



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">Craig M. Kerkhoff, P.E., C.F.M letter, dated Nov. 28, 2018Development ApplicationWaiver w/Fee receiptPreliminary 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,


Digitally signed by Craig M. Kerkhoff,
DN: C=US,
E=ckerkhoff@bhllp.com,
O="Birkhoff, Hendricks & Carter,
L.L.P.", CN="Craig M. Kerkhoff, P.E."
Date: 2018.11.28 10:15:49-06'00'

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

RECEIVED

NOV 07 2018

CITY OF PARKER



DEVELOPMENT APPLICATION
City of Parker, Texas

Date Received

Proposed Name of Subdivision: KINGSBRIDGE PHASE II

Plat Approval Requested Filing Fee

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

\$800.00 + \$30/acre
\$500.00 + \$100/lot
\$300.00 + \$30/acre

Minor Plat (5 lots or less)
 Development Plat

Physical Location of Property: SOUTHWEST CORNER OF WINDOMERE DRIVE AND JEFFREY DRIVE
(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):

See attached

(Survey/Abstract No. and Tracts: or platted Subdivision Name with Lot/Block)

Acreage: 44.495 Existing # of Lots/Tracts: 1 Existing Zoning: SPT - ORDINANCE #500
(If a PD, include the Ordinance with application)

Property Owner's Name: CREEKSIDE DEVELOPMENT, INC Phone Number: 972-762-2627

Applicant/Contact Person: RANDY MCCUSHION Title: VP- CONSTRUCTION

Company Name: THE CAMBRIDGE COMPANIES, INC.

Street/Mailing Address: 8750 N. CENTRAL EXPRESSWAY SUITE 1725 City: DALLAS State: TX Zip: 75281

Phone: 972-762-2627 Fax: — Email Address: randy@cambridgecos.com

Engineering Company: KIMLEY - HORN AND ASSOCIATES, INC.

Contact Person: TODD HENSLEY Title: ENGINEER

Street/Mailing Address: 5750 GENESIS COURT SUITE 200 City: FRISCO State: TX Zip: 75034

Phone: 972-931-3803 Fax: — Email Address: todd.hensley@kimley-horn.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 RANDY MCCUSHION the undersigned applicant, who, under oath, stated the following "I hereby certify that I am the owner, or duly authorized agent of the owner, (Proof must be attached, e.g. "Power of Attorney") for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."


Owner Agent (circle one)

SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas:



Over

City of Parker * 5700 E. Parker Road, Parker, Texas 75002



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: RANDY McCUSKER
Title: AUTHORIZED Representative
Phone: 972-762-2627
Address: 8750 N. Central
Expressway; 1735
Dallas, TX 75231
Date: _____

Corporation; Partnership;
 Individual; or
 Other (description)

CITY OF PARKER: RECEIVED BY:

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

RECEIPT DATE 11/7/18 No. 971484

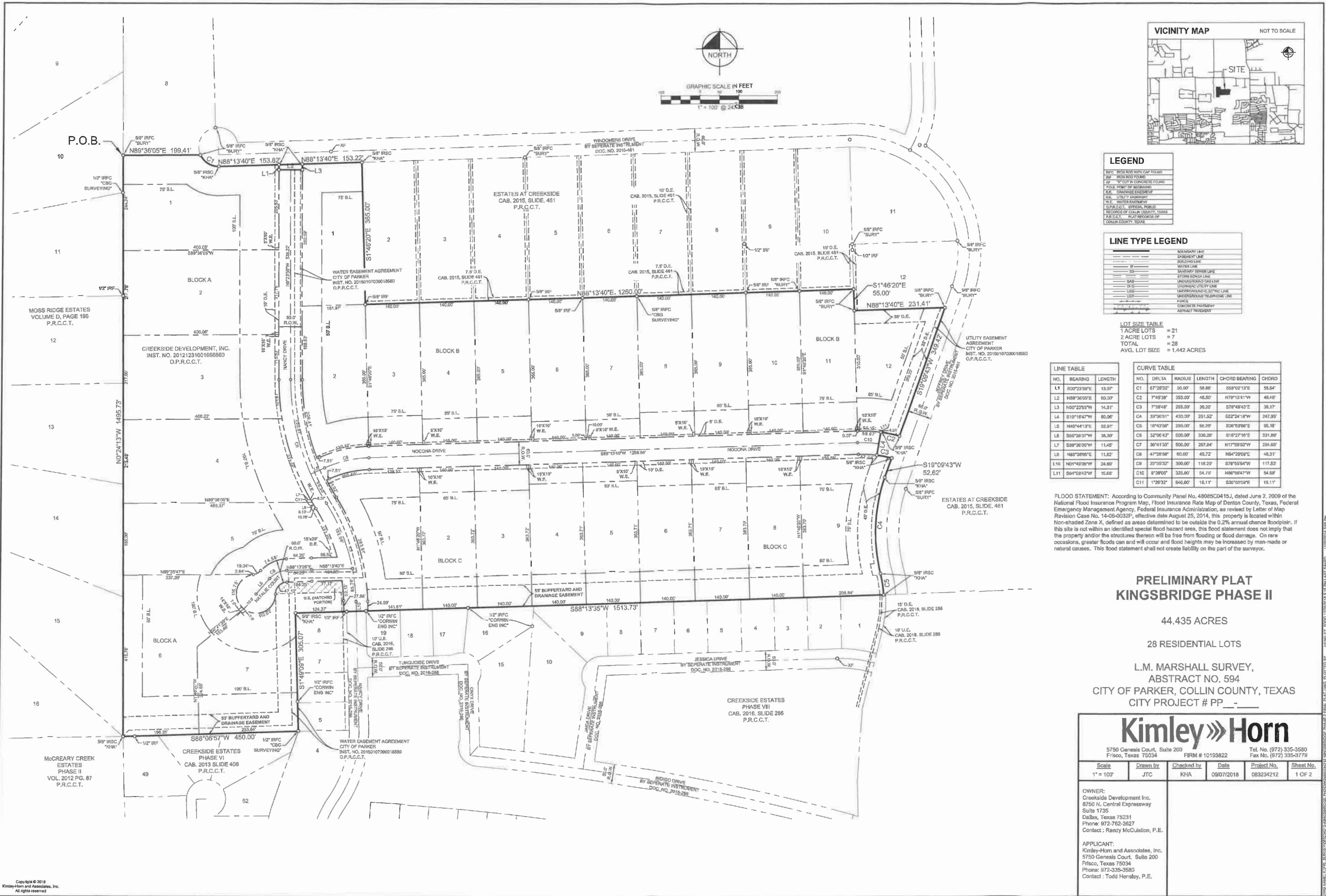
RECEIVED FROM Estates at Creekside Parker \$2133.05

Two thousand one hundred thirty-three + 05/100 DOLLARS

FOR RENT
 FOR Kingsbridge Ph 2 - Final Plat

ACCOUNT	<u>#</u>	<input type="checkbox"/> CASH
PAYMENT	<u>1199</u>	<input checked="" type="checkbox"/> CHECK
BAL. DUE		<input type="checkbox"/> MONEY <input type="checkbox"/> ORDER <input type="checkbox"/> CREDIT CARD

FROM _____ TO _____
BY V. O. Long



OWNERS CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS CREEKSIDER 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 20121231001655560, 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 198, 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 198.41 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°25'38", a radius of 50.00 feet, a chord bearing and distance of South 50°21'3" East, 55.54 feet;

With said curve to the left, an arc distance of 55.83 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°38'05" 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 14.61 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 lines 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 78°49'43" East, 59.17 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 62.62 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 43.00 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 285.00 feet, a chord bearing and distance of South 8°59'08" East, 55.18 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 466, Plat Records Collin County, Texas;

THENCE South 88°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 McCauley 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, CREEKSIDER 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 dedicate 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: CREEKSIDER DEVELOPMENT, INC., a Texas limited partnership

By: _____
Its Authorized AgentBy: _____
SignatureBy: _____
Title

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.

