



AGENDA
CITY COUNCIL MEETING
December 15, 2015 @ 5:30 P.M.

Notice is hereby given the City Council for the City of Parker will meet in a Regular Meeting on Tuesday, December 15, 2015 at 5:30 P.M. at the Parker City Hall, 5700 E. Parker Road, Parker, Texas 75002.

CALL TO ORDER – Roll Call and Determination of a Quorum

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.

EXECUTIVE SESSION 5:30 P.M. TO 6:00 P.M. – Pursuant to the provisions of Chapter 551, Texas Government Code the City Council may hold a closed meeting.

1. RECESS TO CLOSED EXECUTIVE SESSION IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN:
 - a. TX. Govt. Code 551.071—Confidential legal advice regarding municipal legal portion regarding noncompliance with subdivision regulation requirements affecting Allen Heights Road construction.
2. RECONVENE REGULAR MEETING.
3. ANY APPROPRIATE DELIBERATION AND/OR ACTION ON ANY OF THE EXECUTIVE SESSION SUBJECTS LISTED ABOVE.

INDIVIDUAL CONSIDERATION ITEMS

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FINAL PLAT FOR PARKER RANCH ESTATES PHASE 1. [FLANIGAN]
5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PRELIMINARY PLAT FOR DONIHOO FARMS PHASE 1. [FLANIGAN]
6. WATER RATE REVIEW COMMITTEE RECOMMENDATIONS [ASIATICO]
7. HOLIDAY RECEPTION

ROUTINE ITEMS

8. FUTURE AGENDA ITEMS
9. ADJOURN

In addition to any specifically identified Executive Sessions, Council may convene into Executive Session at any point during the open meeting to discuss any item posted on this Agenda. The Open Meetings Act provides specific exceptions that require that a meeting be open. Should Council elect to convene into Executive Session, those exceptions will be specifically identified and announced. Any subsequent action, as a result of this Executive Session, will be taken and recorded in open session.

I certify that this Notice of Meeting was posted on or before December 11, 2015 by 5:00 p.m. at the Parker City Hall, and as a courtesy, this Agenda is also posted to the City of Parker Website at www.parkertexas.us.

Date Notice Removed

Patti Scott Grey
City Secretary

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



Council Agenda Item

Budget Account Code:	Meeting Date: December 15, 2015
Budgeted Amount:	Department/ Requestor: City Administrator Flanigan
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: December 11, 2015
Exhibits:	

AGENDA SUBJECT

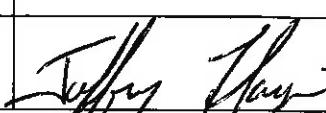
CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON FINAL PLAT FOR PARKER RANCH ESTATES PHASE1. [FLANIGAN]

SUMMARY

The item was recommended for approval at the November 11, 2015 P&Z meeting, subject to concerns and deficiencies being addressed. The item was tabled at the December 8, 2015 City Council meeting.

POSSIBLE ACTION

Approve, Table, Deny

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:		Date:	12/11/15

Reminder

Please remember to
bring Parker Ranch
Estates Phase1 Plat
map from December 8,
2015 City Council
packet.



DEVELOPMENT APPLICATION
City of Parker, Texas

RECEIVED
NOV 05 2015
CITY OF PARKER

Proposed Name of Subdivision: PARKER RANCH PHASE 1

Plat Approval Requested	Filing Fee		Filing Fee
<input type="checkbox"/> Preliminary Plat	\$800 + \$30/ac x 122 ac = \$4460	<input checked="" type="checkbox"/> Final Plat	\$800.00 + \$30/acre
<input type="checkbox"/> Site Plan	\$800.00 + \$30/acre	<input type="checkbox"/> Minor Plat (5 acres or less)	\$500.00 + \$100/lot
<input type="checkbox"/> Replat/Amended	\$300.00 + \$25/acre	<input type="checkbox"/> Development Plat	\$300.00 + \$30/acre
	\$500.00 plus \$15/lot		

Physical Location of Property: ALLEN HEIGHTS DRIVE & CHAPARRAL DRIVE

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

Brief Legal description of Property (must attach accurate notes and bound description to application):
JS BRADLEY SURVEY, ABSTRACT NO. 89 & JOHN SNIDER SURVEY, ABSTRACT NO. 848
(Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 121.78 Existing # of Lots/Tracts: _____ Existing Zoning: SF- Ordinance No. 546
(If a PD, include the Ordinance with application)

Property Owner's Name: MASTER DEVELOPERS-TCB Phone Number: 972-985-5505

Applicant/Contact Person: KENNY HAFNER Title: DEVELOPMENT MANGER

Company Name: MASTER DEVELOPERS-TCB

Street/Mailing Address: 2400 N. DALLAS PARKWAY #510 City: PLANO State: TX Zip: 75093

Phone: (972) 985-5505 Fax: _____ Email Address: kennyhafner@yahoo.com

Engineering Company: WESTWOOD PROFESSIONAL SERVICES

Contact Person: RICHARD HOVAS, P.E. Title: PROJECT MANAGER

Street/Mailing Address: 2740 N. DALLAS PARKWAY #280 City: PLANO State: TX Zip: 75093

Phone: (214) 473-4647 Fax: _____ Email Address: RICHARD.HOVAS@WESTWOODPS.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 PETER SHADDOCK *William C. Shaddock*
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."

[Signature]
Owner / Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the 4 day of November, 2015.

Notary Public in and for the State of Texas: *[Signature]*

4 Over

City of Parker * 5700 E. Parker Road, Parker, Texas 75002 972-442-6811 Fax 972-442-2894 www.parkertexas.us



WAIVER OF EXPEDITION

RECEIVED
NOV 05 2015
CITY OF PARKER

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

APPLICANT:

(Signature)

Name: PETER SHADDOCK- William C. Shaddock

Title: OWNER

Phone: 972-985-5505

Address: 2400 N. DALLAS PARKWAY, SUITE 510

PLANO, TX 75093

Date: 11/4/15

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

CITY OF PARKER:

RECEIVED BY:

(Signature)

Name: Vicky Granger

Title: Administrative Assistant

Date: 11/5/15

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

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

December 3, 2015

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

Re: Parker Ranch Estates Phase I

Dear Mr. Flanigan:

We completed a site visit to the Parker Ranch Estates Phase I project on Monday, November 30 2015 to observe the constructed development. We observed that the developer has established grass and in rocky areas has spread soil and placed curlex to hold the soil in place. Sprouts of grass were observed under the curlex material. The developer has resolved the vegetation items from our previous site visit. In that letter a follow up to the as built condition of the roadway was to follow. That follow up letter on the pavement has been completed.

The developer's engineer was provided that letter that made him aware of that the pavement connections to Allen Heights Drive from Chaparral and Salisbury were not constructed to the plans and will need to be removed and reconstructed to the proper grade and the median openings constructed to the correct alignment. That written notification was followed by a meeting with the engineer in which they stated a proposal would be forth coming. As of this date no proposal to remedy the as built condition has been received.

It is our opinion, the cost to remove, engineer and construct is approximately \$130,000.00. We anticipate that approximately 150 feet of additional pavement beyond the right of way will need to be reconstructed to match grades on Allen Height Drive to properly drain the connecting roadways.

The November 30th visit took place after a large rain event and for the most part the erosion control devices remained in place. Normal erosion control device maintenance will need to occur after each rain event including repair to curlex sections washed from the storm water flows.

We are available at your convenience to discuss any of the items observed and the need for remedial work on the pavement.

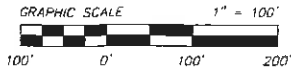
Sincerely,



John W. Birkhoff, P.E.

NOTES X

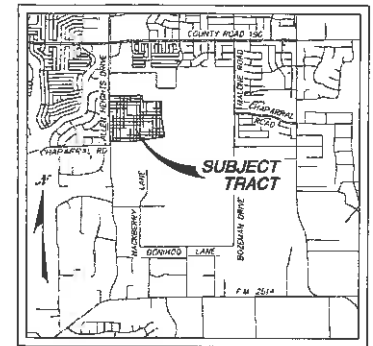
- According to the Flood Insurance Rate Map(FIRM) Community Panel No. 48085C0385 J, dated June 2,2009, the subject tract does not appear to be within the 100 year Floodplain.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits
- All lot corners have been set.



