



**AGENDA**  
**CITY COUNCIL MEETING**  
**OCTOBER 21, 2025 @ 7:00 PM**

Notice is hereby given that the City Council for the City of Parker will meet on Tuesday, October 21, 2025 at 7:00 PM at the Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002. The City Council meeting will be open to the public and live streamed.

Pursuant to Texas Government Code § 551.127, notice is given that it is the intent of the City Council that a quorum of the Council will be physically present for the above-referenced meeting at Parker City Hall, 5700 E. Parker Road, Parker, Texas. Some council members or City employees may participate in this meeting remotely by means of video conference call in compliance with state law.

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

**PLEDGE OF ALLEGIANCE**

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

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

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

**ITEMS OF COMMUNITY INTEREST**

1. NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 25, 2025, 10 AM – 2 PM

- NOVEMBER 4, 2025 REGULAR CITY COUNCIL MEETING CANCELED DUE TO GENERAL ELECTION

**November 4, 2025 General and Special Election- Early Voting Dates and Hours**

Sunday (Domingo)	Monday (Lunes)	Tuesday (Martes)	Wednesday (Miércoles)	Thursday (Jueves)	Friday (Viernes)	Saturday (Sábado)
October 19 No Voting (19 de octubre) (Sin votar)	October 20 Early Voting (20 de octubre) (Votación adelantada) 8 am – 5 pm	October 21 Early Voting (21 de octubre) (Votación adelantada) 8 am – 5 pm	October 22 Early Voting (22 de octubre) (Votación adelantada) 8 am – 5 pm	October 23 Early Voting (23 de octubre) (Votación adelantada) 8 am – 5 pm	October 24 Early Voting (24 de octubre) (Votación adelantada) 8 am – 5 pm	October 25 Early Voting (25 de octubre) (Votación adelantada) 7 am – 7 pm

<b>October 26 Early Voting</b> (26 de octubre) (Votación adelantada)  11 am – 5 pm	<b>October 27 Early Voting</b> (27 de octubre) (Votación adelantada)  7am - 7pm	<b>October 28 Early Voting</b> (28 de octubre) (Votación adelantada)  7am - 7pm	<b>October 29 Early Voting</b> (29 de octubre) (Votación adelantada)  7am - 7pm	<b>October 30 Early Voting</b> (30 de octubre) (Votación adelantada)  7am - 7pm	<b>October 31 Early Voting</b> (31 de octubre) (Votación adelantada)  7am - 7pm	<b>November 1 No Voting</b> (1 de noviembre) (Sin votar)
<b>November 2 No Voting</b> (2 de noviembre) (Sin votar)	<b>November 3 No Voting</b> (3 de noviembre) (Sin votar)	<b>November 4 Election Day</b> (4 de noviembre) (Día de las elecciones)  7am - 7pm				

- PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, NOVEMBER 12, 2025, 5 PM

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

- [2.](#) APPROVAL OF MEETING MINUTES FOR MAY 20, 2025. [REGULAR MEETING]
- [3.](#) APPROVAL OF MEETING MINUTES FOR JUNE 3, 2025. [REGULAR MEETING]
- [4.](#) APPROVAL OF MEETING MINUTES FOR JUNE 10, 2025. [SPECIAL MEETING – CITY PRACTICES, PROCEDURES, AND PROTOCOLS]
- [5.](#) CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 902, APPROVING THE 2025 TAX ROLL.

#### INDIVIDUAL CONSIDERATION ITEMS

- [6.](#) PUBLIC HEARING, CONSIDERATION, AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 903, ADOPTING AN UPDATED COMPREHENSIVE PLAN FOR THE CITY OF PARKER.  
[CompPlan 10-6-25](#)
- [7.](#) CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2025-863, MAKING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENT.
- [8.](#) CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MCCREARY ESTATES PRELIMINARY PLAT.
- [9.](#) CONSIDERATION AND ANY ACTION ON COST ESTIMATE FOR THE FLOOR PLAN/LAYOUT OF THE PUBLIC WORKS BUILDING CENTRAL PUMP STATION.

#### ROUTINE ITEMS

- [10.](#) UPDATE(S):  
FM2551  
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)  
LEWIS LANE

DUBLIN ROAD WATER LINES  
CAPITAL IMPROVEMENT PLAN (CIP)  
PERSONNEL MANUAL  
COMPREHENSIVE PLAN (COMP)  
ANY ADDITIONAL UPDATES  
MONTHLY/QUARTERLY REPORTS

[September 2025 - Building Permit/Code Report](#)

[September 2025 – Court Report](#)

[August 2025 - Finance \(monthly financials\) Report](#)

[August 2025 – Police Report](#)

[September 2025- 2025 – Republic Services Inc., dba Allied Waste Services of Plano](#)

## **DONATION(S)**

### **11. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$1,000 [RES. NO. 2024-801])**

Core & Main donated 4 cupcakes from Smallcakes Cupcakery & Creamery valued at \$20 to City Staff.

Estate Lane [i.e., Anne & Scott Flores \$50 check, Phil & JoAnn DeNitto \$50 check, Jamie Turrentine \$250 check, Cash \$25] donated \$375 to the Police Department.

Estate Lane [i.e., Anne & Scott Flores \$50 check, Phil & JoAnn DeNitto \$50 check, Jamie Turrentine \$250 check, Cash \$100] donated \$450 to the Fire Department.

## **FUTURE AGENDA ITEMS**

### **12. FUTURE AGENDA ITEMS**

**EXECUTIVE SESSION START TO FINISH – Pursuant to the provision of Chapter 551, Texas Government Code the City Council may hold a closed meeting.**

RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

RECONVENE REGULAR MEETING.

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

## 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 to the requirement that a meeting be open. Should Council elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before October 15, 2025, at the Parker City Hall, as required by Texas Open Meetings Act (TOMA) is also posted to the City of Parker Website at [www.parkertexas.us](http://www.parkertexas.us)

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.

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Date Notice Removed

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Patti Scott Grey  
City Secretary

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



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Hull for Mayor Pettie
Estimated Cost:	Date Prepared:	October 7, 2025
Exhibits:	<b><u>None</u></b>	

### AGENDA SUBJECT

NATIONAL PRESCRIPTION DRUG TAKE BACK EVENT SATURDAY, OCTOBER 25, 2025,  
10 AM – 2 PM

➤ NOVEMBER 4, 2025 REGULAR CITY COUNCIL MEETING CANCELED DUE TO  
GENERAL ELECTION

➤ **November 4, 2025 General and Special Election- Early Voting Dates and Hours**

Sunday (Domingo)	Monday (Lunes)	Tuesday (Martes)	Wednesday (Miércoles)	Thursday (Jueves)	Friday (Viernes)	Saturday (Sábado)
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➤ PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, NOVEMBER 12,  
2025, 5 PM

### SUMMARY

Please review information provided.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
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Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/07/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/12/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Hull
Estimated Cost:	Date Prepared:	October 8, 2025
Exhibits:	<a href="#">Proposed Minutes</a>	

### AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR MAY 20, 2025. [REGULAR MEETING]

### SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at [PHull@parkertexas.us](mailto:PHull@parkertexas.us) prior to the City Council meeting.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/08/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025



**MINUTES**  
**CITY COUNCIL MEETING**  
**MAY 20, 2025**

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

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

Mayor Lee Pettle called the meeting to order at 6:00 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Roxanne Bogdan, Colleen Halbert, Randy Kercho, and Darrel Sharpe were present.

Staff Present: Interim City Attorney Catherine Clifton and Sergeant Ralph Burdick

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Mayor Pro Tem Buddy Pilgrim led the pledge.

TEXAS PLEDGE: Councilmember Darrel Sharpe led the pledge.

**WORKSHOP**

**1. COUNCIL TRAINING**

Mayor Pettle and Interim City Attorney Clifton onboarded new councilmembers.

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

**RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:**

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettle recessed the regular meeting to Executive Session at 8:20 p.m.

Mayor Lee Pettle reconvened the meeting at 10:05 p.m.

**RECONVENE REGULAR MEETING. AT 7:00 PM. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.**

No action was taken.

**ADJOURN**



Mayor Pettie adjourned the meeting at 10:20 p.m.

APPROVED:

\_\_\_\_\_  
Mayor Lee Pettie

ATTESTED:

Approved on the 21st day  
of October, 2025.

\_\_\_\_\_  
Patti Scott Hull, City Secretary



## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: City Secretary
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Hull
Estimated Cost:	Date Prepared: October 9, 2025
Exhibits:	<a href="#">Proposed Minutes</a>

### AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR JUNE 3, 2025. [REGULAR MEETING]

### SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at [PHull@parkertexas.us](mailto:PHull@parkertexas.us) prior to the City Council meeting.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/09/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/12/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025



**MINUTES**  
**CITY COUNCIL MEETING**  
**JUNE 3, 2025**

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

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

Mayor Lee Pettie called the meeting to order at 6:00 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Roxanne Bogdan, Colleen Halbert, Randy Kercho, and Darrel Sharpe were present.

Staff Present: Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, Interim City Attorney Catherine Clifton, Public Works Director Gary Machado, Fire Chief Justin Miller, and Police Chief Kenneth Price

**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.**

**RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:**

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettie recessed the regular meeting to Executive Session at 6:04 p.m.

**RECONVENE REGULAR MEETING. AT 7:00 PM. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.**

No action was taken.

**PLEDGE OF ALLEGIANCE**

AMERICAN PLEDGE: Ted Lane led the pledge.

TEXAS PLEDGE: Debbie Cruther led the pledge.

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

No comments

## ANNOUNCEMENTS

Mayor Pettle noted the City is having problems with the sound system, apologized and said she and staff are working on this problem with our provider, SWAGIT. The mayor asked that residents “bear with us”. She also apologized to City Council and residents, indicating the packets were not as complete as they should have been, as adjustments were made to packet procedures in Asst. City Administrator/City Secretary Patti Scott Grey absence [mid-April through May]. Mayor Pettle, on behalf of herself, City Council, and City Staff, welcomed Ms. Scott Grey back.

## ITEMS OF COMMUNITY INTEREST

1. NATIONAL PRESCRIPTION DRUG TAKE BACK - SATURDAY, APRIL 26, 2025, 10AM-2PM

Mayor Pettle noted at the National Drug Take Back event Parker Polie collected 31 pounds of unused drugs.

2. PRESENTATION: PARKER WOMEN'S CLUB

Information provided in Item #1 of the Individual Consideration Items below.

## INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION, DISCUSSION, AND/OR ANY APPROPRIATE ACTION ON THE CITY OF PARKER ACCEPTING DONATIONS FROM THE PARKER WOMEN'S CLUB FOR: \$1365 FOR ARMORSKIN VESTS AND VEST CASES FOR THE POLICE DEPARTMENT; \$724 FOR OFFICE PRINTER AND CHAIRS FOR THE FIRE DEPARTMENT; AND \$600 FOR PARKS AND RECREATION'S PARKERFEST.

The Parker Women's Club presented the City with the following donations:

- a check for \$1,365 for Armorskin vests and vest cases for the Police Department;
- a check for \$724 for office printers and chairs for the Fire Department; and
- a check for \$600 for Parks and Recreation Commission for Parkerfest.

MOTION: Councilmember Sharpe moved to accept the donations to the City of Parker. Councilmember Halbert seconded with Councilmembers Bogdan, Kercho, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

Mayor Pettle, on behalf of herself, City Council, and City Staff, thanked the Parker Women's Club for their kind and generous donation.

Mayor Pettle asked that Item #5 be moved forward on tonight's agenda.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2025- 848 ESTABLISHING A PROCEDURE FOR COUNCIL NOMINATIONS.

After discussion, it was noted a motion was not necessary. Resolution No. 2025-848 was returned to Interim City Attorney Clifton for revisions.

2. DISCUSSION, CONSIDERATION, AND/OR ANY APPROPRIATE ACTION ON COUNCIL MEMBER RANDY KERCHO'S RESIGNATION FROM COUNCIL AND PROCEDURE FOR FILLING THAT POSITION.

Councilmember Kercho said he sold his home in Parker and will be resigning his position on City Council, noting his last meeting would be June 17, 2025.

City Council discussed and determined they would fill the vacant City Council position by appointment, stating they would use a candidate's application for elective office along with a City Council appointment form all to be completed and returned to Assistant City Administrator/City Secretary Patti Scott Grey at [Pgrey@parkertexas.us](mailto:Pgrey@parkertexas.us) by Thursday, June 12, 2025. (See Exhibit 1 – City Council appointment form, dated June 3, 2025.)

The forms will be available on the city's website at [www.parkertexas.us](http://www.parkertexas.us) on the homepage under "NEWS & CALENDAR". After the June 12, 2025 deadline, City Council will review the documents and interview applicants. Once that process is completed, City Council will make an appointment to fill the remainder of Councilmember Kercho's unexpired term, which expires May 2026.

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2025-847 APPOINTING TWO COUNCIL MEMBERS TO THE INVESTMENT COMMITTEE FOR 2025-2026.

MOTION: Councilmember Bogdan moved to approve Resolution No. 2025-847 appointing two council members, Mayor Pro Tem Buddy Pilgrim and Councilmember Darrel Sharpe, to the Investment Committee for 2025-2026. Councilmember Kercho seconded with Councilmembers Bogdan, Kercho, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON DISCONTINUING THE ENGINEERING RFQ REVIEW.

MOTION: Councilmember Halbert moved to discontinue the engineering Request for Qualifications (RFQs) review process, allowing our engineering firm to handle the process, and further requested "Thank you" letters be sent to the participating engineering firms. Mayor Pro Tem Pilgrim seconded with Councilmembers Bogdan, Kercho, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

Mayor Pettie noted City Council considered Item #5 earlier. Now, City Council will move on to Item #6 on tonight's agenda.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2025- 849, MAKING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENT.

MOTION: Councilmember Sharpe moved to approve Resolution No. 2025-849, appointing Susan Medrano to the Zoning Board of Adjustment Alternate 2 position, term expiring November 30, 2026. Councilmember Bogdan seconded with Councilmembers Bogdan, Kercho, Halbert, Pilgrim, and Sharpe for the motion. Motion carried 5-0.

## ROUTINE ITEMS

UPDATE(S):

### PROJECTS IN PROGRESS

**FM2551**

Public Works Director Gary Machado said necessary equipment is present and Texas Department of Transportation (TxDOT) is moving forward with the project. However, they are behind, and future status meetings are being scheduled.

**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)**

Councilmember Pilgrim said there has been no action on the Wastewater Treatment (WWTP). The Municipal Utility District (MUD) application has been referred to State Office of Administrative Hearings (SOAH) for a contested hearing. The process is expected to take approximately 30-60 days. He said fifty-three (53) new parties were accepted as affected parties and other may be accepted if they attend the SOAH hearing online and ask the judge to grant them "affected party" status.

**LEWIS LANE**

Interim City Attorney Clifton stated there has been progress in communications with the City of Lucas, Texas, and hopefully additional information will be available by the end of the week.

**POST OFFICE/ ZIP CODE**

Mayor Pettie, on behalf of herself, and City Council, thanked former Councilmember Terry Lynch for her work on the "Post Office/Zip Code" project, noting she is handing everything over to new Councilmember Colleen Halbert.

**NEWSLETTER**

Mayor Pettie stated she plans to bring the newsletter resolution to City Council in the near future for revisions, updating the procedures for better communication with Parker residents, and electronic service rather than "snail" mail.

**DUBLIN CREEK WATER LINES**

Public Works Director Gary Machado said the Dublin Creek water lines are a "work in progress" and the water lines are in service. The contractor will be reminded to use orange construction cones, flaggers, and other markers to assist with safety as they continue and complete the project.

**PERSONNEL MANUAL**

Interim City Attorney Clifton said she will send a copy of the manual to City Council for each Councilmember to enter their edits/revisions in a red line version. When Ms. Clifton receives the red lined edits from City Council she will review and make any additional revisions. Once that task is completed, City Council will have a workshop and complete the manual.

**COMPREHENSIVE PLAN (COMP PLAN)**

Mayor Pettie said the Planning and Zoning (P&Z) Commission has met, reviewed, and made recommendations to City Council. Now, City Council will review P&Z's recommendations and make any revisions they feel appropriate before holding the necessary public hearing(s) on the plan. After the public hearing(s), City Council will again make any changes/updates and then vote on the plan.

**FUTURE AGENDA ITEMS**

## FUTURE AGENDA ITEMS

Mayor Pettle asked if there were any items to be added to the future agenda.

Mayor Pettle noted City Council indicated the need for a council retreat and social media be added to the Future Agenda Items.

The Mayor also stated City Council plans to hold a workshop Tuesday, June 10, 2025, at 6:00 p.m., regarding city procedures, job responsibilities, meeting minutes, packets and agendas.

