 2  
PARKER, COLLIN COUNTY, TEXAS

TIPTON ENGINEERING, INC.  
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TE, Inc.	TE, Inc.	10-2008	1"=50'	TE, Inc.	4876	20

**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.  
 PAUL A. CARLINE, P.E.  
 MATT HICKEY, P.E.  
 ANDREW MATA, JR., P.E.  
 JOSEPH T. GRAJEWSKI, III, P.E.

March 1, 2012

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

Re: McCreary Creek Estates Phase II Final Plat Review

Dear Mr. Flanigan:

We have completed our review of the Final Plat for the McCreary Creek Estates Phase II by Tipton Engineering for McCreary/Donihoo Partners, LTD.. Our review is based on the City of Parker's Code of Ordinances and Good Engineering Practice and does not relieve the design engineer of his responsibilities as the Engineer of Record with the Texas Engineering Practice Act. The following item is noted:

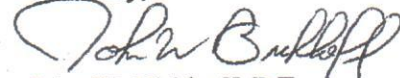
There is a discrepancy between the Owner's Certificate and the plat drawing exhibit on the length of one of the boundary lines. The plat drawing exhibit calls out the length as 0.19-feet and the Owner's Certificate identifies the same length as 0.18-feet.

We attended the City's final inspection of the addition and noted the following:

1. The streets need to be cleaned of silt.
2. The rock rip rap needs to be cleaned of silt build up. The developer should consider an erosion sock at eh top to the rock rip rap, until vegetation is established.
3. Drop inlets between Phase I and Phase II need to be cleaned of silt and debris. In addition the silt fence will need to be re-established at each drop inlet and vegetation established.
4. Silt build up in the bottom of drainage channels need to be removed and vegetation established.
5. The developer needs to review the erosion controls established and consider erosion devices along some of the top of banks to prevent erosion. The City's storm water plan requires regular maintenance of the erosion control devices until vegetation is established.
6. In parts of the addition, the drainage channel has been cut to the weathered limestone. It could be difficult to establish grass at these locations. The limestone may need to be undercut, topsoil placed and sod pinned in place.

We are available to discuss this Final Plat review further at your convenience.

Sincerely,



John W. Birkhoff, P.E.

*Texas American Public Works Association 2011 Awardee*  
*Environmental Project of the Year \$2-\$10 Million - Columbian Pump Station Rehabilitation*



## TIPTON ENGINEERING, INC.

**ENGINEERING • SURVEYING • PLANNING**

6330 Broadway Blvd. • Suite C • Garland, Texas 75043 • (972) 226-2967 • FAX (972) 226-1946

4879

March 7, 2012

Mr. Jeff Flanigan  
**CITY OF PARKER**  
5700 E. Parker Rd.  
Parker, Tx. 75002

**RE: FINAL PLAT  
McCREARY CREEK ESTATES PHASE II  
PARKER, TEXAS**

Dear Mr. Flanigan:

We have reviewed Birkhoff, Hendricks & Carter, LLP letter dated March 1, 2012 and have the following responses to their comments.

The discrepancy in the boundary line dimension has been revised.

1. The streets will be cleaned of silt within one week of this letter.
2. The rock riprap has been cleaned and will be maintained until grass has been established.
3. The drop inlets have been cleaned and the silt fenced has been re-established.
4. The silt build up will be removed and will be monitored and maintained during the home construction period.
5. The project will be monitored until home construction is complete. The majority of the site has been seeded and additional measures will be taken if vegetation is not established.
6. The homebuilder will address these areas at the time of home construction. The project will be monitored during this period to ensure additional measures are taken if necessary.

If you have any questions or if we can be of any further assistance, please do not hesitate to contact our office.

Sincerely,

**TIPTON ENGINEERING, INC.**

Richard Hovas, PE



# DEVELOPMENT APPLICATION

City of Parker, Texas

RECEIVED

FEB 09 2012

CITY OF PARKER

Proposed Name of Subdivision: MCCREARY CREEK ESTATES PHASE II

Plat Approval Requested

Filing Fee

Filing Fee

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

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

Physical Location of Property: MCCREARY ROAD & MCCREARY CREEK LANE

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

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

SQUIRE T. LEWIS SURVEY ABSTRACT NO. 529

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

Acreage: 39.0361 Existing # of Lots/Tracts: 27 Existing Zoning: SF-1

(If a PD, include the Ordinance with application)

Property Owner's Name: MCCREARY/DONIHOO PARTNERS, LTD. Phone Number: 214-368-0238

Applicant/Contact Person: STEPHEN SALLMAN

Title: MANGER

Company Name: WARNER GROUP INC.

Street/Mailing Address: 4925 GREENVILLE AVE City: DALLAS State: TX Zip: 75206

Phone: 214-368-0238 Fax: 214-368-0812 Email Address: SLSALLMAN@SBCGLOBAL.NET

Engineering Company: TIPTON ENGINEERING INC.

Contact Person: RICHARD HOVAS

Title: PRESIDENT

Street/Mailing Address: 6330 BROADWAY BLVD. City: GARLAND State: TX Zip: 75043

Phone: 972-226-2967 Fax: 972-226-1946 Email Address: RHOVAS@TIPTONENG.COM

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

STATE OF TEXAS ) (

COUNTY OF DALLAS ) (

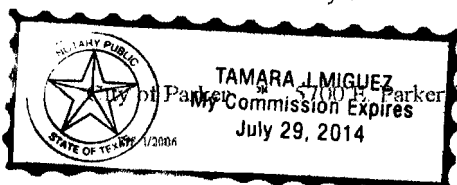
BEFORE ME, a Notary Public, on this day personally appeared Stephen L. Sallman the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") for the purposes of this application;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

Stephen L. Sallman, Mgr.  
 as Owner Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this 2nd day of February, 2012

Notary Public in and for the State of Texas: Tamara Miguez

Over



TAMARA J. MIGUEZ  
 My Commission Expires  
 July 29, 2014

City of Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us



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

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

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

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

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

**City Contact Information:**

**Public Workers Superintendent**  
**City of Parker, Texas**  
**5700 E. Parker Road \* Parker, Texas 75002**  
**Phone 972-442-6811 \* Fax 972-442-2894 \* [www.parkertexas.us](http://www.parkertexas.us)**

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

Signature \_\_\_\_\_

Title \_\_\_\_\_

OFFICIAL SUBMISSION DATE \_\_\_\_\_

Fees Paid \$ \_\_\_\_\_

Check # \_\_\_\_\_

From \_\_\_\_\_

P&Z Agenda Date \_\_\_\_\_

Action \_\_\_\_\_

CC Agenda Date \_\_\_\_\_

Action \_\_\_\_\_

Current Zoning: \_\_\_\_\_

Ordinance Number: \_\_\_\_\_

Date Approved: \_\_\_\_\_

Staff Comments forwarded to applicant on: \_\_\_\_\_

Revisions Due no later than: \_\_\_\_\_

Plans routed for review on \_\_\_\_\_

to \_\_\_\_\_

☐ Public Works Director

☐ City Engineer

☐ Building Official

☐ Fire Department

Public Hearing Required ☐ Yes ☐ No

Paper Notice \_\_\_\_\_ (date)

Written Notice \_\_\_\_\_ (date)

**SUBMITTAL REQUIREMENTS:**

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

- ☒ Five (5) FOLDED copies of drawing(s) 24" X 36" [1"=100' scale]
- ☒ Twelve (12) FOLDED 11 X 17
- ☐ Three (3) Complete Engineering Plans (if applicable)
- ☐ Three (3) General Tree Survey
- ☒ Property Metes and Bounds on 8 ½ X 11 Sheet
- ☒ Proof of Ownership (Warranty Deed or Tax Certificate)
- ☐ Power of Attorney

The face of the plat shall show the following:

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

RECEIVED

FEB 09 2012

## WAIVER OF EXPEDITION

CITY OF PARKER

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

APPLICANT:



(Signature)

Name: STEPHEN SALLMANTitle: MANGERPhone: 214-368-0238Address: 4925 GREENVILLE AVE.SUITE 1020DALLAS, TX. 75206Date: 2/1/12

CITY OF PARKER:

RECEIVED BY:



(Signature)

Name: Vicky GrangerTitle: Administrative AssistantDate: 2/9/12

☐ Corporation; ☒ Partnership;  
☐ Individual; or  
☐ Other (description)

Copy of Parker  
Commuter Savings Plan  
At Front Desk

2/20/17 10:56am 6357  
From: HOLBERRY, MICHAEL PARTN  
4995 GREENVILLE AVENUE  
P.O. Box  
18, 75284

On Other Account-11 1000.00  
MICHAEL/DONALD  
PARTNERS LTD.

Receipt total 2500.00

CHECK 1001 2000.00

Change Due 0.00

Thank you and Have a Nice  
Day



City of Parker  
CONST-PHASE 2

2/2/2012

Final Plat Fee  
(McCreary Creek Estates-Phase 2)  
Invoice #020112

2,000.00

McCreary-Ckkg (BOT Final Plat Fee

2,000.00

RECEIVED

FEB 09 2012

LEGAL DESCRIPTION

CITY OF PARKER

BEING a tract of land situated in the Squire T. Lewis Survey, Abstract No. 529, Collin County, Texas the subject tract being part of a tract of land conveyed to McCreary/Donihoo Partners, Ltd. according to the deed recorded in Volume 5992, Page 2525 of the Official Public Records of Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows;

COMMENNCING at the intersection of the northerly line of McCreary Creek Lane (an 85' ROW) and the easterly line of McCreary Road (a variable width ROW at this point), said point further being the southwest corner of Lot 1, Block A of McCreary Creek Estates Phase I, an addition to the City Of Parker according to the Final Plat recorded in Cabinet 2007, Page 486 (OPRCCT);

THENCE, in a northerly direction along the east line of McCreary Road (a variable width right of way), and the west line of said Lot 1, Block A of McCreary Creek Estates Phase I, the following:

N 00° 21' 15" E, a distance of 64.98 feet;

N 00° 13' 32" E, a distance of 75.67 feet;

Around a tangent curve to the left having a central angle of 01° 32' 45", a radius of 902.50 feet and a chord of N 00° 32' 51" W – 24.35 feet, an arc distance of 24.35 feet to the **PLACE OF BEGINNING** of the here-in described tract, and northwest corner of said Lot 1, Block A of McCreary Creek Estates Phase I, a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. found at corner;

THENCE, in a northerly direction along the east line of McCreary Road (a variable width right of way), the following:

Around a curve to the left having a central angle of 11° 44' 02", a radius of 902.50 feet, and a chord of N 07° 11' 14" W – 184.50 feet, an arc distance of 184.83 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner, from which a 5/8" iron pin found with a cap stamped Sparr bears N 76° 23' 09" W, a distance of 0.55 feet;

Around a tangent reverse curve having a central angle of 13° 16' 30", a radius of 797.50 feet and a chord of N 06° 25' 01" W – 184.36 feet, an arc distance of 184.77 feet;

