



**NOTICE OF
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, MAY 09, 2023, 6:00 PM**

AGENDA

Call to Order

Roll Call

Pledge of Allegiance to the U.S. And Texas Flags

Invocation

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, board member, the Town, or employee of the Town that are prohibited by law.

Consent Agenda

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning and Zoning Commission.

1. February 21, 2023 Meeting Minutes

Regular Agenda

2. Discuss, consider and act on a recommendation for an amendment to the final plat for the Lakesound Addition, Lot 1, Block A in the H. Swisher Survey, Abstract No 1220, Town of Hickory Creek, Denton County Texas. The property is located in the 3400 block of FM 2181.
3. Discuss, consider and act on a recommendation for an amendment to the site and landscape plan for Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres, 8560 S. Stemmons Freeway, situated in the Susan O. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.

4. Discuss, consider and act on a recommendation for the final plat of Reserve at Hickory Creek, Block A, Lots 1-20, 21X; Block B, Lots 1-15, 16X; Block C, Lots 1-12, 13X; Block D, Lots 1-12, 13X; Block E, Lots 1-12, 13X; Block F, Lots 1-14, 15X; Block G, Lots 1-12, 13X; Block H, Lots 1-12, 13X; Block I, Lots 1-12, 13X; Block J, Lots 1-12, 13X; Block K, Lots 1-12, 13X; Block L, Lot 1X; Block M, Lots 1-20, 21X; Block N, Lots 1-20, 21X; Block O, Lots 1-20, 21X; Block P, Lots 1-20, 21X; Block Q, Lot 1X: 18.8530 acres, 225 residential lots, 17 open space lots, situated in the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.
5. Discuss, consider and act on a recommendation for an amendment to the final plat for Lake Dallas RV Park No.2, Lot 1A, Block 1, being a replat of Lot 1, Block 1, Lake Dallas RV Park no.2, an addition to the City of Hickory Creek, as recorded in Inst. No. 2022-457, P.R.D.C.T., situated in the Lowery Cobb Survey, Abstract Number 284, Town of Hickory Creek ETJ, Denton County Texas. The property is located in the 130 block of Folly Beach Road.

Adjournment

The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on May 3, 2023 at 4:15 p.m.



Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, FEBRUARY 21, 2023**

MINUTES

Call to Order

Meeting called to order at 6:00 p.m. by Chairman May.

Roll Call

PRESENT

Commissioner Rodney Barton
Commissioner Jaycee Holston
Commissioner Bryant Hawkes
Commissioner Don Rowell
Chairman Tim May

ABSENT

Commissioner Dustin Jensen
Vice-Chairman David Gilmore

ALSO PRESENT

Trey Sargent, Town Attorney
Randy Gibbons, Council Liaison
Lee Williams, Halff and Associates, in at 6:11 p.m.
Chris Chaudoir, Administrative Assistant

Pledge of Allegiance to the U.S. And Texas Flags

Pledge of Allegiance to the U.S. And Texas Flags led by Chairman May.

Invocation

Invocation given by Chairman May.

Public Comment

No Public Comment

Consent Agenda

1. January 24, 2023 Special Meeting Minutes

Motion to approve minutes made by Commissioner Barton, Seconded by Commissioner Hawkes.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion Passed unanimously.

Regular Agenda

2. Discuss, consider and act on a recommendation for a site and landscape plan for The Learning Experience, located at 120 Baize Boulevard and legally described as Adams Cliffs, Lot 1, Town of Hickory Creek, Denton County, Texas.

Von Beougher, McAdams, gave a presentation on the project.

Commissioner Barton confirmed that no major changes had been made since the previous submittal in 2018. Commissioner Holston asked about the number of children attending the facility. Mr. Beougher did not have the exact number but an estimation of 200 was reached. Chairman May questioned if the artificial turf shown in the play area and on the north side would be a considered an impervious surface and if there was sufficient green landscaping area and water detention. Mr. Beougher stated onsite detention was not required because runoff was directed to the lake. Mr. Williams concurred; drainage was handled with the previous plat. He would consider the turf to be impervious but that only 15% of the site had to be landscaped.

Motion to recommend approval made by Commissioner Barton, Seconded by Commissioner Holston.

Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

3. Discuss, consider and act on a recommendation for the final plat of Reserve at Hickory Creek, Block A, Lots 1-20, 21X; Block B, Lots 1-15, 16X; Block C, Lots 1-12, 13X; Block D, Lots 1-12, 13X; Block E, Lots 1-12, 13X; Block F, Lots 1-14, 15X; Block G, Lots 1-12, 13X; Block H, Lots 1-12, 13X; Block I, Lots 1-12, 13X; Block J, Lots 1-12, 13X; Block K, Lots 1-12, 13X; Block L, Lot 1X; Block M, Lots 1-20, 21X; Block N, Lots 1-20, 21X; Block O, Lots 1-20, 21X; Block P, Lots 1-20, 21X; Block Q, Lot 1X: 18.8530 acres, 225 residential lots, 17 open space lots, situated in the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

Taylor Stinnett, Market Space Capital, gave a presentation on the plat portion of the project.

Commissioner Barton stated the packet presented to the board is incomplete and not acceptable.

Upon a question by Chairman May, Mr. Williams stated that, in the Halfp review letter for the final plat, there was a comment that the civil plans and drainage study still had some pending items. They are close to being completed but are not at this time. They recommend approval based on the final civil and drainage comments being fully addressed.

Commissioner Hawkes suggested that the plat should be delayed to the following month as the submission is incomplete, they have no time to review and, per Mr. Williams, the drainage review was not complete.

Motion by Commissioner Hakes to recommend denial to the Town Council of the final plat based on the submission being incomplete and the drainage study is not finalized. Commissioner Rowell seconded the motion.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Rowell.

Voting Abstaining: Commissioner Barton. Motion passed.

4. Discuss, Consider and Act on a recommendation for a site and landscape plan for the Reserve at Hickory Creek, Block A, Lots 1-20, 21X; Block B, Lots 1-15, 16X; Block C, Lots 1-12, 13X; Block D, Lots 1-12, 13X; Block E, Lots 1-12, 13X; Block F, Lots 1-14, 15X; Block G, Lots 1-12, 13X; Block H, Lots 1-12, 13X; Block I, Lots 1-12, 13X; Block J, Lots 1-12, 13X; Block K, Lots 1-12, 13X; Block L, Lot 1X; Block M, Lots 1-20, 21X; Block N, Lots 1-20, 21X; Block O, Lots 1-20, 21X; Block P, Lots 1-20, 21X; Block Q, Lot 1X: 18.8530 acres, 225 residential lots, 17 open space lots, situated in the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

Taylor Stinnett, Market Space Capital, gave a presentation on the site and landscaping portion of the project. The existing 15000 square foot residence, and pool will be removed. The stock fishing pond will be enlarged, there will be walking trails connecting to the town trail, an outdoor fitness area, a children's play area, a 32-foot diameter gazebo, off leash dog ark, and pickleball court.

Commissioner Barton commented on the loblolly pines trees shown and the disease currently killing them off due to stress from the drought. Chairman May stated that it would be the HOA's responsibility to maintain and care for the trees.

Chairman May asked if the amenities would be public or private. Mr. Stinnett stated they would theoretically be private, maintained by the HOA, but the development was not gated, and the roads were open to the public. Public use of the amenities would be up to the HOA. Chairman May confirmed that a contribution would be made to the tree fund for the additional trees being removed. Mr. Stinnett stated a portion of the tree removal was discussed in the original Developer's Agreement and its amendment, and in the annexation.

Motion made by Commissioner Hawkes to recommend approval as submitted, Seconded by Commissioner Rowell.

Voting Yea: Commissioner Holston, Commissioner Hawkes, Commissioner Rowell.

Voting Abstaining: Commissioner Barton. Motion passed.

Adjournment

Motion to adjourn made by Commissioner Barton, Seconded by Commissioner Hawkes. Voting Yea: Commissioner Barton, Commissioner Holston, Commissioner Hawkes, Commissioner Rowell. Motion passed unanimously.

Meeting adjourned at 6:43 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S CERTIFICATE
WHEREAS LG Hickory Creek, LLC is the owner of a tract of land situated in the H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas, being the tract conveyed to LG HICKORY CREEK, LLC by deed recorded in Document No. 2021-179641 of the Official Public Records, Denton County, Texas (OPRDC), with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "HWH" found on the east line of said Goldfield tract, being on the west line of a 30-foot-wide ingress/egress easement recorded in Volume 4506, Page 706, Deed Records, Denton County, Texas (DRDCT), and from which a TPOUT aluminum disk found on the south line of Farm to Market Road 2181, a variable width public right-of-way (also known as Swisher Road), bears N 02°27'13" W, 300.27 feet;

THENCE S 02°27'13" E, 531.29 feet along the west line of said easement, and of The Above at Hickory Creek, an addition recorded in Document No. 2020-276, Plat Records, Denton County, Texas, to a 3" aluminum disk found;

THENCE S 01°15'37" E, 199.52 feet continuing along the west line of The Above at Hickory Creek, to a 1/2" iron rod with plastic cap stamped "HWH" found for the northeast corner of a tract conveyed to the Lake Cities Municipal Authority, recorded in Document No. 2015-120360 OPRDC;

THENCE S 89°49'00" W, 239.94 feet along the north line of said Municipal Authority tract to an "X" found in concrete;

THENCE departing said tract, the following:
N 02°11'00" W, 184.61 feet to a 1/2" iron rod with plastic cap stamped "HWH" found;

S 89°58'36" W, 250.12 feet to a 1/2" iron rod with plastic cap stamped "HWH" found;

And S 02°11'40" E, 486.80 feet to a 1/2" iron rod with plastic cap stamped "HWH" found on the north line of a tract conveyed to KSH Holding Hickory Creek, LP, recorded in Document No. 2018-111193 OPRDC;

THENCE along the north line thereof, the following:
S 89°49'15" W, 309.87 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1890" found;

A tangent curve to the right having a central angle of 36°41'11", a radius of 460.00 feet, a chord of N 71°50'10" W - 289.53 feet, an arc length of 284.54 feet to a 1/2" iron rod with plastic cap stamped "HWH" found;

A reverse curve having a central angle of 27°54'50", a radius of 400.00 feet, a chord of N 72°26'50" W - 259.89 feet, an arc length of 264.49 feet to a 1/2" iron rod with plastic cap stamped "HWH" found;

And S 82°54'53" W, 1.16 feet to the southeast corner of a right-of-way tract conveyed to the Town of Hickory Creek, recorded in Document No. 2020-72725 OPRDC, and/or the northeast corner of Steeplesch North Addition, Phase 1, recorded in Document No. 2013-91 PRDCT;

THENCE N 02°16'05" W, along the east line of said right-of-way tract, passing at 30.00 feet a 3" aluminum disk found for the northeast corner thereof, being the southeast corner of a tract conveyed to the Town of Hickory Creek, recorded in Document No. 2018-38882 OPRDC, and continuing along the east line thereof a total distance of 60.00 feet to a 1/2" iron rod with plastic cap stamped "HWH" found;

THENCE N 01°23'13" W, 346.93 feet along the east line thereof to a point for corner;

THENCE departing said line, into and through said Goldfield tract, the following:
N 89°23'49" E, 368.57 feet to a 1/2" iron rod with plastic cap stamped "HWH" found;

N 02°25'58" W, 174.76 feet to a 1/2" iron rod with plastic cap stamped "HWH" found;

And N 89°23'28" E, 962.73 feet to the POINT OF BEGINNING with the subject tract containing 1,060,413 square feet or 24.344 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That we, LG HICKORY CREEK, LLC, do hereby certify that the plat designating the hereinabove described property as LAKESOUND ADDITION, an addition to the Town of Hickory Creek, E.T.A., and do hereby dedicate to the public use forever the streets and alleys shown thereon, and we hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desired to use or using same. Any public utility shall have the right to remove and keep, unimpaired all or part of the buildings, fences, trees, shrubs or improvements or grounds which in any way encumber or interfere 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 across the said easement strips for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity of any time of procuring the permission of anyone. This plat approved subject to all zoning ordinances, rules, regulations and resolutions of the Town of Hickory Creek, Texas.

