



**NOTICE OF  
SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION  
HICKORY CREEK TOWN HALL  
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065  
TUESDAY, APRIL 22, 2025, 6:00 PM**

**AGENDA**

**Call to Order**

**Roll Call**

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

**Invocation**

**Items of Community Interest**

Pursuant to Texas Government Code Section 551.0415 the Planning and Zoning Commission may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

**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. March 18, 2025 Meeting Minutes



## **Regular Agenda**

2. Discuss, consider and act on a recommendation for a replat of Lots 4 and 5, Block 4, 100 Meadow Lane being 1.11 acres of land and being a replat of lots 4, 5 & Tract 33, Block 4 situated in the John Ramsey Survey Abstract 1075, Town of Hickory Creek, Denton County TX. The lots are located at in the 100 block of Meadow Lane.
3. Discuss, consider and act on a recommendation for a site and landscape plan for the Reserve at Hickory Creek, Block A, Lots 1-20, Block B, Lots 1-15, Block C - E, Lots 1-12, Block F, Lots 1-14, 1 Block G - K, Lots 1-12, Block M - P, Lots 1-20: 18.8530 acres, 225 residential lots / 16 Blocks / 17 open space lots, being 18.85 acres out of the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

## **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 April 17, 2025 at 4:45 p.m.



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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, MARCH 18, 2025**

**MINUTES**

**Call to Order**

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

**Roll Call**

**PRESENT**

Chairman Tim May  
Vice Chairman David Gilmore  
Commissioner Brenda Kihl  
Commissioner Collin Johnson  
Commissioner Bill Nippert

**ABSENT**

Commissioner Dustin Jensen  
Commissioner Tony Martinez

**ALSO PRESENT**

Trey Sargent, Town Attorney  
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 Vice Chairman Gilmore.

**Public Comment**

No Public Comment

**Consent Agenda**

1. January 21, 2025 Meeting Minutes

Motion to accept as presented made by Commissioner Nippert, Seconded by Commissioner Kihl.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, and Commissioner Nippert. Motion passed unanimously.



**Regular Agenda**

2. Discuss, consider and act on a recommendation for a final plat of Lot 1, Block A of Hickory Heights Phase 1-A, 1.934 acres in the M.E.P. & P.R.R. Co. Survey A-915, ETJ Town of Hickory Creek, Denton County, Texas. The property is located at 1180 Sycamore Bend Road.

Half comments have not been addressed, and no one was present to speak.

Motion to recommend denial to Council made by Commissioner Kihl, Seconded by Vice Chairman Gilmore.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, and Commissioner Nippert. Motion passed unanimously.

**Adjournment**

Motion to adjourn made by Vice Chairman Gilmore, Seconded by Commissioner Johnson. Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, Commissioner Nippert. Motion passed unanimously.

Meeting adjourned at 6:08 pm.

Approved:

Attest:

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Tim May, Chairman  
Planning and Zoning Commission

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Chris Chaudoir, Administrative Assistant  
Town of Hickory Creek





## AGENDA INFORMATION SHEET

Project Name: 100 Meadow Plat

Meeting Date: April 22, 2025

Agenda Item: 2

Discuss, consider and act on a recommendation for a replat of Lots 4 and 5, Block 4, 100 Meadow Lane being 1.11 acres of land and being a replat of lots 4, 5 & Tract 33, Block 4 situated in the John Ramsey Survey Abstract 1075, Town of Hickory Creek, Denton County TX. The lots are located at in the 100 block of Meadow Lane.

Background:

The new owner of the property designated by Denton Central Appraisal District as 100 Meadow Lane wishes to replat 2 platted lots along with a 3<sup>rd</sup> unplatted lot into 2 residential lots. Two of the properties are currently part of the Meadowlake Subdivision, dedicated and platted in 1964. The unplatted, undeveloped lot is a part of the John Ramsey Survey, Abstract 1075 and is located south of the Meadowlake Subdivision.

Previous Action/Review:

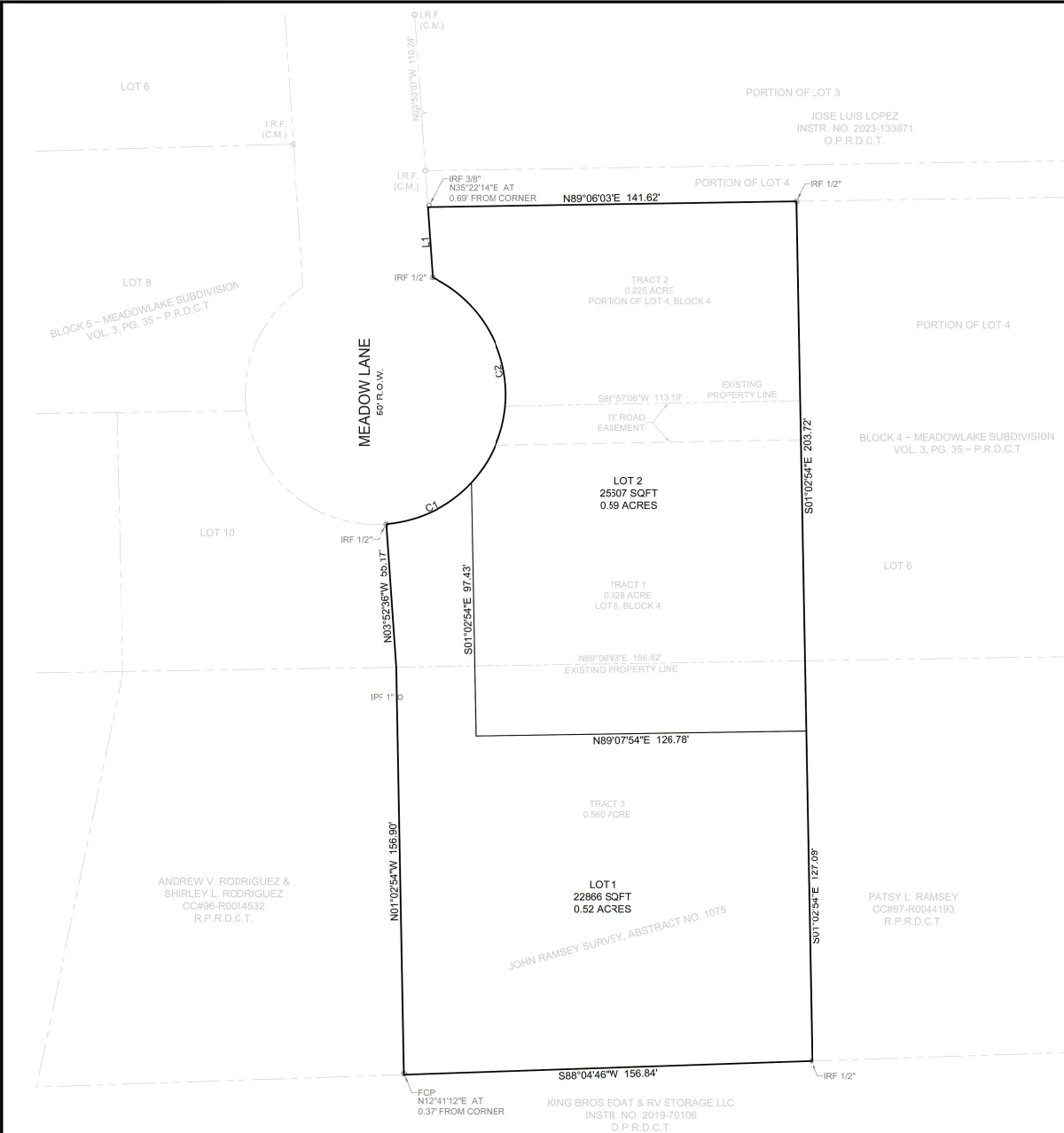
Date	Request	Meeting	Result
4/22/25	Plat	PnZ	
4/28/25	Plat	Town Council	

Summary:

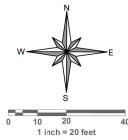
Plat sent to Halff Engineering April 4<sup>th</sup> for review and comments received on April 14, 2025 with several items listed for resolution. See attached letter below. Per surveyor, comments will be complete April 17.

The Final Plat is being considered under Texas Local Government Code 212.009.





- LEGEND**
- I.R.F. IRON ROD FOUND (1/2" & 3/8" ROD)  
I.P.F. IRON PIPE FOUND (1" PIPE)  
C.M. CONTROLLING MONUMENT  
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS  
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS  
R.P.R.D.C.T. REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS  
PROPERTY LINE



**NOTES:**

1. Bearings shown hereon are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. I further certify that all easements and rights-of-way of which I have been advised are shown hereon. There were no visible encroachments or conflicts in the boundary lines apparent on the ground except as shown hereon. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).