N 00° 13' 09" E, a distance of 0.18 feet to the northwest corner of the here-in described tract and southwest corner of Lot 9, Block B of Moss Ridge Estates, an addition to the City Of Parker according to the Final Plat recorded in Cabinet D, Page 196 (OPRCCT), a 1/2" iron pin with a red cap stamped Tipton Eng, Inc.

found at corner, from which a 5/8" iron pin with a cap stamped DC & A found bears N 67° 29' 25" W, a distance of 0.70 feet;

THENCE, East, along the north line of said McCreary/Donihoo Partners, Ltd. tract (Volume 5992, Page 2525) and the south line of said Moss Ridge Estates, passing at a distance of 439.67 feet a 1/2" iron pin found, and continuing 2180.03 feet for a total distance of 2619.70 feet to a common property corner being the northeast corner of said McCreary/Donihoo Partners, Ltd. tract (Volume 5992, Page 2525) and the southeast corner of said Moss Ridge Estates, said corner further being on the west line of a tract of land conveyed to Campbell/Wylie Partners according to the deed recorded in Volume 4137, Page 1103 (OPRCCT), a 1/2" iron pin found at corner;

THENCE, S 00° 36' 30" E, along the west line of said Campbell/Wylie Partners, tract (Volume 4137, Page 1103) and the west line of Creekside Estates Phase 4 addition, an addition to the City Of Parker according to the Final Plat recorded in County Clerk File No. 20070611010002020 (OPRCCT), a distance of 900.50 feet to the northeast corner of Lot 16, Block A of the previously mentioned McCreary Creek Estates Phase I addition;

THENCE, along the north line of McCreary Creek Estates Phase I addition, the following;

S 89° 23' 30" W, a distance of 275.00 feet to a point on the east line of Forest Bend Drive (a 60' ROW);

N 00° 36' 30" W, a distance of 77.80 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 89° 48' 23" W, a distance of 314.83 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 00° 36' 30" W, a distance of 148.36 feet to a 1/2" iron pin found at corner;

N 79° 02' 04" W, a distance of 142.48 feet to a 1/2" iron pin found at corner;

S 88° 15' 33" W, a distance of 266.69 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

S 77° 54' 06" W, a distance of 157.36 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 85° 00' 26" W, a distance of 280.96 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 81° 37' 43" W, a distance of 136.70 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

S 88° 41' 21" W, a distance of 146.73 feet;

S 79° 36' 44" W, a distance of 226.70 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 69° 57' 37" W, a distance of 73.19 feet to a 1/2" iron pin found at corner;

N 00° 17' 19" E, a distance of 158.63 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 89° 42' 41" W, a distance of 250.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng, Inc. set at corner;

N 00° 17' 19" E, a distance of 136.94 feet;

N 89° 42' 41" W, a distance of 330.97 feet to the PLACE OF BEGINNING with the subject tract containing 1,700,415 square feet or 39.0361 acres of land.

RECEIVED

FEB 09 2012

CITY OF PARKER

RETURN TO: CRO  
Republic Title of Texas, Inc.  
2626 Howell St., 10th Floor  
Dallas, TX 75204

2005-0121008

5992 02525

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED WITH VENDOR'S LIEN**

DATE: August 29, 2005

GRANTOR: E. R. Donihoo a/k/a Edward Ray Donihoo, a married person not joined herein by his spouse since no portion of the hereafter described property constitutes all or any part of a rural or urban homestead and is the separate property of Grantor

**GRANTOR'S MAILING ADDRESS:**

P. O. Box 375  
Hamilton, Texas 76531

GRANTEE: McCreary/Donihoo Partners, Ltd.,  
a Texas limited partnership

**GRANTEE'S MAILING ADDRESS:**

4925 Greenville Avenue, Suite 1020  
Dallas, Texas 75206

**CONSIDERATION:**

Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to the undersigned paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, and the additional sum of ~~One Million Six Hundred Thirty Thousand Six Hundred Thirty-Five and No/100 Dollars (\$1,630,635.00)~~ to be paid by Grantee to Grantor in accordance with the terms and provisions, and as evidenced by, that certain Promissory Note ("Note") bearing even date herewith in said principal sum of ~~\$1,630,635.00~~, executed by Grantee and payable to the order of Grantor, said Note bearing interest and being due and payable as is more particularly provided therein, and such Note containing the usual provisions regarding interest on past due principal and interest, attorneys' fees and acceleration of maturity. The Note is secured by vendor's lien retained herein and by Deed of Trust of even date herewith from Grantee to Richard Seward, Trustee.

**PROPERTY (INCLUDING ANY IMPROVEMENTS):**

All that certain lot, tract or parcel of land situated in the Squire T. Lewis Survey, A-529, in Collin County, Texas, and being more particularly described on Exhibit A attached hereto and incorporated herein for all purposes.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

1. Standby fees, taxes and assessments by any taxing authority for the year 2005, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Republic Title of Texas, Inc.  
GF# 05R09143 CRO FFs 02-02

5992 02526

2. Easement to CoServe Gas Ltd. filed on March 30, 2000, recorded in Volume 4636, Page 2707 of the Land Records of Collin County, Texas, and as shown on survey dated August 11, 2005, prepared by Tipton Engineering, Inc., certified by Darren K. Brown, RPLS No. 5252.

3. Rights of third parties with respect to those portions of the Property lying within the boundaries of McCreary Road as shown on survey dated August 11, 2005, prepared by Tipton Engineering, Inc., certified by Darren K. Brown, RPLS No. 5252.

Grantor, for the Consideration and subject to the Reservations from and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold the Property to Grantee and Grantee's heirs, successors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from and Exceptions to Conveyance and Warranty.

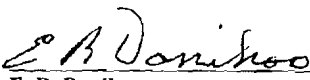
The conveyance made by Grantor to Grantee herein includes all appurtenances on the Property or in any wise appertaining to the Property and all buildings, structures, fixtures and improvements of Grantor located thereon, as well as all of Grantor's right, title and interest, if any, in and to adjacent streets, alleys, easements, rights-of-way, and existing rights of ingress and egress thereto and any adjacent strips or gores of real estate, and all rights, title and interests appurtenant to the Property and any improvements located thereon.

The vendor's lien against and superior title to the Property are retained until the Note is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

**EXECUTED EFFECTIVE** as of, although not necessarily on, the day and date first above shown.

GRANTOR:

  
E. R. Donihoo

5992 02527

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on August 21, 2005, by E. R. Donahoo.

(seal)



Notary Public, State of Texas

After recording return to:

McCreary/Donahoo Partners, Ltd.  
4925 Greenville Avenue, Suite 1020  
Dallas, Texas 75206  
Attn: Stephen L. Sallman

5992 02528

**EXHIBIT A**

**Legal Description**

**81.2254 Acres**

All that certain lot, tract or parcel of land lying and situated in the Squire T. Lewis Survey, A-529, Collin County, Texas, the subject tract being all of a tract of land conveyed to Edward Ray Donihoo and wife, Patsy Sue Donihoo, according to deed recorded in Volume 549, Page 461 of the Deed Records of Collin County, Texas (DRCCT), the subject tract being more particularly described as follows:

- BEGINNING** at a 1/2 inch iron pin found at the northeast corner of the subject tract, same being the common rear lot corner of Lots 15 and 16, Block A of Moss Ridge Estates, an addition to the City of Parker, Collin County, Texas, according to the File Plat recorded in Cabinet D, Page 196 (DRCCT);
- THENCE** S 00° 36' 30" E, along the east line of the subject tract and the west line of a tract of land conveyed to Campbell/Wylie Partners according to deed recorded in Volume 4137, Page 1103 (DRCCT), a distance of 1335.29 feet to a 1/2 inch iron pin with a red cap stamped Tipton Eng. Inc. set at corner;
- THENCE** N 89° 48' 23" W, along the south line of the subject tract and part of the way along the north line of a tract of land conveyed to Estates at Creekside, Phase III, Development, Inc. according to deed recorded in Volume 5830, Page 4529 (DRCCT), and pay of the way along the north line of Creekside Estates Phase 2, an addition to the City of Wylie, Collin County, Texas, according to the file plat recorded in Cabinet P, Page 211 (DRCCT), passing a 5/8 inch iron pin with a yellow cap stamped Bury & Partners found at the northeast corner of said Creekside Estates Phase 2 at a distance of 488.67 feet continuing a total distance of 848.93 feet to a 1/2 inch iron pin with a red cap stamped Tipton Eng. Inc. set at corner;
- THENCE** N 89° 44' 58" W, continuing along the north line of said Creekside Estates Phase 2, and along the north line of Creekside Estates Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the filed plat recorded in Cabinet N, Page 893 (DRCCT), a distance of 1821.64 feet to a PK nail set in the approximate centerline of McCreary Road;
- THENCE** N 00° 17' 19" E, along the approximate centerline of said McCreary Road, a distance of 1324.40 feet to a PK nail set at corner;
- THENCE** N 90° 00' 00" E, along the south line of said Moss Ridge Estates, passing a 5/8 inch iron pin found with a yellow cap stamped DC&A, Inc. at a distance of 29.56 feet and continuing a total distance of 2649.70 feet to the **PLACE OF BEGINNING**, with the subject tract containing 3,538,181 square feet or 81.2254 acres of land.



5992 02529

UNOFFICIAL

ANY PROVISION HEREIN WHICH PURSUANTS THE SALE, RENTAL, OR USE OF THE  
DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND  
UNENFORCEABLE UNDER FEDERAL LAW (COUNTY OF COLLIN TX)  
(THE STATE OF TEXAS)  
I hereby certify that this instrument was filed in the File Number Sequence on the date  
and time stamped herein by me, and was duly RECORDED in the Official Public  
Records of Real Property of Collin County, Texas.

