



CITY OF

## AGENDA

### PLANNING AND ZONING

JUNE 14, 2012 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, June 14, 2012 at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002:

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

#### **PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: I pledge allegiance to the flag of the United States of America; and to the republic for which it stands, one nation under God, indivisible with liberty and justice for all.

TEXAS PLEDGE: Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

#### **INDIVIDUAL CONSIDERATION ITEMS**

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MEETING MINUTES FOR MARCH 8, 2012.
2. PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A ZONING REQUEST FOR SINGLE FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS ON 6.353 ACRES OF LAND.
3. REVIEW AND DISCUSSION OF COMMISSION APPLICATIONS.
4. COMMISSIONER TRAINING BY CITY ATTORNEY.

#### **ROUTINE ITEMS**

5. FUTURE AGENDA ITEMS
6. STAFF COMMENTS AND UPDATES
7. ADJOURN

In addition to any specifically identified Executive Sessions, the Planning and Zoning Commission may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open

Meetings Act provides specific exceptions that require that a meeting be open. Should Commission elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before June 11, 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

Carrie L. Smith, City Secretary

The Parker City Hall is Wheelchair accessible. Sign interpretations or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972 442 6811.

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
March 8,, 2012**

**Call to order**

The Parker Planning and Zoning Commission met on the above date. Vice Chairman Ed Standridge called the meeting to order at 6:59 P.M.

**Roll Call**

Commissioners Present:

Chairperson Wright  
X Vice Chairperson Standridge  
X Secretary Pettle  
X Commissioner Stanislav

X Commissioner Stone  
X Alternate Lozano  
X Alternate Schroeder  
X Alternate Taylor

Staff Present

X City Administrator Jeff Flanigan  
 Other(s): \_\_\_\_\_

**Pledge of Allegiance**

Commissioner Stanislav led the Pledge of Allegiance  
Commissioner Stone led the Texas Pledge

**Announcements by Commission Members**

Commissioner Standridge noted that Russell Wright flight from Boston was weathered delayed, thus causing his absence.

**Appointment of Alternates**

Alternative Schroeder was appointed to serve as a voting member

**Consideration and Action on Previous Meeting Minutes**

Motion was made to accept the minutes of October 27, 2011.

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

**Consideration and/or any appropriate action on a final plat 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.**

**Citizen Comments:**

None

**Attachments:**

Letter dated 3-1-12 from John Birkhoff, City Engineer  
Letter dated 3-7-12 from Tipton Engineering

**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 Pettle
<b>Seconded</b>	Steve Schroeder
<b>Voted For</b>	Ed Standridge, Tom Stone, Leonard Stanislav, Steve Schroeder and Lee Pettle
<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

**Future Agenda Items:**

Training will be rescheduled for 4-19-12 at 7:00 p.m. as City Attorney Shepherd is out of state at this time

**Adjourn**

Adjourned at 7:33 p.m.

Minutes Approved:

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Ed Standridge, Vice Chairman

Attest:

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Lee Pettle, Secretary

**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: McCrae Creek Estates Phase II Final Plat Review

Dear Mr. Flanigan:

We have completed our review of the Final Plat for the McCrae Creek Estates Phase II by Tipton Engineering for McCrae/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 the 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.

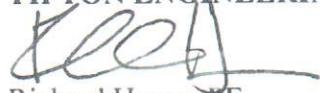
The discrepancy in the boundary line dimension has been revised.

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



Item No. 2

City Secretary's use only

**Meeting Date: June 14, 2012**

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**Agenda Subject:**

PUBLIC HEARING, CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON A ZONING REQUEST FOR SINGLE FAMILY TRANSITIONAL WITH SPECIAL CONDITIONS ON 6.353 ACRES OF LAND.

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**Exhibits:**

1. Zoning Request Application
2. Ordinance 600 – Brooks Farm Zoning SFT with Special Conditions

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**Summary:**

This request is for 6.353 acres of land to be zoned with the same zoning requirements (see Ordinance 600 attached) as is all of Brooks Farm subdivision (SFT with special conditions).

The application is by Henry Cleburne Raney, Lura R. Raney, Curtis Pohl, Alexander Dinverno, Marie Dinverno, Scott E. Fletcher, Maria J. Fletcher, Steve Rhodes, and Sally Rhodes to the City of Parker, Collin County, Texas, requesting Zoning of approximately 6.353 acres of land in the Richard Sparks survey, Abstract # 850, Collin County, Texas. The land proposed by the Petitioners is to be annexed, zoned and replatted to become additions to Lots 3, 4, 6, 7, and 8 of Block A of Brooks Farm Estates.