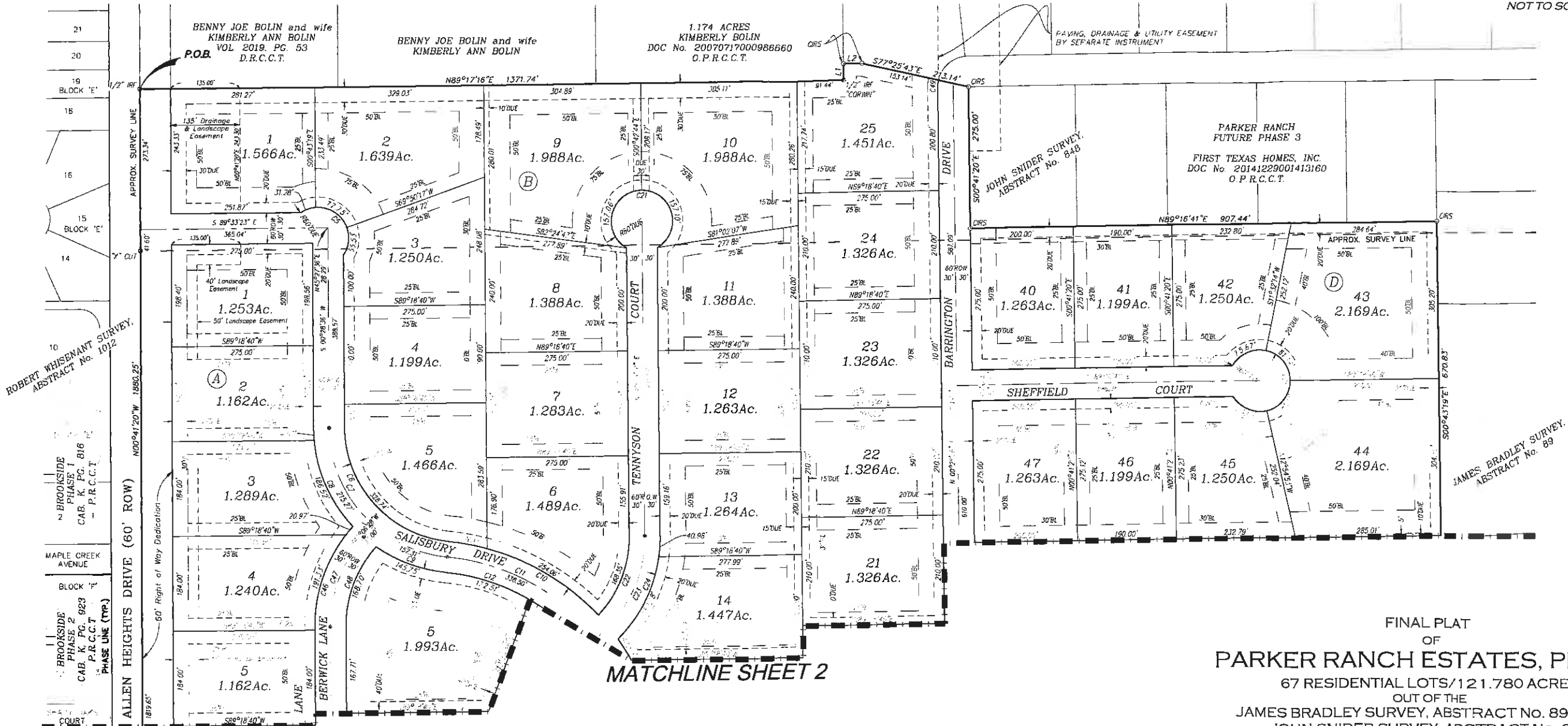
BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	31.90	N00°44'38"W
L2	36.14	N89°16'41"E
L3	82.83	S88°38'14"W
L4	80.12	S88°39'14"W

BOUNDARY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	008°12'31"	1340.30'	S85°20'05"E	915.57'
C2	008°36'04"	10075.00'	S84°21'12"W	1511.04'
C3	012°34'41"	1052.50'	N85°03'25"W	230.59'
C4	012°34'41"	947.30'	N85°03'25"W	207.58'

LEGEND	
B.L.	BUILDING LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
5/8"	5/8" CAPPED IRON ROD SET WITH YELLOW CAP
STAMPED	STAMPED WESTWOOD PS
1 R.F.N.D.	1 R.F.N.D. (SURVEYOR)



VICINITY MAP
NOT TO SCALE



FINAL PLAT
OF
PARKER RANCH ESTATES, PHASE 1
67 RESIDENTIAL LOTS/12.1780 ACRES
OUT OF THE
JAMES BRADLEY SURVEY, ABSTRACT No. 89 AND THE
JOHN SNIDER SURVEY, ABSTRACT No. 848
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER:
MASTER DEVELOPERS-TCB LLC.
2400 NORTH DALLAS PARKWAY, SUITE 510
PLANO, TEXAS 75093
(972) 985-5505
ENGINEER/SURVEYOR

Westwood

Plot: (972) 473-4660 2148 North Dallas Parkway, Suite 280
Tel: (972) 985-5160 Fax: (972) 985-5160
Survey Firm No: 10074301 westwoodps.com
Westwood Professional Services, Inc.

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C5	157°08'52"	60.00'	N45°42'19"W	117.62'
C6	083°42'51"	225.00'	N42°33'45"W	300.77'
C7	083°42'51"	255.00'	S42°33'45"E	340.31'
C8	042°19'38"	285.00'	S21°51'10"E	205.79'
C9	029°18'08"	285.00'	S89°45'08"E	144.17'
C10	041°07'36"	460.00'	N63°50'23"W	323.14'
C11	083°42'51"	430.00'	S42°33'45"E	573.86'
C12	083°42'51"	400.00'	S42°33'45"E	533.82'
C13	035°03'38"	460.00'	N18°13'09"W	277.11'
C14	094°35'00"	230.00'	N47°58'50"W	336.02'
C15	094°35'00"	260.00'	S47°58'50"E	382.10'
C16	094°35'00"	290.00'	S47°58'50"E	426.19'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C17	001°49'07"	96.35'00"	N83°43'36"E	303.01'
C18	001°57'40"	96.65'00"	N83°44'50"E	330.78'
C19	001°39'31"	96.95'00"	N83°53'54"E	280.64'
C20	150°46'28"	60.00'	N41°08'28"E	116.12'
C21	300°00'00"	60.00'	S89°18'40"W	60.00'
C22	043°50'36"	220.00'	S21°13'58"W	164.27'
C23	051°23'23"	250.00'	S25°00'21"W	216.79'
C24	045°25'14"	280.00'	N22°01'17"E	216.20'
C25	300°00'00"	60.00'	S00°43'19"E	60.00'
C26	136°40'39"	60.00'	S55°56'26"E	111.53'
C27	009°31'44"	1380.00'	N26°36'21"W	229.25'
C28	011°27'08"	1410.00'	S25°38'39"E	281.63'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C29	010°36'06"	1440.00'	S28°04'10"E	266.02'
C30	021°25'23"	400.00'	S20°39'32"E	146.69'
C31	021°25'23"	430.00'	S20°39'32"E	159.84'
C32	021°25'23"	460.00'	N89°39'32"W	171.00'
C33	008°36'04"	10022.50'	N84°21'12"E	1503.12'
C34	008°36'04"	9970.00'	N84°21'12"E	1495.20'
C35	012°34'41"	1000.00'	S85°03'25"E	219.09'
C36	012°34'41"	1000.00'	S85°03'25"E	219.09'
C37	018°42'31"	544.50'	N81°26'00"W	167.47'
C38	007°14'50"	467.50'	N75°08'40"W	59.09'
C39	008°58'51"	947.50'	N83°14'30"W	147.51'
C40	025°24'37"	330.00'	N14°03'05"W	145.16'

CENTERLINE & RIGHT-OF-WAY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C41	025°24'37"	300.00'	S14°03'05"E	131.96'
C42	025°24'37"	270.00'	S14°03'05"E	118.76'
C43	026°04'03"	840.00'	N13°43'22"W	378.88'
C44	026°04'03"	870.00'	S13°43'22"E	392.41'
C45	026°04'03"	900.00'	S13°43'22"E	405.95'
C46	041°56'37"	290.00'	S20°16'59"W	207.59'
C47	041°37'52"	260.00'	S20°07'36"W	184.79'
C48	042°01'32"	230.00'	N20°19'26"E	164.94'
C49	013°15'37"	60.00'	S05°56'79"W	13.66'

NOTES X

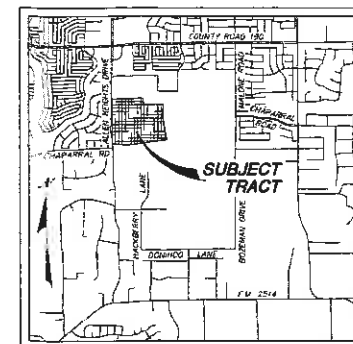
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- All lot corners have been set.



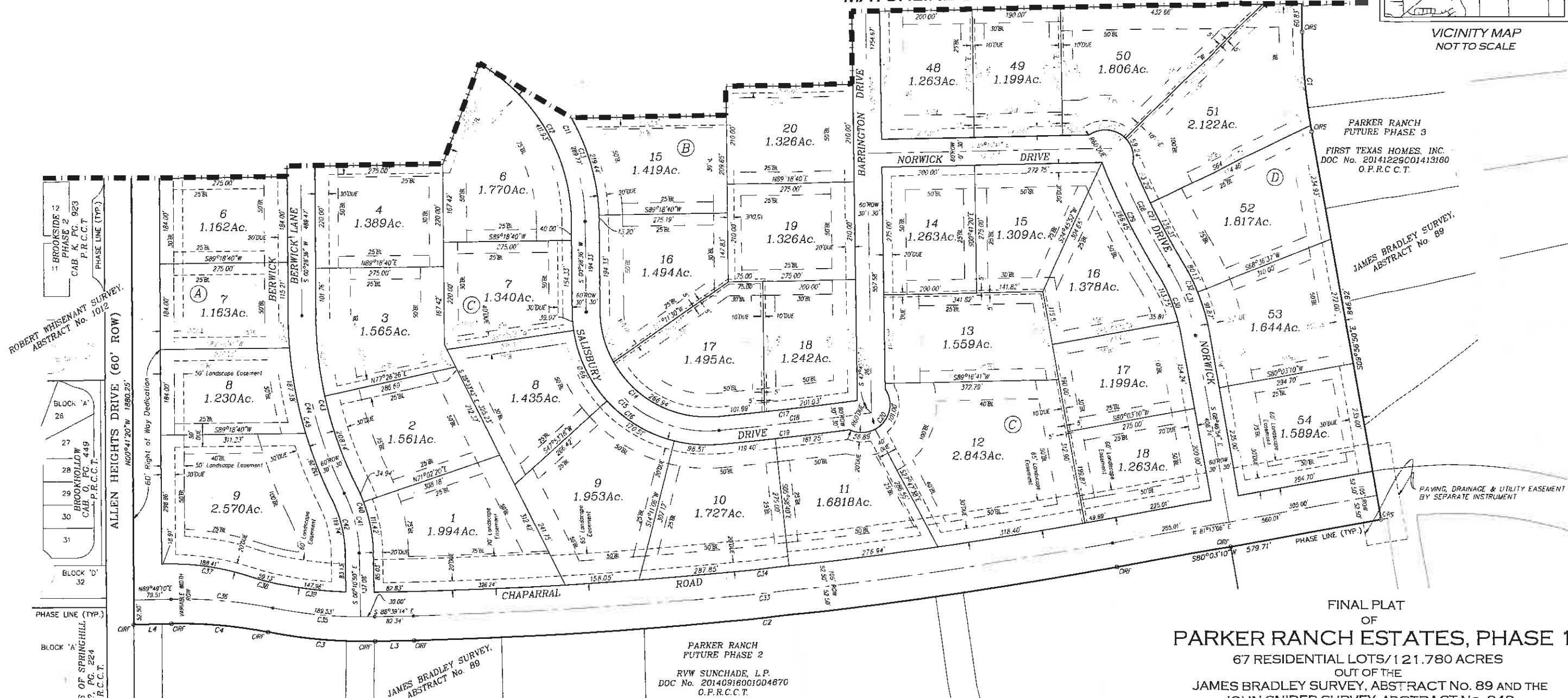
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L3	82.83	S89°39'14"W
L4	80.12	S89°39'14"W