Registered Professional Land Surveyor No. 5447

Recommended for Approval  
Chairman, Planning and Zoning Commission Date  
Town of Hickory Creek, Texas

Approved For Preparation of Final Plat  
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 subdivision 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 hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Town Secretary  
Town of Hickory Creek, Texas

Parcel Line Table			
Line	Length	Direction	
L1	27.12	N 0° 52' 36"W	

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.01	49.90	42.49	N 83° 54' 19"E	55.17
C2	93.23	50.33	106.77	N 0° 43' 36"W	80.31

OWNER:

PLUMBER, MANISUR  
5562 ROCK CANYON ROAD,  
THE COLONY, TX 75056-3706

SURVEYOR:

CCM ENGINEERING  
2676 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
CONTACT: CRYSTAL ROBERTSON  
EMAIL: CRYSTAL@CCMENG.COM  
(972) 691-9633



CCM ENGINEERING

2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-9633  
TSP# FIRM #605  
TBL# FIRM #1019474

**LEGAL DESCRIPTION**

**FIELD NOTES DESCRIPTION: TRACT 1**

BEING Lot 5, Block 4, Meadow Lake Subdivision, an addition to the Town of Hickory Creek, Denton County, Texas, according to the plat thereof recorded in Volume 3, Page 35, Plat Records, Denton County, Texas.

**FIELD NOTES DESCRIPTION: TRACT 2**

BEING a 0.225 acre portion of Lot 4, Block 4, Meadow Lake Subdivision, an addition to the Town of Hickory Creek, Denton County, Texas, according to the plat thereof recorded in Volume 3, Page 35, Plat Records, Denton County, Texas, and being that same tract of land described by deed to William D. Bacheller, recorded in Volume 930, Page 469, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southeast corner of the herein described tract, same point being the southeast corner of said Bacheller tract, and being the northeast corner of Lot 5 and the northwest corner of Lot 6, of said Block 4, Meadow Lake Subdivision;

THENCE North 88 degrees 58 minutes 58 seconds West, a distance of 113.19 feet to a 1/2 inch iron rod found for corner being the most northerly northwest corner of said Lot 5 and the southwest corner of said Lot 4, same point being in the easterly right-of-way line of Meadow Lane, and being the beginning of a curve to the left, having a radius of 50.00 feet; THENCE with the said right-of-way line of said Meadow Lane, and with said curve to the left, through a central angle of 69 degrees 17 minutes 10 seconds, whose chord bears North 29 degrees 29 minutes 16 seconds West at 56.85 feet, an arc length of 60.46 feet to a 5/8 inch iron rod found for corner;

THENCE North 03 degrees 50 minutes 44 seconds West, continuing on with the east right-of-way line of said Meadow Lane, and the west line of said Lot 4, a distance of 27.12 feet to the southwest corner of a tract of land described by deed to Jose Luis Lopez, recorded under Instrument Number 2023-133871, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), from which a 1/2 inch iron rod found years North 77 degrees 06 minutes 44 seconds West at 2.30 feet;

THENCE North 89 degrees 07 minutes 55 seconds East, over and across said Lot 4, and with the south line of said Lopez tract, a distance of 41.82 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 degrees 01 minutes 02 seconds East, over and across said Lot 4, a distance of 76.69 feet to the POINT OF BEGINNING and containing 0.225 acres of land, more or less.

**FIELD NOTES DESCRIPTION: TRACT 3:**

BEING a 0.560 acre tract of land situated in the John Ramsey Survey, Abstract Number 1075, Denton County, Texas, and being that same tract of land described by deed to William D. Bacheller, recorded in Volume 1398, Page 215, Deed Records, Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the northwest corner of the herein described tract, same point being the southwest corner of Lot 5, Block 4, Meadow Lake Subdivision, an addition to the Town of Hickory Creek, Denton County, Texas, according to the plat thereof recorded in Volume 3, Page 35, Plat Records, Denton County, Texas, and being in the said line of a tract of land described by deed to Andrew V. Rodriguez and Shirley L. Rodriguez, recorded under CC#96-R0014532, Real Property Records, Denton County, Texas (R.P.R.D.C.T.);

THENCE North 89 degrees 07 minutes 55 seconds East, with the south line of said Lot 5, a distance of 156.82 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner being the southeast corner of said Lot 5 and the southwest corner of Lot 6, of said Block 4, Meadow Lake Subdivision, same point being the northwest corner of a tract of land described by deed to Patsy L. Ramsey, recorded under CC#97-R0044193, R.P.R.D.C.T.;

THENCE South 01 degrees 01 minutes 02 seconds East, with the west line of said Ramsey tract, a distance of 154.10 feet to a 1/2 inch iron rod found for corner being in the north line of a tract of land described by deed to King Bros Boat & RV Storage, LLC, recorded under Instrument Number 2019-70106, Official Public Records, Denton County, Texas, same point being the southwest corner of said Ramsey tract;

THENCE South 88 degrees 06 minutes 38 seconds West, with the north line of said King Bros tract, a distance of 156.84 feet to the southeast corner of said Rodriguez tract, from which a fence corner post bears North 87 degrees 41 minutes 36 seconds West at 0.44 feet;

THENCE North 01 degrees 01 minutes 02 seconds West, with the east line of said Rodriguez tract, a distance of 156.80 feet to the POINT OF BEGINNING and containing 0.560 acres of land, more or less.

REPLAT  
LOTS 1 & 2, BLOCK 4  
**100 MEADOW LAKE**  
BEING A 1.11 ACRES OF LAND AND  
BEING REPLAT OF LOTS 1 & 2, BLOCK 4  
SITUATED IN THE  
JOHN RAMSEY SURVEY  
ABSTRACT NO. 1075  
CITY OF HICKORY CREEK  
DENTON COUNTY, TEXAS

FEBRUARY 2025





April 14, 2025  
AVO 37638.200

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

**Re: 100 Meadow Lane (Meadowlake Subdivision, Block 4, Lots 4 and 5)  
Final Replat  
1<sup>st</sup> Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a final replat for 100 Meadow Lane as part of the Meadowlake Subdivision, Block 4, Lots 4 and 5 on April 4, 2025. The owner is Mansur Plumber. The surveyor is CCM Engineering.

**Halff has reviewed the proposed final replat and offers the following comments below that will need to be addressed prior to recommendation of approval:**

**Final Replat**

1. Please refer to Town Checklist and Plat Markups attached herein.
2. Please provide comment responses letter addressing all comments from this letter and all annotated plat markups provided herein with this letter.
3. Please show property owners of record for all contiguous and abutting properties to the platted property, including property owner names, lots/blocks/tracts and any other recording information (Checklist and Markups)
4. Please include recording information for the existing road easement, in addition to any other easements, on or adjacent to the property being platted. (Checklist and Markups)
5. Please show or confirm the location of the 100-year floodplain/water surface elevation limit due to proximity to Lewisville Lake. (Checklist and Markups)
6. Please show minimum building setback lines for SF-2 zoning per Town Zoning Ordinances. (Checklist and Markups)
7. Please include Owner's certificate of deed, dedication and representation that dedicators own the property and update owner in legal description as needed. (Checklist and Markups)
8. Please include Metes and Bounds description for the replatted property boundaries. The description shown now are field notes of the existing lots only. (Checklist and Markups)
9. Please include Dedication Statement at the end of the legal description. (Checklist and Markups)
10. Please provide tax certificate(s) for both lots and the unplatted tract to the south. (Checklist)
11. Please update all mentions of "City" to "Town." (Markups)
12. Please confirm location of all found and set iron rod points. (Markups)
13. Missing existing property line between Lots 4 and 6, please confirm. (Markups)
14. Update signature block year everywhere as needed. (Markups)



15. Update the calls for the new lot numbers. Lots 1 and 2 already exist as part of the original subdivision platting for Block 4. Consider alphanumeric combinations. (Markups)
16. Update bottom-right corner title block as noted. (Markups)
17. Please update/add notes in the Plat Notes section as commented. (Markups)
18. Tract 33 on the southern end of the replatted area appears to be unplatted, please verify. (Markups)

Sincerely,

**HALFF**

TBPELS Engineering Firm No. 312

A handwritten signature in black ink, appearing to read "K. J. Gronwaldt", with a stylized flourish at the end.