Hearing no additional requests, Mayor Pettle encouraged everyone to email her any requests. She noted the next regularly scheduled meeting would be Tuesday, June 17, 2025.

## ADJOURN

Mayor Pettle adjourned the meeting at 8:31 p.m.

APPROVED:

\_\_\_\_\_  
Mayor Lee Pettle

ATTESTED:

Approved on the 21st day  
of October, 2025.

\_\_\_\_\_  
Patti Scott Grey, City Secretary

APPLICATION FOR COUNCIL MEMBER APPOINTMENT

PLEASE FILL OUT AND RETURN TO PATTI SCOTT GREY AT  
[PGREY@PARKERTEXAS.US](mailto:PGREY@PARKERTEXAS.US) by 6/12/2025, 5 PM

NAME:

EMAIL:

ADDRESS:

PHONE NO.:

HOW LONG A PARKER RESIDENT:

DAYS/HOURS (AM/PM) OF YOUR AVAILABILITY:

CITY PARTICIPATION/INVOLVEMENT:

WHY ARE YOU SEEKING THIS APPOINTMENT TO COUNCIL:

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SOLICITUD DE NOMBRAMIENTO DE MIEMBRO DEL CONSEJO

POR FAVOR, COMPLETE Y DEVUÉLVALO A PATTI SCOTT GREY EN  
[PGREY@PARKERTEXAS.US](mailto:PGREY@PARKERTEXAS.US) by 6/12/2025, 5 PM

NOMBRE:

CORREO ELECTRÓNICO:

DIRECCIÓN:

TELÉFONO:

DURANTE CUÁNTO TIEMPO RESIDENTE EN PARKER:

DÍAS/HORAS (AM/PM) DE DISPONIBILIDAD:

PARTICIPACIÓN/INVOLUCRACIÓN EN LA CIUDAD:

¿POR QUÉ BUSCA ESTE NOMBRAMIENTO PARA EL CONSEJO?



2-26  
 Prescribed by Secretary of State  
 Section 141.031, Chapters 143 and 144, Texas Election Code  
 09/2021

## APPLICATION FOR A PLACE ON THE BALLOT FOR A GENERAL ELECTION FOR A CITY, SCHOOL DISTRICT OR OTHER POLITICAL SUBDIVISION

ALL INFORMATION IS REQUIRED TO BE PROVIDED UNLESS INDICATED AS OPTIONAL<sup>1</sup> Failure to provide required information may result in rejection of application.

<b>APPLICATION FOR A PLACE ON THE _____ GENERAL ELECTION BALLOT</b>					
TO: City Secretary/Secretary of Board _____ (name of election)					
I request that my name be placed on the above-named official ballot as a candidate for the office indicated below.					
<b>OFFICE SOUGHT</b> (Include any place number or other distinguishing number, if any.)				<b>INDICATE TERM</b> <input type="checkbox"/> FULL <input type="checkbox"/> UNEXPIRED	
<b>FULL NAME</b> (First, Middle, Last)			<b>PRINT NAME AS YOU WANT IT TO APPEAR ON THE BALLOT*</b>		
<b>PERMANENT RESIDENCE ADDRESS</b> (Do not include a P.O. Box or Rural Route. If you do not have a residence address, describe location of residence.)			<b>PUBLIC MAILING ADDRESS (Optional)</b> (Address for which you receive campaign related correspondence, if available.)		
<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
<b>PUBLIC EMAIL ADDRESS (Optional)</b> (Address for which you receive campaign related emails, if available.)		<b>OCCUPATION (Do not leave blank)</b>	<b>DATE OF BIRTH</b> / /	<b>VOTER REGISTRATION VUID NUMBER<sup>2</sup> (Optional)</b>	
<b>TELEPHONE CONTACT INFORMATION (Optional)</b> Home: _____ Office: _____ Cell: _____					
<b>FELONY CONVICTION STATUS (You MUST check one)</b>		<b>LENGTH OF CONTINUOUS RESIDENCE AS OF DATE THIS APPLICATION WAS SWORN</b>			
<input type="checkbox"/> I have not been finally convicted of a felony. <input type="checkbox"/> I have been finally convicted of a felony, but I have been pardoned or otherwise released from the resulting disabilities of that felony conviction and I have provided proof of this fact with the submission of this application. <sup>3</sup>		<b>IN THE STATE OF TEXAS</b> _____ year(s) _____ month(s)		<b>IN TERRITORY/DISTRICT/PRECINCT FROM WHICH THE OFFICE SOUGHT IS ELECTED</b> _____ year(s) _____ month(s)	
*If using a nickname as part of your name to appear on the ballot, you are also signing and swearing to the following statements: I further swear that my nickname does not constitute a slogan or contain a title, nor does it indicate a political, economic, social, or religious view or affiliation. I have been commonly known by this nickname for at least three years prior to this election. Please review sections 52.031, 52.032 and 52.033 of the Texas Election Code regarding the rules for how names may be listed on the official ballot.					
Before me, the undersigned authority, on this day personally appeared (name of candidate) _____, who being by me here and now duly sworn, upon oath says: "I, (name of candidate) _____, of _____ County, Texas, being a candidate for the office of _____, swear that I will support and defend the Constitution and laws of the United States and of the State of Texas. I am a citizen of the United States eligible to hold such office under the constitution and laws of this state. I have not been determined by a final judgment of a court exercising probate jurisdiction to be totally mentally incapacitated or partially mentally incapacitated without the right to vote. I am aware of the nepotism law, Chapter 573, Government Code. I am aware that I must disclose any prior felony conviction, and if so convicted, must provide proof that I have been pardoned or otherwise released from the resulting disabilities of any such final felony conviction. I am aware that knowingly providing false information on the application regarding my possible felony conviction status constitutes a Class B misdemeanor. I further swear that the foregoing statements included in my application are in all things true and correct."					
<b>X</b> _____ <b>SIGNATURE OF CANDIDATE</b>					
Sworn to and subscribed before me this the _____ day of _____, by _____, (name of candidate) (day) (month) (year)					
Signature of Officer Authorized to Administer Oath <sup>4</sup>			Printed Name of Officer Authorized to Administer Oath		
Title of Officer Authorized to Administer Oath					
<b>TO BE COMPLETED BY FILING OFFICER: THIS APPLICATION IS ACCOMPANIED BY THE REQUIRED FILING FEE (If Applicable) PAID BY:</b> <input type="checkbox"/> CASH <input type="checkbox"/> CHECK <input type="checkbox"/> MONEY ORDER <input type="checkbox"/> CASHIERS CHECK OR <input type="checkbox"/> PETITION IN LIEU OF A FILING FEE. This document and \$_____ filing fee or a nominating petition of _____ pages received. <input type="checkbox"/> Voter Registration Status Verified					
Date Received		Date Accepted		(See Section 1.007) _____ Signature of Filing Officer or Designee	

## INSTRUCTIONS

An application for a place on the general election for a city, school district or other political subdivision, may not be filed earlier than 30 days before the deadline prescribed by this code for filing the application. An application filed before that day is void. All fields of the application **must** be completed unless specifically marked optional.

For an election to be held on a uniform election date, the day of the filing deadline is the 78th day before Election Day.

If you have questions about the application, please contact the Secretary of State's Elections Division at 800-252-8683.

## NEPOTISM LAW

The candidate must sign this statement indicating his awareness of the nepotism law. When a candidate signs the application, it is an acknowledgment that the candidate is aware of the nepotism law. The nepotism prohibitions of chapter 573, Government Code, are summarized below:

No officer may appoint, or vote for or confirm the appointment or employment of any person related within the second degree by affinity (marriage) or the third degree by consanguinity (blood) to the officer, or to any other member of the governing body or court on which the officer serves when the compensation of that person is to be paid out of public funds or fees of office. However, nothing in the law prevents the appointment, voting for, or confirmation of anyone who has been continuously employed in the office or employment for the following period prior to the election or appointment of the officer or member related to the employee in the prohibited degree: six months, if the officer or member is elected at an election other than the general election for state and county officers.

No candidate may take action to influence an employee of the office to which the candidate is seeking election or an employee or officer of the governmental body to which the candidate is seeking election regarding the appointment or employment of a person related to the candidate in a prohibited degree as noted above. This prohibition does not apply to a candidate's actions with respect to a bona fide class or category of employees or prospective employees.

## FOOTNOTES

<sup>1</sup>An application for a place on the ballot, including any accompanying petition, is public information immediately on its filing. (Section 141.035, Texas Election Code)

<sup>2</sup>Inclusion of a candidate's VUID is optional. However, many candidates are required to be registered voters in the territory from which the office is elected at the time of the filing deadline. Please visit the Elections Division of the Secretary of State's website for additional information. <http://www.sos.state.tx.us/elections/laws/hb484-faq.shtml>

<sup>3</sup>Proof of release from the resulting disabilities of a felony conviction would include proof of judicial clemency under Texas Code of Criminal Procedure 42A.701, proof of executive pardon under Texas Code of Criminal Procedure 48.01, or proof of a restoration of rights under Texas Code of Criminal Procedure 48.05. (Texas Attorney General Opinion KP-0251)

**One of the following documents must be submitted with this application.**

Judicial Clemency under Texas Code of Criminal Procedure 42A.701

Executive Pardon under Texas Code of Criminal Procedure 48.01

Restoration of Rights under Texas Code of Criminal Procedure 48.05

<sup>4</sup>All oaths, affidavits, or affirmations made within this State may be administered and a certificate of the fact given by a judge, clerk, or commissioner of any court of record, a notary public, a justice of the peace, city secretary (for a city office), and the Secretary of State of Texas. See Chapter 602 of the Texas Government Code for the complete list of persons authorized to administer oaths.

**TODA LA INFORMACIÓN ES REQUERIDA A MENOS QUE SE INDIQUE COMO OPCIONAL<sup>1</sup>** El hecho de no proporcionar la información requerida puede resultar en el rechazo de la solicitud.

19

2-26  
 Prescribed by Secretary of State  
 Section 141.031, Chapters 143 and 144, Texas Election Code  
 09/2021

## INSTRUCCIONES

Una solicitud para un lugar en la elección general para una ciudad, distrito escolar u otra subdivisión política, no puede ser presentada antes de los 30 días antes de la fecha límite prescrita por este código para presentar la solicitud. Una solicitud presentada antes de ese día es nula. Todos los campos de la solicitud **deben** completarse a menos que estén específicamente marcados como opcional.

Para una elección que se lleve a cabo en una fecha de elección uniforme, el día de la fecha límite de presentación es el 78º día antes del día de la elección.

Si tiene preguntas sobre la solicitud, por favor póngase en contacto con la División de Elecciones del Secretario de Estado llamando al 800-252-8683.

## LEY DE NEPOTISMO

El candidato debe firmar esta declaración indicando su conocimiento de la ley del nepotismo. Cuando un candidato firma la solicitud, es un reconocimiento de que el candidato conoce la ley del nepotismo. Las prohibiciones de nepotismo del capítulo 573, Código de Gobierno, se resumen a continuación:

Ningún funcionario puede nombrar, votar o confirmar el nombramiento o empleo de cualquier persona emparentada dentro del segundo grado por afinidad (matrimonio) o del tercer grado por consanguinidad (sangre) con sí mismo, o con cualquier otro miembro del órgano de gobierno o corte en el que se desempeña cuando la compensación de esa persona debe pagarse con fondos públicos o honorarios del cargo. Sin embargo, nada en la ley impide el nombramiento, la votación o la confirmación de cualquier persona que haya estado empleada continuamente en la oficina o el empleo durante el período siguiente antes de la elección o el nombramiento del funcionario o miembro emparentado con el empleado en el grado prohibido: seis meses, si el funcionario o miembro es elegido en una elección que no sea la elección general para funcionarios estatales y del condado.

Ningún candidato puede tomar medidas para influir en un empleado del cargo al que aspira a ser elegido o en un empleado o funcionario del organismo gubernamental al que aspira a ser elegido en relación con el nombramiento o el empleo de una persona emparentada con el candidato en un grado prohibido, tal como se ha indicado anteriormente. Esta prohibición no se aplica a las acciones de un candidato con respecto a una clase o categoría de buena fe de empleados o empleados prospectos.

## NOTAS

<sup>1</sup>Una solicitud para un lugar en la boleta electoral, incluida cualquier petición que la acompañe, es información pública inmediatamente después de su presentación. (Sección 141.035, Código Electoral de Texas)

<sup>2</sup>La inclusión del número único de identificación de votante (VUID, por sus siglas en Inglés) es opcional. Sin embargo, a muchos candidatos se les exige que estén registrados como votantes en el territorio desde el cual se elige el cargo en el momento de la fecha límite de presentación. Por favor, visite el sitio web de la División de Elecciones de la Secretaría de Estado para obtener información adicional. <http://www.sos.state.tx.us/elections/laws/hb484-faq.shtml>

<sup>3</sup>La prueba de liberación de las discapacidades resultantes de una condena por un delito grave incluiría prueba de clemencia judicial según el Código de Procedimiento Penal de Texas 42A.701, prueba de indulto ejecutivo según el Código de Procedimiento Penal de Texas 48.01, o prueba de una restauración de derechos según el Código de Procedimiento Penal de Texas 48.05. (Opinión de Fiscal General de Texas KP-0251)

**Se debe enviar uno de los siguientes documentos con esta solicitud:**

Clemencia judicial según el Código de Procedimiento Penal de Texas 42A.701

Prueba de indulto ejecutivo según el Código de Procedimiento Penal de Texas 48.01

Prueba de una restauración de derechos según el Código de Procedimiento Penal de Texas 48.05

<sup>4</sup>Todos los juramentos, declaraciones juradas o afirmaciones hechas dentro de este estado pueden ser administrados y un certificado del hecho dado por un juez, secretario(a) o comisionado de cualquier corte de registro, un notario público, un juez de paz, secretario municipal (para una oficina de la ciudad) y el Secretario de Estado de Texas. Consulte el Capítulo 602 del Código del Gobierno de Texas para obtener la lista completa de personas autorizadas a administrar juramentos.



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Secretary
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Hull
Estimated Cost:	Date Prepared:	October 7, 2025
Exhibits:	<a href="#">Proposed Minutes</a>	

### AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR JUNE 10, 2025. [SPECIAL MEETING – CITY PRACTICES, PROCEDURES, AND PROTOCOLS]

### SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at [PHull@parkertexas.us](mailto:PHull@parkertexas.us) prior to the City Council meeting.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/07/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/12/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025





**MINUTES**  
**CITY COUNCIL MEETING**  
**JUNE 10, 2025**

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

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

Mayor Lee Pettie called the meeting to order at 5:00 p.m. Mayor Pro Tem Buddy Pilgrim and Councilmembers Roxanne Bogdan, Colleen Halbert, Randy Kercho, and Darrel Sharpe were present.

Staff Present: Interim City Attorney Catherine Clifton and Public Works Director Gary Machado (left @ 6:05 p.m.)

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

**RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:**

Government Code Section 551.074 Personnel—To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Government Code Section 551.071(1)—Consultation with City Attorney concerning Pending or Contemplated Litigation.

Government Code Section 551.071(2) – Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Open Meetings Act).

Mayor Lee Pettie recessed the special meeting to Executive Session at 5:05 p.m.

**RECONVENE SPECIAL MEETING UPON CONCLUSION OF EXECUTIVE SESSION.**

Mayor Lee Pettie reconvened the meeting at 8:48 p.m.

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

No action was taken.

**WORKSHOP**

**1. City practices, procedures, and protocols**

Due to the length of the executive session, Mayor and City Council decided to postpone council training on city practices, procedures, and protocols until a future date.

**ADJOURN**

Mayor Pettie adjourned the meeting at 8:49 p.m.

APPROVED:

\_\_\_\_\_  
Mayor Lee Pettle

ATTESTED:

\_\_\_\_\_  
Patti Scott Grey, City Secretary

Approved on the 21st day  
of October, 2025.



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Finance
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Hull for Finance/HR Manager Savage
Estimated Cost:	Date Prepared:	October 10, 2025
Exhibits:	<ol style="list-style-type: none"> <li>1. <a href="#">Proposed Ordinance</a></li> <li>2. <a href="#">Tax Assessor Collector Scott Grigg Letter, dated Oct. 8, 2025</a></li> <li>3. <a href="#">2025 Tax Roll Summary</a></li> </ol>	

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 902, APPROVING THE 2025 TAX ROLL.

### SUMMARY

Please review the letter of request from Tax Assessor Collector Scott Grigg, dated October 8, 2025, and the 2025 Tax Roll Summary for approval in accordance with *Texas Property Tax Code*, Section 26.09 (e).

Sec. 26.09. CALCULATION OF TAX.

