



AGENDA

PLANNING AND ZONING DECEMBER 13, 2018 @ 7:00 P.M.

Notice is hereby given; the Planning and Zoning Commission for the City of Parker will hold a Regular Meeting on Thursday, December 13, 2018 at 7:00 P.M. at Parker City Hall, 5700 E. Parker Road, Parker, Texas, 75002.

CALL TO ORDER – Roll Call and Determination of a Quorum

PLEDGE OF ALLEGIANCE

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

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

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

INDIVIDUAL CONSIDERATION ITEMS

1. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGSBRIDGE PHASE II PRELIMINARY PLAT.
2. CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AESTHETICA PRELIMINARY PLAT.

ROUTINE ITEMS

3. FUTURE AGENDA ITEMS
4. ADJOURN

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

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

I certify that this Notice of Meeting was posted on or before December 7, 2018 by 5:00 p.m. at the Parker City Hall.

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.



Agenda Item

Item 1
C. Sec Use Only

Budget Account Code:	Meeting Date: December 13, 2018
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: November 29, 2018
Exhibits:	<ol style="list-style-type: none">1. Craig M. Kerkhoff, P.E., C.F.M letter, dated Nov. 28, 20182. Development Application3. Waiver w/Fee receipt4. Preliminary Plat

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON KINGSBRIDGE
PHASE II PRELIMINARY PLAT.


SUMMARY

Please review the information provided for Kingsbridge Phase II Preliminary Plat,
44.435 Acres, 28 Residential Lots.

POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
ACA/CS:	<i>Patti Scott Grey</i>	Date:	11/28/2018
City Attorney:		Date:	
Public Works Director:	<i>Gary Machado</i>	Date:	12/07/2018 

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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

Phone (214) 361-7900

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

November 28, 2018

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

Re: Kingsbridge Phase II Review

Dear Mr. Machado:

As requested, we have reviewed the Preliminary Plat and engineering plans for the Kingsbridge Phase II development. Our review of the Preliminary Plat and engineering plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the engineer of record of his responsibilities under the Texas Engineering Practice Act and Texas Surveyor's Act.

We offer no further objections to the Preliminary Plat and engineering plans as submitted to the City. We are available to discuss our review comments further at your convenience.

Sincerely,

Craig M. Kerkhoff, P.E.

Craig M. Kerkhoff, P.E., C.F.M.


Digitally signed by Craig M. Kerkhoff,
P.E.
DN: cn=US,
E=c.m.kerkhoff@bhoip.com,
O="Birkhoff, Hendricks & Carter,
L.L.P.", CN="Craig M. Kerkhoff, P.E."
Date: 2018.11.28 10:15:49-0800

WAIVER OF EXPEDITION

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

APPLICANT:

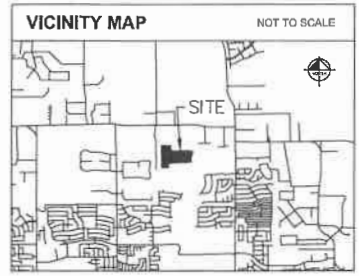
CITY OF PARKER:
RECEIVED BY:


(Signature)
Name: RANDY McCRISTON
Title: AUTHORIZED REPRESENTATIVE
Phone: 972-762-2627
Address: 8750 N. CENTRAL
EXPRESSWAY; 1735
DALLAS, TX 75231
Date: _____

(Signature)
Name: _____
Title: _____
Date: _____

____ Corporation; ____ Partnership;
____ Individual; or
☒ Other (description)

RECEIPT		DATE <u>11/7/18</u>	No. <u>971484</u>
RECEIVED FROM <u>Estates at Creekside Parker</u>		<u>\$2133.05</u>	
<u>Two thousand one hundred thirty-three + 05/100</u>		DOLLARS	
<input type="radio"/> FOR RENT		<input type="radio"/> CASH	
<input checked="" type="radio"/> FOR <u>Kingsbridge Ph 2 - Final Plat</u>		<input checked="" type="radio"/> CHECK	
ACCOUNT	<u>#1199</u>	FROM	TO
PAYMENT		BY <u>V. Dierke</u>	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	