AUG 30 2005

Brenda Taylor

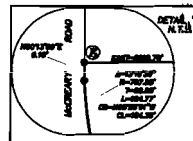


Filed for Record in:  
Collin County, McKinney TX  
Honorable Brenda Taylor  
Collin County Clerk

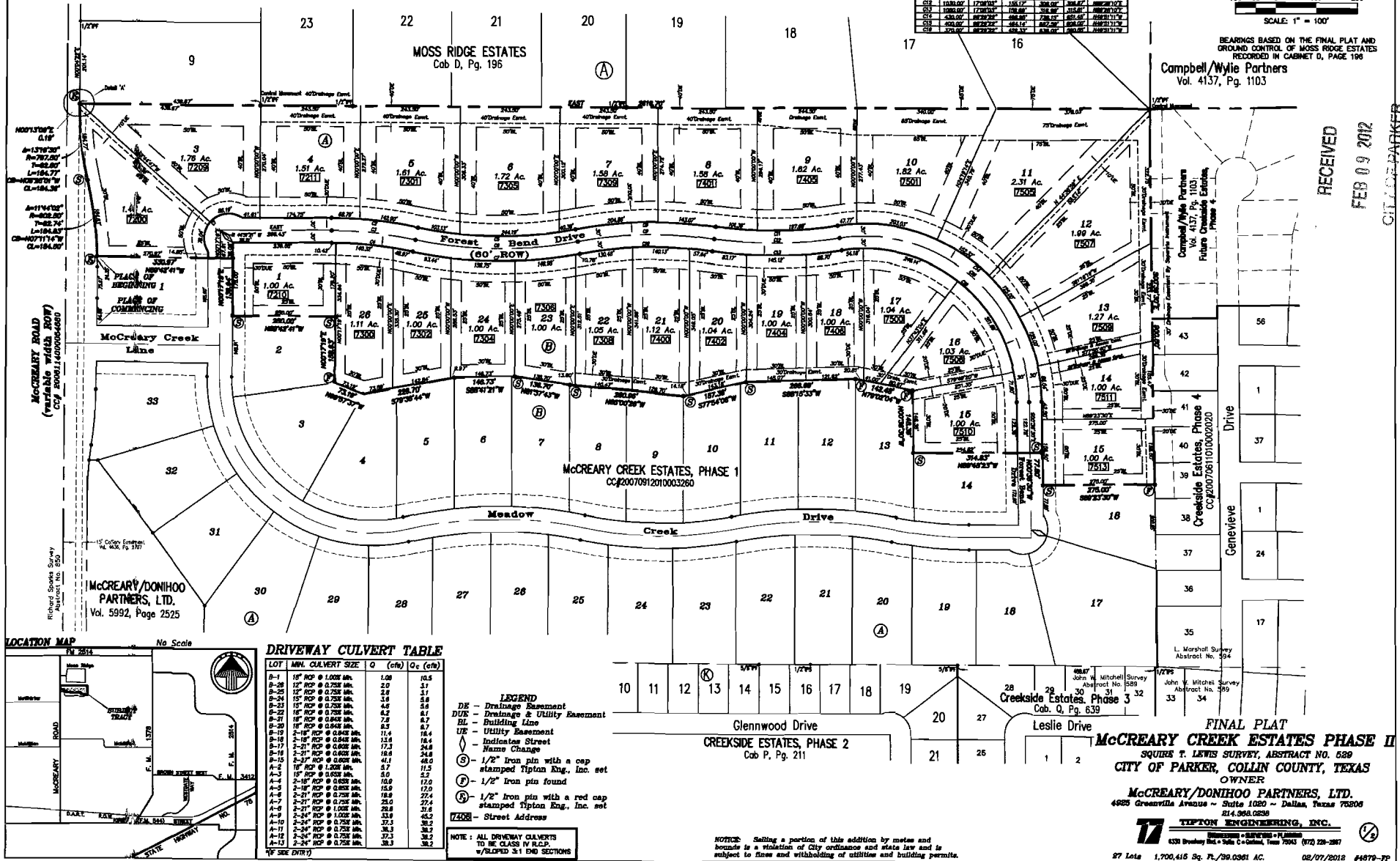
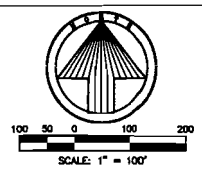
On Aug 30 2005  
At 11:01am

Doc/Num : 2005- 0121008

Recording/Type:D1 22.00  
Receipt #: 35160



CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	CHORD
C1	100.00'	11.31°	19.70'	19.70'
C2	100.00'	11.31°	19.70'	19.70'
C3	100.00'	11.31°	19.70'	19.70'
C4	100.00'	11.31°	19.70'	19.70'
C5	100.00'	11.31°	19.70'	19.70'
C6	100.00'	11.31°	19.70'	19.70'
C7	100.00'	11.31°	19.70'	19.70'
C8	100.00'	11.31°	19.70'	19.70'
C9	100.00'	11.31°	19.70'	19.70'
C10	100.00'	11.31°	19.70'	19.70'
C11	100.00'	11.31°	19.70'	19.70'
C12	100.00'	11.31°	19.70'	19.70'
C13	100.00'	11.31°	19.70'	19.70'
C14	100.00'	11.31°	19.70'	19.70'
C15	100.00'	11.31°	19.70'	19.70'
C16	100.00'	11.31°	19.70'	19.70'
C17	100.00'	11.31°	19.70'	19.70'
C18	100.00'	11.31°	19.70'	19.70'
C19	100.00'	11.31°	19.70'	19.70'
C20	100.00'	11.31°	19.70'	19.70'



RECEIVED  
FEB 09 2012  
CITY OF PARKER

Presented to P&Z 3/8/2012

Approved by P&Z with conditions.

STATE OF TEXAS X  
COUNTY OF COLLIN X

#### OWNERS CERTIFICATE

BEING a tract of land situated in the Squire T. Lewis Survey, Abstract No. 529, Collin County, Texas, the subject tract being part of a tract of land conveyed to McCreary/Donihoo Partners, Ltd. according to the deed recorded in Volume 5992, Page 2525 of the Official Public Records of Collin County, Texas (OPRCCT), the subject tract being more particularly described as follows:

COMMENCING at the intersection of the northerly line of McCreary Creek Lane (an 85' ROW) and the easterly line of McCreary Road (a variable width ROW at this point), said point further being the southwest corner of Lot 1, Block A of McCreary Creek Estates Phase I, an addition to the City Of Parker according to the Final Plat recorded in CG2007012010003280 (OPRCCT);

THENCE, in a northerly direction along the east line of McCreary Road (a variable width right of way), and the west line of said Lot 1, Block A of McCreary Creek Estates Phase I, the following:

N 00° 21' 15" E, a distance of 64.98 feet;

N 00° 13' 32" E, a distance of 75.87 feet;

Around a tangent curve to the left having a central angle of 01° 32' 45", a radius of 902.50 feet and a chord of N 00° 32' 51" W - 24.35 feet, an arc distance of 24.35 feet to the PLACE OF BEGINNING of the here-in described tract, and northwest corner of said Lot 1, Block A of McCreary Creek Estates Phase I, a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner;

THENCE, in a northerly direction along the east line of McCreary Road (a variable width right of way), the following:

Around a curve to the left having a central angle of 11° 44' 02", a radius of 902.50 feet, and a chord of N 07° 11' 14" W - 194.50 feet, an arc distance of 194.53 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner, from which a 5/8" iron pin found with a cap stamped Sparr bears N 76° 23' 09" W, a distance of 0.55 feet;

Around a tangent reverse curve having a central angle of 13° 18' 30", a radius of 797.50 feet and a chord of N 08° 25' 01" W - 184.36 feet, an arc distance of 184.77 feet;

N 00° 13' 09" E, a distance of 0.16 feet to the northwest corner of the here-in described tract and southwest corner of Lot 9, Block B of Wells Ridge Estates, an addition to the City Of Parker according to the Final Plat recorded in Cabinet D, Page 196 (OPRCCT), a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. found at corner, from which a 5/8" iron pin with a cap stamped DC & A found bears N 87° 29' 25" W, a distance of 0.70 feet;

THENCE, East, along the north line of said McCreary/Donihoo Partners, Ltd. tract (Volume 5992, Page 2525) and the south line of said Moss Ridge Estates, passing at a distance of 439.87 feet a 1/2" iron pin found, and continuing 2180.03 feet for a total distance of 2619.70 feet to a common property corner being the northeast corner of said McCreary/Donihoo Partners, Ltd. tract (Volume 5992, Page 2525) and the southeast corner of said Moss Ridge Estates, said corner further being on the west line of a tract of land conveyed to Campbell/Wyle Partners according to the deed recorded in Volume 4137, Page 1103 (OPRCCT), a 1/2" iron pin found at corner;

THENCE, S 00° 36' 30" E, along the west line of said Campbell/Wyle Partners, tract (Volume 4137, Page 1103) and the west line of Creekside Estates Phase 4 addition, an addition to the City Of Parker according to the Final Plat recorded in County Clerk File No. 2007001010002020 (OPRCCT), a distance of 900.50 feet to the northeast corner of Lot 16, Block A of the previously mentioned McCreary Creek Estates Phase I addition;

THENCE, along the north line of McCreary Creek Estates Phase I addition, the following:

S 89° 23' 30" W, a distance of 275.00 feet to a point on the east line of Forest Bend Drive (a 60' ROW);

N 00° 36' 30" W, a distance of 77.80 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 89° 48' 23" W, a distance of 314.83 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 00° 36' 30" W, a distance of 148.36 feet to a 1/2" iron pin found at corner;

N 79° 02' 04" W, a distance of 142.48 feet to a 1/2" iron pin found at corner;

S 88° 15' 33" W, a distance of 288.89 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 77° 54' 06" W, a distance of 157.36 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 85° 00' 26" W, a distance of 280.96 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 81° 37' 43" W, a distance of 136.70 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

S 88° 41' 21" W, a distance of 148.73 feet;

S 79° 36' 44" W, a distance of 228.70 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 89° 57' 37" W, a distance of 73.19 feet to a 1/2" iron pin found at corner;

N 00° 17' 19" E, a distance of 156.63 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 89° 42' 41" W, a distance of 250.00 feet to a 1/2" iron pin with a red cap stamped Tipton Eng. Inc. set at corner;

N 00° 17' 19" E, a distance of 136.94 feet;

N 89° 42' 41" W, a distance of 330.97 feet to the PLACE OF BEGINNING with the subject tract containing 1,700,415 square feet or 39,0361 acres of land.

NOTICE: 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.

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McCREARY/DONIHOO PARTNERS, LTD., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein described property as McCREARY CREEK ESTATES PHASE II, an addition to the City of Parker, Texas and does 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 construction, maintenance or efficiency of its respective systems or said Easements, and the City of Parker and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Parker, Texas.

WITNESS MY HAND AT \_\_\_\_\_ TEXAS this the \_\_\_\_ day of \_\_\_\_\_, 2012.

McCREARY/DONIHOO PARTNERS, LTD., a Texas limited partnership  
By: WARNER LAND ADVISORS, L.P., a Texas limited partnership, its general partner  
By: WARNER CAPITAL, L.L.C., a Texas limited liability company, its general partner

By: \_\_\_\_\_  
Stephen L. Salzman, Manager

STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Stephen L. Salzman, of McCREARY/DONIHOO PARTNERS, LTD., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he was the act of the said McCREARY/DONIHOO PARTNERS, LTD., and that he executed the same as the act of such limited partnership for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This \_\_\_\_ day of \_\_\_\_\_, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### SURVEYORS CERTIFICATE

I, Gregory A. McCall, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in January 2012, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the plotting rules and regulations of the City of Parker, Texas. No interior lot corners were staked at the time of this filing.

Date: This the \_\_\_\_ day of \_\_\_\_\_, 2012.

TIPTON ENGINEERING, INC.

Gregory A. McCall  
Registered Professional Land Surveyor  
No. 4398

THE STATE OF TEXAS X  
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that he was the act of the said TIPTON ENGINEERING, INC., a Texas Corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This \_\_\_\_ day of \_\_\_\_\_, 2012

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

#### RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission  
City of Parker, Texas

Date \_\_\_\_\_

#### APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing preliminary map or plat of McCREARY/DONIHOO PARTNERS, LTD., a subdivision or addition to the City of Parker was submitted to the City Council on this \_\_\_\_ day of \_\_\_\_\_, 2012, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

WITNESS my hand this \_\_\_\_ day of \_\_\_\_\_, 2012.