(e) The assessor shall enter the amount of tax determined as provided by this section in the appraisal roll and submit it to the governing body of the unit for approval. The appraisal roll with amounts of tax entered as approved by the governing body constitutes the unit's tax roll.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Grant Savage</i>	Date:	10/13/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/14/2025 via Municode
Mayor:	<i>Lee Pettie</i>	Date:	10/XX/2025



**ORDINANCE NO. 902**  
*(Approval of 2025 Tax Roll)*

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPROVING THE 2025 TAX ROLL PROVIDED BY COLLIN COUNTY TAX ASSESSOR / COLLECTOR PER TEXAS PROPERTY TAX CODE SECTION 26.09(e); PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Texas Property Tax Code, Section 26.09(e) provides in relevant part that the assessor shall enter the amount of tax determined in the appraisal roll and submit it to the governing body of the unit for approval. The appraisal roll with amounts of tax entered as approved by the governing body constitutes the unit's tax roll.; and

**WHEREAS**, the City of Parker received a letter from Tax Assessor Collector, Scott Grigg, dated October 8, 2025, with the 2025 Tax Roll Summary, both of which are attached hereto as Exhibit A and incorporated herein, requesting an ordinance evidencing the City Council approval of the 2025 Tax Roll in accordance with Texas Property Tax Code, Section 26.09(e); and

**WHEREAS**, the Finance Director has reviewed the 2025 Tax Roll Summary and finds it to be accurate.

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

**SECTION 1. INCORPORATION OF RECITALS/FINDINGS OF FACT**

The recitals contained in the preamble of this ordinance are incorporated into the body of this Ordinance as if set out fully herein as legislative findings of fact.

**SECTION 2. ENACTMENT**

The City Council hereby adopts this Ordinance approving the 2025 Tax Roll reflected in Exhibit A in accordance with Texas Property Tax Code, Section 26.09(e).

**SECTION 3. REPEALER**

In the case of any conflict between other provisions of this Ordinance and any existing Ordinance of the City, the provisions of this Ordinance shall control.

**SECTION 4. SEVERABILITY**

If any article, paragraph, sentence, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not

Ordinance No. 902  
 (2025 Tax Roll)

affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to invalid, illegal, or unconstitutional, and shall not affect the validity of this Ordinance as a whole.

## **SECTION 5. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

## **SECTION 6. EFFECTIVE DATE**

This Ordinance shall take effect immediately upon passage and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER,  
COLLIN COUNTY, TEXAS, THIS 21<sup>ST</sup> DAY OF OCTOBER 2025.**

APPROVED:  
CITY OF PARKER

\_\_\_\_\_  
Lee Pettie, Mayor

ATTEST:

\_\_\_\_\_  
Patti Scott Hull, City Secretary

APPROVED AS TO LEGAL FORM:

\_\_\_\_\_  
Catherine Clifton, City Attorney

**EXHIBIT A  
2025 TAX ROLL SUMMARY  
&  
TAX ASSESSOR COLLECTOR LETTER**

Proposed



**SCOTT GRIGG**  
**TAX ASSESSOR COLLECTOR**  
**COLLIN COUNTY**  
**2300 Bloomdale Road, Suite 2366**  
**P.O. Box 8046**  
**McKinney, TX 75070-8046**  
(972) 547-5020  
Fax: (214) 491-4808  
Email: [sgrigg@co.collin.tx.us](mailto:sgrigg@co.collin.tx.us)

October 8, 2025

Lee Pettie, Mayor  
City of Parker  
5700 E. Parker Road  
Parker, TX 75002

Dear Mayor Pettie,

Attached is the 2025 Tax Roll Summary for City of Parker.

Submission of the 2025 Tax Roll to your governing body for approval, in accordance with *Texas Property Tax Code*, Section 26.09, will constitute the 2025 Tax Roll for City of Parker.

Please provide my office a copy of your ordinance approving the Tax Roll at your earliest convenience. While this is a formality in the Texas Property Tax Code, we do want to fulfill the requirements of the law and do appreciate your cooperation.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Scott Grigg".

Scott Grigg  
Tax Assessor Collector

SG:jd

Enclosure

cc: Grant Savage  
Patti Grey

Run Date: October 09, 2025

Collin County Tax Office

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## 2025 TAX ROLL SUMMARY

## 22 - PARKER CITY

	Amount	Count
NUMBER OF ACCOUNTS		2,713
MARKET VALUES		
ROLLCODE: MOBILE HOME		
Improvement	\$1,340,882	
ROLLCODE: PERSONAL		
Personal	\$17,431,549	
ROLLCODE: REAL		
Agriculture	\$120,251,555	
Improvement	\$1,686,547,121	
Improvement Non-Home Site	\$22,671,138	
Land	\$615,260,094	
Land Ag Land	\$191,231	
Land Non-Home Site	\$45,616,395	
<b>TOTAL MARKET VALUE</b>	<b>\$2,509,309,965</b>	
DEFERRALS		
Ag	\$120,251,555	151
<b>TOTAL DEFERRALS</b>	<b>\$120,251,555</b>	
EXEMPTIONS		
23.231 Circuit Breaker Limitation	\$5,270,065	126
Autos , XO , PPV , XO , PPV	\$8,039,833	35
Cap Adjustment , XT , XT	\$156,001,664	1,162
Disabled	\$0	19
Disabled Veteran	\$35,933,070	79
Historic Site	\$0	1
Homestead	\$0	5
Miscellaneous , XV , XV	\$29,732,085	186
Nominal Value	\$24,517	27
Over 65	\$26,944,608	582
Solar/Wind	\$38,596	4
<b>TOTAL EXEMPTIONS</b>	<b>\$261,984,438</b>	
<b>GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS</b>	<b>\$382,235,993</b>	
<b>TOTAL MARKET VALUE</b>	<b>\$2,509,309,965</b>	
<b>TAXABLE VALUE</b>	<b>\$2,127,073,972</b>	
<b>TAX RATE</b>	<b>0.310439</b>	
ROLLCODE: MOBILE HOME		
Levy	\$3,841.89	69
ROLLCODE: PERSONAL		
Levy	\$28,959.62	126
ROLLCODE: REAL		
Levy	\$6,570,465.77	2,518
<b>TOTAL LEVY</b>	<b>\$6,603,267.28</b>	
<b>LEVY LOST DUE TO FROZEN</b>	<b>\$0.00</b>	
<b>OTHER LOST LEVY</b>	<b>\$0.00</b>	
<b>TOTAL LOST LEVY</b>	<b>\$0.00</b>	

Run Date: October 09, 2025

Collin County Tax Office

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## 2025 TAX ROLL SUMMARY

## 22 - PARKER CITY

Calculation Analysis							
	Calc Levy	- Tax Amount	=	Diff.	Market Value	Exemption	Taxable Value
Frozen	0.00	0.00		0.00	0	0	0
DV100 (Excl. Frozen)	4,195.98	4,195.98		0.00	37,464,082	34,127,899	3,336,183
Prorated (Excl. Frozen	0.00	0.00		0.00	0	0	0
Other	6,599,071.30	6,599,071.30		0.00	2,471,845,883	348,108,094	2,123,737,789
Total	6,603,267.28	6,603,267.28		0.00	2,509,309,965	382,235,993	2,127,073,972
DV100 (Incl. Frozen)	0.00	0.00		0.00	0	0	0
Prorated (Incl. Frozen	0.00	0.00		0.00	0	0	0



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Hull for Mayor Pettie
Estimated Cost:	Date Prepared:	October 10, 2025
Exhibits:	<a href="#">CompPlan 10-6-25</a>	

### AGENDA SUBJECT

PUBLIC HEARING, CONSIDERATION, AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 903, ADOPTING AN UPDATED COMPREHENSIVE PLAN FOR THE CITY OF PARKER

[CompPlan 10-6-25](#)

### SUMMARY

*Please review information provided.*

### POSSIBLE ACTION

City Council may approve, deny, or give staff direction.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/10/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/14/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025

**ORDINANCE NO. 903**  
**(Comprehensive Plan)**

**AN ORDINANCE OF THE CITY OF PARKER, TEXAS, ADOPTING AN  
UPDATED COMPREHENSIVE PLAN FOR THE CITY OF PARKER;  
PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE  
DATE.**

**WHEREAS**, the City of Parker ("City") desires to amend and restate the Comprehensive Plan of the City ("Plan") to recognize and respond to the realities of the past and projected growth of the City, the adjacent cities, and the nearby special districts; and

**WHEREAS**, the City of Parker Planning and Zoning Commission reviewed the proposed amended Comprehensive Plan; and

**WHEREAS**, the 2024 Comprehensive Plan is adopted by this Ordinance after a hearing at which the public was given the opportunity to give testimony and present written evidence and all other legal requirements have been met.

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

**SECTION 1.** The findings and recitations contained in the preamble of this Ordinance are incorporated herein by reference as true.

**SECTION 2.** The 2024 Comprehensive Plan sets a framework for future planning and decision making for the City of Parker.

**SECTION 3.** The Parker City Council adopts the 2024 Comprehensive Plan and is recommendations and implementation actions, as presented in Exhibit A.

**SECTION 4.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

**SECTION 5.** This ordinance shall become effective immediately upon its passage and approval.

**PASSED AND APPROVED** by the City Council of the City of Parker, Texas, this 21<sup>ST</sup> day of October, 2025.

**APPROVED:**

\_\_\_\_\_  
Lee Pettie, Mayor



ATTEST:

---

Patti Scott Hull, City Secretary

APPROVED AS TO FORM:

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City Attorney Catherine Clifton

Proposed



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Council
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Hull for Mayor Pettie
Estimated Cost:	Date Prepared:	October 2, 2025
Exhibits:	<ol style="list-style-type: none"> <li>1. <a href="#">Proposed Resolution</a></li> <li>2. <a href="#">Resignation(s) – Dawn R. Hedlund</a></li> <li>3. <a href="#">Resolution No. 2025-836 and Resolution No. 2025-849</a></li> <li>4. <a href="#">Application(s) – (Emailed to Mayor/City Council only)</a> <ul style="list-style-type: none"> <li>• <a href="#">Charles Weis</a></li> </ul> </li> </ol>	

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION 2025-863, MAKING APPOINTMENTS TO THE ZONING BOARD OF ADJUSTMENT.

### SUMMARY

City Staff received resignation from the following:

Resignation(s) - Member	Position	Term Expiration	
Dawn R. Hedlund Resigned 2025 0617	Alternate One (1)	Nov. 30	2026

### Current Members

Member	Position	Term Expiration	
Steve Schoenekase	Place One (1), Voting; Vice Chair	Nov. 30	2025
Ted Lane	Place Two (2); Voting	Nov. 30	2026
Andrew Ellison	Place Three (3), Voting; Chair	Nov. 30	2025
Melissa Tierce	Place Four (4); Voting	Nov. 30	2026
Brian Deaver	Place Five (5); Voting	Nov. 30	2025
Vacant	Alternate One (1)	Nov. 30	2026
Susan Medrano	Alternate Two (2)	Nov. 30	2026

ZBA Chair Ellison expressed no concerns with current members and recommended no change (November 2024). Mr. Ellison understands, as all ZBA members are serving, any and all appointments are at the pleasure of the Council.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/02/2025

City Attorney:	<i>Catherine Clifton</i>	Date:	10/12/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	09/xx/2025

**RESOLUTION NO. 2025-863**  
*(2024 Zoning Board of Adjustment Appointments)*

**A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY,  
TEXAS, APPOINTING MEMBERS TO SERVE ON THE ZONING BOARD  
OF ADJUSTMENT**

**WHEREAS**, Members of the Zoning Board of Adjustment serve in staggered two-year terms, commencing December 1st and ending on November 30th as set forth in Section 156.67(B)(1) of the City of Parker Code of Ordinances;

**WHEREAS**, Alternate One is vacant after the resignation of Dawn R. Hedlund; and

**WHEREAS**, the regular and alternative members appointed herein shall begin service immediately and serve according to the Zoning Board of Adjustment Ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PARKER,  
COLLIN COUNTY, TEXAS AS FOLLOWS:**

**SECTION 1. Appointment of Alternate Member with term expiring November 30, 2026**

The following is hereby appointed to serve on the Zoning Board of Adjustment as an alternate member for a two-year term, expiring November 30, 2026, or until their successors are appointed and qualified.

**CURRENT**

Vacant                      Alternate 1 \_\_\_\_\_

**SECTION 2. Effective Date**

This resolution shall be effective upon its passage.

**PASSED AND APPROVED** by the City Council of the City of Parker, Collin County, Texas on this the 21st day of October, 2025.

**CITY OF PARKER:**

\_\_\_\_\_  
Lee Pettle, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Patti Scott Hull, City Secretary

\_\_\_\_\_  
Catherine Clifton, City Attorney

**RESOLUTION NO. 2025-836**  
*(2024 Zoning Board of Adjustment Appointments)*

**A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY,  
TEXAS, APPOINTING MEMBERS TO SERVE ON THE ZONING BOARD  
OF ADJUSTMENT**

**WHEREAS**, Members of the Zoning Board of Adjustment serve in staggered two-year terms, commencing December 1st and ending on November 30th as set forth in Section 156.67(B)(1) of the City of Parker Code of Ordinances;

**WHEREAS**, Alternate One is vacant after the resignation of Terry Lynch; and

**WHEREAS**, the regular and alternative members appointed herein shall begin service immediately and serve according to the Zoning Board of Adjustment Ordinance.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PARKER,  
COLLIN COUNTY, TEXAS AS FOLLOWS:**

**SECTION 1. Appointment of Alternate Member with term expiring November 30,  
2026**

The following are hereby appointed to serve on the Zoning Board of Adjustment as alternate members for a two-year term, expiring November 30, 2026, or until their successors are appointed and qualified.

**CURRENT**

Vacant	Alternate 1	<u>Dawn R. Hedlund</u>
Vacant	Alternate 2	<u>Vacant</u>

**SECTION 2. Effective Date**

This resolution shall be effective upon its passage.

**PASSED AND APPROVED** by the City Council of the City of Parker, Collin County, Texas on this the 4th day of March, 2025.



**CITY OF PARKER:**

  
\_\_\_\_\_  
Lee Pettie, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Patti Scott Grey, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Catherine Clifton, Interim City Attorney

**RESOLUTION NO. 2025-849**  
*(2025 Zoning Board of Adjustment Appointments)*

**A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY,  
TEXAS, APPOINTING MEMBERS TO SERVE ON THE ZONING BOARD  
OF ADJUSTMENT**

**WHEREAS**, Members of the Zoning Board of Adjustment serve in staggered two-year terms, commencing December 1st and ending on November 30th as set forth in Section 156.67(B)(1) of the City of Parker Code of Ordinances; and

**WHEREAS**, Alternate Two remains vacant; and

**WHEREAS**, the alternative members appointed herein shall begin service immediately and serve according to the Zoning Board of Adjustment Ordinance,

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PARKER,  
COLLIN COUNTY, TEXAS AS FOLLOWS:**

**SECTION 1. Appointment of Alternate Member with term expiring November 30, 2026**

The following are hereby appointed to serve on the Zoning Board of Adjustment as alternate members for a two-year term, expiring November 30, 2026, or until their successors are appointed and qualified.

**CURRENT**

Vacant                      Alternate 2      Susan Medrano

**SECTION 2. Effective Date**

This resolution shall be effective upon its passage.

**PASSED AND APPROVED** by the City Council of the City of Parker, Collin County, Texas on this the 3<sup>rd</sup> day of June, 2025.



**CITY OF PARKER:**

  
Lee Pettie, Mayor

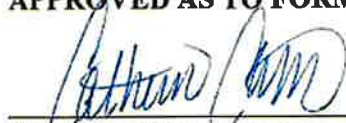


**ATTEST:**



Patti Scott Grey, City Secretary

**APPROVED AS TO FORM:**



Catherine Clifton, Interim City Attorney



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	P&Z Commission
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared:	September 8, 2025
Exhibits:	<ol style="list-style-type: none"> <li>1. <a href="#">Craig M. Kerkhoff, P.E. CFM letter, dated October 21, 2025.</a></li> <li>2. <a href="#">Development Application</a></li> <li>3. <a href="#">Waiver w-Fee receipt</a></li> <li>4. <a href="#">Preliminary Plat</a></li> <li>5. <a href="#">Concept Plan</a></li> </ol>	

### AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MCCREARY ESTATES PRELIMINARY PLAT.

### SUMMARY

Please review the information provided for McCreary Estates [BUCKINGHAM LOT VENTURE, LTD.] Preliminary Plat, Lots 1-5 Block A, Lots 1-23 Block B, Lots 1-11 Block C, 39 total single family Lots, 46.654 total acres, 5.652 total R.O.W. Dedication out of the Squire T. Lewis Survey, Abstract No. 529 in the City of Parker, Collin County, Texas.

