AGENDA

CITY COUNCIL REGULAR MEETING

JUNE 20, 2023 @ 7:00 PM

Notice is hereby given the City Council for the City of Parker will meet on Tuesday, June 20, 2023, at 7:00 P.M. 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

i. CITY HALL CLOSED – MONDAY, JULY 3, 2023
CITY HALL CLOSED – TUESDAY, JULY 4, 2023
CITY COUNCIL (CC) – TUESDAY, JULY 4, 2023, 7 PM – CANCELED – DUE TO JULY 4TH HOLIDAY
PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, JULY 12, 2023, 6 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.**

1. APPROVAL OF MEETING MINUTES FOR JUNE 6, 2023.

INDIVIDUAL CONSIDERATION ITEMS

2. CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES, PHASE 5 FINAL PLAT, INCLUDING VACATING THE PLAT OF PARKER ESTATES, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 10, PAGE 28 OF THE MAP OR PLAT RECORDS OF COLLIN COUNTY, TEXAS.
3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 845 MAKING MODIFICATIONS TO THE PUBLIC SAFETY COMMITTEE COMPOSITION.
4. CONSIDERATION, DISCUSSION, AND/OR APPROPRIATE ACTION ON A RESOLUTION NO 2023-739 REGARDING APPROVAL OF THE 2022-2023 INVESTMENT POLICY.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-740 MAKING APPOINTMENTS TO THE WEBSITE DEVELOPMENT SUBCOMMITTEE.
6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-741 MAKING AN APPOINTMENT TO THE PLANNING AND ZONING (P&Z) COMMISSION ALTERNATE 3 POSITION FOR THE REMAINDER OF THE TERM TO NOVEMBER 30, 2023.

ROUTINE ITEMS

7. UPDATE(S):

FM2551

NEWSLETTER COMMITTEE

ANY ADDITIONAL UPDATES

MONTHLY/QUARTERLY REPORTS

May 2023 - Building Permit/Code Report

May 2023 – Court Report

May 2023 – Finance (monthly financials) Report

May 2023 – Website (PIWIK) Report

DONATION(S)

8. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between $0 - $500)

Tim and Cyndi Daugherty donated chips, cliff bars and apple sauce packs valued at $45 to the Police Department.

Chip and Linda Justice donated Tiff's Treats cookies valued at $100 to the Police Department.

FUTURE AGENDA ITEMS

9. FUTURE AGENDA ITEMS

WORKSHOP

10. BRUSH TRUCK

EXECUTIVE SESSION START TO FINISH - Pursuant to the provisions 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 June 16, 2023, 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:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	ACA/CS Scott Grey
Estimated Cost:	Date Prepared:	June 12, 2023
Exhibits:	**None**	

AGENDA SUBJECT

CITY HALL CLOSED – MONDAY, JULY 3, 2023

CITY HALL CLOSED – TUESDAY, JULY 4, 2023

CITY COUNCIL (CC) – TUESDAY, JULY 4, 2023, 7 PM – CANCELED – DUE TO JULY 4TH HOLIDAY

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, JULY 12, 2023, 6 PM

SUMMARY

Please review information provided.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

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 Grey
Estimated Cost:		Date Prepared:	June 12, 2023
Exhibits:	**Proposed Minutes**		

AGENDA SUBJECT

APPROVAL OF MEETING MINUTES FOR JUNE 6, 2023.

SUMMARY

Please review the attached minutes. If you have any questions, comments, and/or corrections, please contact the City Secretary at PGrey@parkertexas.us prior to the City Council meeting.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

CITY OF PARKER

MINUTES

CITY COUNCIL MEETING

JUNE 6, 2023

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 Michael Slaughter and Councilmembers Todd Fecht (arrived at 6:35 p.m.), Terry Lynch, Amanda Noe and Jim Reed were present.

Staff Present: City Administrator Luke Olson, Asst. City Administrator/City Secretary Patti Scott Grey, Finance/Human Resources Director Grant Savage, City Attorney Amy J. Stanphill, Public Works Director Gary Machado, Fire Chief Mike Sheff, and Police Chief Kenneth Price

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 6:02 p.m.

RECONVENE REGULAR MEETING.

Mayor Lee Pettle reconvened the meeting at 6:44 p.m.

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

No action was taken.

PLEDGE OF ALLEGIANCE

AMERICAN PLEDGE: Ellis "Skip" Cave led the pledge.

TEXAS PLEDGE: Ed Standridge 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.**

PROPOSED

Ellis "Skip" Cave, 4407 Springhill Estates Drive, spoke in regard to **GFORGOV™** (IT Services). [See Exhibit 1 – Ellis "Skip" Cave's handout, dated June 6, 2023.]

ITEMS OF COMMUNITY INTEREST

Mayor Pettle reviewed the upcoming Community Interest item below:

PARKS AND RECREATION COMMISSION (P&R) – WEDNESDAY, JUNE 14, 2023, 5 PM

PROCLAMATION

This item was removed from tonight's agenda.

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.**

1. APPROVAL OF MEETING MINUTES FOR MAY 23, 2023.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON CANCELING THE JULY 4, 2023 REGULAR CITY COUNCIL MEETING, DUE TO JULY 4TH HOLIDAY.

   MOTION: Councilmember Lynch moved to approve consent agenda items 1 and 2 as presented. Councilmember Reed seconded with Councilmembers Fecht, Lynch, Noe, Reed, and Slaughter voting for the motion. Motion carried 5-0.

INDIVIDUAL CONSIDERATION ITEMS

3. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-734 APPROVING THE ADOPTION OF THE BIRKHOFF CONTRACT WATER IMPACT ANALYSIS.

   MOTION: Mayor Pro Tem Slaughter moved to approve Resolution No. 2023-734 approving the adoption of the Birkhoff Water Impact Analysis contract, not to exceed $24,368. Councilmember Amanda Noe seconded with Councilmembers Fecht, Lynch, Noe, Reed, and Slaughter voting for the motion. Motion carried 5-0.

4. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-735 APPOINTING A CAPITAL IMPROVEMENTS ADVISORY COMMITTEE REGARDING THE DEVELOPMENT OF A WATER IMPACT FEE.

   MOTION: Councilmember Reed moved to approve Resolution No. 2023-735 appointing a Capital Improvements Advisory Committee regarding the development of a water impact fee. Councilmember Lynch seconded with Councilmembers Fecht, Lynch, Noe, Reed, and Slaughter voting for the motion. Motion carried 5-0.

5. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-736, UPDATING RESOLUTION NO. 2022-701 (COURT OFFICIALS).

   MOTION: Mayor Pro Tem Slaughter moved to approve Resolution No. 2023-736, updating Resolution No. 2022-701 (Court Officials) and replacing former City Attorney Trey Lansford with current City Attorney Amy J. Standphill for the City's Alternate Prosecuting Attorney. Councilmember Reed seconded with

PROPOSED

Councilmembers Fecht, Lynch, Noe, Reed, and Slaughter voting for the motion. Motion carried 5-0.

6. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-737 CONFIRMING INVESTMENT OFFICERS, CERTAIN INVESTMENT OFFICALS, AND REPLACING AN INVESTMENT OFFICIAL.

   Mayor Pro Tem Slaughter nominated Councilmember Terry Lynch. Councilmember Fecht seconded. Councilmember Lynch was asked if she was willing to serve. Mrs. Lynch said yes. No additional nominations were made. Councilmembers Fecht, Lynch, Noe, Reed, and Slaughter voted for the nomination. Carried 5-0.

   MOTION: Mayor Pro Tem Slaughter moved to approve Resolution No. 2023-737 confirming investment officers, certain investment officials, and replacing former Councilmember/Investment Official Cindy Meyer with Councilmember Terry Lynch. Councilmember Noe seconded with Councilmembers Fecht, Lynch, Noe, Reed, and Slaughter voting for the motion. Motion carried 5-0.

7. DISCUSSION, CONSIDERATION, AND ACTION ON RESOLUTION NO. 2023-738 AUTHORIZING THE MAYOR OF PARKER TO EXECUTE A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, PROVIDING FOR THE AMENDMENT OF RESOLUTION 2021-691 OF THE CITY COUNCIL OF THE CITY OF PARKER AUTHORIZING OFFICIAL BANKING SIGNATURES.

   MOTION: Mayor Pro Tem Slaughter moved to approve Resolution No. 2023-738 authorizing the Mayor of Parker to execute a resolution of the City of Parker, Collin County, Texas, providing for the amendment of Resolution No. 2021-691 of the City Council of the City of Parker authorizing official banking signatures. Councilmember Reed seconded with Councilmembers Fecht, Lynch, Noe, Reed, and Slaughter voting for the motion. Motion carried 5-0.

ROUTINE ITEMS

8. UPDATE(S):

   FM 2551

   City Administrator Luke Olson and Director of Public Works Gary Machado said the City of Parker's water lines were damaged by Texas Department of Transportation (TxDot) workers along Dillehay Drive. The lines have been repaired. Mr. Olson indicated TxDot continues to have problems with delivery of materials, which has slowed the project. Mr. Olson and Mr. Machado voiced concern the project's start date could be September or possibly later.

   ANY ADDITIONAL UPDATES

   PLANNING SESSION – Mayor Pettle asked Council to send their short and long availability to City Administrator Olson and/or Assistant City Administrator/City Secretary Scott Grey so the Planning Session and other workshops may be scheduled.

DONATION(S)

PROPOSED

9. ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between $0 - $500).

   The Terrell's donated one (1) case of soft drinks (total) valued at $15 to the Police & Fire Departments.

   Sam and April Loera donated Gatorade, snack cookies and nuts valued at $25.00 to the Police Department.

   Mayor Pettle, on behalf of herself, City Council, and City Staff, thanked the donors for their kind and generous donations.

FUTURE AGENDA ITEMS

10. FUTURE AGENDA ITEMS

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

    Mayor Pro Tem Slaughter requested a Public Safety Committee update be placed on the Future Agenda Items. Mayor Pettle said the item should be on the June 20, 2023 City Council agenda.

    Councilmember Amanda Noe requested Capital Improvement Plan (CIP) Workshop be scheduled in the near future. Council agreed.

    Council was asked to send their availability to Mr. Olson and Ms. Scott Grey so those meetings could be scheduled.

    Hearing no additional requests, Mayor Pettle encouraged everyone to email her any additional requests. She noted there would be a workshop on Tuesday, June 13, 2023 for Texas Open Meeting Act, Ethics, and Cybersecurity training and the next regularly scheduled meeting would be Tuesday, June 20, 2023.

ADJOURN

Mayor Lee Pettle adjourned the meeting at 7:23 p.m.

APPROVED:

_____
Mayor Lee Pettle

ATTESTED:

Approved on the __20th__ day

of ____June_____, 2023.

_____
Patti Scott Grey, City Secretary

PROPOSED

6/6/2023

EXHIBIT 1

GforGov™ allows government bodies:

- MORE EFFICIENT USE OF MONEY
- HARDENED DATA SECURITY
- DISASTER-PROOF OPERATIONS
- STREAMLINED WORKFLOWS
- IMPROVED WORKER PRODUCTIVITY
- BETTER SERVICES TO THE COMMUNITY

GforGov™ is not a single application, but rather a set of tools which enable cities and counties to work anytime, anywhere, on any device without locking them into siloed solutions or unnecessary costs. The core elements of GforGov™ are Google Workspace, Chrome Devices, the browser and the mobile device.

Google Workspace

Google Workspace for Government

GforGov™ helps cities and counties take advantage of Google Workspace offering data migration, training, management and optimization services.

- PROFESSIONAL EMAIL
- SHARED CALENDARS
- DOCUMENT STORAGE
- COLLABORATIVE APPS
- EDISCOVERY
- RETENTION COMPLIANCE

THE MOST DAMAGING PHRASE IN THE LANGUAGE IS:
"IT'S ALWAYS BEEN DONE THAT WAY."
GRACE HOPPER

Unified Communication Platform

With GforGov™, all of a city's or county's communications can be integrated into a single secure platform.

- GOVERNMENT WEBSITES (CITY, COUNTY, VISITOR, LIBRARIES, EDC, MORE...)
- EMAIL
- CALENDAR
- DOCUMENTS
- MESSAGING
- COLLABORATIVE APPS
- VIRTUAL MEETINGS
- EMPLOYEE INTRANETS
- KIOSKS
- VOIP PHONE
- CHROME DEVICES
- SINGLE SIGN ON (SSO)
- VIRTUAL WINDOWS DESKTOPS

Process Automation

GforGov™ process automation makes city and county employees more efficient and reduces costs associated with printing and scanning by streamlining processes in a manner that reduces human effort and reliance on paper.

- AGENDAS AND MINUTES
- WORK ORDERS
- OPEN RECORDS
- DIGITAL SIGNATURES
- APPLICATIONS AND REGISTRATIONS
- BOARD VOLUNTEER MANAGEMENT
- PERMIT MANAGEMENT
- FACILITY RESERVATIONS
- INTERNAL SURVEYS
- STREET ASSESSMENTS

Digitized Documents Process

1. Define document retention schedule.
2. Scan retained documents.
3. Store documents in server or cloud.
4. MS mail or Gmail
   a. Gmail – E-discovery, Collaboration.
   b. Gmail – Auto-backup

Professional Websites:

GforGov™ websites are designed to help government entities such as cities and counties be more transparent to the public, make it easie: for their constituents to conduct business, save employees time and reduce unnecessary operational costs.

- ONE PLATFORM - ALL WEBSITES (CITY, VISITOR, LIBRARIES, EDC, MORE...)
- PROFESSIONAL LOOK
- NO HASSLE WEBSITE MANAGEMENT
- SECURE HOSTING
- PART OF A UNIFIED COMMUNICATION PLATFORM
- ADA COMPLIANT

JOHN ROUNSAVALL
FINANCE DIRECTOR
CITY OF TERRELL

"From our public website to our departmental processes, Cave Consulting has been systematically finding ways to save us time and money using cloud-based applications that require only a browser or mobile device."

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 Gary Machado
Estimated Cost:		Date Prepared:	June 12, 2023
Exhibits:	1. John W. Birkhoff, P.E., letter 2. Development Application 3. Waiver w/Fee receipt 4. Final Plat 5. Development Agreement		

AGENDA SUBJECT

CONSIDERATION OF AND/OR ANY APPROPRIATE ACTION ON WHITESTONE ESTATES, PHASE 5 FINAL PLAT, INCLUDING VACATING THE PLAT OF PARKER ESTATES, AN ADDITION TO THE CITY OF PARKER, COLLIN COUNTY, TEXAS, RECORDED IN VOLUME 10, PAGE 28 OF THE MAP OR PLAT RECORDS OF COLLIN COUNTY, TEXAS.

SUMMARY

Please review the information provided for Whitestone Estates, Phase 5 Final Plat, including vacating the plat of Parker Estates, an addition to the City of Parker, Collin County, Texas, recorded in Volume 10, Page 28 of the Map or Plat Records of Collin County, Texas, an addition to the City of Parker, George W. Gunnel Survey, Abstract No. 350, and The Heirs of Thomas Estes Survey, Abstract No. 298, in the City of Parker, Collin County, Texas.

On May 25, 2023, P&Z Commission recommended Whitestone Estates, Phase 5 Final Plat contingent upon John Birkhoff's letter, dated May 4, 2023, preliminary punch list be completed.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use			
Approved by:	Enter Text Here		
Department Head/ Requestor:	Gary Machado	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
Public Work Director	Luke B. Olson	Date:	06/16/2023

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

11910 Greenville Ave., Suite 600 Dallas, Texas 75243 Phone (214) 361-7900 www.bhcllp.com

JOHN W. BIRKHOFF, P.E.
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.
CRAIG M. KERKHOFF, P.E, CFM
JUSTIN R. IVY, P.E.
COOPER E. REINBOLD, P.E

May 4, 2023

Mr. Gary Machdo
Director of Publics Works
5700 East Parker Road
Parker, Texas 75002

Re: Whitestone 5&6
Preliminary Punch List

Dear Mr. Machado:

On Wednesday May 3, 2023, we accompanied you on an inspection of the Whitestone Phase 5&6 subdivision project, we noted the following:

1. All large rocks in the drainage channels need to be removed. The City told your contractor to remove the rocks before they placed the erosion mat. All rocks greater than 2 inches must now be removed and the areas filled with topsoil and vegetation established.
2. On a number of fire hydrants the lower portion the silver paint is flaking off. The hydrants were not properly repaired prior to painting. The areas that paint is flaking must be cleaned, solvent wiped, and coating applied. The pipe between the bottom flange and the concrete pad that is not painted must be properly repaired and coated. The concrete pad needs to be protected from paint drips.
3. All debris such as franchise utility material, rebar, concrete etc. need to be cleaned from all streets.
4. All joints with minor pup outs from the concrete sawing need to be chipped out and sealant placed.
5. The slabs placed where leave outs were placed, need to be removed and replaced. Those slabs are cracked. Once removed the subgrade needs to be wet prior to placing concrete and while the concrete is still green the sawed dummy joints need to be cut. The approved mix design for the streets must be used for the repoured slabs.
6. Areas around the concrete rip rap that has washed need to be backfilled with moist soil and compacted into place.
7. Where franchise utilities construction is taking place the channel side slopes need to be reestablished and vegetated.
8. Many of the valve stack pads after construction did not establish the slope of the channel on the side opposite the street. The side slope of the channels need to be established along with vegetation.
9. Five-foot shoulders need to be established in accordance with the construction plans. Once constructed to plan many of the valve pads will work themselves out.
10. Complete electrical termination at street lights.
11. There are many patches placed in the concrete. What material was used to make the repair and was it approved by the city? What method was used to make the patch?
12. The precast sloping headwall needs to have the joint between the precast headwall and the pipe grouted.
13. The precast headwall lifting lugs need to be cleaned, plastic form removed and grouted.

14. The Channel along Windsor Way has dirt humps under the curlex. Grade the side slope to be in accordance with the plans.
15. The Channel along Windsor the channel on northside had sloughed into the center of channel. The side slope must be established, and the fill properly compacted into place.
16. A portion of the silt fence is in need of repair at the franchise utility construction area.
17. The channel downstream of the headwall at Somerset and Richmond headed to the pond needs to be graded compacted and vegetation established.
18. Silt in the pond needs to be removed at the storm sewer pipe outfall.
19. Along Richmond's west channel line there are low points in the channel flowline.
20. Fire hydrant and valve pad along Richmond north of Sandhurst, the pad is cracked and needs to be replaced.
21. On the northside of the pond the slope above the headway is near vertical. The slope needs to be established and the area vegetated.
22. The disturbed area north of the pond needs to be vegetated. Silt fence needs to be erected to keep silt from the pond.
23. The light fixture at the end of Kent Court is not plumb and the fixture is missing.
24. The channel on the south side of Kent Court needs to be properly graded and vegetated.
25. The box culvert at Belvedere needs to be cleaned out. The disturbed area north of culverts needs to be vegetated.
26. The sidewalk along Belvedere had redwood joints protruding above the surface and these need to be level to the top of the sidewalk pavement.
27. The curb transition from 6-inch curb to no curb that has a scab patch needs to be cut out and new curb and gutter placed or a new doweled on curb needs to be constructed. Provide detail for doweled on curb option.
28. The nuts and washers on the bridge railing need to be replaced with stainless steel washers and nuts. The cut anchor stud needs the cut epoxy coated.
29. The exposed dowel bars at the sidewalk end are not level. Contractor stated they are bent. Dowels need to be plumb. The exposed dowels need to be protected from corrosion. Suggest asphalt be place to seal and provide protection to the dowels.
30. The ends of the sidewalk east and wet needs to have ADA ramps down to natural ground or have barricades erected. If the sidewalk is less than 5 feet wide, they need to be widen to 5 feet at the ends to allow a turnaround.
31. At Lincoln and Berkshire there is a slop failure at the rip rap. The slope needs to be properly graded and vegetated.
32. Along Lincoln there is a bad joint, appears to be aa construction joint. The joint needs to be removed and repaired.

We are available at your convenience to discuss any questions you may have on our comments.

Sincerely,

John W. Birkhoff, P.E.

PAPE-DAWSON ENGINEERS

April 14, 2023

RECEIVED
APR 14 2023
By PSkinner

City of Parker
c/o Gary Machado
Public Works Director
5700 Parker Road,
Parker, Texas 75002

RE: Whitestone – Phase 5 Addition
Construction Completion Confirmation

Mr. Machado,

Construction of the Whitestone – Phase 5/6 Addition to the City of Parker is now complete. It is our determination that all the Lots and subdivision improvements in Phase 5 of the Subdivision have been inspected to be in conformance with the subdivision development plans and specifications for Phase 5/6 of the Subdivision and are free from visible or detectable defect and/or deficiency. I have attached the following documents for your review and confirmation.

- Final Plat & Development Application
- Record Drawings, including contractor notations and trail plan
- Roadway ditch survey confirmations of roadway shoulder and slopes.
  - *Note: all shoulders are minimum 5 feet in width with a slope of 2:1 or less*
- Drainage Channel survey confirmations.
  - *Note: all drainage channel slopes are 4:1 or less*
- Ditch Flowline Exhibit which includes a Culvert Table for each residential lot
- LOMR delivery confirmation from FEMA. LOMR Case Number: 23-06-0949P
- Erosion control has been installed around all headwalls and in all storm sewer flowlines.
- Utility Maintenance Bond from Double R Utilities
- Paving Maintenance Bond from LH Lacy Construction
- Confirmation of Pond Fountain and Aerator installation
- CoServ Gas – Utility Infrastructure Schematic and confirmation that the gas infrastructure has been installed and is pressurized

- GCEC Electric – Utility Infrastructure Schematic and confirmation letter that electric infrastructure has been installed and energized

Also, Testing confirmations for Water Infrastructure, Paving Improvements, Storm Sewer and concrete flatwork (rip rap, headwalls, retaining walls & sloped paving) have been transmitted to the City by Testing Contractor, Alpha Testing.

Upon your confirmation of the above referenced items, please schedule the Whitestone – Phase 5 Final Plat for the next available Planning & Zoning meeting.

We appreciate your assistance.

Thomas Moss, P.E.
Pape-Dawson Engineers, Inc.

DEVELOPMENT APPLICATION
City of Parker, Texas

Date Received

Proposed Name of Subdivision: Whitestone Estates Phase 5

Plat Approval Requested	Filing Fee		Filing Fee
Preliminary Plat	$800.00 + $30/acre	X **Final Plat**	**$800.00 + $30/acre = $6,080**
❑ Site Plan	$300.00 + $25/acre	❑ Minor Plat (5 acres or less)	$500.00 + $100/lot
❑ Replat/Amended	$500.00 plus $15/lot	❑ Development Plat	$300.00 + $30/acre

Physical Location of Property: East 700' of Whitestone Drive along Belvedere Drive (2500' North of Parker Road and Dublin Intersection) (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):
Thomas Estes Survey, Abstract 298 and George W Gunnell Survey, Abstract 350, Collin County, Texas
(Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 175.933 acres Existing # of Lots/Tracts: 95 Lots Existing ORD. 726 (4/21/2015)
If a PD, include the Ordinance with application)

Property Owner's Name: Donihoo Farms, LTD. Phone Number: 214-368-0238

Applicant/Contact Person: Stephen L. Sallman Title: Manager

Company Name: Donihoo Farms, LTD.

Street/Mailing Address: 4040 N Central Expressway, Suite 850 City: Dallas State: Texas Zip: 75204

Phone: 214-368-0238 Fax: 214-368-0812 Email Address: ssallman@warnergroup.com

Engineering Company: Dowdey Anderson & Associates, a Pape Dawson Company

Contact Person: Thomas Moss Title: Project Manager

Street/Mailing Address: 5225 Village Creek Dr., Suite 200 City: Plano State: Texas Zip: 75093

Phone: 972-931-0694 Fax:972-941-8401 Email Address: tmoss@pape-dawson.com

---

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

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, a Notary Public, on this day personally appeared Stephen L. Sallman, Manager of Donihoo Farms, Ltd. the undersigned applicant, who, under oath, stated the following:

"I herby certify that I am the owner, for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Stephen L Sallman
Owner / Agent (circle one)

PRESTON WALHOOD
Notary Public, State of Texas
Comm. Expires 07-18-2025
Notary ID 131212837

SUBSCRIBED AND SWORN TO before me, this the 13th day of April, 2023.

Notary Public in and for the State of Texas: _____

Over

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

SUBMISSIONS. Failure to submit all materials (including three sets of bound engineering plans) to the City with this application will result in delays scheduling the agenda date. Submit twelve (12) FOLDED to 8 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, all City submittal requirements in the Zoning and Subdivision Ordinance (www.parkertexas.us), and any separate submittal policies, requirements and/or checklists that may be obtained from City staff)

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

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

City Contact Information:

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

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

_____ [ ]
Signature Title OFFICIAL SUBMISSION DATE

Fees Paid __$_____ Check # _____ From : _____

P&Z Agenda Date: _____ Action: _____ CC Agenda Date: _____ Action: _____

Current Zoning:_____ Ordinance Number:_____ Date Approved:_____

Staff Comments forwarded to applicant on: _____Revisions Due no later than:_____

Plans routed for review on _____, to:
- ☐ Public Works Director
- ☐ City Engineer
- ☐ Building Official
- ☐ Fire Department

Public Hearing Required: ☐ Yes ☐ No
Paper Notice _____ (date)
Written Notice _____ (date)

Donihoo Farms, Ltd.
4040 N Central Expwy
Suite 850
Dallas, TX 75204

Bank of Texas
Dallas, Texas
32-1432/1110

1476

April 13, 2023

PAY TO THE ORDER OF City of Parker $ 6,080.00

Six Thousand Eighty and no/100 ---------- DOLLARS

MEMO Final Plat Application - Whitestone 5

AUTHORIZED SIGNATURE

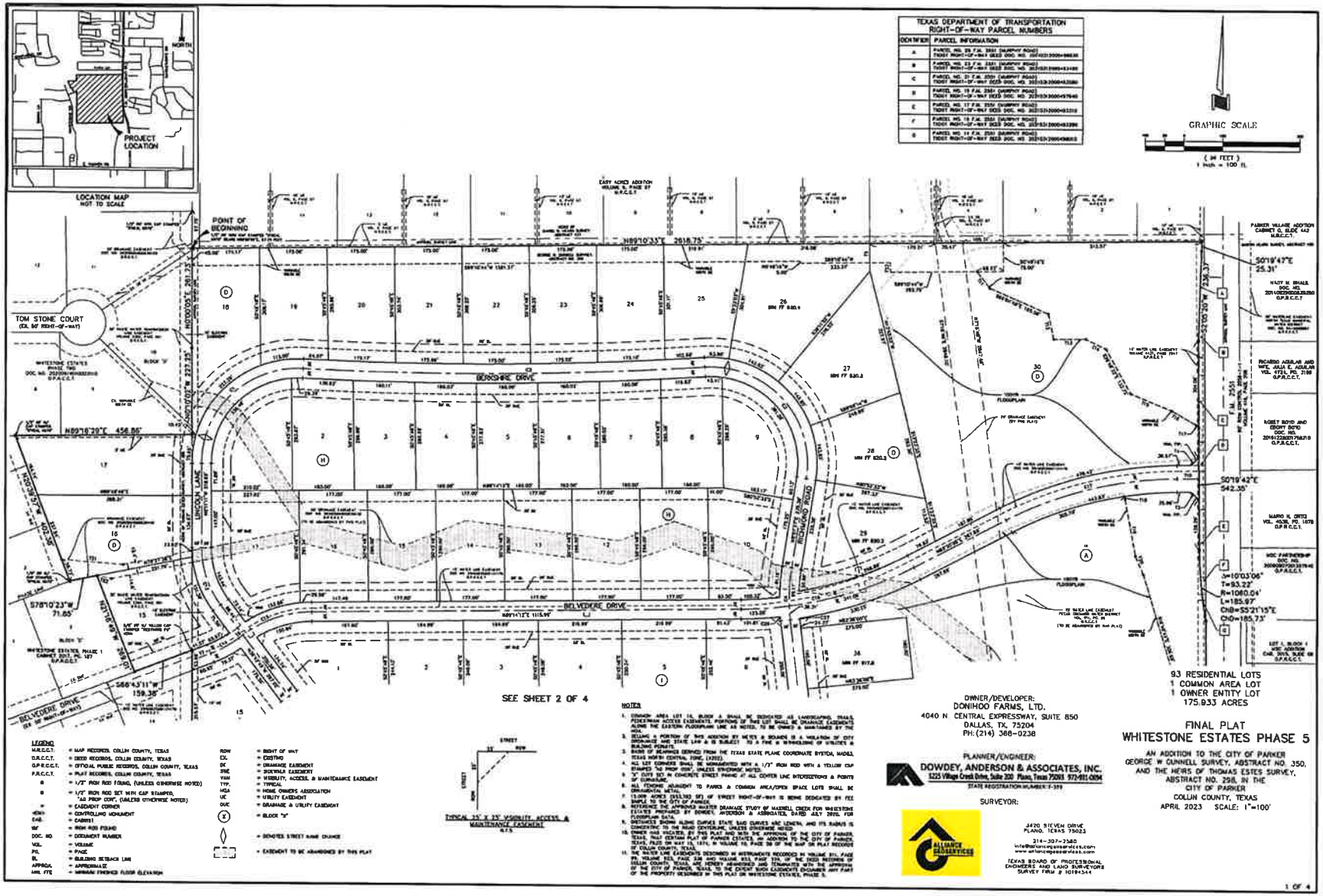
⑈001476⑈

1476

Final Plat Application Fee - Whitestone 5 $6,080.00
$800.00 + $30 per acre = $6,080