City Secretary  
City of Parker, Texas

FINAL PLAT  
McCREARY CREEK ESTATES PHASE II  
SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 529  
CITY OF PARKER, COLLIN COUNTY, TEXAS  
OWNER

McCREARY/DONIHOO PARTNERS, LTD.  
4825 Greenville Avenue - Suite 1080 - Dallas, Texas 75206  
814.368.0236

TIPTON ENGINEERING, INC.  
6330 Broadway Rd. - Suite C - Dallas, Texas 75244 (972) 228-2847

27 Lots 1,700,415 Sq. Ft./39,0361 AC.

06/07/2012 #4876-PF

**MCCREARY DONIHOO PARTNERS, LTD.**

4925 Greenville Ave., Suite 1020

Dallas, Texas 75206

(214) 368-0238:Office

(214) 368-0812:Fax

February 17, 2012

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

Ref: McCreary Creek Estates Phase 2 - Final Plat and Acceptance of Public Improvements

Dear Jeff:

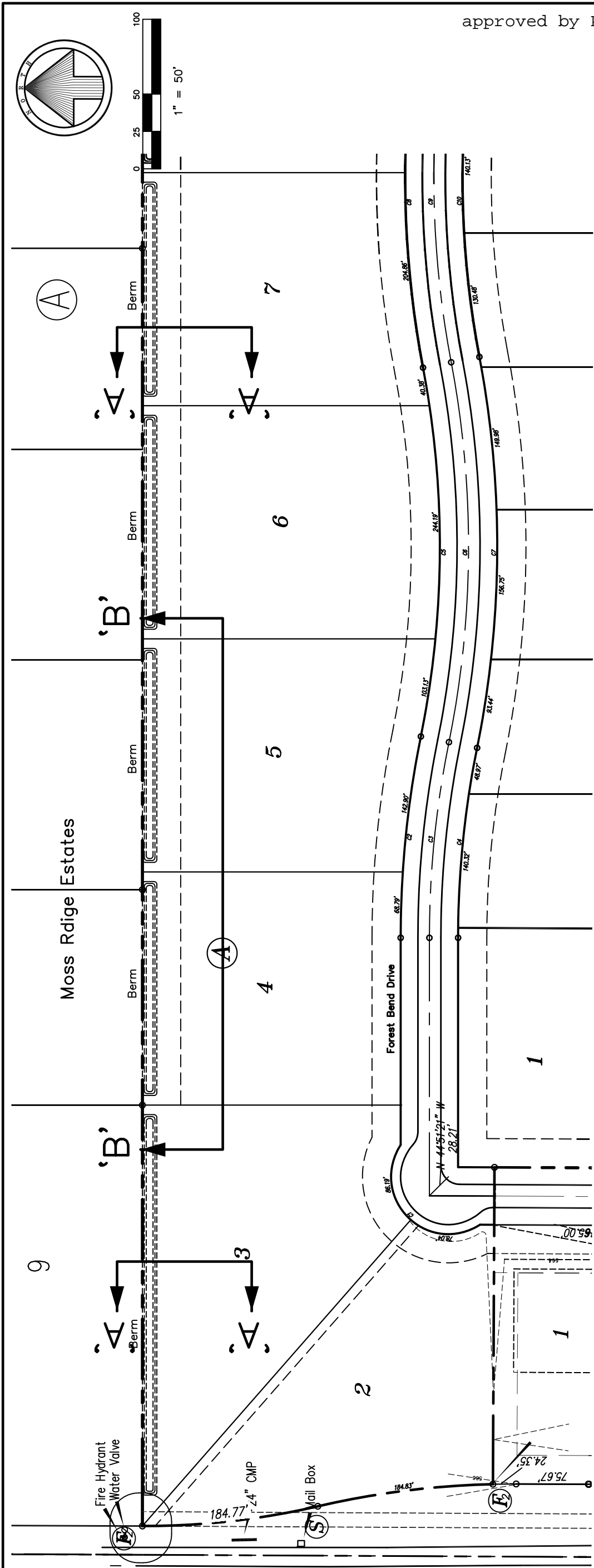
In conjunction with completing the improvements to the above referenced subdivision, the zoning ordinance requires construction of a berm with landscaping on the north side of the property adjacent to Moss Ridge. We have submitted a drawing of our planned improvements with the final plat, but wish to request that the construction of these improvements be delayed until a later date, and request that the subdivision be accepted and the plat filed prior to construction of the improvements. We propose to delay these improvements until water rationing has been relaxed to a level below the current Stage 3 status, and commit to installing these improvements within 60 days following the return to Stage 2.

Thank you for consideration of this request.

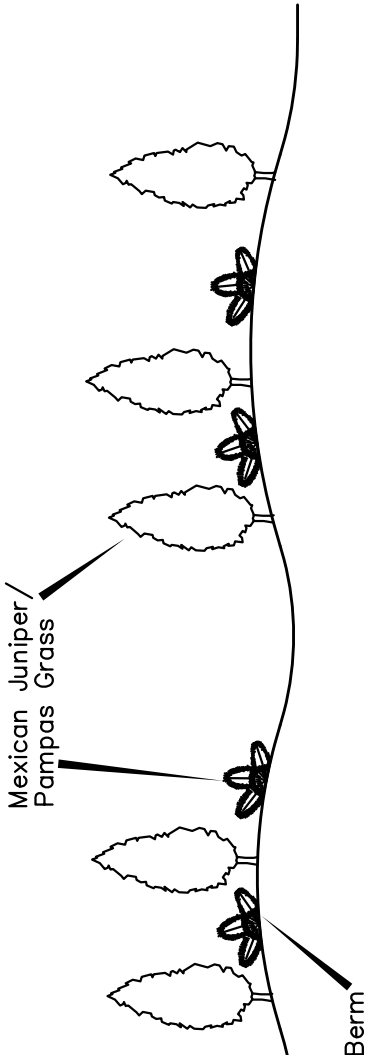
Sincerely,

A handwritten signature in black ink that reads "Steve Sallman". The signature is fluid and cursive, with the first name "Steve" and last name "Sallman" clearly distinguishable.

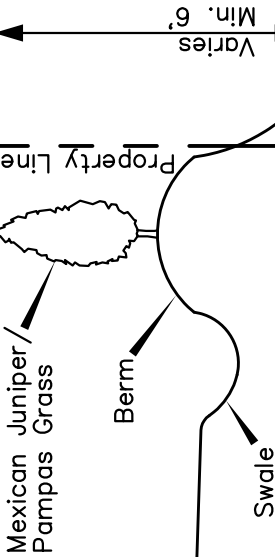
Stephen L. Sallman  
Manager



approved by P&Z March 8, 2012.

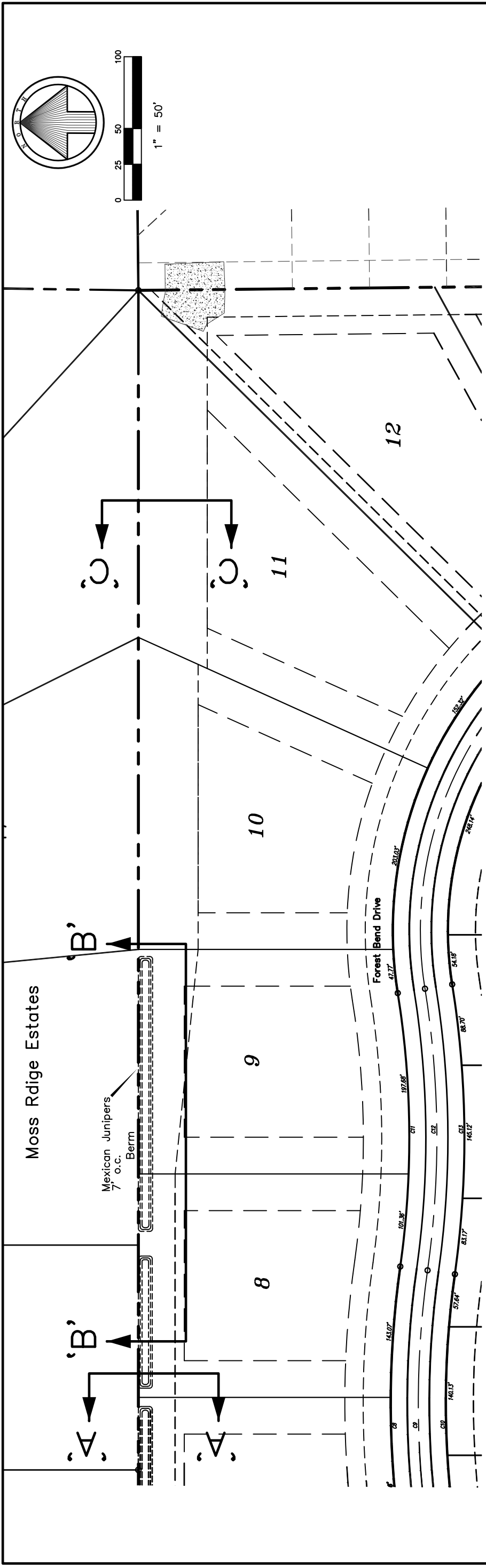


McCreary Creek Estates Phase II Moss Rdige Estates



LANDSCAPE PLAN				
McCREARY CREEK ESTATES PHASE 2				
PARKER, COLLIN COUNTY, TEXAS				
TIPTON ENGINEERING, INC.				
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043				
DESIGN	DRAWN	DATE	SCALE	NOTES
TE, Inc.	TE, Inc.	10-2008	1"=50'	TE, Inc.
4879	4879	4879	4879	19

BENCH MARKS  
"X" CUT AT CENTERLINE INTERSECTION OF LEWIS DRIVE AND GLENNWOOD DRIVE. ELEV: 548.91  
"X" CUT IN CENTERLINE OF LEWIS DRIVE 135± FEET SOUTH OF CENTERLINE INTERSECTION OF HINNANT AND LEWIS DRIVE. ELEV: 541.92



Moss Rdige Estates

'B'

'A'

'B'

Mexican Junipers  
7' o.c.  
Berm

8

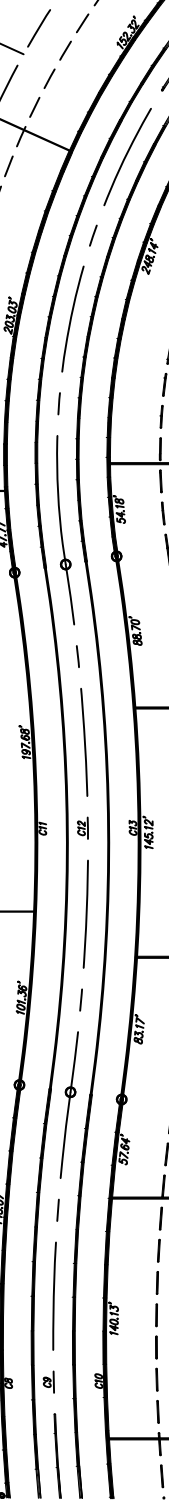
9

10

11

12

Forest Bend Drive



McCreary Creek Estates  
Phase II

Save Existing  
Trees

Moss Rdige Estates



Swale

SECTION 'C-C'  
Lots 10-11  
N.T.S.