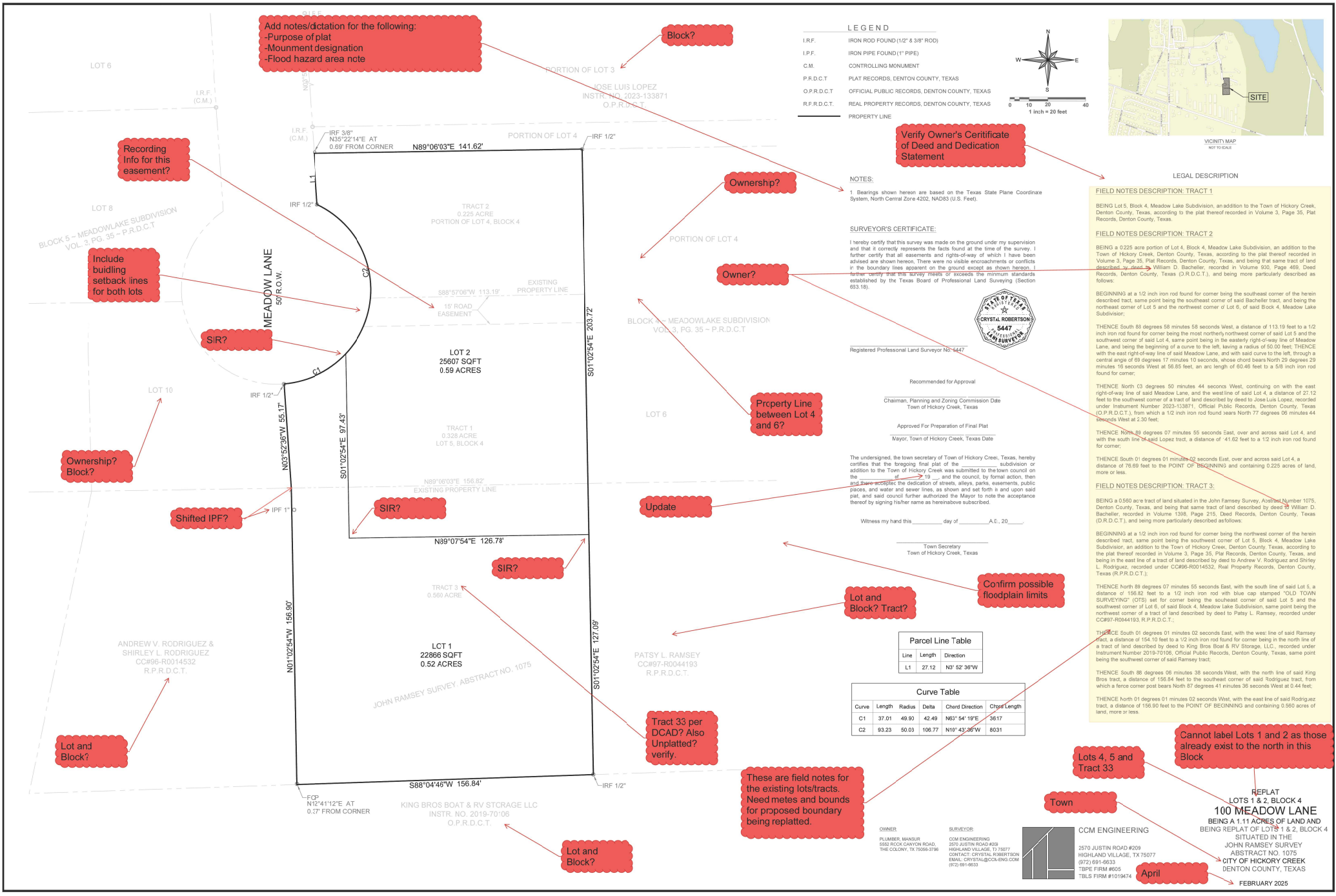
Kevin Gronwaldt, PE

Consulting Engineer for the Town of Hickory Creek

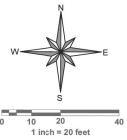
C: Kristi Rogers – Town Secretary  
John Smith – Town Administrator

Attached: Final Replat Markups  
Town Checklist





- LEGEND**
- I.R.F. IRON ROD FOUND (1/2" & 3/8" ROD)
  - I.P.F. IRON PIPE FOUND (1" PIPE)
  - C.M. CONTROLLING MONUMENT
  - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
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  - PROPERTY LINE



**NOTES:**

1 Bearings shown herein are based on the Texas State Plane Coordinate System, North Central Zone 4202, NAD83 (U.S. Feet).

**SURVEYOR'S CERTIFICATE:**

I hereby certify that this survey was made on the ground under my supervision and that it correctly represents the facts found at the time of the survey. I further certify that all easements and rights-of-way of which I have been advised are shown hereon. There were no visible encroachments or conflicts in the boundary lines apparent on the ground except as shown hereon. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 653.18).



Registered Professional Land Surveyor No. 5447

Recommended for Approval

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

Approved For Preparation of Final Plat

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 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 hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Town Secretary  
Town of Hickory Creek, Texas

Parcel Line Table				
Line	Length	Direction		
L1	27.12	N0° 52' 36"W		

Curve Table					
Curve	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.01	49.93	42.49	N63° 54' 19"E	5617
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**LEGAL DESCRIPTION**

**FIELD NOTES DESCRIPTION: TRACT 1**

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THENCE South 88 degrees 58 minutes 58 seconds West, a distance of 113.19 feet to a 1/2 inch iron rod found for corner being the most northerly northwest corner of said Lot 5 and the southwest corner of said Lot 4, same point being in the easterly right-of-way line of Meadow Lane, and being the beginning of a curve to the left, having a radius of 50.00 feet; THENCE with the east right-of-way line of said Meadow Lane, and with said curve to the left, through a central angle of 69 degrees 17 minutes 10 seconds, whose chord bears North 29 degrees 29 minutes 10 seconds West at 58.85 feet, an arc length of 60.46 feet to a 5/8 inch iron rod found for corner;

THENCE North 03 degrees 50 minutes 44 seconds West, continuing on with the east right-of-way line of said Meadow Lane, and the west line of said Lot 4, a distance of 27.12 feet to the southwest corner of a tract of land described by deed to Jose Luis Lopez, recorded under Instrument Number 2023-133871, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), from which a 1/2 inch iron rod found years North 77 degrees 06 minutes 44 seconds West at 2.30 feet;

THENCE North 89 degrees 07 minutes 55 seconds East, over and across said Lot 4, and with the south line of said Lopez tract, a distance of 41.82 feet to a 1/2 inch iron rod found for corner;

THENCE South 01 degrees 01 minutes 02 seconds East, over and across said Lot 4, a distance of 76.69 feet to the POINT OF BEGINNING and containing 0.225 acres of land, more or less.

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THENCE South 01 degrees 01 minutes 02 seconds East, with the west line of said Ramsey tract, a distance of 154.10 feet to a 1/2 inch iron rod found for corner being in the north line of a tract of land described by deed to King Bros Boat & RV Storage, LLC, recorded under Instrument Number 2019-70106, Official Public Records, Denton County, Texas, same point being the southwest corner of said Ramsey tract;

THENCE South 88 degrees 06 minutes 38 seconds West, with the north line of said King Bros tract, a distance of 155.84 feet to the southeast corner of said Rodriguez tract, from which a fence corner post bears North 87 degrees 41 minutes 35 seconds West at 0.44 feet;

THENCE North 01 degrees 01 minutes 02 seconds West, with the east line of said Rodriguez tract, a distance of 155.90 feet to the POINT OF BEGINNING and containing 0.560 acres of land, more or less.

**OWNER:**

PLUMBER, MANISUR  
5502 ROCK CANYON ROAD,  
THE COLONY, TX 75056-3796

**SURVEYOR:**

CCM ENGINEERING  
2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
CONTACT: CRYSTAL ROBERTSON  
EMAIL: CRYSTAL@CCM-ENG.COM  
(972) 691-9633



**CCM ENGINEERING**

2570 JUSTIN ROAD #209  
HIGHLAND VILLAGE, TX 75077  
(972) 691-9633  
TSPS FIRM #805  
TSLS FIRM #1019474

**Town**

REPLAT  
LOTS 1 & 2, BLOCK 4  
**100 MEADOW LANE**  
BEING A 1.11 ACRES OF LAND AND  
BEING REPLAT OF LOTS 1 & 2, BLOCK 4  
SITUATED IN THE  
JOHN RAMSEY SURVEY  
ABSTRACT NO. 1075  
**CITY OF HICKORY CREEK**  
DENTON COUNTY, TEXAS

**April**

**FEBRUARY 2025**







- |  |                           |
|--|---------------------------|
| 18. Number each proposed lot and block. Provide the proposed number of lots.   | Yes ____ No ____ N/A ____ |
| 19. Existing two (2) foot interval contours referenced to NAD.   | Yes ____ No ____ N/A ____ |
| 20. Proposed streets, alleys, drainage ways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision. Dimensions of all easements and rights-of-way.  | Yes ____ No ____ N/A ____ |
| 21. Dimensions for all lots. Gross acreage for all non-residential lots. Approximate acreage for areas in residential use. Approximate acreage of streets, parks, and other non-residential uses.  | Yes ____ No ____ N/A ____ |
| 22. Front building setback lines, side and rear building setback lines.  | Yes ____ No ____ N/A ____ |
| 23. Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C)  | Yes ____ No ____ N/A ____ |
| 24. Preliminary Plat approval block as described by the Subdivision Regulation Ordinance.  | Yes ____ No ____ N/A ____ |
| 25. Where the Preliminary Plat is part of a larger area owned by the Applicant that will be subsequently subdivided, provide a layout of the larger area showing the tentative layout of streets, blocks, drainage, water, sewerage, and other improvements for the larger area. | Yes ____ No ____ N/A ____ |

#### FINAL PLAT CHECKLIST

- |   |                               |
|---|-------------------------------|
| 1. Ten (10) Sets of Final Plats submitted to the Town   | Yes ____ No ____ N/A <u>X</u> |
| 2. Final plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. <u>1" = 20' scale approved</u>   | Yes <u>X</u> No ____ N/A ____ |
| 3. Title or name of the subdivision preceded by the words "Final Plat" <u>Replat</u>  | Yes <u>X</u> No ____ N/A ____ |
| 4. Name address and telephone number of the owner, applicant, survey, and/or engineer.  | Yes <u>X</u> No ____ N/A ____ |
| 5. Vicinity map and key map if multiple sheets are needed.  | Yes <u>X</u> No ____ N/A ____ |
| 6. Date, written and graphic scale, and north arrow.  | Yes <u>X</u> No ____ N/A ____ |
| 7. Boundary line of subdivision drawn with a heavy line and with bearings, dimensions and curve data.   | Yes <u>X</u> No ____ N/A ____ |
| 8. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. <u>Not all abutting owner or lot/block information is shown</u> | Yes ____ No <u>X</u> N/A ____ |