1476

Final Plat Application - Whitestone 5 $6,080.00
$800 + $30 per acre = $6,080



93 RESIDENTIAL LOTS
1 COMMON AREA LOT
1 OWNER ENTITY LOT
175.933 ACRES

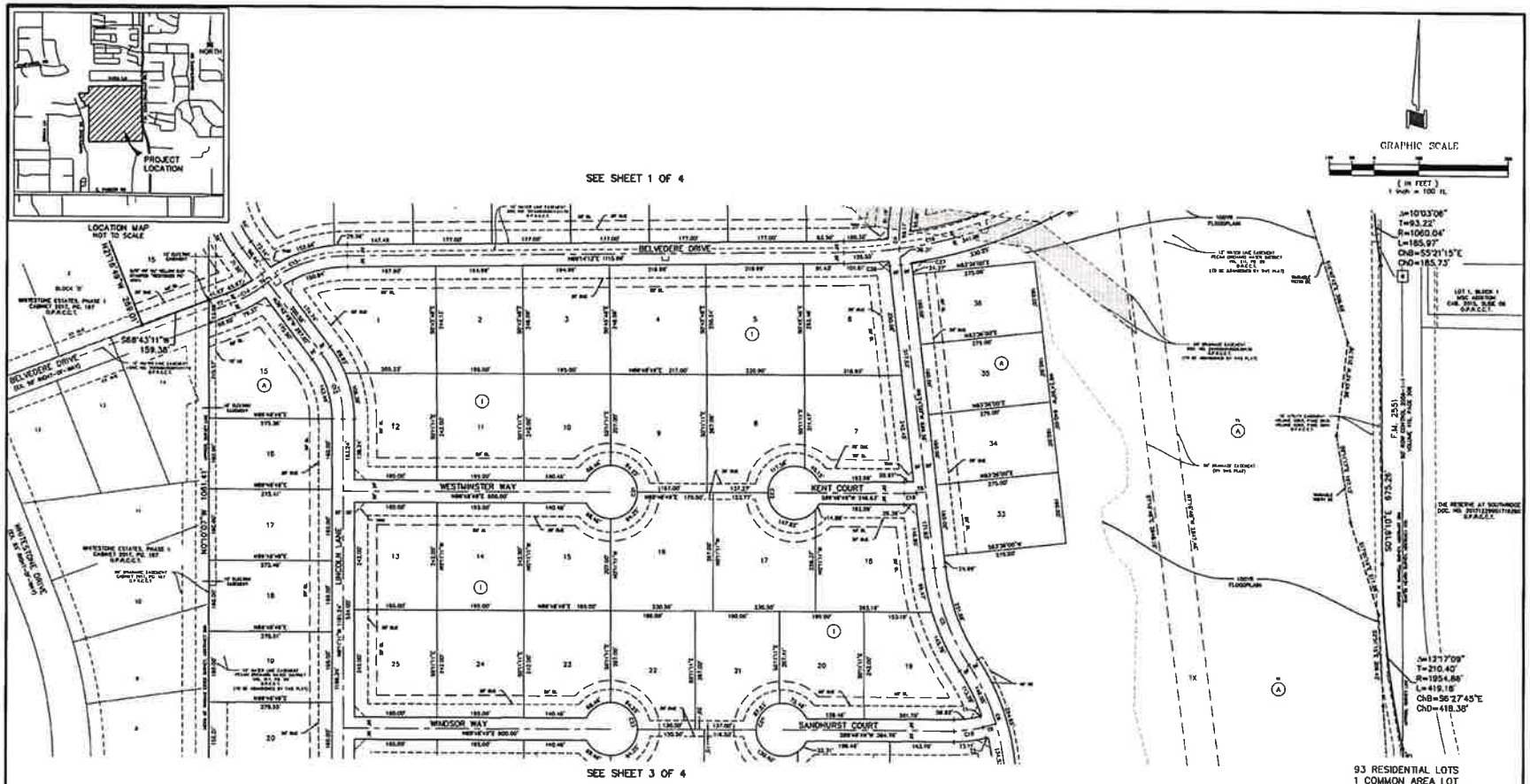
FINAL PLAT
WHITESTONE ESTATES PHASE 5

AN ADDITION TO THE CITY OF PARKER
GEORGE W CUNNELL SURVEY, ABSTRACT NO. 350,
AND THE HEIRS OF THOMAS ESTES SURVEY,
ABSTRACT NO. 298, IN THE
CITY OF PARKER
COLLIN COUNTY, TEXAS
APRIL 2023 SCALE: 1"=100'

OWNER/DEVELOPER:
DONIHOO FARMS, LTD.
4040 N CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX, 75204
PH: (214) 388-0238

PLANNER/ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
1225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0804
STATE REGISTRATION NUMBER: F-399

SURVEYOR:
ALLIANCE MAPPING SERVICES
3420 STEVEN DRIVE
PLANO, TEXAS 75023
214-307-7340
info@alliancemappingservices.com
www.alliancemappingservices.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194344



93 RESIDENTIAL LOTS
1 COMMON AREA LOT
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175.933 ACRES

FINAL PLAT
WHITESTONE ESTATES PHASE 5

AN ADDITION TO THE CITY OF PARKER
GEORGE W GUNNELL SURVEY, ABSTRACT NO. 350,
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CITY OF PARKER
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APRIL 2023 SCALE: 1"=100'

OWNER/DEVELOPER:
DONIHOO FARMS, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX. 75204
PH:(214) 368-0238

PLANNER/ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
5325 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0004
STATE REGISTRATION NUMBER: F-309

SURVEYOR:
ALLIANCE GEOSERVICES
3420 STEVEN DRIVE
PLANO, TEXAS 75023
214-307-2580
info@alliancegeoservices.com
www.alliancegeoservices.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS SURVEY FIRM # 10194044

NOTES:

1. COMMON AREA LOT 10, BLOCK A SHALL BE DESIGNATED AS LANDSCAPING, TRAILS, PEDESTRIAN ACCESS EASEMENTS. PORTIONS OF THIS LOT SHALL BE DRAINAGE EASEMENTS ALONG THE EASTERN FLOODPLAIN LINE AS NOTED. TO BE OWNED & MAINTAINED BY THE HOA.
2. TRESPASS A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW & IS SUBJECT TO A FINE & WITHHOLDING OF UTILITIES & BUILDING PERMITS.
3. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202).
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH a YELLOW CAP STAMPED "AD PROP CORP", UNLESS OTHERWISE NOTED.
5. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTER LINE INTERSECTIONS & POINTS OF CURVATURE.
6. ALL TENCHING ADJACENT TO PARKS & COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
7. 15.000 ACRES (663,192 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FILE PLAT TO THE CITY OF PARKER.
8. REFERENCE THE APPROVED MASTER DRAINAGE STUDY OF MAXWELL CREEK FOR WHITESTONE ESTATES PREPARED BY DOWDEY, ANDERSON & ASSOCIATES, DATED JULY 2020, FOR FLOODPLAIN DATA.
9. DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH, AND ITS RADIUS IS CONFORMING TO THE ROAD CENTERLINE, UNLESS OTHERWISE NOTED.
10. OWNER HAS VACATED, BY THIS PLAT AND WITH THE APPROVAL OF THE CITY OF PARKER, TEXAS, THAT CERTAIN PLAT OF PARKER ESTATES, AN ADDITION TO THE CITY OF PARKER, TEXAS, FILED ON MAY 15, 1974, IN VOLUME 10, PAGE 59 OF THE MAP OR PLAT RECORDS OF COLLIN COUNTY, TEXAS.
11. THE WATER LINE EASEMENTS DESCRIBED IN INSTRUMENTS RECORDED IN VOLUME 911, PAGE 88, VOLUME 913, PAGE 326 AND VOLUME 933, PAGE 228, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, ARE HEREBY ABANDONED AND TERMINATED WITH THE APPROVAL OF THE CITY OF PARKER, TEXAS, TO THE EXTENT SUCH EASEMENTS ENCUMBER ANY PART OF THE PROPERTY DESCRIBED IN THIS PLAT OF WHITESTONE ESTATES, PHASE 5.

LEGEND:

M.R.C.C.T.	= MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
●	= 1/2" IRON ROD FOUND, (UNLESS OTHERWISE NOTED)
◉	= 1/2" IRON ROD SET WITH CAP STAMPED, "AD PROP CORP", (UNLESS OTHERWISE NOTED)
⊙	= EASEMENT CORNER
MONU.	= CONTROLLING MONUMENT
CAB.	= CABINET
IRF	= IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
VOL.	= VOLUME
PG.	= PAGE
BL	= BUILDING SETBACK LINE
APPROX.	= APPROXIMATE
MIN. FFE	= MINIMUM FINISHED FLOOR ELEVATION
ROW	= RIGHT OF WAY
EX.	= EXISTING
DE	= DRAINAGE EASEMENT
SWE	= SIDEWALK EASEMENT
VAUE	= VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
TYP.	= TYPICAL
HOA	= HOME OWNERS ASSOCIATION
UE	= UTILITY EASEMENT
DUE	= DRAINAGE & UTILITY EASEMENT
(X)	= BLOCK "X"
◊	= DENOTES STREET NAME CHANGE
▭	= EASEMENT TO BE ABANDONED BY THIS PLAT

TYPICAL 20' & 20' VISIBILITY, ACCESS & MAINTENANCE EASEMENT
N.T.S.

2 OF 4

LOCATION MAP
NOT TO SCALE

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	[illegible]	330.00'	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	250.00'	[illegible]	[illegible]	[illegible]
C4	[illegible]	300.00'	[illegible]	[illegible]	[illegible]
C5	[illegible]	300.00'	[illegible]	[illegible]	[illegible]
C6	[illegible]	300.00'	[illegible]	[illegible]	[illegible]
C7	[illegible]	50.00'	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	[illegible]	50.00'	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	250.00'	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	300.00'	[illegible]	[illegible]	[illegible]
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	250.00'	[illegible]	[illegible]	[illegible]
C19	[illegible]	250.00'	[illegible]	[illegible]	[illegible]

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

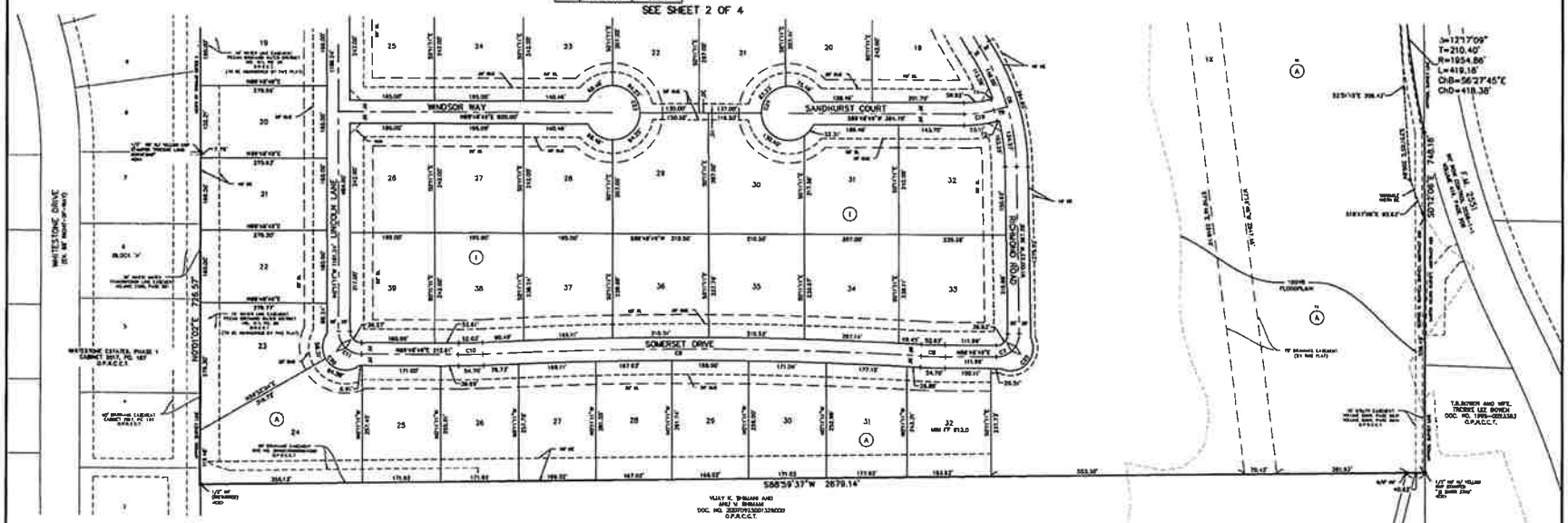
LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C20	[illegible]	50.00'	350.00'	[illegible]	[illegible]
C21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C27	[illegible]	475.00'	[illegible]	[illegible]	[illegible]

LOT LINE TABLE		
LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SEE SHEET 2 OF 4

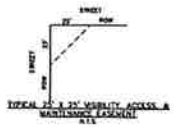


NOTES:

1. COMMON AREA LOT 19, BLOCK A, SHALL BE DEDICATED AS LANDSCAPING, TRAILS, PEDESTRIAN ACCESS EASEMENTS. PORTIONS OF THIS LOT SHALL BE DRAINAGE EASEMENTS ALONG THE EASTERN FLOODPLAIN LINE AS NOTED. TO BE OWNED & MAINTAINED BY THE HOA.
2. SELLING A PORTION OF THIS ADDITION BY METES & BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW & IS SUBJECT TO A FINE & WITHHOLDING OF UTILITIES & BUILDING PERMITS.
3. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "AD PROP COR", UNLESS OTHERWISE NOTED.
5. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTER LINE INTERSECTIONS & POINTS OF CURVATURE.
6. ALL FENCING ADJACENT TO PARKS & COMMON AREA/OPEN SPACE LOTS SHALL BE ORNAMENTAL METAL.
7. 13.009 ACRES (566,783 SF) OF STREET RIGHT-OF-WAY IS BEING DEDICATED BY FEE SIMPLE TO THE CITY OF PARKER.
8. REFERENCE THE APPROVED MASTER DRAINAGE STUDY OF MARNELL CREEK FOR WHITESTONE ESTATES PREPARED BY DOWDEY, ANDERSON & ASSOCIATES, DATED JULY 2020, FOR FLOODPLAIN DATA.
9. DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH, AND ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE, UNLESS OTHERWISE NOTED.
10. OWNER HAS VACATED, BY THIS PLAT AND WITH THE APPROVAL OF THE CITY OF PARKER, TEXAS, THAT CERTAIN PLAT OF PARKER ESTATES, AN ADDITION TO THE CITY OF PARKER, TEXAS, FILED ON MAY 13, 1974, IN VOLUME 63, PAGE 38 OF THE MAP OR PLAT RECORDS OF COLLIN COUNTY, TEXAS.
11. THE BUILDING LINE EASEMENTS DESCRIBED IN INSTRUMENTS RECORDED IN VOLUME 910, PAGE 69, VOLUME 913, PAGE 539 AND VOLUME 933, PAGE 339, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, ARE HEREBY ABANDONED AND RELINQUISHED WITH THE APPROVAL OF THE CITY OF PARKER, TEXAS, TO THE EXTENT SUCH EASEMENTS ENCUMBER ANY PART OF THE PROPERTY DESCRIBED IN THIS PLAT OR WHITESTONE ESTATES, PHASE 5.

LEGEND

M.R.C.C.T.	= MAP RECORDS, COLLIN COUNTY, TEXAS	ROW	= RIGHT OF WAY
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS	EX.	= EXISTING
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS	DE	= DRAINAGE EASEMENT
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS	SWE	= SIDEWALK EASEMENT
⊕	= 1/2" IRON ROD FOUND, (UNLESS OTHERWISE NOTED)	VAM	= VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
⊕	= 1/2" IRON ROD SET WITH CAP STAMPED, "AD PROP COR", (UNLESS OTHERWISE NOTED)	TYP.	= TYPICAL
○	= EASEMENT CORNER	HOA	= HOME OWNER'S ASSOCIATION
<CM>	= CONTROLLING MONUMENT	UE	= UTILITY EASEMENT
CAB.	= CABINET	D&UE	= DRAINAGE & UTILITY EASEMENT
IRF	= IRON ROD FOUND		
DOC. NO.	= DOCUMENT NUMBER	(B)	= BLOCK "B"
VOL.	= VOLUME		
PG.	= PAGE		= DENOTES STREET NAME CHANGE
BL	= BUILDING SETBACK LINE		
APPROX.	= APPROXIMATE		= EASEMENT TO BE ABANDONED BY THIS PLAT
MIN. FFE	= MINIMUM FINISHED FLOOR ELEVATION		



TYPICAL 25' & 25' VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
N.T.S.

OWNER/DEVELOPER:
DONHOO FARMS, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX, 75204
PH:(214) 388-0238

PLANNER/ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
5235 Village Creek Drive, Suite 200 Plano, Texas 75093 972-612-0474
STATE REGISTRATION NUMBER F-399

SURVEYOR:
ALLIANCE GEOSPACE
3420 STEVEN DRIVE
PLANO, TEXAS 75023
214-307-2560
info@alliancegeospaceservices.com
www.alliancegeospaceservices.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS SURVEY FIRM # 10194344

93 RESIDENTIAL LOTS
1 COMMON AREA LOT
1 OWNER ENTITY LOT
175.933 ACRES

FINAL PLAT
WHITESTONE ESTATES PHASE 5

AN ADDITION TO THE CITY OF PARKER
GEORGE W GUNNELL SURVEY, ABSTRACT NO. 350,
AND THE HEIRS OF THOMAS ESTES SURVEY,
ABSTRACT NO. 298, IN THE
CITY OF PARKER
COLLIN COUNTY, TEXAS

APRIL 2023 SCALE: 1"=100'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

LEGAL DESCRIPTION

BEING a tract of land situated in the HEIRS OF THOMAS ESTES SURVEY, ABSTRACT 298, and the GEORGE W. GUNNELL SURVEY, ABSTRACT 350, Collin County, Texas, and being all of that tract of land conveyed in Deed to Donihoo Farms, Ltd., according to the document of record filed in Document Number 20170728000981160, Official Public Records, Collin County, Texas, and being a portion of that tract of land conveyed in Deed to Donihoo Farms, Ltd., according to the document of record filed in Document Number 20150630000781540, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AG PROP COR" set on the south line of EASY ACRES ADDITION, an Addition to the City of Parker, Collin County, Texas, according to the Plat of record filed in Volume 8, Page 87, Map Records, Collin County, Texas, and the east line of WHITESTONE ESTATES PHASE 2, an Addition to the City of Parker, Collin County, Texas, according to the Plat of record filed in Document Number 20200914010003510, Official Public Records, Collin County, Texas, from which a found 1/2" iron rod with cap stamped "O'neal 8570", bears N 00° 00' 05" E, a distance of 87.73 feet to the northeast corner of said WHITESTONE ESTATES PHASE 2;

THENCE N 89° 10' 33" E, along the north line of said Donihoo Farms, Ltd. tract, and the south line of said EASY ACRES ADDITION tract, a distance of 2,618.75 feet to a 1/2" iron rod set with cap stamped "AG PROP COR" in the west line of Farm to Market Road 2551 (F.M. 2551), a 90' right-of-way, recorded in Control 2056-1-1, Volume 41, Page 356, for the northeast corner of said Donihoo Farms, Ltd. tract;

THENCE Southerly, along the east line of said Donihoo Farms, Ltd. tract and the west right-of-way line of said F.M. 2551, the following courses and distances:

S 00° 19' 47" E, a distance of 25.31 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

S 02° 05' 20" E, a distance of 238.37 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

S 00° 19' 47" E, a distance of 542.35 feet to a 1/2" iron rod set with cap stamped "AG PROP COR" at the beginning of a curve to the left, having a central angle of 10° 03' 06", a radius of 1,060.04 feet and a chord bearing and distance of S 05° 21' 15" E, 185.73 feet;

Along said curve to the left, an arc distance of 185.97 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

S 00° 18' 10" E, a distance of 875.28 feet to a 1/2" iron rod found at the beginning of a curve to the left, having a central angle of 12° 17' 06", a radius of 1,954.86 feet and a chord bearing and distance of S 06° 27' 45" E, 418.38 feet;

Along said curve to the left, an arc distance of 418.18 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

THENCE S 00° 12' 06" E, continuing along the east line of said Donihoo Farms, Ltd. tract, a distance of 748.18 feet to a 1/2" iron rod with a yellow cap stamped "JE SMITH 3700" found for the southeast corner of said Donihoo Farms, Ltd. tract, and an interior ell corner of that tract of land conveyed in Deed to T.R. Bowen and wife, Trenda Lee Bowen, according to the document of record filed in Document Number 1995-0023363, Official Public Records, Collin County, Texas;

THENCE S 88° 58' 37" W, along the south line of said Donihoo Farms, Ltd. tract, passing at a distance of 40.83 feet, a 5/8" iron rod found at the common northeast corner of that tract of land conveyed in Deed to Vijay K. Bhimani and Anu V. Bhimani, according to the document of record filed in Document Number 20170925001326000, Official Public Records, Collin County, Texas, and continuing in all for a total distance of 2,679.14 feet to a disturbed 1/2" iron rod found at the southwest corner of said Donihoo Farms, Ltd. tract, at the common northwest corner of said Vijay K. Bhimani and Anu V. Bhimani tract, and on the east line of Lot 3, Block A, WHITESTONE ESTATES, PHASE 1, an Addition to the City of Parker, Collin County, Texas according to the Plat of Record filed in Cabinet 2017, Slide 187 Official Public Records, Collin County, Texas;

THENCE N 00° 01' 02" W, along the east line of said WHITESTONE ESTATES, PHASE 1, a distance of 726.57 feet to a 1/2" iron rod with yellow cap stamped "PRECISE LAND SURVEYING" found on the west line of lot 7, Block A of said WHITESTONE ESTATES, PHASE 1;

THENCE N 00° 10' 07" W, continuing along said east line, a distance of 1,061.41 feet to a 5/8" iron rod with yellow cap stamped "WESTWOOD PS" found in the north right-of-way line of Belvedere Drive a 50' right-of-way at the southeast corner line of said Donihoo Farms, Ltd., (Document Number 20150630000781540)

THENCE S 88° 43' 11" W, along the north right-of-way line of said Belvedere Drive, a distance of 159.38 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set at the southeast corner of Lot 2, Block D of said WHITESTONE ESTATES, PHASE 1;

THENCE Along the east line of said WHITESTONE ESTATES, PHASE 1, the following courses and distances:

N 21° 16' 48" W, a distance of 289.01 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set;

S 78° 10' 23" W, a distance of 71.85 feet to a 1/2" iron rod with cap stamped "O'NEAL 8570" found at the southeast corner of Lot 2, Block D, of said WHITESTONE ESTATES, PHASE 1,

THENCE N 29° 39' 57" W, a distance of 402.38 feet to a 1/2" iron rod with cap stamped "O'NEAL 8570" found on the south line of Lot 8, Block D, for the northeast corner of Lot 5, Block D of said WHITESTONE ESTATES, PHASE 2;

THENCE N 89° 18' 28" E, along the south line of said WHITESTONE ESTATES, PHASE 2, a distance of 456.88 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set in the west line of said Donihoo Farms, Ltd. tract (Document Number 20170728000981160), at the northeast corner of said Donihoo Farms, Ltd. tract (Document Number 20150630000781540), and the southeast corner of Lot 9, Block D, of said WHITESTONE ESTATES, PHASE 2;

THENCE along the east line of said WHITESTONE ESTATES, PHASE 2, the following courses and distances:

N 00° 10' 10" W, a distance of 227.25 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set;

N 00° 00' 05" E, a distance of 261.73 feet to the POINT OF BEGINNING, and containing 175.933 acres of land, more or less

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Donihoo Farms, Ltd., a Texas limited partnership, does hereby vacate that certain plat of Parker Estates, an addition to the City of Parker, Collin County, Texas, recorded in Volume 10, Page 28 of the Map or Plat Records of Collin County, Texas, ("Parker Estates Plat") with the approval of the City of Parker, Texas.

That Donihoo Farms, Ltd., a Texas limited partnership, does hereby adopt this plat designating the herein described property as Whitestone Estates, Phase 5, an addition to the City of Parker, Collin County, Texas, and does hereby 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 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 the 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 subject to all platting ordinances, rules, regulations and resolutions of the City of Parker, Texas

WITNESS, my hand this the ____ day of ______________ 2023.

Donihoo Farms, Ltd.,
a Texas limited partnership

By: DF Advisors, LLC,
a Texas limited liability company,
General Partner

By: ______________________
Stephen L. Sallman,
Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

This instrument was acknowledged before me on ______________, 2023, by Stephen L. Sallman, Manager of DF Advisors, LLC, a Texas limited liability company, the General Partner of Donihoo Farms, Ltd., a Texas limited partnership, on behalf thereof and in the capacity herein stated.

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

ON-SITE SEWAGE FACILITY (OSSF) NOTES

- All lots must utilize alternative type On-Site Sewage Facilities. Presence of solid/fractured rock may further limit type of alternative type On-Site Sewage Facilities to Aerobic Treatment with Surface Application on individual lots.
- 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). No variances will be granted for setbacks or for OSSF reduction.
  - There is a 30' drainage and utility easement along every road-adjacent property line (all residential lots) to which OSSF setbacks apply.
  - There is a variable-width drainage easement along the northern property line of lots 18D, 19D, 20D, 21D, 22D, 23D, 24D, 25D, 26D to which OSSF setbacks apply.
  - There is a 30' drainage easement along the northern property line of lots 10H, 11H, 12H, 13H, 14H, 15H, 16H and 17H to which OSSF setbacks may apply.
  - There is a 30' waste water transmission line easement that runs along the eastern property lines of 150 bisecting a portion of 15D, 16D and 17D to which OSSF setbacks apply.
  - There are areas of sharp breaks/slopes on lot 16D and 17D to which OSSF setbacks apply. Careful pre-planning will be required on these lots.
  - There is a 40' drainage easement along the western property line of lots 20A, 21A, 22A, 23A and 24A to which OSSF setbacks may apply.
  - There is a 50' drainage easement with sharp breaks/slopes along the southern property line of lots 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A and 32A to which OSSF setbacks apply.
  - There is a bisecting drainage/floodway easement and a large area of flood plain on lots 1I and 2I to which OSSF setbacks apply.
- There are no easements other than those noted above.
- There were no permitted/approved existing structures with associated OSSF(s) on any lot at the time of approval. Any existing structures or OSSF's on any lot must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSF may be required on individual lots.
- There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
- 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.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF COLLIN §

That I, JESUS J. LAJARA, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Parker.

____
JESUS J. LAJARA
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared JESUS J. LAJARA, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under me and seal of office, this ___ day of ___________ 20__

____
Notary Public in and for the State of Texas

____
My Commission Expires On:

CITY APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL:

______________________ ____________
Chairman, Planning and Zoning Commission Date
City of Parker, Texas

Approved and Accepted:

______________________ ____________
Mayor, City of Parker, Texas Date

The undersigned, the City Secretary of the City of Parker, Texas, hereby certifies that the vacating of the Parker Estates Plat and the foregoing dedication of plat of Whitestone Estates, Phase 5, an addition to the City of Parker, Collin County, Texas, and matters reflected or noted on this plat, were submitted to the City Council on this ______________ 2023, and the City Council by formal action then and there accepted both the vacating of the Parker Estates Plat and the dedication of streets, alleys, easements and public places as shown and set forth in and upon said plat of Whitestone Estates, Phase 5, and said City Council further authorized the Mayor to note the approval thereof by the City Council by signing this plat in the space herein above provided.

WITNESS, my hand this ______________________ 2023.