**Possible action:**

MOTION: Move to recommend approval to City Council for the zoning of Single Family Transitional with Special Conditions, same as Ordinance 600, for 6.353 acres in the Richard Sparks survey, Abstract # 850, Collin County, Texas.



**ZONING BOUNDARY CHANGE APPLICATION FORM**  
**ANNEXATION REQUEST FORM**

1. Requesting: Permanent Zoning \_\_\_\_\_  
 Re-Zoning  (See Note\*)  
 Annexation

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

2. Description and Location of Property:

- a. Survey and abstract: \_\_\_\_\_
- b. Lot and block: Lot 3-8 Block A
- c. Total number of acres: 6 1/-
- d. Location further described: \_\_\_\_\_

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

- a. North point, scale, and date
- b. Name and address of:
  - i. Applicant
  - ii. Engineer or surveyor responsible for survey of plat
- c. Survey and abstract with tract designation
- d. Location of major and/or secondary thoroughfares located with or adjacent to the property
- e. Location of existing or platted streets within and adjacent to the existing property
- f. Location of all existing rights of way, utility, and/or drainage easements

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

All fees are due and payable at the time of application. No hearing will be scheduled nor will any reviews be made until payment of required filing fees has been accomplished. Fees are non-refundable regardless of outcome of request.

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

Applicant: Henry Cleburne Parry Date: 2/30/2012

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

REQUEST FOR ZONING BOUNDARY CHANGE:

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

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
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11. \_\_\_\_\_
12. \_\_\_\_\_
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_

List others on reverse side, if necessary.

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

Thank you.  
City of Parker  
5700 E Parker Road  
Parker, Texas 75069

Billy Don Fondren  
3061 Portulaca Dr  
Round Rock TX 78681-2451

Richard & Sandra Pruitt  
10236 Cimmaron Trl  
Dallas TX 75243-2518

Richard & Sandra Pruitt  
10236 Cimmaron Trl  
Dallas TX 75243-2518

Michael & Linda G Caballero  
3511 Mccreary Rd  
Allen TX 75002-6905

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3511 Mccreary Rd  
Allen TX 75002-6905

Kenneth W Welch  
3387 E Fm 2795  
Alba TX 75410-7351

Terrell Lewis Investments Llc  
1810 N Pl  
Plano TX 75074-6006

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1810 N Pl  
Plano TX 75074-6006