### POSSIBLE ACTION

Council may approve, approve with conditions, deny, or direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	09/10/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/21/2025 via Municode Software
Public Work Director	<i>Gary Machado</i>	Date:	09/18/2025

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Phone (214) 361-7900

www.bhcllp.com

CRAIG M. KERKHOFF, P.E., CFM  
GARY C. HENDRICKS, P.E., R.P.L.S.  
JOE R. CARTER, P.E.  
ANDREW MATA, JR., P.E.

DEREK B. CHANEY, P.E., R.P.L.S.  
CHASE CRAWFORD, R.P.L.S.  
JUSTIN R. IVY, P.E.  
COOPER E. REINBOLD, P.E.

October 21, 2025

Mr. Gary Machado  
City of Parker  
5700 E. Parker Rd.  
Parker, Texas 75002

Re: McCreary Estates  
Final Plat and Engineering Plan Review

Dear Mr. Machado:

As you requested, we have reviewed the Final Plat & Engineering for the McCreary Estates. Our review of the documents is for general compliance with the City of Parker's development requirements and good engineering practice and does not relieve the engineer of record of their responsibilities under the Texas Engineering Practice Act.

All previous review comments have been addressed, and we take no further exceptions.

Sincerely,

Justin R. Ivy

Justin R. Ivy, P.E.

Digitally signed by Justin R. Ivy  
DN: c=US,  
E=jivy@bhcllp.com,  
O="Birkhoff, Hendricks &  
Carter, L.L.P.", OU=Partner,  
CN=Justin R. Ivy  
Reason: I am the author of this  
document  
Date: 2025.10.21  
09:13:32-05'00'



## DEVELOPMENT APPLICATION

### City of Parker, Texas

**Proposed Name of Subdivision:** McCreary Estates

Plat Approval Requested	Filing Fee	Filing Fee
<input checked="" type="checkbox"/> Preliminary Plat	<u>\$800.00 + \$30/acre</u>	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Site Plan	<u>\$300.00 + \$25/acre</u>	<input type="checkbox"/> Minor Plat (5 lots or less)
<input type="checkbox"/> Replat/Amended	<u>\$500.00 plus \$15/lot</u>	<input type="checkbox"/> Development Plat

**Physical Location of Property:** Southeast corner of Parker Rd. & McCreary Rd.  
 (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: 46.654 Existing # of Lots/Tracts: 1 Existing Zoning: \_\_\_\_\_  
 (If a PD, include the Ordinance with application)

**Property Owner's Name:** Buckingham Lot Venture, LTD. Phone Number: 214-522-4945

**Applicant/Contact Person:** John Arnold Title: \_\_\_\_\_

Company Name: Skorburg Company

Street/Mailing Address: 8214 Westchester Dr. City: Dallas State: Tx Zip: 75225

Phone: 214-522-4945 Fax: \_\_\_\_\_ Email Address: jarnold@skorburgcompany.com

**Engineering Company:** Corwin Engineering, Inc.

Contact Person: Warren Corwin Title: President

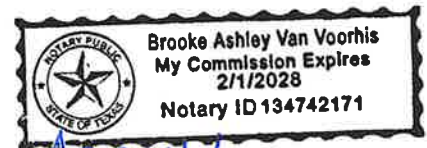
Street/Mailing Address: 200 W. Belmont, Ste. E City: Allen State: Tx Zip: 75013

Phone: 972-396-1200 Fax: \_\_\_\_\_ Email Address: wcorwin@corwinengineering.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 COLLIN ) (



BEFORE ME, a Notary Public, on this day personally appeared John Arnold  
 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."

Owner / Agent (circle one)

AND SWORN TO before me, this the 28 day of August, 2025

Notary Public for the State of Texas:

Brooke Ashley Van Voorhis  
 10001 Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us



**SUBMITTAL DEADLINES:** In accordance with the most recent Plat Submittal Calendar posted on the City of Parker Website.

**SUBMISSIONS.** Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in an incomplete application. Submit twelve (12) FOLDED to 8 ½" 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 the requirements of this application and checklist as well as the City of Parker, Texas Code of Ordinances, Chapter 155, Subdivision Regulations ("Subdivision Regulations").

**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 and/or engineering fees, which are due at the time of preconstruction conference contemplated by §155.046 of the Subdivision Regulations. No construction shall take place prior to the preconstruction conference, g submission of certified construction cost bid(s) by the contractor(s) and Owner, and satisfaction of the remaining requirements of §155.046. 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 Works Director  
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 _____	<div style="border: 1px solid black; width: 150px; height: 20px; margin: 0 auto;"></div> <b>OFFICIAL SUBMISSION DATE</b>
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 Hearing Required: <input type="checkbox"/> Yes <input type="checkbox"/> No Paper Notice _____ (date) Written Notice _____ (date)		<input type="checkbox"/> Public Works Director <input type="checkbox"/> City Engineer <input type="checkbox"/> Building Official <input type="checkbox"/> Fire Department <input type="checkbox"/> Police Department



**Buckingham Lot Venture, Ltd**

8214 Westchester Dr. Ste 900  
Dallas, TX 75225  
214-522-4945

**Community Natl Bk & Trust of**

1905 N Hwy 77  
Waxahachie, TX 75165

Meeting Date: 10/21/2025 Item 8.

8/28/2025

PAY TO THE  
ORDER OF

City of Parker

\$ \*\*2,199.62

Two Thousand One Hundred Ninety-Nine and 62/100\*\*\*\*\* DOLLARS

City of Parker  
5700 E Parker Road  
Parker, TX 75002

MEMO

Prelim Plat Appl - McCreary

SECURITY FEATURES INCLUDED. DETAILS ON BACK

**Buckingham Lot Venture, Ltd**

City of Parker

Date	Type	Reference
8/28/2025	Bill	Prelim Plat Appl

Original Amt.	2,199.62
---------------	----------

Balance Due	2,199.62
-------------	----------

8/28/2025

Discount

Check Amount

Payment	2,199.62
	2,199.62

5052

Oper Cash - Comm N Prelim Plat Appl - McCreary

2,199.62

**LEGAL DESCRIPTION:**

Being a 46.654 acre tract of land situated in the S.T. Lewis Survey, Abstract Number 529, in the City of Parker, Collin County, Texas, being all of a 24.27 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 in the Deed Records of Collin County Texas (D.R.C.C.T.), part of a 18.41 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., all of a 1.00 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., all of a 1.78 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., part of a 4.22 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., and part of a 8.23 acre tract described in general warranty deed to Kendall Ray Nicholson, recorded in instrument number 2023000141617, D.R.C.C.T., and being more particularly described as follows:

COMMENCING at a TxDOT Aluminum Disk found at the westerly Northwest corner of said 4.22 acre tract, also being the westerly corner of a corner clip at the Southeast corner of the intersection of McCreary Road (105 Foot Right of Way), and Parker Road (F.M. 2514) (Variable width Right of way);

THENCE South 01 degree 09 minutes 07 seconds East, with the East line of McCreary Road and the West line of said 4.22 acre tract, a distance of 230.69 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the POINT OF BEGINNING;

THENCE North 89 degrees 00 minutes 38 seconds East, departing the East line of said McCreary Road, a distance of 574.47 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 34 degrees 56 minutes 57 seconds East, a distance of 213.62 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 68 degrees 02 minutes 38 seconds East, a distance of 40.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the West line of said 8.23 acre tract;

THENCE South 00 degrees 06 minutes 12 seconds East, with the West line of said 8.23 acre tract, a distance of 241.05 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 53 minutes 48 seconds East, departing the west line of said 8.23 tract, a distance of 359.65 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 80.00 feet, and a chord that bears South 52 degrees 20 minutes 39 seconds East a distance of 97.97 feet;

THENCE with said curve to the right through a central angle of 75 degrees 31 minutes 08 seconds, an arc distance of 105.44 feet, to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the South line of said 8.23 acre tract;

THENCE North 89 degrees 53 minutes 48 seconds East, a distance of 169.39 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the Southeast corner of said 8.23 tract, being in the West



line of a called 56.78 acre tract of land described in quitclaim deed to J & L Lin Trust, recorded in Volume 5099 and Page 4539 D.R.C.C.T.;

THENCE South 00 degrees 50 minutes 59 seconds East, with the west line of said 56.78 tract, a distance of 364.60 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at an interior ell corner for said 56.78 acre tract;

THENCE South 89 degrees 24 minutes 32 seconds West, continuing with the west line of said 56.78 acre tract, a distance of 96.21 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 57 minutes 46 seconds East, continuing with the west line of said 56.78 acre tract and the east line of said 24.27 acre tract, a distance of 902.83 feet to a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 56.78 acre tract and southeast corner of said 24.27 acre tract, and being in the north line of Moss Ridge Estates, recorded in Cabinet D Page 196, an addition to the City of Parker, recorded in the Map Records of Collin County Texas (M.R.C.C.T.);

THENCE South 88 degrees 47 minutes 10 seconds West, with the north line of said Moss Ridge Estates and the south line of said 24.32 acre tract, a distance of 32.93 feet to a 3/8-inch iron rod found;

THENCE South 89 degrees 01 minute 48 seconds West, continuing with the north line of said Moss Ridge Estates and the south line of said 24.27 acre tract, a distance of 1,268.04 feet to a 1/2- inch iron rod found at the northwest corner of said Moss Ridge Estates, being in the east line of said McCreary Road;

THENCE North 01 degrees 00 minutes 21 seconds West, with the east line of said McCreary Road, passing at a distance of 479.30 feet a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 1.00 acre tract, and passing at a distance of 549.28 feet a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 1.78 acre tract, and continuing for a total distance of 763.15 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 797.50 feet and a chord that bears North 06 degrees 06 minutes 23 seconds East a distance of 197.46 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the right through a central angle of 14 degrees 13 minutes 29 seconds, passing, at an arc distance of 81.53 feet a 1/2-inch iron rod at the Northwest corner of said 1.78 acre, and continuing for a total arc distance of 197.99 feet, to a 1/2-inch iron rod with cap stamped "SCI" found at point of reverse curvature of a curve to the left, having a radius of 902.50 feet and a chord that bears North 06 degrees 02 minutes 00 seconds East, a distance of 225.77 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the left through a central angle of 14 degrees 22 minutes 14 seconds, an arc distance of 226.36 feet, to a 1/2-inch iron rod with cap stamped "SCI" found at the point of tangency;

THENCE North 01 degree 09 minutes 07 seconds West, continuing with the east line of said McCreary Road, a distance of 586.39 feet to the POINT OF BEGINNING and containing 2,032,256 square feet (46.654 acres).



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

### **SPECIAL WARRANTY DEED**

THE STATE OF TEXAS                   §  
   §       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF COLLIN                   §

Effective Date:                       February 27, 2025

Grantor:                               CYNTHIA ANN HARVEY, INDEPENDENT  
   EXECUTOR OF THE ESTATE OF MARTHA J.  
   MOSELEY, DECEASED

Grantor's Mailing Address:       660 Cross Fence Drive  
   McKinney, Collin County, Texas 75069

Grantee:                               BUCKINGHAM LOT VENTURE, LTD., a Texas limited  
   partnership

Grantee's Mailing Address:       8214 Westchester Drive, Suite 900  
   Dallas, Dallas County, Texas 75225

Consideration:                   Ten Dollars (\$10.00) and other good and valuable  
   consideration.

Property:                           That certain real property situated in Collin County, Texas,  
   and being more particularly described on **Exhibit "A"**  
   attached hereto and incorporated herein by reference for all  
   purposes, together with, (i) all improvements located on the  
   real property (the "**Improvements**"), (ii) all and singular the  
   rights, benefits, privileges, easements, tenements,  
   hereditaments, and appurtenances thereon or in anywise  
   appertaining to the real property, (iii) all right, title, and  
   interest of Grantor in and to all strips and gores and any  
   land lying in the bed of any street, road or alley, open or  
   proposed, adjoining the real property, and (iv) all right, title  
   and interest of Grantor in and to all utilities and utility  
   availability, sewage treatment capacity and water capacity

which serves or will serve the real property (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance  
and Warranty:

This conveyance, however, is made and accepted subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the Exceptions to Conveyance and Warranty.

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

***[Remainder of Page Intentionally Left Blank]***

EXECUTED on the date of acknowledgement, but to be effective the 27<sup>th</sup> day of February, 2025.

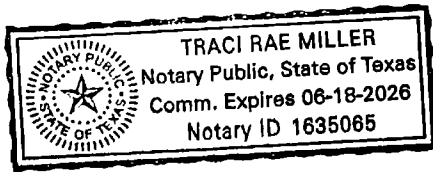
**GRANTOR:**

ESTATE OF MARTHA J. MOSELEY, Deceased

By: Cynthia Ann Harvey  
Cynthia Ann Harvey, Independent Executor

THE STATE OF TEXAS     §  
  §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27<sup>th</sup> day of February, 2025, by Cynthia Ann Harvey, Independent Executor of the Estate of Martha J. Moseley, Deceased.



[Signature]  
Notary Public, State of Texas

**EXHIBIT "A"****LEGAL DESCRIPTION**

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, also being the property conveyed to Martha J. Moseley according to the deed recorded in Clerk's File No. 2023000027939, Deed Records, Collin County, Texas as corrected in Clerk's File No. 2023000066710, Deed Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the east right of way line of McCreary Road, (105' right of way), the southeast corner of A 0.376 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, the northwest corner of Lot 1, Block C, Moss Ridge Estates, according to the plat thereof recorded in Cabinet D, Page 196, Map Records, Collin County, Texas, and lying in the south line of said McCreary tracts;

THENCE, along said east right of way line, North 00 degrees 11 minutes 17 seconds East, a distance of 479.65 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, departing said east right of way line, South 89 degrees 55 minutes 57 seconds East, a distance of 332.91 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 00 degrees 04 minutes 03 seconds East, a distance of 452.48 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, South 89 degrees 39 minutes 36 seconds East, a distance of 1050.23 feet to a 5/8" iron rod set with red plastic cap stamped "SCI" in the east line of said McCreary tracts, the west line of a 56.723 acre tract of land conveyed to J. and L. Lin Trust, according to the deed recorded in Volume 5099, Page 4539, Deed Records, Collin County, Texas;

THENCE, along the common line of said 56.723 acre tract and of said McCreary tracts, South 00 degrees 20 minutes 24 seconds West, a distance of 28.26 feet to a 5/8" iron rod found with plastic cap stamped "PETITT R.P.L.S. 4087";

THENCE, continuing along said common line, North 89 degrees 24 minutes 05 seconds West, a distance of 96.21 feet to a 5/8" iron rod found with plastic cap stamped "PETITT R.P.L.S. 4087";

THENCE, continuing along said common line, South 00 degrees 46 minutes 23 seconds East, a distance of 902.83 feet to a 5/8" iron rod set with red plastic cap stamped "SCI"; the southwest

corner of said 56.723 acre tract, the southeast corner of said McCreary tracts, and lying in the north line of said Moss Ridge Estates;

THENCE, along the south line of said McCreary tracts, the north line of said Moss Ridge Estates, North 89 degrees 59 minutes 06 seconds West, a distance of 33.08 feet to a 5/8" iron rod found with red plastic cap stamped "R.P.L.S. 5199";

THENCE, continuing along said common line, North 89 degrees 47 minutes 48 seconds West, a distance of 1267.95 feet to the POINT OF BEGINNING, and containing 1,057,530 square feet, or 24.2776 acres of land, more or less.

**EXHIBIT "B"**

**EXCEPTIONS TO CONVEYANCE  
AND WARRANTY**

1. The following survey matters shown on that certain ALTA/NSPS Land Title Survey prepared by Douglas S. Loomis, RPLS No. 5199, of Survey Consultants, Inc., Project No. 0490061, dated September 7, 2023, last revised \_\_\_\_\_:
  - i. Encroachment and/or protrusion of fence along South property line and in Northeast corner of property.
2. Terms, conditions and stipulations contained in Notice of Petition for Release of an Area from the City of Parker's Extraterritorial Jurisdiction, filed July 30, 2024, recorded in Instrument No. 2024000092707 of the Official Records of Collin County, Texas.

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

---

**Instrument Number:** 2025000023309

eRecording - Real Property

DEED

Recorded On: February 28, 2025 02:26 PM

Number of Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$45.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000023309  
Receipt Number: 20250228000281  
Recorded Date/Time: February 28, 2025 02:26 PM  
User: Michelle K  
Station: cck051

**Record and Return To:**

CSC



**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX

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

### SPECIAL WARRANTY DEED

THE STATE OF TEXAS                   §  
   §       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF COLLIN                   §

Effective Date:                       February 27, 2025

Grantor:                               ZADA NICHOLSON also known as ZADA BETH NICHOLSON, as to Life Estate; and RANDALL NICHOLSON AND ZADA NICHOLSON, Trustees, or their successors in trust, under the RANDALL and ZADA NICHOLSON LIVING TRUST, dated December 31, 1996, and any amendments thereto, as their interests may appear

Grantor's Mailing Address:       3900 McCreary Road  
   Parker, Collin County, Texas 75002

Grantee:                               BUCKINGHAM LOT VENTURE, LTD., a Texas limited partnership

Grantee's Mailing Address:       8214 Westchester Drive, Suite 900  
   Dallas, Dallas County, Texas 75225

Consideration:                   Ten Dollars (\$10.00) and other good and valuable consideration.