Witness our hands at Denton County, Texas, this _____ day of _____, 2022.

LG HICKORY CREEK, LLC
a Texas limited liability company
By: _____
David Cavanaugh
Managing Director
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared David Cavanaugh, 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.

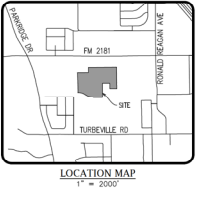
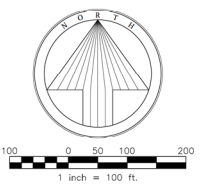
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public, State of Texas

OWNER/APPLICANT
LG HICKORY CREEK, LLC
3500 Maple Ave., Ste. 1600
Dallas, Texas 75219
Telephone (214) 855-8082
Contact: Call Stary

ENGINEER/SURVEYOR
Spans Engineering, Inc.
3575 Lone Star Circle, Suite 434
Fort Worth, TX 76117
Telephone: (817) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Jordan Hanuyak, PE

Scale: 1"=100' November, 2022 SEI Job No. 21-160



LEGEND
(Not all items may be applicable)

o	1/2" IRON ROD WITH PLASTIC CAP STAMPED
o	CHANGING SET UNLESS OTHERWISE NOTED
RF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
PF	IRON PIPE FOUND
AMF	ALUMINUM FOUND
CM	CONTROL MONUMENT
Event	EVIDENCE
UL	UTILITY
SE	DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SE	SANITARY EGRESS EASEMENT
SE	SEWERAGE EASEMENT
STE	STREET EASEMENT
FAE	FIRE ALARM, ACCESS, & UTILITY EASEMENT
MWE	WALL MAINTENANCE EASEMENT
HEE	HEAVY & LIGHT TRUCK EASEMENT
VM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
(BP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
M.F.F.	MINIMUM FINISH FLOOR ELEVATION
SE	SEWER
St	STREET FRONTAGE
Cal.	CABINET
VOL	VOLUME
PL	PLICE
N	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inf. Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPRDC	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

- NOTES:
- This plat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than those shown on the record plat of this property. Therefore, easements, agreements, and other documents which may exist that affect the subject property that are not shown on this plat.
 - Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4252, North American Datum of 1983, Adjustment Realization 2011.
 - 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.

Line Table

Line #	Bearing	Distance
BL 1	S 88°54'57" W	1.94'
BL 2	N 0°16'50" W	60.00'

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
BC1	294.54'	460.00'	36°41'11"	N 71°50'10" W	289.53'
BC2	264.69'	400.00'	37°54'50"	N 72°26'50" W	259.89'

TOWNS CERTIFICATE

Recommended for Approval _____ Date _____

Chairman, Planning and Zoning Commission
Town of Hickory Creek, Texas

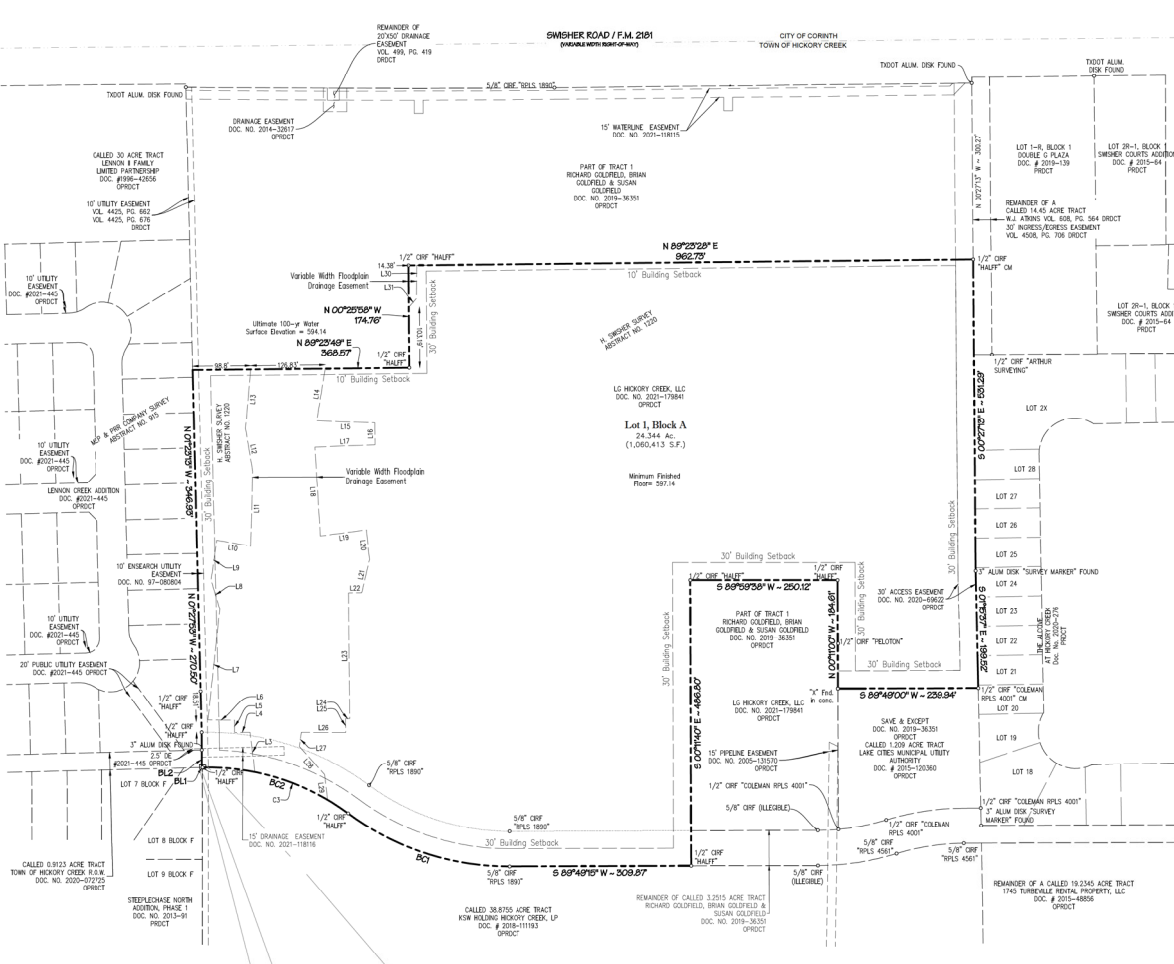
Approved For Preparation of Final Plat _____ Date _____

Mayor, Town of Hickory Creek, Texas _____ Date _____

The undersigned, the Town Secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing first plat of this subdivision or addition to the Town of Hickory Creek, Texas, was submitted to the Town Council on the _____ day of _____, 2022, and the Council, by formal action, their unanimous consent, in accordance with the provisions of the City Ordinance, approved the plat, and the public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinafter subscribed:

City #	Bearing	Distance
L1	S 07°04'01" E	64.34'
L2	N 0°02'00" E	33.79'
L3	N 89°23'28" E	32.88'
L4	S 89°23'13" E	43.27'
L5	S 02°27'13" E	10.34'
L6	N 89°23'28" E	10.34'
L7	S 02°27'13" E	10.34'
L8	N 89°23'28" E	10.34'
L9	S 07°04'01" E	64.34'
L10	N 0°02'00" E	33.79'
L11	N 89°23'28" E	43.27'
L12	N 0°02'00" E	33.79'
L13	N 89°23'28" E	43.27'
L14	N 0°02'00" E	33.79'
L15	N 89°23'28" E	43.27'
L16	N 0°02'00" E	33.79'
L17	N 89°23'28" E	43.27'
L18	N 0°02'00" E	33.79'
L19	N 89°23'28" E	43.27'
L20	N 0°02'00" E	33.79'

Town Secretary
Town of Hickory Creek, Texas



Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
CC	137.24'	400.00'	19°59'32"	S 68°54'58" E	136.57'

Line Table

Line #	Bearing	Distance
LL1	S 07°04'01" E	64.34'
LL2	N 0°02'00" E	33.79'
LL3	N 89°23'28" E	43.27'
LL4	S 02°27'13" E	10.34'
LL5	N 89°23'28" E	10.34'
LL6	S 02°27'13" E	10.34'
LL7	N 89°23'28" E	10.34'
LL8	S 07°04'01" E	64.34'
LL9	N 0°02'00" E	33.79'
LL10	N 89°23'28" E	43.27'
LL11	N 0°02'00" E	33.79'
LL12	N 89°23'28" E	43.27'
LL13	N 0°02'00" E	33.79'
LL14	N 89°23'28" E	43.27'
LL15	N 0°02'00" E	33.79'
LL16	N 89°23'28" E	43.27'
LL17	N 0°02'00" E	33.79'
LL18	N 89°23'28" E	43.27'
LL19	N 0°02'00" E	33.79'
LL20	N 89°23'28" E	43.27'

TOWNS CERTIFICATE

Recommended for Approval _____ Date _____

Chairman, Planning and Zoning Commission
Town of Hickory Creek, Texas

Approved For Preparation of Final Plat _____ Date _____

Mayor, Town of Hickory Creek, Texas _____ Date _____

The undersigned, the Town Secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing first plat of this subdivision or addition to the Town of Hickory Creek, Texas, was submitted to the Town Council on the _____ day of _____, 2022, and the Council, by formal action, their unanimous consent, in accordance with the provisions of the City Ordinance, approved the plat, and the public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinafter subscribed:

City #	Bearing	Distance
L1	S 07°04'01" E	64.34'
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L4	S 02°27'13" E	10.34'
L5	N 89°23'28" E	10.34'
L6	S 02°27'13" E	10.34'
L7	N 89°23'28" E	10.34'
L8	S 07°04'01" E	64.34'
L9	N 0°02'00" E	33.79'
L10	N 89°23'28" E	43.27'
L11	N 0°02'00" E	33.79'
L12	N 89°23'28" E	43.27'
L13	N 0°02'00" E	33.79'
L14	N 89°23'28" E	43.27'
L15	N 0°02'00" E	33.79'
L16	N 89°23'28" E	43.27'
L17	N 0°02'00" E	33.79'
L18	N 89°23'28" E	43.27'
L19	N 0°02'00" E	33.79'
L20	N 89°23'28" E	43.27'

Town Secretary
Town of Hickory Creek, Texas

SURVEYOR'S CERTIFICATE

I, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Darren K. Brown, 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 _____ day of _____, 2022.