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 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 this the _____ day of _____ 2018.

Notary Public, State of Texas

Mayor, Lee Pettle
City of Parker, Texas

APPROVED AND ACCEPTED

City Administrator, Luke Olson
City of Parker, TexasPublic 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, TexasPRELIMINARY 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 -

 <p>5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779</p>					
		Scale N/A	Drawn by JTC	Checked by KHA	Date 09/07/2018
<p>OWNER: Creekside Development Inc. 8750 N. Central Expressway Suite 1735 Dallas, Texas 75231 Phone: 972-762-2627 Contact: Randy McCulston, P.E.</p> <p>APPLICANT: Kimley-Horn and Associates, Inc. 5750 Genesis Court, Suite 200 Frisco, Texas 75034 Phone: 972-335-3580 Contact: Todd Hensley, P.E.</p>					



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:	<ul 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

11910 Greenville Ave., Suite 600

Dallas, Texas 75243

Fax (214) 461-8390

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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 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.

Digitally signed by Craig M. Kerkhoff, P.E.
DN: CriUS,
E:ckerkhoff@bhcllp.com,
O="Birkhoff, Hendricks & Carter,
L.L.P.", CN="Craig M. Kerkhoff, P.E."
Date: 2018.11.21 08:48:00-06'00

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



DEVELOPMENT APPLICATION
City of Parker, Texas

RECEIVED
NOV 05 2018
CITY OF PARKER

Proposed Name of Subdivision: _____

Plat Approval Requested	Filing Fee	Filing Fee
<input checked="" type="checkbox"/> Preliminary Plat	\$800.00 + \$30/acre	\$800.00 + \$30/acre
<input type="checkbox"/> Site Plan	\$300.00 + \$25/acre	\$500.00 + \$100/lot
<input type="checkbox"/> Replat/Amended	\$500.00 plus \$15/lot	\$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: 972-971-5593

Applicant/Contact Person: MUNZER HAQUE Title: owner

Company Name: _____

Street/Mailing Address: 2413 San Gabriel DR. City: Plano State: TX Zip: 75074

Phone: 972-971-5593 Fax: _____ Email Address: munzero@OmnicureHou
Health.c

Engineering Company: Vidal ECG

Contact Person: Alonso Vidal Title: _____

Street/Mailing Address: 1830 E. Broadway #125 City: Tucson State: AZ Zip: 85719

Phone: 520-331-3835 Fax: _____ Email Address: Alonso@VidalECG.com

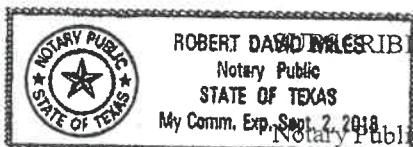
**** READ BEFORE SIGNING BELOW:** If there is more than one property owner, complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner, a "Power of Attorney" with original, notarized signatures is required.

STATE OF TEXAS) (

COUNTY OF COLLIN) (

BEFORE ME, a Notary Public, on this day personally appeared Munzer Hague
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 Hague 6/7/2011
Owner / Agent (circle one)



ROBERT DAVID DALES SUBSCRIBED AND SWORN TO before me, this the 7th day of June, 2016.

Notary Public in and for the State of Texas: Robert David Dales

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 Hague Date 11/5/2018

Applicant's Name: MUNZER HAQUE

State of: Texas County of: Collin

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

Personally appeared, Garrick Zobisch,

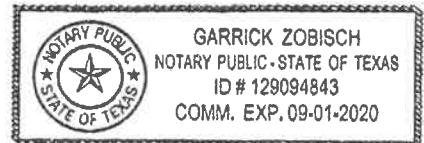
Personally, known to me OR Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and has hereby acknowledged to me that he/she/they have executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

GARRICK ZOBISCH

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

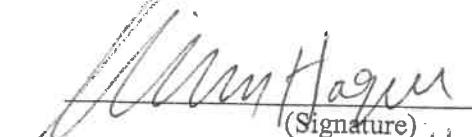
Thank You and Have a Nice
Day

*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: MINZER 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: _____