9. Town limits, if applicable. Yes \_\_\_\_ No \_\_\_\_ N/A X
10. Proposed streets, alleys, drainageways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision including dimensions, bearings and curve data. Yes \_\_\_\_ No \_\_\_\_ N/A X
11. Location, dimension, description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being platted. Recording information needs for existing road easement Yes \_\_\_\_ No X N/A \_\_\_\_
12. Location and description of all permanent monuments and control points Yes X No \_\_\_\_ N/A \_\_\_\_
13. Final Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C) Yes \_\_\_\_ No \_\_\_\_ N/A X
14. Floodways / Floodplains (FEMA):
- a. Show the ultimate 100-year water surface elevation. Confirm 100-year floodplain location since we're close to the Lake in this area Yes \_\_\_\_ No X N/A \_\_\_\_
- b. Show floodplain and floodway boundaries. Yes \_\_\_\_ No X N/A \_\_\_\_
- c. Drainage Floodway easement limits Yes \_\_\_\_ No \_\_\_\_ N/A X
- d. Minimum fill and floor elevations specified. Yes \_\_\_\_ No \_\_\_\_ N/A X
15. Minimum building setback lines. Yes \_\_\_\_ No X N/A \_\_\_\_
16. Lot and block numbers. Yes X No \_\_\_\_ N/A \_\_\_\_
17. Approval block in the form prescribed by the Subdivision Regulations Ordinance. Yes X No \_\_\_\_ N/A \_\_\_\_
18. Abutting property owner names and recording information. Not all abutting owner information shown, see above Yes \_\_\_\_ No X N/A \_\_\_\_
19. Gross acreage of the land being subdivided Yes X No \_\_\_\_ N/A \_\_\_\_
26. Added the note for buildings within 1,000 feet from existing oil or gas well as described by the Subdivision Regulation Ordinance. Yes \_\_\_\_ No \_\_\_\_ N/A X
20. Owner's certificate of deed or dedication with the following: See below for missing information Yes \_\_\_\_ No X N/A \_\_\_\_
- a. Metes and bounds description. Yes \_\_\_\_ No X N/A \_\_\_\_
- b. Representation that dedicators own the property. Yes \_\_\_\_ No X N/A \_\_\_\_
- c. Dedication statement. Yes \_\_\_\_ No X N/A \_\_\_\_
- d. Reference and identification or name of final plat. Yes X No \_\_\_\_ N/A \_\_\_\_
- e. Surveyor certification in the form prescribed by the Subdivision Regulation Ordinance. Yes X No \_\_\_\_ N/A \_\_\_\_



21. Certificate showing all taxes have been paid.

Yes \_\_\_\_ No ☒ N/A \_\_\_\_

22. A letter fully outlining and alterations from the approved Preliminary Plat.

Yes \_\_\_\_ No \_\_\_\_ N/A ☒

**ENGINEERING SITE PLAN** – Each Engineering Site Plan shall include:

1. Engineering Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

2. Title block in lower right hand corner including:

a. Subdivision name with lot and block number.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

b. Area in acres.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

c. Metes and bounds description including survey name and abstract number.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

d. Town and County.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

e. Preparation Date.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

3. Name, address and telephone number of the owner, applicant, and surveyor/engineer.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

4. Vicinity map and key map, if multiple sheets are needed.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

5. Written scale, graphic scale and north arrow.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

6. Approximate distance to the nearest street.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

7. Site boundaries, dimensions, lot lines and lot areas.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

8. Legend.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

9. Site data summary table including:

a. Zoning.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

b. Proposed use.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

c. Building area (gross square footage).

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

d. Building height (feet and inches).

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

e. Area of impervious surface.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

f. Total Parking: Required and provided.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

g. Number of handicap parking spaces.

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_

h. Number of dwelling units and number of bedrooms (multifamily).

Yes \_\_\_\_ No \_\_\_\_ N/A \_\_\_\_





## AGENDA INFORMATION SHEET

Project Name: Reserve at Hickory Creek Site and Landscape Plan

Meeting Date: April 22, 2025

Agenda Item: 3

Discuss, consider and act on a recommendation for a site and landscape plan for the Reserve at Hickory Creek, Block A, Lots 1-20, Block B, Lots 1-15, Block C - E, Lots 1-12, Block F, Lots 1-14, 1 Block G - K, Lots 1-12, Block M - P, Lots 1-20: 18.8530 acres, 225 residential lots / 16 Blocks / 17 open space lots, being 18.85 acres out of the H.H. Swisher Survey, Abstract no. 1220, Town of Hickory Creek, Denton County, Texas.

### Background

The Reserve at Hickory Creek is a Planned Development community off Turbeville Road platted to contain 225 town house lots and 17 open space lots.

### Previous Action/Review:

Date	Request	Meeting	Result
11/15/21	Voluntary Annexation	Town Council	Approved
9/15/22	Zoning	Town Council	Approved
2/27/23	Site & Landscape	Town Council	Approved
5/15/23	Final Plat	Town Council	Approved
4/22/25	Site & Landscape	PnZ	
4/28/25	Site & Landscape	Town Council	

### Summary:

The Site and Landscape Plans were last approved February 27, 2023. The development has been dormant for the past year, but the developer is ready to begin infrastructure construction. Per Chapter 14, Article XXVII Site Plan Approval, Section 6 of the Hickory Creek Code of Ordinances "If a building permit has not been issued within one year of approval of the Site Plan, then such Site Plan shall be null and void." Due to the removal of additional trees from the original Landscape Plan, an update to that Plan had also been submitted.



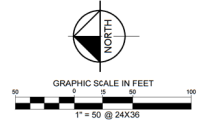
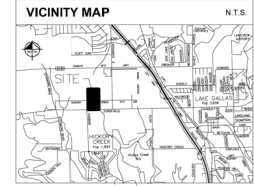
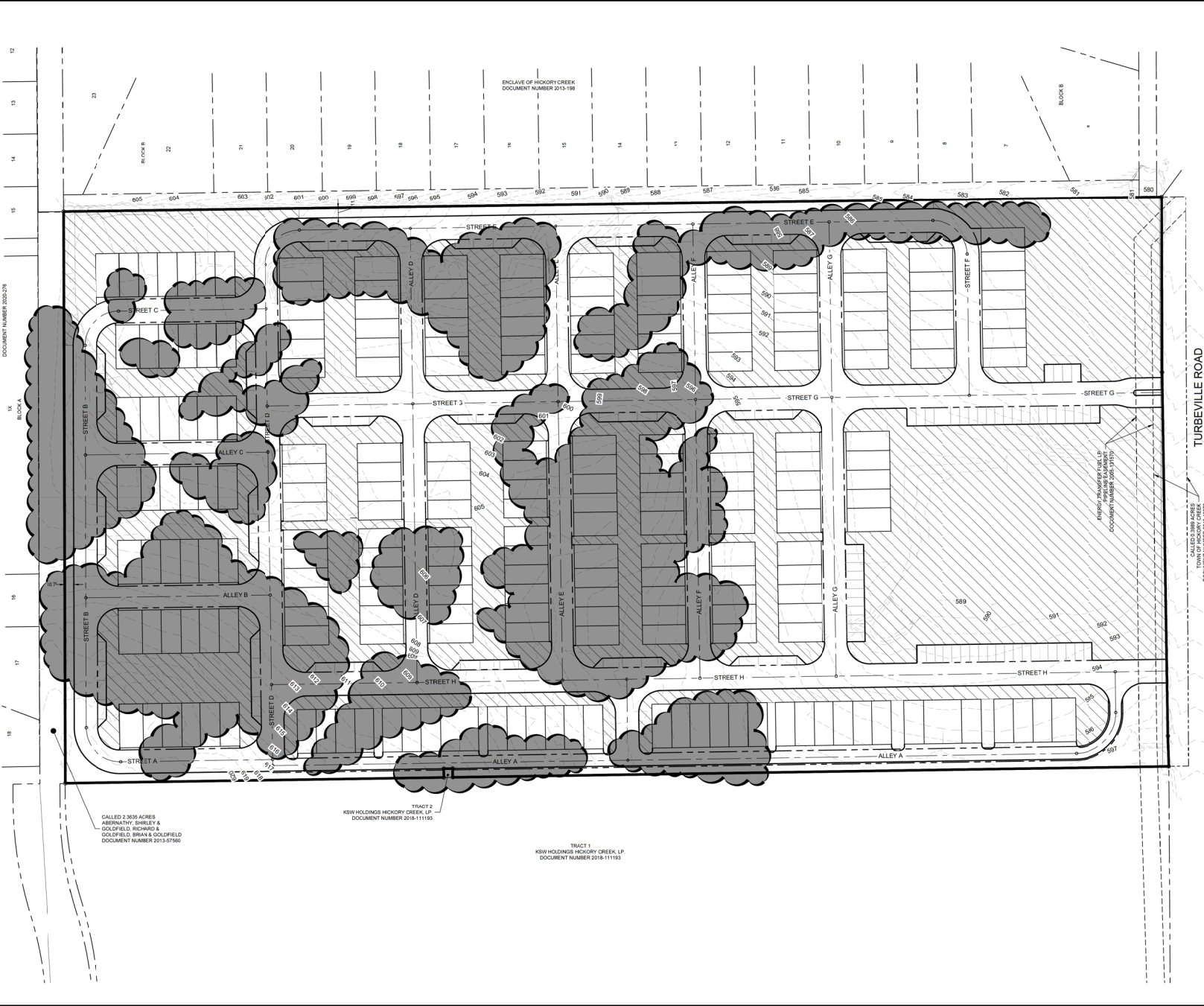




DATE: 04/11/2025  
TIME: 2:23 PM  
DRAWN BY: JH  
CHECKED BY: JH  
SCALE: AS SHOWN  
DATE: 04/11/2025

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#### LANDSCAPE LEGEND

	BOUNDARY LINE
	EXISTING TREE TO REMOVE
	OPENSACE/LANDSCAPED AREA
	RIGHT-OF-WAY

#### NOTES:

1. THE CLOUDED AREAS DESIGNATE TREES TO BE REMOVED. TREES ALONG PROPERTY LINES ARE APPROXIMATE AS A TREE SURVEY HAS NOT BEEN COMPLETED.
2. FENCING, SCREENING PARKS, OPEN SPACE IMPROVEMENTS, AND TRAILS SHALL BE CONSISTENT WITH THE DEVELOPMENT AGREEMENT.