Property:                           That certain real property situated in Collin County, Texas, and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title



and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the real property (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance  
and Warranty:

This conveyance, however, is made and accepted subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the Exceptions to Conveyance and Warranty.

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

***[Remainder of Page Intentionally Left Blank]***

EXECUTED on the date of acknowledgement, but to be effective the 27<sup>th</sup> day of February, 2025.

**GRANTOR:**

RANDALL NICHOLSON AND ZADA NICHOLSON, Trustees, or their successors in Trust, under the RANDALL and ZADA NICHOLSON LIVING TRUST, dated December 31, 1996, and any amendments thereto, As their interests may appear

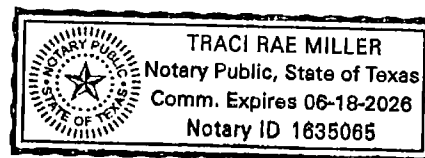
By: Zada Nicholson  
ZADA NICHOLSON, Trustee

Zada Nicholson  
ZADA NICHOLSON also known as ZADA BETH NICHOLSON, as to Life Estate

THE STATE OF TEXAS    §  
  §  
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 27<sup>th</sup> day of February, 2025, by Zada Beth Nicholson, as to Life Estate and as Trustee of the Randall and Zada Nicholson Living Trust, dated December 31, 1996, and any amendments thereto.

[Signature]  
Notary Public, State of Texas



**EXHIBIT "A"****LEGAL DESCRIPTION**

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being the remainder of a 2.00 acre tract of land conveyed to Randall and Zada Nicholson Living Trust, according to the deed recorded in County Clerk's File No. 97-0000824, Deed Records, Collin County, Texas;

BEGINNING at a point from which a 5/8" iron rod found with cap stamped "Sparr Survey" bears North 20 degrees 11 minutes 40 seconds East, a distance of 0.37 feet, located in the east right of way line of McCreary Road, (105' right of way), the northeast corner of a 0.376 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, the southeast corner of a 0.215 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20071009001391730, Deed Records, Collin County, Texas, and lying in the south line of said 2.00 acre tract;

THENCE, along said east right of way line and said 0.215 acre tract, North 00 degrees 11 minutes 17 seconds East, a distance of 214.00 feet to a 5/8" iron rod found with cap stamped "Sparr Survey", the beginning of a curve to the right;

THENCE, continuing along said east right of way line and said curve to the right, through a central angle 5 degrees 50 minutes 47 seconds, a radius of 797.46 feet, an arc length of 81.40 feet, having a chord bearing of North 3 degrees 07 minutes 51 seconds East and a chord distance of 81.37 feet to a 5/8 inch iron found; and lying in the north line of said 2.00 acre tract;

THENCE, departing said east right of way line, and along the north line of said 2.00 acre tract, South 89 degrees 55 minutes 57 seconds East, a distance of 259.28 feet to a 5/8" iron rod set with red plastic cap stamped "SCI, the northeast corner of said 2.00 acre tract;

THENCE, along the east line of said 2.00 acre tract, South 00 degrees 04 minutes 03 seconds West, a distance of 295.25 feet to a 5/8" iron rod set with red plastic cap stamped "SCI, the southeast corner of said 2.00 acre tract;

THENCE, along the south line of said 2.00 acre tract, North 89 degrees 55 minutes 57 seconds West, a distance of 264.08 feet to the POINT OF BEGINNING, and containing 77,763 square feet, or 1.7852 acres of land, more or less.

**EXHIBIT "B"**

**EXCEPTIONS TO CONVEYANCE  
AND WARRANTY**

1. The following survey matters shown on that certain ALTA/NSPS Land Title Survey prepared by Douglas S. Loomis, RPLS No. 5199, of Survey Consultants, Inc., Project No. 0490061, dated September 7, 2023, last revised \_\_\_\_\_:
  - i. Power pole, guy wire, overhead electric line, and water meter located in Southwest corner of property.

**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

---

**Instrument Number:** 2025000023310

eRecording - Real Property

DEED

Recorded On: February 28, 2025 02:26 PM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000023310  
Receipt Number: 20250228000281  
Recorded Date/Time: February 28, 2025 02:26 PM  
User: Michelle K  
Station: cck051

**Record and Return To:**

CSC



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX



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

### **SPECIAL WARRANTY DEED**

THE STATE OF TEXAS                   §  
   §       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF COLLIN                   §

Effective Date:                       February 21, 2025

Grantor:                               ZN PROPERTY HOLDINGS, LLC, a Texas limited liability company

Grantor's Mailing Address:       3905 Morningside Drive  
   Plano, Collin County, Texas 75093

Grantee:                               BUCKINGHAM LOT VENTURE, LTD., a Texas limited partnership

Grantee's Mailing Address:       8214 Westchester Drive, Suite 900  
   Dallas, Dallas County, Texas 75225

Consideration:                   Ten Dollars (\$10.00) and other good and valuable consideration.

Property:                           That certain real property situated in Collin County, Texas, and being more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference for all purposes, together with, (i) all improvements located on the real property (the "Improvements"), (ii) all and singular the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in anywise appertaining to the real property, (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the real property, and (iv) all right, title and interest of Grantor in and to all utilities and utility availability, sewage treatment capacity and water capacity which serves or will serve the real property (the "Property").

Reservations from Conveyance: None.

Exceptions to Conveyance  
and Warranty:

This conveyance, however, is made and accepted subject to the matters described on **Exhibit "B"** attached hereto and made a part hereof, to the extent the same are valid and existing and affect the Property without reimposing same.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and its successors to warrant and forever defend all and singular the Property conveyed by Grantor hereunder to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, subject to the Exceptions to Conveyance and Warranty.

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

***[Remainder of Page Intentionally Left Blank]***

EXECUTED on the date of acknowledgement, but to be effective the 29 day of February, 2025.

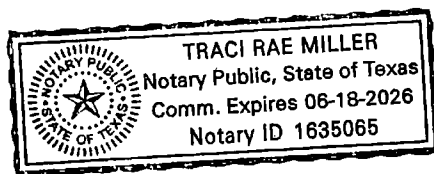
**GRANTOR:**

ZN PROPERTY HOLDINGS, LLC, a Texas limited liability company

By: Zada Nicholson  
 Name: ZADA NICHOLSON  
 Title: MANAGER

THE STATE OF TEXAS    §  
                                      §  
 COUNTY OF COLLIN §

This instrument was acknowledged before me on the 26 day of February, 2025, by Zada Nicholson, Manager of ZN Property Holdings, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]  
 Notary Public, State of Texas



**EXHIBIT "A"****LEGAL DESCRIPTION****TRACT 1:**

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod found in the east right of way line of McCreary Road (105' right of way), in the north line of a 2.00 acre tract of land conveyed to Randall and Zada Nicholson Living Trust, according to the deed recorded in County Clerk's File No. 97-0000824, Deed Records, Collin County, Texas, the southeast corner of a 2.151 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, and lying in a curve to the right;

THENCE, along said east right of way line and said 2.151 acre tract, and along said curve to the right through a central angle of 08 degrees 22 minutes 03 seconds, a radius of 797.50 feet, an arc length of 116.47 feet, a chord bearing of North 10 degrees 13 minutes 28 seconds East, and a chord distance of 116.36 feet to a 5/8" iron rod found with cap stamped "Sparr Survey", the beginning of a curve to the left;

THENCE, continuing along said east right of way line, and said 2.151 acre tract, and along said curve to the left through a central angle of 14 degrees 22 minutes 14 seconds, a radius of 902.50 feet, an arc length of 226.36 feet, a chord bearing of North 07 degrees 13 minutes 23 seconds East, and a chord distance of 225.77 feet to a 5/8" iron rod set with red plastic cap stamped "SCI" set at the end of said curve;

THENCE, continuing along said east right of way line, and said 2.151 acre tract, North 00 degrees 02 minutes 16 seconds East, a distance of 531.65 feet to a 5/8" iron rod set with red plastic cap stamped "SCI".

THENCE, departing said east right of way line, and said 2.151 acre tract, South 88 degrees 54 minutes 49 seconds East, a distance of 732.74 feet to a 5/8" iron rod set with red plastic cap stamped "SCI".

THENCE, South 01 degrees 05 minutes 11 seconds West, a distance of 427.86 feet to a 5/8" iron rod set with red plastic cap stamped "SCI".

THENCE, South 88 degrees 54 minutes 49 seconds East, a distance of 606.50 feet to a 5/8" iron rod set with red plastic cap stamped "SCI", lying in the east line of said McCreary tracts, the

west line of a 56.723 acre tract of land conveyed to J. and L. Lin Trust, according to the deed recorded in Volume 5099, Page 4539, Deed Records, Collin County, Texas;

THENCE, along the common line of said McCreary and Lin tracts, South 00 degrees 20 minutes 24 seconds West, a distance of 336.34 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, departing said common line, North 89 degrees 39 minutes 36 seconds West, a distance of 1050.23 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, South 00 degrees 04 minutes 03 seconds West, a distance of 87.25 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 89 degrees 55 minutes 57 seconds West, passing a 5/8" iron rod set with red plastic cap stamped "SCI" at the northeast corner of said Nicholson Living Trust tract at a distance of 68.69 feet, and continuing along the north line of said Nicholson Living Trust tract a total distance of 327.96 feet to the POINT OF BEGINNING, and containing 802,032 square feet, or 18.4121 acres of land, more or less.

#### TRACT 2:

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point from which a 5/8" iron rod found with cap stamped "Sparr Survey" bears, North 20 degrees 11 minutes 40 seconds East, a distance of 0.37 feet, located in the east right of way line of McCreary Road, (105' right of way), the northeast corner of a 0.376 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas, the southeast corner of a 0.215 acre tract of land conveyed to the City of Parker, Texas, according to the deed recorded in Clerk's File Number 20071009001391730, Deed Records, Collin County, Texas, and lying in the south line of a 2.00 acre tract of land conveyed to Randall and Zada Nicholson Living Trust, according to the deed recorded in County Clerk's File No. 97-0000824, Deed Records, Collin County, Texas;

THENCE, departing said east right of way line, and along the south line of said 2.00 acre tract, South 89 degrees 55 minutes 57 seconds East, a distance of 264.08 feet to a 5/8" iron rod set with red plastic cap stamped "SCI", the southeast corner of said 2.00 acre tract;

THENCE, along the east line of said 2.00 acre tract, North 00 degrees 04 minutes 03 seconds East, a distance of 295.25 feet to a 5/8" iron rod set with red plastic cap stamped "SCI", the northeast corner of said 2.00 acre tract:

THENCE, South 89 degrees 55 minutes 57 seconds East, a distance of 68.69 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, South 00 degrees 04 minutes 03 seconds West, a distance of 365.23 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 89 degrees 55 minutes 57 seconds West, a distance of 332.91 feet to a 5/8" iron rod set with red plastic cap stamped "SCI" in the east right of way line of said McCreary Road;

THENCE, along said east right of way line, North 00 degrees 11 minutes 17 seconds East, a distance of 69.98 feet to the POINT OF BEGINNING, and containing 43,572 square feet, or 1.0003 acres of land, more or less.

**TRACT 3:**

BEING a tract of land situated in the City of Parker, Collin County, Texas, out of the S.T. Lewis Survey, Abstract No. 529 and being part of Tract One and Tract Four conveyed to McCreary Family Trust according to the deed recorded in Volume 4844, Page 2894, Deed Records, Collin County, Texas, also being part of a 63.34 acre tract of land conveyed to Leslie McCreary according to the deed recorded in Volume 382, Page 389, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod set with red plastic cap stamped "SCI" in the south right of way line of Parker Road (F.M. 2514), (variable-width right of way), the southwest corner of a 0.5131 acre tract of land conveyed to the State of Texas by deed recorded in Clerk's File Number 20151008001280520, Deed Records, Collin County, Texas;

THENCE, along said south right of way line and said 0.5131 acre tract, South 80 degrees 51 minutes 55 seconds East, a distance of 435.30 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, South 15 degrees 12 minutes 29 seconds East, a distance of 52.74 feet to a 5/8" iron rod found with aluminum cap stamped TX DOT";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, South 82 degrees 53 minutes 43 seconds East, a distance of 125.97 feet; to a 5/8" iron rod found with aluminum cap stamped TX DOT";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, North 53 degrees 17 minutes 51 seconds East, a distance of 79.79 feet to a 5/8" iron rod found with aluminum cap stamped TX DOT";

THENCE, continuing along said south right of way line, and said 0.5131 acre tract, South 89 degrees 46 minutes 26 seconds East, a distance of 82.46 feet to 5/8" iron rod set with plastic cap stamped "SCI";

THENCE, departing said south right of way line, South 01 degrees 05 minutes 11 seconds West, a distance of 232.90 feet to a 5/8" iron rod set with red plastic cap stamped "SCI";

THENCE, North 88 degrees 54 minutes 49 seconds West, a distance of 732.74 feet to a 5/8" iron rod set with plastic cap stamped "SCI", lying in the east line of McCreary Road (105' right of way), the east line of a 2.151 acre tract of land conveyed to the City of Parker, Texas by deed recorded in Clerk's File Number 20070605000757970, Deed Records, Collin County, Texas;

THENCE, continuing along said east right of way line, and said 2.151 acre tract, North 00 degrees 02 minutes 16 seconds East, a distance of 285.43 feet to a 5/8" iron rod found with aluminum cap stamped TX DOT" in the south right of way line of Parker Road (F.M. 2514), (variable-width right of way), the southwest corner of a 0.5131 acre tract of land conveyed to the State of Texas by deed recorded in Clerk's File Number 20151008001280520, Deed Records, Collin County, Texas;

THENCE, along said south right of way line and said 0.5131 acre tract, North 45 degrees 02 minutes 25 seconds East, a distance of 30.78 feet to THE POINT OF BEGINNING, and containing 184,226 square feet, or 4.2292 acres of land, more or less.