____
City Secretary, City of Parker, Texas

HEALTH DEPARTMENT CERTIFICATION

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

____
Designated Representative for Collin County Development Services

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
15	A	38130	1.28
16	A	44081	1.01
17	A	44089	1.01
18	A	44077	1.01
19	A	44085	1.01
20	A	44093	1.01
21	A	44148	1.01
22	A	44237	1.02
23	A	54833	1.26
24	A	74348	1.71
25	A	43853	1.01
26	A	43884	1.00
27	A	43861	1.01
28	A	42721	1.00
29	A	43788	1.01
30	A	43821	1.01
31	A	43874	1.01
32	A	43878	1.01
33	A	44080	1.01
34	A	44080	1.01
35	A	44022	1.01
36	A	44080	1.01

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	I	58351	1.33
2	I	47784	1.10
3	I	48177	1.11
4	I	54063	1.24
5	I	58294	1.37
6	I	52286	1.20
7	I	59472	1.37
8	I	54063	1.25
9	I	59912	1.37
10	I	45838	1.05
11	I	47180	1.08
12	I	45462	1.04
13	I	44770	1.03
14	I	47180	1.08
15	I	45818	1.05
16	I	58746	1.35
17	I	56130	1.29
18	I	58530	1.34
19	I	50448	1.16
20	I	44384	1.02

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	I	48322	1.11
22	I	47903	1.10
23	I	43818	1.06
24	I	47180	1.08
25	I	44770	1.03
26	I	44770	1.03
27	I	47180	1.08
28	I	45818	1.06
29	I	53378	1.23
30	I	51404	1.18
31	I	49797	1.14
32	I	56538	1.30
33	I	57083	1.31
34	I	48428	1.11
35	I	48132	1.11
36	I	48063	1.10
37	I	45379	1.04
38	I	46826	1.08
39	I	44838	1.02

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	50788	1.17
2	H	46576	1.07
3	H	45401	1.04
4	H	44668	1.03
5	H	44290	1.02
6	H	44565	1.03
7	H	45184	1.04
8	H	46216	1.06
9	H	48456	1.11
10	H	55683	1.28
11	H	51332	1.18
12	H	51330	1.18
13	H	51330	1.18
14	H	51330	1.18
15	H	51330	1.18
16	H	51343	1.18
17	H	67608	1.55

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
15	D	60875	1.40
16	D	69508	1.60
17	D	67308	1.55
18	D	66414	1.52
19	D	51701	1.19
20	D	52515	1.21
21	D	53585	1.23
22	D	54077	1.24
23	D	53963	1.24
24	D	53230	1.22
25	D	57588	1.32
26	D	86848	1.99
27	D	65474	1.50
28	D	53804	1.24
29	D	67588	1.55
30	D	512235	11.76

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
19	A	1761966	40.45

OWNER/DEVELOPER:
DONIHOO FARMS, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX. 75204
PH:(214) 368-0238

PLANNER/ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER F-399

SURVEYOR:

3120 STEVEN DRIVE
PLANO, TEXAS 75023

214-307-2560
info@alliancegeoservices.com
www.alliancegeoservices.com

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
SURVEY FIRM # 10194544

93 RESIDENTIAL LOTS
1 COMMON AREA LOT
1 OWNER ENTITY LOT
175.933 ACRES

FINAL PLAT
WHITESTONE ESTATES PHASE 5

AN ADDITION TO THE CITY OF PARKER
GEORGE W GUNNELL SURVEY, ABSTRACT NO. 350,
AND THE HEIRS OF THOMAS ESTES SURVEY,
ABSTRACT NO. 298, IN THE
CITY OF PARKER
COLLIN COUNTY, TEXAS
APRIL 2023 SCALE: N/A

4 OF 4

WHITESTONE PHASE 5 – METES AND BOUNDS

BEING a tract of land situated in the HEIRS OF THOMAS ESTES SURVEY, ABSTRACT 298, and the GEORGE W. GUNNELL SURVEY, ABSTRACT 350, Collin County, Texas, and being all of that tract of land conveyed in Deed to Donihoo Farms, Ltd., according to the document of record filed in Document Number 20170726000981160, Official Public Records, Collin County, Texas, and being a portion of that tract of land conveyed in Deed to Donihoo Farms, Ltd., according to the document of record filed in Document Number 20150630000791540, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "AG PROP COR" set on the south line of EASY ACRES ADDITION, an Addition to the City of Parker, Collin County, Texas, according to the Plat of record filed in Volume 6, Page 87, Map Records, Collin County, Texas, and the east line of WHITESTONE ESTATES PHASE 2, an Addition to the City of Parker, Collin County, Texas, according to the Plat of record filed in Document Number 20200914010003510, Official Public Records, Collin County, Texas, from which a found 1/2" iron rod with cap stamped "O'neal 6570", bears N 00° 00' 05" E, a distance of 97.75 feet for the northeast corner of said WHITESTONE ESTATES PHASE 2;

THENCE N 89° 10' 33" E, along the north line of said Donihoo Farms, Ltd. tract, and the south line of said EASY ACRES ADDITION tract, a distance of 2,618.75 feet to a 1/2" iron rod set with cap stamped "AG PROP COR" in the west line of Farm to Market Road 2551 (F.M. 2551), a 90' right-of-way, recorded in Control 2056-1-1, Volume 41, Page 208, for the northeast corner of said Donihoo Farms, Ltd. tract;

THENCE Southerly, along the east line of said Donihoo Farms, Ltd. tract and the west right-of-way line of said F.M. 2551, the following courses and distances:

S 00° 19' 47" E, a distance of 25.31 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

S 02° 05' 20" E, a distance of 236.37 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

S 00° 19' 42" E, a distance of 542.35 feet to a 1/2" iron rod set with cap stamped "AG PROP COR" at the beginning of a curve to the left, having a central angle of 10° 03' 06", a radius of 1,060.04 feet and a chord bearing and distance of S 05° 21' 15" E, 185.73 feet;

Along said curve to the left, an arc distance of 185.97 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

S 00° 19' 10" E, a distance of 675.26 feet to a 1/2" iron rod found at the beginning of a curve to the left, having a central angle of 12° 17' 09", a radius of 1,954.86 feet and a chord bearing and distance of S 06° 27' 45" E, 418.38 feet;

Along said curve to the left, an arc distance of 419.18 feet to a 1/2" iron rod set with cap stamped "AG PROP COR";

THENCE S 00° 12' 06" E, continuing along the east line of said Donihoo Farms, Ltd. tract, a distance of 748.18 feet to a 1/2" iron rod with a yellow cap stamped "JE SMITH 3700" found for the southeast corner of said Donihoo Farms, Ltd. tract, and an interior ell corner of that tract of land conveyed in Deed to T.R Bowen and wife, Tressie Lee Bowen, according to the document of record filed in Document Number 1995-0023383, Official Public Records, Collin County, Texas;

THENCE S 88° 59' 37" W, along the south line of said Donihoo Farms, Ltd. tract, passing at a distance of 40.62 feet, a 5/8" iron rod found at the common northeast corner of that tract of land conveyed in Deed to Vijay K. Bhimani and Anu V. Bhimani, according to the document of record filed in Document Number 20070925001326000, Official Public Records, Collin County, Texas, and continuing in all for a total distance of 2,679.14 feet to a disturbed 1/2" iron rod found at the southwest corner of said Donihoo Farms, Ltd. tract, at the common northwest corner of said Vijay K. B himani and Anu V. Bhimani tract, and on the east line of Lot 3, Block A, WHITESTONE ESTATES, PHASE 1, an Addition to the City of Parker, Collin County, Texas according to the Plat of Record filed in Cabinet 2017, Slide 187 Official Public Records, Collin County, Texas;

THENCE N 00° 01' 02" W, along the east line of said WHITESTONE ESTATES, PHASE 1, a distance of 726.57 feet to a 1/2" iron rod with yellow cap stamped "PRECISE LAND SURVEYING" found on the east line of lot 7, Block A of said WHITESTONE ESTATES, PHASE 1;

THENCE N 00° 10' 07" W, continuing along said east line, a distance of 1,061.41 feet to a 5/8" iron rod with yellow cap stamped "WESTWOOD PS" found in the north right-of-way line of Belvedere Drive a 50' right-of-way at the southeast corner line of said Donihoo Farms, Ltd., (Document Number 20150630000791540)

THENCE S 68° 43' 11" W, along the north right-of-way line of said Belvedere Drive, a distance of 159.38 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set at the southeast corner of Lot 2, Block D of said WHITESTONE ESTATES, PHASE 1;

THENCE Along the east line of said WHITESTONE ESTATES, PHASE 1, the following courses and distances:

> N 21° 16' 49" W, a distance of 269.01 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set;
>
> S 78° 10' 23" W, a distance of 71.85 feet to a 1/2" iron rod with cap stamped "O'NEAL 6570" found at the southeast corner of Lot 2, Block D, of said WHITESTONE ESTATES, PHASE 1;

THENCE N 20° 39' 57" W, a distance of 402.38 feet to a 1/2" iron rod with cap stamped "O'NEAL 6570" found on the south line of Lot 8, Block D, for the northeast corner of Lot 5, Block D of said WHITESTONE ESTATES, PHASE 2;

THENCE N 89° 16' 29" E, along the south line of said WHITESTONE ESTATES, PHASE 2, a distance of 456.86 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set in the west line of said Donihoo Farms, Ltd. tract (Document Number 20170726000981160), at the northeast corner of said Donihoo Farms, Ltd. tract (Document Number 20150630000791540), and the southeast corner of Lot 9, Block D, of said WHITESTONE ESTATES, PHASE 2;

THENCE along the east line of said WHITESTONE ESTATES, PHASE 2, the following courses and distances:

> N 00° 10' 10" W, a distances of 227.25 feet to a 1/2" iron rod with cap stamped "AG PROP COR" set;
>
> N 00° 00' 05" E, a distance of 261.73 feet to the POINT OF BEGINNING, and containing 175.933 acres of land, more or less.

20150630000791540 06/30/2015 09:20:37 AM D1 1/7

15/ITC/ 142445 A-COM/CCT

SPECIAL WARRANTY DEED
with Vendor's Lien

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.

STATE OF TEXAS	§
	§
COUNTY OF COLLIN	§
Date:	June 25, 2015
Grantor:	Travis Parker Associates, Ltd., a Texas limited partnership
Grantor's Address:	3801 North Capital of Texas Highway Suite E-240-206 Austin, Texas 78746-1482
Grantee:	Donihoo Farms, Ltd., a Texas limited partnership
Grantee's Address:	4925 Greenville Avenue, Suite 1020 Dallas, Texas 75206
Lender:	Frost Bank
Lender's Address:	P. O. Box 1600 San Antonio, Texas 78296
Consideration:	TEN DOLLARS ($10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.
Real Property (including any improvements) [the "Property" herein]:	All that certain tract or parcel of land being 150.38 acres, more or less, lying and being situated in the City of Parker, Collin County, Texas, a part of the THOMAS ESTES SURVEY, ABSTRACT No. 298, and being and including all that same land conveyed to Parker Estates Associates as evidenced by a deed recorded in Volume 1901, Page 930, of the Collin County Land Records, said tract or parcel of land is described in **Exhibit "A"** attached hereto.

UNOFFICIAL

Reservations From Conveyance & Warranty:

None.

Exceptions to Conveyance & Warranty:

Post-Closing Agreement between Grantor and Grantee, dated of even date herewith, as evidenced by Memorandum of Post-Closing Agreement between Grantor and Grantee recorded in the Collin County Land Records in Collin County, Texas. The Post-Closing Agreement is expressly superior to (a) the Vendor's Lien reserved herein, and (ii) any lien or encumbrance that Grantee may grant on the Property.

Grantee is taking the Property "AS-IS" with any and all latent and patent defects. There is no warranty by Grantor that the Property is fit for a particular purpose. Grantee acknowledges that it is not relying upon the accuracy or completeness of any representation, brochure, rendering, promise, statement, or other assertion or information with respect to the Property made or furnished by or on behalf of, or otherwise attributed to, Grantor or any of its agents, employees, or representatives, any and all such reliance being hereby expressly and unequivocally disclaimed, but is relying solely and exclusively upon its own experience and its independent judgment, evaluation, and examination of the Property. Grantee further unequivocally disclaims (i) the existence of any duty to disclose on the part of Grantor or any of its agents, employees, or representatives and (ii) any reliance by Grantee on the silence or any alleged non-disclosure of Grantor or any of its agents, employees, or representatives. Grantee takes the Property under the express understanding that there are no express or implied warranties (except for limited warranties of title set forth in the conveyance section below). Grantee expressly acknowledges that no promise or agreement which is not herein expressed has been made to it and hereby disclaims any reliance upon any such alleged promise or agreement. This provision was freely negotiated and played an important part in the bargaining process for the Property. Grantee has agreed to disclaim reliance on Grantor and to accept the Property "as-is" with full awareness that the Property's prior uses or other matters could affect its condition, value, suitability, or fitness; and by acceptance of this deed, Grantee confirms that Grantee is hereby assuming all risk associated therewith. Grantee understands that the disclaimers of reliance and other provisions contained herein could limit any legal recourse or remedy Grantee otherwise might have.

In addition, this conveyance is subject to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein.

[redacted]

[redacted]

Ad Valorem Taxes:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof, is assumed by Grantee. Notwithstanding the foregoing, all Rollback and Supplemental Taxes against the Property, for periods before or after the date of this Deed, shall be paid by Grantee (except that if any Rollback and Supplemental Taxes on the Property were triggered before the date of this Deed by acts of Grantor, they shall be paid by Grantor). As used herein, the term "Rollback and Supplemental Taxes" shall mean any assessments or taxes that may be levied or assessed against the Property by a governmental authority for periods prior to or after the date of this Deed resulting from a change in use or ownership of the Property, or a waiver, lapse, or denial of any special tax exemption for the Property.

Conveyance:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, if the claim is by, through or under Grantor, but not otherwise, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

Terms:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

[*Signature page follows*]

UNOFFICIAL

GRANTOR:

Travis Parker Associates, Ltd.,
a Texas limited partnership

By its General Partner:
Travis Ridge Investments, LLC,
a Texas limited liability company,

By: _____
C. Michael Bowen, Sr., Managing Member

NOTARY ACKNOWLEDGMENT

STATE OF ~~TEXAS~~ Colorado §
§
COUNTY OF Eagle §

This instrument was acknowledged before me on June 24, 2015, by C. Michael Bowen, Sr., as Managing Member of Travis Ridge Investments, LLC, a Texas limited liability company, the General Partner of Travis Parker Associates, Ltd., a Texas limited partnership, on behalf of said limited partnership.

[Notary Seal]
NOWN M. STEWART-SHEAFFER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19994012137
MY COMMISSION EXPIRES MAY 5, 2019

_____
Notary Public in and for the State of ~~Texas~~ COLORADO

After Recording, Please Return to:
Donihoo Farms, Ltd.,
4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206
Attn: Stephen L. Saffman

UNOFFICIAL

EXHIBIT "A"
Legal Description of Property

J.E. SMITH
TEXAS LICENSED SURVEY FIRM No. 101060-00
5269 HWY 377 South, Aubrey, Texas 76227
jesmith@cebridge.net
(940) 365-9289

150.38 ACRE TRACT W.O. 4069W-14

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, a part of the THOMAS ESTES SURVEY, ABSTRACT NO. 298, and being and including all that same land conveyed to Parker Estates Associates as evidenced by a deed recorded in Volume 1901, page 930 of the Collin County Land Records said tract or parcel of land is herein described as follows; to wit:

BEGINNING at an one-half inch iron rod set (with yellow cap marked "J.E. SMITH 3700" and herein after called an one-half inch iron rod set) for the northeast corner of the said THOMAS ESTES SURVEY, said corner being on the west line of EASY ACRES ADDITION, an addition to Collin County according to the plat thereof recording in Volume 6, page 87 of the Collin County Map Records, said corner also being the southeast corner of a tract described in a deed to Graham Mortgage Corporation as recorded under Clerk's Document No. 20100803000798510;

THENCE with east line of the THOMAS ESTES SURVEY and along an old road, south 01 degrees 18 minutes 21 seconds west 97.68 feet to an one-half inch iron rod found (with cap marked "Precise") for the southwest corner of said EASY ACRES ADDITION and the southeast corner hereof;

THENCE continuing along east line of the THOMAS ESTES SURVEY and with the old road, south 00 degrees 50 minutes 03 seconds west 2111.50 feet to an one-half inch iron rod found (with cap marked "Precise") for the southeast corner hereof, said corner being the northeast corner of a tract described in a deed to Geneva Partners LTD. recorded in Volume 5874, page 2850 of the Collin County Deed Records;

THENCE north 89 degrees 36 minutes 13 seconds west at 2715.56 feet passing the northeast corner of a record 3.00 acre tract (described in a deed recorded in Volume 3873, page 413 of the Collin County Land Records) and in all a total distance of 2855.13 feet to an one-half inch iron rod set for the southeast corner of SYCAMORE ESTATES SUBDIVISION (an addition to the City of Parker, according to the plat thereof recorded in Volume 11, page 59 of the Collin County Map Records), said corner being the southwest corner hereof;

THENCE along the east line of said SYCAMORE ESTATES SUBDIVISION, north 01 degrees 42 minutes 07 seconds east 344.20 feet to an one-half inch iron rod found for a re-entrant corner hereof, said corner being the northeast corner of Lot 3, Block A of said SUBDIVISION;

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THENCE north 89 degrees 57 minutes 13 seconds west 132.47 feet to an one-half inch iron rod found at the southeast termination corner of Sycamore Lane for ell corner hereof, said corner being a re-entrant corner of said SYCAMORE ESTATES SUBDIVISION;

THENCE continuing with the east line of said SYCAMORE ESTATES SUBDIVISION, north 00 degrees 12 minutes 26 seconds east 1857.59 feet to an one-half inch iron rod set for the northwest corner hereof, said corner being the northeast corner of Lot 7, Block B of said SUBDIVSION;

THENCE south 89 degrees 44 minutes 41 seconds east passing the southeast corner of a tract described in a deed of RVW Sunchase LP described in a deed recorded under Clerk's Document No. 201409160001004670 and in all a total distance of 3003.58 feet to the Place of BEGINNING and containing 150.38 acres of land.

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EXHIBIT "B"
List of Permitted Exceptions

1. Restrictive Covenants contained in Volume 10, Page 28, Plat Records, Collin County, Texas.

2. Water pipeline easement to Pecan Orchard Water Supply recorded in Volume 913, Page 536, Real Property Records, Collin County, Texas, and as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.

3. Water pipeline easement to Pecan Orchard Water Supply recorded in Volume 923, Page 229, Real Property Records, Collin County, Texas, and as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.

4. Waste water transmission facilities easement to North Texas Municipal Water District recorded in Volume 2366, Page 864, Real Property Records, Collin County, Texas, and as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.

5. Ingress and egress rights, if any, associated with roadbed along the east property line of Property as shown on the survey prepared by James E. Smith, II, dated October 29, 2014.

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
06/30/2015 09:20:37 AM
$46.00 BVINCENT
20150630000791540

20170726000981160 07/26/2017 09:00:16 AM D1 1/8

SPECIAL WARRANTY DEED
with Vendor's Lien 15/ITC/1715886 -COM/ LMB

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.

STATE OF TEXAS	§
	§
COUNTY OF COLLIN	§
Date:	July 25, 2017
Grantor:	Travis Parker Associates, Ltd., a Texas limited partnership, formerly known as Parker Estates Associates, a Texas general partnership
Grantor's Address:	3801 North Capital of Texas Highway Suite E-240-206 Austin, Texas 78746-1482
Grantee:	Donihoo Farms, Ltd., a Texas limited partnership
Grantee's Address:	4925 Greenville Avenue, Suite 1020 Dallas, Texas 75206
Lender:	Travis Parker Associates, Ltd., a Texas limited partnership
Lender's Address:	3801 North Capital of Texas Highway Suite E-240-206 Austin, Texas 78746-1482
Consideration:	TEN DOLLARS ($10.00) cash and other good and valuable consideration, together with the further consideration of the execution and delivery by Grantee of the Note to Lender, further identified below.

UNOFFICIAL

Real Property
(including any improvements)
[the "Property" herein]:

All that certain tract or parcel of land being 171.91 acres, more or less, lying and being situated in the City of Parker, Collin County, Texas, a part of the G.W. GUNNELL SURVEY, ABSTRACT No. 350, and being that same land conveyed to Parker Estates Associates by deed recorded in Volume 1909, Page 915, of the Collin County Land Records, said tract or parcel of land designated PARKER ESTATES according to the plat thereof recorded in Cabinet 10, Page 28 of the Collin County Map Records, said tract or parcel of land is described in **Exhibit "A"** attached hereto.

Reservations From Conveyance & Warranty:

None.

Exceptions to Conveyance & Warranty:

Grantee is taking the Property "AS-IS" with any and all latent and patent defects. There is no warranty by Grantor that the Property is fit for a particular purpose. Grantee acknowledges that it is not relying upon the accuracy or completeness of any representation, brochure, rendering, promise, statement, or other assertion or information with respect to the Property made or furnished by or on behalf of, or otherwise attributed to, Grantor or any of its agents, employees, or representatives, any and all such reliance being hereby expressly and unequivocally disclaimed, but is relying solely and exclusively upon its own experience and its independent judgment, evaluation, and examination of the Property. Grantee further unequivocally disclaims (i) the existence of any duty to disclose on the part of Grantor or any of its agents, employees, or representatives and (ii) any reliance by Grantee on the silence or any alleged non-disclosure of Grantor or any of its agents, employees, or representatives. Grantee takes the Property under the express understanding that there are no express or implied warranties (except for limited warranties of title set forth in the conveyance section below). Grantee expressly acknowledges that no promise or agreement which is not herein expressed has been made to it and hereby disclaims any reliance upon any such alleged promise or agreement. This provision was freely negotiated and played an important part in the bargaining process for the Property. Grantee has agreed to disclaim reliance on Grantor and to accept the Property "as-is" with full awareness that the Property's prior uses or other matters could affect its condition, value, suitability, or fitness; and by acceptance of this Deed, Grantee confirms that Grantee is hereby assuming all risk associated therewith. Grantee understands that the disclaimers of reliance and other provisions contained herein could limit any legal recourse or remedy Grantee otherwise might have.

In addition, this conveyance is subject to those matters set forth on **Exhibit "B"** attached hereto and incorporated herein.

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[redacted]

Ad Valorem Taxes:

Ad valorem taxes for the Property for the current year having been prorated between Grantor and Grantee, payment thereof, is assumed by Grantee. Notwithstanding the foregoing, all Rollback and Supplemental Taxes against the Property, for periods before or after the date of this Deed, shall be paid by Grantee (except that if any Rollback and Supplemental Taxes on the Property were triggered before the date of this Deed by acts of Grantor, they shall be paid by Grantor). As used herein, the term "Rollback and Supplemental Taxes" shall mean any assessments or taxes that may be levied or assessed against the Property by a governmental authority for periods prior to or after the date of this Deed resulting from a change in use or ownership of the Property, or a waiver, lapse, or denial of any special tax exemption for the Property.

Conveyance:

Grantor, for the consideration and subject to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above, GRANTS, SELLS, and CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND HOLD it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, if the claim is by, through, or under Grantor, but not otherwise, except as to the Reservations From Conveyance and Warranty and Exceptions to Conveyance and Warranty set forth above.

Terms:

When the context requires, singular nouns and pronouns include the plural; and masculine forms include the feminine.

GRANTOR:

Travis Parker Associates, Ltd.,
a Texas limited partnership

By: Travis Ridge Investments, LLC,
a Texas limited liability company,
its General Partner

By: _____
C. Michael Bowen, Sr., Managing Member

NOTARY ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on July 24, 2017, by C. Michael Bowen, Sr., as Managing Member of Travis Ridge Investments, LLC, a Texas limited liability company, the General Partner of Travis Parker Associates, Ltd., a Texas limited partnership, on behalf of said entities.

[Notary seal] LISA BEARD My Notary ID # 10220254 Expires July 2, 2019

_____
Notary Public in and for the State of Texas

After Recording, Please Return to:
Donihoo Farms, Ltd.
Attention: Stephen L. Sallman
4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

UNOFFICIAL

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

J.E. SMITH
TEXAS LICENSED SURVEY FIRM No. 101060-00
5269 HWY 377 South, Aubrey, Texas 76227
jesmith@cebridge.net
(940) 365-9289

171.91 ACRE TRACT W.O.4069E-14

All that certain tract or parcel of land lying and being situated in the City of Parker, Collin County, Texas, a part of the G.W. GUNNELL SURVEY, ABSTRACT No. 350, and being that same land conveyed to Parker Estates Associates by deed recorded in Volume 1909, page 915 of the Collin County Land Records, said tract or parcel of land being designated PARKER ESTATES according to the plat thereof recorded in Cabinet 10, Page 28 of the Collin County Map Records, said tract or parcel of land is herein described as follows; to wit:

BEGINNING at a 3/4 inch iron rod set on the west right-of-way line of F.M. Highway No. 2551 at the southeast corner of EASY ACRES ADDITION, an addition to Collin County according to the plat thereof recorded in Volume 6, page 87 of the Collin County Map Records, said corner being the northeast corner of the premises herein described;

THENCE along the west right-of-way line of said F.M. Highway No. 2551, south 00 degrees 41 minutes 57 seconds west 1664.10 feet to an one-half inch iron rod set (with cap marked "J.E. SMITH 3700" herein after called one-half inch iron rod set) at a point of curvature;

THENCE continuing with the west right-of-way line of said F.M. Highway along a curve to the left subtended by an angle of 12 degrees 17 minutes 20 seconds and a radius 1,954.86 feet (having a chord that bears south 05 degrees 26 minutes 43 seconds east 418.48 feet) an arc length of 419.28 to an one-half inch iron rod set on the east line of said GUNNELL SURVEY;

THENCE leaving the right-of-way of said Highway and along the east line of the G.W. GUNNELL SURVEY, south 00 degrees 48 minutes 47 seconds west passing the northwest corner of a 9.723 acre tract described in a deed recorded under Clerk's Document No. 95-0023382 and in all a total distance of 748.16 feet to an one-half inch iron rod set for the southeast corner hereof;

THENCE south 89 degrees 59 minutes 09 seconds west at 40.7 feet passing a 3/4 inch iron rod found at northeast corner of a tract described in a deed to Vijay K. Bhimani as recorded under Clerk's Document No. 20070925001326000, and in all a total distance of 2676.56 feet to an one-half inch iron rod set on the west line of the GUNNELL SURVEY for southwest corner hereof, said corner being the northwest corner of said Bhimani tract;

THENCE with the west line of GUNNELL SURVEY (common with the east line of the THOMAS ESTES SURVEY, ABSTRACT NO. 298) and along an old road, north 00 degrees 51 minutes 49 seconds east 725.80 feet to an one-half inch iron rod found at the northeast corner of a tract conveyed to Geneva Partners LTD described in a deed recorded in Volume 5874, page 2850 of the Collin County Deed Records, said corner being the southeast corner of a tract described in a deed to Parker Estates Associates recorded in Volume 1901, page 930 of the Collin County Land Records;

THENCE continuing with said old road and the west line of the G.W. GUNNELL SURVEY, north 00 degrees 50 minutes 03 second east 2111.50 feet to an one-half inch iron rod found (with cap marked "PERCISE") at the southwest corner of EASY ACRES ADDITION for the northwest corner hereof;

THENCE south 89 degrees 48 minutes 14 second east a distance of 2626.11 feet to the Place BEGINNING and containing 171.91 acres of land.

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EXHIBIT "B"

LIST OF PERMITTED EXCEPTIONS

1. Restrictive covenants contained in Volume 10, Page 28, Plat Records, Collin County, Texas.

2. Building setback lines and/or easements as set forth in instrument recorded in Volume 10, Page 28, Map Records, Collin County, Texas.

3. Easement:
   Recorded: Volume 911, Page 89, Real Property Records, Collin County, Texas
   To: Pecan Orchard Water District
   Purpose: Water line

4. Easement:
   Recorded: Volume 4437, Page 2547, Real Property Records, Collin County, Texas
   To: City of Parker
   Purpose: Utility lines and/or pipes and drainage pipes and/or ditches

5. Easement:
   Recorded: Volume 5069, Page 31, Real Property Records, Collin County, Texas
   To: City of Parker
   Purpose: Utility lines and/or pipes and drainage pipes and/or ditches

6. Easement:
   Recorded: Volume 5069, Page 37, Real Property Records, Collin County, Texas
   To: City of Parker
   Purpose: Utility lines and/or pipes and drainage pipes and/or ditches

7. Easement:
   Recorded: Volume 5069, Page 41, Real Property Records, Collin County, Texas
   To: City of Parker
   Purpose: Utility lines and/or pipes and drainage pipes and/or ditches

8. Easement:
   Recorded: Volume 5069, Page 47, Real Property Records, Collin County, Texas
   To: City of Parker
   Purpose: Utility lines and/or pipes and drainage pipes and/or ditches

9. Terms, conditions, and provisions contained in Easement Agreement for Drainage Facilities:
   Recorded: Clerk's File Number 20160120000064580, Official Public Records, Collin County, Texas
   Parties: Travis Parker Associates, Ltd. and Donihoo Farms, Ltd.

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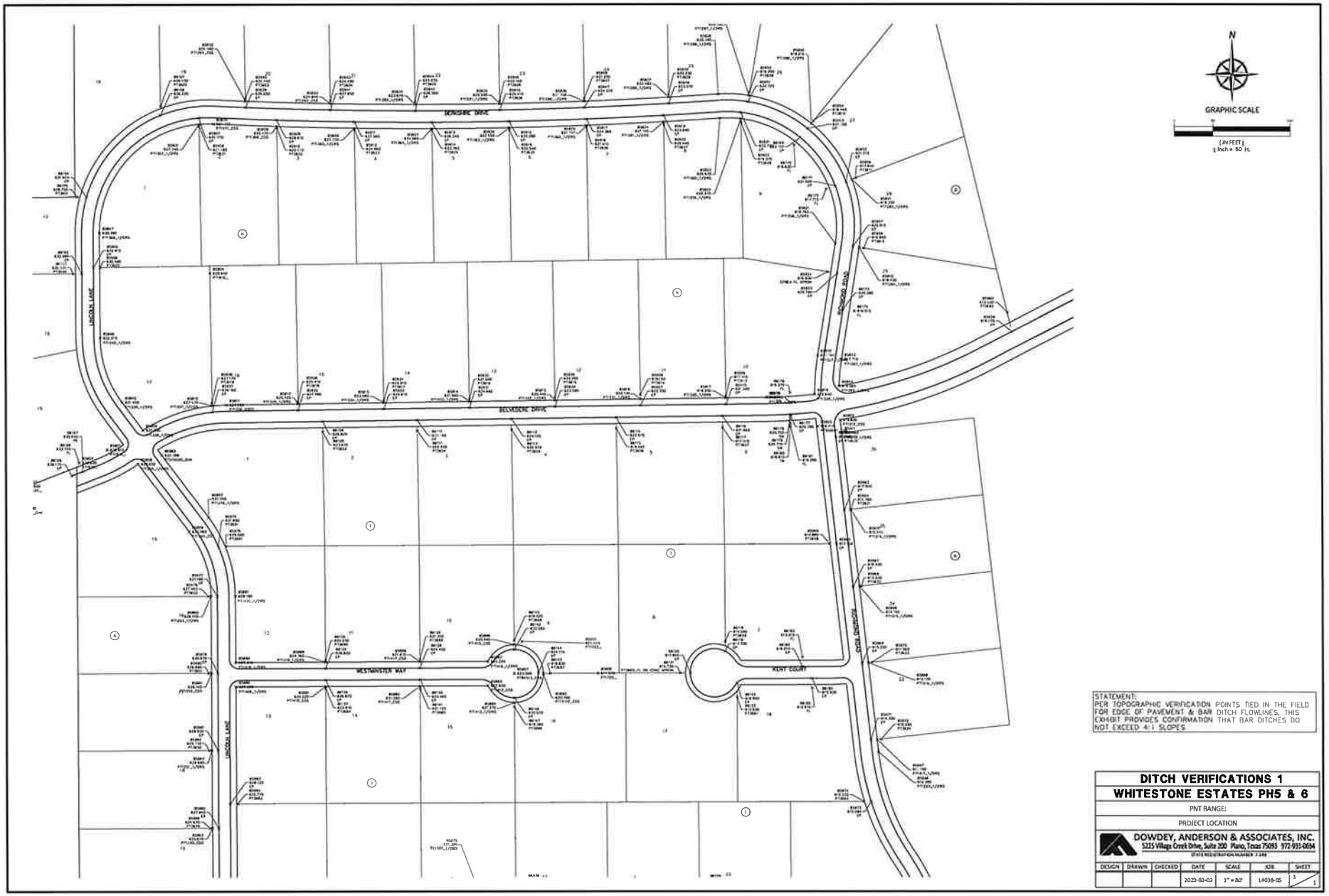
10. Terms, conditions, and provisions contained in Easement Agreement for Water Facilities:
Recorded: Clerk's File Number 20160825001124170, Official Public Records, Collin County, Texas
Parties: Travis Parker Associates, Ltd. and City of Parker

UNOFFICIAL

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
07/26/2017 09:00:16 AM
$54.00 CJAMAL
20170726000981160



STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES

DITCH VERIFICATIONS 1

WHITESTONE ESTATES PH5 & 6

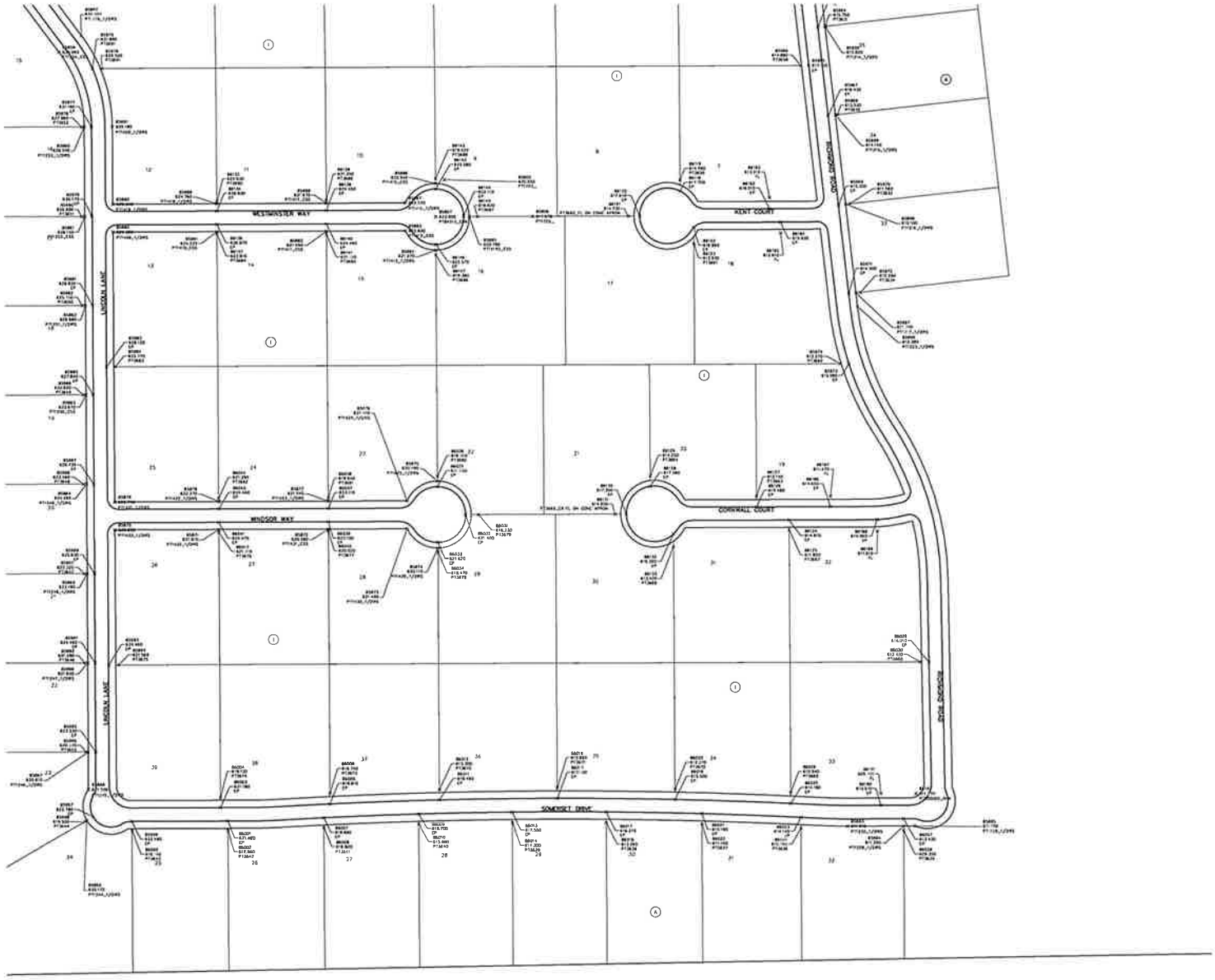
PNT RANGE:

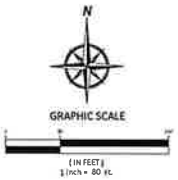
PROJECT LOCATION

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0654
STATE REGISTRATION NUMBER F-1188

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
			2023-03-03	1" = 80'	14038-05	1 / 1

W:\projects\702\19\99\S\dwg\14038-CONSTRUCTION-VER.dwg, 3/17/2023 10:12:00 AM, _DWG To PDF.pc3





STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES. THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES.