Notary Public, State of Texas

DARREN K. BROWN, RPLS No. 5152

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 Darren K. Brown, 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 _____ day of _____, 2022.

Notary Public, State of Texas

LAKESOUND ADDITION

LOT 1, BLOCK A
IN THE H. SWISHER SURVEY, ABSTRACT NO 1220
TOWN OF HICKORY CREEK,
DENTON COUNTY, TEXAS
24,344 Acres
Current Zoning: Planned Development



May 1, 2023
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: Lakesound – Amended Final Plat
1st Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review an amended Final Plat for Lakesound Addition (Lot 1, Block A) on April 5, 2023. The engineer/surveyor is Spiars Engineering, Inc. The owner/developer is LG Hickory Creek, LLC.

A previously approved Final Plat was filed November 29, 2022, but ongoing drainage study review comments resulted in the need to modify a proposed floodplain drainage easement. The drainage study was accepted on March 27, 2023, and the amended Final Plat addresses the required modification to the floodplain drainage easement.

Halff has reviewed the amended Final Plat and recommends approval.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Engineering Firm No. 312

A handwritten signature in blue ink, appearing to read "Lee Williams".

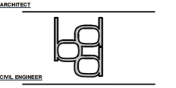
Lee Williams, PE
Consulting Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator



GENERAL CONTRACTOR

studio Meyer
ARCHITECT



CIVIL ENGINEER



MECHANICAL ENGINEER



STRUCTURAL ENGINEER

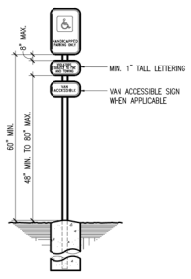
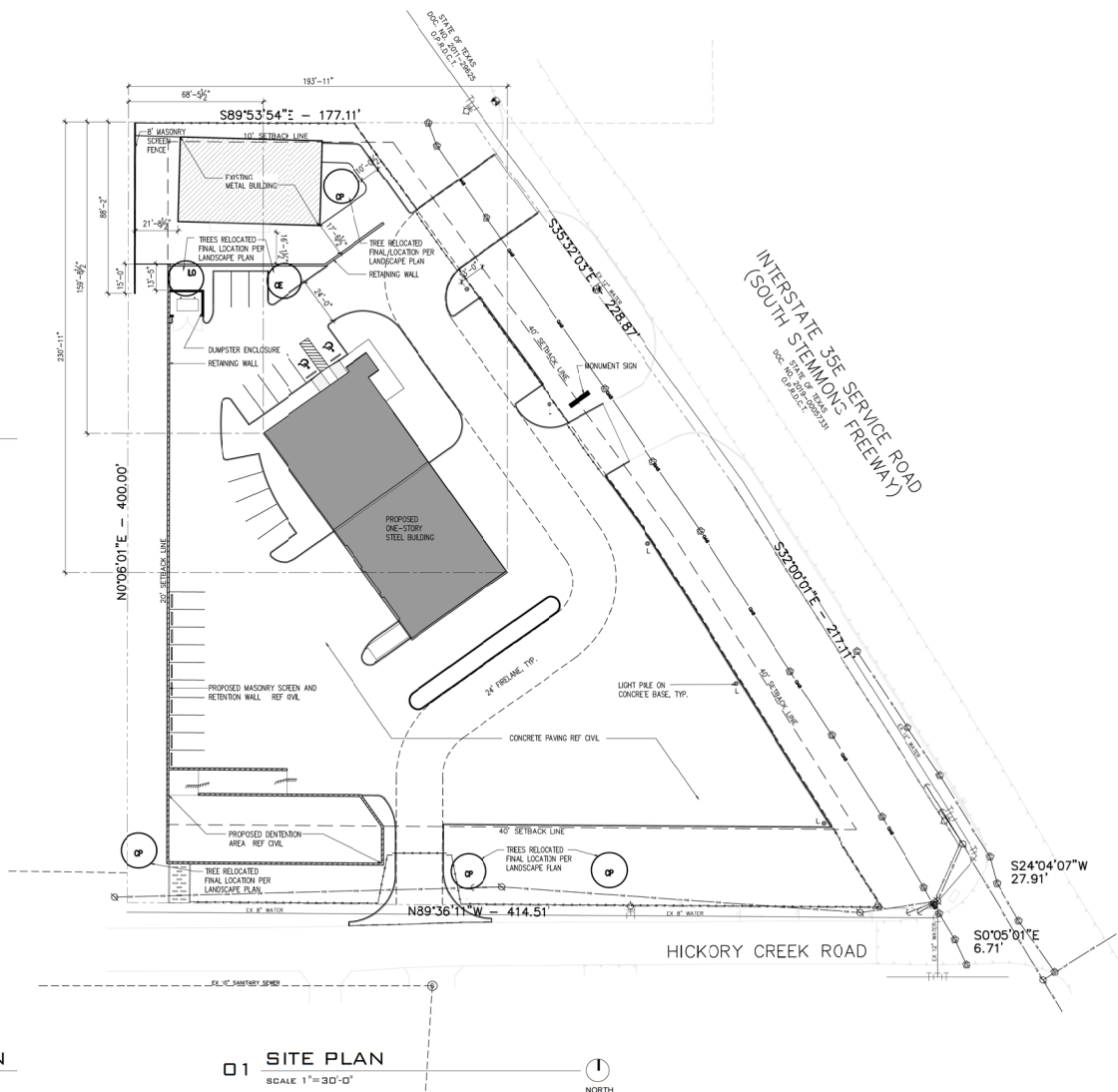
ALPHA & OMEGA
i-35 service road and hickory creek road
Hickory Creek, Texas 75265

rev	date	issue title
	09/20/2022	FACADE PLAN

SITEPLAN

A1.0

project number sheet number



03 TAS PARKING SIGNAGE
SCALE 1/4"=1'-0"



02 ENLARGED TAS PARKING PLAN
SCALE 1/4"=1'-0"

01 SITE PLAN
SCALE 1"=30'-0"



NORTH

REMAINDER
TRACT 1
HICKORY CREEK RETAIL, L.P.
DOC. NO. 2010-20918
O.P.R.D.C.T.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

PLANT LIST

INCHES	TREES		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	QTY.	TYPE				
20	5	BC	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	B&B, 15' ht., 5' spread min.
28	7	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 15' ht., 5' spread min.
44	11	CP	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	B&B, 15' ht., 5' spread min.
20	5	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 15' ht., 5' spread min.
40	10	TA	Texas Ash	<i>Fraxinus texensis</i>	4" cal.	B&B, 15' ht., 5' spread min.

SHRUBS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
QTY.	TYPE				
16	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	container, full plant, 36" o.c.
219	SGJ	Seagreen Juniper	<i>Juniperus sp. 'Seagreen'</i>	5 gal.	container, full plant, 36" o.c.

GROUNDCOVERS		COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
QTY.	TYPE				
240	LIR	Liriope 'Big Blue'	<i>Liriope muscari 'Big Blue'</i>	4" pots	container, full top of container, 12" o.c. solid sod, refer to notes
		Common Bermudagrass	<i>Cynodon dactylon</i>		

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

DRAINFIELD MIX LAWN NOTES

- Installation of Drainfield Mix to be performed by hydro-seeding.
- Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.
- Install the following mix at the specified rate of 90 pounds acre or per manufacturer recommendations.
- Seed mix available from Native American Seed: 1 800 728 4929.

LANDSCAPE TABULATIONS

TREES REQUIRED
Requirements: (10) trees, 3" cal., per acre
Total site: 126,105 s.f. = 2.895 ac

Required (29) trees, 3" cal. Provided (31) trees, 4" cal.

LANDSCAPE REQUIREMENTS: Site Area: 126,105 s.f.
Requirements: 15% of the gross lot area to be landscape

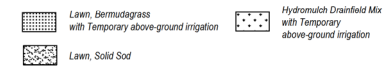
Required 18,916 s.f. (15%) Provided 44,353 s.f. (35.17%)

PERIMETER SCREENING
Requirements: The perimeter of each lot shall be screened with shrubs, 24" o.c. (18" height min. at installation, 36" mature height)

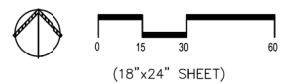
Provided

INTERIOR LANDSCAPE: (25) spaces
Requirements: One (1) tree, 3" cal., per 15 parking spaces
One (1) shrub, 5 gal., per 5 parking spaces

Required (3) trees, 3" cal. Provided (8) trees, 3" cal.
(5) shrubs, 5 gal. (16) shrubs, 5 gal.



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



(18" x 24" SHEET)

LANDSCAPE PLAN
ALPHA-OMEGA HICKORY CREEK ADDITION
LOT 1, BLOCK A
2.895 ACRES
8560 S. STEMMONS FREEWAY
SITUATED IN THE
SUSAN O. MCCARROLL SURVEY, ABSTRACT NO. 958
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

Owner
Alpha & Omega CS&C, Inc.
300 South Grant Street
Odessa, Texas 79701
Contact: Jackie Johnson
PH: (432) 776-5685
EMAIL: jackiejohn68@gmail.com

Architect
Studio Meyer Architects
428 Exposition Avenue
Dallas, Texas 75226
Contact: Fred Meyer, AIA
PH: (214) 315-0578
EMAIL: fredmeyer@gmail.com

Engineer
Brockett Davis Drake, Inc.
Texas Registered Engineering Firm F-841
4144 N. Central Expressway, Suite 1100
Dallas, Texas 75204
Contact: James A. Riley, P.E.
PH: (214) 824-3647
EMAIL: jriley@ddeng.com

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May 1, 2023
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: Alpha Omega Hickory Creek Addition – Site Plan Modification
1st Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review modified Site, Landscape, and Construction Plans for Alpha Omega Hickory Creek Addition on March 28, 2023. These plans have previously been approved, and the applicant is requesting a modification to the plans to accommodate additional pavement near the existing building on the northern end of the property. The surveyor is Votex Surveying Company and the engineer is Brockette Davis Drake, Inc. The owner is Alpha & Omega CS&C Inc.

Halff has reviewed the modified Site, Landscape, and Construction plans and recommends approval. Below is a summary of changes to the plans from the previously approved plans.