**EXHIBIT "B"****EXCEPTIONS TO CONVEYANCE  
AND WARRANTY**

1. The following survey matters shown on that certain ALTA/NSPS Land Title Survey prepared by Douglas S. Loomis, RPLS No. 5199, of Survey Consultants, Inc., Project No. 0490061, dated September 7, 2023, last revised \_\_\_\_\_:
  - i. Creek/drainage channel located over and across property, including culvert on Western portion of property and riprap near Northeast corner of property; and
  - ii. Overhead electric line(s) and power poles along North property line.
2. Terms, conditions and stipulations contained in Notice of Petition for Release of an Area from the City of Parker's Extraterritorial Jurisdiction, filed July 29, 2024, recorded in Instrument No. 2024000091662 of the Official Records of Collin County, Texas. (Affects Tract 3)
3. Terms, conditions and stipulations contained in Notice of Petition for Release of an Area from the City of Parker's Extraterritorial Jurisdiction, filed July 30, 2024, recorded in Instrument No. 2024000092707 of the Official Records of Collin County, Texas. (Affects Tract 1)

**Collin County**  
**Honorable Stacey Kemp**  
**Collin County Clerk**

---

**Instrument Number:** 2025000023311

eRecording - Real Property

DEED

Recorded On: February 28, 2025 02:26 PM

Number of Pages: 9

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**" Examined and Charged as Follows: "**

Total Recording: \$53.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2025000023311  
Receipt Number: 20250228000281  
Recorded Date/Time: February 28, 2025 02:26 PM  
User: Michelle K  
Station: cck051

**Record and Return To:**

CSC



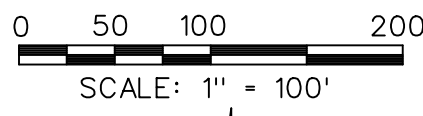
**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX





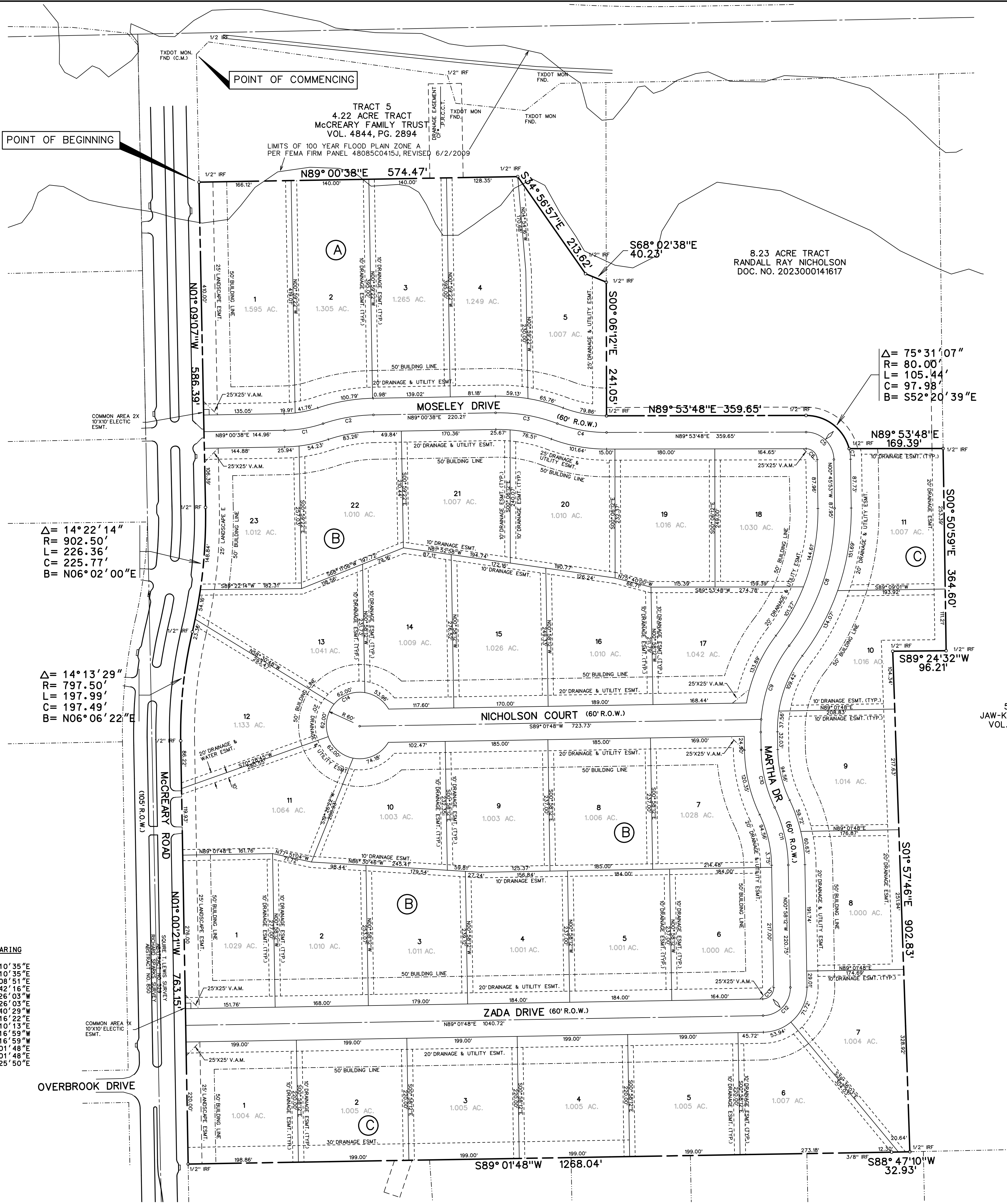


DRIVEWAY CULVERT SIZE REQUIREMENTS

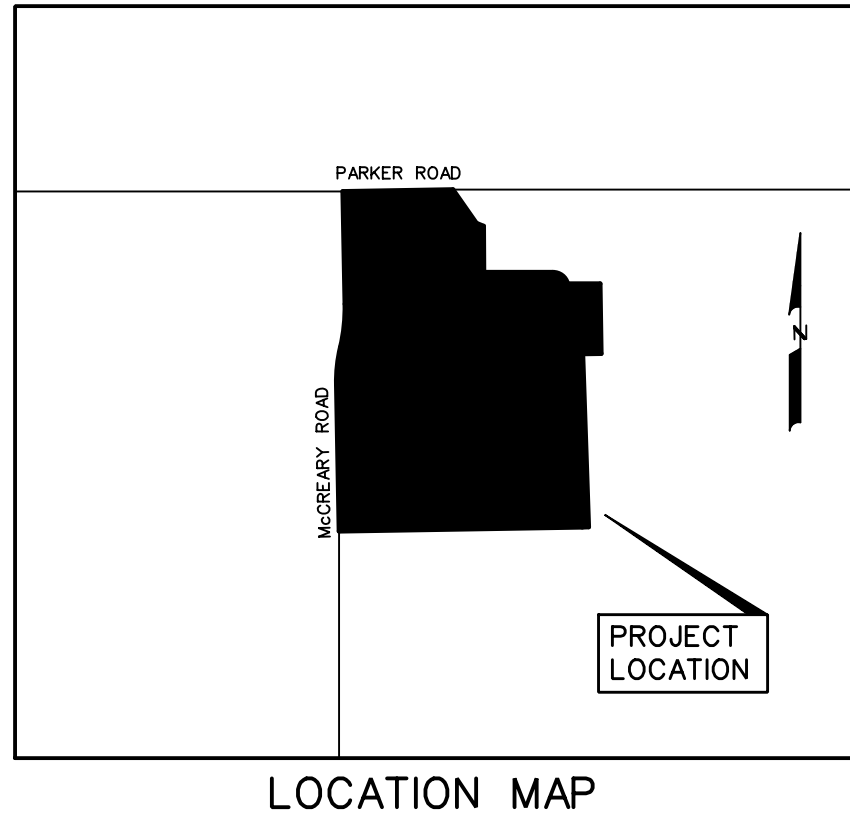
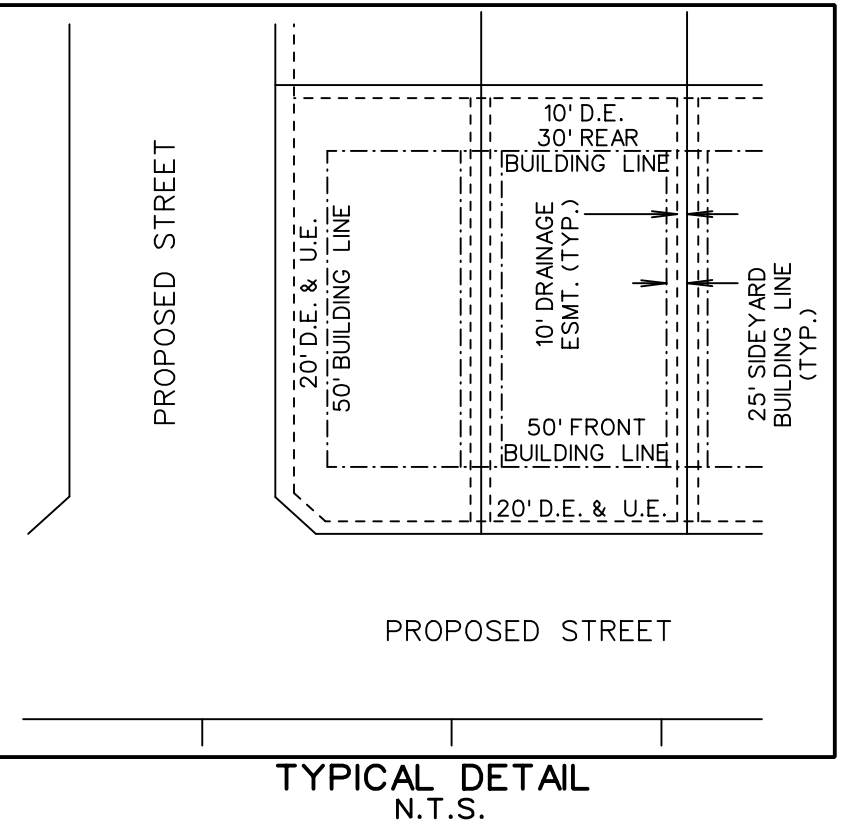
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A	2	18	1
A	3	18	1
A	4	24	2
A	5	24	2
B	1	18	1
B	2	18	1
B	3	18	1
B	4	18	1
B	5	18	1
B	6 (SOUTH)	21	1
B	6 (EAST)	24	1
B	7 (EAST)	18	2
B	7 (NORTH)	18	1
B	8	18	1
B	9	18	1
B	10	21	1
B	11	21	2
B	12	21	2
B	13	24	2
B	14	18	1
B	15	18	1
B	16	18	1
B	17 (SOUTH)	18	1
B	17 (EAST)	18	1
B	18 (EAST)	18	1
B	18 (NORTH)	21	1
B	19	24	1
B	20	21	2
B	21 (NE)	21	2
B	21 (NW)	30	2
B	22	21	1
B	23	18	1
C	1	18	1
C	2	18	1
C	3	18	1
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C	5	21	1
C	6	24	1
C	7	24	1
C	8	18	1
C	9	18	1
C	10	18	1
C	11	18	1

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	17°40'05"	230.00'	70.92'	70.64'	N80°10'35"E
2.	17°40'05"	300.00'	92.51'	92.14'	N80°10'35"E
3.	21°41'01"	300.00'	113.54'	112.86'	S80°08'51"E
4.	20°47'51"	250.00'	90.75'	90.25'	S79°42'16"E
5.	89°20'19"	50.00'	71.96'	70.30'	N45°26'03"W
6.	89°20'19"	20.00'	31.19'	28.12'	S45°26'03"E
7.	13°49'12"	80.00'	19.30'	19.25'	N07°40'29"W
8.	38°04'31"	400.00'	265.82'	260.95'	N18°16'22"E
9.	38°16'50"	250.00'	161.03'	163.94'	N18°10'13"E
10.	24°37'35"	250.00'	107.45'	106.63'	N13°16'59"W
11.	24°37'34"	250.00'	107.45'	106.63'	N13°16'59"W
12.	90°00'00"	50.00'	78.54'	70.71'	N44°01'48"E
13.	90°00'00"	20.00'	31.42'	28.28'	N44°01'48"E
14.	60°01'11"	60.00'	314.14'	60.02'	N00°25'50"E



McCreary Estates				
Block A	Lot	SF	Block B	Lot
	1	69414	1	44831
	2	56652	2	43994
	3	55300	3	44050
	4	54411	4	43636
	5	43875	5	43608
			6	43522
			7	44764
			8	43845
			9	43706
			10	43698
			11	46379
			12	49361
			13	45372
			14	43957
			15	44697
			16	44031
			17	45424
			18	44899
			19	44282
			20	44012
			21	43868
			22	44023
			23	44105



NOTES:

- Bearings are referenced to 46.65 acre tract, as described in Clerks File No. , in the Deed Records of Collin County, Texas.
- LEGEND  
I.R.F. - Iron Rod Found  
V.A.M. - Visibility Access Easement
- "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 utility and building permits".
- OSSF notes:

All lots must utilize alternative type On-Site Sewage Facilities.

Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).

There are no easements other than those shown on the filed plat and noted above.

There were no permitted/approved existing structures with associated OSSF(s) on the property at the time of approval. Any existing structures or OSSFs must be reviewed and permitted by Collin County Development Services prior to any use.

If existing tanks are located on any lot, they must be legally abandoned, per State law (TAC 30, Chapter 285.36), and the abandonment inspected by Collin County Development Services.

Tree removal and/or grading for OSSF may be required on individual lots.

Each lot is limited to a maximum of 5,000 gallons of treated/disposed sewage each day.

Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.

PRELIMINARY PLAT  
**McCREARY ESTATES**  
LOTS 1-5 BLOCK A  
LOTS 1-23 BLOCK B  
LOTS 1-11 BLOCK C  
39 TOTAL SINGLE FAMILY LOTS  
46.654 TOTAL ACRES  
5.652 TOTAL R.O.W. DEDICATION  
OUT OF THE  
SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 529  
IN THE  
CITY OF PARKER  
COLLIN COUNTY, TEXAS  
APPLICANT  
BUCKINGHAM LOT VENTURE, LTD.  
8214 WESTCHESTER DRIVE, STE. 900  
DALLAS, TEXAS 75225  
214-522-4945  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN  
SEPTEMBER 2025 SCALE 1"=100'



LEGAL DESCRIPTION:

Being a 46.654 acre tract of land situated in the S.T. Lewis Survey, Abstract Number 529, in the City of Parker, Collin County, Texas, being all of a 24.27 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 in the Deed Records of Collin County Texas (D.R.C.C.T.), part of a 18.41 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., all of a 1.00 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., all of a 1.78 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., part of a 4.22 acre tract of land described in deed to McCreary Family Trust, recorded in Volume 4844 Page 2894 D.R.C.C.T., and part of a 8.23 acre tract described in general warranty deed to Kendall Ray Nicholson, recorded in instrument number 2023000141617, D.R.C.C.T., and being more particularly described as follows:

COMMENCING at a TxDOT Aluminum Disk found at the westerly Northwest corner of said 4.22 acre tract, also being the westerly corner of a corner clip at the Southeast corner of the intersection of McCreary Road (105 Foot Right of Way), and Parker Road (F.M. 2514) (Variable width Right of way);

THENCE South 01 degree 09 minutes 07 seconds East, with the East line of McCreary Road and the West line of said 4.22 acre tract, a distance of 230.69 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the POINT OF BEGINNING;

THENCE North 89 degrees 00 minutes 38 seconds East, departing the East line of said McCreary Road, a distance of 574.47 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 34 degrees 56 minutes 57 seconds East, a distance of 213.62 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 68 degrees 02 minutes 38 seconds East, a distance of 40.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the West line of said 8.23 acre tract;

THENCE South 00 degrees 06 minutes 12 seconds East, with the West line of said 8.23 acre tract, a distance of 241.05 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE North 89 degrees 53 minutes 48 seconds East, departing the west line of said 8.23 tract, a distance of 359.65 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 80.00 feet, and a chord that bears South 52 degrees 20 minutes 39 seconds East a distance of 97.97 feet;

THENCE with said curve to the right through a central angle of 75 degrees 31 minutes 08 seconds, an arc distance of 105.44 feet, to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set in the South line of said 8.23 acre tract;

THENCE North 89 degrees 53 minutes 48 seconds East, a distance of 169.39 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the Southeast corner of said 8.23 tract, being in the West line of a called 56.78 acre tract of land described in quitclaim deed to J & L Lin Trust, recorded in Volume 5099 and Page 4539 D.R.C.C.T.;

THENCE South 00 degrees 50 minutes 59 seconds East, with the west line of said 56.78 tract, a distance of 364.60 feet to 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at an interior ell corner for said 56.78 acre tract;

THENCE South 89 degrees 24 minutes 32 seconds West, continuing with the west line of said 56.78 acre tract, a distance of 96.21 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set;

THENCE South 01 degree 57 minutes 46 seconds East, continuing with the west line of said 56.78 acre tract and the east line of said 24.27 acre tract, a distance of 902.83 feet to a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 56.78 acre tract and southeast corner of said 24.27 acre tract, and being in the north line of Moss Ridge Estates, recorded in Cabinet D Page 196, an addition to the City of Parker, recorded in the Map Records of Collin County Texas (M.R.C.C.T.);

THENCE South 88 degrees 47 minutes 10 seconds West, with the north line of said Moss Ridge Estates and the south line of said 24.32 acre tract, a distance of 32.93 feet to a 3/8-inch iron rod found;

THENCE South 89 degrees 01 minute 48 seconds West, continuing with the north line of said Moss Ridge Estates and the south line of said 24.27 acre tract, a distance of 1,268.04 feet to a 1/2-inch iron rod found at the northwest corner of said Moss Ridge Estates, being in the east line of said McCreary Road;

THENCE North 01 degrees 00 minutes 21 seconds West, with the east line of said McCreary Road, passing at a distance of 479.30 feet a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 1.00 acre tract, and passing at a distance of 549.28 feet a 1/2-inch iron rod with cap stamped "SCI" found at the southwest corner of said 1.78 acre tract, and continuing for a total distance of 763.15 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 797.50 feet and a chord that bears North 06 degrees 06 minutes 23 seconds East a distance of 197.46 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the right through a central angle of 14 degrees 13 minutes 29 seconds, passing, at an arc distance of 81.53 feet a 1/2-inch iron rod at the Northwest corner of said 1.78 acre, and continuing for a total arc distance of 197.99 feet, to a 1/2-inch iron rod with cap stamped "SCI" found at point of reverse curvature of a curve to the left, having a radius of 902.50 feet and a chord that bears North 06 degrees 02 minutes 00 seconds East, a distance of 225.77 feet;

THENCE continuing with the east line of said McCreary Road and with said curve to the left through a central angle of 14 degrees 22 minutes 14 seconds, an arc distance of 226.36 feet, to a 1/2-inch iron rod with cap stamped "SCI" found at the point of tangency;

THENCE North 01 degree 09 minutes 07 seconds West, continuing with the east line of said McCreary Road, a distance of 586.39 feet to the POINT OF BEGINNING and containing 2,032,256 square feet (46.654 acres)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That McCREARY ESTATES, LTD., does hereby adopt this plat designating the herein described property as McCREARY ESTATES, an addition to the City of Parker, Collin County, Texas, and does dedicate in fee simple, to the public use forever, the streets and alleys 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 of using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all of parts of any building, fences, shrubs, trees, of other improvements of 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 their respective 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 of procuring the permission of anyone.