DITCH VERIFICATIONS 2

WHITESTONE ESTATES PH5 & 6

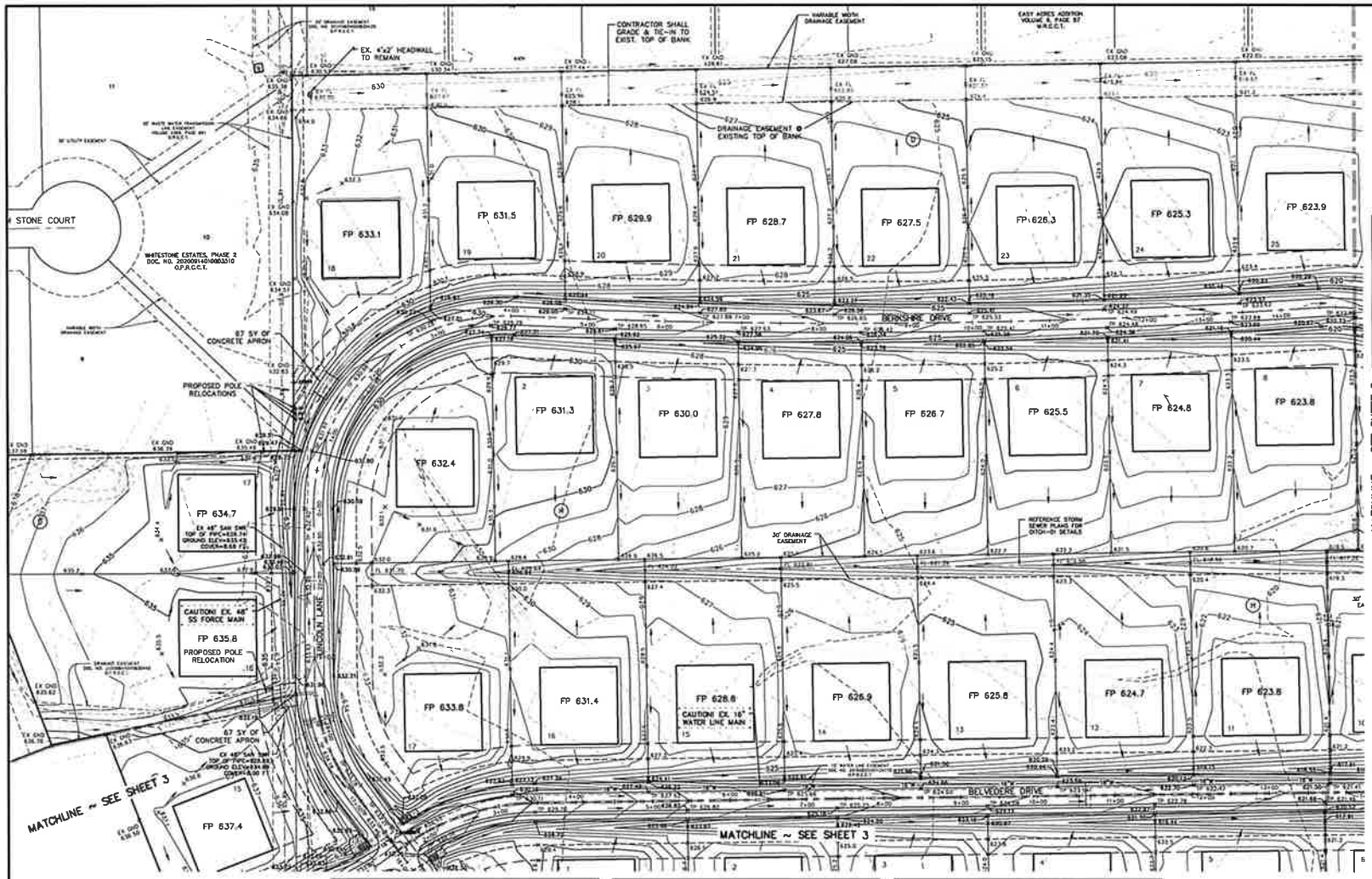
PNT RANGE:

PARKER, TX

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER F-1094

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
			2023-03-03	1" = 80'	14038-05	1 / 1

W:\projects\702\19\99\S\dwg\14038-CONSTRUCTION-VER.dwg, 3/17/2023 10:12:04 AM, _DWG To PDF.pc3



BENCHMARKS:
BM-1
"X" Set in concrete headwall at the northeast corner of the intersection of Whitestone Drive and Chaparral Lane
N: 7078092.921
E: 2541105.904
Elev.: 636.12

BM-2
"X" Set in concrete headwall at the southwest corner of the intersection of Whitestone Drive and Kingston Court.
N: 7078434.532
E: 2540802.314
Elev.: 641.58

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
15	D	12.5	18"	0.90%	15/16	633.72	19.89
16	D	17.5	21"	0.95%	16/17	630.03	17.66
17	D	24.1	2-18"	0.95%	17/18	628.75	19.26
18	D	20.3	3-24"	0.70%	18/19	626.93	18.92
19	D	72.9	3-24"	0.70%	19/20	625.94	18.55
20	D	74.9	4-21"	0.70%	20/21	624.59	18.78
21	D	76.8	4-21"	0.70%	21/22	623.27	18.74
22	D	78.7	4-21"	0.70%	22/23	622.18	18.74
23	D	80.6	4-24"	0.60%	23/24	621.25	18.83
24	D	82.5	4-24"	0.50%	24/25	620.23	18.90
25	D	83.7	4-24"	0.60%	25/26	619.29	20.10

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
1	H	2.3	18"	0.70%	1/2	627.18	17.76
2	H	5.9	18"	0.70%	2/3	625.97	15.93
3	H	8.2	18"	0.70%	3/4	624.94	15.79
4	H	9.4	18"	0.70%	4/5	623.76	15.93
5	H	10.4	18"	0.70%	5/6	622.54	18.70
6	H	11.4	18"	0.70%	6/7	621.41	17.42
7	H	12.5	18"	0.70%	7/8	620.44	18.90
8	H	13.5	18"	0.70%	8/9	619.37	18.45
9	H	15.0	21"	0.60%	9	617.71	20.38
10	H	32.4	2-21"	0.70%	10	616.27	21.82
11	H	31.3	2-21"	0.70%	10/11	617.91	17.3

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
12	H	30.0	2-21"	0.70%	11/12	619.15	23.17
13	H	27.5	2-21"	0.70%	12/13	620.29	18.72
14	H	24.8	2-18"	0.70%	13/14	621.50	17.81
15	H	22.1	2-18"	1.35%	14/15	622.91	17.09
16	H	19.5	2-18"	1.35%	15/16	624.41	17.61
17	H	17.0	21"	2.00%	16/17	627.71	18.31

NO.	DATE	BY	REVISION

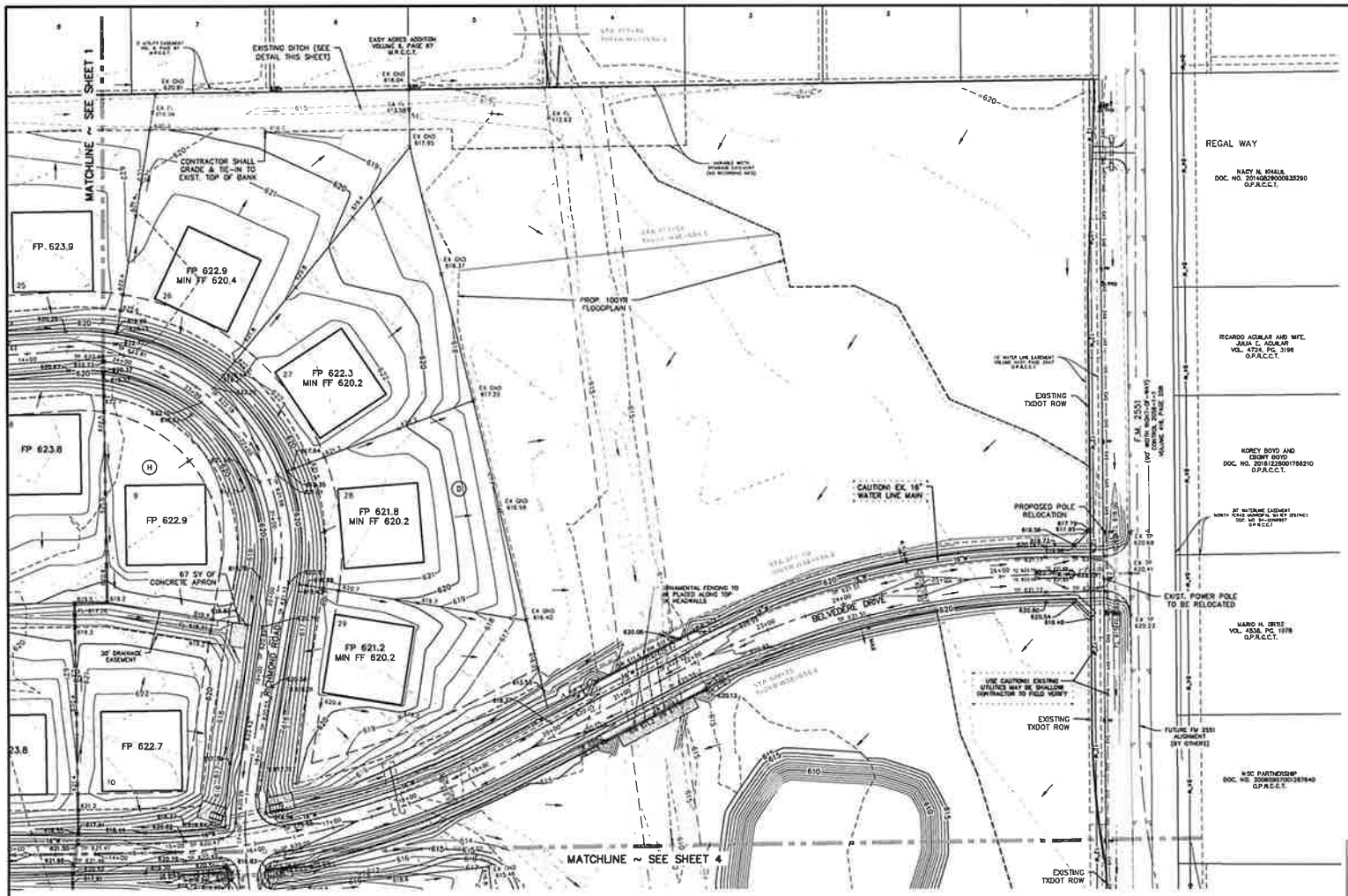
DITCH & CULVERTS EXHIBIT
WHITESTONE ESTATES PHASE 5 & 6
CITY OF PARKER
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5325 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	GJN	SEPT 2021	1"=60'	14038-05	1 / 6

W:\projects\702\19\99\Y\14038-05-DITCH & CULV EXH.dwg, 3/22/2023 8:45:22 AM, _AutoCAD PDF (General Documentation).pc3

PLATE NO.: 22



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

WARNING!!! EXISTING UNDERGROUND UTILITIES, FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION! CALL TEXAS 811

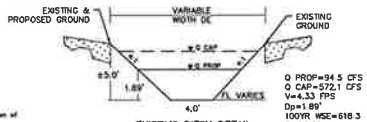
Texas811 Know what's below. Call before you dig.

LEGEND

DE	Drainage Easmt
P.D.E.	Private Drainage Easmt
= 636.4	Spot Grade
= TP 637.9	Top of Pavement Grade
= EX TP 637.9	Existing Top of Pavement Grade
= EX GND 637.9	Existing Ground Grade
	Flow Arrow
635	Existing Contour
635	Proposed Contour
FP 552.1	Finish Pad Elevation
EB	Exposed Beam
RW	Retaining Wall

NOTES

1. LOT-TO-LOT DRAINAGE IS NOT ALLOWED.
2. FINISH FLOOR – 0.2' ABOVE FINISH PAD.
3. GRADE SLOPES AWAY FROM BUILDING PADS WITH MINIMUM FALL OF 4" AT POINTS 10' (OR LOT LINE). DRIVE GRADIENT SHALL NOT EXCEED 12%.
4. DRAINAGE ON SIDE LOT LINES GRADE AT 1% ADJACENT TO PADS.
5. WORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ALPHA TESTING, DATED JULY 2017, REPORT NO. C171483.
6. MINIMUM FINISHED FLOOR ELEVATIONS (MIN FF) ARE SHOWN AT 2 FT ABOVE THE ADJACENT 100 YR WATER SURFACE ELEVATION OF THE FLOODPLAIN. THE ELEVATIONS REPRESENT THE ABSOLUTE MINIMUM ALLOWED TO BE BUILT.
7. REFERENCE THE APPROVED MASTER DRAINAGE STUDY OF MAXWELL CREEK FOR WHITESTONE ESTATES PREPARED BY DAA, DATED JULY 2020, FOR FLOODPLAIN DATA.
8. REFERENCE GRADING NOTES & DETAILS SHEET FOR HEADWALL CONCRETE APRON TYPICAL DETAIL.
9. RIP-RAP SHALL BE INSTALLED AT ALL CHANNEL BENDS & HEADWALLS.
10. ALL HEADWALLS SHALL BE 4:1 SLOPES WHEN THE CULVERT IS PARALLEL WITH THE ROADWAYS.
11. EXISTING CONTOURS DO NOT REFLECT THE EXISTING ONSITE STOCKPILE.



EXISTING DITCH DETAIL
(EX. BAR DITCH CROSS SECTION)
N.T.S.

Q PROP=94.5 CFS
Q CAP=572.1 CFS
V=4.33 FPS
Dp=1.89'
100YR WSE=618.3
S=±0.90%
n=0.035

BENCHMARKS:
BM-1
"X" Set in concrete headwall at the northwest corner of the intersection of Whitestone Drive and Chestre Lane
N: 7078043.921
E: 2541105.904
Elev: 636.42

BM-2
"X" Set in concrete headwall at the southeast corner of the intersection of Whitestone Drive and Kingston Court.
N: 7078434.632
E: 2540893.314
Elev: 641.58

SUMMARY TABLE							
LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
25	D	63.7	4-24"	0.80%	25/26	619.29	20.10
26	D	64.7	4-24"	0.80%	26/27	618.44	20.38
27	D	65.6	4-24"	0.80%	27/28	617.67	21.49
28	D	66.6	4-24"	0.80%	28/29	616.89	22.60
29	D	67.6	4-24"	0.80%	28/29	616.01	23.86

SUMMARY TABLE							
LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
8	H	13.5	18"	0.70%	8/9	619.37	19.45
9	H	15.0	21"	0.60%	9	619.71	20.36
10	H	32.4	2-21"	0.70%	10	618.27	21.82
11	H	31.3	2-21"	0.70%	10/11	617.91	17.3

STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES.

NO.	DATE	BY	REVISION

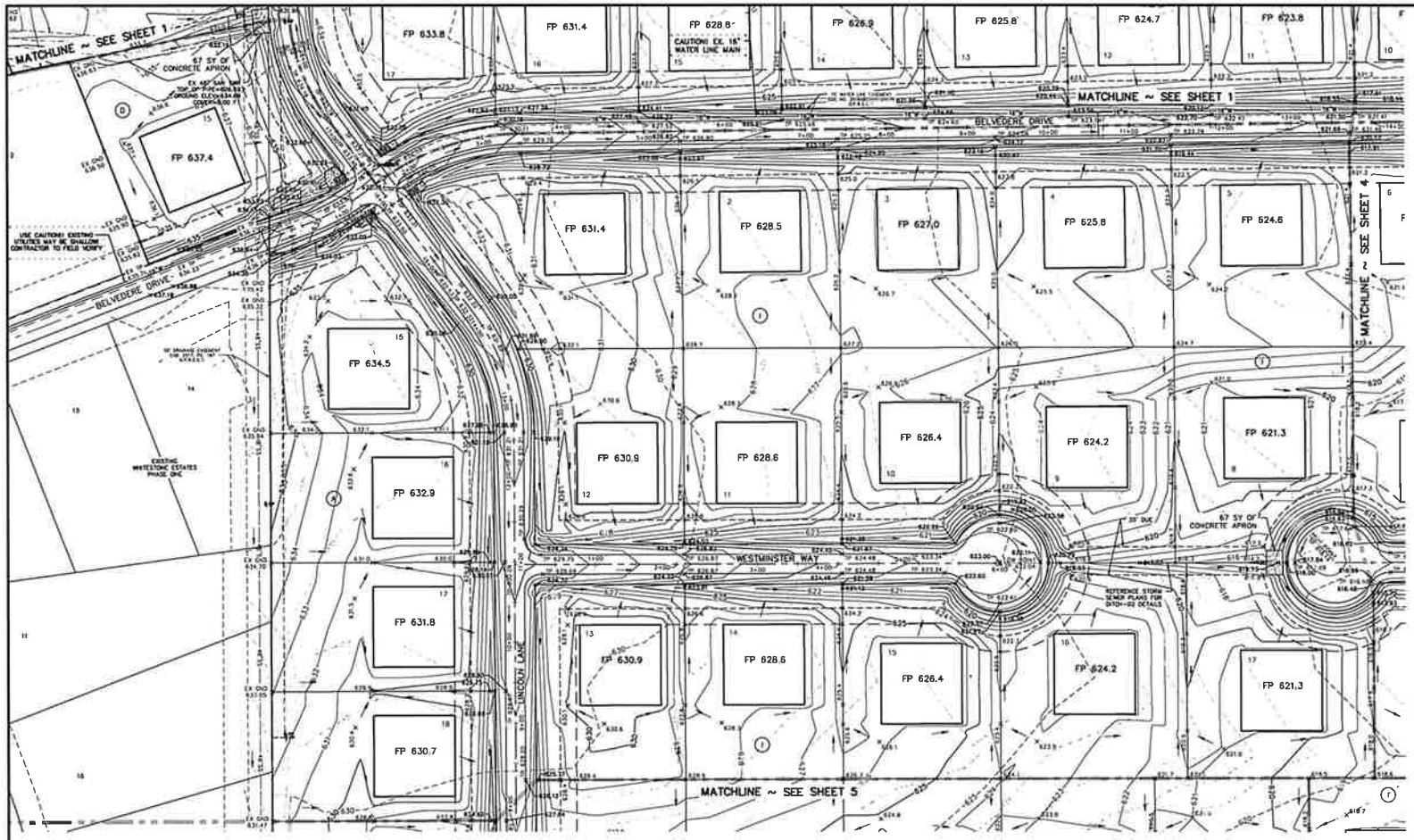
DITCH & CULVERTS EXHIBIT
WHITESTONE ESTATES PHASE 5 & 6

CITY OF PARKER

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	GJN	SEPT 2021	1"=60'	14038-05	2 / 6



SUMMARY TABLE								
LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
15	D	12.5	18"	0.90%	15/16	633.72	18.69
15	A	2.8	18"	0.90%	15/16	627.95	18.50
16	A	6.9	18"	0.70%	16/17	626.89	18.73
17	A	11.1	18"	0.70%	17/18	625.75	18.88
18	A	15.3	21"	0.70%	18/19	624.62	17.86

SUMMARY TABLE								
LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
1	I	9.4	18"	1.35%	1/2	623.97	21.25
2	I	13.9	21"	0.70%	2/3	622.42	21.95
3	I	18.5	2-18"	0.70%	3/4	620.97	22.63
4	I	23.1	2-18"	0.70%	4/5	619.44	23.18
5	I	28.5	2-21"	0.70%	5/6	617.91	24.47
6	I	32.5	2-21"	0.70%	6	616.29	24.32
7	I	4.1	18"	0.70%	7	615.21	20.31
8	I	1.2	18"	0.70%	7/8	614.58	20.49
9	I	17.4	21"	0.90%	8/9	618.83	25.09
10	I	13.1	18"	0.90%	9/10	619.42	19.30
11	I	8.4	18"	2.00%	10/11	621.35	18.64

SUMMARY TABLE								
LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
12	I	4.4	18"	2.00%	11/12	624.03	18.44
13	I	1.8	18"	2.00%	12/13	622.81	17.21
14	I	5.7	18"	2.00%	13/14	621.12	18.89
15	I	10.2	18"	0.90%	14/15	619.38	19.17
16	I	14.1	21"	0.90%	15/16	618.83	25.09
17	I	43.6	2-24"	0.70%	16/17	613.93	29.34

BENCHMARKS:
BM-1
3" Sail in concrete headwall at the northwest corner of the intersection of Whitestone Drive and Chesire Lane
N: 7076092.921
E: 2541105.904
Elev.: 638.42

BM-2
3" Sail in concrete headwall at the southwest corner of the intersection of Whitestone Drive and Kingston Court.
N: 7078634.532
E: 2540892.314
Elev.: 841.58

STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES.

NO.	DATE	BY	REVISION

DITCH & CULVERTS EXHIBIT
WHITESTONE ESTATES PHASE 5 & 6

CITY OF PARKER

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-339

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	GJN	SEPT 2021	1"=60'	14038-05	3 / 6

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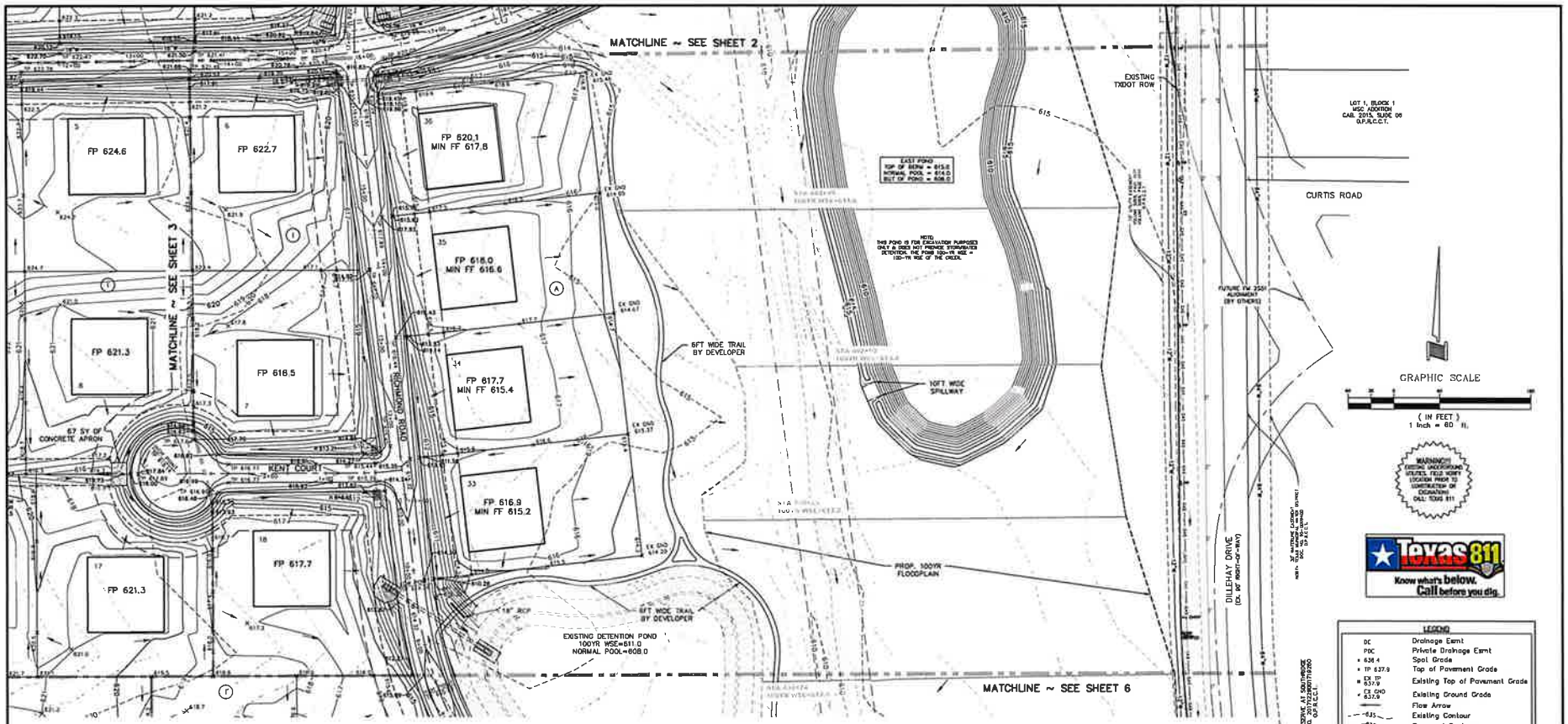
PLATE NO.: 24



PAD TO PAVEMENT DELTA		
LOT	BLOCK	FP TO STREET ELEV. DIFF.
15	A	1.88'
16	A	1.68'
17	A	1.71'
18	A	1.73'
19	A	1.75'
20	A	1.77'
21	A	1.28'
22	A	1.21'
23	A	1.31'
24	A	0.93'
25	A	0.93'
26	A	0.93'
27	A	0.93'
28	A	0.93'
29	A	0.93'
30	A	0.93'
31	A	0.93'
32	A	0.93'
33	A	1.56'
34	A	1.25'
35	A	1.11'
36	A	0.93'

PAD TO PAVEMENT DELTA		
LOT	BLOCK	FP TO STREET ELEV. DIFF.
15	D	1.22'
16	D	1.87'
17	D	1.71'
18	D	2.13'
19	D	1.22'
20	D	0.79'
21	D	0.82'
22	D	0.82'
23	D	0.78'
24	D	0.81'
25	D	0.29
26	D	0.09'
27	D	0.12'
28	D	0.14'
29	D	0.07'

PAD TO PAVEMENT DELTA		
LOT	BLOCK	FP TO STREET ELEV. DIFF.
1	H	1.43'
2	H	1.51'
3	H	1.35'
4	H	0.27'
5	H	0.28'
6	H	0.09'
7	H	0.32'
8	H	0.12'
9	H	0.04'
10	H	1.28'
11	H	1.33'
12	H	1.16'
13	H	1.20'
14	H	1.24'
15	H	1.24'
16	H	1.21'
17	H	0.02'

PAD TO PAVEMENT DELTA		
LOT	BLOCK	FP TO STREET ELEV. DIFF.
1	I	1.63'
2	I	1.49'
3	I	1.75'
4	I	1.72'
5	I	1.82'
6	I	1.24'
7	I	0.86'
8	I	3.41'
9	I	1.80'
10	I	1.93'
11	I	1.73'
12	I	1.15'
13	I	1.21'
14	I	1.73'
15	I	1.93'
16	I	1.58'
17	I	2.49'
18	I	0.74'
19	I	1.89'
20	I	1.59'

PAD TO PAVEMENT DELTA		
LOT	BLOCK	FP TO STREET ELEV. DIFF.
21	I	3.89'
22	I	1.39'
23	I	1.28'
24	I	1.67'
25	I	1.34'
26	I	1.48'
27	I	1.87'
28	I	1.82'
29	I	1.58'
30	I	3.37'
31	I	1.38'
32	I	1.72'
33	I	1.79'
34	I	1.71'
35	I	1.74'
36	I	1.67'
37	I	1.82'
38	I	2.09'
39	I	1.87'

SUMMARY TABLE								
LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
5	I	28.5	2-21"	0.70%	5/6	617.81	24.47
6	I	32.5	2-21"	0.70%	6	616.29	24.32
7	I	4.1	18"	0.70%	7	613.21	20.31
8	I	1.2	18"	0.70%	7/8	614.50	20.49
17	I	43.4	2-24"	0.70%	17/18	613.93	29.34
18	I	48.4	2-24"	0.70%	18	612.61	19.93

SUMMARY TABLE								
LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
33	A	3.0	18"	0.85%	33	610.28	21.25
34	A	2.8	18"	1.11%	33/34	611.56	20.78
35	A	1.6	18"	1.11%	34/35	613.53	17.27
36	A	0.6	18"	1.11%	35/36	615.76	14.01

LEGEND

DE	Drainage Esmt
PDE	Private Drainage Esmt
+ 636.4	Spot Grade
+ TP 637.9	Top of Pavement Grade
■ EX TP 637.9	Existing Top of Pavement Grade
+ EX GND 637.9	Existing Ground Grade
	Flow Arrow
635	Existing Contour
635	Proposed Contour
FP 552.1	Finish Pad Elevation
EB	Exposed Beam
RW	Retaining Wall

BENCHMARKS:
BM-1
"X" Set in concrete headwall at the northwest corner of the intersection of Whitestone Drive and Cheshire Lane
N: 7078082.921
E: 2541105.904
Elev.: 636.42

BM-2
"X" Set in concrete headwall at the southwest corner of the intersection of Whitestone Drive and Kingston Court.
N: 7078034.532
E: 2540812.314
Elev.: 641.38

STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES.

