

**MINUTES**  
**CITY COUNCIL MEETING**

**March 20, 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, 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 at 6:00 p.m.

2. RECONVENE REGULAR MEETING.

Mayor Cordina reconvened the regular meeting at 7:03 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: Councilmember Evans led the pledge.

TEXAS PLEDGE: Mayor Cordina led the pledge

**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.

No comments from the public.

## **INDIVIDUAL CONSIDERATION ITEMS**

### **4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FROM FEBRUARY 21, 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 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.**

Mayor Pro Tem Marshall recused himself from the meeting due to a personal conflict of interest.

The Planning and Zoning Commission met on March 8, 2012 and reviewed the Final Plat for McCreary Creek Estates Phase 2. P&Z determined the plat complies with all City ordinances and recommended approval subject to the developer correcting all issues noted in the City Engineer's letter dated March 1, 2012. (Exhibit 5A)

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

#### **Staff Comments:**

The six (6) items that the City Engineer noted in his letter, see attached, have been addressed

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. (Exhibit 5B)

All public improvements have been accepted by the City Engineer.

Developer Steve Sallman was present to answer Council's questions.

Councilmember Leamy said the P&Z Commission discussed the height of the landscaping and berm between Moss Ridge Estates and McCreary Creek Estates on the northern property boundary. Their concern was the berm may not be high enough to provide privacy or a solid screen. Mr. Sallman said the berm and landscape is not to be a solid screen, but a variety of native plants to break up the distance between the homes. He also noted the property owner will be responsible to maintain the berm and vegetation. Mr. Sallman requested the construction of the berm be delayed until the Stage 3 water use restrictions are reduced to Stage 2.

A number of Moss Ridge residents were in the audience and Mayor Cordina took comments from the public.

Jane Marshall, 7281 Moss Ridge; Adnan Tarhoni, 7279 Moss Ridge; and Doug Latimer, 7285 Moss Ridge had concerns with the berm not being high enough to provide privacy.

Council discussion ensued. Mr. Sallman agreed to measure the minimum six (6) – feet for the berm, from McCreary Creek Estate's property line, at the lowest point. Construction of the berm and landscaping will commence within ten (10) – days of commencement of construction of any home adjacent to Moss Ridge Estates.

Item 6 of the City Engineer's letter; "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." was discussed and it was understood the builder or home owner would choose the best use for this area.

MOTION: Councilmember Sumrow moved to approve the final plat for McCreary Creek Estates Phase 2 subject to: the berm height, adjacent to Moss Ridge Estates, being measured from the lowest point on McCreary Creek side; and the landscape is to begin no later than ten (10) - days after construction of homes, adjacent to Moss Ridge Estates, commences. Councilmember Leamy, Sumrow, Evans and Levine voting for. Motion carried 4-0.

Mr. Sallman requested inspection fees be assessed at the rate of 2% of construction costs. The preliminary plat was approved in 2007; however, due to the downfall in the

economy construction was delayed. City fees were increased in May of 2010 from 2% to 5%. Majority of the engineer review was completed by the previous city engineers. Drainage improvements were upgraded by the developer and Mr. Birkhoff reviewed the plans. Mr. Sallman said he would make sure the landscaping on the berm is sufficient.

MOTION: Councilmember Leamy moved to approve fees at the 2007 rate of 2% of construction cost. Councilmember Evans seconded with Councilmember Leamy, Sumrow, Evans and Levine voting for. Motion carried 4-0.

Mayor Pro Tem Marshall returned to the meeting.

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

The Court has authorized the City to cleanup a property on Dillehay. Staff requested Council to authorize the Mayor and City Administrator to expend funds for the cleanup and recommends allocating funds from Council Contingency (1-10-6095) to general Contingency (1-10-8600). A quote was received for \$6,000.

Council discussion ensued. If the City files a lien on the property the money can be regained, with interest, once the property is sold; which, could be up to ten (10) years.

MOTION: Councilmember Levine moved to approve re-allocating \$6,000 from the Council Contingency fund (1-10-6095) to general Contingency fund (1-10-8600) for cleanup of property on Dillehay. Councilmember Leamy seconded with Councilmember Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

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

Contract is still under negotiations, item was tabled.