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	008°13'31"	1340.30'	S05°20'05"E	215.57'	215.81'
C2	009°36'04"	10575.00'	S84°21'12"W	1511.04'	1512.46'
C3	012°34'41"	1052.50'	N85°03'25"W	230.58'	231.05'
C4	012°34'41"	947.50'	N85°03'25"W	207.59'	208.00'

LEGEND	
B.L.	BUILDING LINE
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
○	5/8" CAPPED IRON ROD SET WITH YELLOW CAP
⊙	STAMPED "WESTWOOD PS"
⊙	1/8" FIND (SURVEYOR)



MATCHLINE SHEET 1



FINAL PLAT
OF
PARKER RANCH ESTATES, PHASE 1
67 RESIDENTIAL LOTS/121.780 ACRES
OUT OF THE
JAMES BRADLEY SURVEY, ABSTRACT No. 89 AND THE
JOHN SNIDER SURVEY, ABSTRACT No. 848
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OWNER
MASTER DEVELOPERS-TBC LLC.
2400 NORTH DALLAS PARKWAY, SUITE 510
PLANO, TEXAS 75093
(972) 985-5505
ENGINEER/SURVEYOR

Westwood

Plan: 21-41 475-4840 2740 North Dallas Parkway, Suite 510
Tel: 972 985-5505 972 985-5505 Plano, TX 75093
Survey File No: 10074301 westwoodps.com
Westwood Professional Services, Inc.

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C5	157°08'52"	60.00'	N45°42'19"W	117.62'	164.56'
C6	083°42'51"	225.00'	N42°32'45"W	300.27'	328.74'
C7	083°42'51"	255.00'	S42°32'45"E	340.31'	372.58'
C8	042°19'39"	285.00'	S21°51'10"E	205.79'	210.55'
C9	029°18'06"	285.00'	S69°43'08"E	144.12'	145.75'
C10	041°00'36"	460.00'	N63°50'23"W	323.14'	330.19'
C11	083°42'51"	430.00'	S42°32'45"E	573.86'	628.27'
C12	083°42'51"	400.00'	S42°32'45"E	533.82'	584.43'
C13	035°03'38"	460.00'	N18°13'08"W	277.11'	281.46'
C14	094°35'00"	230.00'	N47°56'50"W	336.02'	379.68'
C15	094°35'00"	260.00'	S47°58'50"E	362.10'	429.21'
C16	094°35'00"	290.00'	S47°58'50"E	426.19'	478.73'

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C18	001°57'40"	8665.00'	N83°44'50"E	330.78'	330.80'
C19	001°39'31"	9635.00'	N83°53'54"E	280.64'	280.65'
C20	150°46'28"	60.00'	N41°08'28"E	116.12'	137.89'
C21	300°00'00"	60.00'	S89°18'40"W	60.00'	314.16'
C22	043°50'36"	220.00'	S21°13'58"W	164.27'	168.35'
C23	051°23'23"	250.00'	S25°00'21"W	216.79'	224.23'
C24	045°25'14"	280.00'	N22°01'17"E	216.20'	221.87'
C25	300°00'00"	60.00'	S00°43'19"E	60.00'	314.16'
C26	136°40'39"	60.00'	S55°56'26"E	111.53'	143.13'
C27	009°31'44"	1360.00'	N26°36'21"W	229.25'	229.51'
C28	011°27'08"	1410.00'	S25°36'39"E	281.36'	281.83'

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C31	021°25'23"	430.00'	S20°39'32"E	159.84'	160.78'
C32	021°25'23"	460.00'	N20°39'32"W	171.00'	172.00'
C33	008°36'04"	10022.50'	N84°21'12"E	1503.17'	1504.58'
C34	008°36'04"	9970.00'	N84°21'12"E	1495.29'	1496.69'
C35	012°34'41"	1000.00'	S85°03'25"E	219.09'	219.53'
C36	012°34'41"	1000.00'	S85°03'25"E	219.09'	219.53'
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C47	041°56'37"	260.00'	S20°07'36"W	184.79'	188.92'
C48	042°01'32"	230.00'	N20°19'26"E	164.94'	168.70'
C49	013°15'37"	60.00'	S85°56'29"W	13.86'	13.89'

THE STATE OF TEXAS X
COUNTY OF COLLIN X

OWNERS CERTIFICATE

WHEREAS, Master Developers – TBC are the owners of a 121.780 acre tract of land situated in the City of Parker, Collin County, Texas and being a part of the James S. Bradley Survey, Abstract No. 89 and the John Snider Survey, Abstract No. 846 and all of the called 121.782 acre tract of land conveyed to Master Developers – TBC by deed of record in instrument No. 20140929001055430, Official Public Records, Collin County, Texas, said 121.780 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the existing east right-of-way line of Allen Heights Drive (60' ROW) for the northwest corner of said called 121.782 acre tract;

THENCE North 89 Degrees 17 Minutes 16 Seconds East, along the north line of said called 121.782 acre tract, a distance of 1,371.74 feet to a 1/2 inch iron rod with plastic cap stamped "CORWM" found for the southeast corner of a 1.174 acre tract of land conveyed to Kimberly Bain by deed of record in instrument No. 20070717000988660, of said Official Public Records;

THENCE North 00 Degrees 44 Minutes 38 Seconds West, along the east line of said 1.174 acre tract, a distance of 31.90 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for an angle point in the west line of the 205.9329 acre tract of land described in deed to First Texas Homes, Inc. of record in instrument No. 20141228001413160 of said Official Public Records;

THENCE along and with the west line of said 205.9329 acre tract the following calls and distances:

North 89 Degrees 16 Minutes 41 Seconds East, a distance of 36.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 77 Degrees 25 Minutes 43 Seconds East, a distance of 213.14 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 Degrees 41 Minutes 20 Seconds East, a distance of 275.00 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

North 89 Degrees 16 Minutes 41 Seconds East, a distance of 907.44 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 Degrees 43 Minutes 19 Seconds East, a distance of 670.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

Along a curve to the left having a radius of 1,340.30 feet and an arc length of 215.81 feet (chord bears South 05 Degrees 20 Minutes 05 Seconds East, 215.57 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 09 Degrees 56 Minutes 50 Seconds East, a distance of 846.92 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said 121.782 acre tract;

South 80 Degrees 03 Minutes 10 Seconds West, passing at a distance of 330.55 feet a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS," found for the northeast corner of the 36.734 acre tract conveyed to RVW Sunchase, LP by deed of record in instrument No. 20140916001004670, of said Official Public Records, and continuing along the north line thereof a total distance of 579.71 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Thence continuing along the north line of said 36.734 acre tract the following calls and distances:

Along a curve to the right having a radius of 10,075.00 feet and an arc length of 1,512.46 feet (chord bears South 84 Degrees 21 Minutes 12 Seconds West, 1,511.04 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 88 Degrees 39 Minutes 14 Seconds West, a distance of 82.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

Along a curve to the right having a radius of 1,052.50 feet and an arc length of 231.05 feet (chord bears North 85 Degrees 03 Minutes 25 Seconds West, 230.59 feet) to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner.

Along a reverse curve to the left having a radius of 947.50 feet and an arc length of 208.00 feet (chord bears North 85 Degrees 03 Minutes 25 Seconds West, 207.59 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found for corner;

South 88 Degrees 39 Minutes 14 Seconds West, a distance of 80.11 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" found in said existing east right-of-way line of Allen Heights Drive for the southwest corner of said 121.782 acre tract and the northwest corner of said 36.734 acre tract;

THENCE North 00 Degrees 41 Minutes 20 Seconds West with said east right-of-way line, a distance of 1,880.25 feet to an "X" cut in concrete for corner;

THENCE North 00 Degrees 44 Minutes 38 Seconds West, a distance of 314.94 feet to the POINT-OF-BEGINNING and containing 121.780 acres of land.

RECOMMENDED FOR APPROVAL

City of Parker, Texas

Date

APPROVED AND ACCEPTED

Mayor, City of Parker, Texas

Date

The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing preliminary map or plat of PARKER RANCH ESTATES PHASE 1, a subdivision or addition to the City of Parker was submitted to the City Council on this _____ day of _____, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the approval thereof by signing his name herein above subscribed.

WITNESS my hand this _____ day of _____, 2015.