Site Plan

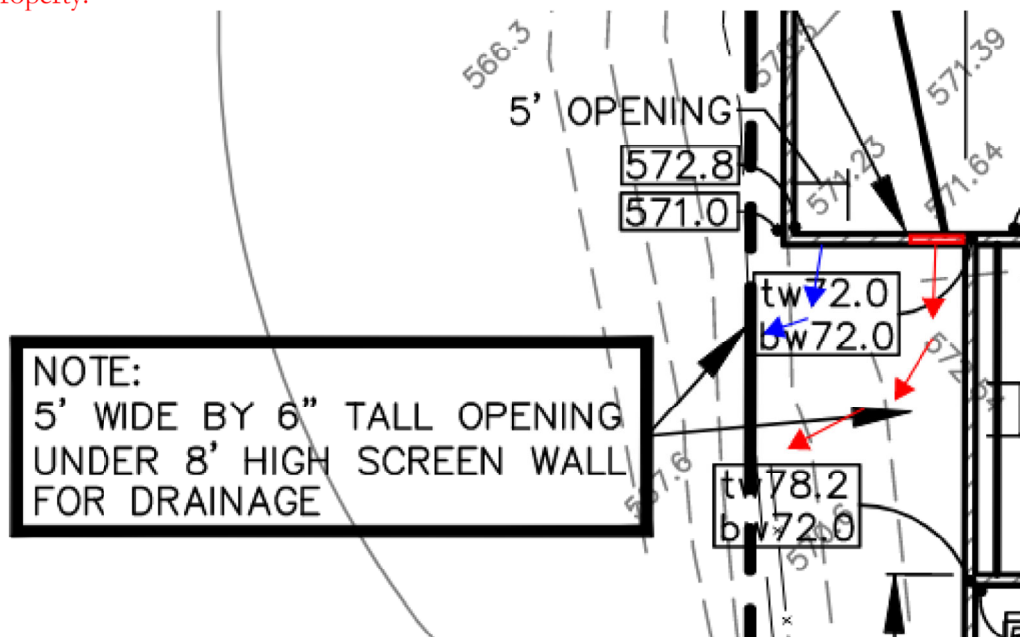
1. An additional 3,321 square feet of pavement is proposed around the existing building to remain in the northern area of the site. This modification also includes a new proposed retaining wall between the existing building and the proposed building and paving.
2. The result of the additional pavement and retaining wall is that five proposed parking spaces are moved from the northern area near the existing building to remain to the southwest corner. The same number of spaces are proposed for the site, which meets the minimum required for the uses (25 total spaces).
3. The proposed screening wall on the western boundary is moved west approximately 17 feet near the existing building, leaving approximately three feet between the wall and the property line.

Landscape Plan

4. Lawn area around the existing building to remain in the northern area is reduced for proposed additional paved area. This results in the landscaped area being reduced from 47,674 square feet (37.8% coverage) to 44,353 square feet (35.17% coverage). This modification still exceeds the minimum required 15% coverage.
5. The following additional protected tree is proposed to be removed. **The applicant will need to mitigate according to Town ordinance requirements.**
 - a. Tree #42 – 21” Bois d’arc – mitigation required: 31.5”
6. Three proposed Chinese Pistache trees, one proposed Cedar Elm, and one Live Oak are moved to different locations on site to accommodate the modified parking area. The same number of caliper inches are proposed as in the previous plan.

Construction Plans

7. Modifications to the grading, paving, and drainage plans reflect the additional paving and retaining wall proposed.
8. No further study of the proposed drainage will be necessary. The proposed plan does not result in additional runoff to the neighboring property, and the nominal increase in runoff to the detention pond is adequately accommodated.
9. The proposed 5-foot opening in the screen wall in the northwest corner should be moved east 10 feet to allow more distance for concentrated flow to spread before entering the neighboring property.



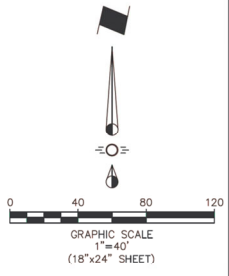
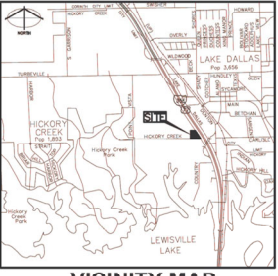
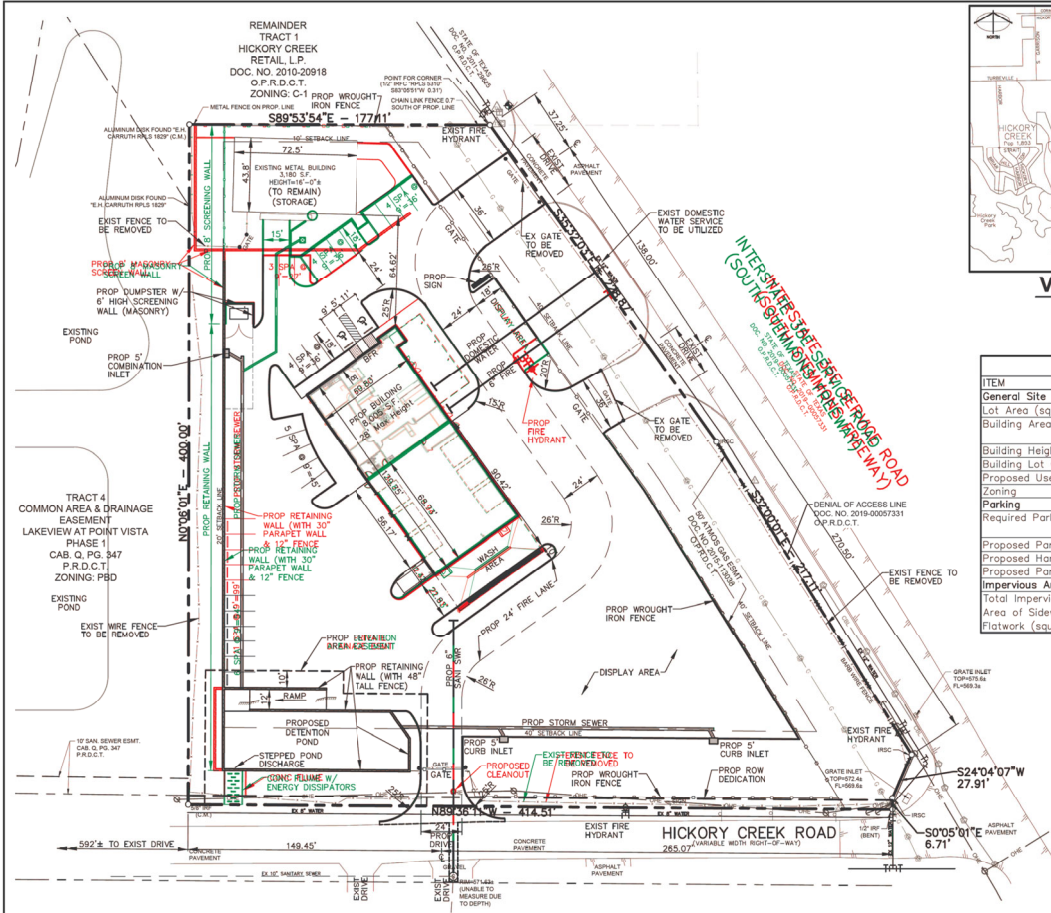
Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Engineering Firm No. 312



Lee Williams, PE
Consulting Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator



VICINITY MAP
N.T.S.

SITE DATA TABLE		
ITEM	REQUIRED	PROVIDED
General Site Data		
Lot Area (square feet & acres)	--	126,106 s.f., 2.895 Ac.
Building Area (square feet)	--	8,005 s.f. (3,040 s.f. - Office) (4,965 s.f. - Warehouse)
Building Height	--	28' max
Building Lot Coverage	--	6.3%
Proposed Use	--	Commercial
Zoning	--	C-1
Parking		
Required Parking (Office - 1/200 s.f.) (Warehouse/Storage - 1/1000 s.f.)	21 spaces 4 spaces	
Proposed Parking	--	23 spaces
Proposed Handicap Parking	--	2 spaces
Imperious Area (total)	--	23 spaces
Imperious Area		
Total Imperious Cover - Building Footprint Area, Area of Sidewalks, Pavement & other imperious Flatwork (square feet)	--	78,053 s.f. 60.7% coverage

SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0535 G, COMMUNITY-PANEL NO. 484450 0535 G, EFFECTIVE DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN "ZONE X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:
"ZONE X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- ▲ CABLE TV MARKER SIGN
- COMMUNICATIONS BOX
- COMMUNICATIONS MARKER
- ▲ ELEVATION BENCHMARK
- ▲ FIBER OPTIC MARKER SIGN
- ▲ GAS MARKER
- ▲ GAS SIGN
- TELEPHONE BOX
- GUY ANCHOR
- ELECTRIC MARKER
- UTILITY POLE
- SIGN
- METAL POST
- SANITARY SEWER MANHOLE
- STORM SEWER DRAIN
- TREE
- FIRE HYDRANT
- WATER METER
- WATER MARKER
- WATER VALVE
- WATER FAUCET
- OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- IRON ROD WITH CAP FOUND
- IRON ROD FOUND
- IRSC 1/2" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "OTEX SURVEYING" SET

DATE	REVISION	REMARKS
04/27/23	1	ADDITIONAL PAVING AT EXISTING BUILDING (NORTHWEST CORNER)



SITE PLAN
ALPHA-OMEGA HICKORY CREEK ADDITION
LOT 1, BLOCK A
2.895 ACRES
8560 S. STEMMONS FREEWAY
SITUATED IN THE
SUSAN O. MCCARROLL SURVEY, ABSTRACT NO. 958
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

Owner
Alpha & Omega CS&C, Inc.
300 South Grant Street
Odessa, Texas 79761
Contact: Jackie Johnson
PH: (432) 276-9885
EMAIL: jackie.john88@gmail.com

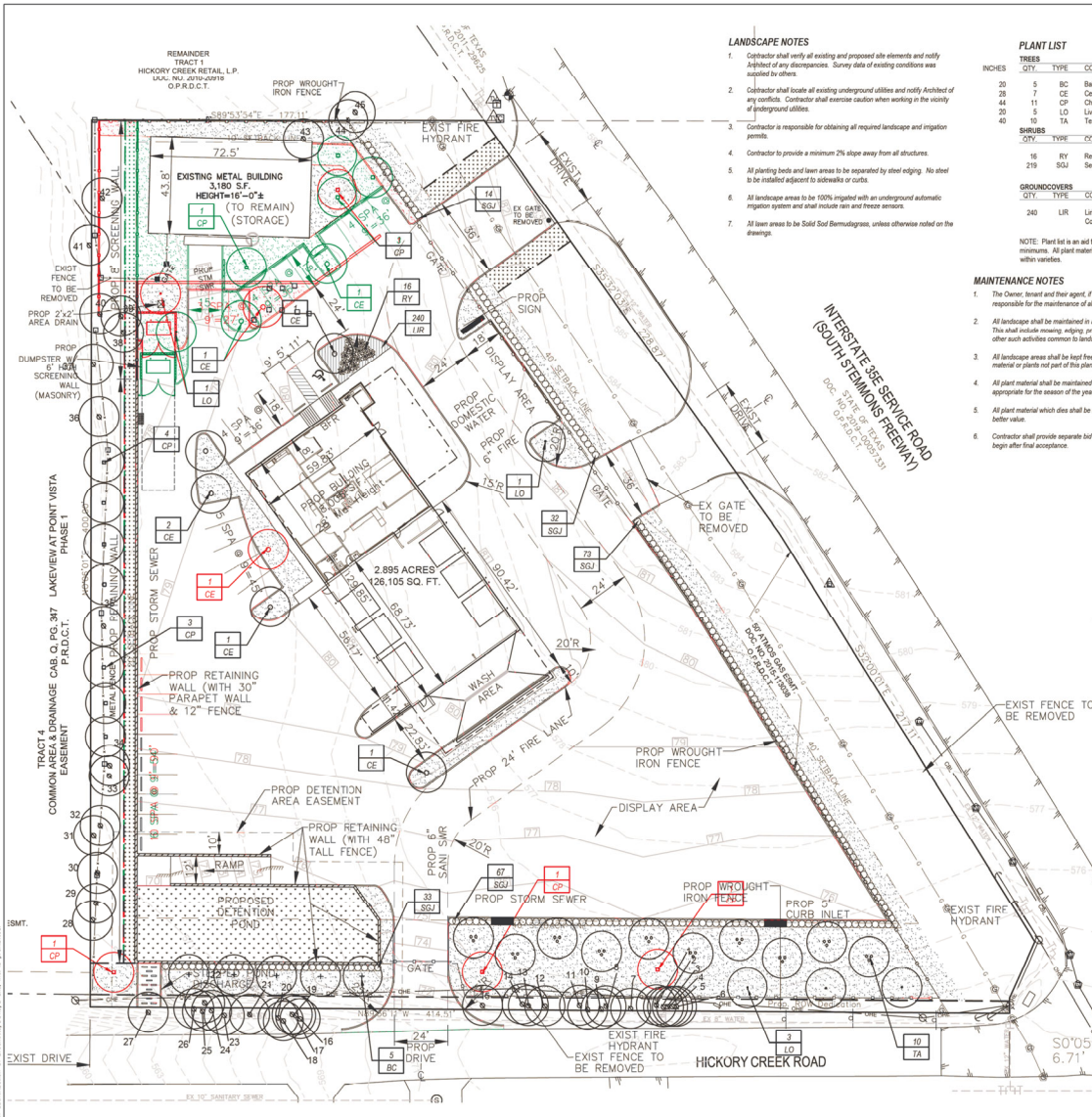
Architect
Studio Meyer Architects
408 Exposition Avenue
Dallas, Texas 75226
Contact: Fred Meyer, AIA
PH: (214) 310-0578
EMAIL: fredmeyer@gmail.com