LINE TYPE LEGEND

	BOUNDARY LINE
	GA-BULET LINE
	BUILDING LINE
	WATER LINE
	SEWER / SEWER LINE
	STORM SEWER LINE
	UNDERGROUND GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°23'55"E	13.07'
L2	N89°36'05"E	60.00'
L3	N00°23'55"W	14.51'
L4	S10°16'47"W	80.06'
L5	N40°44'13"E	52.91'
L6	S65°38'07"W	38.30'
L7	S89°36'05"W	11.45'
L8	N89°36'05"E	11.62'
L10	N01°49'05"W	24.65'
L11	S64°05'43"W	15.66'

CURVE TABLE					
NO.	DEPTA	WIDTH	LENGTH	CHORD BEARING	CHORD
C1	67°28'38"	30.00	58.88	S58°02'13"E	55.84
C2	7°49'38"	355.00	48.50	N78°13'41"W	48.46
C3	7°38'48"	255.00	39.20	S78°49'43"E	38.17
C4	33°30'51"	433.00	251.52	S02°24'14"W	247.95
C5	10°43'58"	293.00	56.25	N8°30'08"E	56.18
C6	32°06'43"	600.00	336.28	S16°27'16"E	331.89
C7	30°41'33"	500.00	267.04	N17°09'52"W	258.60
C8	47°48'58"	60.00	45.72	N84°05'06"E	46.31
C9	22°33'32"	300.00	118.29	S76°55'44"W	117.83
C10	3°09'05"	325.00	54.75	N86°56'47"W	54.68
C11	1°26'32"	640.00	16.11	S30°03'09"E	15.91

**PRELIMINARY PLAT
KINGSBRIDGE PHASE II**

28 RESIDENTIAL LOTS

L.M. MARSHALL SURVEY,
ABSTRACT NO. 594
CITY OF PARKER, COLLIN COUNTY, TEXAS
CITY PROJECT # PP__-__

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Kimley-Horn and Associates, Inc.
All rights reserved

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS CREEKSIDE DEVELOPMENT, INC., is the rightful owner of a tract of land situated in the L.M. Marshall Survey, Abstract No.594, City of Parker, Collin County, Texas and being the remainder of that tract of land conveyed to Creekside Development, Inc. according to the document filed of record in Instrument Number 20121231001666660, Official Public Records Collin County, Texas and being further described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "BURY" found in the east line of Moss Ridge Estates, an addition to the City of Parker according to the plat filed of record in Cabinet D, Slide 196, Plat Records Collin County, Texas, said iron rod being the southwest corner of Lot 8, Block B, of the Amending Plat for Kingsbridge, Phase 1 an addition to the City of Parker, Collin County, Texas according to the plat filed of record in Cabinet 2015, Slide 461, Plat Records Collin County, Texas;

THENCE with the south lines of said Phase 1 the following eleven (11) courses and distances:

- North 89°36'05" East, a distance of 199.41 feet to a 5/8" iron rod with plastic cap stamped "BURY" found at the beginning of a non-tangent curve to the left having a central angle of 67°26'36", a radius of 50.00 feet, a chord bearing and distance of South 58°02'13" East, 55.54 feet;
- With said curve to the left, an arc distance of 59.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- North 88°13'40" East, a distance of 153.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- South 0°23'55" East, a distance of 13.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- North 89°36'05" East, a distance of 60.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- North 0°23'55" West, a distance of 14.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- North 88°13'40" East, a distance of 153.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- South 1°46'20" East, a distance of 365.00 feet to a 5/8" iron rod found for a corner;
- North 88°13'40" East, a distance of 1260.00 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for a corner;
- South 1°46'20" East, a distance of 55.00 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for a corner;
- North 88°13'40" East, a distance of 231.41 feet to a 5/8" iron rod with plastic cap stamped "BURY" found for corner in the west line of Jeffery Drive;

THENCE with the west line of said Jeffery Drive the following seven (7) courses and distances:

- South 19°09'43" West, a distance of 349.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a non-tangent curve to the left having a central angle of 7°49'39", a radius of 355.00 feet, a chord bearing and distance of North 78°13'41" West, 48.46 feet;
- With said curve to the left, an arc distance of 48.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- South 10°16'47" West, a distance of 50.06 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a non-tangent curve to the right having a central angle of 7°36'48", a radius of 295.00 feet, a chord bearing and distance of South 76°49'43" East, 39.17 feet;
- With said curve to the right, an arc distance of 39.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;
- South 19°09'43" West, a distance of 52.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a tangent curve to the left having a central angle of 33°30'51", a radius of 430.00 feet, a chord bearing and distance of South 2°24'18" West, 247.95 feet;
- With said curve to the left, an arc distance of 251.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner at the beginning of a reverse curve to the right having a central angle of 10°43'58", a radius of 295.00 feet, a chord bearing and distance of South 8°59'08" East, 65.18 feet;
- With said curve to the right, an arc distance of 55.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner in the north line of Creekside Estates, Phase VIII, an addition to the City of Parker, according to the plat filed of record in Cabinet 2015, Slide 286, Plat Records Collin County, Texas, said iron rod being the most southerly southwest corner of the above mentioned Phase 1;

THENCE South 88°13'35" West, with said north line, a distance of 1513.73 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of said Phase VIII;

THENCE South 1°49'09" East, with a west line of said Phase VIII, a distance of 305.07 feet to a 1/2" iron rod with plastic cap stamped "CBG SURVEYING" found for a corner at an angle in said west line, same being common with the most westerly northeast corner of Creekside Estates Phase VI, an addition to the City of Parker according to the plat filed of record in Cabinet 2015, Slide 460, Plat Records Collin County, Texas;

THENCE South 89°06'57" West, with a north line of said Phase VI, a distance of 450.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of McCreary Creek Estates, Phase II, an addition to the City of Parker according to the plat filed of record in Volume 2012, Page 87, Plat Record Collin County, Texas and being common with the southeast corner of the above mentioned Moss Ridge Estates and the northwest corner of said Phase VI;

THENCE North 0°24'13" West, with the east line of said Moss Ridge Estates, a distance of 1495.73 feet to the POINT OF BEGINNING and containing 44.435 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CREEKSIDE DEVELOPMENT, INC., do hereby adopt this plat designating the herein described property as KINGSBRIDGE PHASE II, an addition to the City of Parker, Collin County, Texas, and does hereby reserve to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for the mutual use and accommodations of all public utilities desiring to or using same. Any public utility shall have the right to remove and keep removed all or part of any building, fence, trees, shrubs or other growths or improvements which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of these easement strips, and any public utility shall, at all times, have the right of ingress and egress to and from and upon the said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring permission of anyone.

WITNESS MY HAND, this _____ day of _____, 2018.

By: CREEKSIDE DEVELOPMENT, INC., a Texas limited partnership

By: _____
Its Authorized Agent

By: _____
Signature

By: _____
Title

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2018.

Notary Public, State of _____

My Commission Expires: _____

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Parker, Texas.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sean Patton, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2018.

Notary Public, State of Texas

Mayor, Lee Pettla
City of Parker, Texas

APPROVED AND ACCEPTED

City Administrator, Luke Olson
City of Parker, Texas

Public Works Director, Gary Machado
City of Parker, Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

The undersigned, the City Secretary of the City of Parker, Texas hereby certifies that the foregoing Kingsbridge Phase II was submitted on the _____ day of _____, and approved then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, the acceptance thereof by signing his/her name as herein above subscribed.
WITNESS MY HAND on this _____ day of _____, 2018.

City Secretary, Patti Scott Grey
City of Parker, Texas

PRELIMINARY PLAT
KINGSBRIDGE PHASE II

44.435 ACRES

28 RESIDENTIAL LOTS

L.M. MARSHALL SURVEY,
ABSTRACT NO. 594
CITY OF PARKER, COLLIN COUNTY, TEXAS
CITY PROJECT # PP__ - __

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JTC	KHA	09/07/2018	063234212	2 OF 2

OWNER:
Creekside Development Inc.
8750 N. Central Expressway
Suite 1735
Dallas, Texas 75231
Phone: 972-762-2627
Contact : Randy McCauston, P.E.

APPLICANT:
Kimley-Horn and Associates, Inc.
5750 Genesis Court, Suite 200
Frisco, Texas 75034
Phone: 972-335-3580
Contact : Todd Hensley, P.E.



Agenda Item

Item 2
C'Sec Use Only

Budget Account Code:	Meeting Date: December 13, 2018
Budgeted Amount:	Department/ Requestor: P&Z Commission
Fund Balance-before expenditure:	Prepared by: ACA/CS Scott Grey for Public Works Director Gary Machado
Estimated Cost:	Date Prepared: November 29, 2018
Exhibits:	<ol style="list-style-type: none">1. Craig M. Kerkhoff, P.E., C.F.M letter, dated Nov. 21, 20182. Development Application w/Stormwater Maintenance Agreement3. Fee receipt and Waiver4. Preliminary Plat

AGENDA SUBJECT

CONSIDERATION AND/OR ANY APPROPRIATE ACTION ON AESTHETICA PRELIMINARY PLAT.

SUMMARY

Please review the information provided for Lots 1-4, Block 1, Aesthetica Addition Preliminary Plat, 9.76 Acres.

POSSIBLE ACTION

Planning and Zoning (P&Z) Commission may direct staff to take appropriate action.

Inter – Office Use

Approved by:			
ACA/CS:	<i>Patti Scott Grey</i>	Date:	11/28/2018
City Attorney:		Date:	
Public Works Director:	<i>Gary Machado</i>	Date:	12/07/2018

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

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Dallas, Texas 75243

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JOE R. CARTER, P.E.
MATT HICKEY, P.E.
ANDREW MATA, JR., P.E.
JOSEPH T. GRAJEWSKI, III, P.E.
DEREK B. CHANEY, P.E.
CRAIG M. KERKHOFF, P.E.

November 21, 2018

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

Re: Aesthetica Review

Dear Mr. Machado:

As requested, we have reviewed the Preliminary Plat and engineering plans for the Aesthetica development. Our review of the Preliminary Plat and engineering plans is for general compliance with the City of Parker's development requirements and good engineering practice, and does not relieve the engineer of record of his responsibilities under the Texas Engineering Practice Act and Texas Surveyor's Act.

We offer no further objections to the Preliminary Plat and engineering plans as submitted to the City. We are available to discuss our review comments further at your convenience.

Sincerely,

Craig M. Kerkhoff, P.E.

Craig M. Kerkhoff, P.E., C.F.M.

Digitally signed by Craig M.
Kerkhoff, P.E.
DN: cn=US,
email=ekerkhoff@bhclp.com,
o="Birkhoff, Hendricks & Carter,
L.L.P.", cn="Craig M. Kerkhoff, P.E."
Date: 2018.11.21 08:48:00-0600



RECEIVED

NOV 06 2018

CITY OF PARKER

DEVELOPMENT APPLICATION**City of Parker, Texas**

Proposed Name of Subdivision: _____

Plat Approval Requested

Filing Fee

Filing Fee

- ☒ Preliminary Plat \$800.00 + \$30/acre
☐ Site Plan \$300.00 + \$25/acre
☐ Replat/Amended \$500.00 plus \$15/lot

- ☐ Final Plat \$800.00 + \$30/acre
☐ Minor Plat (5 acres or less) \$500.00 + \$100/lot
☐ Development Plat \$300.00 + \$30/acre

Physical Location of Property: 6.76 Acre + 3 Acre on Parker Rd - South of Spring H:11
(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):

William McCrary Survey, Abstract # 602
(Survey/Abstract No. and Tracts: or Platted Subdivision Name with Lot/Block)Acreage: 9.76 Existing # of Lots/Tracts: 4 Existing Zoning: Residential
(If a PD, include the Ordinance with application)Property Owner's Name: MUNZER HAQUE'S Living Trust Phone Number: 972-971-5593Applicant/Contact Person: MUNZER HAQUE Title: owner

Company Name: _____

Street/Mailing Address: 2413 San Gabriel Dr. City: Plano State: TX Zip: 75074Phone: 972-971-5593 Fax: _____ Email Address: munzer@OmnicareHr Health.c.Engineering Company: Vidal ECGContact Person: Alonso Vidal Title: _____Street/Mailing Address: 1830 E. Broadway #125 City: Tucson State: AZ Zip: 85719Phone: 520-331-3535 Fax: _____ Email Address: Alonso@VidalECG.com

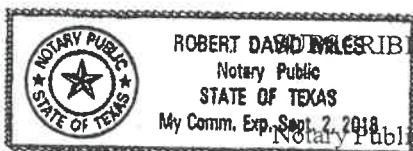
**** READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS) (

COUNTY OF COLLIN) (

BEFORE ME, a Notary Public, on this day personally appeared Munzer Haque
the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

Munzer Haque 6/7/2016
Owner / Agent (circle one)



ROBERT DAVID MILES, Notary Public, State of Texas, My Comm. Exp. Sept. 2, 2018, AND SWORN TO before me, this the 7th day of June, 2016.

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

Over

Prepared By:

City or County Planning Board File #

Date: 11/5/2018

STORMWATER MAINTENANCE AGREEMENT

This agreement is between Munzer Haque's Living Trust, DBA Aesthetica and the City of Parker, TX. Whereas Aesthetica with office at 2413 San Gabriel Drive, Plano, TX 75074, Munzer Haque's Living Trust is the owner of the premises designated as Lot(s) 1, 2, 3, and 4 Block(s).....

Current Aesthetica Property address is 4306 East Parker Road, Parker, TX

Whereas, as condition of approval of the site plan and/or subdivision granted by the City of Parker, said approval datedand said approval requires filing of this Restrictive Covenant for the Storm Water Maintenance Agreement.

Owner(s) of Aesthetica or occupants agree to maintain any detention and/or retention pond(s) on the premises as shown in the platting map submitted by Munzer Haque and his civil engineer Costa Mazidji, P.E.

Whereas, the city is not responsible for the pond maintenance.

Now, Therefore, in consideration of the promises, covenants, conditions and other good valuable considerations; of the site plan and/or subdivision application entitled (the complete Title Block of the Approved Plans)Aesthetica.....and dated 11/5/2018.....Lots(s) 1, 2, 3 & 4.....Blocks(s) 9.76 Acre (total) herein the above description, shall be held, sold and conveyed subject to the following restriction, covenants, conditions and easements which shall run with the land and be binding upon all parties who have any right, title or interest in the land, or any part thereof, their heirs,

executors, administrators, successors and assigns and shall insure to their benefit, and the benefit of the City of Parker.

1. After the completion of the storm water drainage system and any and all drainage swales/ detention/ retention/ drywells/ recharge facilities by the owner, the owner of the premises as they may from time to time be, shall be responsible for the continuing and perpetual maintenance of the storm water detention basis and related facilities and piping located on its premises in accordance with the site plan and/or subdivision plans for the proposed building of said, lot(s) 1, 2, 3, 4 as shown on the Tax Map of Collin County, TX
2. In the event that the owner shall fail to maintain storm water drainage system and any and all drainage swales / detention / retention / drywells / recharge facilities in reasonable order and condition, as may be determined periodically by a designee of the City of Parker may serve a written notice to the owner setting forth the manner in which the owner has failed to maintain the storm water drainage system and any and all drainage swales / detention / retention / drywells / recharge facilities in reasonable condition and said notice shall include a demand that such deficiencies of maintenance be cured within sixty (60) days thereof. If the deficiencies set forth in the original notice or in the modification thereof shall not be corrected within said sixty (60) days or any permitted extension thereof, the City of Parker, in order to preserve the storm water drainage system and any and all drainage swales / detention / retention / drywells / recharge facilities and maintain the same, may enter upon and maintain same for such period of time as the City may determine in its sole Judgment.

IF, the City enters upon or maintains the storm water drainage facilities at its discretion, then any cost and expenses including fee from Counsel in the above noted process shall be at the sole cost and expense of the owner of the property. The City and/or its agents and/or its designees shall be held harmless and free of any liability of any kind whatsoever by the owner from any and all acts taken under the authority of the Restrictive Covenant in the form of a Storm Water Maintenance Agreement, if such actions are taken in good faith.

In Witness Whereof, MUNZER HAQUE has signed, sealed and delivered this Restrictive Covenant in the form of a Storm Water Maintenance Agreement on 5th day of November 2018

Applicant's Signature Munzer Haque Date 11/5/2018
Applicant's Name: MUNZER HAQUE

State of: Texas County of: Collin

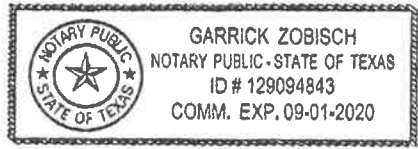
On 11/05/2018, before me, Munzer Haque,

Personally appeared, who is

Personally, known to me OR Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and has hereby acknowledged to me that he/she/they have executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Signature [Signature]
Notary Print Name Garrick Zobisch

Notary Seal Below



City of Parker official Signature

City of Parker official Name Date:

State of: _____ County of: _____

On ____/____/____, before me, _____,

Personally appeared, _____,

Personally, known to me OR Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and has hereby acknowledged to me that he/she/they have executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Notary Signature _____

Notary Seal Below

Notary Print Name _____

City of Parker

Cashier asystAdmin
At Vicky

6/8/16 11:38am 19848

From: OMNICURE HOME HEALTH
3814 TIMBERLAKE DR
PLANO
TX, 75023

CR DEVELOPMENT PLA 1100.00
OMNICURE HOME HEALTH

Receipt total 1100.00

CHECK 1007 1100.00

Change Due 0.00

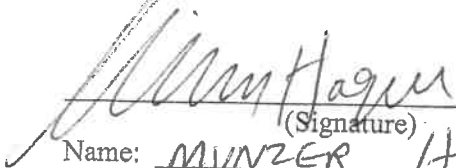
Thank You and Have a Nice
Day

*Paid by MUNZER.
HAQUE*

WAIVER OF EXPEDITION

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

APPLICANT:


(Signature)
Name: MUNZER HAQUE
Title: OWNER
Phone: 972-971-5593
Address: 4306 Parker Rd.
Parker, TX