City Secretary
City of Parker, Texas

LOT AREA TABLE					
LOT NO	TOTAL AREA(Ac.)	BUILDABLE AREA(Ac.)	LOT NO	TOTAL AREA(Ac.)	BUILDABLE AREA(Ac.)
BLOCK A			BLOCK C		
1	1.253	0.553	1	1.923	0.688
2	1.162	0.600	2	1.632	0.746
3	1.086	0.672	3	1.565	0.667
4	1.240	0.641	4	1.389	0.761
5	1.162	0.600	5	1.803	0.735
6	1.182	0.600	6	1.770	0.692
7	1.163	0.600	7	1.340	0.777
8	1.230	0.649	8	1.435	0.791
9	2.570	0.840	9	1.953	0.995
BLOCK B			10	1.727	0.765
1	1.437	0.748	11	1.681	0.749
2	1.775	0.831	12	2.843	1.419
3	1.341	0.636	13	1.558	0.696
4	1.199	0.627	14	1.263	0.560
5	1.466	0.725	15	1.309	0.671
6	1.510	0.437	16	1.378	0.601
7	1.263	0.671	17	1.196	0.627
8	1.388	0.765	18	1.263	0.560
9	1.989	0.864	BLOCK D		
10	1.888	0.865	40	1.263	0.560
11	1.389	0.766	41	1.196	0.627
12	1.263	0.671	42	1.260	0.660
13	1.264	0.627	43	2.169	0.979
14	1.447	0.792	44	2.169	0.979
15	1.356	0.730	45	1.260	0.660
16	1.555	0.949	46	1.196	0.627
17	1.495	0.793	47	1.263	0.560
18	1.242	0.530	48	1.263	0.560
19	1.326	0.716	49	1.199	0.627
20	1.326	0.716	50	1.809	0.816
21	1.326	0.716	51	2.122	1.071
22	1.326	0.716	52	1.817	0.906
23	1.326	0.716	53	1.644	0.761
24	1.326	0.716	54	1.589	0.623
25	1.451	0.787			

AVERAGE LOT AREA ~ 1.50 ACRES

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MASTER DEVELOPERS-TBC LLC., acting herein by and through its duly authorized officer, do hereby adopt this plat designating the herein above described property as PARKER RANCH ESTATES, PHASE 1, on addition to the City of Parker, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown thereon. The easements, as shown, are hereby dedicated for the purposes as indicated. The Utility and Drainage Easements being hereby dedicated for the mutual use and accommodation of the City of Parker and all public utilities desiring to use or using same. All and any public utility and the City of Parker shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths, which in anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on said Easements, and the City of Parker and all public utilities shall, at all times, have the full Right of Ingress and Egress to or from and upon said Easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective systems, without the necessity, at any time or procuring the permission of anyone.

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

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 2015

PETER SHADDOCK

THE STATE OF TEXAS X
COUNTY OF DALLAS X

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Jason B. Armstrong, Registered Professional Land Surveyor for Westwood, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in February, 2013, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Anna, Texas.

Date: This the _____ day of _____, 2015.

Released for review only: 08-19-15 in accordance with Texas Board of Professional Land Surveying Rule 663.18(c).
29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed.
"Preliminary" this document shall not be recorded for any purpose."

Jason B. Armstrong
Registered Professional Land Surveyor
No. 5557

THE STATE OF TEXAS X
COUNTY OF DALLAS X

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FINAL PLAT
OF
PARKER RANCH ESTATES, PHASE 1
67 RESIDENTIAL LOTS/121.780 ACRES
OUT OF THE
JAMES BRADLEY SURVEY, ABSTRACT No. 89 AND THE
JOHN SNIDER SURVEY, ABSTRACT No. 848
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

OWNER
MASTER DEVELOPERS-TBC LLC.
2400 NORTH DALLAS PARKWAY, SUITE 510
PLANO, TEXAS 75093
(972) 985-5305
ENGINEER/SURVEYOR

Westwood

Phone: (214) 475-4640 2748 North Dallas Parkway, Suite 280
Toll Free: (888) 857-6150 Plano, TX 75093
Survey Firm No: 10674391 westwoodps.com
Westwood Professional Services, Inc.



Council Agenda Item

Budget Account Code:	Meeting Date: December 15, 2015
Budgeted Amount:	Department/ Requestor: City Administrator Flanigan
Fund Balance-before expenditure:	Prepared by: City Administrator Flanigan
Estimated Cost:	Date Prepared: December 11, 2015
Exhibits:	

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON PRELIMINARY PLAT FOR DONIHOO FARMS PHASE 1. [FLANIGAN]

SUMMARY

The item was recommended for approval at the December 10, 2015 P&Z meeting.

POSSIBLE ACTION

Approve, Table, Deny

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Jeffy Flanigan</i>	Date:	12/11/15

Westwood

2740 North Dallas Parkway, #280
Plano, TX 75093

Main (214) 473-4640
Fax (320) 253-8737

westwoodps.com
(888) 937-5150

RECEIVED

DEC 10 2015

CITY OF PARKER

December 10, 2015

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

**Re: Donihoo Farms
Response Letter**

Dear Mr. Flanigan:

Below are our responses to the comments from Birkhoff, Hendricks & Carter LLP dated December 2, 2015.

Preliminary Plat Comments

1. Show the street names on the plat.
 - *Street names have been added to the plat and submitted to the city for approval.*
2. Easements and ROW required for proposed off-site improvements.
 - *The owner has met with both parties concerning any needed off-easements. Both parties have agreed to provide the necessary easements. The easements will be provided prior to the start of any construction.*

Paving Plan Comments

3. Provide cross-sections at 100-foot intervals of Bozeman Road. A large amount of fill is being placed for the roadway and it is unclear how this will affect drainage on the existing tracts on each side.
 - *Cross sections have been provided.*

Grading Plan Comments

4. Grade to drain notes are not allowed. Provide designed and graded channels
- *Revised the proposed contours for channels and design.*

Drainage Plan Comments

5. Drainage design is incomplete. The detention ponds may not create point discharges onto adjacent properties without being designed and adequate easements be provided. As submitted, it is unclear where the discharge is being conveyed to, if there is capacity or if drainage easements are in place. General "grade to drain" note are not allowed.

The receiving waters being discharged to shall be clearly shown with adequate easements and designed drainage channels to them. Street E is creating a point discharge onto the adjacent property without any design or clear direction. Pond B is discharging to the EAST however the extents of the channel are not even shown. Street C is graded into the adjacent field without any design. It appears that a long segment of street E is being conveyed to the FM 544 ROW, verify capacity.

The plans are required to be designed so as the drainage is adequate to convey the storm water from the site with adequate freeboard and without adversely affecting any downstream property owners.

- *All Grade to Drains have been completed with contour grade out and flow calculations.*
- *Street E(Donna Lane) Drainage Item – Portion of Street E which drains south toward Donahoo Lane. Plan view showing contours and ditch section flow data added. Street E roadside ditches to drain east and west creating a high point for the entrance. Drainage ditches to daylight to existing channels. Ditch drainage areas showing less than 6 cfs each.*
- *Pond B Drainage Item – Grade to Drain 1 has been graded out to meet existing ground and swale. Daylight to existing occurs approximately 600' from property line. Easement with land owner in progress. Profile extension was added to Ditch A3 and Pond B Outlet Structure.*
- *Street C (Belvedere Drive) Drainage Item – Roadside Ditch Sections added with flow data. Rip Rap added at ditch outlets. Ditch drainage areas showing less than 7 cfs each.*
- *Street A (Whitestone Drive) Drainage Item – Left Ditch graded around turn lane. Culvert required to maintain drainage. Easement required for ditch to reach daylight to the east.*

December 10, 2015

Donihoo Farms

Page 3

Utility Plan Comments

6. Connect to the existing water line along Donna Lane. Notes at this location state to tie into the NTMWD 42-inch water line. Verify this is correct, provide meter vault with all electrical and SCADA plans to be approved by NTMWD.
 - *Note adjusted. Project will not connect to 42" NTMWD line. Bends still required.*
7. An 8-inch water line connecting onto an existing 8-inch line shall use a tapping sleeve and valve.
 - *Revised. Connections to existing 12" line at Parker Road and has 8" tapping sleeve and valve called out.*

Details Comments

8. Provide a geotechnical report.
 - *We have provided under separate cover*
9. Verify roadway widths as a street section is called for as a typical 16' pavement section.
 - *Detail title adjusted to "24' typical pavement section". Dimensions within detail have shown 24'.*

TxDOT Plan Comments

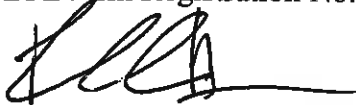
10. Concrete thickness shall be 8-inches.
 - *The plans have been submitted to TxDOT and will follow the construction standards recommended by TxDOT.*

If you have any questions, please feel free to contact me.

Sincerely,

WESTWOOD PROFESSIONAL SERVICES

TBPE Firm Registration No. F-11756



Richard Hovas, P.E.

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

RECEIVED

DEC 02 2015

CITY OF PARKER

December 2, 2015

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

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

Re: Donihoo

Dear Mr. Flanigan:

As requested, we have reviewed the Preliminary Plat and Engineering Plans for the Donihoo development prepared by Westwood Professional Services, dated November 19, 2015. We received these plans from Westwood on November 19, 2015.

Our review of the Preliminary Plat and Engineering Plans 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 his responsibilities under the Texas Engineering Practice Act and Texas Surveyor's Act. Listed below are the comments regarding the enclosed plans:

Preliminary Plat Comments

1. Show the street names on the plat.
2. Easements and ROW required for proposed off-site improvements.

Paving Plan Comments

3. Provide cross-sections at 100-foot intervals of Bozeman Road (Street A). A large amount of fill is being placed for the roadway and it is unclear how this will affect drainage on the existing tracts on each side. Typical sections have been provided, but are generic in nature. Provide detailed cross-section of the roadway and how it ties into the adjacent properties.

Grading Plan Comments

4. Grade to drain notes are not allowed. Provide designed and graded channels.

Drainage Plan Comments

5. Drainage design is incomplete. The detention ponds may not create point discharges onto adjacent properties without being designed and adequate easements be provided. As submitted, it is unclear where the discharge is being conveyed to, if there is capacity or if drainage easements are in place. General "grade to drain" note are not allowed.

The receiving waters being discharged to shall be clearly shown with adequate easements and designed drainage channels to them. Street E is creating a point discharge onto the adjacent property without any design or clear direction. Pond B is discharging to the west however the extents of the channel are not even shown. Street C is graded into the adjacent field without any design. It appears that a long segment of Street E is being conveyed to the FM 544 ROW, verify capacity.