NO.	DATE	BY	REVISION

DITCH & CULVERTS EXHIBIT
WHITESTONE ESTATES PHASE 5 & 6

CITY OF PARKER

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5325 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	GJN	SEPT 2021	1"=60'	14038-05	4 / 6

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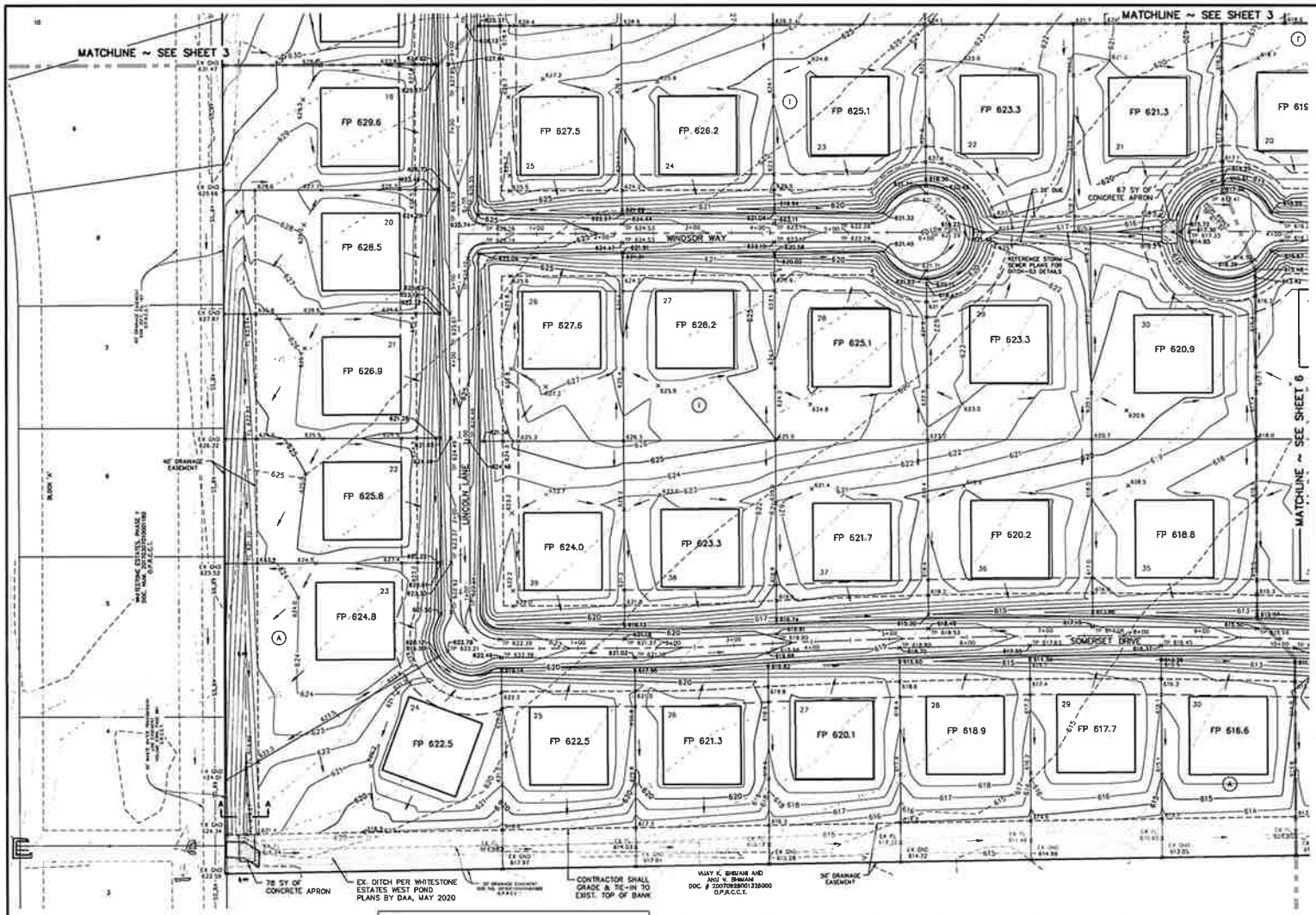
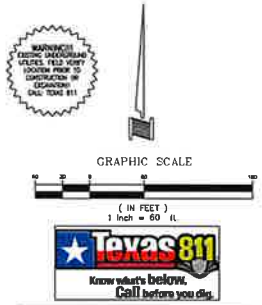
PLATE NO.: 25



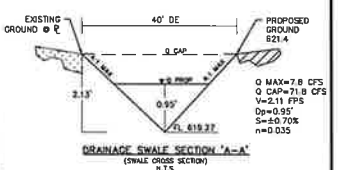


LEGEND

DE	Drainage Easmt
PDE	Private Drainage Easmt
636.4	Spot Grade
TP 637.5	Top of Pavement Grade
EX TP 637.9	Existing Top of Pavement Grade
EX GND 637.9	Existing Ground Grade
	Flow Arrow
635	Existing Contour
635	Proposed Contour
FP 552.1	Finish Pad Elevation
EB	Exposed Beam
	Retaining Wall

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
19	A	19.4	2-18"	0.70%	19/20	623.46	18.47
20	A	22.9	2-18"	0.70%	20/21	622.32	18.81
21	A	25.3	2-18"	0.70%	21/22	621.38	18.92
22	A	27.7	2-21"	0.70%	22/23	620.22	18.09
23	A	30.1	2-21"	0.70%	23/24	618.50	16.74
24	A	31.9	2-21"	0.70%	24/25	619.14	16.77
25	A	32.9	2-21"	0.70%	25/26	617.98	17.06
26	A	33.9	2-21"	0.70%	26/27	616.82	17.77
27	A	35.1	2-21"	0.70%	27/28	615.60	18.10
28	A	36.2	2-24"	0.70%	28/29	614.30	18.39
29	A	37.2	2-24"	0.70%	29/30	613.28	18.95
30	A	38.4	2-24"	0.70%	30/31	611.99	18.76



DRAINAGE SWALE SECTION 'A-A'
(SWALE CROSS SECTION)
N.T.S.

STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES.

BENCHMARKS:
BM-1
"X" Set in concrete headwall at the northwest corner of the intersection of Whitestone Drive and Cheshire Lane
N: 7078082.021
E: 2241105.904
Elev.: 636.42

BM-2
"X" Set in concrete headwall at the southeast corner of the intersection of Whitestone Drive and Kingston Court
N: 7076834.632
E: 2240892.314
Elev.: 641.58

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
31	I	1.1	18"	0.70%	21/22	614.25	18.52
22	I	18.7	21"	0.70%	22/23	618.23	23.45
23	I	12.9	18"	0.70%	23/24	618.30	18.51
24	I	8.4	18"	0.70%	24/25	619.94	18.63
25	I	4.3	18"	1.60%	25/26	621.29	18.58
26	I	1.6	18"	1.60%	26/27	621.31	18.78
27	I	5.7	18"	0.70%	27/28	620.02	17.10
28	I	10.3	18"	0.70%	28/29	618.47	17.73
29	I	13.9	21"	0.70%	29/30	618.23	23.45
30	I	41.5	2-24"	0.70%	30/31	613.42	23.18

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
31	I	46.7	3-24"	0.70%	31/32	611.82	17.92
32	I	30.8	3-21"	0.88%	32	611.01	21.21
33	I	30.6	2-21"	0.80%	33	609.70	21.30
34	I	25.8	2-18"	0.70%	33/34	610.49	18.48
35	I	21.2	2-18"	0.70%	34/35	612.37	18.20
36	I	16.5	21"	0.70%	35/36	613.86	18.23
37	I	12.3	18"	0.70%	36/37	615.20	18.83
38	I	7.7	18"	0.70%	37/38	616.74	19.02
39	I	4.3	18"	0.70%	38/39	618.13	18.15

NO.	DATE	BY	REVISION

DITCH & CULVERTS EXHIBIT
WHITESTONE ESTATES PHASE 5 & 6
CITY OF PARKER
COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5325 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	GIN	SEPT 2021	1"=60'	14038-05	5 / 6

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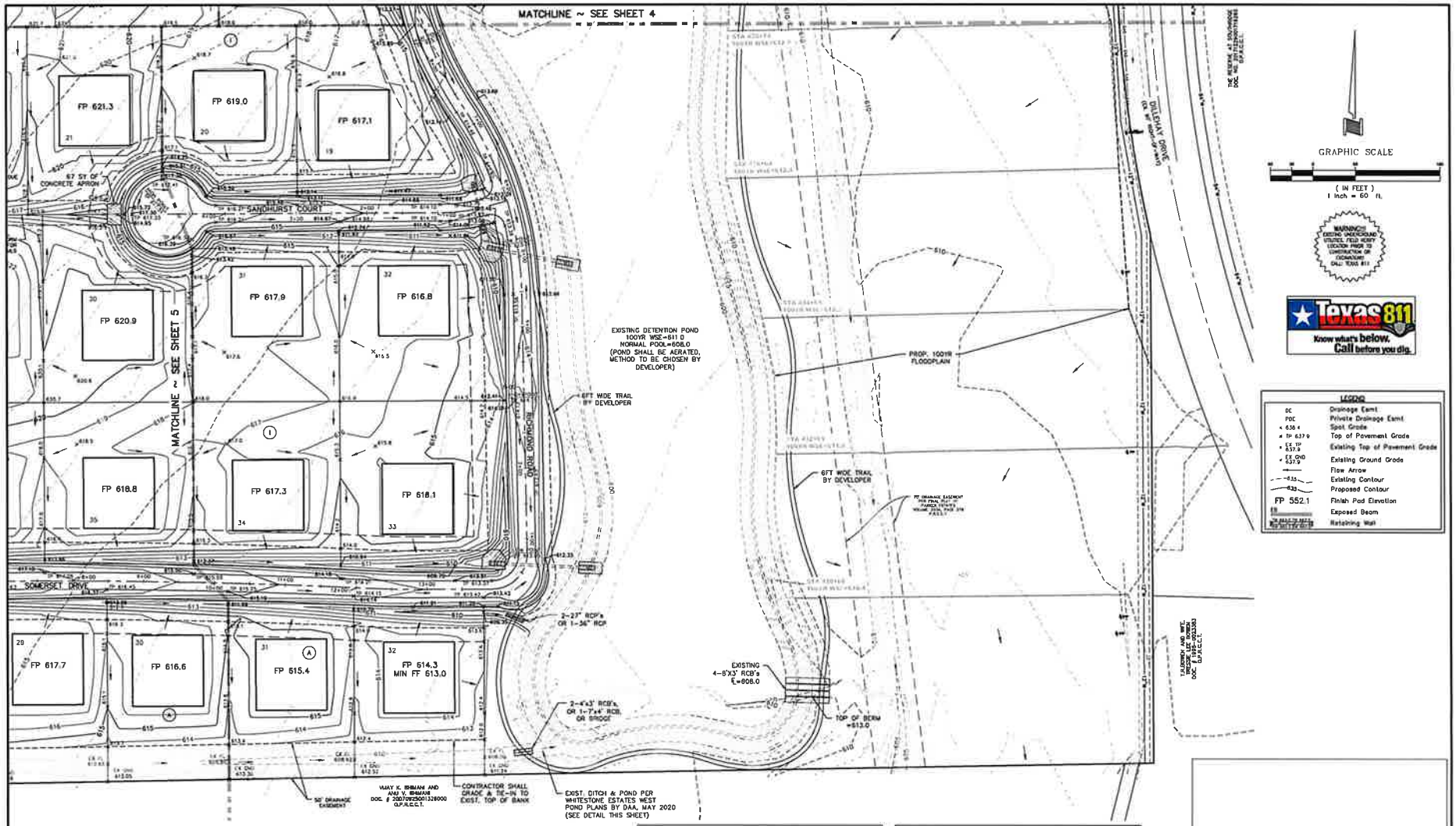
PLATE NO.: 26

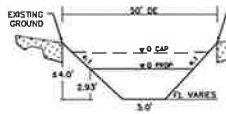


LEGEND	
DE	Drainage Easmt
PDE	Private Drainage Easmt
× 636.4	Spot Grade
⊕ TP 637.9	Top of Pavement Grade
× E.G.TP 637.9	Existing Top of Pavement Grade
× E.G.GND 637.9	Existing Ground Grade
→	Flow Arrow
635	Existing Contour
635	Proposed Contour
FP 552.1	Finish Pad Elevation
	Exposed Beam
	Retaining Wall

STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES.

BENCHMARKS:
BM-1
"X" Set in concrete headwall at the northwest corner of the intersection of Whitestone Drive and Cheatre Lane
N: 7078092.205
E: 2541105.904
Elev.: 636.42

BM-2
"X" Set in concrete headwall at the southwest corner of the intersection of Whitestone Drive and Kingston Court.
N: 7076834.632
E: 2540883.314
Elev.: 641.58



EXISTING DITCH DETAIL
(EX. BAR DITCH CROSS SECTION)
N.T.S.

Q PROP=242.5 CFS
Q CAP=254.5 CFS
V=4.40 FPS
Dp=2.93'
100YR WSE=611.0
S=0.50%
n=0.035

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
19	I	7.7	18"	0.70%	19/20	611.47	19.09
20	I	3.9	18"	0.70%	20/21	612.14	18.83
21	I	1.1	18"	0.70%	21/22	614.25	18.52
30	I	41.5	2-24"	0.70%	30/31	613.42	23.18
31	I	46.7	2-24"	0.70%	31/32	611.82	17.82
32	I	50.8	3-21"	0.88%	32	611.01	21.21
33	I	30.6	2-21"	0.88%	33	609.70	21.39
34	I	25.8	2-18"	0.70%	33/34	610.94	19.48
35	I	21.2	2-18"	0.70%	34/35	612.37	18.20

SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	ELEV.	DISTANCE FROM PVMT EDGE
29	A	37.2	2-24"	0.70%	29/30	612.26	18.95
30	A	36.4	2-24"	0.70%	30/31	611.99	18.76
31	A	39.5	2-24"	0.70%	31/32	610.70	19.83
32	A	40.7	2-24"	0.80%	32/33	609.35	21.81

NO.	DATE	BY	REVISION

DITCH & CULVERTS EXHIBIT
WHITESTONE ESTATES PHASE 5 & 6

CITY OF PARKER

COLLIN COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-339

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	GJN	SEPT 2021	1"=60'	14038-05	4 / 6

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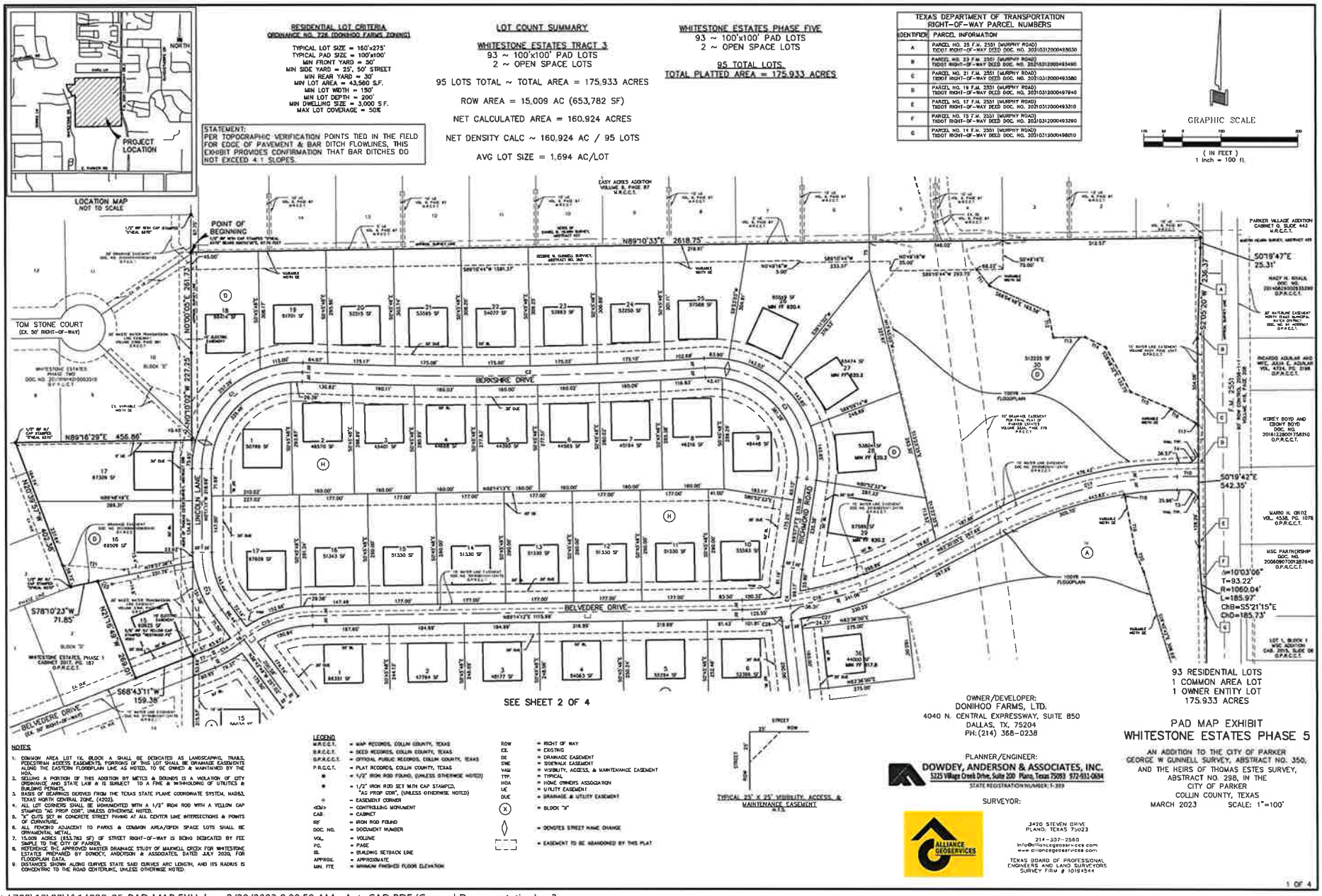
PLATE NO.: 27



RESIDENTIAL LOT CRITERIA
ORDINANCE NO. 724 (DONIHOO FARMS ZONING)

TYPICAL LOT SIZE = 160'x275'
TYPICAL PAD SIZE = 100'x100'
MIN FRONT YARD = 50'
MIN SIDE YARD = 25', 50' STREET
MIN REAR YARD = 30'
MIN LOT AREA = 43,560 S.F.
MIN LOT WIDTH = 150'
MIN LOT DEPTH = 200'
MIN DWELLING SIZE = 3,000 S.F.
MAX LOT COVERAGE = 50%

STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4 : 1 SLOPES.

LOT COUNT SUMMARY

WHITESTONE ESTATES TRACT 3
93 ~ 100'x100' PAD LOTS
2 ~ OPEN SPACE LOTS

95 LOTS TOTAL ~ TOTAL AREA = 175.933 ACRES

ROW AREA = 15.009 AC (653,782 SF)

NET CALCULATED AREA = 160.924 ACRES

NET DENSITY CALC ~ 160.924 AC / 95 LOTS

AVG LOT SIZE = 1.694 AC/LOT

WHITESTONE ESTATES PHASE FIVE
93 ~ 100'x100' PAD LOTS
2 ~ OPEN SPACE LOTS

95 TOTAL LOTS.
TOTAL PLATTED AREA = 175.933 ACRES

TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PARCEL NUMBERS

IDENTIFIER	PARCEL INFORMATION
A	PARCEL NO. 25 F.M. 2551 (MURPHY ROAD) TXDOT RIGHT-OF-WAY DEED DOC. NO. 2021031200498030
B	PARCEL NO. 23 F.M. 2551 (MURPHY ROAD) TXDOT RIGHT-OF-WAY DEED DOC. NO. 2021031200493490
C	PARCEL NO. 21 F.M. 2551 (MURPHY ROAD) TXDOT RIGHT-OF-WAY DEED DOC. NO. 2021031200493580
D	PARCEL NO. 19 F.M. 2551 (MURPHY ROAD) TXDOT RIGHT-OF-WAY DEED DOC. NO. 2021031200497940
E	PARCEL NO. 17 F.M. 2551 (MURPHY ROAD) TXDOT RIGHT-OF-WAY DEED DOC. NO. 2021031200493310
F	PARCEL NO. 15 F.M. 2551 (MURPHY ROAD) TXDOT RIGHT-OF-WAY DEED DOC. NO. 2021031200493280
G	PARCEL NO. 14 F.M. 2551 (MURPHY ROAD) TXDOT RIGHT-OF-WAY DEED DOC. NO. 2021031200498010

NOTES

1. COMMON AREA LOT 16, BLOCK A SHALL BE DEDICATED AS LANDSCAPING, TRAILS, PEDESTRIAN ACCESS EASEMENTS. PORTIONS OF THIS LOT SHALL BE DRAINAGE EASEMENTS ALONG THE EASTERN FLOODPLAIN LINE AS NOTED, TO BE OWNED & MAINTAINED BY THE HOA.
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3. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE, (4202).
4. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "AG PROP COR", UNLESS OTHERWISE NOTED.
5. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL CENTER LINE INTERSECTIONS & POINTS OF CURVATURE.
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9. DISTANCES SHOWN ALONG CURVES STATE SAID CURVES ARC LENGTH, AND ITS RADIUS IS CONCENTRIC TO THE ROAD CENTERLINE, UNLESS OTHERWISE NOTED.

LEGEND

M.R.C.C.T.	= MAP RECORDS, COLLIN COUNTY, TEXAS	ROW	= RIGHT OF WAY
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O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS	DE	= DRAINAGE EASEMENT
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS	SWE	= SIDEWALK EASEMENT
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◉	= 1/2" IRON ROD SET WITH CAP STAMPED, "AG PROP COR", (UNLESS OTHERWISE NOTED)	TYP.	= TYPICAL
		HOA	= HOME OWNER'S ASSOCIATION
		UE	= UTILITY EASEMENT
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<CM>	= CONTROLLING MONUMENT	(X)	= BLOCK "X"
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BF	= IRON ROD FOUND	◊	= DENOTES STREET NAME CHANGE
DOC. NO.	= DOCUMENT NUMBER		
VOL.	= VOLUME		= EASEMENT TO BE ABANDONED BY THIS PLAT
PG.	= PAGE		
BL	= BUILDING SETBACK LINE		
APPROX.	= APPROXIMATE		
MIN. FFE	= MINIMUM FINISHED FLOOR ELEVATION		

TYPICAL 25' X 25' VISIBILITY, ACCESS, & MAINTENANCE EASEMENT

OWNER/DEVELOPER:
DONIHOO FARMS, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX. 75204
PH: (214) 368-0238

PLANNER/ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
5125 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0674
STATE REGISTRATION NUMBER: F-399

SURVEYOR:
ALLIANCE GEOSERVICES
3420 STEVEN DRIVE
PLANO, TEXAS 75023
214-307-2560
info@alliancegeoservices.com
www.alliancegeoservices.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS SURVEY FIRM # 10194544

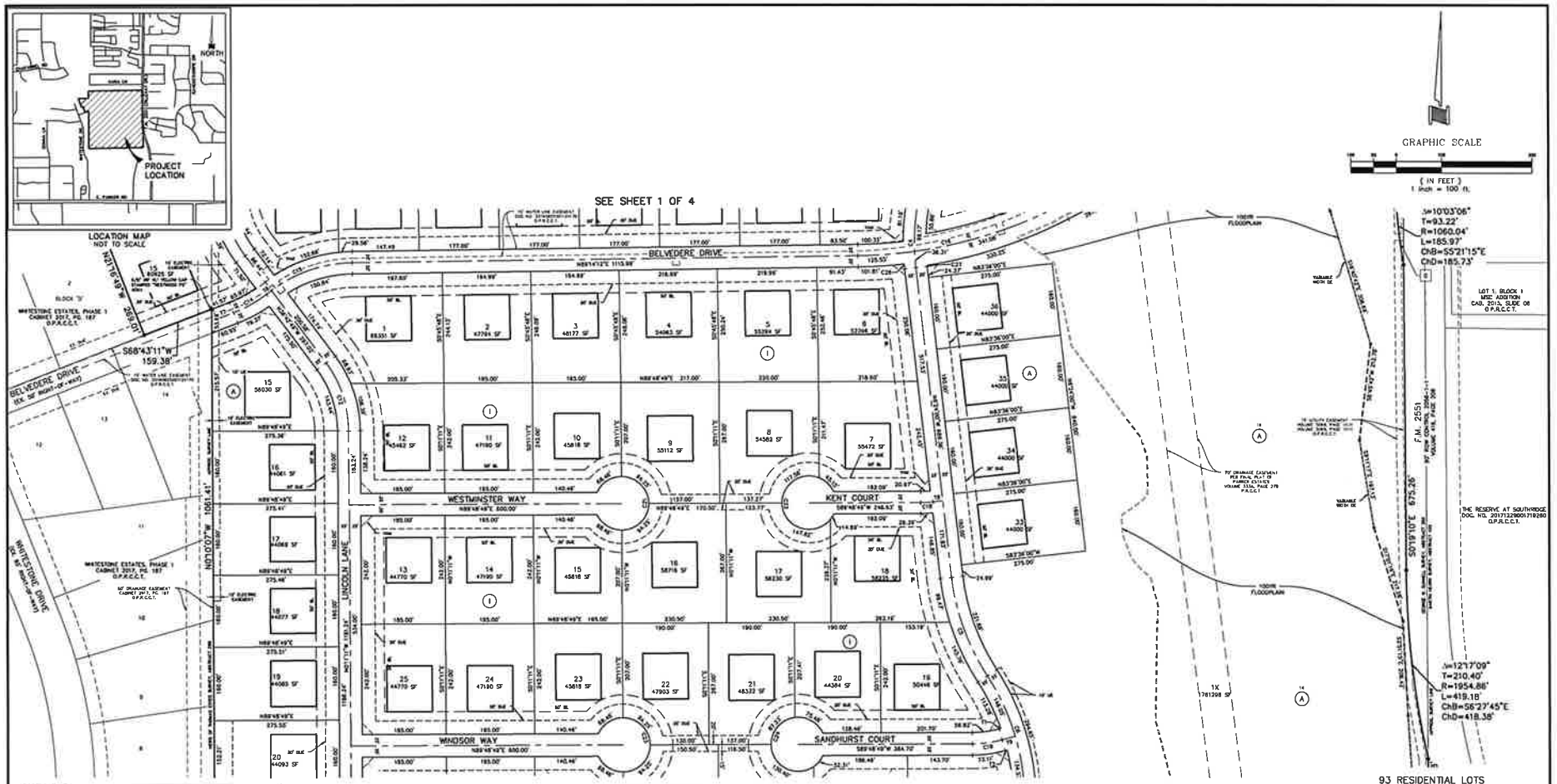
93 RESIDENTIAL LOTS
1 COMMON AREA LOT
1 OWNER ENTITY LOT
175.933 ACRES

PAD MAP EXHIBIT
WHITESTONE ESTATES PHASE 5

AN ADDITION TO THE CITY OF PARKER
GEORGE W GUNNELL SURVEY, ABSTRACT NO. 350,
AND THE HEIRS OF THOMAS ESTES SURVEY,
ABSTRACT NO. 298, IN THE
CITY OF PARKER
COLLIN COUNTY, TEXAS
MARCH 2023 SCALE: 1"=100'

1 OF 4

W:\projects\702\19\99\Y\14038-05-PAD MAP EXH.dwg, 3/22/2023 9:00:58 AM, _AutoCAD PDF (General Documentation).pc3



STATEMENT:
PER TOPOGRAPHIC VERIFICATION POINTS TIED IN THE FIELD FOR EDGE OF PAVEMENT & BAR DITCH FLOWLINES, THIS EXHIBIT PROVIDES CONFIRMATION THAT BAR DITCHES DO NOT EXCEED 4:1 SLOPES.