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

The Explorer was originally a police unit and has approximately 155-thousand miles on it. The money from the sale will be placed in the City restricted fund account for the future purchase of fire truck or heavy equipment (1-85-9220).

MOTION: Councilmember Leamy moved to approve the sale of the Explorer through Rene Bates Auctioneer Services and the funds received from the sale to be added to the City restricted fund account for fire truck or heavy equipment (1-85-9220). Mayor Pro Tem Marshall seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

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

NNO has proven to be an effective, inexpensive and enjoyable program to promote neighborhood spirit and police-community partnerships.

Council discussed participation in NNO, which will be held October 2, 2012. There has been minimal participation throughout the City in the past due to the date conflicting with regular Council meeting days. Staff will promote participation by having notices in the newsletter, webpage and the use of banners. It was recommended to increase participation by having the Police Department and Council judge events and food for a little friendly competition.

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FUTURE COUNCIL MEETING DATES AND CALENDER FOR PLANNING AND BUDGET WORK SESSIONS.

Staff requested Council to review future meeting dates.

- ☐ October 2, 2012 is National Night Out- NNO in Texas is held the 1<sup>st</sup> Tuesday in October. Meeting on this date would not allow the Mayor and Council to participate in neighborhood events.
- ☐ 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. This meeting would be a special meeting because it is the 4<sup>th</sup> Tuesday of the month.

MOTION: Mayor Pro Tem Marshall moved to cancel the May 15, 2012 and October 2, 2012 regular meeting. Council will hold a special meeting on May 22, 2012. Councilmember Leamy seconded with Councilmembers Leamy, Sumrow, Marshall, Evans and Levine voting for. Motion carried 5-0.

## **ROUTINE ITEMS**

11. FUTURE AGENDA ITEM REQUESTS.

12. UPDATES

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

13. ADJOURN

Mayor Cordina adjourned the meeting at 8:45 p.m.



APPROVED:

Joe Cordina  
Mayor

ATTESTED:

Carrie L. Smith, TRMC, CMC  
City Secretary

APPROVED on the 3rd day of  
April, 2012.

EXHIBITS

- 5 A - City Engineer Letter
- 5 B - Ordinance 600
- 5 C - Final Plat

**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*



**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.

**SECTION 7 Effective Date.** This Ordinance shall take effect upon publication of the caption, as the law in such case provides.

**ADOPTED** this 22<sup>nd</sup> day of August, 2006, by the Parker City Council.



ATTEST:

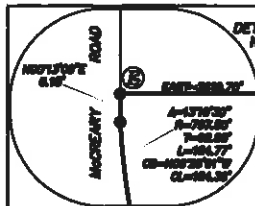
Carrie L. Smith  
Carrie Smith, City Secretary

APPROVED:

Jerry Tartaglino  
Jerry Tartaglino, Mayor

Exhibits:

A. Subdivision Metes and Bounds



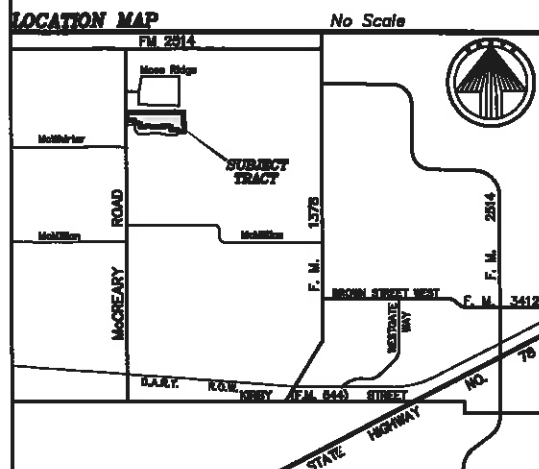
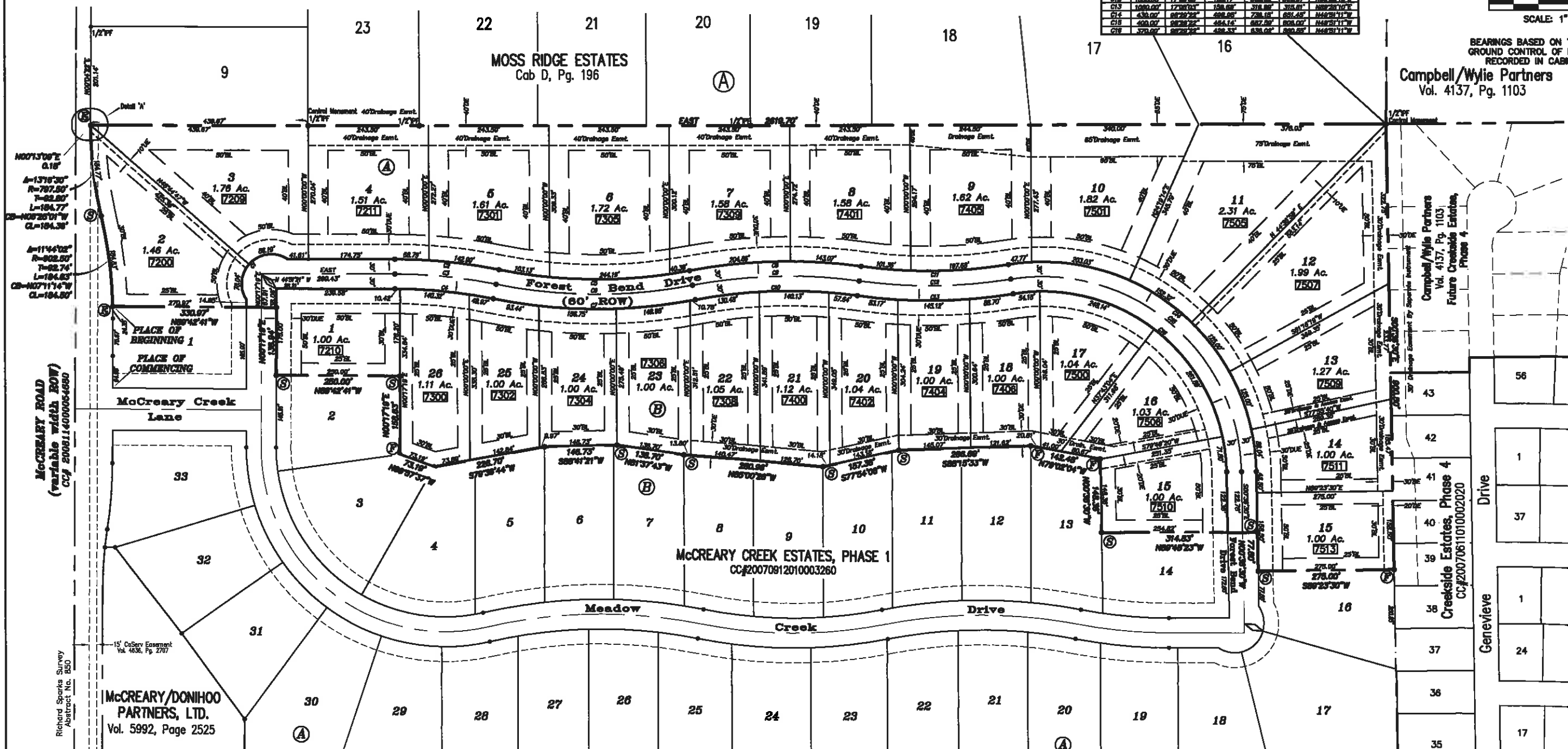
100 50 0 100 200

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

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	1000.00	11.3072°	184.57	184.57	117.50°
C2	1000.00	11.3072°	184.57	184.57	117.50°
C3	1000.00	11.3072°	184.57	184.57	117.50°
C4	1000.00	11.3072°	184.57	184.57	117.50°
C5	1000.00	11.3072°	184.57	184.57	117.50°
C6	1000.00	11.3072°	184.57	184.57	117.50°
C7	1000.00	11.3072°	184.57	184.57	117.50°
C8	1000.00	11.3072°	184.57	184.57	117.50°
C9	1000.00	11.3072°	184.57	184.57	117.50°
C10	1000.00	11.3072°	184.57	184.57	117.50°
C11	1000.00	11.3072°	184.57	184.57	117.50°
C12	1000.00	11.3072°	184.57	184.57	117.50°
C13	1000.00	11.3072°	184.57	184.57	117.50°
C14	1000.00	11.3072°	184.57	184.57	117.50°
C15	1000.00	11.3072°	184.57	184.57	117.50°
C16	1000.00	11.3072°	184.57	184.57	117.50°
C17	1000.00	11.3072°	184.57	184.57	117.50°
C18	1000.00	11.3072°	184.57	184.57	117.50°
C19	1000.00	11.3072°	184.57	184.57	117.50°
C20	1000.00	11.3072°	184.57	184.57	117.50°

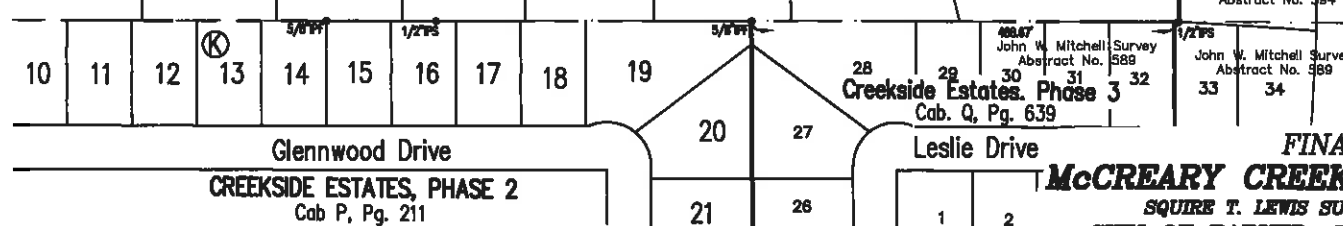


DRIVEWAY CULVERT TABLE

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.	3.8	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	8.7
B-8	15" RCP @ 0.75% Min.	9.3	9.7
B-9	2-18" RCP @ 0.84% Min.	11.4	18.4
B-10	2-18" RCP @ 0.84% Min.	13.6	18.4
B-11	2-21" RCP @ 0.80% Min.	17.3	24.6
B-12	2-21" RCP @ 0.80% Min.	18.8	24.6
B-13	2-21" RCP @ 0.80% Min.	41.1	48.0
A-2	18" RCP @ 1.50% Min.	5.7	11.5
A-3	18" RCP @ 0.85% Min.	8.0	8.2
A-4	2-18" RCP @ 0.85% Min.	10.9	17.0
A-5	2-18" RCP @ 0.85% Min.	15.9	17.0
A-6	2-21" RCP @ 0.75% Min.	18.9	27.4
A-7	2-21" RCP @ 0.75% Min.	25.0	27.4
A-8	2-21" RCP @ 1.00% Min.	25.8	31.6
A-9	2-24" RCP @ 1.00% Min.	33.9	45.2
A-10	2-24" RCP @ 0.75% Min.	37.3	38.2
A-11	2-24" RCP @ 0.75% Min.	36.3	38.2
A-12	2-24" RCP @ 0.75% Min.	37.3	38.2
A-13	2-24" 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



**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 76143 (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

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

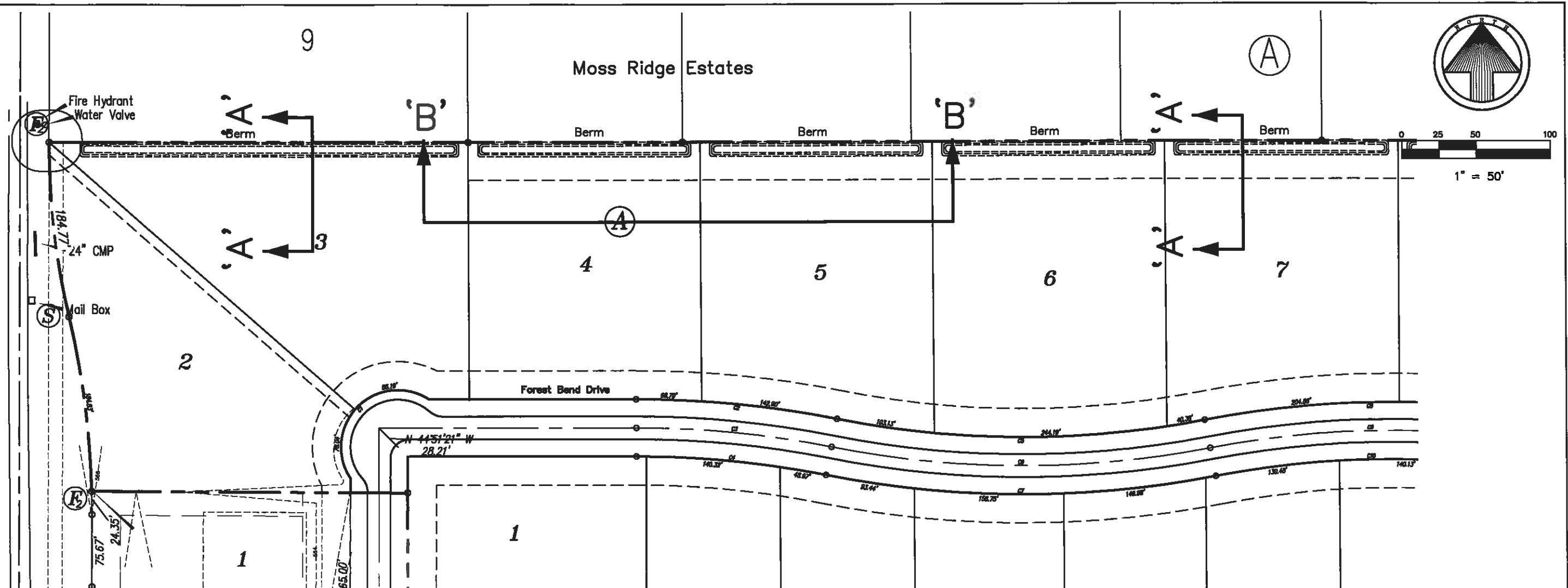
TIPTON ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
6330 Broadway Blvd. • Suite C • Garland, Texas 75043 (972) 228-2967

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

Moss Ridge Estates

Mexican Juniper/  
Pampas Grass

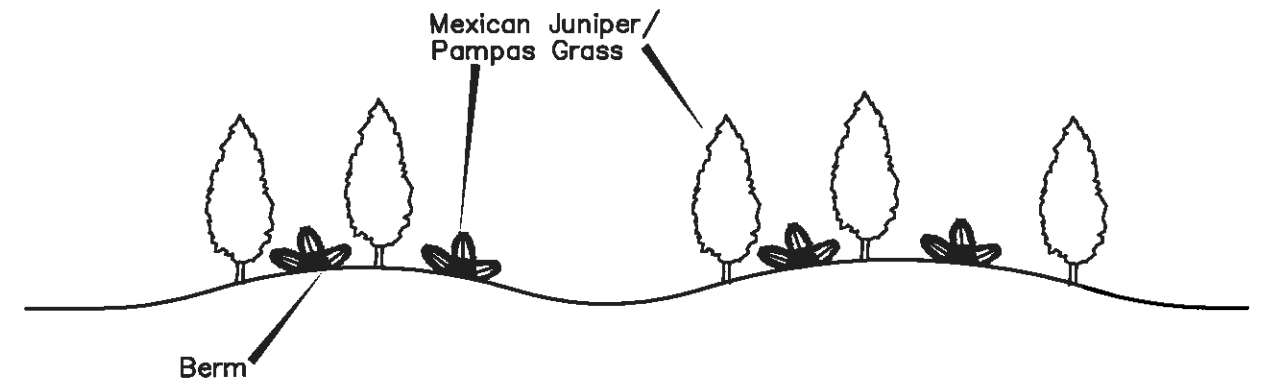
Berm

Swale

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

Varies  
Min. 6'

Property Line



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