The plans are required to be designed so as the drainage is adequate to convey the storm water from the site with adequate freeboard and without adversely affecting any downstream property owners.

Utility Plan Comments

6. Connect to the existing water line along Donna Lane. Notes at this location state to tie into the NTMWD 42-inch water line. Verify this is correct, provide meter vault with all electrical and SCADA plans to be approved by NTMWD.
7. Use tapping sleeves when connecting to existing lines.

Details Comments

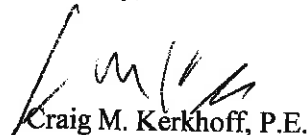
8. Provide a geotechnical report.
9. Verify roadway widths as a street section is called for as a typical 16' pavement section.

TxDOT Plan Comments

10. Concrete thickness shall be 8-inches.

The plans provided for our review have been marked-up to represent the comments above and are attached with this letter. We are available to discuss our review comments further at your convenience.

Sincerely,



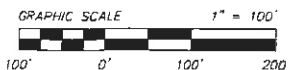
Craig M. Kerkhoff, P.E.

Enclosures

NOTES X

The bearings shown herein are created from actual field surveys, NAD83 Texas North Central Zone (4202).
 Grid Bearings & Ties to shown control monuments.

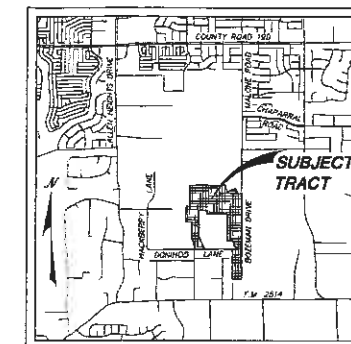
Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.



REM. 205.8392 AC.
 FIRST TEXAS HOMES, INC.
 DOC No. 2014122800141316G
 O.P.R.C.C.T.

EASY ACRES ADDITION
 VOL. 6, PG. 87
 M.R.C.C.T.

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



VICINITY MAP
 NOT TO SCALE

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

THOMAS ESTES SURVEY,
 ABSTRACT No. 298

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

171.126 AC.
 PARKER ESTATES ASSOCIATES
 VOL. 1901, PG. 515
 (PARKER ESTATES)

NORTH TEXAS MUNICIPAL WATER DISTRICT
 VOL. 2366, PG. 554
 D.R.C.C.T.

LINE #	LENGTH	BEARING
L1	232.66'	N89°52'48"E
L2	50.00'	N00°36'58"W
L4	115.30'	S04°22'45"W
L5	3.93'	S00°59'30"E
L6	34.19'	S89°05'18"W
L7	100.35'	N00°07'04"W
L8	493.25'	N00°01'02"E
L9	45.92'	N89°16'29"E
L10	85.00'	N55°43'11"E
L11	71.85'	N78°10'23"E
L12	159.38'	N68°43'11"E
L13	53.60'	S00°10'07"E
L14	50.00'	N00°43'31"W
L15	105.88'	N89°16'29"E
L16	50.00'	N85°37'15"W
L18	62.22'	S89°38'58"E
L19	25.00'	S00°01'02"W
L22	30.00'	S89°15'35"W
L23	30.16'	S00°23'10"E

LEGEND
 D.R.C.C.T. DEED RECORDS COLLIN COUNTY, TEXAS
 S 5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "WESTWOOD P.S."

PRELIMINARY PLAT
 OF
DONIHOO FARMS, PHASE 1
 74 RESIDENTIAL LOTS/ 1 OPEN SPACE LOT
 104.536 ACRES
 OUT OF THE
 THOMAS ESTES SURVEY, ABSTRACT No. 298
 IN THE
 CITY OF PARKER, COLLIN COUNTY, TEXAS

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

Westwood

15741 472-4640 2740 North Dallas Parkway, Suite 280
 Plano, TX 75091
 1-800-835-5156
 Survey Firm No. 10074301
 Westwood.com
 Westwood Professional Services, Inc.

104.536 ACRES NOVEMBER 19, 2015 0003570 DONIHOO FARMS, PHASE 1

0003570P.mwg

MATCHLINE SHEET 2 OF 3

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	01°25'45"	257.50'	N49°52'27"W	55.89'	55.80'
C2	03°56'13"	342.50'	N10°37'53"W	105.31'	371.71'
C3	08°50'14"	20.00'	N46°33'51"W	27.49'	30.31'
C4	02°34'03"	475.00'	N14°24'05"W	234.39'	236.83'
C5	02°42'08"	525.00'	N14°24'03"W	260.20'	263.00'
C6	02°04'14"	275.00'	S80°21'24"E	98.99'	99.53'
C7	01°07'27"	2800.00'	S85°59'48"E	458.82'	459.42'
C8	02°36'44"	800.00'	N86°05'34"E	368.25'	371.58'
C9	02°50'14"	300.00'	N13°05'03"W	130.22'	131.27'
C10	02°54'01"	302.50'	S12°47'10"E	134.38'	135.51'
C11	02°52'24"	260.00'	N12°29'09"W	107.55'	108.33'
C12	05°59'19"	300.00'	N28°05'17"W	281.63'	293.16'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C13	05°05'39"	300.00'	S28°01'57"E	282.14'	293.74'
C14	02°17'51"	1000.00'	N10°37'53"W	389.52'	371.71'
C15	02°03'51"	1000.00'	N79°01'07"E	357.56'	359.49'
C16	02°42'09"	500.00'	S14°20'03"E	247.87'	250.48'
C17	02°34'03"	500.00'	S14°24'05"E	246.72'	249.30'
C18	01°36'55"	1000.00'	S84°52'30"E	202.38'	202.72'
C19	01°39'28"	1700.00'	S84°53'47"E	345.30'	345.90'
C20	01°07'27"	2300.00'	S85°38'48"E	405.88'	406.41'
C21	02°56'15"	1100.00'	N84°25'48"E	568.24'	574.76'
C22	09°41'06"	20.00'	S25°48'19"W	29.29'	32.87'
C23	08°08'26"	20.00'	S64°21'32"E	27.32'	30.07'
C24	09°00'00"	20.00'	N66°16'48"W	28.28'	31.42'

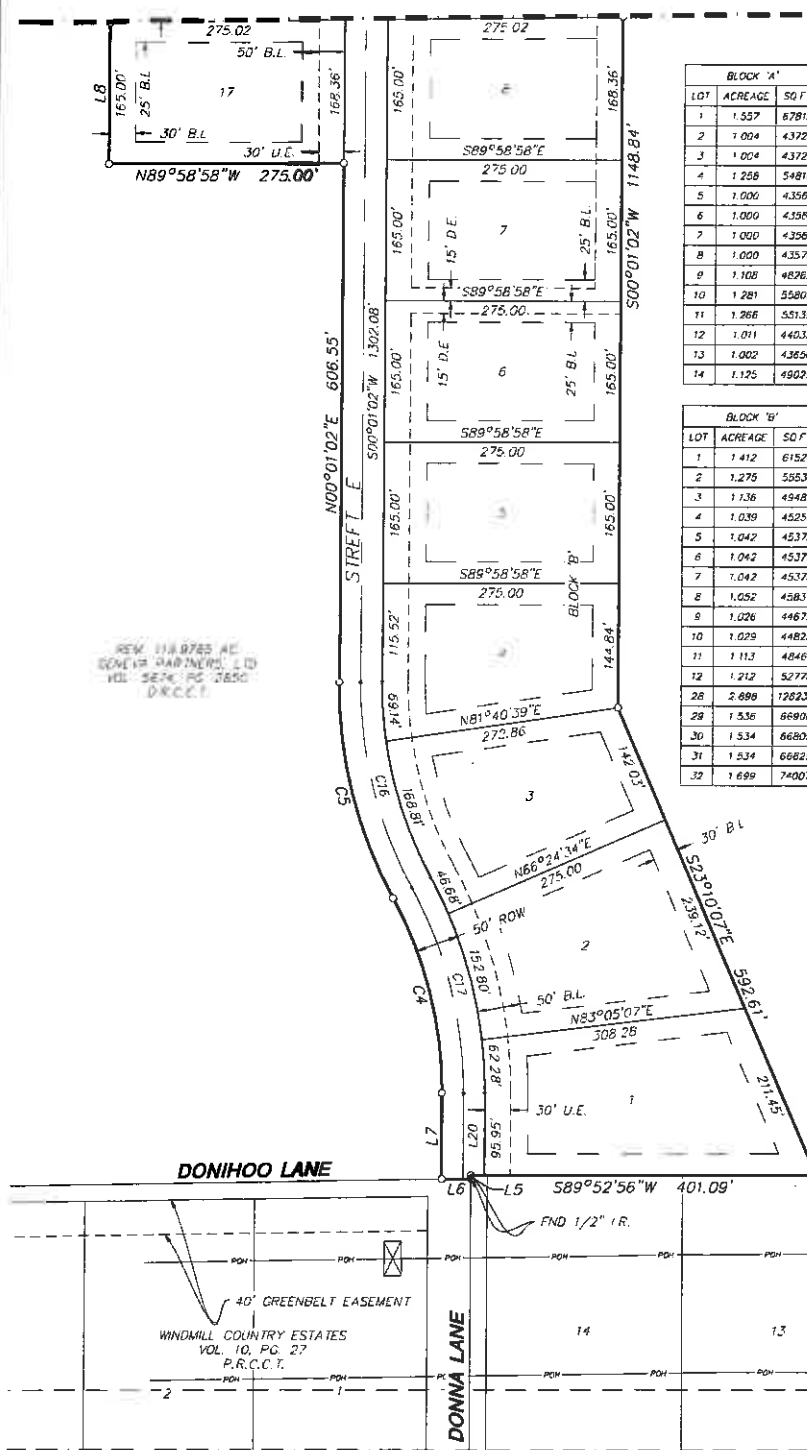
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C25	08°00'00"	20.00'	S23°43'11"W	28.28'	31.42'
C26	08°04'43"	1000.00'	S45°21'15"E	28.47'	31.68'
C27	08°15'27"	20.00'	N44°38'45"E	28.10'	31.16'
C28	09°13'29"	20.00'	S41°24'00"E	28.67'	31.96'
C29	08°13'29"	20.00'	N50°08'28"E	28.67'	31.96'
C30	08°05'43"	20.00'	S24°12'03"W	28.52'	31.75'
C31	06°07'15"	20.00'	S69°50'26"E	28.07'	31.11'
C32	09°00'00"	20.00'	S45°01'02"W	28.28'	31.42'
C33	01°39'26"	2000.00'	N64°53'47"W	408.23'	406.94'
C34	01°36'55"	700.00'	S84°52'30"E	141.66'	141.91'

NOTES X

The bearings and distances are created from actual field surveys, NAD83 Texas North Central Zone (4202), and bearings and distances to monument monuments.