NOTES

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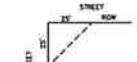

TYPICAL 25' X 25' VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
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MARCH 2023 SCALE: 1"=100'

2 OF 4

LOCATION MAP
NOT TO SCALE

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	82°54'34"	250.00'	213.02'	405.26'	N46°16'07"E 382.42'
C2	8°38'10"	9000.00'	523.09'	1045.07'	N89°23'49"E 1044.42'
C3	103°03'13"	250.00'	314.58'	449.66'	N42°24'10"W 391.45'
C4	13°31'26"	300.00'	68.15'	135.47'	N01°21'44"E 135.06'
C5	28°42'48"	300.00'	148.85'	232.88'	N18°46'37"W 231.44'
C6	32°08'24"	300.00'	194.11'	280.62'	N17°03'05"W 276.93'
C7	89°48'12"	50.00'	50.72'	79.28'	N44°24'13"E 71.41'
C8	2°02'37"	1000.00'	35.88'	53.38'	S88°38'27"E 53.36'
C9	8°06'50"	9000.00'	480.24'	860.56'	N88°46'49"E 860.01'
C10	2°02'37"	1000.00'	35.88'	53.38'	N86°17'06"E 53.36'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	90°00'00"	50.00'	50.00'	78.54'	N45°11'11"W 70.71'
C12	36°31'28"	250.00'	82.50'	158.38'	N18°27'06"W 156.70'
C13	36°31'28"	250.00'	82.50'	158.38'	N18°27'06"W 156.70'
C14	10°32'44"	238.81'	42.01'	83.43'	N86°37'08"E 83.14'
C15	36°34'38"	300.00'	99.17'	191.55'	N70°56'42"E 188.31'
C16	26°44'02"	1000.00'	237.64'	466.62'	N73°52'08"E 462.40'
C17	26°48'12"	998.50'	234.21'	480.13'	N73°50'11"E 455.98'
C18	6°12'48"	250.00'	13.57'	27.11'	S86°42'28"W 27.10'
C19	15°12'39"	250.00'	33.43'	66.37'	S68°11'30"W 66.23'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T6	N52°36'13"E	13.93'
T7	N48°38'30"E	31.59'
T8	S82°36'00"W	21.57'
T9	S74°24'30"W	29.89'
T10	N88°10'19"E	36.26'

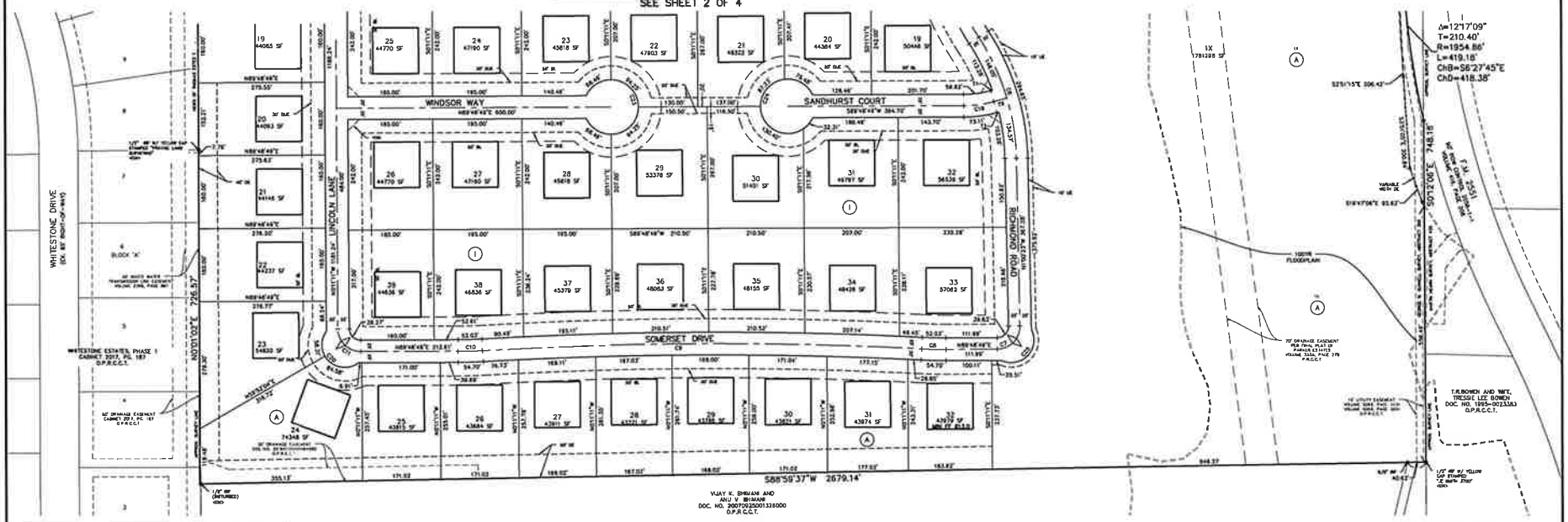
LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C20	182°44'33"	50.00'	350.00'	142.88'	S45°11'11"E 99.99'
C21	210°45'55"	60.00'	27.50'	220.42'	N01°11'11"W 50.00'
C22	210°45'55"	60.00'	27.50'	220.42'	N01°11'11"W 50.00'
C23	210°45'55"	60.00'	27.50'	220.42'	S01°11'11"E 50.00'
C24	210°45'55"	60.00'	27.50'	220.42'	S01°11'11"E 50.00'
C25	142°30'14"	50.00'	147.31'	124.38'	N44°24'13"E 94.69'
C26	1°11'29"	525.00'	5.45'	10.91'	S5°48'11"E 10.91'
C27	0°13'36"	475.00'	1.88'	2.13'	S6°16'12"E 2.13'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	S74°24'30"W	3.76'
T2	S74°24'30"W	4.69'
T3	S43°34'41"E	26.18'
T4	S44°25'19"W	28.41'
T5	S0°49'27"E	71.70'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
T11	S37°15'30"E	33.75'
T12	S11°46'27"E	88.06'
T13	N89°17'16"E	82.30'
T14	S63°49'38"E	39.17'
T15	S67°18'01"E	114.68'
T16	S38°23'38"E	72.97'
T17	S50°28'53"E	8.30'
T18	S17°06'22"E	8.32'
T19	S12°37'05"E	148.37'
T20	S22°06'28"E	32.37'
T21	S85°47'28"E	160.06'
T22	S76°42'28"E	38.06'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

SEE SHEET 2 OF 4



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NOTES

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TYPICAL 25' X 25' VISIBILITY, ACCESS, & MAINTENANCE EASEMENT
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MARCH 2023 SCALE: 1"=100'

RESIDENTIAL LOT CRITERIA
ORDINANCE NO. 726 (DONIHOO FARMS ZONING)

TYPICAL LOT SIZE = 160'x275'
TYPICAL PAD SIZE = 100'x100'
MIN FRONT YARD = 50'
MIN SIDE YARD = 25', 50' STREET
MIN REAR YARD = 30'
MIN LOT AREA = 43,560 S.F.
MIN LOT WIDTH = 150'
MIN LOT DEPTH = 200'
MIN DWELLING SIZE = 3,000 S.F.
MAX LOT COVERAGE = 50%

LOT COUNT SUMMARY

WHITESTONE ESTATES TRACT 3
93 ~ 100'x100' PAD LOTS
2 ~ OPEN SPACE LOTS

95 LOTS TOTAL ~ TOTAL AREA = 175.933 ACRES

ROW AREA = 15.009 AC (653,782 SF)

NET CALCULATED AREA = 160.924 ACRES

NET DENSITY CALC ~ 160.924 AC / 95 LOTS

AVG LOT SIZE = 1.694 AC/LOT

WHITESTONE ESTATES PHASE FIVE
93 ~ 100'x100' PAD LOTS
2 ~ OPEN SPACE LOTS

95 TOTAL LOTS.
TOTAL PLATTED AREA = 175.933 ACRES

DRIVEWAY CULVERT SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	FL ELEV	EP ELEV	DISTANCE TO PVMT EDGE	DITCH SLOPE %
15	A	2.6	18"	0.90%	15/16	627.96	631.18	18.50	17.4
16	A	8.9	18"	0.70%	16/17	626.89	630.07	18.73	17.0
17	A	11.1	18"	0.70%	17/18	625.75	628.93	18.68	17.0
18	A	15.3	21"	0.70%	18/19	624.62	627.84	17.86	18.0
19	A	19.4	2-18"	0.70%	19/20	623.48	626.73	18.47	17.7
20	A	22.9	2-18"	0.70%	20/21	622.32	625.63	18.61	17.8
21	A	25.3	2-18"	0.70%	21/22	621.28	624.49	18.92	17.0
22	A	27.7	2-21"	0.70%	22/23	620.22	623.33	18.09	17.2
23	A	30.1	2-21"	0.70%	23/24	619.30	622.78	16.74	18.6
24	A	31.9	2-21"	0.70%	24/25	619.14	622.48	16.77	20.0
25	A	32.9	2-21"	0.70%	25/26	617.96	621.02	17.06	17.9
26	A	33.9	2-21"	0.70%	26/27	616.82	619.88	17.77	17.2
27	A	35.1	2-21"	0.70%	27/28	615.60	618.70	18.10	17.1
28	A	36.2	2-24"	0.70%	28/29	614.30	617.55	18.39	17.7
29	A	37.2	2-24"	0.70%	29/30	613.26	616.37	18.95	16.4
30	A	38.4	2-24"	0.70%	30/31	611.99	615.19	18.76	17.1
31	A	39.5	2-24"	0.70%	31/32	610.70	614.14	19.63	17.5
32	A	40.7	2-24"	0.60%	32/33	609.35	613.43	21.61	18.7
33	A	5.0	18"	0.85%	33	610.28	614.30	21.25	18.9
34	A	2.6	18"	1.11%	33/34	611.56	615.35	20.78	18.2
35	A	1.6	18"	1.11%	34/35	613.53	616.43	17.37	16.8
36	A	0.8	18"	1.11%	35/36	615.78	617.92	14.01	15.4

DRIVEWAY CULVERT SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	FL ELEV	EP ELEV	DISTANCE TO PVMT EDGE	DITCH SLOPE %
1	H	3.3	18"	0.70%	1/2	627.18	629.77	17.76	14.6
2	H	5.9	18"	0.70%	2/3	623.97	628.61	15.85	16.8
3	H	8.2	18"	0.70%	3/4	624.94	627.56	15.79	16.6
4	H	9.4	18"	0.70%	4/5	623.78	626.34	15.83	16.2
5	H	10.4	18"	0.70%	5/6	622.54	625.28	16.70	16.4
6	H	11.4	18"	0.70%	6/7	621.41	624.36	17.42	16.9
7	H	12.5	18"	0.70%	7/8	620.44	623.69	18.90	17.2
8	H	13.5	18"	0.70%	8/9	619.37	622.73	19.45	17.3
9	H	15.0	21"	0.60%	9	617.71	621.50	20.36	18.8
10	H	32.4	2-21"	0.70%	10	618.27	620.82	21.82	20.9
11	H	31.3	2-21"	0.70%	10/11	617.91	621.50	17.30	20.8
12	H	30.0	2-21"	0.70%	11/12	619.15	622.70	23.17	15.3
13	H	27.5	2-21"	0.70%	12/13	620.29	623.59	18.73	17.6
14	H	24.8	2-18"	0.70%	13/14	621.50	624.66	17.81	17.7
15	H	22.1	2-18"	1.35%	14/15	622.91	625.61	17.09	15.8
16	H	19.5	2-18"	1.35%	15/16	624.41	627.49	17.61	17.5
17	H	17.0	21"	2.00%	16/17	627.71	630.16	19.31	15.5

DRIVEWAY CULVERT SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	FL ELEV	EP ELEV	DISTANCE TO PVMT EDGE	DITCH SLOPE %
15	O	12.5	18"	0.90%	15/16	633.72	635.64	19.69	9.8
16	O	17.5	21"	0.55%	16/17	630.03	632.98	17.86	16.5
17	O	24.1	2-18"	0.90%	17/18	628.75	631.90	19.36	16.3
18	O	70.3	3-24"	0.70%	18/19	626.93	630.22	18.92	17.4
19	O	72.9	3-24"	0.70%	19/20	625.94	629.05	18.55	16.8
20	O	74.9	4-21"	0.70%	20/21	624.59	627.85	18.78	17.4
21	O	76.8	4-21"	0.70%	21/22	623.27	626.56	18.74	17.6
22	O	78.7	4-21"	0.70%	22/23	622.16	625.41	18.74	17.3
23	O	80.5	4-24"	0.60%	23/24	621.25	624.37	19.63	16.7
24	O	82.3	4-24"	0.50%	24/25	620.23	623.57	18.90	17.7
25	O	83.7	4-24"	0.60%	25/26	619.29	622.72	20.10	17.1
26	O	84.7	4-24"	0.60%	26/27	618.44	622.10	20.38	18.0
27	O	85.6	4-24"	0.60%	27/28	617.67	621.51	21.49	17.9
28	O	86.6	4-24"	0.60%	28/29	616.89	620.91	22.60	17.8
29	O	87.6	4-24"	0.60%	29	616.01	620.56	23.66	19.2

DRIVEWAY CULVERT SUMMARY TABLE

LOT	BLOCK	Q100	RCP SIZE	MIN. SLOPE	LOT LINE	FL ELEV	EP ELEV	DISTANCE TO PVMT EDGE	DITCH SLOPE %
1	I	8.4	18"	1.35%	1/2	623.97	626.82	21.35	13.4
2	I	13.9	21"	0.70%	2/3	622.42	625.18	21.95	12.6
3	I	18.5	2-18"	0.70%	3/4	620.97	624.12	22.63	13.9
4	I	23.3	2-18"	0.70%	4/5	619.44	622.97	23.18	15.2
5	I	28.5	2-21"	0.70%	5/6	617.91	621.88	24.47	15.3
6	I	32.5	2-21"	0.70%	6	616.29	620.78	24.32	18.5
7	I	4.1	18"	0.70%	7	613.21	616.01	20.31	13.8
8	I	1.2	18"	0.70%	7/8	614.59	617.70	20.49	15.2
9	I	17.4	21"	0.80%	8/9	618.83	622.11	25.09	13.1
10	I	13.1	18"	0.90%	9/10	619.42	622.58	19.30	16.4
11	I	8.4	18"	2.00%	10/11	621.35	624.45	18.64	16.6
12	I	4.9	18"	2.00%	11/12	624.03	626.83	16.44	17.0
13	I	1.6	18"	2.00%	13/14	623.81	626.87	17.21	17.8
14	I	5.7	18"	2.00%	14/15	621.12	624.46	18.89	17.7
15	I	10.2	18"	0.90%	15/16	619.38	622.57	19.17	16.6
16	I	14.1	21"	0.90%	16/17	618.83	622.11	25.09	13.1
17	I	43.4	2-24"	0.70%	17/18	613.93	616.99	29.34	10.4
18	I	48.4	2-24"	0.70%	18	612.61	615.93	19.93	16.7
19	I	2.7	18"	0.70%	19	611.47	614.65	19.09	16.7
20	I	3.9	18"	0.70%	19/20	612.14	615.48	18.83	17.7
21	I	1.1	18"	0.70%	20/21	614.25	617.38	18.52	16.9
22	I	16.7	21"	0.70%	21/22	618.23	621.40	23.45	13.5
23	I	12.9	18"	0.70%	22/23	618.30	621.75	18.51	16.6
24	I	8.4	18"	0.70%	23/24	619.94	623.11	18.63	17.0
25	I	4.3	18"	1.60%	24/25	621.29	624.44	18.56	17.0
26	I	1.6	18"	1.60%	26/27	621.31	624.47	18.78	16.8
27	I	5.7	18"	0.70%	27/28	620.02	623.10	17.10	18.0
28	I	10.2	18"	0.70%	28/29	618.47	621.62	17.73	17.8
29	I	13.9	21"	0.70%	29/30	618.23	621.40	23.45	13.5
30	I	41.5	2-24"	0.70%	30/31	613.42	616.39	23.18	12.8
31	I	46.7	2-24"	0.70%	31/32	611.82	614.87	17.92	17.8
32	I	50.8	3-21"	0.85%	32	611.01	614.06	21.21	14.4
33	I	30.6	2-21"	0.60%	33	609.70	613.51	21.39	17.8
34	I	25.8	2-18"	0.70%	33/34	610.49	614.18	18.48	16.6
35	I	21.3	2-18"	0.70%	34/35	612.37	615.50	18.20	17.2
36	I	18.6	21"	0.70%	35/36	613.88	617.10	19.23	16.8
37	I	12.2	18"	0.70%	36/37	615.30	618.49	18.63	16.9
38	I	7.7	18"	0.70%	37/38	616.74	619.81	19.02	16.1
39	I	4.3	18"	0.70%	38/39	618.13	621.18	18.15	16.8

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
15	A	56030	1.29
16	A	44061	1.01
17	A	44068	1.01
18	A	44077	1.01
19	A	44085	1.01
20	A	44093	1.01
21	A	44146	1.01
22	A	44237	1.02
23	A	54920	1.26
24	A	74348	1.71
25	A	43813	1.01
26	A	43684	1.00
27	A	43811	1.01
28	A	43731	1.00
29	A	43788	1.01
30	A	43821	1.01
31	A	43974	1.01
32	A	43979	1.01
33	A	44000	1.01
34	A	44000	1.01
35	A	44000	1.01
36	A	44000	1.01

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	I	66351	1.52
2	I	47794	1.10
3	I	48177	1.11
4	I	54063	1.24
5	I	55294	1.27
6	I	52398	1.20
7	I	59472	1.37
8	I	54562	1.25
9	I	50112	1.27
10	I	43818	1.05
11	I	47190	1.08
12	I	45462	1.04
13	I	44770	1.03
14	I	47195	1.08
15	I	43818	1.05
16	I	58716	1.35
17	I	56330	1.29
18	I	58235	1.34
19	I	50448	1.16
20	I	44364	1.02

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	I	48323	1.11
22	I	47953	1.10
23	I	45818	1.05
24	I	47190	1.08
25	I	44770	1.03
26	I	44770	1.03
27	I	47190	1.08
28	I	45818	1.05
29	I	55376	1.27
30	I	51451	1.18
31	I	49797	1.14
32	I	56539	1.30
33	I	51062	1.31
34	I	48438	1.11
35	I	48155	1.11
36	I	48063	1.10
37	I	45379	1.04
38	I	45836	1.05
39	I	44838	1.02

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	50788	1.17
2	H	46570	1.07
3	H	45421	1.04
4	H	44888	1.03
5	H	44380	1.02
6	H	44565	1.02
7	H	45184	1.04
8	H	46216	1.06
9	H	48448	1.11
10	H	55580	1.28
11	H	51330	1.18
12	H	51330	1.18
13	H	51330	1.18
14	H	51330	1.18
15	H	51330	1.18
16	H	51343	1.18
17	H	57908	1.33

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
15	O	60925	1.40
16	O	68509	1.58
17	O	67308	1.55
18	O	66414	1.52
19	O	51301	1.18
20	O	52313	1.21
21	O	53585	1.23
22	O	54077	1.24
23	O	53963	1.24
24	O	53250	1.22
25	O	57566	1.32
26	O	60549	1.39
27	O	65474	1.50
28	O	53804	1.24
29	O	67588	1.55
30	O	512225	11.76

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
16	X	1781288	40.42

93 RESIDENTIAL LOTS
1 COMMON AREA LOT
1 OWNER ENTITY LOT
175.933 ACRES

OWNER/DEVELOPER:
DONIHOO FARMS, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TX, 75204
PH: (214) 368-0238

PLANNER/ENGINEER:
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

SURVEYOR:
ALLIANCE GEOSERVICES
3420 STEVEN DRIVE
PLANO, TEXAS 75023
214-307-2560
info@alliancegeoservices.com
www.alliancegeoservices.com
TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS SURVEY FIRM # 10194544

PAD MAP EXHIBIT
WHITESTONE ESTATES PHASE 5

AN ADDITION TO THE CITY OF PARKER
GEORGE W GUNNELL SURVEY, ABSTRACT NO. 350,
AND THE HEIRS OF THOMAS ESTES SURVEY,
ABSTRACT NO. 298, IN THE
CITY OF PARKER
COLLIN COUNTY, TEXAS
MARCH 2023 SCALE: N/A

Gmail

FW: Revision Request Received –LOMR Case Number (23-06-0949P) – [City of Parker City, Collin County, TX] – Response Requested

Gabriel Novak, P.E., C.F.M. Tue, Feb 28, 2023 at 4:12 PM
To: Preston Walhood, Stephen Sallman
Cc: "Thomas Moss, P.E.", "Randy Haney @PD"

Preston & Steve,

Just wanting to keep you in the loop with the Whitestone 5 LOMR case number and reviewer.

Gabriel Novak, P.E., C.F.M.
gnovak@daa-civil.com | 469-576-1370

Dowdey, Anderson & Associates, Inc.
A Pape-Dawson Company
Office: 972-931-0694 x1115
5225 Village Creek Dr., Suite 200
Plano, TX 75093 / www.daa-civil.com

From: Jain, Kavitha
Sent: Tuesday, February 28, 2023 1:11 PM
To: Gabriel Novak, P.E., C.F.M.
Subject: Revision Request Received –LOMR Case Number (23-06-0949P) – [City of Parker City, Collin County, TX] – Response Requested

Dear Gabriel Novak:

We have received your request that the Department of Homeland Security's Federal Emergency Management Agency (FEMA) issue a revision to the flood hazard information on the applicable National Flood Insurance Program (NFIP) map for Collin County, Texas and Incorporated Areas. This e-mail is being sent to officially acknowledge the receipt of your request and replaces the paper copy acknowledgement letters previously issued by FEMA. We ask that you please respond directly to this e mail to verify that it has been received.

The case number assigned to your request is 23-06-0949P, and the project identifier is Whitestone.

We are reviewing your submitted data and will contact you if additional information is required to process your request.

If additional information is not required, we will issue a final letter of determination within 90 days of receiving your request. Please be aware that this LOMR will become effective approximately 4.5 months after the final letter of determination is issued.

If you have general questions about your request, FEMA policy, or the NFIP, please contact the FEMA Mapping and Insurance eXchange (FMIX), toll free, at 1 877 FEMA MAP (1 877 336 2627). If you have specific questions concerning your request, the case reviewer's contact information is listed below, or please contact the Revisions Coordinator for your State, Mr. Sushban Shrestha, P.E., CFM, by e-mail at sushban.shrestha@aecom.com or by telephone at (682) 316-7670.

Please be assured we will do our best to respond to all inquiries in a timely manner.

Thank you,

Kavitha Jain, E.I.T, CFM

AECOM, a member of Compass PTS JV

CONFIDENTIALITY NOTICE: The transmission of personally identifiable information (PII) such as an individual's social security number, date and place of birth, and other information that is linked or linkable to the individual is strictly prohibited. Such information should not be included, whether embedded or in an attachment, in any communication sent to this email address. The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or such individual's agent, or if this message has been addressed to you in error, please alert the sender immediately by reply email and then delete this message and any attachments. If you are not the intended recipient, please be advised that any use, dissemination, copying, or storage of this message and any attachments is strictly prohibited.

SureTec Insurance Company

IMPORTANT NOTICE
Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9500 Arboretum Blvd., Suite 400
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252-3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: http://www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

SureTec Insurance Company

2103 CityWest Boulevard, Suite 1300
Houston, TX 77042
713-812-0800 / 888-344-3362

Bond No.**4463432**

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we Double R Utilities, Inc. as Principal, and SureTec Insurance Company, a corporation organized under the laws of the State of Texas, and duly authorized to do business in the State of Texas as Surety, are held and firmly bound unto City of Parker as Obligee, in the penal sum of One Hundred Fifty-two Thousand Three Hundred Nine & 06/100 ($152,309.06) to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has entered into a contract with City of Parker dated April 5, 2023 for Whitestone Estates Ph.5&6, which contract is hereinafter referred to as the "Contract."

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of 2 year (s) after acceptance by the City of the work performed under the Contract against all defects in workmanship and materials which would have been the responsibility under the Contract for which written notice is made to Surety during said period

NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which may become apparent and with respect to which notice is delivered to Surety in writing during the period of 2 year (s) from and after acceptance by the City of the work performed under the Contract, then this obligation shall be void, otherwise to remain in full force and effect.

No right of action shall accrue hereunder to or for the benefit of any person or entity other the Obligee named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Obligee to Surety.

SIGNED, SEALED AND DATED THIS 5 day of April, 2023.

Double R Utilities, Inc.
Principal
By: _____

SureTec Insurance Company
By: _____
Johnny Moss, Attorney-in-Fact

Rev. 1-1-06 Please see the attached Rider for important notices and coverage information

POA# 4221941

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Tony Fierro, Jay Jordan, Johnny Moss, Steven W. Searcey, Robert J. Shuya, Mistie Beck, Jeremy Barnett, Robert G. Kanuth, Jade Porter, Jennifer Cisneros, Jarrett Willson, Jack Nottingham

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Twenty Million and 00/100 Dollars ($20,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 15th day of February, 2022.

SureTec Insurance Company

By: _____
Michael C. Keimig, President

SURETEC INSURANCE COMPANY TEXAS

MARKEL INSURANCE COMPANY CORPORATE SEAL ILLINOIS

Markel Insurance Company

By: _____
Lindey Jennings, Vice President

State of Texas
County of Harris:

On this 15th day of February, 2022 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the Individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal at the County of Harris, the day and year first above written.

XENIA RIVAS
Notary Public State of Texas
Commission # 129117659
Commission Expires 9/10/24

By: _____
Xenia Rivas, Notary Public
My commission expires 9/10/2024

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company do herby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 5 day of April, 2023.

SureTec Insurance Company

By: _____
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: _____
Andrew Marquis, Assistant Secretary

Any Instrument issued in excess of the penalty stated above is totally void and without any validity. 4221941
For verification of the authority of this Power you may call (713)812-0800 on any business day between 8:30 AM and 5:00 PM CST.

GREAT AMERICAN INSURANCE GROUP

Bond No.

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, L.H. Lacy Company, Ltd. as Principal, and the **GREAT AMERICAN INSURANCE COMPANY,** a corporation organized under the laws of the State of Ohio and duly authorized to transact business in the State of Texas as Surety, are held and firmly bound unto City of Parker as Obligee, in the sum of Two Million, One Hundred Twenty-Four Thousand, Four Hundred Ninety-One and 78/100--($2,124,491.78) DOLLARS, for the payment whereof well and truly to be made, and Principal and the said Surety, bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

SIGNED, sealed and dated this 22nd day of December, 2022.

WHEREAS the Principal and the Obligee have entered into a written agreement dated the 7th day of December, 2021, for Paving Improvements for Whitetail Estates Phase 5 & 6 the terms of which agreement were completed and accepted the _____ day _____, _____; and

WHEREAS the Principal has given a Two (2) guarantee under said agreement or otherwise against defective materials and workmanship

NOW, THEREFORE, the condition of this if the Principal shall well and truly comply with such guarantee, then this obligation to be void and remain in full force.

PROVIDED that no right of this bond to or for the use of any person or corporation other than the Obligee named herein

PROVIDED FURTHER shall have no liability under this bond unless the Obligee shall give written notice of claim or failure to comply with such guaranteed to the Surety at its Administrative Office at 301 E. Fourth Street, Cincinnati, Ohio 45202 such notice to be given within the Two (2) year maintenance period.

COPY-NOT FOR OFFICIAL USE

L.H. Lacy Company, Ltd.

Principal

GREAT AMERICAN INSURANCE COMPANY

By: *Attorney-in-Fact*
Ashley Britt

F.9607

CoServ

January 16, 2023

Warner Group
Attn: Preston Walhood
pwalhood@warnergroup.com

Re: FM 2551 & BELVEDERE DR– PARKER

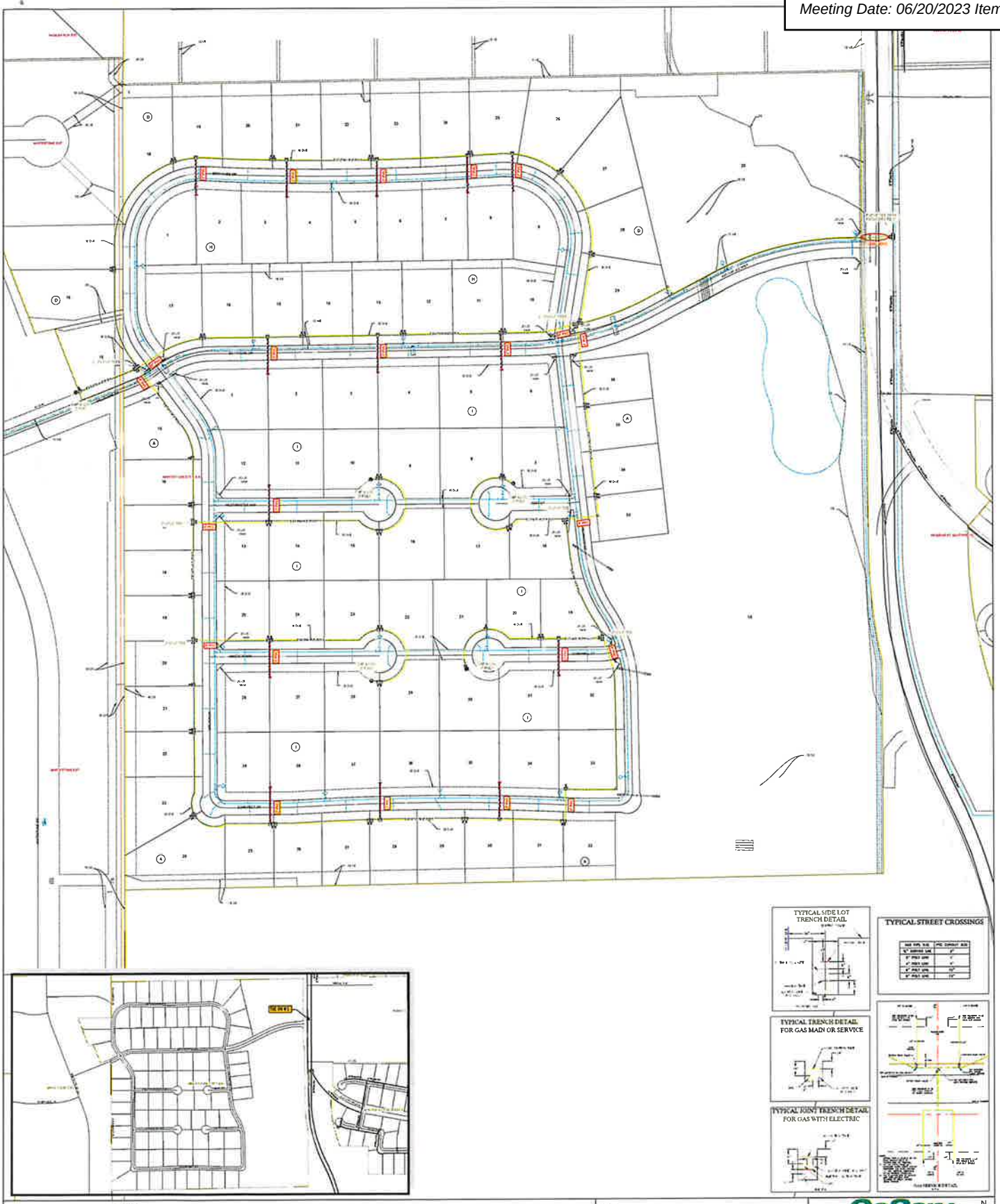
To Whom It May Concern:

Please accept this letter as notification of the gas status for the above referenced project. According to our records, CoServ Gas has completed pipe installation and gas is pressurized.

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

Sincerely,

Afton Reeves
Service & Logistics Supervisor
CoServ
areeves@coserv.com


TYPICAL SIDE LOT TRENCH DETAIL
TYPICAL STREET CROSSINGS
TYPICAL TRENCH DETAIL FOR GAS MAIN OR SERVICE
TYPICAL JOINT TRENCH DETAIL FOR GAS WITH ELECTRIC
LEGEND
Work Location
Town Border Station
Squeeze Off
Gas Service Location
Distribution Main
2" Plastic (Install)
3" Plastic (Install)
4" Plastic (Install)
6" Plastic (Install)
8" Plastic (Install)
2"- 6" Plastic (Abandon)
2" Coated Steel (Install)
4" Coated Steel (Install)
6" Coated Steel (Install)
8" Coated Steel (Install)
2"- 8" Coated Steel (Abandon)
Service
1"-4" Service Line (Install)
1"-4" Service Line (Replace)
1"-4" Service Line (Remove)
1"-4" Service Line (Abandon)
Gas Pipe Casing
Casing (Install)
Casing (Abandon)
Casing (Remove)
Sleeve (Install)
Sleeve (Abandon)
Sleeve (Remove)
The symbols below use the following color scheme:
Existing / Unknown
Install
Abandon
Remove
Non-Verified
EFC
Coupling
HV Tap Tee
Reducer
Tap Tee
Tee
Elbow
End Cap
Short Stop
Service Line Tap
Farm Tee
Poly Valve
Steel Valve
Gas Residential Riser (Install)
Gas Commercial Riser (Install)
Vent Stack
Test Point
Anode (Install)
Pressure Monitor
Notes
CoServ TO INSTALL CROSSINGS
CoServ
GAS
WHITESTONE EST 5 & 6
N

Grayson Collin™
Electric Cooperative
PO Box 548 / 14568 FM 121
Van Alstyne, TX 75495
(903) 482-7100
www.Grayson-Collin.Coop

January 12, 2023

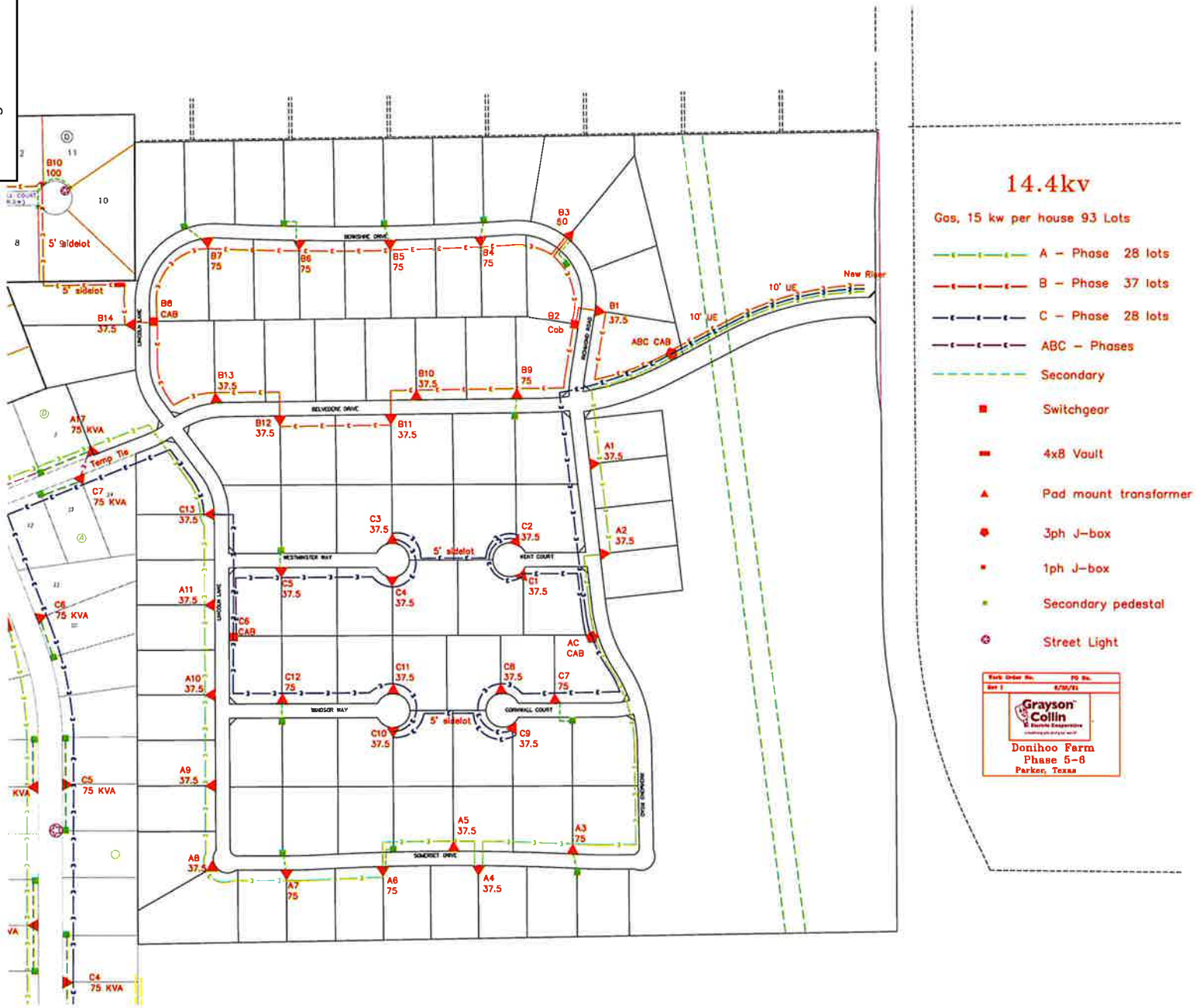
TO: Whom It May Concern
RE: Whitestone Phase 5/6

Grayson Collin Electric Cooperative has completed installation of the underground electric infrastructure within Whitestone Phase 5/6 in Parker, Texas. All available transformers, pedestals and streetlights are energized.

I am looking forward to working with you on future projects and please feel free to contact me at (903)-482-7143 or wmcginnis@gcec.net if you have any questions.

Sincerely,

Will McGinnis
Operations Assistant


14.4kv
Gas, 15 kw per house 93 Lots
A - Phase 28 lots
B - Phase 37 lots
C - Phase 28 lots
ABC - Phases
Secondary
Switchgear
4x8 Vault
Pad mount transformer
3ph J-box
1ph J-box
Secondary pedestal
Street Light
Grayson Collin
Donihoo Farm
Phase 5-6
Parker, Texas
New Riser
10' UE
ABC CAB
B1 37.5
B2 Cab
B3 50
B4 75
B5 75
B6 75
B7 75
B8 CAB
B9 75
B10 37.5
B11 37.5
B12 37.5
B13 37.5
B14 37.5
B10 100
5' sidelot
A1 37.5
A2 37.5
A3 75
A4 37.5
A5 37.5
A6 75
A7 75
A8 37.5
A9 37.5
A10 37.5
A11 37.5
A17 75 KVA
C1 37.5
C2 37.5
C3 37.5
C4 37.5
C5 37.5
C6 CAB
C7 75
C8 37.5
C9 37.5
C10 37.5
C11 37.5
C12 75
C13 37.5
AC CAB
C4 75 KVA
C5 75 KVA
C6 75 KVA
C7 75 KVA
Temp Tie
BERKSHIRE DRIVE
BELVEDERE DRIVE
SOMERSET DRIVE
WESTMINSTER WAY
WINDSOR WAY
KENT COURT
CORNWALL COURT
LINCOLN LANE
ROSEWOOD ROAD

Spectrum

January 13, 2023

DAVID TIPTON

OVERWATCH LAND DEVELOPMENT SERVICES, LLC

david@overwatchtx.com

469.628.3922

RE: Whitestone Ph.5

Mr. Tipton,

This letter is to confirm that the infrastructure has been put in place for Spectrum Cable Services to be provided in the subdivision Whitestone Ph.5 single family residential in Parker TX.

Sincerely,

Charter Spectrum

Jessie Acevedo | Business Development Specialist | (C) 469 595-3004

1565 Chenault St, Dallas TX ,75228

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 Grey for City Administrator Olson
Estimated Cost:		Date Prepared:	June 12, 2023
Exhibits:	1. Proposed Ordinance 2. Ordinance No. 832 3. Resolution No. 2022-722		

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON ORDINANCE NO. 845 MAKING MODIFICATIONS TO THE PUBLIC SAFETY COMMITTEE COMPOSITION.

SUMMARY

On November 15, 2022, City Council passed and approved Ordinance No. 832 which instituted a Public Safety Committee as the supervisor for the Chief of Police. The Public Safety Committee consists of the Mayor, Mayor Pro Tem, and another councilmember to be appointed by and serve at the pleasure of the Council and on December 6, 2022, City Council passed and approved Resolution No. 2022-722 appointing then Councilmember Diana M. Abraham. Councilmember Abraham is no longer on Council.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

ORDINANCE NO. 2023-845
(Police Department Operations)
(Amending Ordinance No. 832 that amended Ordinance Nos. 770 & 498)

AN ORDINANCE OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AMENDING ORDINANCE NUMBER 832, POLICE DEPARTMENT OPERATIONS; 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, Ordinance No. 498 providing for Police Department Operations was adopted by the City Council of the City of Parker on March 13, 2001, and

WHEREAS, Ordinance No. 770 which amended Ordinance No. 498 was adopted by the City Council of the City of Parker on May 21, 2019; and

WHEREAS, Ordinance No. 498 and any subsequent amendments are to be codified by reference in Section 33.02 of the City of Parker Code of Ordinances; and

WHEREAS, Ordinance No. 832 was adopted by the City Council of the City of Parker on November 15, 2022, and amended Ordinance Nos. 498 and 770; and

WHEREAS, the City Council of the City of Parker, Texas finds it is in the public interest to make certain amendments to Ordinance No. 832 concerning composition of the Public Safety Committee as detailed herein;

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

Section 1. The findings set forth in the preamble of this Ordinance are incorporated by reference into the body of this Ordinance as if fully set forth herein.

Section 2. Adding an additional sentence at the end of the text of Section 2 of Ordinance No. 832, so that the paragraph shall be and read:

> The Chief of Police shall have immediate direction and control of the Police Department subject to the supervision of the Public Safety Committee and also subject to such rules, regulations, and orders as the Public Safety Committee and/or City Council may prescribe not inconsistent with the Ordinances of the City. The Chief of Police shall promulgate all policies governing the conduct of the Department which shall, in addition to applicable laws, provisions, and ordinances, constitute the rules of the administration and conduct of the Department.
>
> The Public Safety Committee shall consist of the Mayor, Mayor Pro Tem, and another councilmember to be appointed by and serve at the pleasure of the Council. Provided, however, Council's adoption of this Ordinance and a future appointment Resolution,

Proposed

constitute an exception to permit former councilmember, Diana M. Abraham, who possess expertise and experience in law enforcement and has prior service on the Public Safety Committee, to be appointed by and serve at the pleasure of the Council, despite former councilmember status.

Section 3. All other provisions of Ordinance Nos. 832 shall remain in full force and effect. To the extent provisions of other Ordinances of the City of Parker are in conflict with this Ordinance, said provisions are hereby repealed only to the extent of the conflict. All other provisions shall remain in full force and effect.

Section 4. It is the intent of the City Council that each sentence, paragraph, subdivision, clause, phrase, and section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase, or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left in effect.

Section 5. It is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 6. This Ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 20th DAY OF JUNE 2023.

_____
Lee Pettle, Mayor

ATTEST:

_____
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

_____
Amy J. Stanphill, City Attorney

Proposed

ORDINANCE NO. 832
(Police Department Operations)
(Amending Ordinance Nos. 770 & 498)

AN ORDINANCE OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, AMENDING ORDINANCE NUMBERS 770 AND 498, POLICE DEPARTMENT OPERATIONS; 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, Ordinance No. 498 providing for Police Department Operations was adopted by the City Council of the City of Parker on March 13, 2001, and;

WHEREAS, Ordinance No. 770 which amended Ordinance No. 498 was adopted by the City Council of the City of Parker on May 21, 2019; and

WHEREAS, Ordinance No. 498 and any subsequent amendments are codified by reference in Section 33.02 of the City of Parker Code of Ordinances; and

WHEREAS, the City Council of the City of Parker, Texas finds it is in the public interest to make certain amendments to Ordinance Numbers 770 and 498 as detailed herein;

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

Section 1. The findings set forth in the preamble of this Ordinance are incorporated by reference into the body of this Ordinance as if fully set forth herein.

Section 2. The second paragraph of Section I, entitled "Chief of Police, Director of Police Department," on Exhibit A to Ordinance 770 shall be deleted in its entirety and replaced with the following:

> The Chief of Police shall have immediate direction and control of the Police Department subject to the supervision of the Public Safety Committee and also subject to such rules, regulations, and orders as the Public Safety Committee and/or City Council may prescribe not inconsistent with the Ordinances of the City. The Chief of Police shall promulgate all policies governing the conduct of the Department which shall, in addition to applicable laws, provisions, and ordinances constitute the rules of the administration and conduct of the Department. The Public Safety Committee shall consist of the Mayor, Mayor Pro Tem, and another councilmember to be appointed by and serve at the pleasure of the Council.

Section 3. All other provisions of Ordinance No. 498, as amended by Ordinance No. 770 shall remain in full force and effect. To the extent provisions of other Ordinances of the City of Parker are in conflict with this Ordinance, said provisions are hereby repealed only to the extent of the conflict. All other provisions shall remain in full force and effect.

Section 4. It is the intent of the City Council that each sentence, paragraph, subdivision, clause, phrase, and section of this Ordinance be deemed severable and, should any such sentence, paragraph, subdivision, clause, phrase, or section be declared invalid or unconstitutional for any reason, such declaration of invalidity or unconstitutionality shall not be construed to affect the validity of those provisions of the Ordinance left in effect.

Section 5. It is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

Section 6. This Ordinance shall take effect immediately upon passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 15TH DAY OF NOVEMBER, 2022.

CITY OF PARKER COLLIN COUNTY, TEXAS

Lee Pettle, Mayor

ATTEST:

Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

Larence M. Lansford, III, City Attorney

RESOLUTION NO. 2022-722
(2022 Public Safety Committee Appointment)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPOINTING THE THIRD MEMBER OF THE PUBLIC SAFETY COMMITTEE.

WHEREAS, on November 15, 2022, the City Council passed and approved Ordinance No. 832 which instituted a Public Safety Committee as the supervisor for the Chief of Police, and

WHEREAS, the Public Safety Committee consists of the Mayor, Mayor Pro Tem, and another councilmember to be appointed by and serve at the pleasure of the Council;

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

Section 1. **Appointment of Third Member of the Public Safety Committee**

The following councilmember is hereby appointed to serve on the Public Safety Committee until a successor is selected and appointed by Council:

Councilmember Diana M. Abraham

Section 2. **Effective Date**

This Resolution shall take effect immediately upon passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 6TH DAY OF DECEMBER, 2022.

CITY OF PARKER COLLIN COUNTY, TEXAS

Lee Pettle, Mayor

ATTEST:

Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

Larence M. Lansford, III, City Attorney

Council Agenda Item

Budget Account Code:		Meeting Date:	See above.
Budgeted Amount:		Department/ Requestor:	Administration
Fund Balance-before expenditure:		Prepared by:	Finance/HR Director Savage
Estimated Cost:		Date Prepared:	June 16, 2023
Exhibits:	1. Proposed Resolution 2. Investment Policy 2022-2023		

AGENDA SUBJECT

CONSIDERATION, DISCUSSION, AND/OR APPROPRIATE ACTION ON A RESOLUTION NO 2023-739 REGARDING APPROVAL OF THE 2022-2023 INVESTMENT POLICY.

SUMMARY

Please review the Investment Policy. The Investment Committee met on April 12, 2023 to review the current policy. No changes to the current policy were proposed.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Grant Savage	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
Public Work Director	Luke B. Olson	Date:	06/16/2023

RESOLUTION NO. 2023-739
(2022-2023 Investment Policy)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY; ADOPTING THE 2022-2023 INVESTMENT POLICY ATTACHED HERETO AS EXHIBIT "A"; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256.005, Texas Government Code, the City Council of the City of Parker, Texas by resolution adopted an investment policy; and

WHEREAS, Section 2256.005, Texas Government Code requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution or order stating the review has been completed and recording any changes made to either the investment policies or investment strategies;

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

SECTION 1. The City Council of the City of Parker has completed its review of the investment policies and investment strategies and proposes no new changes.

SECTION 2. The City of Parker 2022-2023 Investment Policy attached hereto as Exhibit "A" is hereby adopted and shall govern the investment policies and investment strategies for the City, and shall define the authority of the Investment Officers and any additional Investment Committee members from and after the effective date of this resolution.

SECTION 3. All provisions of the resolutions of the City of Parker, Texas, in conflict with the provisions of this resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution which shall remain in full force and effect.

SECTION 5. This resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Parker,

Proposed

Texas, on this the _20th__ day of __June__, 2023.

CITY OF PARKER:

_____
Lee Pettle, Mayor

ATTEST:

_____
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

_____
Amy J. Stanphill, City Attorney

Proposed

City of Parker

2022-2023 Investment Policy

GLOSSARY of COMMON TREASURY TERMS

Agencies: Federal agency securities.

Asked: The price at which securities are offered.

Bid: The price offered for securities.

Bankers' Acceptance (BA): A draft of bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

Broker: A broker brings buyers and sellers together for a commission paid by the initiator of the transaction or by both sides; he does not position. In the money market, brokers are active in markets in which banks buy and sell money and in interdealer markets.

CDARS: Certificate of Deposit Account Registry Service – A program that allows a depositor to deposit funds at one bank in excess of the FDIC insured limit, with the excess funds being divided and deposited in other banks in the CDARs program. The purpose of CDARS is to help depositors who invest in money market accounts or certificate of deposits (CD's) to stay below FDIC insurance limits at any given bank. Usually, to avoid exceeding FDIC limits at a single bank, consumers deposit their money in different banks. CDARS is a program that eliminates the need to go from bank to bank in order to deposit money and is comprised of a network of banks.

Certificate of Deposit (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

Collateral: Securities, evidence of deposit or other property that a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

Comprehensive Annual Financial Report (CAFR): The official annual report for the City includes five combined statements and basic financial statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed statistical section.

Coupon: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

Dealer: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

Debenture: A bond secured only by the general credit of the issuer.

Delivery versus Payment (DVP): There are two methods of delivery of securities: delivery versus payment and delivery versus receipt (DVR) (also called free). Delivery versus payment means delivery of securities with an exchange of money for the securities. Delivery versus receipt means delivery of securities with an exchange of a signed receipt for the securities.

Discount: The difference between the cost price of a security and its value at maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

Discount Securities: Non-interest-bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, for example, U.S. Treasury bills.

Diversification: Dividing investment funds among a variety of securities offering independent returns.

Federal Credit Agencies: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, for example, S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

Federal Deposit Insurance Corporation (FDIC): A federal agency that insures bank deposits, currently up to $250,000 per deposit.

Federal Funds Rate (the "Fed Rate"): The rate of interest at which Federal funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

Federal Home Loan Banks (FHLB): The institutions that regulate and lend to savings and loan associations. The Federal Home Loan Banks play a role analogous to that played by the Federal Reserve Banks in relation to member commercial banks.

Federal National Mortgage Association (FNMA or Fannie Mae): FNMA, like GNMA, was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development, H.U.D. It is the largest single provider of residential mortgage funds in the United States. Fannie Mae is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and secondary loans in addition to fixed rate mortgages. FNMA's securities are highly liquid and widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

Federal Open Market Committee (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The president of the New York Federal Reserve Bank is a permanent member while the other presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of government securities in the open market as a means of influencing the volume of bank credit and money.

Federal Reserve System: The central bank of the United States was created by Congress and consisting of a seven-member Board of Governors in Washington, D.C., twelve (12) regional banks, and numerous commercial banks that are members of the system.

Finance Director: Shall reference the head of the Finance Department which position may be titled Finance Manager.

Government National Mortgage Association (GNMA or Ginnie Mae): Securities guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. The security holder is protected by the full faith and credit of the U.S. Government. Ginnie Mae securities are backed by FHA, VA, or FMHM mortgages. The term pass-through is often used to describe Ginnie Maes.

Investment Committee: Consists of the Mayor, City Administrator, Finance Director, and two other Council Members appointed by resolution.

Investment Officer: Consists of the City Administrator and Finance Director.

Investment Official: Consists of the Mayor, City Administrator, Finance Director, two other Council Members appointed by resolution, or staff selected by the Investment Committee.

Liquidity: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable quantities can be purchased at those quotes.

Local Government Investment Pool (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

Market Value: The price at which a security is trading and could presumably be purchased or sold.

Master Repurchase Agreement: To protect investors, many public investors will request that repurchase agreements be preceded by a master repurchase agreement between the investor and the financial institution or dealer. The master agreement should define the nature of the transaction, identify the relationship between the parties, establish normal practices regarding ownership and custody of the collateral securities during the term of the investment, provide remedies in the case of default by either party, and clarify issues of ownership. The master repurchase agreement protects the investor by eliminating the uncertainty of ownership and hence, allows investors to liquidate collateral if a bank or dealer defaults during the term of the agreement.

Maturity: The date on which the principal or stated value of an investment becomes due and payable.

Money Market: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

Offer: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid.

Open Market Operations: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

Portfolio: Collection of securities held by an investor.

Primary Dealer: A primary dealer is made up of a group of government securities dealers that submits daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and is subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC) registered securities broker-dealers, banks and a few unregulated firms.

Prudent Person Rule: An investment standard. Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

Qualified Public Depositories: A financial institution that does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, and that has segregated for the benefit of the Public Deposit Protection Commission eligible collateral having a value of not less than its maximum liability and which has been approved by the commission to hold public deposits.

Rate of Return: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

Repurchase Agreement (RP or REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money that is, increasing bank reserves.

Safekeeping: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SEC Rule 15C3-1: See Uniform Net Capital Rule.

Secondary Market: A market made for the purchase and sale of outstanding issues following the initial distribution.

Securities & Exchange Commission (SEC): Agency created by Congress to protect investors in securities transactions by administering securities legislation.

Structured Notes: Notes issued by Government Sponsored Enterprises (FHLB, FNMA, SLMA, etc.) and Corporations, which have imbedded options (e.g., call features, step-up coupons, floating rate coupons, derivative-based returns) into their debt structure. Their market performance is impacted by the fluctuation of interest rates, the volatility of the imbedded options and shifts in the shape of the yield curve.

Treasury Bills (T Bills): A non-interest-bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months or one year.

Treasury Bond: Long-term U.S. Treasury securities having initial maturities of more than ten years.

Treasury Notes: Intermediate-term, coupon-bearing U.S. Treasury securities having initial maturities from one to ten years.

Uniform Net Capital Rule: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called *net capital rule* and *net capital ratio*. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

Yield: The rate of annual income return on an investment, expressed as a percentage. (a) **Income Yield** is obtained by dividing the current dollar income by the current market price of the security. (b) **Net Yield** or **Yield to Maturity** is the current income yield minus any premium above par.

ARTICLE I
PURPOSE AND NEED FOR POLICY

Chapter 2256 of the Government Code, as amended from time to time by the Texas State Legislature ("Public Funds Investment Act") requires each city to adopt rules governing its investment practices and to define the authority of the Investment Officer and any additional Investment Committee members. The 2022-2023 Investment Policy addresses the methods, procedures and practices that must be exercised to ensure effective and prudent fiscal management of the City of Parker, Collin County, Texas funds.

ARTICLE II
SCOPE

The Investment Policy applies to the investment and management of all funds under direct authority of the City of Parker, Collin County, Texas.

A. These funds are accounted for in the City's Annual Financial Report and include the following:

(1) General Fund;
(2) Special Revenue Funds;
(3) Capital Project Funds;
(4) Enterprise Funds;
(5) Trust and Agency Funds, to the extent not required by law or existing contract to be kept segregated and managed separately;
(6) Debt Service Funds, including reserves and sinking funds to the extent not required by law or existing contract to be kept segregated and managed separately; and
(7) Any new fund created by the City unless specifically exempted from this policy by the City or by law.

This investment policy shall apply to all transactions involving the financial assets and related activity of all the foregoing funds.

B. This policy shall not govern funds which are managed under separate investment programs in accordance with Section 2256.004 of the Public Fund Investment Act. Such funds currently include the Other Post-Employment Funds and the Deferred Compensation Funds.

C. Review and Amendment

The City Council is required by state statute and by this investment policy to review this investment policy and investment strategies not less than annually and to adopt a resolution stating the review has been completed and recording any changes made to either the policy or strategy statements.

ARTICLE III
PRUDENCE

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

In determining whether an Investment Officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

(1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
(2) whether the investment decision was consistent with the written investment policy of the City.

All participants in the investment program will seek to act responsibly as custodians of the public trust. Investment Officers will avoid any transaction that might impair public confidence in the City's ability to govern effectively. Investment Officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism which is worthy of the public trust. Nevertheless, the City recognizes that in a marketable, diversified portfolio, occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment rate of return.

Investment Officials, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for market price changes, provided that these deviations from expectations are reported immediately to the Mayor and the City Council of the City of Parker, and that appropriate action is taken by the Finance Director to control adverse developments.

ARTICLE IV
OBJECTIVES

A. Preservation and Safety of Principal

Preservation of capital is the foremost objective of the City. Each investment transaction shall seek first to ensure that capital losses are avoided, whether the loss occurs from the default of a security or from erosion of market value.

B. Liquidity

The City's investment portfolio will remain liquid to enable the City to meet all operating requirements, which can be reasonably anticipated. Liquidity will be achieved by matching investment maturities with forecasted cash flow requirements and by investing in securities with active secondary markets.

C. Yield

The investment portfolio of the City shall be designed to meet or exceed the average rate of return on 91-day U.S. treasury bills throughout budgetary and economic cycles, taking into account the City's investment risk constraints and the cash flow characteristics of the portfolio. Legal constraints on debt proceeds that are not exempt from federal arbitrage regulations are limited to the arbitrage yield of the debt obligation. Investment Officers will seek to maximize the yield of these funds in the same manner as all other City funds. However, if the yield achieved by the City is higher than the arbitrage yield, positive arbitrage income will be averaged over a five-year period, netted against any negative arbitrage income and the net amount shall be rebated to the federal government as required by federal regulations.

ARTICLE V
RESPONSIBILITY AND CONTROL

A. Delegation - Investment Officers

Management responsibility for the investment program is hereby delegated to the Finance Director. The City Administrator and Finance Director are hereby designated as "Investment Officers" pursuant to the Public Fund Investment Act Section 2256.005 subsection f.

B. Subordinates

No person shall engage in an investment transaction except as provided under the terms of this policy, the procedures established by the City Council and the explicit authorization by the Finance Director to withdraw, transfer, deposit and invest the City's funds. The Finance Director shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinates

C. Internal Controls

Internal controls shall be designed to prevent losses of public funds arising from fraud, employee error, and misrepresentation by third parties, unanticipated changes in financial markets, or imprudent actions by Investment Officials. Controls deemed most important would include: control of collusion, separation of duties, third-party custodial safekeeping, avoidance of bearer-form securities, clear delegation of authority, specific limitations regarding securities losses and remedial action, written confirmation of telephone transactions, minimizing the number of authorized Investment Officials, and documentation of and rationale for investment transactions.

In conjunction with the annual independent audit, a compliance audit of management controls on investments and adherence to the Investment Policy and the Investment Strategy shall be performed by the City's independent auditor.

D. Ethics and Conflicts of Interest

Any Investment Official of the City who has a personal business relationship with a business organization offering to engage in an investment transaction with the City shall file a statement disclosing that personal business interest. Investment Officials who are related within the second degree of affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship with the Texas Ethics Commission and the City Council. For purposes of this section, an Investment Official has a personal business relationship with a business organization if:

(1) the Investment Official owns 10 percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization;
(2) funds received by the Investment Officer from the business organization exceed 10 percent of the Investment Officer's gross income for the previous year; or
(3) the Investment Official has acquired from the business organization during the previous year investments with a book value of $2,500 or more for the personal account of the Investment Official.

Investment Officials of the City shall refrain from personal and business activities involving any of the City's custodians, depositories, broker/dealers or investment advisors, which may influence the official's ability to conduct his duties in an unbiased manner. Investment Officials will not utilize investment advice concerning specific securities or classes of securities obtained in the transaction of the City's business for personal investment decisions, will in all respects subordinate their personal investment transactions to those of the City, particularly with regard to the timing of purchase and sales and will keep all investment advice obtained on behalf of the City and all transactions contemplated and completed by the City confidential, except when disclosure is required by law.

E. Investment Training Requirements

The Investment Officers, and all members of the Investment Committee as may be required, or prudent, shall attend at least one ten-hour training session relating to their investment responsibilities within 12 months after assuming their duties. In addition to this ten-hour requirement, all members of the Investment Committee should receive not less than eight hours of instruction in their investment responsibilities at least once in every two-year period that begins on the first day of the fiscal year. This training is optional but preferred as long as the City continues to invest in interest-bearing deposit accounts or certificates of deposit only. The investment training session shall be provided by an independent source approved by the investment committee. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institute of higher learning or any other sponsor other than a Business Organization with whom the City of Parker may engage in an investment transaction. Such training shall include education in investment controls, credit risk, market risk, investment strategies, and compliance with investment laws, including the Texas State Public Funds Investment Act. Investment "officials" include the Mayor, City

Administrator, Finance Director, two Council Members appointed by resolution, or staff selected by the Investment Committee.

ARTICLE VI
INVESTMENT STRATEGY STATEMENTS

The City of Parker portfolio will be structured to benefit from anticipated market conditions and to achieve a reasonable return. Relative value among asset groups shall be analyzed and pursued as part of the investment program within the restrictions set forth by the investment policy.

The City of Parker maintains portfolios, which utilize four specific investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios.

A. Operating Funds

Suitability - All investments authorized in the Investment Policy are suitable for Operating Funds.

Preservation and Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Liquidity - Investment strategies for the pooled operating funds have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The dollar-weighted average maturity of operating funds, based on the stated final maturity date of each security, will be calculated and limited to one year or less. Constant $1 NAV investment pools and money market mutual funds shall be an integral component in maintaining daily liquidity. Investments for these funds shall not exceed an 18-month period from date of purchase.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Operating Funds shall be the 91-day Treasury bill.

B. Reserve and Deposit Funds

Suitability - All investments authorized in the Investment Policy are suitable for Reserve and Deposit Funds.

Preservation and Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Liquidity - Investment strategies for reserve and deposit funds shall have as the primary objective the ability to generate a dependable revenue stream to the appropriate reserve fund from investments with a low degree of volatility. Except as may be required by the bond ordinance, specific to an individual issue, investments should be of high quality, with short-to-intermediate-term maturities. The dollar-weighted average maturity of reserve and deposit funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Reserve and Deposit Funds shall be the 91-day Treasury bill.

C. Bond and Certificate Capital Project Funds and Special Purpose Funds

Suitability - All investments authorized in the Investment Policy are suitable for Bond and Certificate Capital Project Funds and Special Purpose Funds.

Preservation and Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Liquidity - Investment strategies for bond and certificate capital project funds, special projects and special purpose funds portfolios will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. The stated final maturity dates of investments held should not exceed the estimated project completion date or a maturity of no greater than five years. The dollar-weighted average maturity of bond and certificate capital project funds and special purpose funds, based on the stated final maturity date of each security, will be calculated and limited to three years or less.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Bond and Certificate Capital Project Funds and Special Purpose Funds shall be the 91-day Treasury bill. A secondary

objective of these funds is to achieve a yield equal to or greater than the arbitrage yield of the applicable bond or certificate.

D. Debt Service Funds

Suitability - All investments authorized in the Investment Policy are suitable for Debt Service Funds.

Preservation and Safety of Principal - All investments shall be high quality securities with no perceived default risk.

Liquidity - Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated final maturity date which exceeds the debt service payment date. The dollar-weighted average maturity of debt service funds, based on the stated final maturity date of each security, will be calculated and limited to one year or less.

Marketability - Securities with active and efficient secondary markets will be purchased in the event of an unanticipated cash requirement.

Diversification - Maturities shall be staggered throughout the budget cycle to provide cash flows based on anticipated needs. Investment risks will be reduced through diversification among authorized investments.

Yield - The City's objective is to attain a competitive market yield for comparable securities and portfolio constraints. The benchmark for Debt Service Funds shall be the 91-day Treasury bill.

ARTICLE VII
AUTHORIZED INVESTMENTS

A. Obligations of the United States or its agencies and instrumentalities.

B. Direct obligations of the State of Texas or its agencies and instrumentalities.

C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, the State of Texas, or the United States or its instrumentalities.

D. Obligations of states, agencies, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than "A" or its equivalent.

E. Joint Investment Pools of political subdivisions in the State of Texas, which invest in instruments and follow practices allowed by current law. A pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

F. Certificates of Deposit issued by a depository institution that has its main office or branch office in Texas:

(1) and such Certificates of Deposit are:

a. Guaranteed or insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund or their successors; or
b. Secured by obligations described in Article VI, sections A through D above.

(2) or such depository institution contractually agrees to place the funds in federally insured depository institutions in accordance with the conditions prescribed in Section 2256.010(b) of the Government Code (Public Funds Investment Act) as amended.

G. Fully collateralized repurchase or reverse repurchase agreements, including flexible repurchase agreements (flex repo), with a defined termination date secured by obligations of the United States or its agencies and instrumentalities pledged to the City held in the City's name by a third party selected by the City. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in Texas. The securities received for repurchase agreements must have a market value greater than or equal to 103 percent at the time funds are disbursed. All transactions shall be governed by a Master Repurchase Agreement between the City and the primary government securities dealer or financial institution initiating Repurchase Agreement transactions.

The term of any reverse security repurchase agreement may not exceed 90 days after the date the reverse security repurchase agreement is delivered. Money received under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

H. No-load money market mutual funds if the mutual fund:

(1) Is registered with and regulated by the Securities and Exchange Commission;
(2) Has a dollar-weighted average stated maturity of 90 days or fewer; and
(3) Includes in its investment objectives the maintenance of a stable net asset value of one dollar for each share.

I. Investments in compliance with Texas Government Code section 2256.010(b), generally known as the CDAR's program.

J. Investment instruments <u>not</u> authorized for purchase by the City of Parker include the following:

(1) Bankers Acceptances;
(2) "Bond" Mutual Funds;
(3) Collateralized Mortgage Obligations of any type; and

(4) Commercial Paper, except that the City can invest in local government investment pools and money market mutual funds that have commercial paper as authorized investments. A local government investment pool or money market mutual fund that invests in commercial paper must meet the requirements of Article VI, Sections E and H above.

ARTICLE VIII
PORTFOLIO AND INVESTMENT ASSET PARAMETERS

A. Bidding Process for Investments

It is the policy of the City to require competitive bidding for all investment transactions (securities and bank C.D.s) except for:

(1) transactions with money market mutual funds and local government investment pools (which are deemed to be made at prevailing market rates); and
(2) treasury and agency securities purchased at issue through an approved broker/dealer.

At least three bids or offers must be solicited for all other investment transactions. In a situation where the exact security being offered is not offered by other dealers, offers on the closest comparable investment may be used to establish a fair market price of the security. Security swaps are allowed as long as maturity extensions, credit quality changes and profits or losses taken are within the other guidelines set forth in this policy.

B. Maximum Maturities

The City of Parker will manage its investments to meet anticipated cash flow requirements. Unless matched to a specific cash flow, the City will not directly invest in securities maturing more than five years from the date of purchase.

C. Maximum Dollar-Weighted Average Maturity

Under most market conditions, the composite portfolio will be managed to achieve a one-year or less dollar-weighted average maturity. However, under certain market conditions. Investment Officials may need to shorten or lengthen the average life or duration of the portfolio to protect the City. The maximum dollar-weighted average maturity based on the stated final maturity, authorized by this investment policy for the composite portfolio of the City shall be three years.

D. Diversification

The allocation of assets in the portfolios should be flexible depending upon the outlook for the economy and the securities markets. In establishing specific diversification strategies, the following general policies and constraints shall apply.

(1) Portfolio maturities and call dates shall be staggered in a way that avoids undue concentration of assets in a specific sector. Maturities shall be selected which provide for stability of income and reasonable liquidity.

(2) To attain sufficient liquidity, the City shall schedule the maturity of its investments to coincide with known disbursements. Risk of market price volatility shall be controlled through maturity diversification such that aggregate realized price losses on instruments with maturities exceeding one year shall not be greater than coupon interest and investment income received from the balance of the portfolio.

(3) The following maximum limits, by instrument, are established for the City's total portfolio:

- U.S Treasury Notes/Bills 100%
- U.S. Government Agencies & Instrumentalities..... 100%
- U.S. Treasury & U.S. Agency Callables..... 25%
- Certificates of Deposit 25%
- Repurchase Agreements *(See D. (4) below)*..... 50%
- Money Market Mutual Funds *(See D. (5) below)* 100%
- Local Government Investment Pools *(See D. (5) below)*.... 100%
- State of Texas Obligations & Agencies 25%
- Obligations of states, agencies, cities and other political subdivisions of any state ……...25%
- CDARS 100%

(4) The City shall not invest more than 50% of the investment portfolio in repurchase agreements, excluding bond proceeds and reserves.

(5) The City shall not invest more than 90% of the investment portfolio in any individual money market mutual fund or government investment pool.

(6) The investment committee shall review diversification strategies and establish or confirm guidelines on at least an annual basis regarding the percentages of the total portfolio that may be invested in securities other than U.S. Government Obligations. The investment committee shall review quarterly investment reports and evaluate the probability of market and default risk in various investment sectors as part of its consideration.

ARTICLE IX
AUTHORIZED BROKER/DEALERS AND FINANCIAL INSTITUTIONS

A. The Investment Committee will maintain a list of financial institutions and broker/dealers selected by credit worthiness, who are authorized to provide investment services to the City. These firms may include:

(1) all primary government securities dealers; and

(2) those regional broker/dealers who qualify under Securities and Exchange Commission Rule 15C3-1(uniform net capital rule), and who meet other financial credit criteria standards in the industry.

The Investment Committee may select up to six firms from the approved list to conduct a portion of the daily City investment business. These firms will be selected based on their competitiveness, participation in agency selling groups and the experience and background of the salesperson handling the account. The approved broker/dealer list will be reviewed and approved along with this investment policy at least annually by the investment committee if applicable.

B. All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officers with the following:

(1) Audited financial statements;
(2) Proof of National Association of Securities Dealers (N.A.S.D.) certification, unless it is a bank;
(3) Resumes of all sales representatives who will represent the financial institution or broker/dealer firm in dealings with the City; and
(4) An executed written instrument, by the qualified representative, in a form acceptable to the City and the business organization substantially to the effect that the business organization has received and reviewed the investment policy of the City and acknowledges that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

ARTICLE X
SAFEKEEPING AND CUSTODY OF INVESTMENT ASSETS

All security transactions, including collateral for repurchase agreements entered into by the City shall be conducted using the delivery vs. payment (DVP) basis. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the safekeeping bank. The only exceptions to DVP settlement shall be wire transactions for money market funds and government investment pools. The safekeeping or custody bank is responsible for matching up instructions from the City's Investment Officers on an investment settlement with what is wired from the broker/dealer, prior to releasing the City's designated funds for a given purchase. The security shall be held in the name of the City or held on behalf of the City in a bank nominee name. Securities will be held by a third-party custodian designated by the Investment Committee and evidenced by safekeeping receipts or statements. The safekeeping bank's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City. A safekeeping agreement must be in place, which clearly defines the responsibilities of the safekeeping bank.

ARTICLE XI
COLLATERAL

The City's depository bank shall comply with Chapter 2257 of the Government Code, Collateral for Public Funds, as required in the City's bank depository contract.

A. Market Value

The Market Value of pledged Collateral must be equal to or greater than 102% of the principal and accrued interest for cash balances in excess of the Federal Deposit Insurance Corporation (FDIC) or National Credit Union Share Insurance Fund (NCUSIF) insurance coverage. The Federal Reserve Bank and the Federal Home Loan Bank are designated as custodial agents for collateral. An Investment Officer will approve and release all pledged collateral. The securities comprising the collateral will be marked to market on a monthly basis using quotes by a recognized market pricing service quoted on the valuation date, and the City will be sent reports monthly.

B. Collateral Substitution

Collateralized investments often require substitution of collateral. The Safekeeping bank must contact an Investment Officer for approval and settlement. The substitution will be approved if its value is equal to or greater than the required collateral value.

C. Collateral Reduction

Should the collateral's market value exceed the required amount, the Safekeeping bank may request approval from an Investment Officer to reduce Collateral. Collateral reductions may be permitted only if the collateral's market value exceeds the required amount.

D. Holding Period

The City intends to match the holding periods of investment funds with liquidity needs of the City. In no case will the average maturity of investments of the City's operating funds exceed one year. The maximum final stated maturity of any investment shall not exceed five years. Investments in all funds shall be managed in such a way that the market price losses resulting from interest rate volatility would be offset by coupon income and current income received from the volume of the portfolio during a twelve-month period.

E. Insurance or Collateral

All deposits and investments of City funds other than direct purchases of U.S. Treasuries or Agencies shall be secured by pledged collateral. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC or FSLIC. Evidence of the pledged collateral shall be maintained by the Finance Director or a third-party financial institution. Repurchase agreements shall be documented by a specific agreement noting the collateral pledge in

each agreement. Collateral shall be reviewed weekly to assure that the market value of the pledged securities is adequate.

ARTICLE XII
INVESTMENT REPORTS

A. Reporting Requirements

The Finance Director shall prepare a quarterly investment report in compliance with section 2256.023 of the Public Funds Investment Act of the State of Texas. The report shall be submitted to the City Council and the Investment Committee within 60 days following the end of the quarter.

B. Investment Records

The Finance Director shall handle inquiries relating to the investment records, be responsible for the recording of investment transactions and the maintenance of the investment records with reconciliation of the accounting records and of investments carried out by an accountant. Information to maintain the investment program and the reporting requirements, including pricing or marking to market the portfolio, may be derived from various sources such as: broker/dealer research reports, newspapers, financial on-line market quotes, direct communication with broker/dealers, market pricing services, investment software for maintenance of portfolio records, spreadsheet software, or external financial consulting services relating to investments.

C. Auditor Review

The City's independent external auditor must formally review the quarterly investment reports annually to ensure compliance with the State of Texas Public Funds Investment Act and any other applicable State Statutes. To protect and ensure the independent nature of the audit the Finance Director shall be the sole point of contact for the external auditor.

ARTICLE XIII
INVESTMENT COMMITTEE

A. Members

An Investment Committee, consisting of the Mayor, City Administrator, Finance Director, and two other Council Members appointed by resolution for a term of one year and until successor is qualified and appointed by the Council, shall review the City's investment strategies and monitor the results of the investment program at least quarterly. This review can be done by reviewing the quarterly written reports and by holding committee meetings as necessary. The committee will be authorized to invite other advisors to attend meetings as needed.

B. Scope

The Investment Committee shall include in its deliberations such topics as economic outlook, investment strategies, portfolio diversification, maturity structure, potential risk to the City's funds, evaluation and authorization of broker/dealers, rate of return on the investment portfolio, review and approval of training providers and compliance with the investment policy. The Investment Committee will also advise the City Council of any future amendments to the investment policy that are deemed necessary or recommended.

C. Procedures

The investment policy shall require the Investment Committee to provide minutes of investment information discussed at any meetings held. The committee should meet at least annually to discuss the investment program and policies.

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 Grey
Estimated Cost:		Date Prepared:	June 12, 2023
Exhibits:	1. **Proposed Resolution** 2. **November 15, 2022 City Council Minutes Excerpt – Website Development Subcommittee created**		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-740 MAKING APPOINTMENTS TO THE WEBSITE DEVELOPMENT SUBCOMMITTEE.

SUMMARY

On November 15, 2022, City Council voted, 3-0, to create a Website Development Subcommittee, consisting of Councilmembers Cindy Meyer and Terry Lynch and Mayor Lee Pettle. At this time, Council needs to replace Councilmember Cindy Meyer as she is no longer on Council.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

RESOLUTION NO. 2023-740
(2023 Website Development Council & Staff Subcommittee)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPOINTING THE THIRD MEMBER OF THE PUBLIC SAFETY COMMITTEE.

WHEREAS, on November 15, 2022, City Council voted 3-0, to create a Website Development Council and Staff Subcommittee, consisting of Mayor Lee Pettle and Councilmembers Cindy Meyer and Terry Lynch, and City Staff; and

WHEREAS, Council seek to replace former councilmember Cindy Meyer on the subcommittee.

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

Section 1. The Website Development Council and Staff Subcommittee shall consist of Mayor Lee Pettle, Councilmember Terry Lynch, and the below identified Councilmember with designated City Staff.

Councilmember: _____

Section 2. **Effective Date**

This Resolution shall take effect immediately upon passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 20TH DAY OF JUNE, 2023.

_____
Lee Pettle, Mayor

ATTEST:

_____
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

_____
Amy J. Stanphill, City Attorney

Proposed

November 15, 2022 City Council Minutes Excerpt

10. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON APPOINTING A WEBSITE DEVELOPMENT SUBCOMMITTEE.

City Administrator Olson reviewed website options.

MOTION: Councilmember Meyer moved to create a Website Development Subcommittee, consisting of Councilmembers Cindy Meyer and Terry Lynch and Mayor Lee Pettle. Councilmember Lynch seconded with Councilmembers Lynch, Meyer, and Slaughter voting for the motion. Motion carried 3-0.

Mayor Pettle said everyone is invited to the meetings, Court Clerk Lori Newton is the Parker Staff contact, and the meetings would be posted.

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 Grey
Estimated Cost:		Date Prepared:	June 12, 2023
Exhibits:	1. **Proposed Resolution** 2. **May 16, 2023 Todd Fecht P&Z Resignation** 3. **Res. No. 2021-682, passed and approved Nov. 16, 2021 – Appointing Todd Fecht to P&Z Alternate 3** 4. **Application(s) – 1 (Emailed to Mayor/City Council only)** • **Lucy Estabrook**		

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON RESOLUTION NO. 2023-741 MAKING AN APPOINTMENT TO THE PLANNING AND ZONING (P&Z) COMMISSION ALTERNATE 3 POSITION FOR THE REMAINDER OF THE TERM TO NOVEMBER 30, 2023

SUMMARY

On May 16, 2023 Staff received a letter of resignation from P&Z Alternate Todd Fecht (now, new councilmember), leaving a vacancy on P&Z for Alternate 3 until November 30, 2023. Ms. Lucy Estabrook submitted an application September 28, 2022, indicating interest in several of the City's boards and commissions, 1st choice was P&Z, but there was no vacancy at that time. Ms. Estabrook would like Council to consider accepting her resignation from Zoning Board of Adjustment (ZBA) and moving her to P&Z.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

RESOLUTION NO. 2023-741
(2023 P&Z Alternate 3 Appointment)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPOINTING AN ALTERNATE MEMBER 3 TO SERVE ON THE PLANNING AND ZONING COMMISSION.

WHEREAS, Members of the Planning and Zoning Commission serve in staggered two-year terms, commencing on December 1st and ending on November 30th, as set forth in Section 150.02(A) of the City of Parker Code of Ordinances, and

WHEREAS, Alternative Members of the Planning and Zoning Commission serve one-year terms unless specifically appointed for a two-year term at the time of appointment, commencing on December 1st and ending on November 30th, as set forth in Section 150.02(B) of the City of Parker Code of Ordinances; and

WHEREAS, Section 150.02(B) specifies that there may be up to three Alternate Members and Council appointed all three Alternate Members on November 16, 2021, via Resolution 2021-682, for two-year terms ending November 30, 2023; and

WHEREAS, Councilmember Todd Fecht was appointed as Alternate 3 via Resolution 2021-682, but has resigned his position as an Alternate Member of the Planning and Zoning Commission due to his election to Council which creates a vacancy for Alternate 3 with its term ending November 30, 2023.

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

Section 1. **Alternate 3 with term expiring November 30, 2023**

The following is hereby appointed to serve on the Planning and Zoning Commission as Alternate Member 3, expiring November 30, 2023.

Alternate 3 _____

Section 3. **Effective Date**

This Resolution shall take effect immediately upon passage and approval.

Proposed

PASSED AND APPROVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS, THIS 20TH DAY OF JUNE, 2023.

_____
Lee Pettle, Mayor

ATTEST:

_____
Patti Scott Grey, City Secretary

APPROVED AS TO LEGAL FORM:

_____
Amy J. Stanphill, City Attorney

Proposed

RECEIVED
MAY 16 2023
BY: AGA/CS

May 16, 2023

Todd Fecht
7234 Moss Ridge
Parker, TX 7502

To Whom It May Concern:

I, Todd Fecht, resign from Planning and Zoning Commission effective immediately.

Regards,

Todd Fecht

Todd Fecht

I very much appreciated being on P+Z but I am no longer allowed to since I am now on council

RESOLUTION NO. 2021-682
(2021-2023 P&Z Appointments)

A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS, APPOINTING MEMBERS AND ALTERNATE MEMBERS TO SERVE ON THE PLANNING AND ZONING COMMISSION

WHEREAS; Members and Alternates of the Planning and Zoning serve in staggered two-year terms, commencing on December 1st and ending on November 30th, as set forth below:

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

SECTION 1. Appointment of Voting Members with terms expiring November 30, 2023:

The following will continue to serve their unexpired term(s) through November 30, 2021, and are hereby appointed to serve on the Planning and Zoning Commission as voting members for additional two year terms, beginning December 1, 2021 and expiring November 30 of 2023.

Place 1	Russell Wright_____
Place 3	Wei Wei Jeang_____
Place 5	Jasmat Sutaria_____

SECTION 2. Alternate Members with terms expiring November 30, 2023

The following will continue to serve their unexpired term(s) through November 30, 2021, and are hereby appointed to serve on the Planning and Zoning Commission as Alternate Members for additional two-year terms, beginning December 1, 2021 and expiring November 30, 2023.

Alternate 1	Larkin Crutcher____
Alternate 2	JR Douglas_____
Alternate 3	Todd Fecht_____

SECTION 4. Appointment of Officers

The officers of the Planning and Zoning Commission shall include a Chairperson, Vice-chairperson, and Secretary will continue serve their unexpired term(s) and will continue for the term of two-years, expiring on the same date as the member's term, unless otherwise designated by council.

Chairperson	Russell Wright_
Vice Chairperson	Joe Lozano____
Secretary	Wei Wei Jeang____

SECTION 5. 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 __16th__ day of __November__, 2021.

CITY OF PARKER:

Lee Pettle, Mayor

ATTESTED:

Patti Scott Grey, City Secretary

APPROVED AS TO FORM:

Scott D. Levine, Interim City Attorney

Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Grey for City Administrator Olson
Estimated Cost:	Date Prepared:	June 13, 2023
Exhibits:	**None**	

AGENDA SUBJECT

UPDATE(S):

FM2551
NEWSLETTER COMMITTEE
ANY ADDITIONAL UPDATES
MONTHLY/QUARTERLY REPORTS

- May 2023 - Building Permit/Code Report
- May 2023 – Court Report
- May 2023 – Finance (monthly financials) Report
- May 2023 – Website (PIWIK) Report

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

Council Agenda Item

Budget Account Code:	Meeting Date:	See above.
Budgeted Amount:	Department/ Requestor:	Council
Fund Balance-before expenditure:	Prepared by:	City Secretary Scott Grey for City Administrator Olson
Estimated Cost:	Date Prepared:	June 13, 2023
Exhibits:	**None**	

AGENDA SUBJECT

ACCEPTANCE OF DONATION(S) FOR POLICE, FIRE, AND CITY STAFF FOR THE RECORD (Each valued at between $0 - $500)

Tim and Cyndi Daugherty donated chips, cliff bars and apple sauce packs valued at $45 to the Police Department.

Chip and Linda Justice donated Tiff's Treats cookies valued at $100 to the Police Department.

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

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
Estimated Cost:		Date Prepared:	June 13, 2023
Exhibits:	Future Agenda Items		

AGENDA SUBJECT

FUTURE AGENDA ITEMS

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

FUTURE AGENDA ITEMS

AGENDA DATE	ITEM DESCRIPTION	CONTACT	Notes
2023			
Feb(Mar), May (July), Aug, Nov	Fire Department Quarterly Report	Sheff/Miller	4th Qtr 2022 0321 CC Agenda
~~Feb(Mar),~~ May (July), Aug, Nov	Investment Quarterly Report	Savage	1st Qtr 2023 0418CC Agenda
	Council Committee Updates	Council	
	Public Safety Committee (MLP, MPTMS, & CMDA)	Council	2022 1115 and 2022 1206
	Website Dev. Subcommittee (CMCM, CMTL, & MLP)	Council	2022 1115
Tentatively - June, 2023	Workshop - TX OMA, Ethics, Cybersecurity		Canceled - Being Rescheduled
Tentatively - June, 2023	Planning Session	Mayor	Waiting on possible date/time
Tentatively - July, 2023	Newsletter Committee Appointment		2023 0607 - Committee may be paused
Tentatively - July, 2023	Public Safety Appt.		2023 0613 - CA AS
Tentatively - July, 2023	ZBA Vacancy Appt.	Mayor	2023 06xx ZBA Alternate Resignation
Tentatively - July, 2023	Goal Setting Council Workshop	Mayor	2023 0503
Tentatively - July 11, 2023	CIP Workshop	Mayor	2023 0411 Canceled; 2023 0503 T
Tentatively - July 18, 2023	3 Street Bids	Machado	2023 0614 MLP Added
Tentatively - July 18, 2023	P&R - Bank Account	Savage	Added 2023 0607

Council Agenda Item

Budget Account Code:		Meeting Date:	See above.
Budgeted Amount:		Department/ Requestor:	Council
Fund Balance-before expenditure:		Prepared by:	City Secretary Scott Grey for City Administrator Olson
Estimated Cost:		Date Prepared:	June 13, 2023
Exhibits:	**Brush Truck PowerPoint Presentation**		

AGENDA SUBJECT

BRUSH TRUCK

SUMMARY

Please review information provided.

POSSIBLE ACTION

City Council may direct staff to take appropriate action.

Inter – Office Use

Approved by:	Enter Text Here		
Department Head/ Requestor:	Patti Scott Grey	Date:	06/15/2023
City Attorney:	Amy J. Stanphill	Date:	06/15/2023 via Municode
City Administrator:	Luke B. Olson	Date:	06/16/2023

Department Snapshot

- We are rated ISO Class 2 by the Insurance Services Office, placing us in the top 10th percentile of fire departments nationwide.
- We are a paramedic, advanced life support capable (non-transport) fire department. Ambulance service is provided through our alliance with the Southeast Collin County EMS Coalition. Parker FD is dispatched simultaneously and typically is on scene and providing care several minutes before the arrival of the ambulance.
- We have one crew on duty 24/7. Parker FD responds to fire, medical and other emergencies in association with neighboring fire departments as part of a multi-unit/multi-city dispatched response coordinated through the City of Wylie. This arrangement benefits Parker by ensuring sufficient fire trucks and/or ambulances are automatically sent to the emergency, as well as ensuring our city is covered when we are busy on a call.

Service Deliverables

Service Deliverables	Expected Frequency	Who benefits		Cost of Delivery	Parker FD Solution
		Individual	City of Parker*		
Fire Suppression Activities	Low	√	√	High	Parker FD
Fire Prevention/Awareness Activities	Moderate	√	√	Low	Parker FD
Emergency Medical Services, Paramedic, non-transport	High	√		Moderate	Parker FD
Paramedic Ambulance Transport	High	√		High	Outsource
Rescue (i.e., entrapment following a car crash)	Moderate	√		Moderate	Parker FD
Highly Specialized Rescue (collapsse, swift water, high angle)	Low	√		High	Outsource
Hazardous Materials Response/Remediation	Low	√	√	High	Outsource

* Loss of tax revenue

Long Term Capital Needs

Pursuant to May 2022 Long Term Planning Session with City Council, FD presented the following upcoming planned needs:

	Fiscal Years				
Capital Budget	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**
Fire Station Remodel		$500,000			
Accrue for Handheld Radios	$30,000	$30,000	$30,000	$30,000	$30,000
Accrue for CAD Hardware Upgrade	$20,000	$20,000	$20,000	$20,000	$20,000
Replace Cardiac Defribrilator	$40,000				
Replace Engine 811					$1,000,000
Replace Brush 811		$200,000			
Replace Hydraulic Rescue Equipment			$150,000		
Indicative AnnualTotals	$90,000	$750,000	$200,000	$50,000	$1,050,000
Indicative Cummulative Totals		$840,000	$1,040,000	$1,090,000	$2,140,000

Current Fleet

Structural fire protection/suppression provided by

"Truck 811", a 2018 combination aerial ladder/pumper

"Engine 811", a 2001pumper

Open field fire protection/suppression provided by

"Brush 811", a 2009 special purpose vehicle

Command/Others consisting of SUVs and mobile medical cart

Brush 811

2009 Ford F-750

500 Gallon water tank

20 Gallon Foam Tank

4 Doors

Brush 811

- At time of purchase, Parker was only 60% built out with approx. 40% of city open field or large lot.
- Deployed to Bastrop, TX for wildland fires
- Responds to 13 calls per year on average
- Brush 811 has served its purpose over these past 15 years. Brush 811 was great during its prime but has been costly to the City for the past 3 years with a total cost of $28,414.94
- Brush 811 no longer meets the current needs of our organization in that we are having issues accessing areas with a larger style truck along with age playing a role in mechanical issues and electrical failures.
- The City of Parker would better serve our customers with a smaller style Brush Truck that we are able to access tighter areas (back yards, cattle gates, and newer neighborhoods). We would utilize this vehicle for winter weather as well. With our 1 acre lots we will have better access into backyards.

Proposal for 2023 Ford F 550 Skeeter Brush Truck

- 400 Gallon water tank
- Still acceptable due to having sufficient water supply throughout the city. (Hydrants)
- 4x4, Gas motor, 2 doors
- 10 Gallon foam tank

Unit Pricing

Trading in 2009 Brush 811

- Siddens Martin who is the dealer for Skeeter Brush Trucks has offered $50k for Brush 811
- Half off current bill for service which was $6,326.11
- ($3,326.11) Siddens part if we choose to sell Brush 811 to them
- Total $129,870 for New Brush 811 with Trade in
- Total without trade in $179,870

- If we utilize the trade option Siddens Martin would like to keep the Brush Truck which would leave us without one in the City until our new one is built
- Build Time (18-24 months) Chassis shortage
- During the build time we would rely on automatic aid from Lucas Fd.
- Payment on delivery of the Truck

Benefits to citizens

Tactical use of smaller vehicle

Alignment with buildout and dwindling open land.

Original cost to city - $14,000

Capital repairs (non-preventive maintenance)----------$28,415

Total cost to city $42,415.

Est. Proceeds of sale $50,000.

Net profit $8,585.

Alternatives/Course of Action

Buy new – Siddon's after researching 2 other deals with price ranges from $150,000 to $200,000.

Do nothing – keep existing. Est. annual maintenance $9,000

Course of Action

Buy new – lock in price in market expected to rise by 7-14% annually.

Sell old in rising aftermarket to maximize profit to city

Questions

Justin Miller

Assistant Fire Chief

Jmiller@parkertexas.us

972-890-2540