Surveyor
Votex Surveying
10440 N. Central Expressway, Suite 800
Dallas, Texas 75241
Contact: Candy Hone, RPLS
PH: (469) 333-8831
EMAIL: candy@votexsurveying.com

Engineer
Brockett Davis Drake, Inc.
Texas Registered Engineering Firm F-841
4144 N. Central Expressway, Suite 1100
Dallas, Texas 75204
Contact: James A. Riley, P.E.
PH: (214) 824-3647
EMAIL: jriley@boddeng.com

Scale: 1"=40' Date: 04/23/2022 Job No. C22019

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PLANT LIST

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28	7	CE	Cedar Elm	Ulmus crassifolia	4" cal	8&B, 15' H., 5' spread min.
44	11	CP	Chinese Pistache	Pistacia chinensis	4" cal	8&B, 15' H., 5' spread min.
30	5	LO	Luxa Oak	Quercus agrifolia	4" cal	8&B, 15' H., 5' spread min.
40	10	TA	Texas Ash	Fraxinus texensis	4" cal	8&B, 15' H., 5' spread min.

INCHES	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
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INCHES	QTY	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
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			Common Bermudagrass	Cynodon dactylon	4" pots	solid sod, rate to rates

NOTE: Plant list is an add to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

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 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- RAINFIELD MIX LAWN NOTES**
- Installation of Rainfield Mix to be performed by hydro-seeding.
 - Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plan.
 - Install the following mix at the specified rate of 50 pounds acre or per manufacturer's recommendations.
 - Seed mix available from New Texas Seed: 1 800 728 4083

LANDSCAPE TABULATIONS

TREES REQUIRED
Requirements: (10) trees, 3" cal., per acre
Total site: 126,105 s.f. = 2,895 ac.

Required (29) trees, 3" cal.	Provided (29) trees, 4" cal.
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Requirements: 15% of the gross lot area to be landscape

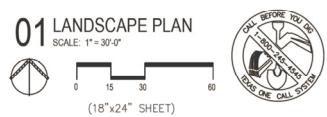
Required 18,916 s.f. (15%)	Provided 47,088 s.f. (38.87%)
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Requirements: The perimeter of each lot shall be screened with shrubs, 24" c.c. (18" height min. installation, 36" mature height)

Provided

INTERIOR LANDSCAPE: (25) spaces
Requirements: One (1) tree, 3" cal., per 15 parking spaces
One (1) shrub, 5 gal., per 5 parking spaces

Required (3) trees, 3" cal.	Provided (8) trees, 3" cal.
(5) shrubs, 5 gal.	(16) shrubs, 5 gal.



LANDSCAPE PLAN
ALPHA-OMEGA HICKORY CREEK ADDITION
LOT 1, BLOCK A
2.895 ACRES
8560 S. STEMMONS FREEWAY
SITuated IN THE
SUSAN O. MCCARROLL SURVEY, ABSTRACT NO. 958
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

Owner: Alpha & Omega OS&C, Inc.
300 South Grant Street
Gaines, Texas 75761
Contact: Jackie Johnson
PH: (432) 376-3868
EMAIL: jackie@alphaomegaos.com

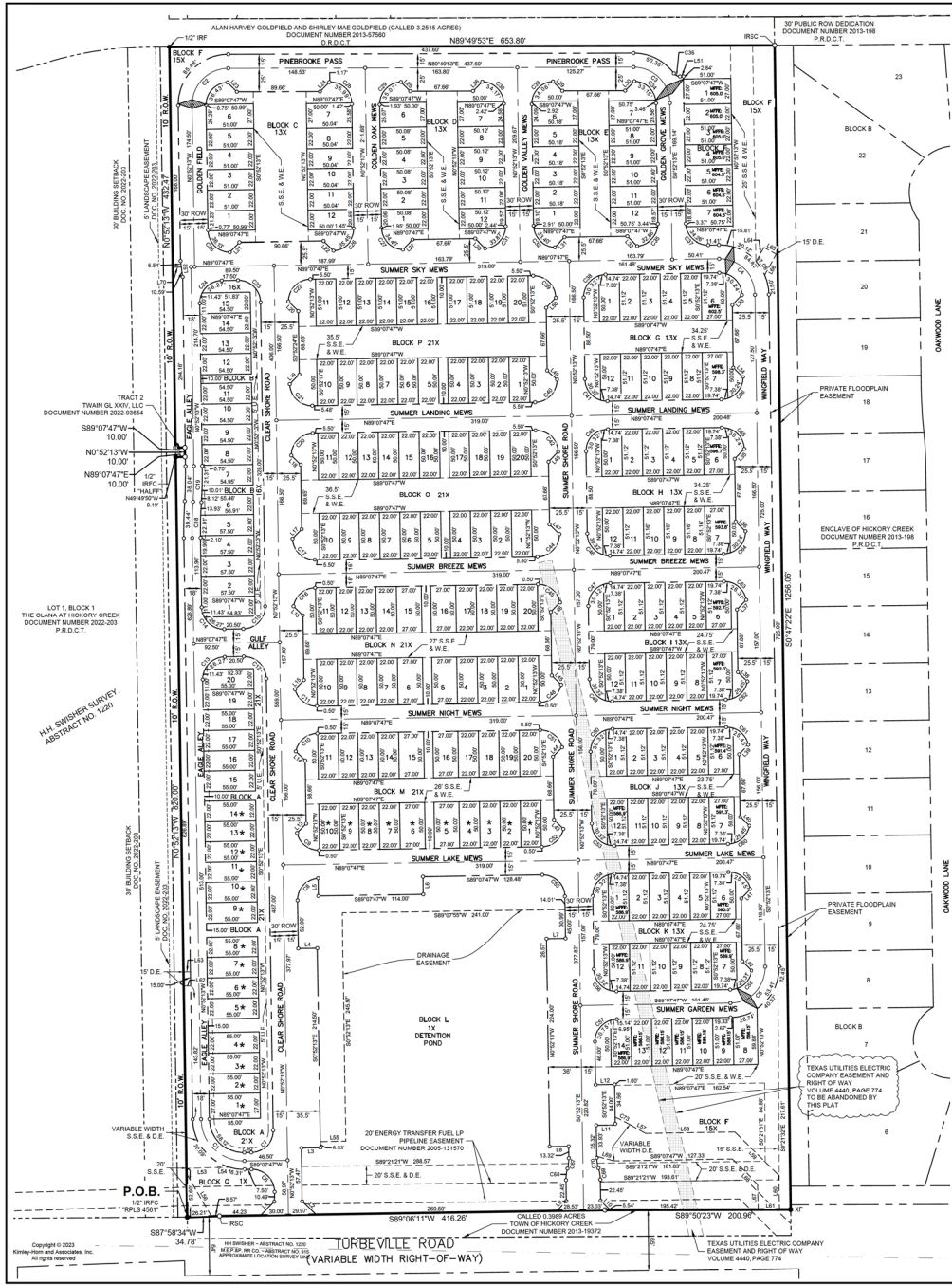
Architect: Shabo Meyer Architects
408 Exposition Avenue
Dallas, Texas 75226
Contact: Fred Meyer, AIA
PH: (214) 315-0218
EMAIL: smeyer@shabomeyer.com

Engineer: Brockette Dotts Drake, Inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0303
Fax: 214.871.0245
Email: sm@bdi.com

smr landscape architects, inc.
1414 N. Central Expressway, Suite 1100
Dallas, Texas 75244
Contact: James A. Ring, P.E.
PH: (214) 304-3447
EMAIL: jring@smr.com

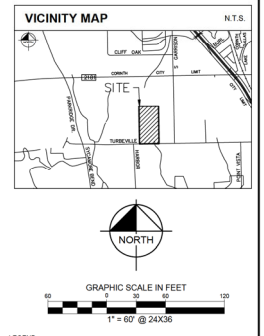
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Scale: 1"=30'
Date: 11/08/2022
Job No. C22019

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LINE TABLE	LINE TABLE	LINE TABLE						
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N46°05'52"E	21.22	L20	S45°52'13"E	14.81	L39	S44°07'47"W	14.15
L2	S45°52'13"E	31.18	L21	N44°07'47"W	14.81	L40	S45°52'13"E	14.15
L3	S60°07'47"W	20.50	L22	S45°52'13"E	14.81	L41	N44°07'47"W	14.15
L4	N89°07'47"E	20.50	L23	S45°52'13"E	14.81	L42	S45°52'13"E	14.15
L5	N00°52'13"W	19.45	L24	N44°07'47"W	14.81	L43	N45°52'13"W	14.03
L6	S00°52'13"E	19.50	L25	S45°52'13"E	14.81	L44	N44°07'47"W	14.03
L7	N89°07'47"E	20.50	L26	N44°07'47"W	14.81	L45	N45°52'13"W	14.03
L8	S89°07'47"W	20.50	L27	N44°07'47"W	14.79	L46	N44°07'47"W	14.27
L9	S45°52'13"E	14.80	L28	S45°52'13"E	14.79	L47	N45°52'13"W	14.85
L10	S46°06'59"E	14.80	L29	N45°52'13"W	14.11	L48	N44°07'47"W	14.85
L11	S89°07'47"W	20.50	L30	S44°49'53"W	14.50	L49	S45°52'13"E	14.85
L12	N89°07'47"E	20.50	L31	N44°07'47"W	14.79	L50	S44°07'47"W	14.85
L13	S44°07'47"W	14.03	L32	S45°52'13"E	14.79	L51	N00°00'00"E	3.76
L14	S45°52'13"E	14.03	L33	S44°07'47"W	14.85	L52	N07°34'18"W	17.14
L15	S44°07'47"W	13.82	L34	S45°52'13"E	14.85	L53	S88°14'14"W	35.02
L16	S45°52'13"E	14.23	L35	S44°07'47"W	14.85	L54	N89°21'22"E	11.42
L17	S44°07'47"W	14.11	L36	S45°52'13"E	14.85			
L18	S45°52'13"E	14.15	L37	S44°07'47"W	14.30			
L19	S44°07'47"W	14.82	L38	S45°52'13"E	14.15			