CITY PROJECT NUMBER: XXXX-XXXX

#### LANDSCAPE PLAN

FOR  
RESERVE AT HICKORY CREEK

BLOCK A, LOT 1-20, BLOCK B LOT 1-15, BLOCK C-E, LOT 1-12, BLOCK F LOT 1-14,  
BLOCK G-H, LOT 1-12, BLOCK M-P LOT 1-20,  
225 RESIDENTIAL LOTS 16 BLOCKS / 17 OPEN SPACES  
BEING 18.86 ACRES

OUT OF "H"

H.H. Swisher Survey Survey, ABSTRACT NC, 1220

IN THE  
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS

OWNER:	DEVELOPER:	ENGINEER/SURVEYOR:
MARKET SPACE CAPITAL 9100 SOUTHWEST Fwy, ST 201 HOUSTON, TX 77074 TEL: (281) 766-8784 CONTACT: SOHAIL HASSAN	MARKET SPACE CAPITAL 9100 SOUTHWEST Fwy, ST 201 HOUSTON, TX 77074 TEL: (281) 766-8784 CONTACT: SOHAIL HASSAN	Kimley-Horn 400 N. Oklahoma Dr. Suite 105 Celina, TX 75009 Tel: (469) 251-2200 Contact: 469-501-2200
DESIGNED	DRAWN	CHECKED
DATE	SCALE	DATE
04/11/2025	AS SHOWN	APRIL 2025
04/11/2025	AS SHOWN	APRIL 2025



Dammer at East Gate													Dammer at East Gate													Dammer at East Gate															
Tree		Species		Multiple Trunks		General Condition		Protected		Remove/ Remain		INCHES		Tree Number		Species		Multiple Trunks		General Condition		Protected		Remove/ Remain		INCHES		Tree Number		Species		Multiple Trunks		General Condition		Protected		Remove/ Remain		INCHES	
1	7.0	southern magnolia	No	Healthy	YES	REMOVE	7.0	39	19.6	post oak	No	Damaged	NO	REMOVE	6.0	77	11.3	Chinese elm	Yes	Healthy	YES	REMOVE	15.3	115	21.3	post oak	No	Healthy	YES	REMOVE	2.3	153	17.5	post oak	No	Healthy	YES	REMOVE	17.5	153	17.5
2	6.8	cedar	No	Healthy	YES	REMOVE	6.8	41	22.4	post oak	No	Damaged	NO	REMOVE	6.0	78	11.3	Chinese elm	Yes	Healthy	YES	REMOVE	11.6	116	21.3	post oak	No	Healthy	YES	REMOVE	1.1	155	17.5	post oak	No	Healthy	YES	REMOVE	17.5	155	17.5
3	6.8	southern magnolia	No	Healthy	YES	REMOVE	6.8	41	22.4	post oak	No	Damaged	NO	REMOVE	6.0	78	11.3	Chinese elm	Yes	Healthy	YES	REMOVE	10.6	116	21.3	post oak	No	Healthy	YES	REMOVE	1.1	155	6.4	post oak	No	Healthy	YES	REMOVE	6.4	155	6.4
4	6.1	southern magnolia	No	Healthy	YES	REMOVE	6.1	43	18.5	blackjack oak	No	Healthy	YES	REMOVE	11.1	22	11.1	Chinese elm	No	Healthy	YES	REMOVE	22.4	118	22.4	post oak	No	Healthy	YES	REMOVE	1.1	155	6.4	post oak	No	Healthy	YES	REMOVE	6.4	155	6.4
5	6.1	southern magnolia	No	Healthy	YES	REMOVE	6.1	43	18.5	blackjack oak	No	Healthy	YES	REMOVE	18.5	81	8.7	live oak	No	Healthy	YES	REMOVE	8.7	119	11.2	live oak	No	Healthy	YES	REMOVE	1.2	157	23.2	post oak	No	Healthy	YES	REMOVE	23.2	157	23.2
6	18.0	post oak	No	Healthy	YES	REMOVE	18.0	44	7.3	blackjack oak	No	Healthy	YES	REMOVE	7.5	82	16.5	Chinese elm	Yes	Healthy	YES	REMOVE	16.0	120	24.1	post oak	No	Healthy	YES	REMOVE	1.2	157	16.0	post oak	No	Healthy	YES	REMOVE	16.0	157	16.0
7	18.0	post oak	No	Healthy	YES	REMOVE	18.0	44	7.3	blackjack oak	No	Healthy	YES	REMOVE	10.5	83	12.1	Chinese elm	Yes	Healthy	YES	REMOVE	1.1	120	24.1	post oak	No	Healthy	YES	REMOVE	2.9	159	13.3	Shantung's oak	No	Healthy	YES	REMOVE	13.3	159	13.3
8	19.1	post oak	No	Healthy	YES	REMOVE	19.1	46	11.9	cedar elm	Yes	Healthy	YES	REMOVE	11.9	84	12.4	Chinese elm	Yes	Healthy	YES	REMOVE	12.4	122	32.1	post oak	No	Healthy	YES	REMOVE	31.1	160	27.5	post oak	No	Healthy	YES	REMOVE	27.5	160	27.5
9	18.4	post oak	No	Healthy	YES	REMOVE	18.4	46	11.9	cedar elm	Yes	Healthy	YES	REMOVE	21.3	85	6.1	live oak	No	Healthy	YES	REMOVE	6.1	123	32.1	post oak	No	Healthy	YES	REMOVE	1.1	161	27.5	post oak	No	Healthy	YES	REMOVE	27.5	161	27.5
10	15.6	post oak	No	Healthy	YES	REMOVE	15.6	48	22.0	post oak	No	Damaged	NO	REMOVE	5.0	69	6.6	live oak	No	Healthy	YES	REMOVE	6.6	124	18.8	post oak	No	Healthy	YES	REMOVE	18.8	162	22.5	post oak	No	Healthy	YES	REMOVE	22.5	162	22.5
11	16.2	post oak	No	Healthy	YES	REMOVE	16.2	48	22.0	post oak	No	Damaged	NO	REMOVE	15.8	87	12.4	Chinese elm	Yes	Healthy	YES	REMOVE	15.8	125	29.7	post oak	No	Healthy	YES	REMOVE	1.2	157	16.0	post oak	No	Healthy	YES	REMOVE	16.0	157	16.0
12	17.5	post oak	No	Healthy	YES	REMOVE	17.5	50	15.8	post oak	No	Healthy	YES	REMOVE	15.8	88	6.0	American elm	No	Healthy	YES	REMOVE	6.0	126	15.8	post oak	No	Healthy	YES	REMOVE	15.8	164	22.6	post oak	No	Healthy	YES	REMOVE	22.6	164	22.6
13	21.5	post oak	No	Healthy	YES	REMOVE	21.5	51	21.1	post oak	No	Healthy	YES	REMOVE	21.1	89	22.4	post oak	No	Healthy	YES	REMOVE	22.4	127	18.3	post oak	No	Healthy	YES	REMOVE	1.3	165	26.7	post oak	Yes	Healthy	YES	REMOVE	26.7	165	26.7
14	14.1	post oak	No	Healthy	YES	REMOVE	14.1	52	11.7	Chinese elm	No	Healthy	YES	REMOVE	11.7	90	24.1	Chinese elm	No	Damaged	NO	REMOVE	1.7	128	32.1	post oak	No	Healthy	YES	REMOVE	1.8	166	18.4	post oak	No	Healthy	YES	REMOVE	18.4	166	18.4
15	19.9	post oak	No	Healthy	YES	REMOVE	19.9	53	15.7	Chinese elm	No	Healthy	YES	REMOVE	15.7	91	15.4	post oak	No	Damaged	NO	REMOVE	0.0	129	13.4	post oak	No	Healthy	YES	REMOVE	12.4	167	20.8	post oak	No	Healthy	YES	REMOVE	20.8	167	20.8
16	22.2	post oak	No	Healthy	YES	REMOVE	22.2	54	11.6	Chinese elm	No	Healthy	YES	REMOVE	11.6	92	20.8	post oak	No	Damaged	NO	REMOVE	0.0	130	25.0	post oak	No	Healthy	YES	REMOVE	1.2	168	18.4	post oak	No	Healthy	YES	REMOVE	18.4	168	18.4
17	28.6	post oak	Yes	Healthy	YES	REMOVE	28.6	55	14.5	Chinese elm	No	Damaged	NO	REMOVE	0.0	93	18.2	post oak	No	Healthy	YES	REMOVE	18.2	131	22.6	post oak	No	Healthy	YES	REMOVE	2.0	169	18.1	post oak	No	Healthy	YES	REMOVE	18.1	169	18.1
18	12.4	post oak	No	Healthy	YES	REMOVE	12.4	56	16.5	Chinese elm	No	Healthy	YES	REMOVE	16.5	94	15.4	post oak	No	Damaged	NO	REMOVE	0.0	132	16.5	post oak	No	Healthy	YES	REMOVE	1.7	170	17.5	post oak	No	Healthy	YES	REMOVE	17.5	170	17.5
19	19.9	post oak	Yes	Healthy	YES	REMOVE	19.9	57	16.0	Chinese elm	No	Healthy	YES	REMOVE	16.0	95	18.2	post oak	No	Healthy	YES	REMOVE	18.2	133	17.0	post oak	No	Healthy	YES	REMOVE	1.0	171	9.8	post oak	No	Healthy	YES	REMOVE	9.8	171	9.8
20	14.7	post oak	No	Healthy	YES	REMOVE	14.7	58	19.4	Chinese elm	No	Healthy	YES	REMOVE	19.4	96	22.0	post oak	No	Healthy	YES	REMOVE	22.0	134	19.7	post oak	No	Healthy	YES	REMOVE	1.7	172	19.0	post oak	No	Healthy	YES	REMOVE	19.0	172	19.0
21	17.5	post oak	No	Healthy	YES	REMOVE	17.5	59	12.2	Chinese elm	No	Healthy	YES	REMOVE	12.2	97	21.4	Chinese elm	No	Healthy	YES	REMOVE	21.4	135	22.2	post oak	No	Healthy	YES	REMOVE	1.3	173	16.8	post oak	No	Healthy	YES	REMOVE	16.8	173	16.8
22	18.6	post oak	No	Healthy	YES	REMOVE	18.6	60	18.8	Chinese elm	No	Healthy	YES	REMOVE	18.8	98	12.3	post oak	No	Healthy	YES	REMOVE	12.3	136	24.5	post oak	Yes	Healthy	YES	REMOVE	2.0	174	21.7	post oak	No	Healthy	YES	REMOVE	21.7	174	21.7
23	18.3	eastern red cedar	No	Healthy	YES	REMOVE	18.3	61	11.2	Chinese elm	No	Healthy	YES	REMOVE	11.2	99	18.2	post oak	No	Healthy	YES	REMOVE	18.2	137	16.8	post oak	No	Healthy	YES	REMOVE	1.3	175	16.8	post oak	No	Healthy	YES	REMOVE	16.8	175	16.8
24	17.0	post oak	No	Healthy	YES	REMOVE	17.0	62	11.9	post oak	No	Damaged	NO	REMOVE	0.0	100	26.9	Chinese elm	No	Healthy	YES	REMOVE	16.9	138	16.6	post oak	No	Healthy	YES	REMOVE	1.6	176	21.4	post oak	No	Healthy	YES	REMOVE	21.4	176	21.4
25	19.9	post oak	No	Healthy	YES	REMOVE	19.9	63	19.4	post oak	No	Damaged	NO	REMOVE	0.0	101	22.4	Chinese elm	No	Healthy	YES	REMOVE	19.4	139	16.6	post oak	No	Healthy	YES	REMOVE	1.9	177	22.2	post oak	No	Healthy	YES	REMOVE	22.2	177	22.2
26	17.4	post oak	No	Healthy	YES	REMOVE	17.4	64	14.3	post oak	No	Healthy	YES	REMOVE	14.3	102	22.5	post oak	No	Healthy	YES	REMOVE	22.5	140	14.9	post oak	No	Healthy	YES	REMOVE	1.9	178	16.6	post oak	No	Healthy	YES	REMOVE	16.6	178	16.6
27	21.0	post oak	No	Damaged	NO	REMOVE	0.0	65	17.5	post oak	No	Healthy	YES	REMOVE	17.5	103	20.5	post oak	No	Healthy	YES	REMOVE	20.5	141	14.8	post oak	No	Damaged	NO	REMOVE	0.0	179	18.1	post oak	No	Healthy	YES	REMOVE	18.1	179	18.1
28	17.6	post oak	No	Healthy	YES	REMOVE	17.6	66	23.7	post oak	No	Healthy	YES	REMOVE	23.7	104	18.2	post oak	No	Healthy	YES	REMOVE	18.2	142	16.8	post oak	No	Healthy	YES	REMOVE	1.2	180	17.2	post oak	No	Healthy	YES	REMOVE	17.2	180	17.2
29	18.0	post oak	No	Healthy	YES	REMOVE	18.0	67	23.7	post oak	No	Healthy	YES	REMOVE	23.7	105	23.1	post oak	No	Healthy	YES	REMOVE	23.1	143	14.8	post oak	No	Healthy	YES	REMOVE	1.8	181	18.3	post oak	No	Healthy	YES	REMOVE	18.3	181	18.3
30	17.4	post oak	No	Healthy	YES	REMOVE	17.4	68	17.7	post oak	No	Healthy	YES	REMOVE	17.7	106	21.4	post oak	No	Healthy	YES	REMOVE	21.4	144	16.8	post oak	No	Healthy	YES	REMOVE	1.4	182	16.8	post oak	No	Healthy	YES	REMOVE	16.8	182	16.8
31	19.9	post oak	No	Healthy	YES	REMOVE	19.9	69	21.6	post oak	No	Healthy	YES	REMOVE	21.6	107	15.8	post oak	No	Healthy	YES	REMOVE	15.8	145	14.9	post oak	No	Healthy	YES	REMOVE	1.9	183	24.5	post oak	No	Healthy	YES	REMOVE	24.5	183	24.5
32	18.2	post oak	No	Healthy	YES	REMOVE	18.2	70	18.3	post oak	No	Healthy	YES	REMOVE	18.3	108	19.9	post oak	No	Healthy	YES	REMOVE	19.9	146	16.8	post oak	No	Healthy	YES	REMOVE	1.2	184	16.8	post oak	No	Healthy	YES	REMOVE	16.8	184	16.8
33	21.8	post oak	No	Healthy	YES	REMOVE	21.8	71	8.5	eastern red cedar	No	Healthy	YES	REMOVE	8.5	109	19.9	post oak	No	Healthy	YES	REMOVE	19.9	147	12.0	post oak	No	Healthy	YES	REMOVE	1.0	185	25.0	post oak	No	Healthy	YES	REMOVE	25.0	185	25.0
34	18.0	post oak	No	Healthy	YES	REMOVE	18.0	72	21.5	post oak	No	Damaged	NO	REMOVE	0.0	110	20.7	post oak	No	Healthy	YES	REMOVE	20.7	148	12.0	post oak	No	Healthy	YES	REMOVE	1.0	186	31.3	post oak	No	Healthy	YES	REMOVE	31.3	186	31.3
35	19.8	post oak	No	Healthy	YES	REMOVE	19.8	73	24.9	post oak	No	Healthy	YES	REMOVE	24.9	111	11.5	post oak	No	Healthy	YES	REMOVE	11.5	149	16.8	post oak	No	Healthy	YES	REMOVE	1.5	187	27.7	post oak	No	Healthy	YES	REMOVE	27.7	187	27.7
36	26.3	post oak	Yes	Healthy	YES	REMOVE	26.3	74	11.9	Chinese elm	Yes	Damaged	NO	REMOVE	0.0	112	6.1	sugarberry	No	Healthy	YES	REMOVE	0.0	150	7.8	post oak	No	Healthy	YES	REMOVE	7.8	1005	8.3	eastern red cedar	No	Healthy	YES	REMOVE	8.3	1005	8.3
37	16.2	post oak	No	Healthy	YES	REMOVE	16.2	75	11.3	Chinese elm	No	Damaged	NO	REMOVE	0.0	113	3.3	post oak	No	Healthy	YES	REMOVE	15.0	151	29.2	post oak	No	Healthy	YES	REMOVE	1.0	188	28.7	post oak	No	Healthy	YES	REMOVE	28.7	188	28.7
38	21.2	Chinese elm	No	Healthy	YES	REMOVE	21.2	76	12.3	post oak	No	Healthy	YES	REMOVE	12.3	114	20.7	post oak	No	Healthy	YES	REMOVE	20.7	152	19.2	post oak	No	Healthy	YES	REMOVE	1.2	190	25.3	Chinese elm	Yes	Healthy	YES	REMOVE	25.3	190	25.3

Dameter at Breast Height													Dameter at Breast Height													Dameter at Breast Height													Dameter at Breast Height												
Tree Number	Species	Multiple Trunks	General Condition	Protected	Remove/Remain	INCHES	Dameter at Breast Height							Tree Number	Species	Multiple Trunks	General Condition	Protected	Remove/Remain	INCHES	Dameter at Breast Height							Tree Number	Species	Multiple Trunks	General Condition	Protected	Remove/Remain	INCHES	Dameter at Breast Height																
							Tree Number	Species	Multiple Trunks	General Condition	Protected	Remove/Remain	INCHES								Tree Number	Species	Multiple Trunks	General Condition	Protected	Remove/Remain	INCHES								Tree Number	Species	Multiple Trunks	General Condition	Protected	Remove/Remain	INCHES										
1008	27.1 post oak	No	Healthy	YES	REMOVE	17.1	1048	7.1	eastern red cedar	No	Healthy	YES	REMOVE	7.1	1084	8.9	live oak	Yes	Healthy	YES	REMOVE	8.9	2018	17.6	post oak	No	Healthy	YES	REMOVE	7.8	2056	21.1	post oak	No	Healthy	YES	REMOVE	21.1	post oak	No	Healthy	YES	REMOVE	21.1							
1009	1.8 gum turpentine	No	Healthy	YES	REMOVE	22.1	1049	22.1	post oak	No	Healthy	YES	REMOVE	22.1	1085	25.7	live oak	Yes	Healthy	YES	REMOVE	25.7	2019	9.8	post oak	No	Healthy	YES	REMOVE	9.8	2057	18.8	post oak	No	Healthy	YES	REMOVE	18.8	post oak	No	Healthy	YES	REMOVE	18.8							
1010	12.8 sugarybany	No	Healthy	YES	REMOVE	12.8	1050	7.0	eastern red cedar	No	Healthy	YES	REMOVE	7.0	1086	28.8	cedar elm	Yes	Healthy	YES	REMOVE	28.8	2020	16.8	post oak	No	Healthy	YES	REMOVE	6.1	2058	13.5	post oak	No	Healthy	YES	REMOVE	13.5	post oak	No	Healthy	YES	REMOVE	13.5							
1011	1.8 sugarybany	No	Healthy	YES	REMOVE	0.0	1051	6.0	live oak	No	Damaged	NO	REMOVE	0.0	1087	10.0	live oak	Yes	Healthy	YES	REMOVE	10.0	2021	10.2	live oak	No	Healthy	YES	REMOVE	10.2	2059	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1012	7.3 sugarybany	No	Healthy	NO	REMOVE	0.0	1052	6.0	live oak	No	Damaged	NO	REMOVE	0.0	1088	17.5	post oak	No	Healthy	YES	REMOVE	17.5	2022	17.2	post oak	No	Healthy	YES	REMOVE	7.2	2060	18.0	post oak	No	Healthy	YES	REMOVE	18.0	post oak	No	Healthy	YES	REMOVE	18.0							
1013	9.4 sugarybany	No	Healthy	NO	REMOVE	0.0	1053	8.5	eastern red cedar	No	Healthy	YES	REMOVE	8.5	1089	13.5	post oak	No	Healthy	YES	REMOVE	13.5	2023	16.8	post oak	No	Healthy	YES	REMOVE	16.8	2061	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1014	15.8 eastern red cedar	No	Healthy	YES	REMOVE	15.8	1054	1.0	live oak	No	Healthy	YES	REMOVE	1.0	1090	6.3	post oak	No	Healthy	YES	REMOVE	6.3	2024	14.8	post oak	Yes	Healthy	YES	REMOVE	4.8	2062	7.2	post oak	No	Healthy	YES	REMOVE	7.2	post oak	No	Healthy	YES	REMOVE	7.2							
1015	11.9 sugarybany	No	Healthy	NO	REMOVE	0.0	1055	9.3	eastern red cedar	No	Healthy	YES	REMOVE	9.3	1091	20.2	post oak	No	Healthy	YES	REMOVE	20.2	2025	16.8	post oak	No	Healthy	YES	REMOVE	6.9	2063	6.8	post oak	No	Healthy	YES	REMOVE	6.8	post oak	No	Healthy	YES	REMOVE	6.8							
1016	1.4 eastern red cedar	No	Healthy	YES	REMOVE	1.4	1056	8.1	live oak	No	Healthy	YES	REMOVE	8.1	1092	23.2	post oak	No	Healthy	YES	REMOVE	23.2	2026	16.8	post oak	No	Healthy	YES	REMOVE	8.2	2064	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1017	14.4 sugarybany	No	Healthy	YES	REMOVE	14.4	1055	7.6	eastern red cedar	No	Healthy	YES	REMOVE	0.0	1093	15.9	post oak	No	Damaged	NO	REMOVE	0.0	2027	18.2	post oak	No	Healthy	YES	REMOVE	8.2	2065	23.3	post oak	Yes	Healthy	YES	REMOVE	23.3	post oak	No	Healthy	YES	REMOVE	23.3							
1018	0.0 sugarybany	No	Healthy	YES	REMOVE	0.0	1056	0.0	live oak	No	Damaged	NO	REMOVE	0.0	1094	16.8	cedar elm	Yes	Healthy	YES	REMOVE	16.8	2028	16.8	post oak	No	Healthy	YES	REMOVE	16.8	2066	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1019	7.5 eastern red cedar	No	Healthy	YES	REMOVE	7.5	1057	8.8	sugarybany	No	Healthy	NO	REMOVE	0.0	1095	18.4	post oak	No	Healthy	YES	REMOVE	18.4	2029	15.0	post oak	No	Healthy	YES	REMOVE	5.9	2067	15.5	post oak	No	Healthy	YES	REMOVE	15.5	post oak	No	Healthy	YES	REMOVE	15.5							
1020	9.2 eastern red cedar	No	Healthy	YES	REMOVE	9.2	1058	15.8	cedar elm	No	Healthy	YES	REMOVE	6.0	1096	8.2	eastern red cedar	No	Healthy	YES	REMOVE	6.0	2030	18.7	post oak	No	Healthy	YES	REMOVE	5.8	2068	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1021	1.8 sugarybany	No	Healthy	YES	REMOVE	1.8	1059	29.7	post oak	No	Healthy	YES	REMOVE	29.7	1097	14.8	post oak	No	Healthy	YES	REMOVE	14.8	2031	15.2	post oak	No	Healthy	YES	REMOVE	2.2	2069	15.4	post oak	No	Healthy	YES	REMOVE	15.4	post oak	No	Healthy	YES	REMOVE	15.4							
1022	6.6 eastern red cedar	No	Healthy	YES	REMOVE	8.8	1060	34.2	pear	No	Healthy	YES	REMOVE	34.2	1098	26.3	post oak	No	Healthy	YES	REMOVE	26.3	2032	14.3	post oak	No	Healthy	YES	REMOVE	4.3	2070	22.6	post oak	No	Healthy	YES	REMOVE	22.6	post oak	No	Healthy	YES	REMOVE	22.6							
1023	6.6 eastern red cedar	No	Healthy	YES	REMOVE	11.6	1061	6.2	live oak	No	Healthy	YES	REMOVE	6.2	1099	8.5	eastern red cedar	No	Healthy	YES	REMOVE	8.5	2033	16.8	post oak	No	Healthy	YES	REMOVE	6.9	2071	6.2	post oak	No	Healthy	YES	REMOVE	6.2	post oak	No	Healthy	YES	REMOVE	6.2							
1024	7.9 eastern red cedar	No	Healthy	YES	REMOVE	7.9	1062	6.3	live oak	No	Healthy	YES	REMOVE	6.3	1100	8.4	eastern red cedar	No	Healthy	YES	REMOVE	8.4	2034	14.8	post oak	No	Healthy	YES	REMOVE	4.8	2072	15.1	post oak	Yes	Healthy	YES	REMOVE	15.1	post oak	No	Healthy	YES	REMOVE	15.1							
1025	1.8 sugarybany	No	Healthy	YES	REMOVE	1.8	1063	12.2	live oak	No	Healthy	YES	REMOVE	12.2	1101	18.4	post oak	No	Healthy	YES	REMOVE	18.4	2035	16.8	post oak	No	Healthy	YES	REMOVE	16.8	2073	16.0	post oak	No	Healthy	YES	REMOVE	16.0	post oak	No	Healthy	YES	REMOVE	16.0							
1026	6.6 live oak	No	Damaged	NO	REMOVE	0.0	1064	6.9	live oak	No	Healthy	YES	REMOVE	8.9	1102	17.0	post oak	No	Healthy	YES	REMOVE	17.0	2036	16.8	post oak	No	Healthy	YES	REMOVE	3.6	2074	18.1	post oak	No	Healthy	YES	REMOVE	18.1	post oak	No	Healthy	YES	REMOVE	18.1							
1027	8.9 eastern red cedar	Yes	Healthy	YES	REMOVE	8.9	1065	9.9	live oak	No	Healthy	YES	REMOVE	7.2	1103	10.2	live oak	Yes	Healthy	YES	REMOVE	10.2	2037	16.0	post oak	No	Healthy	YES	REMOVE	3.0	2075	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1028	2.2 live oak	No	Healthy	YES	REMOVE	2.2	1066	7.8	live oak	No	Healthy	YES	REMOVE	7.8	1104	23.0	live oak	Yes	Healthy	YES	REMOVE	23.0	2038	22.8	post oak	No	Healthy	YES	REMOVE	2.0	2076	12.0	post oak	No	Healthy	YES	REMOVE	12.0	post oak	No	Healthy	YES	REMOVE	12.0							
1029	8.8 eastern red cedar	Yes	Healthy	YES	REMOVE	8.8	1067	7.0	live oak	No	Healthy	YES	REMOVE	19.1	1103	20.3	post oak	No	Healthy	YES	REMOVE	19.1	2039	15.9	post oak	No	Healthy	YES	REMOVE	2.9	2077	17.3	post oak	No	Healthy	YES	REMOVE	17.3	post oak	No	Healthy	YES	REMOVE	17.3							
1030	0.0 eastern red cedar	No	Healthy	YES	REMOVE	0.0	1068	20.0	live oak	No	Healthy	YES	REMOVE	21.6	1104	21.6	live oak	Yes	Healthy	YES	REMOVE	21.6	2040	16.8	post oak	No	Healthy	YES	REMOVE	20.4	2078	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1031	8.5 eastern red cedar	No	Healthy	YES	REMOVE	8.5	1069	6.0	live oak	No	Healthy	YES	REMOVE	9.2	1105	9.2	post oak	No	Healthy	YES	REMOVE	9.2	2041	15.5	post oak	No	Healthy	YES	REMOVE	5.5	2079	17.8	post oak	No	Healthy	YES	REMOVE	17.8	post oak	No	Healthy	YES	REMOVE	17.8							
1032	1.8 live oak	No	Healthy	YES	REMOVE	1.8	1070	17.0	live oak	No	Healthy	YES	REMOVE	17.0	1106	8.1	post oak	No	Healthy	YES	REMOVE	8.1	2042	16.8	post oak	No	Healthy	YES	REMOVE	19.0	2080	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1033	6.6 eastern red cedar	No	Healthy	YES	REMOVE	9.8	1071	7.1	live oak	No	Healthy	YES	REMOVE	12.8	1107	12.8	post oak	No	Healthy	YES	REMOVE	12.8	2043	16.8	post oak	No	Healthy	YES	REMOVE	6.8	2081	22.1	post oak	No	Healthy	YES	REMOVE	22.1	post oak	No	Healthy	YES	REMOVE	22.1							
1034	10.9 eastern red cedar	Yes	Healthy	YES	REMOVE	10.9	1072	10.9	live oak	Yes	Healthy	YES	REMOVE	10.9	2040	8.3	sugarybany	No	Healthy	NO	REMOVE	0.0	2044	12.0	post oak	No	Healthy	YES	REMOVE	2.0	2082	11.9	post oak	No	Healthy	YES	REMOVE	11.9	post oak	No	Healthy	YES	REMOVE	11.9							
1035	6.5 eastern red cedar	No	Healthy	YES	REMOVE	6.5	1073	7.3	Shumard's oak	No	Healthy	NO	REMOVE	0.0	2041	8.5	live oak	Yes	Healthy	YES	REMOVE	8.5	2045	16.8	post oak	No	Healthy	YES	REMOVE	16.8	2083	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1036	9.5 eastern red cedar	No	Healthy	YES	REMOVE	9.5	1074	6.3	live oak	No	Damaged	NO	REMOVE	0.0	2042	17.6	post oak	No	Healthy	YES	REMOVE	17.6	2046	17.1	post oak	No	Healthy	YES	REMOVE	7.1	2084	14.2	post oak	No	Healthy	YES	REMOVE	14.2	post oak	No	Healthy	YES	REMOVE	14.2							
1037	1.6 eastern red cedar	No	Healthy	YES	REMOVE	1.6	1075	8.2	live oak	No	Healthy	YES	REMOVE	8.2	2043	16.4	post oak	No	Healthy	YES	REMOVE	16.4	2047	16.8	post oak	No	Healthy	YES	REMOVE	16.8	2085	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1038	6.6 eastern red cedar	No	Healthy	YES	REMOVE	6.6	1076	7.5	live oak	No	Healthy	YES	REMOVE	7.5	2010	11.9	post oak	No	Healthy	YES	REMOVE	11.9	2048	15.1	post oak	No	Healthy	YES	REMOVE	9.1	2086	24.4	post oak	No	Healthy	YES	REMOVE	24.4	post oak	No	Healthy	YES	REMOVE	24.4							
1039	7.5 eastern red cedar	No	Healthy	YES	REMOVE	7.5	1077	21.1	post oak	No	Healthy	YES	REMOVE	21.1	2011	15.1	post oak	No	Healthy	YES	REMOVE	15.1	2049	16.8	post oak	No	Healthy	YES	REMOVE	15.1	2087	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1040	6.6 live oak	No	Healthy	YES	REMOVE	6.6	1078	26.4	post oak	No	Healthy	YES	REMOVE	26.4	2012	6.1	eastern red cedar	No	Healthy	YES	REMOVE	6.1	2050	14.4	post oak	No	Healthy	YES	REMOVE	4.4	2088	18.8	post oak	No	Healthy	YES	REMOVE	18.8	post oak	No	Healthy	YES	REMOVE	18.8							
1041	6.8 eastern red cedar	No	Healthy	YES	REMOVE	6.8	1079	8.0	cedar elm	No	Healthy	YES	REMOVE	23.1	2013	22.6	post oak	No	Healthy	YES	REMOVE	23.1	2051	21.1	post oak	Yes	Healthy	YES	REMOVE	11.1	2089	15.5	post oak	No	Healthy	YES	REMOVE	15.5	post oak	No	Healthy	YES	REMOVE	15.5							
1042	3.3 eastern red cedar	No	Healthy	YES	REMOVE	3.3	1080	21.5	live oak	No	Healthy	YES	REMOVE	18.8	2014	18.8	post oak	No	Healthy	YES	REMOVE	18.8	2052	16.8	post oak	No	Healthy	YES	REMOVE	16.8	2090	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1043	7.2 live oak	No	Damaged	NO	REMOVE	0.0	1081	7.0	live oak	No	Healthy	YES	REMOVE	17.0	2015	17.0	post oak	No	Healthy	YES	REMOVE	17.0	2053	17.0	post oak	No	Healthy	YES	REMOVE	7.0	2091	20.0	post oak	No	Healthy	YES	REMOVE	20.0	post oak	No	Healthy	YES	REMOVE	20.0							
1044	1.7 live oak	No	Healthy	YES	REMOVE	1.7	1082	6.0	Shumard's oak	No	Healthy	YES	REMOVE	6.0	2016	17.4	post oak	No	Healthy	YES	REMOVE	17.4	2054	16.8	post oak	No	Healthy	YES	REMOVE	6.0	2092	16.8	post oak	No	Healthy	YES	REMOVE	16.8	post oak	No	Healthy	YES	REMOVE	16.8							
1045	26.1 post oak	No	Healthy																																																

[illegible]

CITY PROJECT NUMBER: XXXX-XXXX

SCAPE FLAIN  
525

LANDSCAPE PLAN

FOR

RESERVE AT HICKORY CREEK

LOT 1-20, BLOCK B LOT 1-15, BLOCK C-E, LOT 1-12, BLOCK F LOT 1-14,  
BLOCK G-K, LOT 1-12, BLOCK M-P LOT 1-20.

225 RESIDENTIAL LOTS/ 16 BLOCKS / 17 OPEN SPACES

BEING 18.8 ACRES  
OUT OF THE

H.H Swisher Survey SURVEY, ABSTRACT NC. 1220  
IN THE

OF HICKORY CREEK, DENTON COUNTY, TEXAS

	DEVELOPER:	ENGINEER/SURVEYOR:
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CAPITAL MARKET SPACE CAPITAL  
ST FWY, ST 201 \$100 SOUTHWEST FWY, ST 201

HOUSTON, TX 77074  
Tel: (281)-766-9784

IL HASSAN	Contact: SCHAIL HASSAN	Cellina, TX 75009 Tel: (469) 501-2200 Contact: 469-501-2200
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DRAWN		CHECKED	SCALE	DATE	KH PROJECT NO.	
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AML	AS SHOWN	APRIL 2025	0632566500
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April 16, 2025  
AVO 37638.200

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

**RE: The Reserve at Hickory Creek – Site Plan & Landscape Plan  
(Final Submittal) Review**

Dear Ms. Chaudoir:

Halff Associates received a request from the Town of Hickory Creek to review a Site Plan and Landscape Plan for The Reserve at Hickory Creek on August 3, 2022. The surveyor/engineer is Kimley-Horn and Associates, Inc. The owner/applicant is Market Space Capital.

5<sup>th</sup> Review of Site Plan and Landscape Plan  
Resubmitted Site Plan and Landscape Plan

September 12, 2022  
April 9, 2025

**Halff has reviewed the resubmitted Site Plan and Landscape Plan and recommends approval. The original Site Plan and Landscape Plan were given approval on September 12, 2022. Upon review of the resubmitted Site Plan and Landscape Plan, no significant changes were made and both plans are in accordance with the approved Construction Plans and Drainage Study. Halff offers no further comments and all previous comments have been addressed.**

Sincerely,

**HALFF ASSOCIATES, INC.**

TBPELS Engineering Firm No. 312

A handwritten signature in black ink, appearing to read "K. J. Gronwaldt", written over a horizontal line.

Kevin Gronwaldt, PE, LGPP  
Consulting Engineer for the Town of Hickory Creek

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