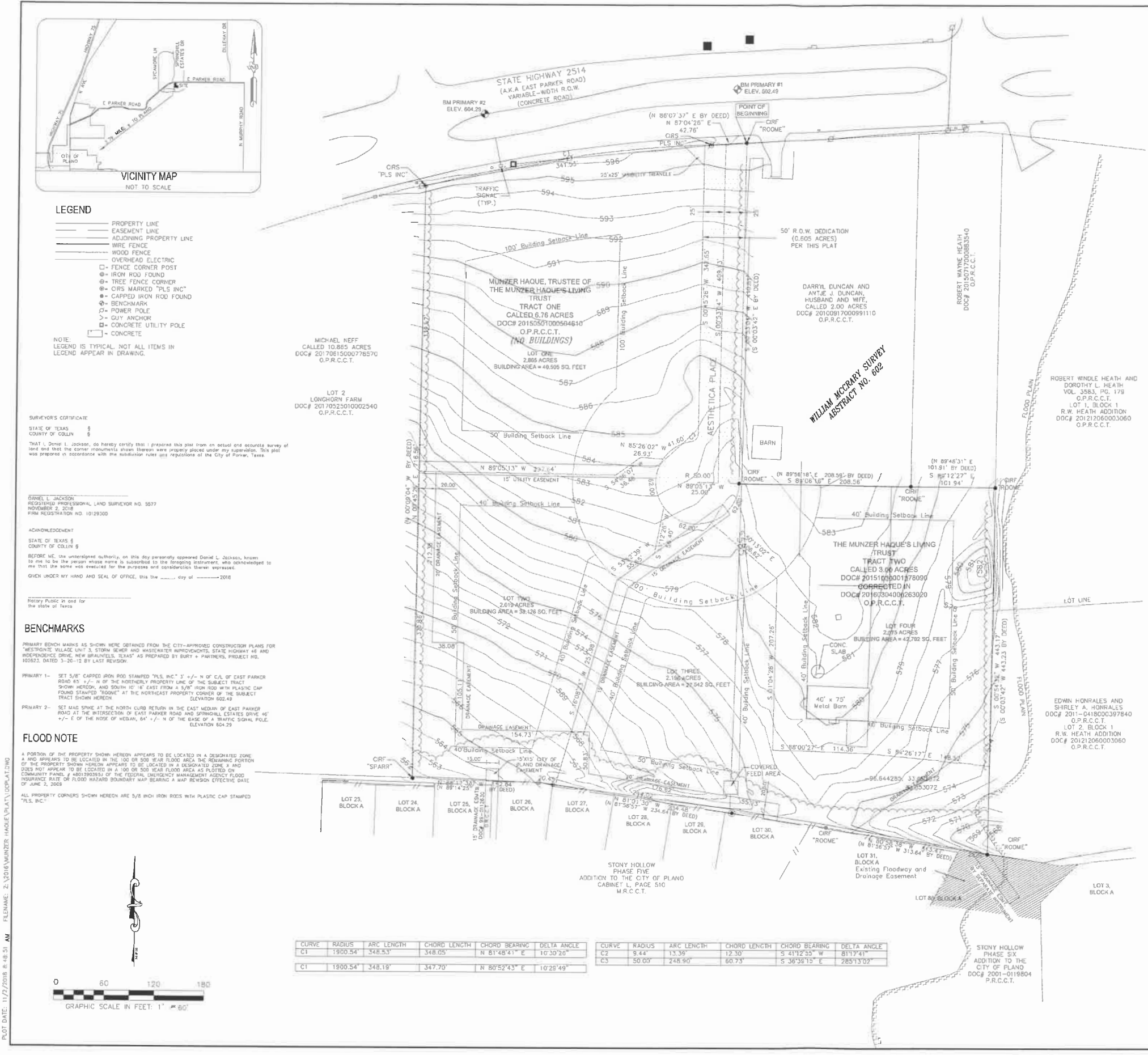
Date: 11/5/2018

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

CITY OF PARKER:

RECEIVED BY:

(Signature)
Name: _____
Title: _____
Date: _____



OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **Munzer Haque** is the owner of that certain called 9.76 acres tract of land situated in the William McCrary Survey, Abstract No. 602, Collin County, Texas with said 9.76 acres tract being comprised of two tracts referred to herein as "Tract One" and "Tract Two", with Tract One being that certain called 6.76 acres tract conveyed to Munzer Haque, Trustee of The Munzer Haque's Living Trust by Deed as recorded in Document No. 20150501000504810, Official Public Records, Collin County, Texas and with Tract Two being that same called 3.00 acres tract conveyed to Munzer Haque's Living Trust by Deed as recorded in Clerk's Document No. 20151030001378090, said Records, and as corrected in Clerk's Document No. 20160304000263020, said Records and with the overall tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Roome" found for corner at the common Northeast corner of said Tract One and Northwest corner of a called 2.00 acres tract of land conveyed to Darryl Duncan and Antje J. Duncan, husband and wife, by Deed as recorded in Document No. 20100917000991110, said Records and being in the Southerly Right-of-Way (R.O.W.) line of State Highway 2514, also known as East Parker Road;

THENCE South 00 degrees 53 minutes 04 seconds West (called South 00 degrees 03 minutes 42 seconds East by Deed) along said common tract line, a distance of 410.81 feet to a 1/2 inch iron rod with cap stamped "Roome" found for corner at the Southwest corner of said Duncan tract and the Northwest corner of said Tract Two;

THENCE South 89 degrees 06 minutes 16 seconds East (called North 89 degrees 56 minutes 18 seconds East by Deed) along said common tract line, a distance of 208.56 feet (called 208.59 feet by Deed) to a 1/2 inch iron rod with cap stamped "Roome" found for corner;

THENCE South 89 degrees 12 minutes 27 seconds East (called North 89 degrees 48 minutes 31 seconds East by Deed) along said common tract line, a distance of 101.94 feet (called 101.91 feet by Deed) to a 1/2 inch iron rod with cap stamped "Roome" found for corner being in the West line of Lot 1, Block 1, of the R.W. Heath addition as recorded in Document No. 201212060003060, said Records;

THENCE South 00 degrees 54 minutes 32 seconds West (called South 00 degrees 03 minutes 42 seconds East by Deed) along the common East line of said Tract Two and West line of said Heath addition, a distance of 443.17 feet (called 443.23 feet by Deed) to a 1/2 inch iron rod with cap stamped "Roome" found for corner being in the North line of Lot 80, Block A of Stony Hollow, Phase Six addition as recorded in Document No. 2001-011804, said Records;

THENCE North 80 degrees 58 minutes 38 seconds West (called North 81 degrees 56 minutes 57 seconds West by Deed) along the said common tract line, passing the common Northwest corner of said Stony Hollow, Phase Six and Northeast corner of Stony Hollow, Phase Five addition as recorded in Volume L, Page 510, Map Records Collin County, Texas at a distance of 32.48 feet and continuing along said common tract line for a distance of 313.47 (called 313.64 feet by Deed) to a 1/2 inch iron rod with cap stamped "Roome" found for corner being at the common Southwest corner of said Tract Two and Southeast corner of said Tract One and being in the North line of said Stony Hollow, Phase Five;