Richard & Sandra Pruitt  
10236 Cimmaron Trl  
Dallas TX 75243-2518

James & Mary Ann Barley  
3453 Mccreary Rd  
Allen TX 75002-6903

Thomas Ray Wilson  
6815 Mcwhirter  
Allen TX 75002-6917

Danny Verdo Fondren  
3399 Mccreary Rd  
Allen TX 75002-6901

Ravi D Lalla & Chani R Modi  
13371 Quito Rd  
Saratoga CA 95070-4728

Juan Miguel & Nenita Annie Brown  
7100 Audubon Dr  
Parker TX 75002-6929

Philip James Paul & Paula Anne North  
7004 Audubon Dr  
Parker TX 75002-6928

Henry & Lura R Raney  
7000 Audubon Dr  
Allen TX 75002-6928

Curtis D Pohl  
6906 Audubon Dr  
Parker TX 75002-6927

John C Gray & Anna K Schooler  
6904 Audubon Dr  
Allen TX 75002-6927

Alexander & Marie Dinverno  
6902 Audubon Dr  
Allen TX 75002-6927

Scott E & Maria J Fletcher  
2404 Trophy Dr  
Plano TX 75025-2419

Steve & Sally Rhodes  
6808 Audubon Dr  
Allen TX 75002-6926

Landry L & Tangela T Veal  
6806 Audubon Dr  
Allen TX 75002-6926

Aaron & Courtney Dios  
7003 Audubon Dr  
Allen TX 75002-6928

Benjamin & Susanne Blassingille  
7001 Audubon Dr  
Allen TX 75002-6928

Ben & Cynthia Guthrie  
6907 Audubon Dr  
Allen TX 75002-6927

Timothy W & Lydrika H Horton  
120 E Fm 544 #72pmb204  
Murphy TX 75094-4034

James J & Christina M Smith  
2405 Piedra Dr  
Plano TX 75023-5330

Anil Markose  
6901 Audubon Dr  
Allen TX 75002-6927

Blair & Sheila Cyres  
Po Box 941144  
Plano TX 75094-1144

Zaheer Kammin  
400 Summit Dr  
Richardson TX 75081-5118

**Horacio & Catalina Reyna**  
6805 Audubon Dr  
Allen TX 75002-6926

**Richard D & Sonia A Crucknol**  
2001 E Spring Creek Pkwy #7106  
Plano TX 75074-3248

**Mohammed Arab**  
529 Carrington Ln  
Murphy TX 75094-4189

**Lashanda & Roderick Johnson**  
6804 Audubon Dr  
Allen TX 75002-6926

**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.

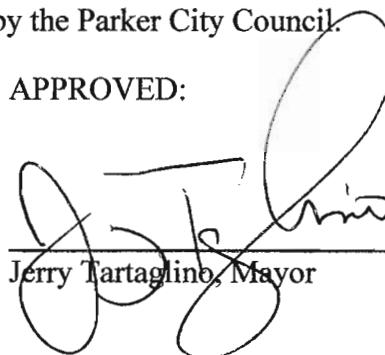
**ADOPTED** this 22<sup>nd</sup> day of August, 2006, by the Parker City Council.



ATTEST:

Carrie L. Smith  
Carrie Smith, City Secretary

APPROVED:

  
\_\_\_\_\_  
Jerry Tartaglino, Mayor

Exhibits:

A. Subdivision Metes and Bounds

**EXHIBIT "A"**  
**ANNEXATION PETITION**  
**MCCREARY / DONIHOO PARTERS, LTD.**  
**METES AND BOUNDS DESCRIPTION**

BEING a tract of land situated in the Squire T. Lewis Survey, Abstract No. 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 the 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" 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 the Deed recorded in Volume 4137, Page 1103, (DRCCT), a distance of 1335.29 feet to a 1/2" 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 the Deed recorded in Volume 5830, Page 4529 (DRCCT), and part 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" 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" 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 1302.36 feet to a point for corner;

THENCE, N 46°47'51" W, a distance of 76.45 feet to a point for corner;

THENCE, N 78°10'48" W, a distance of 212.50 feet to a point for corner;

THENCE, N 28°51'11" W, a distance of 211.48 feet to a point for corner;

THENCE, N 38°52'47" W, a distance of 200.53 feet to a point for corner;

THENCE, N 89°42'41" W, a distance of 81.37 feet to a point in the approximate centerline of McCreary Road;

THENCE, N 00° 17' 19" E, along the approximate centerline of said McCreary Road, a distance of 864.94 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" 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 3,410,326 square feet or 78.2903 acres of land.



OWNERS CERTIFICATE		STATE OF TEXAS		STATE OF TEXAS		STATE OF TEXAS		STATE OF TEXAS		STATE OF TEXAS	
STATE OF TEXAS	§	STATE OF TEXAS	§	STATE OF TEXAS	§	STATE OF TEXAS	§	STATE OF TEXAS	§	STATE OF TEXAS	§
COUNTY OF COLLIN	§	COUNTY OF COLLIN	§	COUNTY OF COLLIN	§	COUNTY OF COLLIN	§	COUNTY OF COLLIN	§	COUNTY OF COLLIN	§
<p>WHEREAS: Henry Raney, Laura R. Raney, Curtis D. Pohl, Alexander Divenmo, Scott E. Fletcher, Maria J. Fletcher, Steve Rhodes and Sally Rhodes are the owners of a 11.568 acre tract of land situated in the Richard Sparks Estates, having coordinates based on NAD83(CORS93, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone 45/02 of X=2,551,610.033 feet Y=7,080,048.02 feet.</p> <p>THENCE: South 00°10'10" East departing said South line of Brooks' Farm Estates and North line of said Caballero tract for a distance of 280.40 feet to a 1/8-inch steel rod with "TERRACORP" cap set in the South line of said Caballero tract and being in the North line of a tract of land conveyed to Richard and Sandra Pruitt in Volume 1601, Page 5699 Real Property Records of Collin County, Texas;</p> <p>THENCE: South 09°26'17" West with the South line of said Caballero tract and North line of said Pruitt tract and the North line of a tract of land conveyed to Terrell-Lewis Investments LLC by instrument recorded in Volume 1056, No. 100013/00128470, Real Property Records of Collin County, Texas for a distance of 056.0 feet to a concrete monument found at the Southwest corner of said Caballero tract, this Northwest corner of said Terrell-Lewis tract in the East line of a tract of land conveyed to Thomas R. Wilson by record in Volume 4563, Page 903 Real Property Records of Collin County, Texas;</p> <p>THENCE: North 00°42'07" West, with the Westline of said Caballero tract and East line of the Wilson tract for a distance of 259.74 feet to a concrete monument found at the Northwest corner of said Caballero tract, Northeast corner of the Wilson tract and being the South line of said Brooks' Farm Estates;</p> <p>THENCE: North 08°24'33" East with the South line of Brooks' Farm Estates and said North line of the Caballero tract for a distance of 11.60 feet to a 1/2-inch steel rod with "TIPTON" cap found at the Southwest corner of said Lot 8 and Southeast corner of Lot 9, Block A of said Brooks' Farm Estates;</p> <p>THENCE: North 07°45'17" West with the common line of said Lots 8 and 9 for a distance of 264.20 feet to a 1/2-inch steel rod with "TERRACORP" cap set in the said South right-of-way line and being on a curve concave to the North having a radius of 15'05" and having a chord that bears North 86°06'04" East, 115.72 feet;</p> <p>THENCE: Easterly with said South right-of-way line and said curve, an arc distance of 115.75 feet to a 1/2-inch steel rod found at the said South line of said Lot 5 and Brooks' Farm Estates and North line of said Caballero tract for a distance of 140.00 feet to a 1/2-inch steel rod found at the Southwest corner of said Lot 4 and Southeast corner of said Lot 5;</p> <p>THENCE: North 10°03'17" East with the common line of said Lots 4 and 5 for a distance of 279.62 feet to a 1/8-inch steel rod with "TERRACORP" cap set in the said South right-of-way line of Audubon drive and being on a curve concave to the South having a radius of 1500.00 feet, a central angle of 00°46'39" and having a chord that bears South 79°33'23" East, 20.36 feet;</p> <p>THENCE: Easterly with said South right-of-way line and said curve, an arc distance of 203.36 feet to a 1/8-inch steel rod with "TERRACORP" cap set at the beginning of a reverse curve having a radius of 1560.00 feet, a central angle of 11°01'22" and having a chord that bears South 84°49'45" East, 295.66 feet;</p> <p>THENCE: Easterly with said South right-of-way line and said curve, an arc distance of 300.12 feet to the POINT OF BEGINNING, CONTAINING 503.692 square feet or 11.568 acres of land, more or less.</p>											
<p>NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:</p> <p>THAT, Henry Raney, Laura R. Raney, Curtis D. Pohl, Alexander Divenmo, Maria Divenmo, Scott E. Fletcher, Maria J. Fletcher, Steve Rhodes and Sally Rhodes, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as BROOKS' FARM ESTATES PHASE I, an addition to the City of Parker, Texas and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas surrounding the same, as shown in the plat, for the purposes indicated. The public use areas shall be open to all public use, subject to such use as may be necessary for the public health, safety and welfare of the people, and to have 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, which in or from and upon said Easements and the City of Parker and all public utilities shall, at all times, have the full right of ingress and egress to and 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.</p> <p>This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Parker, Texas</p>											
WITNESS MY HAND AT , TEXAS this the day of , 2012.		Henry Raney Owners Lot 3		Curtis D. Pohl Owner Lot 4		Alexander Divenmo Owners Lot 6		Laura R. Raney Owners Lot 7		Steve Rhodes Owners Lot 3	
<p>REPLAT</p> <p><b>BROOKS' FARM ESTATES PHASE I LOTS 3R,4R,6R,7R,&amp;8R, BLOCK A</b></p> <p>BEING A REPLAT OF LOTS 3,4,6,7,8, BLOCK A BROOKS' FARM ESTATES PHASE I</p> <p>AND BEING SITUATED IN THE CITY OF PARKER, COLLIN COUNTY, TEXAS</p> <p><b>TerraCorp Associates LLC</b> 3960 Broadway Blvd. Garland, TX 75043 ph. 972-805-4529, fax 972-805-4527 www.terracorpsurvey.com</p>											
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