Setting a portion of any lot in the addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

MATCHLINE SHEET 1 OF 3



LOT ACREAGE

LOT	ACREAGE	SQ. FT.
1	1.537	67913
2	1.004	43725
3	1.004	43725
4	1.258	54810
5	1.000	43561
6	1.000	43561
7	1.000	43561
8	1.000	43570
9	1.008	48262
10	1.281	55800
11	1.266	55139
12	1.011	44033
13	1.002	43650
14	1.125	49023

LOT	ACREAGE	SQ. FT.
1	1.412	61524
2	1.275	55536
3	1.136	49483
4	1.039	45256
5	1.042	45376
6	1.042	45375
7	1.042	45375
8	1.052	45837
9	1.026	44675
10	1.029	44823
11	1.113	48461
12	1.212	52726
28	2.688	128238
29	1.536	66906
30	1.534	66805
31	1.534	66825
32	1.699	74007

BLOCK 'C'

LOT	ACREAGE	SQ. FT.
1	1.184	51559
2	1.155	50290
3	1.057	46042
4	1.068	46520
5	1.172	51056
6	1.276	55575
7	1.238	53921
8	1.040	45287
9	1.029	44825
10	1.029	44825
11	1.029	44825
12	1.029	44825
13	1.103	48029

LOT	ACREAGE	SQ. FT.
1	1.287	56076
2	1.280	55744

LOT	ACREAGE	SQ. FT.
1	1.412	61524
2	1.275	55536
3	1.136	49483
4	1.039	45256
5	1.042	45376
6	1.042	45375
7	1.042	45375
8	1.052	45837
9	1.026	44675
10	1.029	44823
11	1.113	48461
12	1.212	52726
28	2.688	128238
29	1.536	66906
30	1.534	66805
31	1.534	66825
32	1.699	74007

BLOCK 'E'

LOT	ACREAGE	SQ. FT.
1	1.124	48954
2	1.010	44000
3	1.010	44002
4	1.010	44000
5	1.010	44000
6	1.010	44002
7	1.005	43763
8	1.652	71979
9	1.717	74803
10	1.265	55089
11	1.010	44000
12	1.010	44000
13	1.010	44000
14	1.011	44027
15	1.033	44997

LOT	ACREAGE	SQ. FT.
1	1.287	56076
2	1.280	55744

LOT	ACREAGE	SQ. FT.
1	1.412	61524
2	1.275	55536
3	1.136	49483
4	1.039	45256
5	1.042	45376
6	1.042	45375
7	1.042	45375
8	1.052	45837
9	1.026	44675
10	1.029	44823
11	1.113	48461
12	1.212	52726
28	2.688	128238
29	1.536	66906
30	1.534	66805
31	1.534	66825
32	1.699	74007

1.1613 Acres
Average Lot Size
Phase 1

REM 119,9785 AC
GENEVA PARTNERS, LTD
VOL. 5874, PG. 2850
D.R.C.C.T.

THOMAS ESTES SURVEY,
ABSTRACT No. 298

BUILDABLE AREA

LOT	ACREAGE	SQ. FT.
1	0.694	30216
2	0.488	21275
3	0.488	21275
4	0.666	29014
5	0.488	21260
6	0.488	21260
7	0.488	21272
8	0.480	21241
9	0.564	24558
10	0.679	29576
11	0.624	27184
12	0.400	17495
13	0.462	20151
14	0.538	23437

LOT	ACREAGE	SQ. FT.
1	0.780	33877
2	0.689	30027
3	0.572	24904
4	0.507	22067
5	0.515	22425
6	0.515	22425
7	0.515	22425
8	0.523	22776
9	0.503	21805
10	0.506	22035
11	0.455	19822
12	0.504	21980
13	0.468	20364
14	0.571	24930
15	0.870	37902
16	0.871	37931
17	1.000	43642

LOT	ACREAGE	SQ. FT.
1	0.576	25101
2	0.667	29027

1.1613 Acres
Average Lot Size
Phase 1

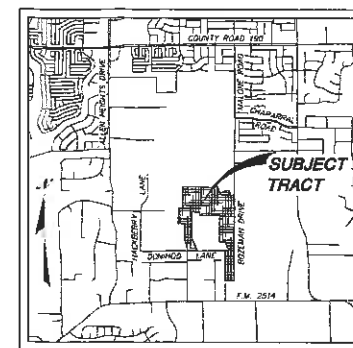
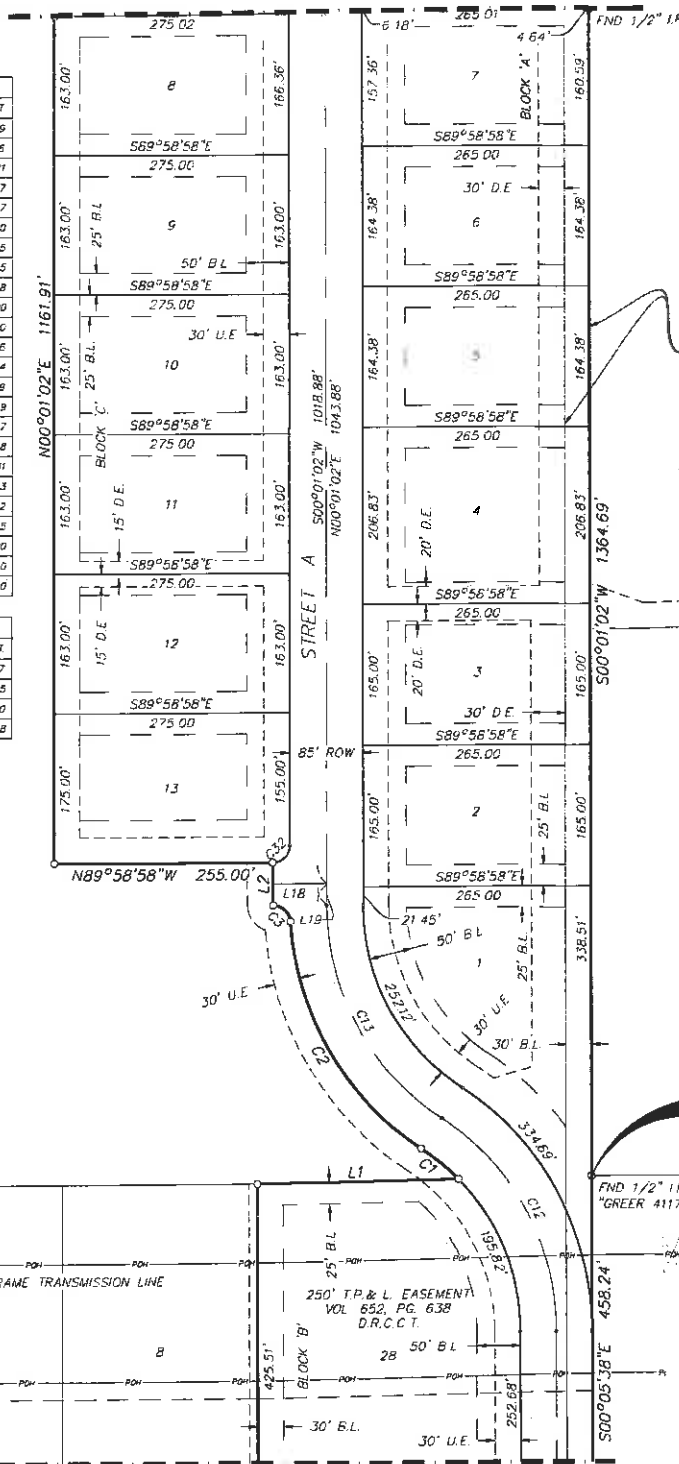
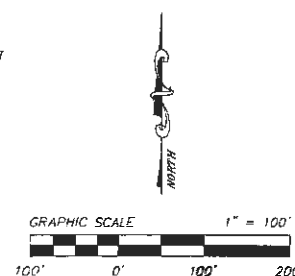
BLOCK 'E'

LOT	ACREAGE	SQ. FT.
1	0.451	19629
2	0.485	21116
3	0.488	21271
4	0.485	21577
5	0.485	21577
6	0.484	21500
7	0.489	21285
8	0.987	42995
9	0.982	43208
10	0.650	28300
11	0.492	21450
12	0.490	21358
13	0.489	21304
14	0.492	21419
15	0.515	22449
16	0.518	22587
17	0.603	26258
18	0.518	22581
19	0.515	22443
20	0.555	24182
21	0.535	23325
22	0.537	23400
23	0.537	23400
24	0.537	23400
25	0.537	23400

LOT	ACREAGE	SQ. FT.
1	0.576	25101
2	0.667	29027

LOT	ACREAGE	SQ. FT.
1	0.576	25101
2	0.667	29027

1.1613 Acres
Average Lot Size
Phase 1

VICINITY MAP
NOT TO SCALE

NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 2366, PG. 861
D.R.C.C.T.