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

Witness, my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Buckingham Lot Venture, Ltd.  
a Texas limited partnership  
By: Buckingham Lot Venture GP Corporation  
a Texas corporation, its general partner

\_\_\_\_\_  
John Arnold  
Authorized Signer

STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared JOHN ARNOLD known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated. GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public, State of Texas

"RECOMMENDED FOR APPROVAL"

\_\_\_\_\_  
Chairman, Planning & Zoning Commission  
City of Parker, Texas

\_\_\_\_\_  
Date

"APPROVED & ACCEPTED"

\_\_\_\_\_  
Mayor, City of Parker, Texas

\_\_\_\_\_  
Date

The undersigned, the City Secretary of the City of Parker, Texas, hereby certifies that the foregoing final plat of the McCREARY ESTATES subdivision or addition to the City of Parker was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, and public places as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

\_\_\_\_\_  
City Secretary  
City of Parker, Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Parker, Texas.

\_\_\_\_\_  
WARREN L. CORWIN  
R.P.L.S. No. 4621

THE STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRELIMINARY PLAT  
**McCREARY ESTATES**  
LOTS 1-5 BLOCK A  
LOTS 1-23 BLOCK B  
LOTS 1-11 BLOCK C  
39 TOTAL SINGLE FAMILY LOTS  
46.654 TOTAL ACRES  
5.652 TOTAL R.O.W. DEDICATION  
OUT OF THE  
SQUIRE T. LEWIS SURVEY, ABSTRACT NO. 529  
IN THE  
CITY OF PARKER  
COLLIN COUNTY, TEXAS  
APPLICANT  
BUCKINGHAM LOT VENTURE, LTD.  
8214 WESTCHESTER DRIVE, STE. 900  
DALLAS, TEXAS 75225  
214-888-8877  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
WARREN CORWIN  
SEPTEMBER 2025



**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**September 25, 2025**

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

The Planning & Zoning Commission met on the above date. Chair Wright called the meeting to order at 4:00 PM.

Commissioners Present:				
X	Chair Russell Wright			Alternate Larkin Crutcher
	Vice Chair Joe Lozano			Alternate Jasmat Sutaria
X	Commissioner & Secretary Wei Wei Jeang		X	Alternate Rajiv Gains
X	Commissioner Lucy Estabrook			
X	Commissioner Lynnette Ammar			
Staff/Others Present:				
X	Public Works Dir. Gary Machado		X	Liliana Jimenez, Public Works Admin.
	City Secretary Patti Scott Grey		X	Catherine Clifton, City Attorney

**APPOINTMENT OF ALTERNATE(S)**

Commissioner Gains was appointed.

**PLEDGE OF ALLEGIANCE**

The pledges were recited.

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

No public comments were presented.

## INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION REGARDING APPROVAL OF THE MEETING MINUTES FOR SEPTEMBER 4, 2025.

MOTION: Alternate Commissioner Gaind moved to approve the minutes. Commissioner Ammar seconded the motion. The motion carried 5-0.

2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON MCCREARY ESTATES PRELIMINARY PLAT.

The Commissioners queried about certain items in the Engineering Plan. Directory Machado indicated that the majority of the issues indicated in the Engineering Plan Review have been addressed, and in any event these are not preliminary plat issues.

MOTION: Commissioner Jeang moved to recommend to the City Council to approve the Preliminary Plat for McCreary Estates. Alternate Commissioner Gaind seconded the motion. The motion carried 5-0.

3. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF THE SPECIAL ACTIVITIES DISTRICT ORDINANCE TO THE PLANNING AND ZONING (P&Z) COMMISSION FOR REVIEW AND RECOMMENDATIONS FOR UPDATE/REVISION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]

City Attorney Clifton indicated that using the Special Use Permit (SUP) process to approve/disapprove exceptions to the Special Activities District (SAD) ordinance is not a good fit as none of the activities in the SAD ordinance is permitted. She recommended treating the remaining parcel as a Planned Development District (PDD). The Commissioners would like Director Machado to reach out to South Fork to understand which activities they intend to carry out on the reduced acreage, and to involve Attorney Clifton and the City Council in discussions.

4. DISCUSS AND CONSIDER CITY COUNCIL'S REFERRAL OF CHAPTER 153 REGARDING SIGNS TO THE PLANNING AND ZONING COMMISSION FOR REVIEW AND RECOMMENDATION. [2025 0401 CC Review Referral, 2025 0724 P&Z 1st Review, 2025 0807 P&Z 2nd Review, and 2025 0904 P&Z 3rd Review]

Regarding the proposal of putting a limit of three signs per candidate or ballot measure at city owned or controlled public property, Attorney Clifton indicated that the law concerning enforcement of limitations on political signage at the polling place is nuanced and not straightforward. She indicated that she would need to do some legal research. Commissioner Ammar pointed out that there may easily be confusion among different laws on signage for different cities in Collin County. Commissioner Jeang re-stated her reluctance to limit or restrict political speech at the polling place. A first proposal discussed by the Commissioners is to provide the current amended language for §153.05(C)(5)(b)(1)(g) to the City Council and the City

Council can make a decision with Attorney’s research and input. The Commissioners then discussed a second proposal of receiving the Attorney’s researched input and then make a more educated and legally-sound recommendation to the City Council on the final amended language.

MOTION: Commissioner Estabrook moved to proceed according to the second proposal. Commissioner Gaind seconded the motion. The motion carried 5-0.

Chair Wright adjourned the meeting at 4:40 PM.

Minutes Approved on \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Chair Russell Wright

Attest and Prepared by:

\_\_\_\_\_  
Commissioner & Secretary Wei Wei Jeang

Lot Type	Total
1 Acre	39
Total	39

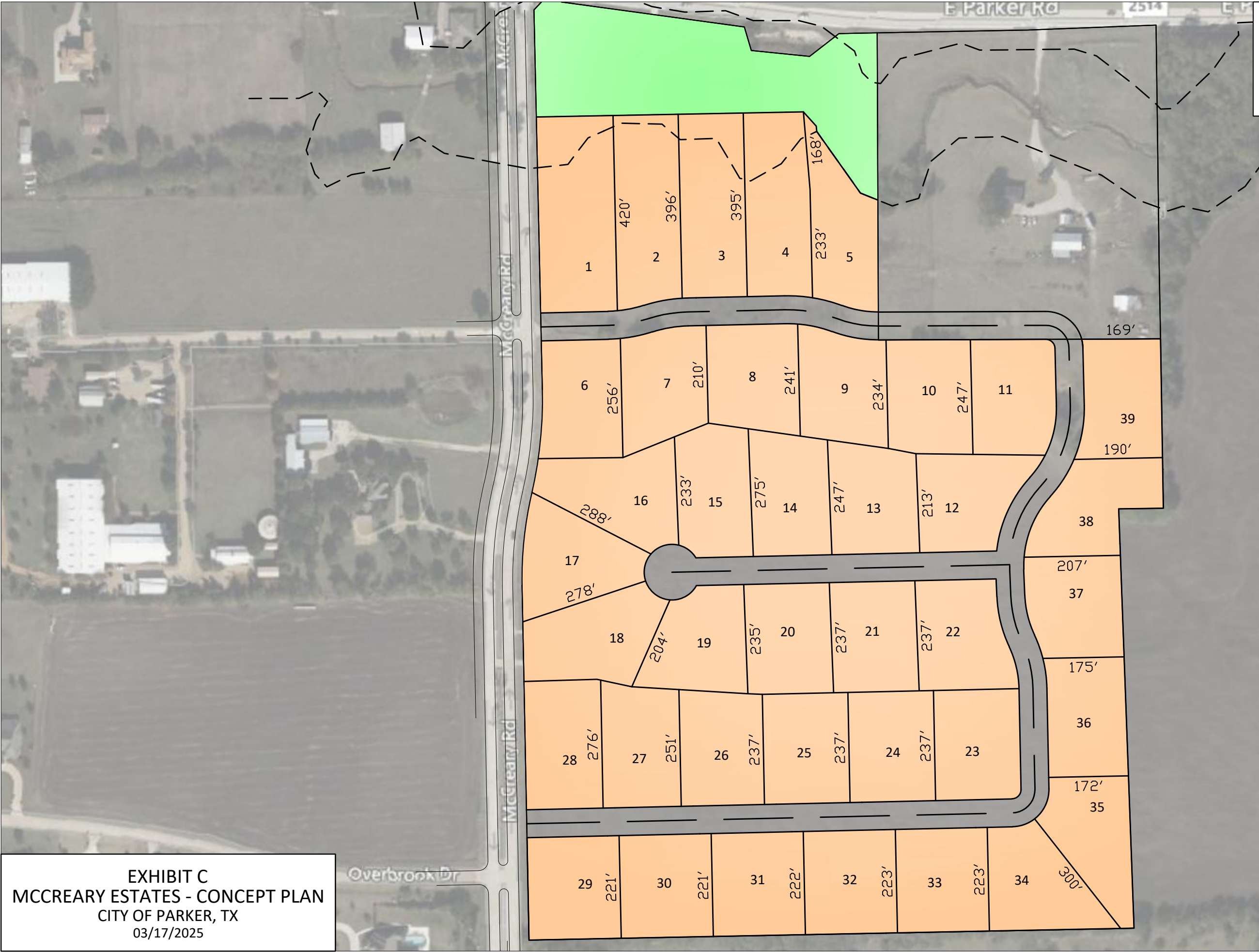
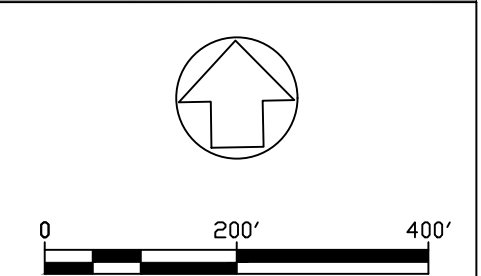


EXHIBIT C  
MCCREARY ESTATES - CONCEPT PLAN  
CITY OF PARKER, TX  
03/17/2025





## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey for Public Works Director Machado
Estimated Cost:	Date Prepared:	October 14, 2025
Exhibits:	<ol style="list-style-type: none"> <li>1. <u><b>A1 Parker PW Floor Plan – Design Approval</b></u></li> <li>2. <u><b>A2 Parker PW W &amp; E Elevations – Design Approval</b></u></li> <li>3. <u><b>A2 Parker PW N &amp; S Elevations Design Approval.</b></u></li> </ol>	

### AGENDA SUBJECT

CONSIDERATION AND ANY ACTION ON COST ESTIMATE FOR THE FLOOR PLAN/LAYOUT OF THE PUBLIC WORKS BUILDING CENTRAL PUMP STATION.

### SUMMARY

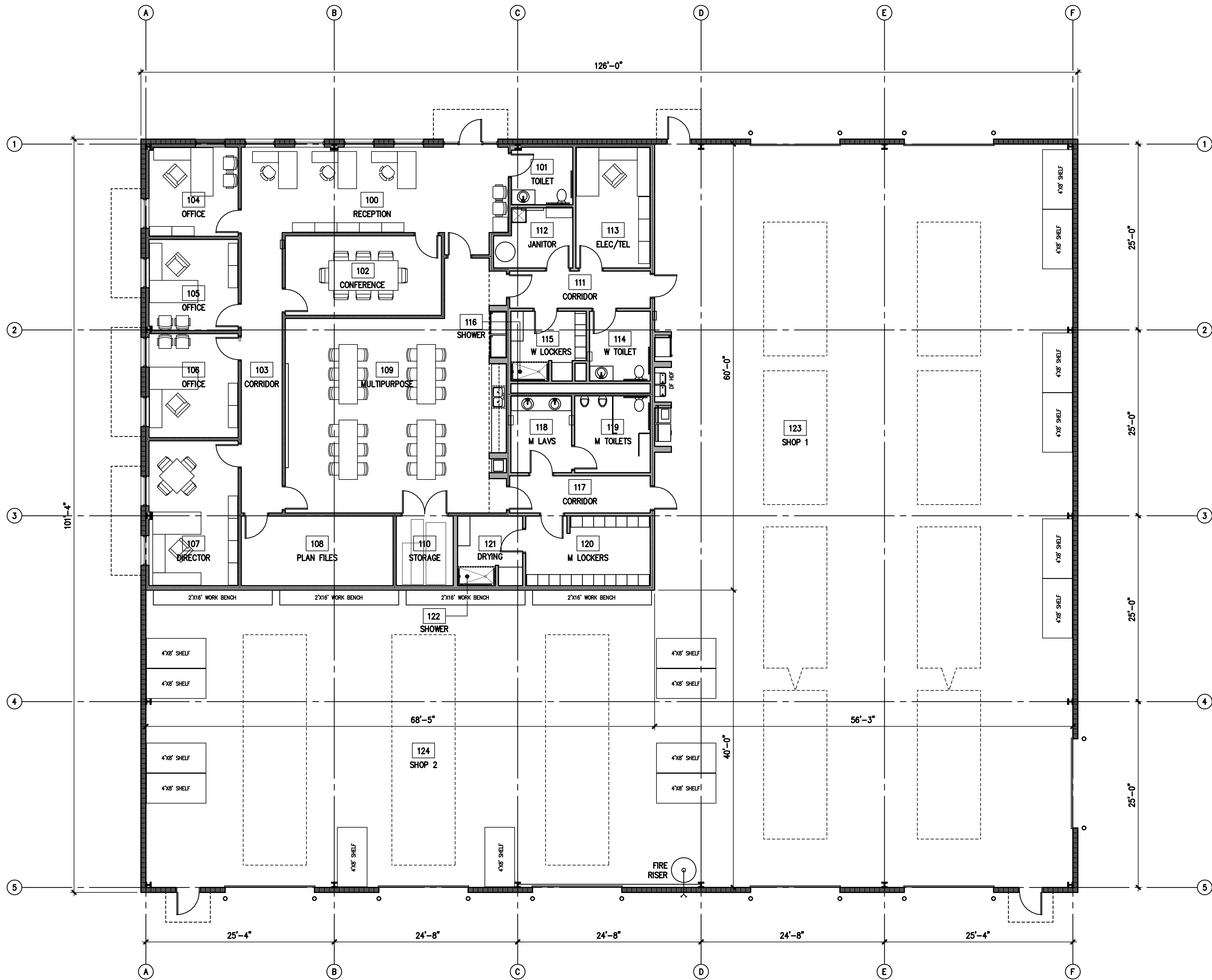
Summary - Attached are the floor plan/layout and elevation of the public works building at the central pump station for consideration prior to requesting cost estimate.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Gary Machado</i>	Date:	10/xx/2025
Interim City Attorney:	<i>Catherine Clifton</i>	Date:	10/xx/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025



1 FLOOR PLAN  
1/8" = 1'-0"



AREA TABULATION:

ADMINISTRATIVE AREA:	4,191 SF
SHOP AREA:	8,577 SF
TOTAL:	12,768 SF

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
PROFESSIONAL ENGINEERS  
TBPE Firm No. 526; TBPLS Firm No. 10031800  
11910 Greenville Ave., Suite 600  
Dallas, Texas 75243 (214) 361-7900



**SPURGIN & ASSOCIATES  
ARCHITECTS LLC**  
1216 N CENTRAL EXPRESSWAY, SUITE 200A  
MCKINNEY, TEXAS 75070  
972-562-5368  
E: kent@spurginarchitects.com