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	48.00	72.00	S45°52'13"E	65.00	C37	89°00'00"	24.00	37.62	S45°52'13"E	33.89
C2	90°00'00"	39.00	61.74	S45°52'13"E	50.49	C38	90°00'00"	24.00	37.70	S45°52'13"E	33.84
C3	89°17'13"	39.00	60.76	N45°31'07"W	54.62	C39	89°48'47"	24.00	37.62	N44°13'24"E	33.89
C4	90°00'00"	39.00	61.30	N45°52'13"W	55.10	C40	89°48'47"	24.00	37.62	N44°13'24"E	33.89
C5	90°00'00"	39.00	61.30	N44°07'47"E	55.15	C41	90°00'00"	24.00	37.70	S45°52'13"E	33.84
C6	90°00'00"	24.00	36.20	S42°20'17"W	32.86	C42	89°48'47"	24.00	37.62	N44°13'24"E	33.89
C7	90°00'00"	24.00	37.70	N44°07'47"E	33.84	C43	90°00'00"	24.00	37.70	S44°07'47"W	33.84
C8	88°25'50"	24.00	36.20	S42°20'17"W	32.86	C44	89°48'47"	24.00	37.62	N44°13'24"E	33.89
C9	77°22'11"	24.00	32.41	S52°11'08"W	30.00	C45	79°23'30"	24.00	33.26	N51°02'38"E	30.66
C10	77°22'11"	24.00	32.41	S50°28'41"W	30.00	C46	80°00'00"	24.00	37.70	S45°52'13"E	33.84
C11	90°00'00"	24.00	37.70	S45°52'13"E	33.84	C47	90°00'00"	24.00	37.70	S45°52'13"E	33.84
C12	90°00'00"	24.00	37.70	N45°52'13"W	33.84	C48	77°22'11"	24.00	32.41	N50°28'41"E	30.00
C13	90°00'00"	24.00	37.70	S44°07'47"W	33.84	C49	90°00'00"	24.00	37.70	S45°52'13"E	33.84
C14	90°00'00"	24.00	37.70	S45°52'13"E	33.84	C50	90°00'00"	24.00	37.70	S44°07'47"W	33.84
C15	90°00'00"	24.00	37.70	N44°07'47"E	33.84	C51	77°22'11"	24.00	32.41	N51°02'38"E	30.00
C16	78°02'54"	24.00	33.04	S49°41'22"W	30.49	C52	77°22'11"	24.00	32.41	N50°28'41"E	30.00
C17	87°27'12"	24.00	36.63	S45°54'48"E	33.16	C53	90°00'00"	24.00	37.70	S45°52'13"E	33.84
C18	4°28'21"	800.00	38.74	S01°20'57"E	38.73	C54	90°00'00"	24.00	37.70	S44°07'47"W	33.84
C19	4°28'21"	800.00	38.74	N01°20'57"E	38.73	C55	80°02'11"	24.00	37.71	N45°52'13"E	33.85
C20	89°17'13"	24.00	36.87	S41°27'24"W	33.16	C56	89°00'00"	24.00	37.70	S45°52'13"E	33.84
C21	88°40'11"	24.00	37.14	S43°32'08"W	33.16	C57	90°00'00"	24.00	37.70	S44°07'47"W	33.84
C22	89°38'59"	24.00	37.13	S41°44'46"W	33.83	C58	80°28'14"	24.00	33.49	N49°58'36"E	30.99
C23	90°00'00"	24.00	37.70	N45°52'13"W	33.84	C59	78°22'29"	24.00	32.83	N51°40'59"W	30.33
C24	90°00'00"	24.00	37.70	S44°07'47"W	33.84	C60	78°22'29"	24.00	32.83	N49°58'36"E	30.33
C25	89°04'52"	24.00	36.90	S44°54'39"E	33.37	C61	78°22'29"	24.00	32.83	N51°40'59"W	30.33
C26	89°04'52"	24.00	36.90	N43°10'13"E	33.37	C62	78°22'29"	24.00	32.83	N49°58'36"E	30.33
C27	86°48'41"	24.00	36.30	S44°15'34"E	32.67	C63	80°28'14"	24.00	33.49	N50°39'38"E	30.99
C28	89°17'54"	24.00	37.41	N45°31'07"W	33.73	C64	89°48'47"	24.00	37.62	N44°13'24"E	33.89
C29	89°00'00"	24.00	37.00	S41°27'24"W	33.44	C65	89°48'47"	24.00	37.62	N45°52'13"E	33.89
C30	87°21'12"	24.00	36.89	N42°32'49"W	33.16	C66	89°48'47"	24.00	37.62	N44°13'24"E	33.89
C31	86°40'57"	24.00	36.30	N42°27'50"E	32.94	C67	17°00'34"	36.00	11.24	N07°38'06"E	11.24
C32	86°40'47"	24.00	36.30	S44°12'17"E	32.94	C68	17°00'34"	42.00	12.47	S07°38'06"W	12.42
C33	88°16'48"	24.00	36.68	S43°18'11"W	33.43	C69	17°00'34"	42.00	12.47	N07°22'33"W	12.42
C34	87°23'21"	24.00	36.61	N44°33'54"E	33.16	C70	17°00'34"	38.00	11.28	S09°22'33"E	11.24
C35	86°40'57"	24.00	36.30	N42°27'50"E	32.94						
C36	S44°08'06"	7.99	7.50	S43°46'30"E	7.27						



LEGEND

P.O.B. = POINT OF BEGINNING
 RIF = IRON ROD FOUND
 IRSC = 5/8" IRON ROD W/ "N" CAP SET
 RIFC = CAPPED IRON ROD FOUND
 B.L. = BUILDING LINE
 O.E. = ORANGE EASEMENT
 S.E. = SANITARY SEWER EASEMENT
 U.E. = UTILITY EASEMENT
 W.E. = WATER EASEMENT
 VOL. = VOLUME
 X1 = "CUT" FOUND
 P.S. = PHASE
 R.O.W. = RIGHT OF WAY
 D.R.C.T. = DEED RECORDS DENTON COUNTY, TEXAS
 P.R.D.C.T. = PLAT RECORDS DENTON COUNTY, TEXAS

STREET NAME CHANGE
 EXISTING TAX EASEMENT TO BE ABANDONED BY THIS PLAT

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
LOT LINE
RIGHT OF WAY LINE
UTILITY EASEMENT LINE
WATER EASEMENT LINE
IRON ROD FOUND
IRON ROD WITH CAP SET
CAPPED IRON ROD FOUND
ORANGE EASEMENT
SANITARY SEWER EASEMENT
UTILITY EASEMENT
WATER EASEMENT

**FINAL PLAT
RESERVE AT HICKORY CREEK**

BLOCK A, LOTS 1-20, 21X; BLOCK B, LOTS 1-15, 16X; BLOCK C, LOTS 1-12, 13X; BLOCK D, LOTS 1-12, 13X; BLOCK E, LOTS 1-12, 13X; BLOCK F, LOTS 1-14, 15X; BLOCK G, LOTS 1-12, 13X; BLOCK H, LOTS 1-12, 13X; BLOCK I, LOTS 1-12, 13X; BLOCK J, LOTS 1-12, 13X; BLOCK K, LOTS 1-12, 13X; BLOCK L, LOT 1X; BLOCK M, LOTS 1-20, 21X; BLOCK N, LOTS 1-20, 21X; BLOCK O, LOTS 1-20, 21X; BLOCK P, LOTS 1-20, 21X; BLOCK Q, LOT 1X

18.8530 ACRES
 225 RESIDENTIAL LOTS
 17 OPEN SPACE LOTS

SITuated IN THE
 H.H. SWISHER SURVEY,
 ABSTRACT NO. 1220
 TOWN OF HICKORY CREEK,
 DENTON COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
 Celina, Texas 75208
 FIRM # 10194503
 Tel. No. (469) 501-2200
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SPA	RHA	May 2023	06326500	1 OF 2

APPLICANT:
 Kimley-Horn and Associates, Inc.
 400 N. Oklahoma Dr., Suite 105
 Celina, Texas 75209
 Phone: (469) 501-2200
 Contact: Anthony Luedtke, P.E.

SURVEYOR:
 Kimley-Horn and Assoc., Inc.
 400 North Oklahoma Drive, Suite 105
 Celina, Texas 75209
 Tel. No. (469) 501-2200
 Contact: Daniel Arthur, R.P.L.S.
 Email: daniel.arthur@kimley-horn.com

OWNER/DEVELOPER:
 MARKETPLACE CAPITAL, LLC
 1900 Southwest Freeway,
 Suite 201
 Houston, TX 77074
 Tel. No. (281) 776 5784
 Contact: Taylor Stinnett
 Email:

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Reserve at Hickory Creek, LLC is the owner of a tract of land situated in the H.H. Swisher Survey, Abstract Number 1220, Town of Hickory Creek, Denton County, Texas, and being all of that called 19.789 acre tract of land described in deed to Reserve at Hickory Creek LLC, according to the document filed of record in Document Number 2021-133395, Deed Records Denton County, Texas (D.R.D.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "RPLS 4561" found in the north line of Turbineville Road, a variable width right-of-way, for the southwest corner of Lot 1, Block 1, The Oasis at Hickory Creek, an addition to the Town of Hickory Creek according to the plat filed of record in Document Number 2022-203, (D.R.D.C.T.) same being the common southwest corner of this tract;

THENCE with the east line of said Lot 1, Block 1, same being common with the west line of this tract the following five (5) courses and distances:

North 0°52'13" West, a distance of 820.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 89°07'41" East, a distance of 10.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 0°52'13" West, a distance of 10.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 89°07'41" West, a distance of 10.00 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

North 0°52'13" West, a distance of 432.47 feet to a 1/2" iron rod found in the south line of that tract of land conveyed to Alan Harvey Goldfink & Shirley Mae Goldfield according to the document filed of record in Document Number 2013-07650 (D.R.D.C.T.), for the northeast corner of said Lot 1, Block 1, same being the northwest corner of this tract;

THENCE North 89°49'53" East, with the north line of said 18.786 acre tract, a distance of 633.80 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner at the northwest corner of Eclave of Hickory Creek, an addition to the Town of Hickory Creek according to the plat filed of record in Document Number 2013-198 Plat Records Denton County, Texas and being the common northeast corner of this tract;

THENCE South 0°47'22" East, with the west line of said Enclave of Hickory Creek, same being common with the east line of this tract, a distance of 1256.08 feet to an "X" out in concrete, set at the base of a wall, in the north line of the above-mentioned Turbineville Road for the southeast corner of this tract;

THENCE with said north line the following three (3) courses and distances:

South 89°50'23" West, a distance of 200.96 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 89°06'11" West, a distance of 416.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner;

South 87°58'34" West, a distance of 34.79 feet to the POINT OF BEGINNING and containing 821,237 square feet or 18.8530 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RESERVE AT HICKORY CREEK, LLC, acting by and through their duly authorized agents, do hereby adopt this plat, designating the herein described property as RESERVE AT HICKORY CREEK, an addition to the Town of Hickory Creek, Denton County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the Town of Hickory Creek.