McCreary Creek Estates  
Phase II

Moss Rdige Estates

Mexican Juniper/  
Pampas Grass

Berm

Swale

SECTION 'A-A'  
N.T.S.

Varies  
Min. 6'

Mexican Juniper/  
Pampas Grass

Berm

SECTION 'B-B'  
N.T.S.



BENCH MARKS

"X" CUT AT CENTERLINE INTERSECTION OF LEWIS  
DRIVE AND GLENNWOOD DRIVE. ELEV: 548.91

"X" CUT IN CENTERLINE OF LEWIS DRIVE 135±  
FEET SOUTH OF CENTERLINE INTERSECTION OF  
HINNANT AND LEWIS DRIVE. ELEV: 541.92

48796.03 02-02-12

LANDSCAPE PLAN				
McCREARY CREEK ESTATES PHASE 2				
PARKER, COLLIN COUNTY, TEXAS				
TIPTON ENGINEERING, INC.				
6330 Broadway Blvd. ~ Suite C ~ Garland, Texas 75043				
DESIGN	DRAWN	DATE	SCALE	NOTES
TE, Inc.	TE, Inc.	10-2008	1"=50'	TE, Inc.
				4879
				20

**ORDINANCE NO. 600**

*(Zoning Parker Donihoo Tract/Sallman-78.2903 Acres)*

**AN ORDINANCE OF THE CITY OF PARKER, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF PARKER AS HERETOFORE AMENDED, BY ZONING A NEWLY ANNEXED PARCEL OF APPROXIMATELY 78.2903 ACRES OF LAND WITHIN THE CITY OF PARKER IN THE SQUIRE T. LEWIS SURVEY, ABSTRACT 529, COLLIN COUNTY, TEXAS, SINGLE FAMILY TRANSITIONAL (SFT), AS SET FORTH SPECIFICALLY HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF \$2,000.00 FOR EACH OFFENSE; PROVIDING A PUBLICATION CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Parker Planning and Zoning Commission and the governing body of the City of Parker, in compliance with the laws of the State of Texas and the ordinances of the City of Parker, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance of the City of Parker should be amended to zone the land described herein;

**WHEREAS**, by Ordinance No. 566, the City of Parker did annex approximately 78.2903 acres of land in the Richard Sparks Survey, Abstract 850, Collin County, Texas formerly known as the Brooks tract (the "Subdivision" or the "78.2903 acre tract"); and

**WHEREAS**, Steve Sallman, for Donihoo/McCreary Partnership, Ltd. ("Developer"), has requested zoning of the Subdivision; and

**WHEREAS**, the property of approximately 78.2903 acres is to be zoned by this Ordinance Single Family Transitional (SFT), as more particularly described below;

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

**SECTION 1** The Comprehensive Zoning Ordinance of the City of Parker, Texas, Ordinance No. 483, as heretofore amended, be, and the same is hereby amended by zoning the 78.2903 acre tract submitted by the Developer, more particularly described by metes and bounds as shown on the attached Exhibit "A". The property described in Exhibit "A" is zoned Single Family Transitional ("SFT") with the following special conditions:

**A. Front Setback - The minimum front yard setback for all lots 1.5 acres or greater in size shall be 50 feet.**

**B. Side Setback - The minimum side yard setback for Lots 12 and 17 of Block A shall be 25 feet.**



C. Average Lot Size - The average lot size shall not be less than 1.21 acres on a net basis prior to dedication of McCreary Road right of way area.

D. Lots Adjacent to Platted Lots Within City Limits - Lots on the north side of the development, adjacent to Moss Ridge, will have a minimum of 1.5 acres and an average of 1.7 acres, creating no more than 9 lots along that boundary.

E. Bufferyard Requirement - On the South and East sides of the development, berms and/or landscaping may be used in lieu of the bufferyard requirement.

F. Along the North side of the property a berm and landscaping shall be provided as visual screening.

G. For those lots not adjacent to another city, the minimum living space for a single family residence shall be 3,000 square feet of air-conditioned living space.

**SECTION 2** That the property shall be used only in the manner and for the purposes as required in the SFT zoning classifications provided for by this Ordinance pursuant to the Amended Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and subject to the aforementioned special conditions. Any dispute as to the operation, effect, or interpretation of this Ordinance shall be determined by the Parker City Council at a meeting properly noticed and held on the subject.

**SECTION 3 Severability.** That should any word, phrase, paragraph, section or portion of this ordinance be held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining portions of the ordinance shall not be affected thereby, and each such illegal, invalid or unenforceable word, phrase, paragraph, section or portion shall not affect the ordinance as a whole.

**SECTION 4 Repealer.** That all provisions of the ordinances of the City of Parker in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Parker not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 5 Penalty.** That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Parker, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of \$2,000.00 for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6 Publication.** In accordance with Section 52.011 of the Local Government Code, the caption of this Ordinance shall be published either (a) in every issue of the official newspaper of the City of Parker for two days, or (b) one issue of the newspaper if the official newspaper is a weekly paper. An affidavit by the printer or the publisher of the official newspaper verifying the publication shall be filed in the office of the City Secretary.



**MCCREARY DONIHOO PARTNERS, LTD.**

4925 Greenville Ave., Suite 1020

Dallas, Texas 75206

(214) 368-0238: Office

(214) 368-0812: Fax

February 20, 2012

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

Ref: McCreary Creek Estates Phase 2 – Inspection/Engineering Plan Review Fee

Dear Mr. Flanigan:

This letter is provided as a request for the City Council to consider the following in their review of our Final Plat and acceptance of the public improvements for McCreary Creek Estates Phase 2.

We hereby request that the Public Works Inspection/Engineering Plan Review Fee assessed against Phase 2 of this project be assessed at a rate that is less than the current rate. This Fee was being assessed at a rate of 2% of the construction costs until May, 2010, at which time the Fee was increased to 5%. Our Preliminary Plat and Construction Plans for McCreary Creek Phase 2 were approved on August 21, 2007. Delays in construction were the result of the recession and a continued poor economy and homebuilding atmosphere. Fortunately we were finally able to begin construction in June, 2011.

We believe the majority of review work (excluding construction inspection) for this project was accomplished prior to the increase in fees in 2010, and, considering the plat and construction plans had been approved by the City Council almost three years prior to the increase, request that the fee be reduced.

Thank you for consideration of this request.

Sincerely,

Stephen L. Sallman  
Manager



## Council Agenda Item

Budget Account Code: Various	Meeting Date: March 20, 2012
Budgeted Amount:	Department/ Requestor: City Administrator
Fund Balance-before expenditure:	Prepared by: Johnna Boyd
Estimated Cost:	Date Prepared: 3/15/2012
Exhibits:	

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON REALLOCATION OF FUNDS WITHIN THE GENERAL BUDGET FOR MUNICIPAL PURPOSES.

### SUMMARY

We currently have one line item that has gone over budget and upon review of all accounts expect others to go over budget in the coming months. We are requesting authority for the City Administrator and Mayor to re-allocate dollars within departmental budgets.

### POSSIBLE ACTION

Approve or  
Deny

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	



## Council Agenda Item

Budget Account Code:	Meeting Date: March 20, 2012
Budgeted Amount:	Department/ Requestor: Water Department
Fund Balance-before expenditure:	Prepared by: J Flanigan
Estimated Cost:	Date Prepared: 3/15/2012
Exhibits:	Documents to be provided prior to the Council meeting.

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2012-360 APPROVING A CONTRACT WITH SENSUS METERING FOR THE PURCHASE OF WATER METER EQUIPMENT.

### SUMMARY

This item was tabled from the 12/6/2011 meeting to allow time for the City Attorney to negotiate the contract.

### POSSIBLE ACTION

MOTION: Move to approve Resolution 2012-360.

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	



## Council Agenda Item

Budget Account Code:		Meeting Date: March 20, 2012	
Budgeted Amount:		Department/ Requestor: City Administrator	
Fund Balance-before expenditure:		Prepared by: C Smith	
Estimated Cost:		Date Prepared: 3/9/2012	
Exhibits:	1)		

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AUCTIONING FIRE DEPARTMENT FORD EXPLORER WITH RENEE BATES.

### SUMMARY

Staff is requesting the Council authorize the auctioning of the Ford Explorer from the Fire Department that was originally a police unit.

### POSSIBLE ACTION

MOTION: Move to authorize staff to auction the Ford Explorer through Rene Bates Auctions.

Inter – Office Use			
Approved by:			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	



## Council Agenda Item

Budget Account Code:	Meeting Date: March 20, 2012
Budgeted Amount:	Department/ Requestor: Councilmember Leamy
Fund Balance-before expenditure:	Prepared by: T Fragoso
Estimated Cost:	Date Prepared: 3/9/2012
Exhibits:	1)

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON NATIONAL NIGHT OUT 2012.

### SUMMARY

**Date: Tuesday, October 2, 2012**

**NATIONAL NIGHT OUT is designed to:**

- Heighten crime and drug prevention awareness;
- Generate support for, and participation in, local anticrime programs;
- Strengthen neighborhood spirit and police-community partnerships; and
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

Along with the traditional display of outdoor lights and front porch vigils, cities, towns and neighborhoods 'celebrate' NNO with a variety of events and activities such as:

- block parties,
- cookouts,
- visits from local police and sheriff departments,
- parades, exhibits,
- flashlight walks,
- contests, and
- youth programs.

NNO has proven to be an effective, inexpensive and enjoyable program to promote neighborhood spirit and police-community partnerships in our fight for a safer nation. Plus, the benefits your community will derive from NNO will most certainly extend well beyond the one night.

## **POSSIBLE ACTION**

Inter – Office Use			
<b>Approved by:</b>			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	



## Council Agenda Item

Budget Account Code:	Meeting Date: March 20, 2012
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: C Smith
Estimated Cost:	Date Prepared: 3/9/2012
Exhibits:	1)

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FUTURE COUNCIL MEETING DATES AND CALENDAR FOR PLANNING AND BUDGET.

### SUMMARY

Staff is requesting the Council to look at future meeting dates.

#### These meeting dates conflict with other events and/or holidays:

- ☐ October 2, 2012 is National Night Out- NNO is Texas is held the 1<sup>st</sup> Tuesday in October. Meeting on this date does not allow the Mayor and Council to participate in neighborhood events.
- ☐ November 6, 2012 is Presidential Election Day – Voting will be held at City Hall in the Council Chambers and the polls are open from 7 am to 7 pm. The judges will not likely be out of the building until 8 pm or later, and then the Council chambers would have to be set up for the meeting. There is the option of holding the council meeting in another location.
- ☐ November 20, 2012 is the week of Thanksgiving – There are a number of people that travel during this week and we have cancelled this meeting the past two years.

#### Special Meeting dates:

- ☐ May 22 to Canvass City Election. – State law requires the election to be canvassed no later than the 11<sup>th</sup> day after the polls close.

- ☐ June \_\_\_\_\_ Planning session – this will be a one-day work session.
- ☐ July \_\_\_\_\_ Budget Work Session – this will be a two-day work session.

### **POSSIBLE ACTION**

1. Move to approve cancelling \_\_\_\_\_ regular scheduled meetings; and set \_\_\_\_\_ dates for special meetings.
2. Or take no action.

Inter – Office Use			
<b>Approved by:</b>			
Department Head:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	

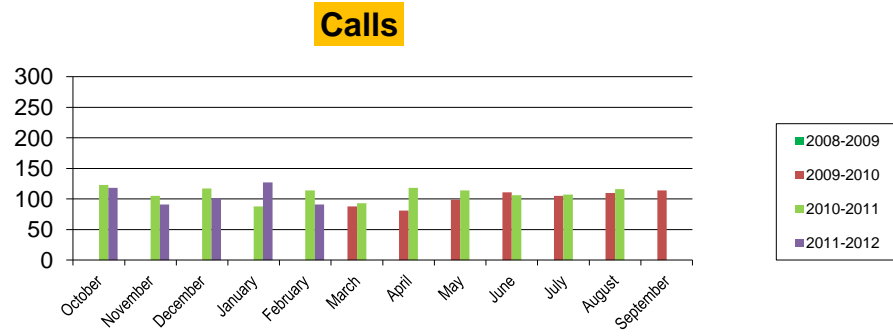


**CITY COUNCIL  
FUTURE AGENDA ITEMS**

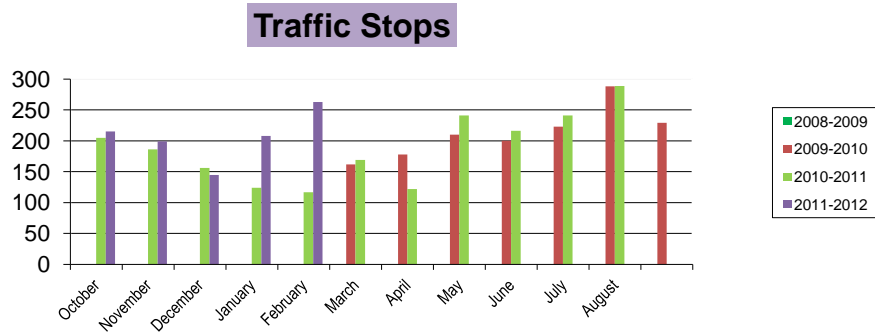
approx time (mins)	ITEM DESCRIPTION	SCHEDULED AGENDA DATE	Project Contact/ Requestor	Notes
30	Water conservation/presentation	Spring	Flanigan	
15	Qrtly Parks Report	April 3, 2012	Sterk/Flanigan	Last report was January 2012
	Canvass General Election - SPECIAL MEETING	May 22, 2012	Smith	Required by State law. Election must be canvassed no later than the 11th day after election day. Deadline is May 23.
15	RFQ/RFP for 2011-2012 Auditor	Summer 2012	Boyd	used same auditing firm for 5-years, time to Change
30	Review SB 100 - Future Elections	June 5, 2012		Review the options of changing the general election date. Options include 1) move to November, 2) change terms and move to May in odd-years only, 3) keep it each May.
30	Board appointments: P&Z, PRC, ZBA	June	Smith	
15	auditor selection	Summer 2012	Boyd	
15	Renewal of curfew ordinance	Summer 2012	Fragoso	Required by statute to review every 3-years.
	Annual Planning session	Summer 2012	Boyd	
	Annual Budget Session	Summer 2012	Boyd	

City of Parker  
POLICE DEPARTMENT  
MONTHLY REPORT

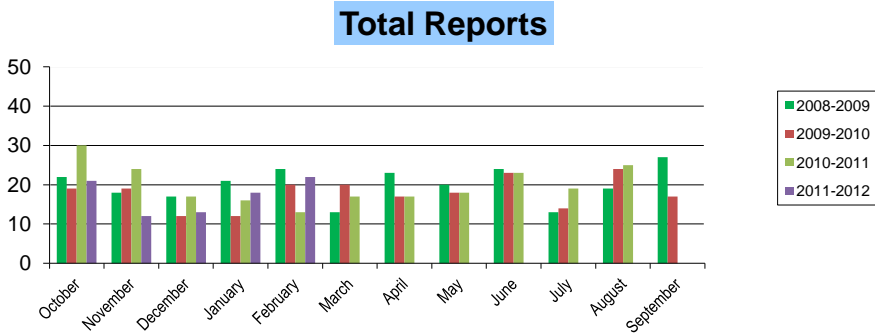
Calls				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October			123	118
November			105	91
December			117	101
January			88	127
February			114	91
March		88	93	
April		81	118	
May		99	114	
June		111	106	
July		105	107	
August		110	116	
September		114		
Y-T-D Total	0	708	1201	528



Traffic Stops				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October			205	215
November			186	199
December			156	145
January			124	208
February			117	263
March		162	169	
April		178	122	
May		210	241	
June		200	216	
July		223	241	
August		288	289	
September		229		
Y-T-D Total	0	1490	2066	1030



Total Reports				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	22	19	30	21
November	18	19	24	12
December	17	12	17	13
January	21	12	16	18
February	24	20	13	22
March	13	20	17	
April	23	17	17	
May	20	18	18	
June	24	23	23	
July	13	14	19	
August	19	24	25	
September	27	17		
Y-T-D Total	241	215	219	86



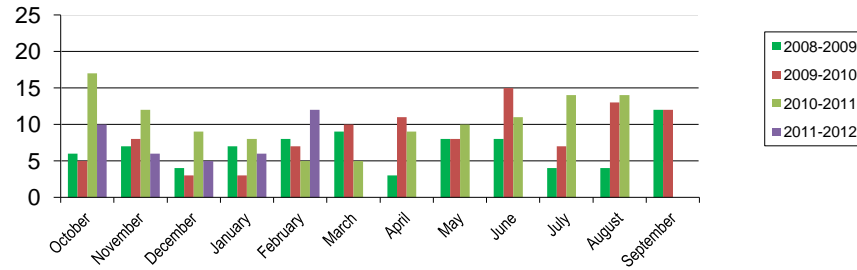
City of Parker  
POLICE DEPARTMENT  
MONTHLY REPORT

Total Arrests				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	6	5	17	10
November	7	8	12	6
December	4	3	9	5
January	7	3	8	6
February	8	7	5	12
March	9	10	5	
April	3	11	9	
May	8	8	10	
June	8	15	11	
July	4	7	14	
August	4	13	14	
September	12	12		
<b>Y-T-D Total</b>	<b>80</b>	<b>102</b>	<b>114</b>	<b>39</b>

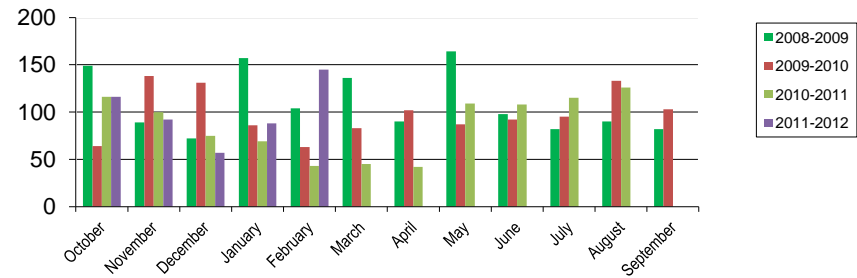
  

Total Citations				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	149	64	116	116
November	89	138	100	92
December	72	131	75	57
January	157	86	69	88
February	104	63	43	145
March	136	83	45	
April	90	102	42	
May	164	87	109	
June	98	92	108	
July	82	95	115	
August	90	133	126	
September	82	103		
<b>Y-T-D Total</b>	<b>1313</b>	<b>1177</b>	<b>948</b>	<b>498</b>

**Total Arrests**



**Total Citations**



City of Parker  
POLICE DEPARTMENT  
VEHICLE MAINTENANCE

[illegible]

# RESERVE OFFICERS

OFFICER	HOURS WORKED												
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	TOTAL
Alan Blankenship	15	19	12	16	13								75
Paul Cogwell	8.5	17.5	0	14	6								46
Jon Fisher	10	0	18	12	0								40
Mike McCandless	6	6	0	20	10								42

# ANIMAL CONTROL REPORT

## FEBRUARY 2012

Call #	Date:	2/2/2012	Caller Remarks:	MISSING: FEMALE GOLDEN RETRIEVER (WEARING TAGS)-PUT OUT A NEWSFLASH.VG	
1	Invoice Type:	No Charge	Expected Charge:	\$0.00	
	Call Type	Action Taken By:	Response	Disposition	
	Lost Animal	City Personnel	Other	Other	

Call #	Date:	2/2/2012	Caller Remarks:	FEMALE GOLDEN RETRIEVER ACTING AGGRESSIVELY AT 5508 ESTATE LN.VG	
2	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Murphy Animal Control	Murphy Pick Up	Returned to Owner	

Call #	Date:	2/6/2012	Caller Remarks:	SKUNK IN A TRAP.VG	
3	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call #	Date:	2/8/2012	Caller Remarks:	SKUNK IN A TRAP.VG	
4	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call #	Date:	2/8/2012	Caller Remarks:	SKUNK IN A TRAP. NORTH SIDE OF HOUSE.VG	
5	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call #	Date:	2/8/2012	Caller Remarks:	SQUIRRELS IN ATTIC.(MURPHY DOES NOT GO INTO ATTICS. GAVE HIM A FEW NUMBERS/WEBSITES OF OUTSIDE SOURCES WITH A WARNING THAT THEY CHARGE. VG	
6	Invoice Type:	No Charge	Expected Charge:	\$0.00	
	Call Type	Action Taken By:	Response	Disposition	
	Other	City Personnel	Other	N/A	

Call #	Date:	2/8/2012	Caller Remarks:	SKUNK IN A TRAP. NORTH SIDE OF HOUSE.VG	
7	Invoice Type:	Service Fee Only	Expected Charge:	\$50.00	
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

# ANIMAL CONTROL REPORT

## FEBRUARY 2012

Call # 8	Date:	2/13/2012	Caller Remarks:		SKUNK IN A TRAP. BEHIND LOWER BARN.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Animal Trap	Murphy Animal Control		Murphy Pick Up	Destroyed

Call # 9	Date:	2/13/2012	Caller Remarks:		SKUNK IN A TRAP BACKSIDE OF PROPERTY.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Animal Trap	Murphy Animal Control		Murphy Pick Up	Destroyed

Call # 10	Date:	2/16/2012	Caller Remarks:		SKUNK IN A TRAP NEXT TO BARN.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Animal Trap	Murphy Animal Control		Murphy Pick Up	Destroyed

Call # 11	Date:	2/16/2012	Caller Remarks:		GAVE TAMMY PERMISSION TO WORK ANIMAL BITE QUARENTEEN (PARKER RESIDENT). CALLED BY CITY OF ALLEN WHO WAS CALLED BY CARE NOW.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Other	Murphy Animal Control		Other	Other