THENCE North 81 degrees 01 minutes 30 seconds West (called North 81 degrees 56 minutes 57 seconds West by Deed) along the common North line of said Stony Hollow, Phase Five, the South line of said Tract One, a distance of 234.48 feet (called 234.64 feet by Deed) to a 1/2 inch iron rod found for corner;

THENCE North 88 degrees 17 minutes 33 seconds West (called North 89 degrees 14 minutes 25 seconds West by Deed) along said common tract line, for a distance of 152.64 to a 1/2 inch iron rod with cap stamped "Sparr" found for corner at the common Southwest corner of said Tract One and Southeast corner of a called 10.865 acre tract of land conveyed to Robert Ray Varner, Jr. by Deed as recorded in Document No. 20060216000206430, said Records;

THENCE North 00 degrees 45 minutes 26 seconds East (called North 00 degrees 09 minutes 04 seconds West by Deed) along said common tract line, passing a 1/2 inch iron rod found at a distance of 8.82 feet and continuing for a total distance of 716.56 feet to a 5/8 inch iron rod with cap stamped "PLS INC" set for corner at the common Northeast corner of said Varner tract and Northwest corner of said Tract One and being in said Southerly R.O.W. line of State Highway 2514 at the beginning of a non-tangent curve to the right having a radius of 1900.54 feet;

THENCE Northeasterly along the arc of said non-tangent curve to the right, and along said Southerly R.O.W. line, a distance of 348.53 feet (called 348.19 feet by Deed), with a central angle of 10 degrees 30 minutes 26 seconds (called 10 degrees 29 minutes 49 seconds by Deed), a chord bearing North 81 degrees 48 minutes 41 seconds East (called North 80 degrees 52 minutes 43 seconds East by Deed) and a chord distance of 348.05 feet (called 347.70 feet by Deed) to a 5/8 inch iron rod with cap stamped "PLS INC" set for corner;

THENCE North 87 degrees 04 minutes 28 seconds East (North 86 degrees 07 minutes 37 seconds East by Deed) continuing along said Southerly R.O.W. line, a distance of 42.76 feet to the **POINT OF BEGINNING** and containing, within the metes herein recited, 9.76 acres (425,111 square feet) of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

THAT I, **Munzer Haque** do hereby adopt this plat designating the herein above described property as Lots 1-4, Block 1, **Aesthetica Addition**, an addition to the City of Parker, Collin County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of all public utilities and the City desiring to use or using same. Any public utility and the City shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any to these easement strips and any public utility and the City shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, or repairing, without the necessity of any time of procuring the permission of anyone.

This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Parker, Texas, under Chapter 155 of Parker's Code of Ordinances.

WITNESS MY HAND on this _____ day of _____, 2016.

Munzer Haque

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Munzer Haque** known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for the State of Texas

Mayor, Lee Pettie
City of Parker, Texas

Approved and Accepted

City Administrator, Luke Olson
City of Parker, Texas

Public Works Director, Gary Machado
City of Parker, Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

The undersigned, the City Secretary of the City of Parker, Texas hereby certifies that the foregoing **Lots 1-4, Block 1, Aesthetica Addition**, was submitted on the _____ day of _____, and approved, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, the acceptance thereof by signing his/her name as herein above subscribed.

WITNESS MY HAND on this _____ day of _____, 2016.

City Secretary, Patti Scott Gray
City of Parker, Texas

PRELIMINARY PLAT
of
**Lots 1-4, Block 1
Aesthetica
Addition**
an Addition to the
City of Parker
Out of a 9.76 Acres Tract of land
situated in the
William McCrary Survey,
Abstract No. 602
Collin County, Texas

PLS
PILLINE LAND
SERVICES, INC.

1300 S. WOODBURN LANE, SUITE 200 DENTON, TX 76205
PHONE 940-804-1155 FAX 940-804-1155

PLOT DATE: 11/27/2016 8:48:51 AM FILENAME: 2_2016 MUNZER HAQUE PLAT.DWG