WITNESS, my hand at _____, Texas, this the ____ day of _____, 2023.

RESERVE AT HICKORY CREEK, LP.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

THAT I, Daniel Arthur, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the Town of Hickory Creek, Texas.

Dated this the ____ day of _____, 20____.

DANIEL ARTHUR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5933
KIMLEY-HORN AND ASSOCIATES, INC.
400 NORTH OKLAHOMA DRIVE, SUITE 105
CELINA, TEXAS 75009
PH: 469-501-2200
daniel.arthur@kimley-horn.com

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 DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Daniel Arthur, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2023.

Notary Public in and for the State of Texas

FINAL PLAT
RESERVE AT HICKORY CREEK

BLOCK A, LOTS 1-20, 21X; BLOCK B, LOTS 1-15, 16X; BLOCK C, LOTS 1-12, 13X; BLOCK D, LOTS 1-12, 13X; BLOCK E, LOTS 1-12, 13X; BLOCK F, LOTS 1-14, 15X; BLOCK G, LOTS 1-12, 13X; BLOCK H, LOTS 1-12, 13X; BLOCK I, LOTS 1-12, 13X; BLOCK J, LOTS 1-12, 13X; BLOCK K, LOTS 1-12, 13X; BLOCK L, LOT 1X; BLOCK M, LOTS 1-20, 21X; BLOCK N, LOTS 1-20, 21X; BLOCK O, LOTS 1-20, 21X; BLOCK P, LOTS 1-20, 21X; BLOCK Q, LOT 1X

18.8530 ACRES
225 RESIDENTIAL LOTS
17 OPEN SPACE LOTS

SITUATED IN THE
H.H. SWISHER SURVEY,
ABSTRACT NO. 1220
TOWN OF HICKORY CREEK,
DENTON COUNTY, TEXAS

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission _____ Date _____
Town of Hickory Creek, Texas

APPROVED AND ACCEPTED

Mayor, Town of Hickory Creek, Texas _____ Date _____

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of the Reserve at Hickory Creek subdivision or addition to the Town of Hickory Creek was submitted to the town council on the ____ of _____, 2023, and the council, by formal action, 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, and said council further authorize the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Town Secretary _____ Date _____
Town of Hickory Creek, Texas

Kimley»Horn
400 North Oklahoma Dr., Suite 105 Celina, Texas 75009 FIRM # 10194503 Tel. No. (469) 501-2200 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	SPA	KHA	May, 2023	063266500	2 OF 2

OWNER/DEVELOPER:
MARKETSPACE CAPITAL, LLC
9100 Southwest Freeway, Suite 201
Houston, TX 77074
Tel. No. (281) 776-9784
Contact: Taylor Stinnett
Email:

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
Contact: Daniel Arthur, R.P.L.S.
Email: daniel.arthur@kimley-horn.com

9/23/2023 11:44 AM ALLEN, KATHLEEN 9/23/2023 11:44 AM GARY, DAVID 9/23/2023 11:44 AM TATE, JEFFREY 9/23/2023 11:44 AM TAYLOR, TAYLOR



May 3, 2023
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: The Reserve at Hickory Creek – Final Plat, Site and Landscape Plans
4th Review**

Dear Ms. Chaudoir:

Halff Associates received a request from the Town of Hickory Creek to review a Final Plat application for The Reserve at Hickory Creek on January 18, 2023. The written comments contained in this letter reflect the revised plat. The surveyor/engineer is Kimley-Horn and Associates, Inc. The owner/applicant is Market Space Capital.

2nd Review Submittal Received: February 15, 2023 (including Site and Landscape Plans)
3rd Review Submittal Received: February 20, 2023
4th Review Submittal (Final Plat only - included in Drainage Study submittal): May 1, 2023

Halff has reviewed the Final Plat, Site and Landscape Plans and recommends approval. The Drainage Study achieved acceptance May 3, 2023. Below is a record of review comments and resolution.

Final Plat

1. Please note the proposed detention ponds will require a Stormwater Facilities Maintenance Agreement (to also include the retaining walls). This will not be executed until acceptance of Construction Plans.
2nd Review: Applicant has acknowledged and an example is included herewith.
2. Label the dimension and purpose of all easements.
2nd Review: Addressed.
3. A floodplain easement will be required to encompass the fully developed 100-year water surface elevation plus one foot of freeboard or 10 feet of horizontal distance, whichever is greater.
2nd Review: Addressed.
4. The planned detention ponds will require an emergency spillway encompassed by a drainage easement that directs overflow either to the stream or to ROW.
2nd Review: Drainage easement was added to cover the storm drain line and outfall but does not extend to cover the channel to the ROW line. The drainage easement must extend to the ROW line.
3rd Review: Addressed.
5. The location and width of sidewalks are required. Sidewalks are required to connect each lot to a public sidewalk within ROW or easement. Sidewalk easements must cover the sidewalk plus 2 feet each side.
2nd Review: Note added to the plat to designate sidewalk easements across all open space lots.
6. Modify the approval block to reflect the Final Plat approval block in accordance with Town ordinance.
2nd Review: Please modify the approval block for Final Plat. The approval block shown is still for Preliminary Plat.
3rd Review: Addressed.

7. Include note about building setback lines not being shown because there is no minimum setback in the Planned Development zoning. Refer to the ordinance number.
2nd Review: Note added. Please add a reference to Resolution No. 2022-0801.
3rd Review: Addressed.
8. Check all dimensions of ROW for accuracy and consistency. Some dimensions don't match what is shown in the construction plans.
2nd Review: Addressed.
9. All streets must be named in the Final Plat per Town Subdivision Ordinance. Please name "Street H."
2nd Review: Addressed.
10. Please rename "Summer Shore Loop" to something more distinguishable from Summer Shore Road. These are too similar, and Summer Shore Loop is not a loop road.
2nd Review: Addressed.
11. Summer Sky, Golden Oak, Golder Valley, and Golden Grove should be Mews.
2nd Review: Addressed.
12. Summer Lake Mews shows a 29-foot ROW. The minimum is 30 feet.
2nd Review: Addressed.
13. Provide the finished floor elevations for all lots surrounding the detention pond.
2nd Review: Addressed.
14. Provide the name and dimensions of "Alley A-1."
2nd Review: Addressed.

Site Plan

1. No additional comments.

Landscape Plan

1. Show and label fences, screening walls, etc.
3rd Review: Addressed.
2. Please include an irrigation plan.
3rd Review: Addressed.
3. Please include the tree survey as part of the landscape plan.
3rd Review: Addressed.
4. Show or note that for single-family lots, and prior to any occupancy of the dwelling, a minimum of one (1) tree with a minimum caliper of three (3) inches, measured at a point six (6) feet above ground level shall be required for all lots and shall be located within the front of the lot, or nearby common area. Trees may be ornamental or shade tree.
3rd Review: Addressed.
5. Please include Notes 2 through 7 and the Fencing and Lot Notes from the approved Preliminary Landscape Plan. See below.
3rd Review: Addressed.

NOTES:

1. THE CLOUDED AREAS DESIGNATE TREES TO BE REMOVED, TREES ALONG PROPERTY LINES ARE APPROXIMATE.
2. FENCING, SCREENING, PARKS, OPEN SPACE IMPROVEMENTS, AND TRAILS SHALL BE CONSISTENT WITH THE DEVELOPMENT AGREEMENT.
3. THERE IS NOT FLOODPLAIN ON SITE PER FEMA PANEL NO. 48121C0535G WITH THE EFFECTIVE DATE OF 4/18/2011.
4. ALL EXISTING TREES ONSITE ARE PROPOSED TO BE REMOVED & MITIGATED FOR BY THE DEVELOPER/OWNER. SPECIES, SIZE, & HEALTH SHOWN ON SHEET 2 OF THE LANDSCAPE PLAN.
5. OPEN SPACE HATCHING SHOWN ON SITE SHALL BE LANDSCAPED & IRRIGATED PER THE TOWN STANDARDS. FINAL MATERIALS TO BE SELECTED DURING THE CONSTRUCTION PLAN REVIEW PROCESS
6. SINGLE FAMILY LOTS, AND PRIOR TO ANY OCCUPANCY OF THE DWELLING, A MINIMUM OF ONE (1) TREE WITH A MINIMUM CALIPER OF THREE (3) INCHES, MEASURED AT A POINT SIX (6) FEET ABOVE GROUND LEVEL SHALL BE REQUIRED FOR ALL LOTS AND SHALL BE LOCATED WITHIN THE FRONT OF THE LOT, OR NEARBY COMMON AREA. THERE MAY BE ORNAMENTAL TREE OR SHADE.
7. ALL PROPOSED FENCING SHALL BE ALONG THE COMMON PROPOSED LINE. THE LINES ARE SHOWN OFFSET FROM THE PROPOSED LINE FOR VISUAL PURPOSES.

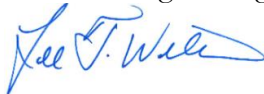
FENCING AND LOT NOTES:

- FENCING FOR THE CHILDREN'S PLAYGROUND CAN BE WROUGHT IRON
- FENCING FOR NORTHERN DETENTION POND SHALL BE WROUGHT IRON
- THE WESTERN PROPERTY LINE SHALL BE 8 FOOT TALL BOARD ON BOARD WOOD FENCING
- THE EXISTING FENCING ALONG THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES SHALL REMAIN WITH MINOR MODIFICATIONS DUE TO THE PROPOSED DRIVEWAY CONNECTIONS.
- ALL REAR YARD RESIDENTIAL LOT FENCING SHALL BE A MINIMUM OF 6 FOOT BOARD ON BOARD WOOD FENCING WITH A MAXIMUM HEIGHT BEING 8 FEET.
- ALL FRONT YARD RESIDENTIAL LOT FENCING THAT FACES AN OPEN SPACE SHALL BE 5 FOOT ORNAMENTAL METAL FENCING.
- ALL PROPOSED RESIDENTIAL STRUCTURES SHALL BE 100% MASONRY WITH REAR ENTRY GARAGE ACCESS FROM A DEDICATED PUBLIC STREET OR ALLEY.
- ALL OPEN SPACE LOTS SHALL BE LANDSCAPED PER THE DEVELOPMENT AGREEMENT AND TOWN ORDINANCES

Sincerely,

HALFF ASSOCIATES, INC.

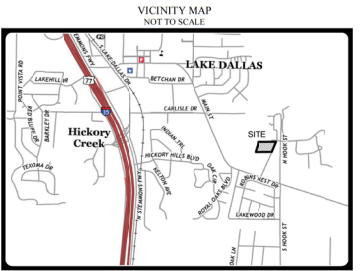
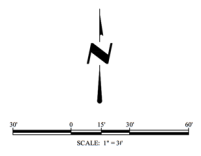
TBPELS Engineering Firm No. 312



Lee Williams, PE

Consulting Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator



RECOMMENDED FOR APPROVAL:

Chairman, Planning and Zoning Commission _____ Date _____
 Town of Hickory Creek, Texas

Approved and Accepted

Mayor, Town of Hickory Creek, Texas _____ Date _____

The undersigned, as Town Secretary of Hickory Creek, Texas, hereby certifies that the foregoing Final Plat of The Farm at Heaven on Hook subdivision or addition to the Town of Hickory Creek was submitted to the Town Council on the _____ day of _____, 20____, and the council, by formal action, 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, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as herein above subscribed.