Call # 12	Date:	2/20/2012	Caller Remarks:		RACCOON IN TRAP BEHIND LOWER BARN OFFICE.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Animal Trap	Murphy Animal Control		Murphy Pick Up	Relocated

Call # 13	Date:	2/20/2012	Caller Remarks:		OPOSSUM IN A TRAP. CALL TAKEN BY LORI.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Animal Trap	Murphy Animal Control		Murphy Pick Up	Relocated

Call # 14	Date:	2/20/2012	Caller Remarks:		SKUNK IN A LIVE TRAP.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Animal Trap	Murphy Animal Control		Murphy Pick Up	Destroyed

Call # 15	Date:	2/21/2012	Caller Remarks:		STRAY PIT BULL-NO COLLAR/TAGS- ROAMING AROUND GREGORY/PARKER HEADED TOWARDS GRAY AND THE PARK(OLD BARN).VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:		Response	Disposition
	Stray	Murphy Animal Control		Murphy Pick Up	Returned to Owner

# ANIMAL CONTROL REPORT

## FEBRUARY 2012

Call # 16	Date:	2/23/2012	Caller Remarks:		SKUNK IN A TRAP LOCATED NEAR THE BACK PORCH.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call # 17	Date:	2/23/2012	Caller Remarks:		SKUNK IN A TRAP IN THE BACK. VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call # 18	Date:	2/24/2012	Caller Remarks:		SKUNK IN A TRAP IN THE BACK.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	No Animal Found	N/A	

Call # 19	Date:	2/27/2012	Caller Remarks:		SKUNK IN A TRAP IN THE BACK.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call # 20	Date:	2/27/2012	Caller Remarks:		SKUNK IN A TRAP NEXT TO GARAGE.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call # 21	Date:	2/27/2012	Caller Remarks:		SKUNK IN TRAP BEHIND LOWER BARN OFFICE.VG
	Invoice Type:	Service Fee Only		Expected Charge:	\$50.00
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Murphy Pick Up	Destroyed	

Call # 22	Date:	2/27/2012	Caller Remarks:		LARGE FEMALE BLACK CAT WITH GRAY STRIPE- FOUND NEAR SOUTHFORK RANCH.WEB SITE ALERT.VG
	Invoice Type:	No Charge		Expected Charge:	\$0.00
	Call Type	Action Taken By:	Response	Disposition	
	Stray	Other	Other	N/A	

Call # 23	Date:	2/28/2012	Caller Remarks:		SKUNK IN A TRAP IN THE BACK.VG
	Invoice Type:	No Charge		Expected Charge:	\$0.00
	Call Type	Action Taken By:	Response	Disposition	
	Animal Trap	Murphy Animal Control	Other	Other	



# ANIMAL CONTROL REPORT

## FEBRUARY 2012

Call # 24	Date:	2/28/2012	Caller Remarks:		SKUNK IN A TRAP BACKSIDE OF PROPERTY.VG
	Invoice Type:	Service Fee Only	Expected Charge:		\$50.00
	Call Type	Action Taken By:	Response		Disposition
	Animal Trap	Murphy Animal Control	Murphy Pick Up		Destroyed

Call # 25	Date:	2/28/2012	Caller Remarks:		INJURED PEEKONESE WALKING DOWN DUBLIN RD/ESTATE LN.DOG WAS BACK HOME. VG
	Invoice Type:	Service Fee Only	Expected Charge:		\$50.00
	Call Type	Action Taken By:	Response		Disposition
	Stray	Murphy Animal Control	Other		Other


Call # 26	Date:	2/29/2012	Caller Remarks:		SKUNK IN A TRAP IN THE BACK. SAME FROM YESTERDAY, NEVER GOT PICKED UP.VG
	Invoice Type:	Service Fee Only	Expected Charge:		\$50.00
	Call Type	Action Taken By:	Response		Disposition
	Animal Trap	Murphy Animal Control	Murphy Pick Up		Destroyed

Call # 27	Date:	2/29/2012	Caller Remarks:		SON FOUND INJURED LARGE WHITE DOG ON DUBLIN RD OFF BEYSY SIDE. HE IS SITTING IN A WHITE MAXIMA WITH DOG UNTIL MURPHY CAN GET IT.OWNER WAS THERE WHEN TAMMY ARRIVED.VG
	Invoice Type:	Service Fee Only	Expected Charge:		\$50.00
	Call Type	Action Taken By:	Response		Disposition
	Stray	Murphy Animal Control	Other		Other

Call # 28	Date:	2/28/2012	Caller Remarks:		TAMMY RELEASE HOME QUARANTINE. CASE FOLLOW UP. NO SIGNS OF RABIES.VG
	Invoice Type:	Service Fee Only	Expected Charge:		\$50.00
	Call Type	Action Taken By:	Response		Disposition
	Other	Murphy Animal Control	Other		N/A

<b>TOTAL =</b>	<b>\$1,150.00</b>
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<b>BUILDING PERMIT TOTALS</b>	
<b>Feb-12</b>	
ACCESSORY/OUTBUILDING PERMITS	3
IRRIGATION/LAWN SPRINKLER PERMITS	1
MISCELLANEOUS PERMITS	4
SWIMMING POOL PERMITS	2
REMODEL/ADDITION PERMITS	0
SINGLE FAMILY RESIDENTIAL PERMITS	2
INSPECTIONS	26

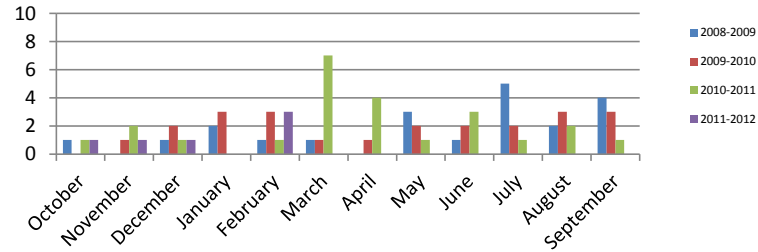
CITY OF PARKER  
PERMIT LOG  
FEBRUARY 2012

PERMIT NUMBER	ISSUE DATE	TYPE	ADDRESS	CONTRACTOR	DESCRIPTION	ESTIMATED VALUE	TOTAL SQUARE FOOTAGE	PERMIT FEE	DEPOSIT FEE	WATER METER FEE
2012-1001	2/2/2012	ACC	5805 PARKER VILLAGE DR	HORIZON PROJECTS	CEDAR PERGOLA	\$4,500.00	286	\$100.00	N/A	N/A
2012-1003	2/28/2012	ACC	5802 OVERTON DR	FALLAS LANDSCAPE	ARBOR	\$7,500.00	710	\$175.00	N/A	N/A
2012-1002	2/28/2012	ACC	5802 OVERTON DR	FALLAS LANDSCAPE	PATIO COVER/FIRE PLACE	\$7,500.00	324	\$175.00	N/A	N/A
2012-0001	2/27/2012	FIREWK	3700 HOGGE DR	ILLUMINATION FIREWORKS	ESTRADA WEDDING	N/A	N/A	\$50.00	N/A	N/A
2012-4002	2/27/2012	IRR	3812 SADDLE TRL	SHANE BURKE IRRIGATION	IRRIGATION SYSTEM	\$6,500.00	N/A	\$75.00	N/A	N/A
2012-5001	2/14/2012	MECH	4102 COUNTRYSIDE DR	TOTAL AIR & HEAT	HVAC CHANGE OUT COMPLETE SYSTEM	N/A	N/A	\$75.00	N/A	N/A
2012-7003	2/6/2012	PLUM	7000 OVERBROOK DR	AL'S PLUMBING	50 GAL GAS HEATER	N/A	N/A	\$75.00	N/A	N/A
2012-7004	2/29/2012	PLUM	4903 DUBLIN CREEK LN	CLASSIC PLUMBING	SLAB LEAK REPAIR	N/A	N/A	\$75.00	N/A	N/A
2012-10001	2/17/2012	POOL	6308 NORTHRIDGE PKWY	RIVERBEND	SWIMMING POOL	\$52,000.00	N/A	\$500.00	N/A	N/A
2012-10002	2/28/2012	POOL	5802 OVERTON DR	RIVERBEND	POOL	\$62,000.00	N/A	\$500.00	N/A	N/A
2012-9003	2/9/2012	SFR	4510 PARKER RD E	YELLOWSTONE BUILDERS	NEW RESIDENCE	\$320,000.00	5751	\$3,643.09	\$1,000.00	\$3,000.00
2012-9004	2/13/2012	SFR	6501 SOUTHRIDGE PKWY	PAUL TAYLOR HOMES	NEW RESIDENCE	\$429,278.00	5832	\$3,690.88	\$1,000.00	\$2,000.00
					<b>TOTALS</b>	<b>\$889,278.00</b>		<b>\$9,133.97</b>		

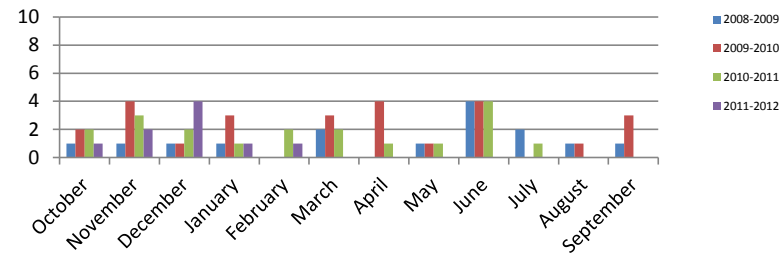
# PERMIT GRAPHS

Accessory/Outbuildings Permits				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	1	0	1	1
November	0	1	2	1
December	1	2	1	1
January	2	3	0	0
February	1	3	1	3
March	1	1	7	
April	0	1	4	
May	3	2	1	
June	1	2	3	
July	5	2	1	
August	2	3	2	
September	4	3	1	
Y-T-D Total	21	23	24	6
Irrigation/Lawn Sprinkler Permits				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	1	2	2	1
November	1	4	3	2
December	1	1	2	4
January	1	3	1	1
February	0	0	2	1
March	2	3	2	
April	0	4	1	
May	1	1	1	
June	4	4	4	
July	2	0	1	
August	1	1	0	
September	1	3	0	
Y-T-D Total	15	26	19	9
Miscellaneous Permits				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	4	4	6	7
November	5	10	7	10
December	4	3	10	8
January	4	2	12	5
February	4	5	6	4
March	4	10	14	
April	6	4	12	
May	10	10	8	
June	10	10	6	
July	4	3	3	
August	3	9	14	
September	8	7	7	
Y-T-D Total	66	77	105	34

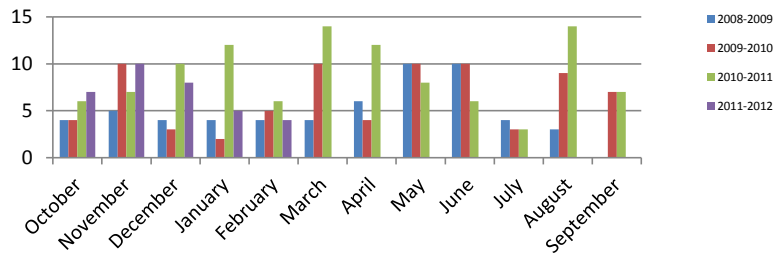
## Accessory/Outbuilding Permits



## Irrigation/Lawn Sprinkler Permits

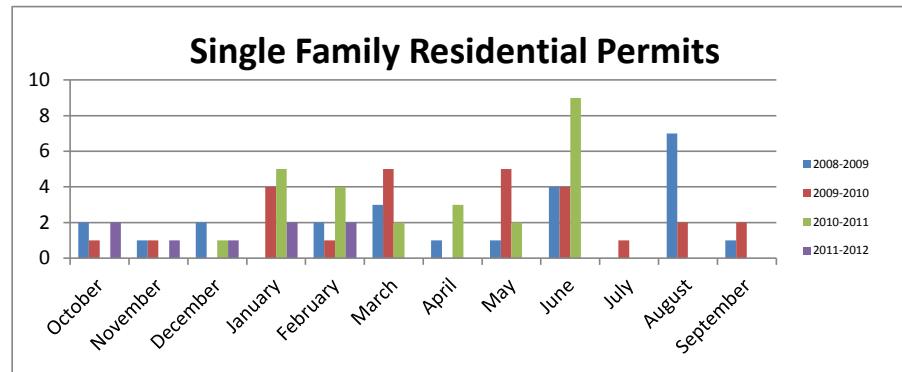
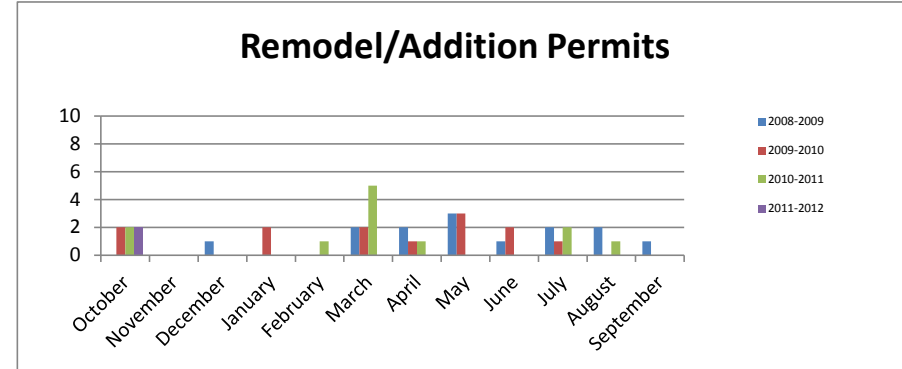
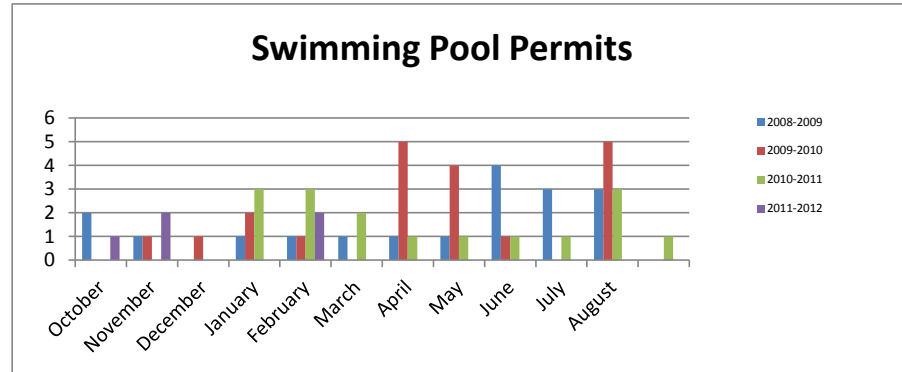


## Miscellaneous Permits



# PERMIT GRAPHS

Swimming Pool Permits				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	2	0	0	1
November	1	1	0	2
December	0	1	0	0
January	1	2	3	0
February	1	1	3	2
March	1	0	2	
April	1	5	1	
May	1	4	1	
June	4	1	1	
July	3	0	1	
August	3	5	3	
September	2	0	1	
Y-T-D Total	20	20	16	5
Remodel/Addition Permits				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	0	2	2	2
November	0	0	0	0
December	1	0	0	0
January	0	2	0	0
February	0	0	1	0
March	2	2	5	
April	2	1	1	
May	3	3	0	
June	1	2	0	
July	2	1	2	
August	2	0	1	
September	1	0	0	
Y-T-D Total	14	13	12	2
Single Family Residential Building Permits				
Fiscal Year	2008-2009	2009-2010	2010-2011	2011-2012
October	2	1	0	2
November	1	1	0	1
December	2	0	1	1
January	0	4	5	2
February	2	1	4	2
March	3	5	2	
April	1	0	3	
May	1	5	2	
June	4	4	9	
July	0	1	0	
August	7	2	0	
September	1	2	2	
Y-T-D Total	24	26	28	8



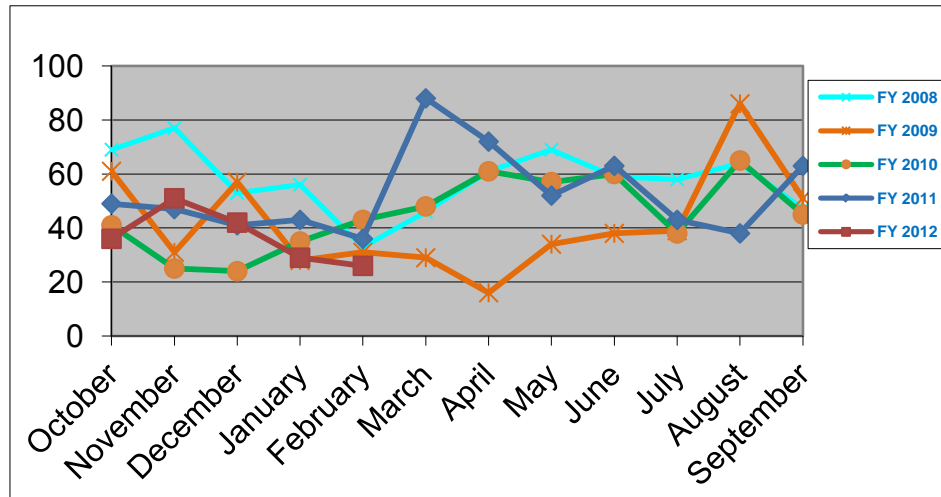
**INSPECTION LOG  
FEBRUARY 2012**

**ASYST REPORT**

Type	Number	Inspection	Completion Date	Comments
ELECTRICAL	20112007	Electrical Inspection	2/9/2012	POWER TO GATE
ELECTRICAL	20122001	Other	2/1/2012	SHOWER PAN LINER
FIRE SPRINKLER	20113004	Fire Final	2/20/2012	
FIRE SPRINKLER	20113005	Fire Final	2/23/2012	FAILED 12.15.11
MISCELLANEOUS	20116021	Other	2/27/2012	POOL FILL IN
PLUMBING	20127003	Water Heater	2/16/2012	
REMODEL/ADDITION	20118012	Other	2/23/2012	TUB INSPECTION
SINGLE FAMILY RESIDENTIAL	20119009	Building Final	2/9/2012	
SINGLE FAMILY RESIDENTIAL	20119010	Driveway Approach	2/2/2012	
		Building Final	2/23/2012	FAILED 2/16/12
SINGLE FAMILY RESIDENTIAL	20119012	Plumbing Top-Out	2/10/2012	
		Electrical Rough	2/10/2012	
		Mechanical Rough	2/10/2012	
		Framing	2/10/2012	
SINGLE FAMILY RESIDENTIAL	20119013	Plumbing Top-Out	2/23/2012	FAILED 9/14/11, 9/20/11 & 9/21/11
		Electrical Rough	2/23/2012	FAILED 9/14/11, 9/20/11 & 9/21/11
		Mechanical Rough	2/23/2012	FAILED 9/14/11, 9/20/11 & 9/21/11
		Framing	2/23/2012	FAILED 9/14/11, 9/20/11 & 9/21/11
		Building Final	2/23/2012	
SINGLE FAMILY RESIDENTIAL	20119014	Meter Release - Gas	2/8/2012	FAILED 1/30/12 -NO GAS TEST, 2/6/12
SINGLE FAMILY RESIDENTIAL	20119022	Building Final	2/14/2012	
SINGLE FAMILY RESIDENTIAL	20119027	Driveway Approach	2/23/2012	
SINGLE FAMILY RESIDENTIAL	20119029	Other	2/2/2012	CONDUIT FOR ELECTRICITY TO GARAGE
SINGLE FAMILY RESIDENTIAL	20129001	Foundation	2/8/2012	FAILED 2/6/12
SINGLE FAMILY RESIDENTIAL	20129002	Plumbing Rough	2/16/2012	
		Form Survey	2/16/2012	
			<b>TOTAL =</b>	<b>26</b>

### Monthly Inspection Report

	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
October	69	61	41	49	36
November	77	31	25	47	51
December	53	57	24	41	42
January	56	28	35	43	29
February	33	31	43	36	26
March	46	29	48	88	
April	61	16	61	72	
May	69	34	57	52	
June	59	38	60	63	
July	58	39	38	43	
August	64	86	65	38	
September	47	51	45	63	
Year Total	692	501	542	635	



CODE ENFORCEMENT REPORT  
2011-2012

Violation Description	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
High Grass	2	1	1	1									5
Illegal Dumping				1									1
Illegal Structure	1												1
Illegal Vehicle			1										1
Junked Vehicles		2	1	2	1								6
Lot Maintenance	2	2	1		2								7
Trash and Debris	5				2								7
<b>ITEM TOTALS</b>	<b>10</b>	<b>5</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>28</b>

Officer Actions	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD Totals
Verbal Warnings	5	6	5	3	4								23
Complied/Resolved	5	6	5	3	4								23
10 Day Notice (Letters Mailed)	3	2	2	2	2								11
Extension Granted	2												2
Complied/Resolved	2	2	2	2	2								10
Citations Issued					1								1
Stop Work Order													0
Misc													0
<b>ITEM TOTALS</b>	<b>17</b>	<b>16</b>	<b>14</b>	<b>10</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70</b>





## Visits and Pageviews

Average: 2.98 P/V

Visits: 2,511

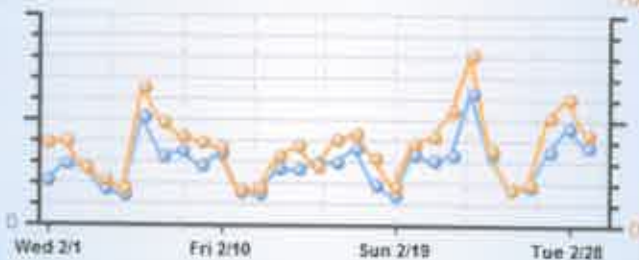
Pageviews: 7,484

Visits

300

Pageviews

700



Visits

Pageviews

## Geo Map Overlay



## Visits by New and Returning

52.25%



New Visitor

47.75%

Returning Visitor

## Visits by Source

40.22%



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