**CITY OF PARKER, TEXAS**  
**PUBLIC WORKS SERVICE CENTER**

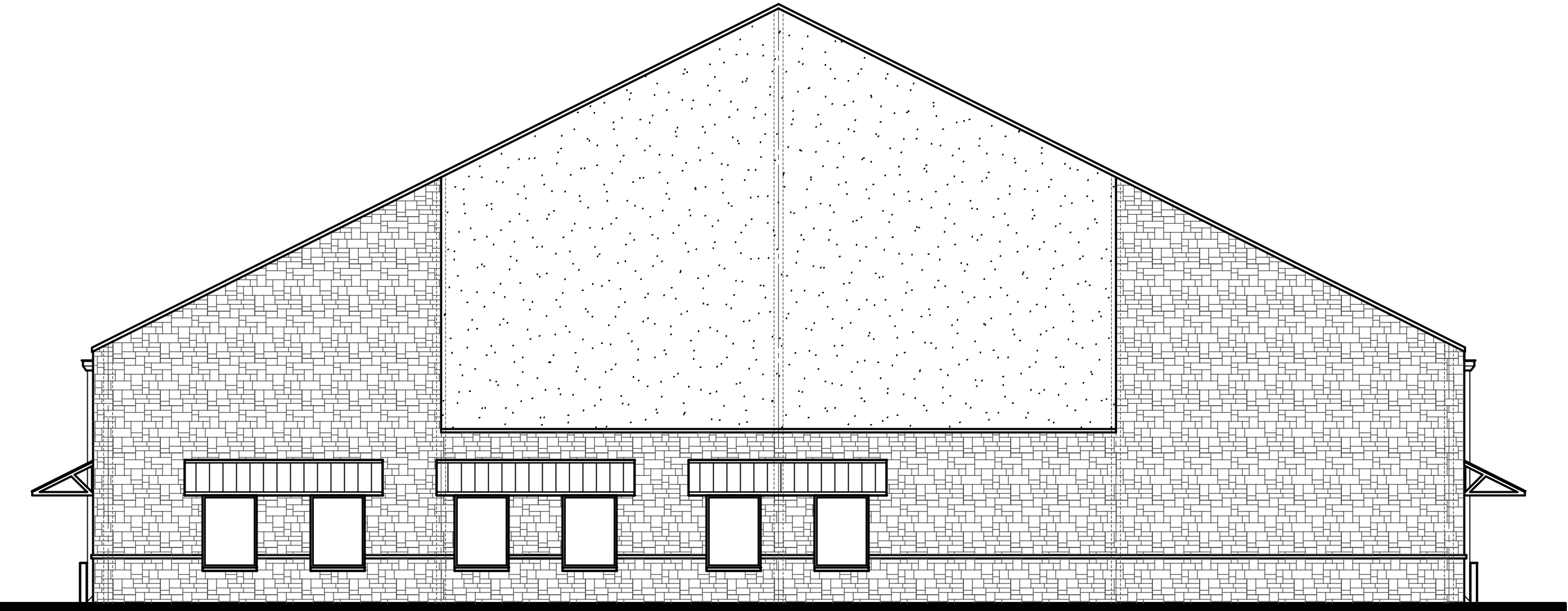
**FLOOR PLAN**

BHC  
PROJECT NO.  
2017-150

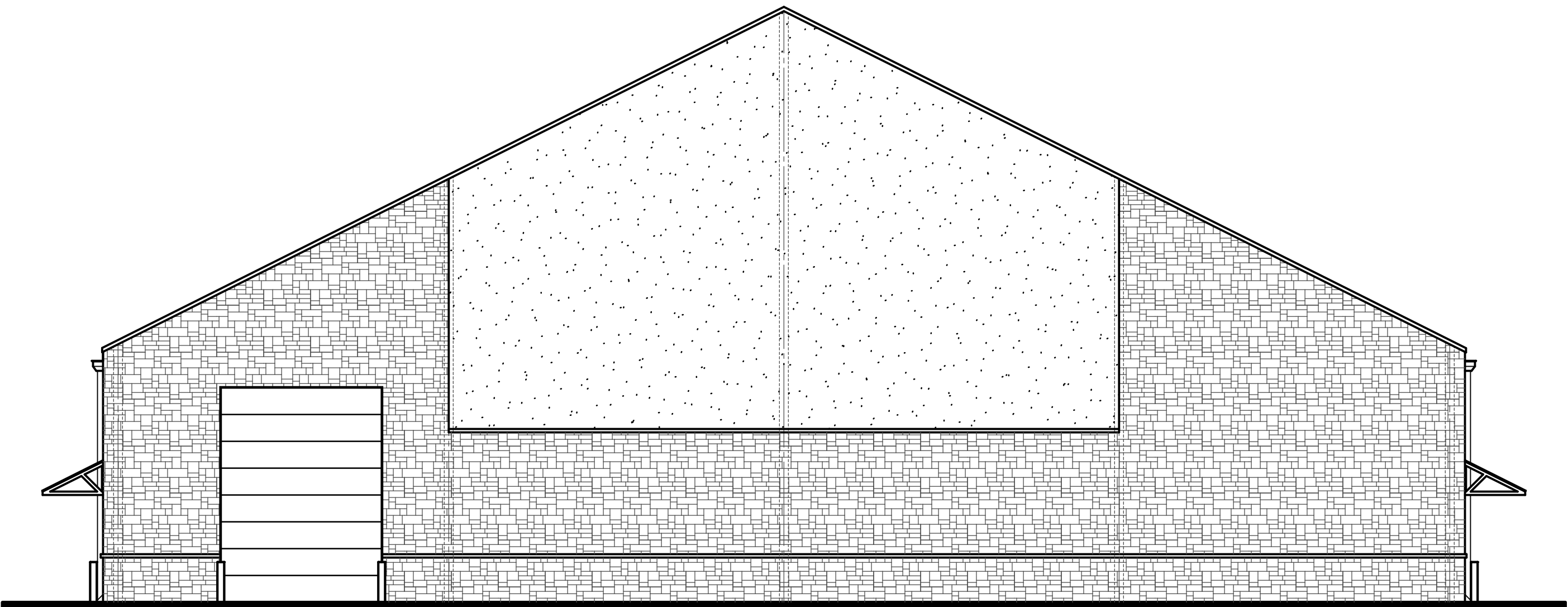
JUNE 2025

SHEET NO.

**A1**




WEST ELEVATION

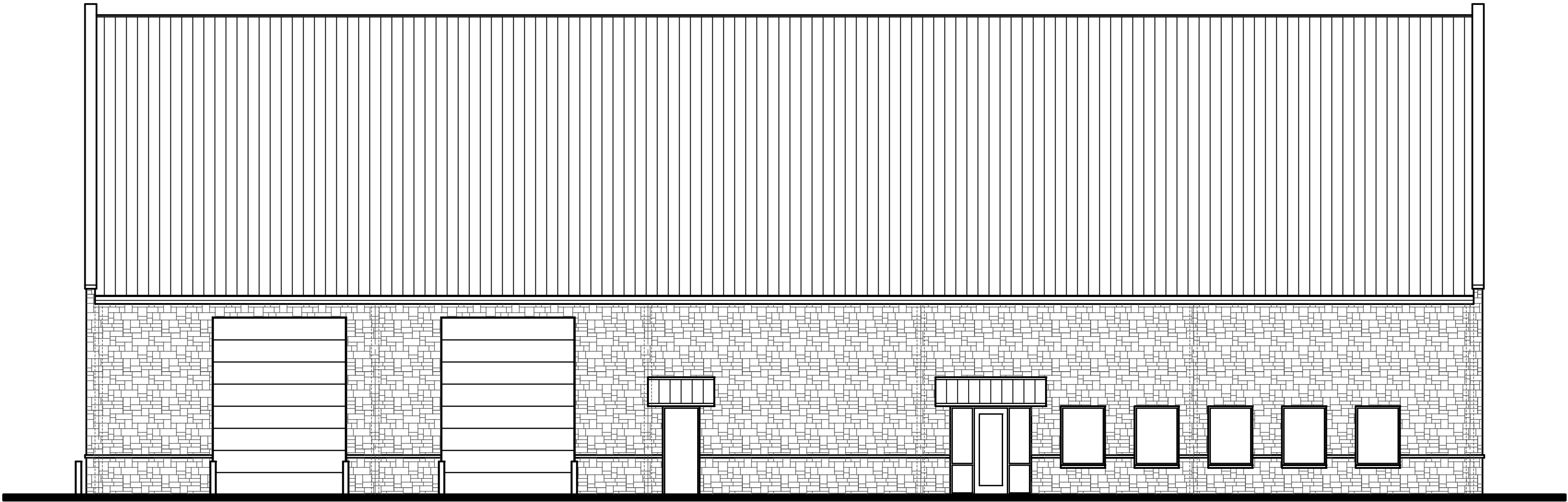


EAST ELEVATION

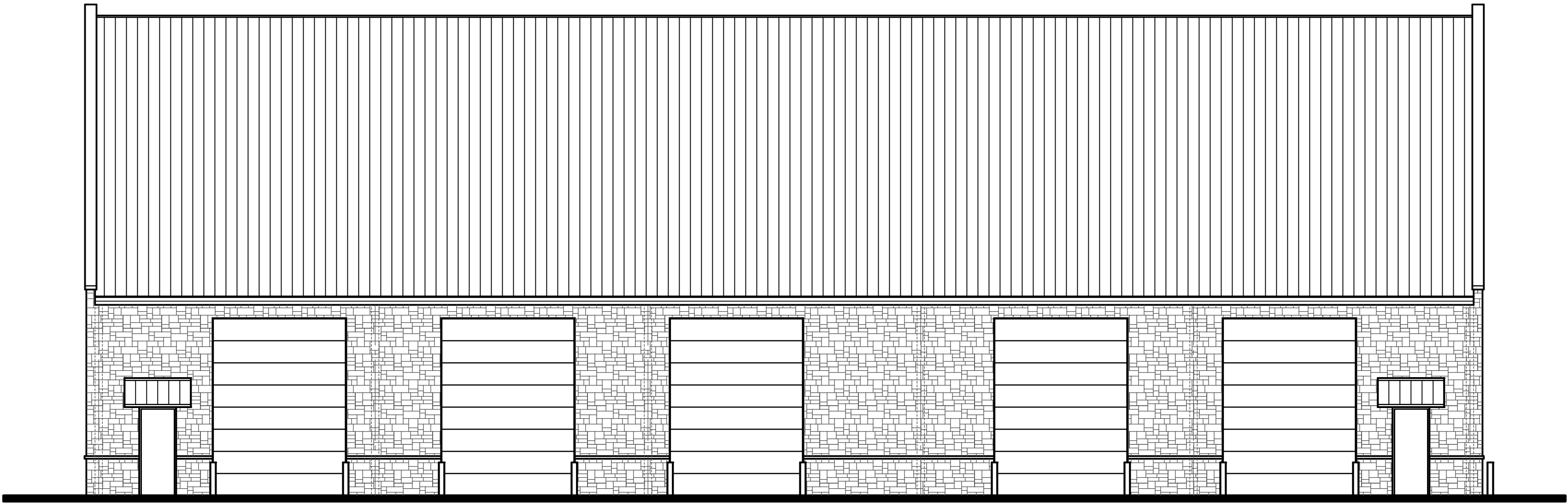
These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Carter, L.L.P.

	<div><div><b>BIRKHOFF, HENDRICKS &amp; CARTER, L.L.P.</b> PROFESSIONAL ENGINEERS TBPE Firm No. 526; TBPLS Firm No. 10031800 11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900</div><div></div><div><div><b>SPURGIN &amp; ASSOCIATES</b> <b>ARCHITECTS LLC</b> 1216 N CENTRAL EXPRESSWAY, SUITE 200A MCKINNEY, TEXAS 75070 972-562-5368 E: kent@spurginarchitects.com</div><div><div><b>CITY OF PARKER, TEXAS</b> PUBLIC WORKS SERVICE CENTER</div><div><b>WEST &amp; EAST EXTERIOR ELEVATIONS</b></div></div></div><td><div><div>BHC PROJECT NO. 2017-150</div><div>JUNE 2025</div></div></td><td><div><div>SHEET NO.</div><div><b>A3</b></div></div></td></div>	<div><div>BHC PROJECT NO. 2017-150</div><div>JUNE 2025</div></div>	<div><div>SHEET NO.</div><div><b>A3</b></div></div>





NORTH ELEVATION



SOUTH ELEVATION

**BIRKHOFF, HENDRICKS & CARTER, L.L.P.**  
PROFESSIONAL ENGINEERS  
TBPE Firm No. 526; TBPLS Firm No. 10031800  
11910 Greenville Ave., Suite 600  
Dallas, Texas 75243 (214) 361-7900



**SPURGIN & ASSOCIATES  
ARCHITECTS LLC**  
1216 N CENTRAL EXPRESSWAY, SUITE 200A  
MCKINNEY, TEXAS 75070  
972-562-5368  
E: kent@spurginarchitects.com

**CITY OF PARKER, TEXAS**  
PUBLIC WORKS SERVICE CENTER

**NORTH & SOUTH EXTERIOR ELEVATIONS**

BHC  
PROJECT NO.  
2017-150

JUNE 2025

SHEET NO.

**A2**

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Birkhoff, Hendricks, & Carter, L.L.P.





## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Hull for Mayor Pettie
Estimated Cost:	Date Prepared:	October 10, 2025
Exhibits:	<b><u>None</u></b>	

### AGENDA SUBJECT

#### UPDATE(S):

FM2551

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

LEWIS LANE

DUBLIN ROAD WATER LINES

CAPITAL IMPROVEMENT PLAN (CIP)

PERSONNEL MANUAL

ANY ADDITIONAL UPDATES

MONTHLY/QUARTERLY REPORTS

[September 2025 - Building Permit/Code Report](#)

[September 2025 – Court Report](#)

[August 2025 - Finance \(monthly financials\) Report](#)

[August 2025 – Police Report](#)

[September 2025- 2025 – Republic Services Inc., dba Allied Waste Services of Plano](#)

### SUMMARY

Please review information provided.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/10/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/12/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025



## Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	City Council
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Estimated Cost:	Date Prepared:	October 10, 2025
Exhibits:	None	

### AGENDA SUBJECT

#### ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between \$0 - \$1,000 [RES. NO. 2024-801])

Core & Main donated 4 cupcakes from Smallcakes Cupcakery & Creamery valued at \$20 to City Staff.

Estate Lane [i.e., Anne & Scott Flores \$50 check, Phil & JoAnn DeNitto \$50 check, Jamie Turrentine \$250 check, Cash \$25] donated \$375 to the Police Department.

Estate Lane [i.e., Anne & Scott Flores \$50 check, Phil & JoAnn DeNitto \$50 check, Jamie Turrentine \$250 check, Cash \$100] donated \$450 to the Fire Department.

### SUMMARY

Please review information provided.

### POSSIBLE ACTION

City Council may accept or decline donation(s).

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/10/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/12/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025



## Council Agenda Item

Budget Account Code:	Meeting Date: See above.
Budgeted Amount:	Department/ Requestor: City Council
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Hull for Mayor Pettie
Estimated Cost:	Date Prepared: October 10, 2025
Exhibits:	<a href="#">Future Agenda Items</a>

### AGENDA SUBJECT

### FUTURE AGENDA ITEMS

### SUMMARY

The "Future Agenda Items" document is still a work in progress, but we have attached an update for your review.

### POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
<b>Approved by:</b>	Enter Text Here		
Department Head/ Requestor:	<i>Patti Scott Hull</i>	Date:	10/10/2025
Fire Review	<i>Justin Miller</i>		10/xx/2025
Public Works Review	<i>Gary Machado</i>		10/xx/2025
Police Review	<i>Kenneth Price</i>		10/xx/2025
Finance/HR Review	<i>Grant Savage</i>		10/xx/2025
City Attorney:	<i>Catherine Clifton</i>	Date:	10/12/2025 via Municode
Mayor	<i>Lee Pettie</i>	Date:	10/xx/2025

Date andOther Information	Item Description	Contact	Notes
2025 or later	Southridge gate request	Richard Pratt/Gary Machado	met in 2023 on this and put off this construction completes
Jul-05	Water impact fees	Machado/Kerkoff	Please check on this.
10/21/2025	Public Works building	Machado	
12/2/2025	Fee Schedule	Machado/Savage/Clifton	
10/21/2025	Any plats	Machado	
TBD	Roberts Rules of Order	Pettle	To find and show video on parliamentary proceures and RRO
TBD	Post Office/Zip Code	Halbert	took over from Lynch
Nov-25	Board/Commission appointments	Patti Grey	as necessary
Dec 2 or sooner if possible	Lucas ILA	Clifton	on going
25-Nov	Procedures of Public Comments	Pettle/Clifton	
10/30/2025	CIP updates	Manton/staff	Include funding sources. Awaiting City Administrator.
TBD	Resolution on employment required time with city	Clifton	
TBD	Council Procedures	Pettle	
TDB	Agenda procedures	Clifton/Grey/Pettle	law changed on posting
TBD	Procedures of Presentations	Pettle/Clifton/Grey	
In Progress	Personnel Manual	Clifton	edits in progress. Target date for completion 10-1-25
TBD	Procedural manual	Pettle/Clifton/Grey/C.A	
Quarterly	Investment Report	Savage	
Quarterly	Departmental Reports	Dept. Heads	
10/21/2025	Comp Plan	Pettle	
TBD	Council Training	Clifton	
TBD	Retreat	Bogdan	
TBD	Trail Plan	Barron	with P and R.
25-Nov	Park rules revision for waiving etc	Pettle/Clifton	