Witness my hand this _____ day of _____, 20____.

Town Secretary, Town of Hickory Creek, Texas.

LCMUA Signature Block

On the _____ day of _____, 20____, all permitted Lake Cities Municipal Utility Authority (LCMUA) Easements dedicated per this plat were approved and accepted by LCMUA.

Signature: _____

General Manger, LCMUA

STATE OF TEXAS \$
 COUNTY OF DENTON \$

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have planned the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peoples, R.P.L.S.
 No. 6443

STATE OF TEXAS \$
 COUNTY OF DENTON \$

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS \$
 COUNTY OF DENTON \$

WHEREAS a 3.356 acre tract of and situated in the Lowery Cobb Survey, Abstract Number 284, Denton County, Texas, being a portion of that same tract of land described in BSS Family Properties, LLC by General Warranty Deed as recorded in Document Numbers 2022-36829 and 2022-36844, Deed Records, Denton County, Texas, being all of Lot 1, Block 1 of Lake Dallas RV Park No. 2, an addition to the Town of Hickory Creek ETJ, as recorded in Instrument Number 2022-457, Plat Records, Denton County, Texas and being more particularly described by metes and bounds as follows (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (C202) North American Datum of 1983 (NAD 83) (S Foot) with a combined scale factor of 1.00015663):

BEGINNING at a Corps of Engineers Monument found for the southwest corner of said BSS tract and a north corner of Lot 1, Block 1 of Lake Dallas RV Park Addition, an addition to the City of Lake Dallas, Denton County, Texas, according to the plat thereof recorded in Document Number 17003-1101, Plat Records Denton County, Texas;

THENCE North 17 degrees 19 minutes 03 seconds East, with the west line of said BSS tract, a distance of 227.17 feet to a Corps of Engineers Monument found for corner;

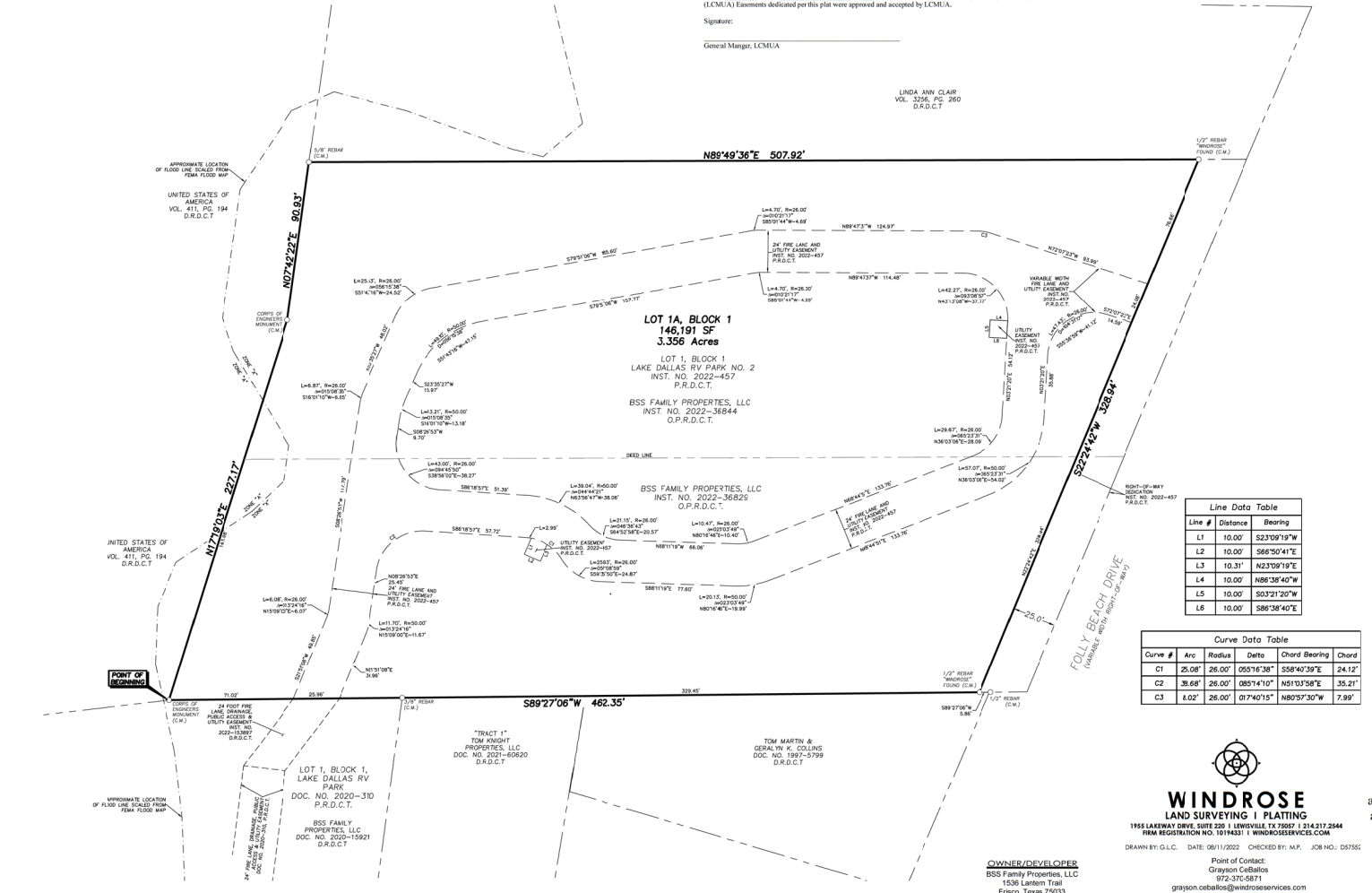
THENCE North 07 degrees 42 minutes 22 seconds East, with a west line of said BSS tract distance of 90.95 feet to a 5/8-inch rebar found for the northwest corner of said BSS tract, and the southwest corner of that same tract of land described to Linda Ann Clair by Warranty Deed recorded Volume 3256, Page 260 Deed Records, Denton County, Texas;

THENCE North 89 degrees 49 minutes 36 seconds East, with the north line of said BSS tract and the south line of said Clair tract, a distance of 507.92 feet to 1/2 inch rebar capped "WINDROSE" found for corner and lying on the west right-of-way line of Folly Beach Drive (variable width right-of-way);

THENCE South 22 degrees 24 minutes 42 seconds West, along the approximate center line of said Folly Beach Drive, a distance of 328.84 feet to a 1/2 inch rebar capped "WINDROSE" found for corner and lying on the north line of a tract of land described to Tom Martin & Gerald K. Collins by deed recorded in Instrument Number 1995-5799, Deed Records, Denton County, Texas;

THENCE South 89 degrees 27 minutes 06 seconds West, departing the west right-of-way line of said Folly Beach Drive, with the north line of said Tom Martin and Gerald K. Collins tract with the north line of that same tract of land described as "Tract 1" to Tom Knight Properties, LLC by Warranty Deed recorded in Document Number 2021-6020 Deed Records, Denton County, Texas, passing at a distance of 356.60 feet to a 3/8-inch rebar found for the northwest corner of said "Tract 1" and the northeast corner of said Lot 2, and continuing with the north line of said Lot 1 for a total distance of 462.35 feet to the POINT OF BEGINNING and containing 3.356 acres or 146,191 square feet of land, more or less.

- SURVEYOR'S NOTES:**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00015663.
 - This property lies within Zone "X" and Zone "A" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0355G, dated April 18, 2011, via scaled map location and graphic plotting.
 - Notice: Setting a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to revise the dedication language to show LCMUA to have the rights to public and private water and sewer lines.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT BSS Family Properties, LLC, being duly authorized, do hereby adopt this plat designating the herein above described property as **Lake Dallas RV Park No. 2**, an addition to the Town of Hickory Creek ETJ, Denton County, Texas and does hereby dedicate the public use forever, the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the Town of Hickory Creek and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed, placed upon, over, or across the easement strips on said plat. The Town of Hickory Creek ETJ and any public utility and/or LCMUA shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way unduly or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and the Town of Hickory Creek ETJ and any public utility and/or LCMUA shall at all times have the right to ingress and egress to and from and upon said any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system with the necessity at any time of procuring the permission of anyone. LCMUA to provide water and sewer service to the development via private and public lines.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public open spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

Witness my hand this _____ day of _____, 20____.

Authorized Representative - BSS Family Properties, LLC

Printed Name _____

Title / Date _____

STATE OF TEXAS \$
 COUNTY OF TEXAS \$

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Line Data Table

Line #	Distance	Bearing
L1	10.00	S23°09'19"W
L2	10.00	S68°50'41"E
L3	10.31	N23°09'19"E
L4	10.00	N86°38'40"W
L5	10.00	S03°21'20"W
L6	10.00	S86°38'40"E

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	25.08'	26.00'	095°16'38"	S58°40'39"E	24.12'
C2	38.68'	26.00'	085°14'10"	N51°03'58"E	35.21'
C3	8.02'	26.00'	017°40'15"	N80°57'30"W	7.99'

WINDROSE
 LAND SURVEYING | PLANNING

1855 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
 FROM REGISTRATION NO. 1074631 | WINDROSESERVICES.COM

Drawn by: G.L.C. Date: 06/11/2022 CHECKED BY: M.P. JOB NO.: D5755

Point of Contact:
 Grayson Ceбалlos
 972-371-5871
 grayson.ceballos@windroseservices.com
 Last Revision Date: 11/03/2022

OWNER/DEVELOPER
 BSS Family Properties, LLC
 1536 Lantorn Trail
 Frisco, Texas 75033

REPLAT
 LAKE DALLAS RV PARK NO. 2
 LOT 1A, BLOCK 1
 Being a Replat of Lot 1, Block 1
 Lake Dallas RV Park No. 2
 an addition to the Town of Hickory Creek ETJ
 as recorded in Inst. No. 2022-457, P.R.D.C.T.
 Situated in the Lowery Cobb Survey,
 Abstract Number 284
 Town of Hickory Creek ETJ,
 Denton County, Texas

FOR DENTON COUNTY USE ONLY
 FOR DENTON COUNTY USE ONLY
 FOR DENTON COUNTY USE ONLY



May 1, 2023
AVO 37638.200

Ms. Chris Chaudoir
Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: Lake Dallas RV Park No. 2 – Amended Final Plat
1st Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review an amended Final Plat for Lake Dallas RV Park No. 2 on April 12, 2023. This property is located in the Town's ETJ. The surveyor is Windrose and owner is BSS Family Properties, LLC.

A previously approved Final Plat was filed December 9, 2022. LCMUA later requested dedication language be modified to reflect dedication of water and sewer easements specifically to LCMUA.

Halff has reviewed the amended Final Plat and recommends approval.

Sincerely,

HALFF ASSOCIATES, INC.
TBPELS Engineering Firm No. 312

A handwritten signature in blue ink that reads "Lee Williams".

Lee Williams, PE
Consulting Engineer for the Town of Hickory Creek

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator