



**NOTICE OF
SPECIAL MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
THURSDAY, DECEMBER 15, 2022, 6:30 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 Town Council 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 Town Council. To comply with the provisions of the Open Meetings Act, the Town Council 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 Town Council. 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 Town Council.

1. November 2022 Council Meeting Minutes
2. November 2022 Financial Statements

Regular Agenda

3. Consider and act on an appeal from the decision of the designated representative for a variance of Section 13.03.075 of the Town's Code of Ordinances adopting Title 30 Texas Administrative Code Chapter 285 regarding residential lot sizing. The legal description of the property is Harbor Grove Estates 1 BLK C Lot 13R.

4. First reading of a resolution of the Town Council of the Town of Hickory Creek, approving an amended and restated performance agreement by and between the Hickory Creek Economic Development Corporation and Hard Sun V, LLC, a Texas limited liability company, for economic development purposes, authorized pursuant to Sections 501.103, 505,152 and 505.158 of the Texas Local Government Code and providing for an immediate effective date.
5. Second reading and consider and act on a resolution of the Town Council of the Town of Hickory Creek, approving an amended and restated performance agreement by and between the Hickory Creek Economic Development Corporation and Hard Sun V, LLC, a Texas limited liability company, for economic development purposes, authorized pursuant to Sections 501.103, 505,152 and 505.158 of the Texas Local Government Code and providing for an immediate effective date.
6. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, authorizing the President or Executive Director or the Hickory Creek Economic Development Corporation to execute a real estate sales contract, attached hereto as Exhibit "A" and all documents necessary to acquire the approximately 0.92-acre tract or tracts of land situated in the Ventana Addition, Phase II, Lot 7. an addition to the Town of Hickory Creek.

Future Agenda Items

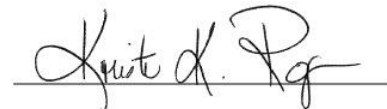
The purpose of this section is to allow each Council Member the opportunity to propose that an item be added as a business item to any future agenda. Any discussion of, or a decision about, the subject matter shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

Adjournment

The Town Council 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, Kristi Rogers, Town Secretary, for the Town of Hickory Creek certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on December 12, 2022 at 3:00 p.m.



Kristi Rogers, Town Secretary
Town of Hickory Creek

**FIRST AMENDED SPECIAL MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, NOVEMBER 21, 2022**

MINUTES

Call to Order

Mayor Clark called the meeting to order at 6:30 p.m.

Roll Call

The following members were present:

Mayor Lynn Clark
Councilmember Randy Gibbons
Councilmember Richard DuPree
Councilmember Chris Gordon
Mayor Pro Tem Paul Kenney
Councilmember Ian Theodore

Also in attendance:

John M. Smith, Jr., Town Administrator
Kristi K. Rogers, Town Secretary
Carey Dunn, Chief of Police
Trey Sargent, Town Attorney

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

Mayor Clark led the Pledge of Allegiance to the U.S. and Texas Flags.

Invocation

Councilmember Theodore gave the invocation.

Presentation of Awards

1. Ceremonial Oath of Office and Presentation of Badge to Officer Bryan Cavazos and Officer Johnny Nguyen.

Chief Dunn administered the Oath of Office to Officer Bryan Cavazos and Officer Johnny Nguyen. Officer Cavazos's badge was presented to his mother for pinning. Officer Nguyen's badge was presented to his girlfriend for pinning.

Items of Community Interest

The annual tree lighting will be held Friday, December 2, 2022 from 6:00 p.m. until 8:00 p.m.

Public Comment

There were no speakers for public comment.

Consent Agenda

2. October 2022 Council Meeting Minutes
3. October 2022 Financial Statements
4. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, hereby ratifying agreements related to the United States Department of Justice, Drug Enforcement Administration HIDTA Dallas Task Force.

Motion made by Councilmember DuPree to approve consent agenda items 2-4 as presented, Seconded by Councilmember Theodore.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

Regular Agenda

5. Conduct a public hearing regarding a request from Shirley Abernathy to designate the zoning as C-1 on a 10.72 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220 in the Denton County, Texas, and being part of a called 36.253 acre tract of land described as "Tract 1" in Executor's Deed to Richard Goldfield, Brian Goldfield and Susan Goldfield, recorded in Instrument Number 2019-36351 of the Official Public Records of Denton County, Texas and consider and act on an ordinance adopting the same.

Mayor Clark called the public hearing to order at 6:43 p.m. With no one wishing to speak, the public hearing was closed at 6:43 p.m.

Motion made by Councilmember Gordon to approve an ordinance designating the zoning as C-1 on a 10.72 acre tract of land situated in the H.H. Swisher Survey, Abstract No. 1220 in the Denton County, Texas, and being part of a called 36.253 acre tract of land described as "Tract 1" in Executor's Deed to Richard Goldfield, Brian Goldfield and Susan Goldfield, recorded in Instrument Number 2019-36351 of the Official Public Records of Denton County, Texas, Seconded by Councilmember Theodore.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

6. Conduct a public hearing regarding amending the Town of Hickory Creek's Code of Ordinances, Chapter 14 Zoning, Article XXXIV Amendments and Article XXXII Board of Adjustment to modify or add requirements for on-site signage for application for zoning changes or variances and consider and act on an ordinance for the same.

Mayor Clark called the public hearing to order at 6:46 p.m. With no one wishing to speak, the public hearing was closed at 6:46 p.m.

Motion made by Councilmember Gordon to approve an ordinance amending the Town of Hickory Creek's Code of Ordinances, Chapter 14 Zoning, Article XXXIV Amendments and Article XXXII Board of Adjustment to modify or add requirements for on-site signage for application for zoning changes or variances, Seconded by Councilmember DuPree.

Town of Hickory Creek

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Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

7. Conduct a public hearing regarding amending the Town of Hickory Creek's Code of Ordinances, Chapter 14 Zoning, Article XI SF-5AC Residential District to modify setback requirements for detached garages and consider and act on an ordinance for the same.

Mayor Clark called the public hearing to order at 6:47 p.m. With no one wishing to speak, the public hearing was closed at 6:47 p.m.

Motion made by Councilmember Theodore to approve an ordinance amending the Town of Hickory Creek's Code of Ordinances, Chapter 14 Zoning, Article XI SF-5AC Residential District to modify setback requirements for detached garages, Seconded by Mayor Pro Tem Kenney.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

8. Receive a presentation from Scott Garber regarding Lake Cities Focus.

Scott Garber, Lake Cities Focus President, presented an overview of Lake Cities Focus and answered questions from the Town Council.

9. Consider and act on a preliminary plat of the Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres out of the S. McCarroll Survey, Abstract No. 958, Town of Hickory Creek, Denton County, Texas.

Chris Morpew, owner of Reliant Construction, representing Alpha-Omega provided an overview of the preliminary plat and answered questions from the town council.

Motion made by Councilmember Gibbons to approve a preliminary plat of the Alpha-Omega Hickory Creek Addition, Lot 1, Block A, 2.895 acres out of the S. McCarroll Survey, Abstract No. 958, Seconded by Councilmember Theodore.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

10. Consider and act on a preliminary plat for Lake Dallas RV Park No. 2, Lot 1, Block 1: being a 3.545 acre tract of land situated in the Lowery Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas.

Motion made by Councilmember Gordon to approve a preliminary plat for Lake Dallas RV Park No. 2 Lot 1, Block 1 as presented, Seconded by Mayor Pro Tem Kenney.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

11. Consider and act on a final plat for Lake Dallas RV Park No. 2, Lot 1, Block 1: being a 3.545 acre tract of land situated in the Lowery Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas.

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Motion made by Councilmember Gordon to approve a final plat for Lake Dallas RV Park No. 2 Lot 1, Block 1, Seconded by Mayor Pro Tem Kenney.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

12. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas canvassing and declaring results of the November 8, 2022 Special Election.

Mayor Lynn Clark, presiding officer of the canvassing authority, read the November 8, 2022 special election results and certified the total of all votes received for Town of Hickory Creek Proposition A as shown by the precinct returns.

The Legal Sale of all Alcoholic Beverages including Mixed Beverages.

The number of votes cast "FOR"	1,863
The number of votes cast "AGAINST"	580
The number of votes by which the proposition was approved:	1,283
Total votes cast:	2,443

Motion made by Councilmember Gibbons to approve a resolution of the Town Council of the Town of Hickory Creek, Texas canvassing and declaring results of the November 8, 2022 Special Election, Seconded by Councilmember Gordon.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

13. Consider and act on an ordinance of the Town Council of the Town of Hickory Creek, Texas declaring the result of a Local Option Election and providing an effective date.

Motion made by Councilmember Theodore to approve an ordinance of the Town Council of the Town of Hickory Creek, Texas declaring the result of a Local Option Election and providing an effective date, Seconded by Councilmember DuPree.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

14. Consider and act on Contract Amendment No. 3 for the Sycamore Bend Road Construction Project.

No action taken.

15. Consider and act on appointments to the Economic Development Corporation.

Motion made by Mayor Pro Tem Kenney to reappoint Bruce Enriquez to Place 2, Lynn Clark to Place 4 and Christina Pierson to Place 6 of the EDC, Seconded by Councilmember DuPree.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

Town of Hickory Creek

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16. Discussion regarding the Denton County Transportation Road Improvement Program 2022.

Discussion was held regarding the Denton County Transportation Improvement Program 2022.

17. Receive update from Chief Dunn concerning police department activity since the October council meeting and discuss same.

Chief Dunn provided statistics to the Town Council regarding reduction of offences and calls for service at Walmart since officers began patrolling inside Walmart during shifts and K9 program utilization in the schools.

18. Receive update from Town Council board liaisons regarding activity of boards and commissions since the October council meeting and discuss same.

Parks and Recreation Board would like additional deer crossing signage, receive dates of Sycamore Bend Road opening and restroom installation in Arrowhead Park.

Board of Adjustments have heard variances regarding carports. Information should be included in the next newsletter regarding the process.

Denton County Mayors Council met with area school superintendents to discuss support for teachers, school safety and additional funding needed to meet mandated academic requirements.

Future Agenda Items

There were no future agenda items.

Adjournment

Motion made by Mayor Pro Tem Kenney to adjourn the meeting, Seconded by Councilmember Theodore.

Voting Yea: Councilmember Gibbons, Councilmember DuPree, Councilmember Gordon, Mayor Pro Tem Kenney, Councilmember Theodore. Motion passed unanimously.

The meeting did then stand adjourned at 8:09 p.m.

Approved:

Attest:

Lynn C. Clark, Mayor
Town of Hickory Creek

Kristi K. Rogers, Town Secretary
Town of Hickory Creek

Town of Hickory Creek
Balance Sheet
As of November 30, 2022

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
BOA - Animal Shelter Fund	23,125.63
BOA - Drug Forfeiture	5,152.64
BOA - Drug Seizure	3,937.42
BOA - General Fund	611,160.27
BOA - Parks and Recreation	98,317.55
BOA - Payroll	338.66
BOA - Police State Training	5,187.26
Logic 2020 CO's	1,871,336.11
Logic Animal Shelter Facility	9,712.42
Logic Coronavirus Recovery Fund	846,944.51
Logic Harbor Ln-Sycamore Bend	81,500.55
Logic Investment Fund	5,365,110.84
Logic Turbeville Road	96,204.68
Total Checking/Savings	9,018,028.54
Accounts Receivable	
Municipal Court Payments	10,848.00
Total Accounts Receivable	10,848.00
Total Current Assets	9,028,876.54
TOTAL ASSETS	9,028,876.54
LIABILITIES & EQUITY	0.00

Town of Hickory Creek
Profit & Loss
 November 2022

	Nov 22
Ordinary Income/Expense	
Income	
Ad Valorem Tax Revenue	
4002 M&O	59,235.02
4004 M&O Penalties & Interest	86.60
4006 Delinquent M&O	-116.92
4008 I&S Debt Service	31,488.40
4010 I&S Penalties & Interest	27.02
4012 Delinquent I&S	-64.84
Total Ad Valorem Tax Revenue	90,655.28
Building Department Revenue	
4102 Building Permits	57,407.85
4104 Certificate of Occupancy	1,250.00
4106 Contractor Registration	150.00
4108 Preliminary/Final Plat	1,700.00
4112 Health Inspections	920.00
4128 Variance Fee	500.00
Total Building Department Revenue	61,927.85
Franchise Fee Revenue	
4204 Charter Communications	10,394.25
4210 Oncor Electric	142,363.40
4212 Republic Services	4,643.74
Total Franchise Fee Revenue	157,401.39
Interest Revenue	
4330 General Fund Interest	1.20
4332 Investment Interest	27,797.95
Total Interest Revenue	27,799.15
Miscellaneous Revenue	
4502 Animal Adoption & Impound	852.35
4506 Animal Shelter Donations	220.00
4510 Arrowhead Park Fees	1,176.00
4526 Mineral Rights	242.55
4530 Other Receivables	96,851.91
4536 Point Vista Park Fees	765.00
Total Miscellaneous Revenue	100,107.81
Municipal Court Revenue	
4602 Building Security Fund	1,241.14
4604 Citations	37,025.44
4606 Court Technology Fund	1,041.00
4608 Jury Fund	24.23
4610 Truancy Fund	1,211.26
4612 State Court Costs	21,665.15
Total Municipal Court Revenue	62,208.22
Sales Tax Revenue	
4702 Sales Tax General Fund	200,339.38
4706 Sales Tax 4B Corporation	28,619.91
4708 Sales Tax Mixed Beverage	3,300.14
Total Sales Tax Revenue	232,259.43
Total Income	732,359.13
Gross Profit	732,359.13
Expense	
Capital Outlay	
5010 Street Maintenance	390.54
5026 Fleet Vehicles	12,099.73
5030 Sycamore Bend Construction	871,637.73

Town of Hickory Creek
Profit & Loss
 November 2022

	Nov 22
5032 Broadband Initiative	206.25
Total Capital Outlay	884,334.25
General Government	
5202 Bank Service Charges	15.00
5204 Books & Subscriptions	257.72
5206 Computer Hardware/Software	328.50
5208 Copier Rental	401.40
5210 Dues & Memberships	544.00
5212 EDC Tax Payment	50,926.88
5216 Volunteer/Staff Events	439.48
5218 General Communications	9,007.88
5222 Office Supplies & Equip.	75.05
5224 Postage	1,495.15
5228 Town Council/Board Expense	223.06
Total General Government	63,714.12
Municipal Court	
5312 Court Technology	5,819.00
5314 Dues & Memberships	55.00
5318 Merchant Fees/Credit Cards	335.53
5322 Office Supplies/Equipment	178.63
5332 Warrants Collected	1,208.97
Total Municipal Court	7,597.13
Parks and Recreation	
5408 Tanglewood Park	163.10
Total Parks and Recreation	163.10
Parks Corps of Engineer	
5432 Arrowhead	889.01
5434 Harbor Grove	338.92
5436 Point Vista	410.64
5438 Sycamore Bend	804.05
Total Parks Corps of Engineer	2,442.62
Personnel	
5502 Administration Wages	38,658.30
5506 Police Wages	77,287.05
5507 Police Overtime Wages	3,744.68
5508 Public Works Wages	19,235.17
5509 Public Works Overtime Wage	510.48
5510 Health Insurance	19,916.00
5512 Longevity	14,265.00
5514 Payroll Expense	2,333.37
5516 Employment Exams	210.00
5518 Retirement (TMRS)	19,841.30
Total Personnel	196,001.35
Police Department	
5602 Auto Gas & Oil	3,672.87
5606 Auto Maintenance & Repair	3,849.07
5612 Computer Hardware/Software	5,804.57
5614 Crime Lab Analysis	367.42
5626 Office Supplies/Equipment	266.26
5630 Personnel Equipment	962.34
5636 Uniforms	2,935.12
5648 K9 Unit	10,079.78
Total Police Department	27,937.43
Public Works Department	
5706 Animal Control Supplies	181.88
5708 Animal Control Vet Fees	1,454.23

Town of Hickory Creek
Profit & Loss
November 2022

	Nov 22
5710 Auto Gas & Oil	2,490.73
5714 Auto Maintenance/Repair	2,213.78
5716 Beautification	6,910.79
5724 Equipment Maintenance	133.00
5728 Equipment Supplies	183.86
5732 Office Supplies/Equipment	181.69
5734 Communications	432.12
5738 Training	300.00
5742 Uniforms	583.08
5748 Landscaping Services	7,751.36
	22,816.52
Total Public Works Department	22,816.52
Services	
5804 Attorney Fees	8,361.85
5818 Inspections	7,565.00
5820 Fire Service	242,673.00
5822 Legal Notices/Advertising	773.80
5824 Library Services	30.90
5826 Municipal Judge	1,150.00
5828 Printing	51.00
	260,605.55
Total Services	260,605.55
Special Events	
6012 Special Events	2,262.30
	2,262.30
Total Special Events	2,262.30
Utilities & Maintenance	
5902 Bldg Maintenance/Supplies	5,572.56
5904 Electric	2,219.83
5906 Gas	101.58
5908 Street Lighting	3,381.84
5910 Telephone	2,546.83
5912 Water	4,041.81
	17,864.45
Total Utilities & Maintenance	17,864.45
Total Expense	1,485,738.82
Net Ordinary Income	-753,379.69
Net Income	-753,379.69

Town of Hickory Creek
Budget vs. Actual Year to Date 16.66%
October through November 2022

	Oct - Nov 22	Budget	% of Budget
Ordinary Income/Expense			
Income			
Ad Valorem Tax Revenue			
4002 M&O	62,638.86	1,573,408.00	4.0%
4004 M&O Penalties & Interest	48.39	2,500.00	1.9%
4006 Delinquent M&O	688.34	1,000.00	68.8%
4008 I&S Debt Service	33,713.94	836,400.00	4.0%
4010 I&S Penalties & Interest	2.60	1,500.00	0.2%
4012 Delinquent I&S	-69.14	500.00	-13.8%
Total Ad Valorem Tax Revenue	97,022.99	2,415,308.00	4.0%
Building Department Revenue			
4102 Building Permits	136,283.35	550,000.00	24.8%
4104 Certificate of Occupancy	2,750.00	20,000.00	13.8%
4106 Contractor Registration	1,275.00	5,500.00	23.2%
4108 Preliminary/Final Plat	1,700.00	0.00	100.0%
4110 Prelim/Final Site Plan	0.00	0.00	0.0%
4112 Health Inspections	4,140.00	10,000.00	41.4%
4122 Septic Permits	0.00	2,200.00	0.0%
4124 Sign Permits	0.00	1,000.00	0.0%
4126 Special Use Permit	0.00	200.00	0.0%
4128 Variance Fee	1,500.00	1,500.00	100.0%
4130 Vendor Fee	0.00	75.00	0.0%
4132 Alarm Permit Fees	0.00	500.00	0.0%
Total Building Department Revenue	147,648.35	590,975.00	25.0%
Franchise Fee Revenue			
4202 Atmos Energy	0.00	65,000.00	0.0%
4204 Charter Communications	10,394.25	36,500.00	28.5%
4206 CenturyLink	0.00	0.00	0.0%
4208 CoServ	2,363.38	4,700.00	50.3%
4210 Oncor Electric	142,363.40	138,000.00	103.2%
4212 Republic Services	9,573.55	48,000.00	19.9%
Total Franchise Fee Revenue	164,694.58	292,200.00	56.4%
Interest Revenue			
4330 General Fund Interest	2.41	25.00	9.6%
4332 Investment Interest	51,858.39	10,500.00	493.9%
Total Interest Revenue	51,860.80	10,525.00	492.7%
Interlocal Revenue			
4402 Corp Contract Current Year	0.00	51,000.00	0.0%
Total Interlocal Revenue	0.00	51,000.00	0.0%
Miscellaneous Revenue			
4502 Animal Adoption & Impound	1,935.45	6,200.00	31.2%
4506 Animal Shelter Donations	220.00	1,500.00	14.7%
4508 Annual Park Passes	125.00	10,000.00	1.3%
4510 Arrowhead Park Fees	3,101.00	36,000.00	8.6%
4512 Beer & Wine Permit	30.00	150.00	20.0%
4516 Corp Parks Fund Reserve	0.00	0.00	0.0%
4518 Drug Forfeiture	0.00	0.00	0.0%
4520 Drug Seizure	0.00	0.00	0.0%
4524 Fund Balance Reserve	0.00	0.00	0.0%
4526 Mineral Rights	242.55	1,000.00	24.3%
4530 Other Receivables	119,152.32	50,000.00	238.3%
4534 PD State Training	0.00	0.00	0.0%
4536 Point Vista Park Fees	1,975.00	10,000.00	19.8%
4546 Street Improv Restricted	0.00	0.00	0.0%
4550 Sycamore Bend Fees	0.00	0.00	0.0%
4554 Building Security Fund Res	0.00	0.00	0.0%
4556 Court Tech Fund Reserve	0.00	0.00	0.0%
4558 Harbor Lane/Sycamore Bend	3,500.00	8,750.00	40.0%
4560 2020 CO Proceeds	0.00	3,000,000.00	0.0%

Town of Hickory Creek
Budget vs. Actual Year to Date 16.66%
October through November 2022

	Oct - Nov 22	Budget	% of Budget
4562 Coronavirus Local Recovery	0.00	595,240.00	0.0%
4564 Task Force Forfeiture	0.00	0.00	0.0%
Total Miscellaneous Revenue	130,281.32	3,718,840.00	3.5%
Municipal Court Revenue			
4602 Building Security Fund	2,427.69	18,023.00	13.5%
4604 Citations	77,702.71	550,000.00	14.1%
4606 Court Technology Fund	2,029.75	15,963.00	12.7%
4608 Jury Fund	47.65	200.00	23.8%
4610 Truancy Fund	2,278.60	0.00	100.0%
4612 State Court Costs	41,622.27	311,060.00	13.4%
4614 Child Safety Fee	0.00	800.00	0.0%
Total Municipal Court Revenue	126,108.67	896,046.00	14.1%
Sales Tax Revenue			
4702 Sales Tax General Fund	356,474.13	1,872,500.00	19.0%
4706 Sales Tax 4B Corporation	50,924.88	267,500.00	19.0%
4708 Sales Tax Mixed Beverage	5,768.23	30,000.00	19.2%
Total Sales Tax Revenue	413,167.24	2,170,000.00	19.0%
Total Income	1,130,783.95	10,144,894.00	11.1%
Gross Profit	1,130,783.95	10,144,894.00	11.1%
Expense			
Capital Outlay			
5010 Street Maintenance	390.54	25,000.00	1.6%
5012 Streets & Road Improvement	2,500.00	700,000.00	0.4%
5022 Parks and Rec Improvements	0.00	500,000.00	0.0%
5024 Public Safety Improvements	0.00	500,000.00	0.0%
5026 Fleet Vehicles	17,934.27	110,000.00	16.3%
5030 Sycamore Bend Construction	873,242.73	1,300,000.00	67.2%
5032 Broadband Initiative	495.00	595,240.00	0.1%
Total Capital Outlay	894,562.54	3,730,240.00	24.0%
Debt Service			
5106 2012 Refunding Bond Series	0.00	81,648.00	0.0%
5110 2015 Refunding Bond Series	0.00	307,650.00	0.0%
5112 2015 C.O. Series	0.00	276,800.00	0.0%
5114 2020 C.O. Series	0.00	251,950.00	0.0%
Total Debt Service	0.00	918,048.00	0.0%
General Government			
5202 Bank Service Charges	30.00	200.00	15.0%
5204 Books & Subscriptions	464.72	150.00	309.8%
5206 Computer Hardware/Software	10,014.08	50,000.00	20.0%
5208 Copier Rental	742.41	4,200.00	17.7%
5210 Dues & Memberships	544.00	3,000.00	18.1%
5212 EDC Tax Payment	50,926.88	267,500.00	19.0%
5214 Election Expenses	65.00	10,500.00	0.6%
5216 Volunteer/Staff Events	498.53	10,500.00	4.7%
5218 General Communications	9,478.88	32,000.00	29.6%
5222 Office Supplies & Equip.	486.00	5,000.00	9.7%
5224 Postage	1,672.05	5,800.00	28.8%
5226 Community Cause	56.24	3,000.00	1.9%
5228 Town Council/Board Expense	1,057.33	9,000.00	11.7%
5230 Training & Education	0.00	1,500.00	0.0%
5232 Travel Expense	686.19	1,500.00	45.7%
5234 Staff Uniforms	0.00	500.00	0.0%
Total General Government	76,722.31	404,350.00	19.0%
Municipal Court			
5302 Books & Subscriptions	0.00	75.00	0.0%
5304 Building Security	0.00	18,023.00	0.0%

Town of Hickory Creek
Budget vs. Actual Year to Date 16.66%
October through November 2022

	Oct - Nov 22	Budget	% of Budget
5312 Court Technology	5,908.75	15,963.00	37.0%
5314 Dues & Memberships	55.00	12.00	458.3%
5318 Merchant Fees/Credit Cards	519.11	0.00	100.0%
5322 Office Supplies/Equipment	-61.36	1,200.00	-5.1%
5324 State Court Costs	83,083.06	311,060.00	26.7%
5326 Training & Education	0.00	100.00	0.0%
5328 Travel Expense	0.00	500.00	0.0%
5332 Warrants Collected	-277.29	0.00	100.0%
Total Municipal Court	89,227.27	346,933.00	25.7%
Parks and Recreation			
5402 Events	0.00	2,000.00	0.0%
5408 Tanglewood Park	1,084.69	2,000.00	54.2%
5412 KHCB	0.00	500.00	0.0%
5414 Tree City USA	128.13	500.00	25.6%
5416 Town Hall Park	0.00	0.00	0.0%
Total Parks and Recreation	1,212.82	5,000.00	24.3%
Parks Corps of Engineer			
5432 Arrowhead	2,193.09	21,750.00	10.1%
5434 Harbor Grove	390.40	5,000.00	7.8%
5436 Point Vista	1,564.90	7,500.00	20.9%
5438 Sycamore Bend	2,056.57	21,750.00	9.5%
Total Parks Corps of Engineer	6,204.96	56,000.00	11.1%
Personnel			
5502 Administration Wages	77,260.62	497,988.00	15.5%
5506 Police Wages	151,024.64	1,109,152.00	13.6%
5507 Police Overtime Wages	3,073.07	15,000.00	20.5%
5508 Public Works Wages	-1,095.04	216,968.00	-0.5%
5509 Public Works Overtime Wage	-1,221.69	2,500.00	-48.9%
5510 Health Insurance	36,586.13	282,730.00	12.9%
5512 Longevity	14,265.00	14,600.00	97.7%
5514 Payroll Expense	4,320.03	22,000.00	19.6%
5516 Employment Exams	300.00	2,500.00	12.0%
5518 Retirement (TMRS)	49,635.39	278,222.00	17.8%
5520 Unemployment (TWC)	-20.52	2,500.00	-0.8%
5522 Workman's Compensation	37,656.14	38,500.00	97.8%
Total Personnel	371,783.77	2,482,660.00	15.0%
Police Department			
5602 Auto Gas & Oil	7,475.19	35,000.00	21.4%
5606 Auto Maintenance & Repair	7,941.39	25,000.00	31.8%
5610 Books & Subscriptions	202.00	750.00	26.9%
5612 Computer Hardware/Software	31,610.02	40,000.00	79.0%
5614 Crime Lab Analysis	479.42	3,500.00	13.7%
5616 Drug Forfeiture	0.00	0.00	0.0%
5618 Dues & Memberships	0.00	500.00	0.0%
5626 Office Supplies/Equipment	1,077.59	1,800.00	59.9%
5630 Personnel Equipment	962.34	35,000.00	2.7%
5634 Travel Expense	0.00	2,500.00	0.0%
5636 Uniforms	3,173.77	10,000.00	31.7%
5640 Training & Education	345.00	8,500.00	4.1%
5644 Citizens on Patrol	0.00	500.00	0.0%
5646 Community Outreach	374.92	4,000.00	9.4%
5648 K9 Unit	10,159.56	5,000.00	203.2%
5650 Task Force Forfeiture	0.00	15,000.00	0.0%
Total Police Department	63,801.20	187,050.00	34.1%
Public Works Department			
5702 Animal Control Donation	0.00	1,500.00	0.0%
5704 Animal Control Equipment	-250.00	500.00	-50.0%
5706 Animal Control Supplies	-257.80	900.00	-28.6%
5708 Animal Control Vet Fees	-5,759.96	12,500.00	-46.1%

Town of Hickory Creek
Budget vs. Actual Year to Date 16.66%
October through November 2022

	Oct - Nov 22	Budget	% of Budget
5710 Auto Gas & Oil	-51.29	20,000.00	-0.3%
5714 Auto Maintenance/Repair	1,105.93	7,000.00	15.8%
5716 Beautification	6,910.79	45,000.00	15.4%
5718 Computer Hardware/Software	0.01	1,000.00	0.0%
5720 Dues & Memberships	0.00	350.00	0.0%
5722 Equipment	0.00	5,000.00	0.0%
5724 Equipment Maintenance	1,013.79	6,000.00	16.9%
5726 Equipment Rental	0.00	1,500.00	0.0%
5728 Equipment Supplies	183.86	5,000.00	3.7%
5732 Office Supplies/Equipment	343.13	500.00	68.6%
5734 Communications	747.27	3,800.00	19.7%
5738 Training	300.00	800.00	37.5%
5740 Travel Expense	2,266.10	1,000.00	226.6%
5742 Uniforms	183.08	2,500.00	7.3%
5748 Landscaping Services	7,751.36	90,000.00	8.6%
Total Public Works Department	14,486.27	204,850.00	7.1%
Services			
5802 Appraisal District	0.00	15,375.00	0.0%
5804 Attorney Fees	12,449.35	60,000.00	20.7%
5806 Audit	0.00	14,000.00	0.0%
5808 Codification	0.00	2,000.00	0.0%
5812 Document Management	0.00	750.00	0.0%
5814 Engineering	2,880.54	175,000.00	1.6%
5816 General Insurance	43,717.80	44,000.00	99.4%
5818 Inspections	7,565.00	75,000.00	10.1%
5820 Fire Service	242,673.00	970,692.00	25.0%
5822 Legal Notices/Advertising	2,335.20	2,500.00	93.4%
5824 Library Services	142.70	850.00	16.8%
5826 Municipal Judge	2,300.00	13,800.00	16.7%
5828 Printing	295.40	1,500.00	19.7%
5830 Tax Collection	0.00	2,700.00	0.0%
5832 Computer Technical Support	42,081.20	42,082.00	100.0%
5838 DCCAC	0.00	3,400.00	0.0%
5840 Denton County Dispatch	0.00	29,383.00	0.0%
5844 Helping Hands	0.00	200.00	0.0%
5846 Span Transit Services	0.00	200.00	0.0%
Total Services	356,440.19	1,453,432.00	24.5%
Special Events			
6012 Special Events	-1,344.17	30,000.00	-4.5%
Total Special Events	-1,344.17	30,000.00	-4.5%
Utilities & Maintenance			
5902 Bldg Maintenance/Supplies	7,940.13	207,381.00	3.8%
5904 Electric	4,438.23	27,000.00	16.4%
5906 Gas	199.31	1,950.00	10.2%
5908 Street Lighting	6,773.46	40,000.00	16.9%
5910 Telephone	5,097.14	35,000.00	14.6%
5912 Water	4,972.43	15,000.00	33.1%
Total Utilities & Maintenance	29,420.70	326,331.00	9.0%
Total Expense	1,902,517.86	10,144,894.00	18.8%
Net Ordinary Income	-771,733.91	0.00	100.0%
Net Income	-771,733.91	0.00	100.0%

Town of Hickory Creek
Expenditures over \$1,000.00
November 2022

Type	Date	Num	Name	Amount
Ordinary Income/Expense				
Expense				
Capital Outlay				
5026 Fleet Vehicles				
Check	11/21/2022	Debit	ENTERPRISE FM TR DESDIRECT PAY	4,694.24
Bill	11/28/2022	Invoice...	GTS Technology Solutions	5,884.24
Bill	11/28/2022	Invoice...	Main Street Signs & Graphics	1,521.25
Total 5026 Fleet Vehicles				12,099.73
5030 Sycamore Bend Construction				
Check	11/14/2022	Wire	McMahon Contracting L.P.	125,209.78
Check	11/14/2022	Wire	McMahon Contracting L.P.	746,427.95
Total 5030 Sycamore Bend Construction				871,637.73
Total Capital Outlay				883,737.46
General Government				
5212 EDC Tax Payment				
Check	11/14/2022	Debit	Hickory Creek Economic Development	28,619.91
Check	11/14/2022	Debit	Hickory Creek Economic Development	22,304.97
Total 5212 EDC Tax Payment				50,924.88
5218 General Communications				
Bill	11/02/2022	Invoice...	GOGov	4,800.00
Bill	11/16/2022	Invoice...	Bird's Printing & Copies	3,736.88
Total 5218 General Communications				8,536.88
Total General Government				59,461.76
Municipal Court				
5312 Court Technology				
Bill	11/16/2022	Invoice...	Tyler Technologies	5,054.00
Total 5312 Court Technology				5,054.00
Total Municipal Court				5,054.00
Personnel				
5510 Health Insurance				
Check	11/07/2022	Debit	TML Health Benefits Pool	21,302.85
Check	11/28/2022	4444	Renaissance Life & Health Insurance	1,607.63
Deposit	11/28/2022		Deposit	-3,143.92
Total 5510 Health Insurance				19,766.56
5518 Retirement (TMRS)				
Check	11/09/2022	Debit	TMRS	19,841.30
Total 5518 Retirement (TMRS)				19,841.30
Total Personnel				39,607.86
Police Department				
5602 Auto Gas & Oil				
Check	11/29/2022	Debit	WEX Bank	3,672.87
Total 5602 Auto Gas & Oil				3,672.87
5612 Computer Hardware/Software				
Bill	11/03/2022	Invoice...	Superion, LLC	1,080.31
Bill	11/16/2022	Invoice...	Leads Online	2,261.00
Bill	11/16/2022	Invoice...	MCCI	1,971.00
Total 5612 Computer Hardware/Software				5,312.31
5648 K9 Unit				
Bill	11/23/2022	Invoice...	Metro Dade K9 Services	10,000.00

Town of Hickory Creek
Expenditures over \$1,000.00
November 2022

Type	Date	Num	Name	Amount
Total 5648 K9 Unit				10,000.00
Total Police Department				18,985.18
Public Works Department				
5710 Auto Gas & Oil				
Check	11/29/2022	Debit	WEX Bank	2,490.73
Total 5710 Auto Gas & Oil				2,490.73
5716 Beautification				
Bill	11/16/2022	Invoice...	Betsy Ross Flag Girls, Inc.	3,910.79
Bill	11/28/2022	Invoice...	Custom Rock Works, LLC	3,000.00
Total 5716 Beautification				6,910.79
5748 Landscaping Services				
Bill	11/16/2022	Invoice...	D & D Commercial Landscape Management	7,751.36
Total 5748 Landscaping Services				7,751.36
Total Public Works Department				17,152.88
Services				
5804 Attorney Fees				
Check	11/01/2022	4393	Linda Caprice Garcia	1,000.00
Bill	11/08/2022	Accou...	Hayes, Berry, White & Vanzant	1,931.60
Check	11/22/2022	Debit	Law Office of Dorwin L. Sargent III, PLLC	5,425.25
Total 5804 Attorney Fees				8,356.85
5818 Inspections				
Bill	11/02/2022	Invoice...	Analisa Griffith	1,750.00
Bill	11/02/2022	Octob...	Finney Code Consultants, LLC	1,095.00
Bill	11/02/2022	Invoice...	Build by I-Codes	4,720.00
Total 5818 Inspections				7,565.00
5820 Fire Service				
Check	11/03/2022	4412	City of Corinth	242,673.00
Total 5820 Fire Service				242,673.00
5826 Municipal Judge				
Check	11/01/2022		Cynthia Burkett	1,050.00
Total 5826 Municipal Judge				1,050.00
Total Services				259,644.85
Utilities & Maintenance				
5902 Bldg Maintenance/Supplies				
Check	11/02/2022	Debit	Stonemeyer Granite	1,312.13
Check	11/03/2022	Debit	DNA Security Services	1,375.00
Total 5902 Bldg Maintenance/Supplies				2,687.13
5904 Electric				
Check	11/21/2022	Debit	Hudson Energy Services, LLC	2,219.83
Total 5904 Electric				2,219.83
5908 Street Lighting				
Check	11/21/2022	Debit	Hudson Energy Services, LLC	3,186.96
Total 5908 Street Lighting				3,186.96
5910 Telephone				
Check	11/30/2022	Debit	Lumen-CenturyLink	1,323.77
Total 5910 Telephone				1,323.77
5912 Water				

8:03 AM

12/12/22

Accrual Basis

Town of Hickory Creek
Expenditures over \$1,000.00
November 2022

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Amount</u>
Check	11/03/2022	Debit	Lake Cities Municipal Authority	1,265.66
Check	11/03/2022	Debit	Lake Cities Municipal Authority	1,863.29
Total 5912 Water				<u>3,128.95</u>
Total Utilities & Maintenance				<u>12,546.64</u>
Total Expense				<u>1,296,190.63</u>
Net Ordinary Income				<u>-1,296,190.63</u>
Net Income				<u><u>-1,296,190.63</u></u>



TOWN OF HICKORY CREEK
 ATTN KRISTI K ROGERS
 1075 RONALD REAGAN AVE
 HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276015

ACCOUNT NAME: 2020 CERTIFICATES OF OBLIGATIONS

STATEMENT PERIOD: 11/01/2022 - 11/30/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 3.9291%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 15 DAYS AND THE NET ASSET VALUE FOR 11/30/22 WAS 0.999811.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			2,735,775.73
11/14/2022	WIRE WITHDRAWAL	6145469	125,209.78 -	2,610,565.95
11/14/2022	WIRE WITHDRAWAL	6145470	746,427.92 -	1,864,138.03
11/30/2022	MONTHLY POSTING	9999888	7,198.11	1,871,336.14
	ENDING BALANCE			1,871,336.14

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	2,735,775.73
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	871,637.70
TOTAL INTEREST	7,198.11
ENDING BALANCE	1,871,336.14
AVERAGE BALANCE	2,241,847.70

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
2020 CERTIFICATES OF OBLIGATIONS	0.00	2,179,715.80	43,994.45



TOWN OF HICKORY CREEK
 ATTN KRISTI K ROGERS
 1075 RONALD REAGAN AVE
 HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276007

ACCOUNT NAME: ANIMAL SHELTER FACILITY

STATEMENT PERIOD: 11/01/2022 - 11/30/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 3.9291%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 15 DAYS AND THE NET ASSET VALUE FOR 11/30/22 WAS 0.999811.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			9,681.16
11/30/2022	MONTHLY POSTING	9999888	31.26	9,712.42
	ENDING BALANCE			9,712.42

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	9,681.16
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	31.26
ENDING BALANCE	9,712.42
AVERAGE BALANCE	9,681.16

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
ANIMAL SHELTER FACILITY	0.00	0.00	130.35



TOWN OF HICKORY CREEK
 ATTN KRISTI K ROGERS
 1075 RONALD REAGAN AVE
 HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276016

ACCOUNT NAME: CORONAVIRUS LOCAL RECOVERY FUNDS

STATEMENT PERIOD: 11/01/2022 - 11/30/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 3.9291%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 15 DAYS AND THE NET ASSET VALUE FOR 11/30/22 WAS 0.999811.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			857,206.09
11/23/2022	TRANSFER TO 1668276001	6145828	4,876.25 -	852,329.84
11/23/2022	TRANSFER TO 1668276001	6145834	8,142.00 -	844,187.84
11/30/2022	MONTHLY POSTING	9999888	2,756.67	846,944.51
	ENDING BALANCE			846,944.51

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	857,206.09
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	13,018.25
TOTAL INTEREST	2,756.67
ENDING BALANCE	846,944.51
AVERAGE BALANCE	853,734.56

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
CORONAVIRUS LOCAL RECOVERY FUNDS	596,414.93	353,330.75	9,696.89



TOWN OF HICKORY CREEK
 ATTN KRISTI K ROGERS
 1075 RONALD REAGAN AVE
 HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276009

ACCOUNT NAME: HARBOR LANE - SYCAMORE BEND

STATEMENT PERIOD: 11/01/2022 - 11/30/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 3.9291%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 15 DAYS AND THE NET ASSET VALUE FOR 11/30/22 WAS 0.999811.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			81,238.19
11/30/2022	MONTHLY POSTING	9999888	262.36	81,500.55
	ENDING BALANCE			81,500.55

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	81,238.19
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	262.36
ENDING BALANCE	81,500.55
AVERAGE BALANCE	81,238.19

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
HARBOR LANE - SYCAMORE BEND	0.00	0.00	1,093.61



TOWN OF HICKORY CREEK
 ATTN KRISTI K ROGERS
 1075 RONALD REAGAN AVE
 HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276001

ACCOUNT NAME: INVESTMENT FUND

STATEMENT PERIOD: 11/01/2022 - 11/30/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 3.9291%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 15 DAYS AND THE NET ASSET VALUE FOR 11/30/22 WAS 0.999811.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
	BEGINNING BALANCE			5,334,852.70
11/23/2022	TRANSFER FROM 1668276016	6145828	4,876.25	5,339,728.95
11/23/2022	TRANSFER FROM 1668276016	6145834	8,142.00	5,347,870.95
11/30/2022	MONTHLY POSTING	9999888	17,239.89	5,365,110.84
	ENDING BALANCE			5,365,110.84

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	5,334,852.70
TOTAL DEPOSITS	13,018.25
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	17,239.89
ENDING BALANCE	5,365,110.84
AVERAGE BALANCE	5,338,324.23

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
INVESTMENT FUND	2,013,018.25	1,264,700.00	75,020.50



TOWN OF HICKORY CREEK
 ATTN KRISTI K ROGERS
 1075 RONALD REAGAN AVE
 HICKORY CREEK TX 75065-7633

MONTHLY STATEMENT OF ACCOUNT

ACCOUNT: 1668276002

ACCOUNT NAME: TURBEVILLE RD IMPROVEMENT FUND

STATEMENT PERIOD: 11/01/2022 - 11/30/2022

LOGIC MONTHLY SUMMARY: THE AVERAGE MONTHLY RATE WAS 3.9291%. THE AVERAGE WEIGHTED AVERAGE MATURITY WAS 15 DAYS AND THE NET ASSET VALUE FOR 11/30/22 WAS 0.999811.

MONTHLY ACTIVITY DETAIL

TRANSACTION DATE	DESCRIPTION	CONFIRMATION NUMBER	TRANSACTION AMOUNT	BALANCE
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	BEGINNING BALANCE			95,895.02
11/30/2022	MONTHLY POSTING	9999888	309.66	96,204.68
	ENDING BALANCE			96,204.68

MONTHLY ACCOUNT SUMMARY

BEGINNING BALANCE	95,895.02
TOTAL DEPOSITS	0.00
TOTAL WITHDRAWALS	0.00
TOTAL INTEREST	309.66
ENDING BALANCE	96,204.68
AVERAGE BALANCE	95,895.02

ACTIVITY SUMMARY (YEAR-TO-DATE)

ACCOUNT NAME	DEPOSITS	WITHDRAWALS	INTEREST
TURBEVILLE RD IMPROVEMENT FUND	0.00	0.00	1,290.89

To Whom It May Concern:

Per TCEQ 285.4(a) and 285.4(b), the property at 308 Lone Tree, Hickory Creek, does not meet the minimum requirement of lot sizes due to the replat in 2021.

(A) Platted or unplatted subdivisions served by a public water system. Subdivisions of single family dwellings platted or created after the effective date of this section, served by a public water supply and using individual OSSFs for sewage disposal, shall have lots of at least 1/2 acre.

(1) Existing small lots or tracts that do not meet the minimum lot size requirements under subsection (a)(1)(A) or (B) of this section, and were either subdivided before January 1, 1988, or had a site-specific sewage disposal plan approved between January 1, 1988, and the effective date of this section, are allowed to use OSSFs, but the OSSFs must comply with the requirements set forth in this Chapter

In order for an OSSF to be installed at this property, per TCEQ, a variance request can be an option and needs to satisfy 285.3(h).

(h) Variances. Requests for variances from provisions of this chapter may be considered by the appropriate permitting authority on a case-by-case basis.

(1) A variance may be granted if the owner, or a professional sanitarian or professional engineer representing the owner, demonstrates to the satisfaction of the permitting authority that conditions are such that equivalent or greater protection of the public health and the environment can be provided by alternate means. Variances for separation distances shall not be granted unless the provisions of this chapter cannot be met.

(2) Any request for a variance under this subsection must contain planning materials prepared by either a professional sanitarian or a professional engineer (with appropriate seal, date, and signature).

Thank You,

Analisa Griffith, MS, RS, DR
OS0031000

[https://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=30&pt=1&ch=285&rl=4](https://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=30&pt=1&ch=285&rl=4)



OSSF Technical Information Sheet

Project Address: 308 LONE TREE LN Owner's Name: BALLERT, MICHAEL & CODY

Professional Design required? Yes No If yes, attached? Yes No
(Must include lot size on planning materials)

Water Saving Devices Yes No (Must indicate the use of water saving devices on planning material)

Sewer (House Drain) Type and size of pipe:
Stub out to treatment tank: 3" SCH 40 PVC Treatment tank to disposal system 3/4" SCH 40 PVC
Slope of sewer pipe to tank: 1/8" per ft min

Daily Wastewater usage rate: Q = 240 (Gallons / Day)

Treatment Unit – Must include calculations for sizing of system on planning material

A. Septic Tank: Dimensions _____
Liquid Depth (Tank bottom to outlet) _____
Size Required _____ Size Proposed _____

B. Aerobic: Pretreatment Tank? Yes No
Manufacturer Polypure Model # P-600
Size Required 500GPD Size Proposed 600GPD

C. Other: _____
(Please attach description)

Disposal System

Type: Surface application Loading Rate: _____
Area Required 3,750 sq. ft. Area Proposed 3,926 sq. ft.

Additional Information (This material must be attached for review to be completed)

Soil/Site Evaluation Scaled Site Drawing to include spray area
Pump Alarm Diagram Filed Affidavit

Construction is not permitted until application is approve and a permit is issued. Unauthorized construction can result in Civil and/or Administrative Penalties.

Ethan W. Cause RS 4910 11/10/2022
Designer's Signature Reg. # Date

Proposed Effluent Disposal Design, On-Site Surface Application

DATE: 11/3/2022

PREPARED FOR:

NAME: BALLERT, MICHAEL & BALLERT, CODY

SITE ADDRESS: 308 LONE TREE LN, HICKORY CREEK, TX 75065-7567

ESTIMATED FLOW: 240 G.P.D. (Average)

DESIGN PARAMETERS

SITE EVALUATION: See site evaluation

APPLICATION RATE: 0.064

AREA REQUIRED: 3,750 ft²

AREA DESIGN: 3,926 ft²

DESIGN CALCULATIONS

3 bedroom 1,995 ft² house = 240 G.P.D./0.064 = 3,750 ft²

SYSTEM PARAMETERS

PRE-TREATMENT TANK: As required by NSF aerobic unit

AERATION TANK: 500 G.P.D. Class I Aerobic

PUMP TANK: 500 Gallons min.

SPRINKLER AREA: (2) full circle 25'R (1,963 sq. ft.) each head K-Rain Pro-Plus (or equivalent) low angle < 15 degrees non-aerosol nozzles.

TIMER: Yes

PUMP SPECIFICATION: ½ h.p. 18-25 g.p.m. at 35-40 p.s.i.

CHLORINATOR: Tube-type tablet chlorinator or other NSF Standard 46 Disinfection Device

WATER SUPPLY: Public Supply

SITE EVALUATION: The site will serve a 3 bedroom 1,995 ft² house. A 3 bedroom design equivalent. All structures will have water saving devices installed. The site is deemed suitable for the installation of a treated surface disposal system. See page 4 for full site evaluation details.

SYSTEM LAYOUT: The effluent will flow by gravity from the house sewer stub out into a 500 G.P.D. Class I aerobic unit, NSF tested. The effluent virtually clean will then flow into an NSF tested disinfection device. The chlorinated effluent will then flow into a 500 gallon pump tank. The liquid will be discharged via a ½ h.p. pump to the varying radii sprinkler heads as noted in the design diagram. Installer will contour surface drainage controls in the distribution field and the location of the tanks. All supply lines shall be placed a minimum of 12 inches below grade.

PREVENTION OF UNAUTHORIZED ACCESS & RISERS: Risers shall be provided on the tank tops to permit access for tank pumping or pump maintenance/replacement. All risers must have secondary safety lids. The methods and materials employed to prevent unauthorized access to this proposed On-Site Sewage Facility (OSSF) shall comply with Texas Administrative Code (TAC) TITLE 30 CHAPTER 285 Section 285.38.

TANK WATERPROOFING & BACKFILL: Tanks shall be waterproof. A minimum of four (4) inches of sand, sandy loam or clay loam shall be placed under and around all tanks. Class IV soils and gravel larger than 0.5" diameter shall not be used as backfill material.

PIPE & FITTINGS: Schedule 40 PVC pipe shall be used. All distribution piping, valve cover boxes and sprinkler tops shall be permanently colored purple to identify the system as a reclaimed water system. A union connection should be installed in the supply line to provide for pump maintenance. Three-quarter inch or one inch PVC shall be used to supply the individual sprinkler heads and shall be sized to provide adequate pressure and flow.

ELECTRICAL WIRING: All electrical wiring shall meet the requirements of the National Electric Code (NEC) and TITLE 30 TAC CHAPTER 285 Section 285.34 (c). All external wiring shall be installed in approved, ridged, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements of the NEC.

PRE-TREATMENT TANK: A pre-treatment tank sized according to the manufacturer's recommendations shall be installed prior to the treatment unit to collect non-biodegradable solids.

TREATMENT UNIT: The treatment unit shall be a Class I Aerobic and have a minimum capacity of 500 gallons per day and shall be on the TCEQ list of approved systems.

PUMP TANK: The pump tank will be 500 gallons minimum (volume from the tank bottom to the tank inlet). The tank shall have one day's effluent flow storage capacity (240 gallons) between the "pump-on" and "alarm-on" levels and a one-third of a day's effluent flow excess storage capacity (80 gallons) above the "alarm-on" level and the inlet flow line. The pump tank shall be placed downstream from the treatment unit and shall store the treated effluent until surface application occurs. If the "pump-on" level in the tank does not allow the specified volumes, a larger tank shall be installed.

PUMP, CONTROLS & ALARM SYSTEM: A ½ h.p. submersible pump, capable of producing a flow of 18-25 gallons/minute between 35 and 40 psi shall be used for surface application. Pump controls should include a manual override to turn the pump on/off and a high water alarm/pump activation system utilizing a separate mercury float switch, on a separate circuit from the pump system and connected to a marked warning light with an audible alarm located within sight of the pump tank in a location which will draw attention to pump failure. This alarm switch should be set to provide a small emergency capacity until system repair is completed. All electrical connections shall be sealed to prevent corrosion/water damage.

SPRINKLERS: K-Rain Pro-Plus (or equivalent) low angle (< 15 degrees) non-aerosol nozzles are acceptable. Sprinkler heads at a higher elevation than the pump tank shall be installed with check valves. There shall be nothing in the surface application area within ten feet of the sprinkler that would interfere with the uniform application of the effluent.

WATER SOFTENER: If the residence is equipped with a water softener, the drain line must bypass the treatment system and connect directly to the pump tank as required by TITLE 30 TAC CHAPTER 285 Section 285.37.

FLOOD ZONE PROVISIONS: If the system is located in the FEMA Flood Zone, the system shall be installed in accordance with the conditions required in TITLE 30 TAC CHAPTER 285 Section 285.31(c)(2). The tanks shall be sufficiently anchored by straps, cable or other accepted methods to prevent flotation. All components, with the exception of risers, chlorinators, cleanouts, sprinklers, and inspection ports, shall be completely buried without adding fill. Non-buried components shall be elevated above the 100-year flood elevation. All Flood Zone boundaries contained in this design are approximate, it is the responsibility of the property owner to verify Flood Zone boundaries.

ABANDONED TANKS: As required by TITLE 30 TAC CHAPTER 285 Section 285.36, all abandoned tanks shall have the wastewater removed by a waste transporter and shall be filled to ground level with fill material (less than three inches in diameter) which is free of organic and construction debris.

VARIANCES: No variance is requested for the system.

MAINTENANCE: Maintenance will be conducted by a valid maintenance company in accordance with the manufacturer's recommendations. Sludge accumulation in the tanks should be monitored and pumped as required. Pump control and alarm operation should be checked routinely.

LANDSCAPE PLAN: Before system start-up, the vegetation shall be capable of growth. Seed all un-vegetated areas of spray with grass prior to start up.

SEPARATION REQUIREMENTS: The separation requirements listed in §285.91(10) of TITLE 30 TAC shall be measured and verified by the installer prior to construction.

DESIGN NOTES: This design is intended only for a single family dwelling, defined in TITLE 30 TAC CHAPTER 285 as: A structure that is either built on or brought to a site, for use as a residence for one family. A single family dwelling includes all detached buildings located on the residential property and routinely used only by members of the household of the single family dwelling. Usage in excess of the designed flow or occupation of multi-family units or commercial flow will be in violation of this design and may invalidate associated permits.

This OSSF is designed in accordance with TITLE 30 TAC CHAPTER 285 and implements the latest technology in effluent disposal system design. This design does not guarantee or imply approval by the permitting authority. It must be reviewed and approved. Compliance with conditions required by the permitting authority is the property owner's responsibility. It is the responsibility of the property owner to provide complete and accurate information as to the location of all site-specific conditions (i.e. easements, water wells, underground utility lines, etc.). Undisclosed property conditions may invalidate design feasibility. This design is to be reviewed by the installer/purchaser of the design prior to any construction. Any errors or omissions in this design are to be brought to the attention of Cruse Environmental, LLC before the start of construction. Limit of liability for Cruse Environmental, LLC is not to exceed the cost of the design. Cruse Environmental, LLC assumes no liability for any changes made to the design or for the methods used by the installer or other professionals involved during construction.

The OSSF should function within normal limits and expectations without causing significant threat or harm to existing water supply systems, the public health or the threat of pollution or nuisance conditions. **However, due to variations of both nature and man, no warranty of this design performance is expressed or implied.**

Prepared by Ethan W. Cruse, R. S.

Registered Sanitarian #4910

5610 N. US Hwy 287

Alvord, TX 76225

817-217-5454



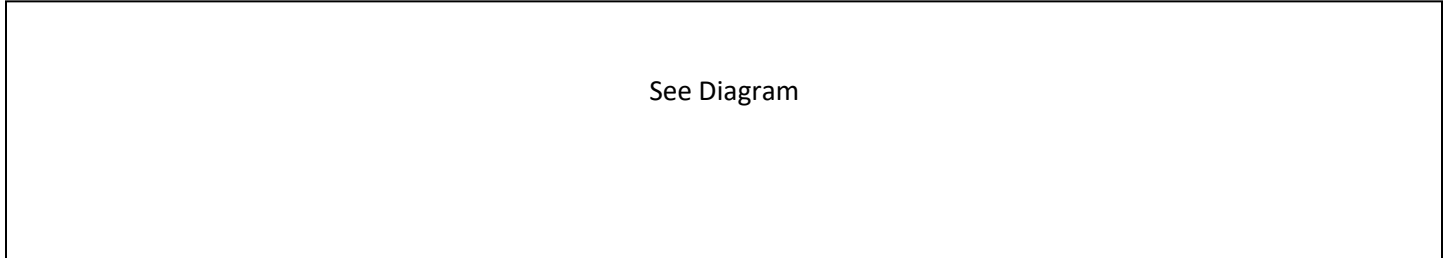
Ethan W. Cruse

Date 11/3/2022

APPLICANT: BALLERT, MICHAEL & BALLERT, CODY | 308 LONE TREE LN, HICKORY CREEK, TX 75065-7567

PROPERTY LOCATION: Lot: 13R | Block: C | Addition/Subdivision: HARBOR GROVE ESTATES 1

Site Address: 308 LONE TREE LN



SITE EVALUATION RESULTS

SITE ANALYSIS:

- 1. Total site area 0.412 acre(s)
- 2. Restrictive horizon present Yes
- 3. Depth to restrictive horizon _____
- 4. Presence or evidence of groundwater No
- 5. Existing or proposed well on property No
- 6. Estimated slope in OSSF area 2-4%
- 7. Presence of nearby ponds, streams & drainage ways No
- 8. Is the proposed OSSF in FEMA 100 year floodplain No

SOIL TEXTURE ANALYSIS				
BORING (NUMBER)	SOIL DEPTH	CLASS	COLOR	CLASSIFICATION
B-1	0-24"	IV	DK BWN	Clay
B-2	0-24"	IV	DK BWN	Clay

OVERALL SITE SUITABILITY

SOIL CRITERIA Unsuitable | SITE CRITERIA Suitable | Unsuitable soils, See Marked Alternative Systems

ALTERNATIVE SYSTEMS FOR NON-SUITABLE SOILS

- Aerobic Surface Discharge | Aerobic Treatment with Pressure Emitters
- Low Pressure Dosing | Low Pressure Dosing with Aerobic Treatment | Evapotranspiration beds (Lined/Unlined)

NOTE: The test data contained in this report does not imply approval of the proposed OSSF. The design, construction and installation of each OSSF is based on specific site conditions peculiar to the site in question. This report must be reviewed and approved.

Signature Ethan W. Cruse

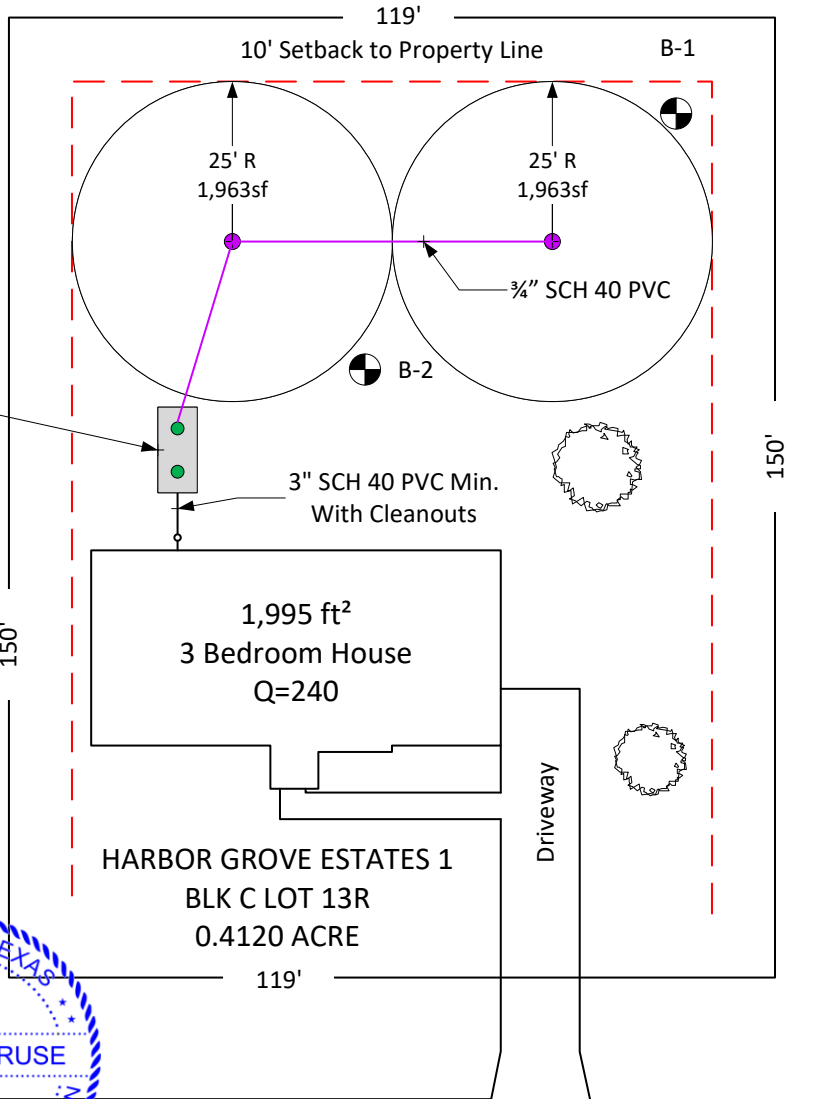


Prepared by Ethan W. Cruse R.S. #4910, OS0033634



SLOPE 3%
(Approximate)

- 500 GPD Class I Aerobic Unit with timer for night spray
- 500 Gallon Pump Tank
- NSF Approved Disinfection Device
- All Risers must have Secondary Safety Lids
- No Floodplain on this Property
- Property lines are advisory only
- No known wells
- SPRAY AREA REQUIRED 3,750 ft²
- SPRAY AREA PROPOSED 3,926 ft²

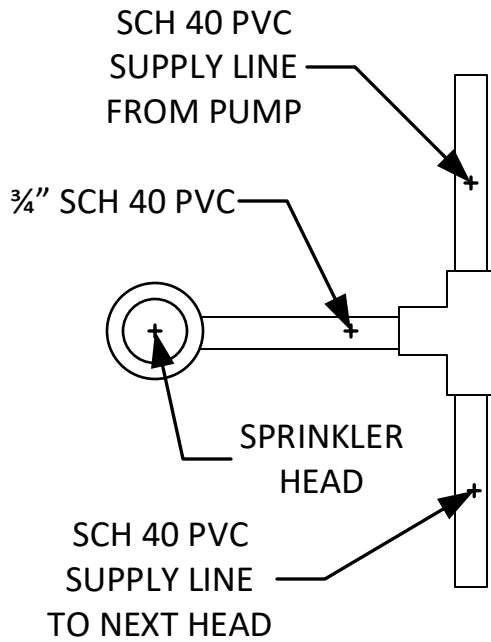


Ethan W. Cruse
11/3/2022

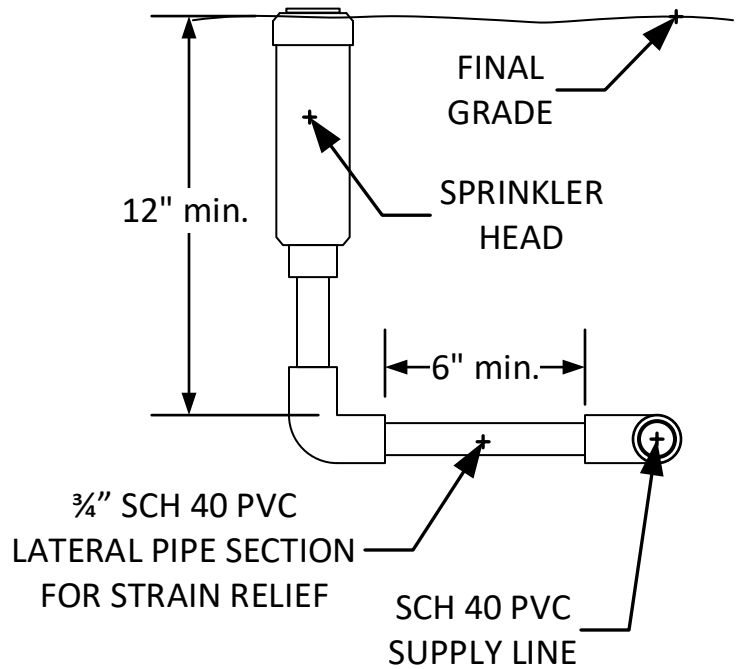
CRUSE ENVIRONMENTAL 817-217-5454 ethan@cruseenvironmental.com	BALLERT RESIDENCE			
	308 LONE TREE LN HICKORY CREEK, TX 75065-7567			
SITE PLAN	SIZE	RS NO	DESIGNER	REV
		4910	ETHAN W. CRUSE	
SURFACE APPLICATION	SCALE	1" = 30'	11/3/2022	SHEET 1 OF 1

Recommended configuration for sprinklers off of main supply line

TOP VIEW



SIDE VIEW



Friction loss chart from Rain Bird

SIZE	1/2"		3/4"		1"		1 1/4"		1 1/2"		2"	
OD	0.840		1.050		1.315		1.660		1.900		2.375	
ID	0.622		0.824		1.049		1.380		1.610		2.067	
WALL THK.	0.109		0.113		0.133		0.140		0.145		0.154	
FLOW GPM	Velocity FPS	PSI Loss	Velocity FPS	PSI Loss	Velocity FPS	PSI Loss	Velocity FPS	PSI Loss	Velocity FPS	PSI Loss	Velocity FPS	PSI Loss
20	21.09	110.23	12.01	28.04	7.41	8.66	4.28	2.28	3.14	1.08	1.90	0.32
PSI LOSS PER 100 FEET OF PIPE (PSI/100FT)												

CRUSE

ENVIRONMENTAL

817-217-5454

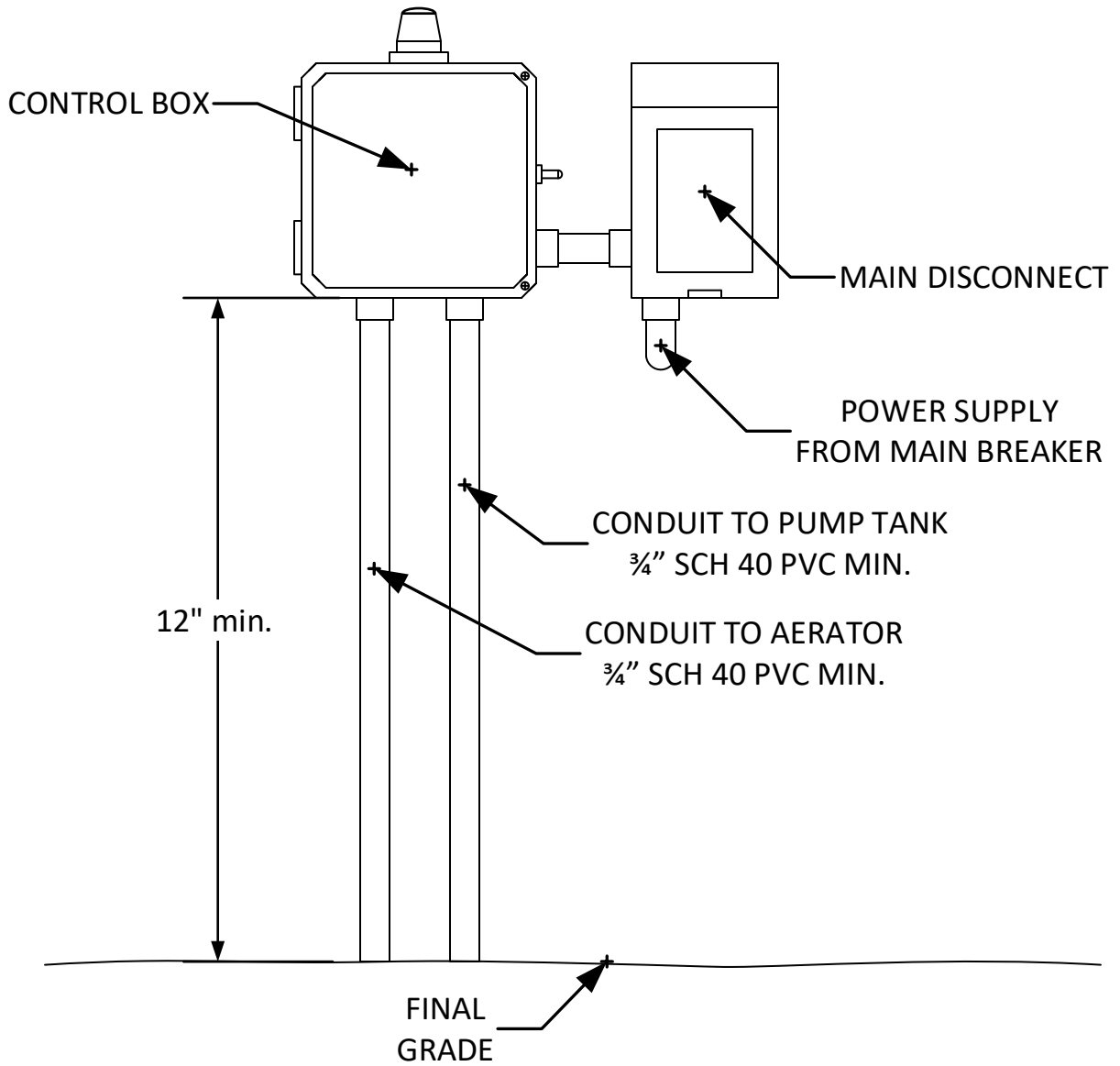
ethan@cruseenvironmental.com


SPRINKLER DIAGRAMS AND FRICTION LOSS

Schedule 40 PVC pipe shall be used. All distribution piping, valve cover boxes and sprinkler tops shall be permanently colored purple to identify the system as a reclaimed water system. K-Rain Pro-Plus (or equivalent) low angle (< 15 degrees) non-aerosol nozzles are acceptable.

SIZE	RS NO	DESIGNER	REV
	4910	ETHAN W. CRUSE	
SCALE	NTS	SHEET	1 OF 2

Recommended configuration for control panel



 <p>817-217-5454 ethan@cruseenvironmental.com</p>	<h2>CONTROL BOX DIAGRAM</h2>			
	<p>All electrical wiring shall meet the requirements of the National Electric Code (NEC) and TITLE 30 TAC CHAPTER 285 Section 285.34 (c). All external wiring shall be installed in approved, ridged, non-metallic gray code electrical conduit. The conduit shall be buried according to the requirements of the NEC.</p>			
	SIZE	RS NO	DESIGNER	REV
		4910	ETHAN W. CRUSE	
	SCALE	NTS	SHEET	2 OF 2

(10) Table X. Minimum Required Separation Distances for On-Site Sewage Facilities.

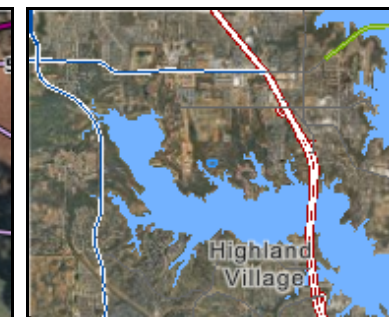
Table X. Minimum Required Separation Distances for On-Site Sewage Facilities.						
	TO					
FROM	Tanks	Soil Absorption Systems, & Unlined ET Beds	Lined Evapotranspiration Beds	Sewer Pipe With Watertight Joints	Surface Application (Edge of Spray Area)	Drip Irrigation
Public Water Wells ²	50	150	150	50	150	150
Public Water Supply Lines ²	10	10	10	10	10	10
Wells and Underground Cisterns	50	100	50	20	100	100
Private Water Line	10	10	5	10 ⁵ except at connection to structure	No separation distances	10
Wells Completed in accordance with 16 TAC §76.1000(a)(1)	50	50	50	20	50	50
Streams, Ponds, Lakes, Rivers, Creeks (Measured From Normal Pool Elevation and Water Level); Salt Water Bodies (High Tide Only); Retention Ponds/Basin (Spillway elevation)	50	75 LPD with secondary treatment & disinfection - 50	50	20	50	25 when $R_a < 0.1$ 75 when $R_a > 0.1$ (With Secondary Treatment & Disinfection - 50)
Foundations, Buildings, Surface Improvements, Property Lines, Swimming Pools, and Other Structures	5	5	5	5 Pipe may run beneath driveways and sidewalks or up to surface improvements if it is	No Separation Distances Except: Property lines - 20 ⁶ Swimming Pools - 25	No Separation Distances Except ⁴ : Property Lines - 5

CONTINUED ON NEXT PAGE

				Schedule 80 pipe or sleeved in Schedule 40 pipe Pipe containing secondary effluent has no setbacks from building foundations		
Underground Easements	1	1	1	1	May spray to edge of easement, but not into. Sprinkler heads must be 1 foot from easement edge	1
Overhead Easements	1 No setbacks if permission is granted by easement holder	1 No setbacks if permission is granted by easement holder	1 No setbacks if permission is granted by easement holder	1 No setbacks if permission is granted by easement holder	1 No setbacks if permission is granted by easement holder	1 No setbacks if permission is granted by easement holder
Slopes Where Seeps may Occur and detention ponds	5	25	5	10	10	10 when $R_a < 0.1$ 25 when $R_a > 0.1$
Edwards Aquifer Recharge Features (See Chapter 213 of this title relating to Edwards Aquifer) ³	50	150	50	50	150	100 when $R_a < 0.1$ 150 when $R_a > 0.1$

1. All distances measured in feet, unless otherwise indicated
2. For additional information or revisions to these separation distances, see Chapter 290 of this title (relating to Public Drinking Water)
3. No on-site sewage facility may be installed closer than 75 feet from the banks of the Nueces, Dry Frio, Frio, or Sabinal Rivers downstream from the northern Uvalde County line to the recharge zone.
4. Drip irrigation lines may not be placed under foundations.
5. Private water line/wastewater line crossings should be treated as public water line crossings, see Chapter 290 of this title .
6. Separation distance may be reduced to 10 feet when sprinkler operation is controlled by commercial timer. See §285.33(d)(2)(G)(i) of this title (relating to Criteria for Effluent Disposal systems)

Denton County Landmark Map



Legend

- 911 Addresses
- Development Permits
- ▭ Parcels
- Floodplain**
- Cross Section Location
- Base Flood Elevation
- ▭ FEMA Floodway
- ▭ Flood Grid
- ▭ FEMA 100yr Flood Zone A
- ▭ FEMA 100yr Flood Zone AE
- ▭ FEMA 500yr Flood Zone
- Levee Protected

Notes

See web site for license constraints.



0 100 200 ft

<https://gis.dentoncounty.gov>
11/4/2022 2:32:22 AM

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

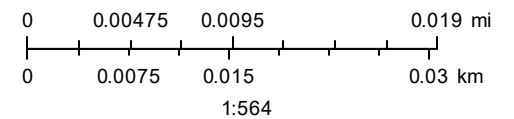
Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

Well Report



November 3, 2022

The data in Water Data Interactive represents the best available information provided by the TWDB and third-party cooperators of the TWDB. The TWDB provides information via this web site as a public service. Neither the State of Texas nor the TWDB assumes any legal liability or responsibility or makes any guarantees or warranties as to the accuracy, completeness or suitability of the information for any particular purpose. The TWDB systematically revises or removes data discovered to be incorrect. If you find inaccurate information or have questions, please contact WDI-Support@twdb.texas.gov.

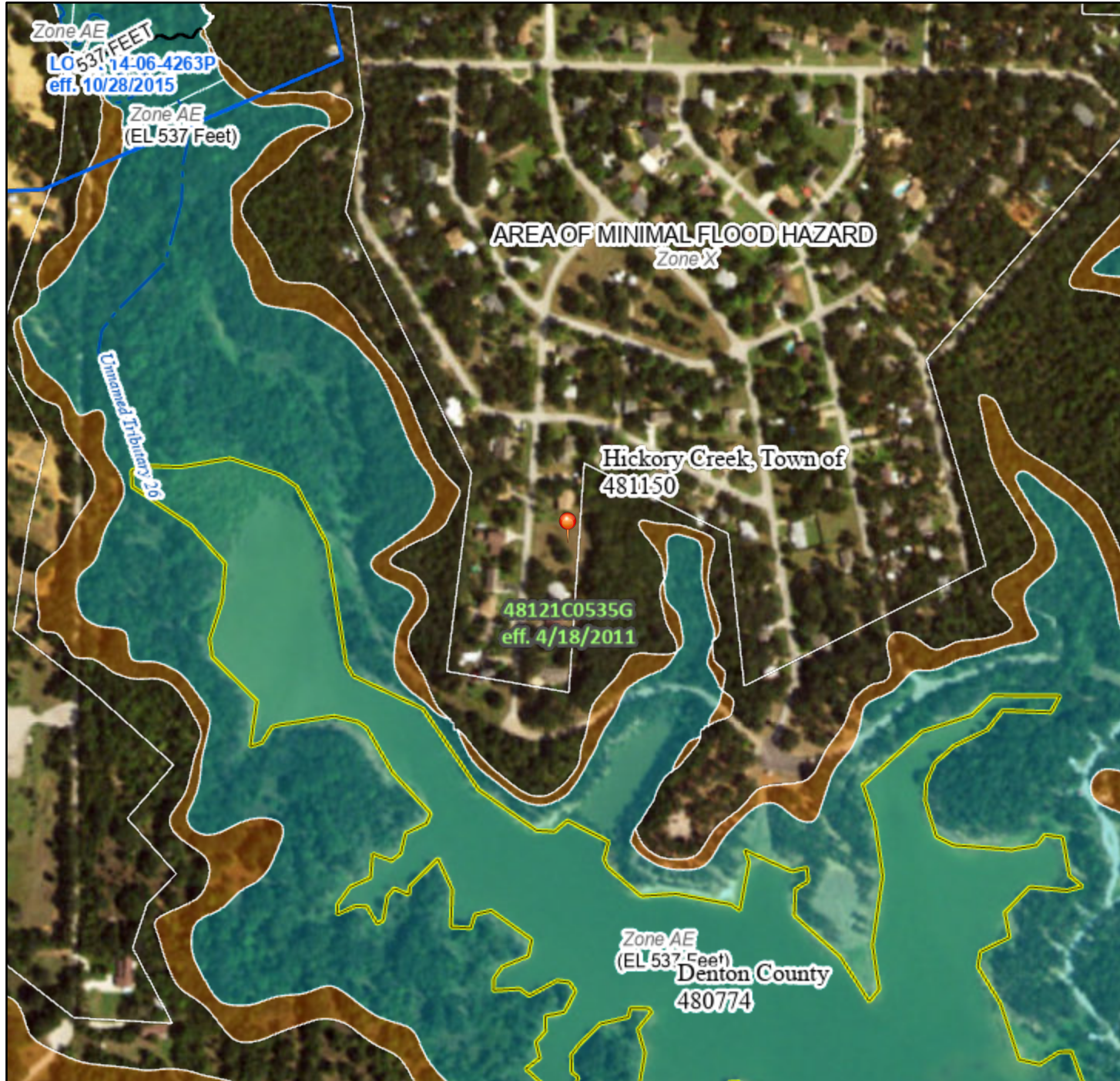


Esri, HERE, Garmin, (c) OpenStreetMap contributors

National Flood Hazard Layer FIRMMette



97°3'27"W 33°6'56"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/3/2022 at 10:34 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

97°2'50"W 33°6'26"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

WasteNot Septic
P.O. Box 430
Roanoke, TX 76262

Phone: (817) 909-9551

service@wastenotseptic.com
Contract Period

Customer ID: 4065

Start Date: 12/31/2022
End Date: 12/31/2024

Main Phone: (940) 390-5776
Cell Phones:

To: Cody Ballert
308 Lone Tree Ln.
Hickory Creek, TX 75065

Email: cody@builtbysilo.com
WasteNot Septic

3 visits per year - one every 4 months
600 gallons per day

Site: 308 Lone Tree Ln., Hickory Creek, TX 75065
County: Denton
Installer:
Agency: Hickory Creek
Mfg/Brand: --

In consideration of prepayment of the Service Contract cost indicated in the enclosed letter, this service company agrees to the following: During the service period make 3 routine service calls [1 every four months] on the sewage treatment system located at the above address. Inspection calls will include:

- A. An effluent quality inspection consisting of a visual check for color and an examination for odors.
- B. Inspection of mechanical and electrical components.
- C. Test chlorine residual and file report with local authority.

Laboratory testing, additional service, pumping of aerobic unit, pre-tank, or pump tank and replacement of out of warranty parts, will be done upon authorization from the customer at an additional charge.

IMPORTANT: This service agreement does not cover the cost of service calls, labor or materials which are required due to "mis-use or abuse" of the system, failure to maintain electric power to the system, sewage flows exceeding the hydraulic-organic design capabilities, insect & rodent damage, disposal of non-biodegradable materials, chemicals, solvents, grease, oil, paint, etc.; or any usage contrary to the requirements listed in the owner's manual or as advised by the authorized service representative.

Service calls shall receive response during the first 72 hours. Contract fees are nonrefundable. Upon sale of the property the remaining service calls shall be credited to the new property owner.

Home owner will provide and install chlorine.
WasteNot Septic will provide and install chlorine. Additional fee enclosed

Homeowner: Cody Ballert Date: _____

Homeowner E-mail _____

WasteNot Septic: *Ethan W. Cause* Date: 11/18/22

Please print your E-MAIL ADDRESS on this contract and include your payment.

Date Printed: 11/18/2022

**TOWN OF HICKORY CREEK
RESOLUTION NO. 2022-1215-__**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, APPROVING AN AMENDED AND RESTATED PERFORMANCE AGREEMENT BY AND BETWEEN THE HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION AND HARD SUN V, LLC, A TEXAS LIMITED LIABILITY COMPANY, FOR ECONOMIC DEVELOPMENT PURPOSES, AUTHORIZED PURSUANT TO SECTIONS 501.103, 505.152, AND 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Hickory Creek Economic Development Corporation (hereinafter referred to as the “EDC”) is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . .”; and

WHEREAS, Section 505.152 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children’s sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section”; and

WHEREAS, Section 505.158 of the Texas Local Government Code provides that “[f]or a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, “project” also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation’s board of directors to promote new or expanded business development.” Further, the statute provides that “[a] Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than \$10,000 until the governing body of the corporation’s authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings”; and

WHEREAS, the Town Council of the Town of Hickory Creek, Texas, finds and determines that the Amended and Restated Performance Agreement, a copy of which is attached hereto as *Exhibit A*, will promote new or expanded business development, and otherwise meets the definition of “project,” as that term is defined by Sections 501.103, 505.152, and 505.158 of the Texas Local Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, AS FOLLOWS:

Section 1. That the foregoing recitals are hereby found to be true and correct findings of the Town of Hickory Creek, Texas, and are fully incorporated into the body of this Resolution.

Section 2. That the Town Council of the Town of Hickory Creek, Texas, finds and determines that the project, and Amended and Restated Performance Agreement and related documents, attached hereto as *Exhibit A*, will promote new and expanded business development, and is otherwise consistent with Sections 501.103, 505.152, and 505.158 of the Texas Local Government Code.

Section 3. That the Town Council of the Town of Hickory Creek, Texas, following the second reading of this Resolution authorizes the project and Amended and Restated Performance Agreement and related documents, attached hereto as *Exhibit A*, and authorize the Mayor to execute this Resolution.

Section 4. That this Resolution shall become effective from and after its passage.

DULY RESOLVED by the Town Council of the Town of Hickory Creek, Texas, on this the 15th day of December, 2022.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L. Sargent III, Town Attorney
Town of Hickory Creek, Texas

Exhibit A

Amended and Restated Performance Agreement

**TOWN OF HICKORY CREEK
RESOLUTION NO. 2022-1215-__**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, APPROVING AN AMENDED AND RESTATED PERFORMANCE AGREEMENT BY AND BETWEEN THE HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION AND HARD SUN V, LLC, A TEXAS LIMITED LIABILITY COMPANY, FOR ECONOMIC DEVELOPMENT PURPOSES, AUTHORIZED PURSUANT TO SECTIONS 501.103, 505.152, AND 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Hickory Creek Economic Development Corporation (hereinafter referred to as the “EDC”) is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . .”; and

WHEREAS, Section 505.152 of the Texas Local Government Code, in pertinent part, defines the term “project” to mean “land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for use for professional and amateur sports, including children’s sports, athletic, entertainment, tourist, convention, and public park purposes and events, including stadiums, ball parks, auditoriums, amphitheaters, concert halls, parks and park facilities, open space improvements, museums, exhibition facilities, and related store, restaurant, concession, and automobile parking facilities, related area transportation facilities, and related roads, streets, and water and sewer facilities, and other related improvements that enhance any of the items described by this section”; and

WHEREAS, Section 505.158 of the Texas Local Government Code provides that “[f]or a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, “project” also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation’s board of directors to promote new or expanded business development.” Further, the statute provides that “[a] Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than \$10,000 until the governing body of the corporation’s authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings”; and

WHEREAS, the Town Council of the Town of Hickory Creek, Texas, finds and determines that the Amended and Restated Performance Agreement, a copy of which is attached hereto as *Exhibit A*, will promote new or expanded business development, and otherwise meets the definition of “project,” as that term is defined by Sections 501.103, 505.152, and 505.158 of the Texas Local Government Code.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, AS FOLLOWS:

Section 1. That the foregoing recitals are hereby found to be true and correct findings of the Town of Hickory Creek, Texas, and are fully incorporated into the body of this Resolution.

Section 2. That the Town Council of the Town of Hickory Creek, Texas, finds and determines that the project, and Amended and Restated Performance Agreement and related documents, attached hereto as *Exhibit A*, will promote new and expanded business development, and is otherwise consistent with Sections 501.103, 505.152, and 505.158 of the Texas Local Government Code.

Section 3. That the Town Council of the Town of Hickory Creek, Texas, following the second reading of this Resolution authorizes the project and Amended and Restated Performance Agreement and related documents, attached hereto as *Exhibit A*, and authorize the Mayor to execute this Resolution.

Section 4. That this Resolution shall become effective from and after its passage.

DULY RESOLVED by the Town Council of the Town of Hickory Creek, Texas, on this the 15th day of December, 2022.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L. Sargent III, Town Attorney
Town of Hickory Creek, Texas

Exhibit A

Amended and Restated Performance Agreement

**TOWN OF HICKORY CREEK
RESOLUTION NO. 2022-1215-___**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, AUTHORIZING THE PRESIDENT OR EXECUTIVE DIRECTOR OF THE HICKORY CREEK ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE THE REAL ESTATE SALES CONTRACT, ATTACHED HERETO AS EXHIBIT “A” ANY AND ALL DOCUMENTS NECESSARY TO ACQUIRE THE APPROXIMATELY 0.92-ACRE TRACT OR TRACTS OF LAND SITUATED IN THE VENTANA ADDITION, PHASE II, LOT 7, AN ADDITION TO THE TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Hickory Creek Economic Development Corporation (hereinafter referred to as the “EDC”) is a Type B economic development corporation, created pursuant to Chapter 505 of the Texas Local Government Code, as amended; and

WHEREAS, the Town Council of the Town of Hickory Creek, Texas, does hereby approve and authorize the President and/or Executive Director of the EDC to execute the real estate sales contract, a copy of which is attached hereto as *Exhibit A*, and any and all documents necessary to acquire the approximately 0.92-acre tract or tracts of land in the Ventana Addition, Phase II, Lot 7, an addition to the Town of Hickory Creek, Denton County, Texas, on the terms as described in said real estate sales contract (CAD ID # 228134).

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, AS FOLLOWS:

Section 1. That the foregoing recitals are hereby found to be true and correct findings of the Town of Hickory Creek, Texas, and are fully incorporated into the body of this Resolution.

Section 2. That the Town Council of the Town of Hickory Creek, Texas, do hereby authorize the President and/or Executive Director of the Hickory Creek Economic Development Corporation to execute the real estate sales contract, a copy of which is attached hereto as *Exhibit A*, and any and all documents necessary to acquire the approximately 0.92-acre tract or tracts of land in the Ventana Addition, Phase II, Lot 7, an addition to the Town of Hickory Creek, Denton County, Texas, on the terms as described in said real estate sales contract (CAD ID # 228134), on the terms as described in said real estate sales contract.

Section 3. That this Resolution shall become effective from and after its passage.

DULY RESOLVED by the Town Council of the Town of Hickory Creek, Texas, on this the 15th day of December, 2022.

Lynn C. Clark, Mayor
Town of Hickory Creek, Texas

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

Dorwin L. Sargent III, Town Attorney
Town of Hickory Creek, Texas

Exhibit A

Real Estate Sales Contract