171.126 AC.
PARKER ESTATES ASSOCIATES
VOL. 1801, PG. 915
(PARKER ESTATES)

35.005 AC.
VIJAY K. BHIMANI
ANU V. BHIMANI
20070925001326000
D.R.C.C.T.

REM 25.617 AC.
TRACT 4
MARYLON WILLIAMS
20100409000343190
D.R.C.C.T.

PRELIMINARY PLAT
OF

DONIHOO FARMS, PHASE 1
74 RESIDENTIAL LOTS/ 1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
THOMAS ESTES SURVEY, ABSTRACT No. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

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

Westwood

Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (866) 837-5155 Plano, TX 75093
Survey Firm No. 10074301 westwoodps.com
Westwood Professional Services, Inc.

104.536 ACRES NOVEMBER 19, 2015 0003570 DONIHOO FARMS, PHASE 1

2/3

0003570P.dwg

Legal Description

Danihoo Farms, Phase 1

Being a 104.536 acre tract of land situated in the City of Parker, Collin County, Texas, being a part of the Thomas Estes Survey, Abstract No. 298, and being 1) all of three tracts of land described as Tract A—11.660 acres, Tract B—11.669 acres and Tract C—16.815 acres conveyed to Danihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630000791500 of the Deed Records, Collin County, Texas, 2) a part of the 150.38 acre tract of land conveyed to Danihoo Farms, Ltd. by deed of record in County Clerk File No. 20150630000791540 of said Deed Records, said 104.536 acre tract of land being more particularly described as follows:

Beginning of a 1/2" iron rod with plastic cap stamped "GEER 4177" found at the northwest corner of the 25.617 acre tract of land described in deed to Marylon Williams of record in County Clerk File No. 20100409000343190 of said Deed Records, said rod being the southeast corner of the 119.9785 acre tract of land conveyed to Geneva Partners, LTD by deed of record in Volume 5674, Page 2850 of said Deed Records, the southeast corner of said Tract C and the northeast corner of said Tract A;

Thence South 00°05'38" East with the west line of said 25.617 acre tract, a distance of 458.24 feet to a 1/2" iron rod found at the northwest corner of the 30.00 acre tract of land conveyed to Plano Independent School District by deed of record in Volume 5571, Page 4616 of said Deed Records, said rod being the southwest corner of said 25.617 acre tract;

Thence South 00°07'15" West with the west line of said 30.00 acre tract, a distance of 850.31 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southeast corner of said Tract A;

Thence South 89°19'35" West at 30.0 feet passing the northeast corner of the 6.7998 acre tract of land conveyed to Geoffrey L. Condren by deed of record in County Clerk File No. 1994-0015084 of said Deed Records, and continuing along the north line thereof a total distance of 387.54 feet to the base of a fence corner post found in the east line of Cotton Wood Acres North, an addition to Collin County as shown by plat of record in Volume 6, Page 84 of the Plat Records, Collin County, Texas, said post marking the southwest corner of said Tract A;

Thence North 00°00'00" East with the east line of said Cotton Wood Acres North, a distance of 1,305.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 119.9785 acre tract for the northeast corner of said Cotton Wood Acres North and the northwest corner of said Tract A;

Thence North 88°52'47" East with the south line of said 119.9785 acre tract, a distance of 232.51 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the most southerly southwest corner of said Tract C;

Thence over and across said 119.9785 acre tract with the west line of said Tract C the following calls and distances:

Along a curve to the left having a radius of 257.50 feet and an arc length of 55.60 feet (chord bears North 49°52'27" West, 55.69 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

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

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

North 00°01'02" East at 990.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract C, and continuing over and across said 150.38 acre tract for a total distance of 1,161.91 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence over and across said 150.38 acre tract the following calls and distances:

South 89°19'02" West a distance of 600.04 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

North 85°37'15" West a distance of 346.93 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 00°01'02" West at 340.64 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the south line of said 150.38 acre tract for the northeast corner of said Tract B, and continuing over and across said 119.9785 acre tract with the east line of said Tract B for a total distance of 1,148.84 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence South 23°10'07" East continuing over and across said 119.9785 acre tract with the east line of said Tract B, a distance of 592.61 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said Cotton Wood Acres North for the southeast corner of said Tract B;

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

Thence South 00°59'30" East along the south line of said 119.9785 acre tract, a distance of 3.93 feet to a round 1/2" iron rod;

Thence South 89°05'18" West continuing along said south line, a distance of 34.19 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Tract B;

Thence over and across said 119.9785 acre tract with the west line of said Tract B the following calls and distances:

North 00°07'04" West a distance of 100.35 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 475.00 feet and an arc length of 236.83 feet (chord bears North 14°24'05" West, 234.39 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the right having a radius of 525.00 feet and an arc length of 263.00 feet (chord bears North 14°20'03" West, 260.26 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East a distance of 606.55 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 89°58'58" West a distance of 275.00 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 00°01'02" East at 165.00 feet passing a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the north line of said 119.9785 acre tract for the northwest corner of said Tract B and continuing over and across said 150.38 acre tract for a total distance of 493.25 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Thence over and across said 150.38 acre tract the following calls and distances:

North 13°45'55" East a distance of 197.47 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 275.00 feet and an arc length of 99.53 feet (chord bears South 80°21'24" East, 98.99 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

North 00°48'46" West a distance of 600.00 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northwest corner of the herein described 104.536 acre tract;

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

Along a curve to the right having a radius of 2,600.00 feet and an arc length of 459.42 feet (chord bears South 85°39'46" East, 458.82 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

Along a curve to the left having a radius of 800.00 feet and an arc length of 371.58 feet (chord bears North 86°05'34" East, 366.25 feet) to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

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

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

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

North 78°10'23" East a distance of 71.85 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

South 21°16'49" East a distance of 269.01 feet to a set 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS";

North 68°43'11" East a distance of 159.38 feet to a 5/8" iron rod with yellow plastic cap stamped "WESTWOOD PS" set in the west line of the 171.126 acre tract of land conveyed to Parker Estates Associates by deed of record in Volume 1901, Page 915 of said Deed Records (formerly known as Parker Estates recorded in Cob A, Page 196), said rod being the northeast corner of the herein described 104.536 acre tract;

Thence South 00°10'07" East with said west line, a distance of 1,061.41 feet to a 1/2" iron rod found at the northeast corner of said 119.9785 acre tract and said Tract C;

Thence South 00°01'02" West continuing with said west line, passing the northwest corner of the 35.005 acre tract of land conveyed to Vijay K. Bhimani and Anu V. Bhimani by deed of record in County Clerk File No. 20070925001326000 of said Deed Records, and continuing along the west line thereof a total distance of 1,364.69 feet to the Point-of-Beginning and containing 104.536 acres or 4,553,580 square feet of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

WITNESS MY HAND AT _____ TEXAS this the _____ day of _____, 2015

DONIHOO FARMS, LTD., a Texas limited partnership

By: Stephen L. Salimon, Manager

STATE OF TEXAS)
COUNTY OF DALLAS)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This _____ day of _____, 2015

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Parker, Texas

Date

APPROVED AND ACCEPTED

Mayer, City of Parker, Texas

Date

NOTES)

The bearings shown hereon are created from actual field surveys, NAD83 Texas North Central Zone (4202), Grid Bearings & Ties to shown control monuments

Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and is subject to penalties imposed by law.

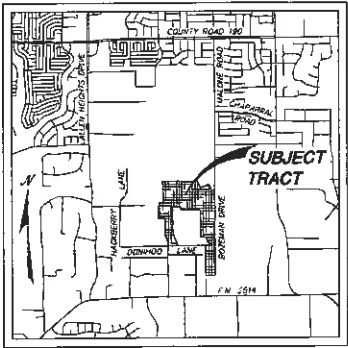
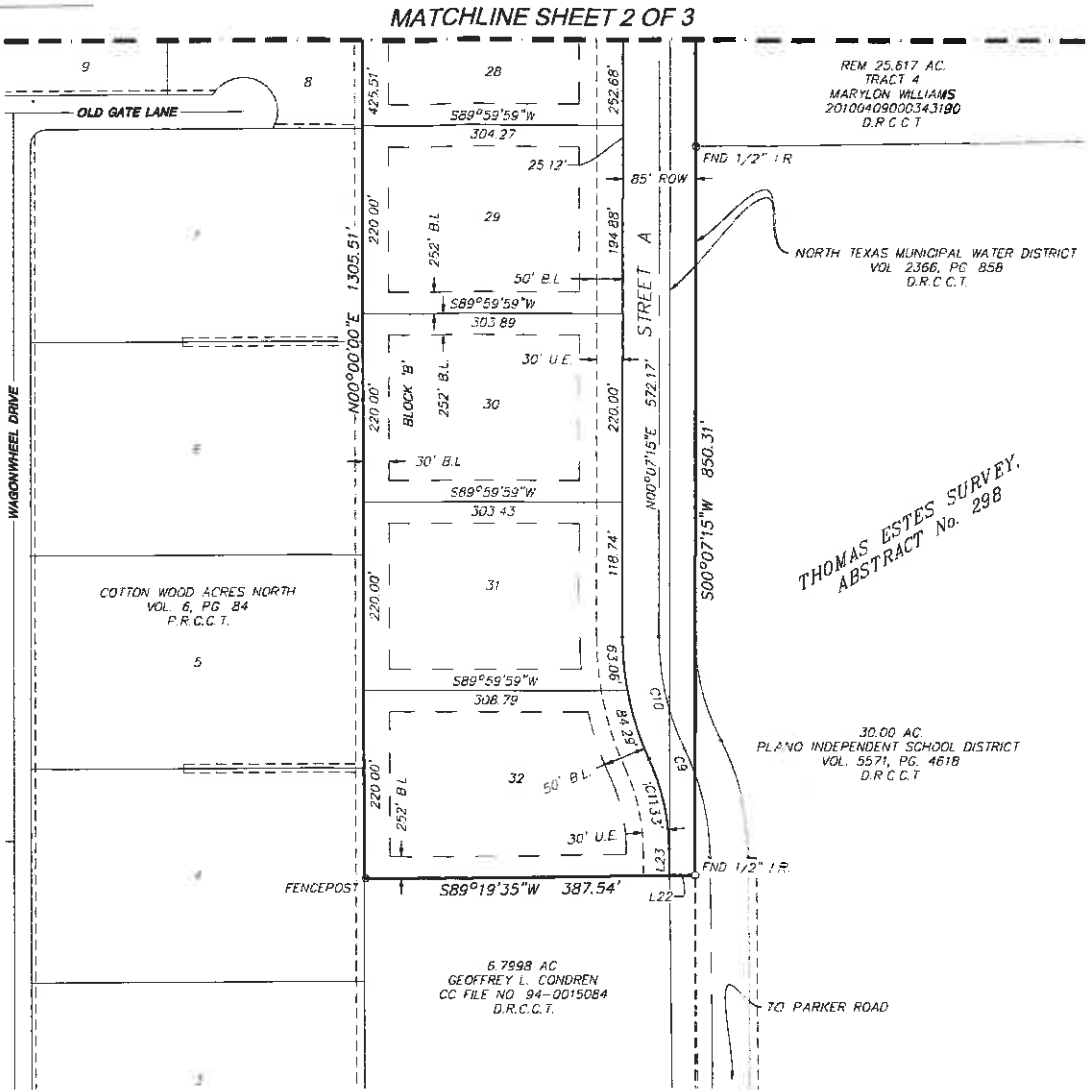
The undersigned, the City Secretary of the City of Parker, hereby certifies that the foregoing Final plat of DONIHOO FARMS, PHASE 1, a subdivision or addition to the City of Parker was submitted to the City

Council on this _____ day of _____, 2015, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the

approval thereof by signing his name herein above subscribed WITNESS my hand this _____ day of

_____, 2015

City Secretary
City of Parker, Texas



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT
OF
DONIHOO FARMS, PHASE 1
74 RESIDENTIAL LOTS/1 OPEN SPACE LOT
104.536 ACRES
OUT OF THE
THOMAS ESTES SURVEY, ABSTRACT No. 298
IN THE
CITY OF PARKER, COLLIN COUNTY, TEXAS

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

Westwood

PROJ. 15140-478-4840 2740 North Dallas Parkway, Suite 100
Tel No. (972) 997-5180 Plano, TX 75094
Survey Firm No. 100743901 Westwoodps.com
Westwood Professional Services, Inc.



Council Agenda Item

Budget Account Code:	Meeting Date: December 15, 2015
Budgeted Amount:	Department/ Requestor: Council
Fund Balance-before expenditure:	Prepared by: Water Rate Review Committee Chair Brooke Asiatico
Estimated Cost:	Date Prepared: December 11, 2015
Exhibits:	1. Water Rate Committee Water Rate Recommendations and General Comments 2. PowerPoint

AGENDA SUBJECT

WATER RATE REVIEW COMMITTEE RECOMMENDATIONS

SUMMARY

POSSIBLE ACTION

Approve, Table, Deny

Inter - Office Use			
Approved by:			
Department Head/ Requestor:		Date:	
City Attorney:		Date:	
City Administrator:	<i>Iffy Ray</i>	Date:	12/11/15



December 1, 2015

**The Honorable City Council
Parker, Texas**

Water Rate Committee Water Rate Recommendations and General Comments

The Parker Water Rate Committee has formally met several times over the previous two months following its creation, in order to gather and review data and information, receive input from citizens, discuss water rates and related issues with neighboring cities, and deliberate upon recommendations to be made to the Parker City Council relative to the 2015 City of Parker water rates previously adopted in Ordinance No. 720, on January 22, 2015.

At its meeting on November 18, 2015, the Water Rate Committee unanimously approved the attached Recommendations to City Council. These will be presented in full for your review, deliberation, and considered actions forward at the next City Council Meeting to be held on December 8, 2015.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Brooke Asiatico'.

Brooke Asiatico
Parker Water Rate Committee Chair

ATTACHMENT: Parker Water Rate Committee Recommendations to City Council Presentation



**Parker Water Rate Committee
Recommendations to City Council**

December 8, 2015

General Comments

- We have not been meeting our water budget.
 - For the previous two years, the Water Department budget has been in the red by a combined \$500,000+.
 - We also do not presently have water improvements in this budget which sorely needs to be addressed.
 - Additionally, we will continue to have debt service payments (bonds).
 - NTMWD estimates continued increases of 5 – 10% per year for the foreseeable future.
- A flat rate of \$7.66 per 1,000 gallons used would be required if Parker only sells as little as it did last year versus \$4.82 per 1,000 gallons if we sell our NTMWD take-or-pay minimum, so some incentive needs to be built into reaching our maximum without going over.
- So, revenues had to rise earlier this year when the rates were changed to meet the water department budget deficit.



General Recommendations

- Consider the following:
 1. Consider alternative billing options that water users can opt into, including, but not limited to, electronic billing or full-page billing with envelopes.
 2. Communication educating the citizens on their billing (e.g., WaterMyYard.org (or comparable site) for conservation tips; Texas A&M landscape water calculator)
 3. Additional bond programs for additionally necessary water infrastructure improvements
 4. Adopt a watering schedule for the spring and summer months to contribute to conservation.
 5. Ordinances requiring developers to install drought-resistant, Texas-friendly landscaping and simple-to-use irrigation panels; OR a surcharge on their plantings, paid by the homeowner or homebuilder
 6. Work in cooperation with other NTMWD customer and member cities which are subject to take-or-pay minimum contracts with the NTMWD, where beneficial to Parker.



Water Rate Recommendations

1. Commission a Water Rate Study from Dan Jackson (or similar) to provide 2 or 3 water rate proposals from which to choose which address the following critical concerns:
 - a. Anticipated additional developer revenues from impact fees recommended;
 - b. NTMWD Take-Or-Pay Contract “minimum” and how member cities and other customer cities are addressing;
 - c. The City of Parker paying its water usage costs;
 - d. Anticipated increases over the next 5 – 10 years (per NTMWD rate increases);
 - e. The minimum amount of water to operate a household, and to keep landscaping alive and green during hottest months;
 - f. Keeping in mind that current budget divided by lowest Parker consumption (361mm) = \$7.66 per 1,000 gallons, create a 4-tiered rate structure allowing the historical data of consumption to be the guide for precision of these recommended tiers:
 - Consumers of the least amount of water per month (base rate) (0 – 4,000);
 - Consumer-conservers (4,001 – 50,000);
 - Mid-range consumers (50,001 – 80,000);
 - Smallest number of consumers of the MOST amount of water per month (over 80,000 gallons) historically; and/or
 - Consider surcharge options that apply seasonally.



Water Rate Recommendations (Continued)

- g. The City of Parker's citizen philosophy of country living near the city;
 - h. If Take-or-Pay system remains our only option, the rate structure should encourage conservation to not raise our take-or-pay future minimum, while also building in an incentive for achieving the sale of most of our take-or-pay water.
 - i. Neighboring cities water rates (within the NTMWD);
 - j. Alternatively, consider an option that is based on a flat rate structure (cost per 1,000 gallons used) per meter in Parker of allowed usage per year based on take-or-pay minimum as the denominator, with any overage from the user charged a significant surcharge.
2. Begin to bill on a specific and definitive date each month consistently for as close to a 30-day billing period as possible (e.g., the last Friday of each month, etc.) to prevent pushing consumers into higher tiers in longer billed months. With only 75 meters left to "go digital" out of 1,450 (only 5% of total), we should begin monthly digital readings now for billing;



Water Rate Recommendations (Continued)

3. Review and consider economical and efficient options for averaged Water Dept. billing and implement it – the consumers of the least and most amounts of water (and everyone in between) will appreciate the option;
4. Regular rate increases are necessary to avoid sudden rate hike shock.
5. Upon receipt of Water Rate Study commissioned, have Water Rate Committee review the proposed alternatives to ensure objectives noted above were met (and structure the commissioned contract this way) for any final changes prior to City Council consideration of new Rate Tier Structure.
6. Consider top tier rates or surcharge to any water user within the ETJ, following any safe harbor Water Rate Study completed.



Water Rate Committee

Members: Brooke Asiatico
 Brian Deaver
 Scott Levine
 Z Marshall

City Staff Assisting: Johnna Boyd
 Jeff Flanigan



**CITY COUNCIL
FUTURE AGENDA ITEMS**

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
2015			
TBD	Create a comprehensive zoning ordinance review committee	Council	discussion requested 3/17
TBD	Discuss what materials may be transported through the City	Pettle	discussion
TBD	Annual Codification Supplement	C'Sec	February
TBD	2015-2016 City Fee Schedule		Removed from 12082015 Agenda
December	Subdivision Revisions	Shepherd	
2016			
Jan., Apr., July., Oct,	Republic Waste Report		REQUIRED PER ORDINANCE AND AGREEMENT.
January 5, 2016	Trash Contract	Shepherd	Removed from 12/15/2015 agenda
January-February	Outdoor Alert/Alarm System	Stone/Flanigan	reqstd 5/19 meeting; 11/10 Annual Planning Ses.
January-February	Allen Heights/Springhill Road Construction and Drainage	Flanigan	Added 12/04/2015
January-February	Weather Station	Flanigan	11/10 Annual Planning Session
January-February	Moss Ridge Drainage	Flanigan	11/10 Annual Planning Session
March 30, 2016	Collin County Election Contract	City Secretary	Annual
March-April	Board Appointment Ord. 2013-433 Update	Flanigan	Added 12/04/2015

**CITY COUNCIL
FUTURE AGENDA ITEMS**

MEETING DATE	ITEM DESCRIPTION	CONTACT	Notes
March-April	Charter Committee	Flanigan	Added 12/04/2015
May 1, 2016	ASSC Annual Membership Dues	Finance	Annual membership fee