



**NOTICE OF
REGULAR MEETING OF THE PARKS AND RECREATION BOARD
HICKORY CREEK STABLES
1930 TURBEVILLE RD., HICKORY CREEK, TEXAS 75065
MONDAY, MARCH 16, 2026, 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 Parks and Recreation Board 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 Parks and Recreation Board on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the board 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 board. Comments will be limited to three minutes total for any and all items being presented. Public Comment 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 Parks and Recreation Board.

1. October 2025 meeting minutes
2. October 2025 financials

- [3.](#) November 2025 financials
- [4.](#) December 2025 financials
- [5.](#) January 2026 financials
- [6.](#) February 2026 financials

Regular Agenda

- [7.](#) Discussion on stump design behind Town Hall Park.
8. Discussion on Operation Shore to Shore cleanup May 16.
9. Discussion on setting date for dog park ribbon cutting.
- [10.](#) Update on plans for the leisure center and stables.
- [11.](#) Discussion regarding ongoing maintenance or repairs needed in the parks.

Adjournment

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, Ashley Vinson, do hereby certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on March 10, 2026 at 10:00a.m.



Ashley Vinson
Town of Hickory Creek

**REGULAR MEETING OF THE PARKS AND RECREATION BOARD
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
MONDAY, OCTOBER 20, 2025**

MINUTES

Call to Order

Chairman Larkin called the meeting to order at 6:00 p.m.

Roll Call

The following members were present:

Chairman Mandy Larkin

Member Christi Kulesza

Member William Wann

Member Todd Asaad

The following members were absent:

Vice Chairman Kyle Knop

Member Gwen Grimsley-McIntosh

Member Dinah Stults

Also in attendace:

Nick Wohr, Town Council Liaison

John Smith, Town Manager

Ashley Vinson, Court Administrator

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

Chairman Larkin led the Pledge of Allegiance to the U.S. Flag and Texas Flag.

Invocation

Chairman Larkin gave the invocation.

First Stage Event will be rescheduled and details will follow.

Public Comment

John Grosskopf, 131 Oakwood Lane, financials show that the board spent over 850k the past year, but there is no break down showing what the money was spent on. Enclave HOA would like to partner with the parks board to plant trees along the east and west edge of the condos. A few maintenance items for the board: northern most campsite has been degrading, couple trees have fallen into the lake, edges receding back, and evidence that it might fall off. Eagle Trail is overgrown, needs mulch, trees need to be cut down, and it is not the pleasant trail it use to be. Would like to see the repairs for Cedar Trail completed and would like the board to do more.

Consent Agenda

1. August 2025 Meeting Minutes
2. August 2025 Financials
3. September 2025 Financials

Motion made by Chairman Larkin, to approve consent agenda items 1-3. Seconded by Member Asaad.

Voting Yea: Chairman Larkin, Member Kulesza, Member Wann, Member Asaad. Motion passed unanimously.

Regular Agenda

4. Discussion on details for Arbor Day Event.

Discussion was held regarding details for the Arbor Day Event.

5. Discussion on planting trees around town.

Discussion was held regarding locations on planting trees and will be presented to council for final approval. Looking at planting around fifty-four 30 gallon trees.

6. Consider and act on selecting playground equipment for walking trail.

Motion made by Chairman Larkin, to approve park equipment as presented. Seconded by Member Kulesza. Voting Yea: Chairman Larkin, Member Kulesza, Member Wann, Member Asaad. Motion passed unanimously.

7. Discussion regarding ongoing maintenance or repairs needed in the parks.

Arm at Sycamore Bend needs to be fixed and will also look at mentioned damage to the northern campsite, Eagle Trail, and Cedar Trail that was mentioned in public comment. Shared fence at Tanglewood will be replaced.

Adjournment

Motion made by Chairman Larkin, to adjourn the meeting at 6:33pm. Seconded by Member Kulesza.

Voting Yea: Chairman Larkin, Member Kulesza, Member Wann, Member Asaad. Motion passed unanimously.

The meeting did then stand adjourned at 6:33pm.

Town of Hickory Creek Parks and Recreation Board
October 20, 2025
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Approved:

Attest:

Mandy Larkin, Chairman
Parks and Recreation Board

Ashley Vinson
Court Administrator
Town of Hickory Creek

Town of Hickory Creek

Balance Sheet

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA - Parks and Recreation	237,120.10
Total Checking/Savings	<u>237,120.10</u>
Total Current Assets	<u>237,120.10</u>
TOTAL ASSETS	<u><u>237,120.10</u></u>
LIABILITIES & EQUITY	0.00

Town of Hickory Creek
Park and Recreation Budget vs. Actual
 October 2025

	<u>Oct 25</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Miscellaneous Revenue		
4508 Annual Park Passes	45.00	55,000.00
4510 Arrowhead Park Fees	3,520.00	50,000.00
4516 Corp Parks Fund Reserve	0.00	0.00
4536 Point Vista Park Fees	1,065.00	8,000.00
4550 Sycamore Bend Fees	2,744.60	42,000.00
Total Miscellaneous Revenue	<u>7,374.60</u>	<u>155,000.00</u>
Total Income	<u>7,374.60</u>	<u>155,000.00</u>
Gross Profit	7,374.60	155,000.00
Expense		
Capital Outlay		
5022 Parks and Rec Improvements	28,970.71	2,498,844.00
Total Capital Outlay	28,970.71	2,498,844.00
Parks and Recreation		
5402 Events	195.00	1,500.00
5408 Tanglewood Park	146.81	5,000.00
5412 KHCB	0.00	500.00
5414 Tree City USA	139.50	500.00
Total Parks and Recreation	481.31	7,500.00
Parks Corps of Engineer		
5432 Arrowhead	1,723.85	20,000.00
5434 Harbor Grove	117.78	4,500.00
5436 Point Vista	477.40	12,000.00
5438 Sycamore Bend	1,489.13	118,500.00
Total Parks Corps of Engineer	<u>3,808.16</u>	<u>155,000.00</u>
Total Expense	<u>33,260.18</u>	<u>2,661,344.00</u>
Net Ordinary Income	<u>-25,885.58</u>	<u>-2,506,344.00</u>
Net Income	<u>-25,885.58</u>	<u>-2,506,344.00</u>

Town of Hickory Creek Parks and Recreation Detail October 2025

Type	Date	Name	Memo	Debit	Credit
Ordinary Income/Expense					
Income					
Miscellaneous Revenue					
4508 Annual Park Passes					
Deposit	10/01/2025	Deposit	Deposit		45.00
Total 4508 Annual Park Passes				0.00	45.00
4510 Arrowhead Park Fees					
Deposit	10/01/2025	Deposit	Deposit		25.00
Deposit	10/02/2025	Deposit	Deposit		40.00
Deposit	10/03/2025	Deposit	Deposit		60.00
Deposit	10/04/2025	Deposit	Deposit		290.00
Deposit	10/05/2025	Deposit	Deposit		150.00
Deposit	10/06/2025	Deposit	Deposit		60.00
Deposit	10/07/2025	Deposit	Deposit		30.00
Deposit	10/08/2025	Deposit	Deposit		35.00
Deposit	10/09/2025	Deposit	Deposit		20.00
Deposit	10/10/2025	Deposit	Deposit		80.00
Deposit	10/11/2025	Deposit	Deposit		220.00
Deposit	10/12/2025	Deposit	Deposit		270.00
Deposit	10/13/2025	Deposit	Deposit		25.00
Deposit	10/14/2025	Deposit	Deposit		35.00
Deposit	10/15/2025	Deposit	Deposit		45.00
Deposit	10/16/2025	Deposit	Deposit		40.00
Deposit	10/17/2025	Deposit	Deposit		25.00
Deposit	10/18/2025	Deposit	Deposit		110.00
Deposit	10/19/2025	Deposit	Deposit		120.00
Deposit	10/20/2025	Deposit	Deposit		15.00
Deposit	10/21/2025	Deposit	Deposit		15.00
Deposit	10/22/2025	Deposit	Deposit		40.00
Deposit	10/23/2025	Deposit	Deposit		1,420.00
Deposit	10/23/2025	Deposit	Deposit		25.00
Deposit	10/24/2025	Deposit	Deposit		35.00
Deposit	10/25/2025	Deposit	Deposit		55.00
Deposit	10/26/2025	Deposit	Deposit		115.00
Deposit	10/27/2025	Deposit	Deposit		45.00
Deposit	10/28/2025	Deposit	Deposit		15.00
Deposit	10/29/2025	Deposit	Deposit		10.00
Deposit	10/30/2025	Deposit	Deposit		25.00
Deposit	10/31/2025	Deposit	Deposit		25.00
Total 4510 Arrowhead Park Fees				0.00	3,520.00
4536 Point Vista Park Fees					
Deposit	10/02/2025	Deposit	Deposit		25.00
Deposit	10/03/2025	Deposit	Deposit		45.00
Deposit	10/04/2025	Deposit	Deposit		145.00
Deposit	10/05/2025	Deposit	Deposit		75.00
Deposit	10/06/2025	Deposit	Deposit		25.00
Deposit	10/09/2025	Deposit	Deposit		10.00
Deposit	10/10/2025	Deposit	Deposit		40.00
Deposit	10/11/2025	Deposit	Deposit		20.00
Deposit	10/12/2025	Deposit	Deposit		50.00
Deposit	10/13/2025	Deposit	Deposit		55.00
Deposit	10/14/2025	Deposit	Deposit		5.00
Deposit	10/15/2025	Deposit	Deposit		5.00
Deposit	10/16/2025	Deposit	Deposit		10.00
Deposit	10/17/2025	Deposit	Deposit		40.00
Deposit	10/18/2025	Deposit	Deposit		35.00
Deposit	10/19/2025	Deposit	Deposit		120.00
Deposit	10/21/2025	Deposit	Deposit		10.00
Deposit	10/23/2025	Deposit	Deposit		240.00
Deposit	10/23/2025	Deposit	Deposit		10.00
Deposit	10/25/2025	Deposit	Deposit		25.00
Deposit	10/26/2025	Deposit	Deposit		10.00
Deposit	10/27/2025	Deposit	Deposit		25.00
Deposit	10/28/2025	Deposit	Deposit		10.00
Deposit	10/30/2025	Deposit	Deposit		20.00
Deposit	10/31/2025	Deposit	Deposit		10.00
Total 4536 Point Vista Park Fees				0.00	1,065.00
4550 Sycamore Bend Fees					

**Town of Hickory Creek
Parks and Recreation Detail
October 2025**

Type	Date	Name	Memo	Debit	Credit
Deposit	10/01/2025	Deposit	Deposit		10.00
Deposit	10/01/2025	Deposit	Deposit		15.00
Deposit	10/02/2025	Deposit	Deposit		45.00
Deposit	10/03/2025	Deposit	Deposit		110.00
Deposit	10/04/2025	Deposit	Deposit		335.00
Deposit	10/05/2025	Deposit	Deposit		185.00
Deposit	10/06/2025	Deposit	Deposit		10.00
Deposit	10/07/2025	Deposit	Deposit		25.00
Deposit	10/08/2025	Deposit	Deposit		45.00
Deposit	10/09/2025	Deposit	Deposit		30.00
Deposit	10/10/2025	Deposit	Deposit		125.00
Deposit	10/11/2025	Deposit	Deposit		40.00
Deposit	10/13/2025	Deposit	Deposit		40.00
Deposit	10/14/2025	Deposit	Deposit		20.00
Deposit	10/15/2025	Deposit	Deposit		40.00
Deposit	10/16/2025	Deposit	Deposit		50.00
Deposit	10/17/2025	Deposit	Deposit		60.00
Deposit	10/18/2025	Deposit	Deposit		65.00
Deposit	10/19/2025	Deposit	Deposit		65.00
Deposit	10/20/2025	Deposit	Deposit		20.00
Deposit	10/21/2025	Deposit	Deposit		10.00
Deposit	10/22/2025	Deposit	Deposit		9.60
Deposit	10/22/2025	Deposit	Deposit		5.00
Deposit	10/23/2025	Deposit	Deposit		1,025.00
Deposit	10/23/2025	Deposit	Deposit		25.00
Deposit	10/30/2025	Deposit	Deposit		315.00
Deposit	10/31/2025	Deposit	Deposit		20.00
Total 4550 Sycamore Bend Fees				0.00	2,744.60
Total Miscellaneous Revenue				0.00	7,374.60
Total Income				0.00	7,374.60
Gross Profit				0.00	7,374.60
Expense					
Parks and Recreation					
5402 Events					
Check	10/31/2025	Hartwell's Nursery	Trees for November 1, ...	195.00	
Total 5402 Events				195.00	0.00
5408 Tanglewood Park					
Check	10/01/2025	L.C.M.U.A.	Town of Hickory Creek	40.92	
Bill	10/16/2025	Fairway Supply	Invoice:0203327-IN	96.14	
Check	10/22/2025	Hudson Energy Services, LLC	Account #300004792	9.75	
Total 5408 Tanglewood Park				146.81	0.00
5414 Tree City USA					
Bill	10/16/2025	Graff Solutions LLC	Inv #12129	139.50	
Total 5414 Tree City USA				139.50	0.00
Total Parks and Recreation				481.31	0.00
Parks Corps of Engineer					
5432 Arrowhead					
Check	10/02/2025	Merchant Services		471.91	
Bill	10/16/2025	Fairway Supply	Invoice:0203327-IN	96.16	
Check	10/16/2025	Grainger	Inv #9676745970	316.35	
Bill	10/22/2025	A to T Lamps, Inc.	Inv #519162	730.00	
Bill	10/22/2025	Verizon Wireless	Inv #6125657815	58.40	
Check	10/22/2025	Hudson Energy Services, LLC	Account #300004792	51.03	
Total 5432 Arrowhead				1,723.85	0.00
5434 Harbor Grove					
Bill	10/16/2025	Fairway Supply	Invoice:0203327-IN	96.14	
Check	10/22/2025	Hudson Energy Services, LLC	Account #300004792	21.64	
Total 5434 Harbor Grove				117.78	0.00
5436 Point Vista					
Check	10/02/2025	Merchant Services		304.32	

**Town of Hickory Creek
Parks and Recreation Detail
October 2025**

Type	Date	Name	Memo	Debit	Credit
Bill	10/16/2025	Fairway Supply	Invoice:0203327-IN	96.14	
Bill	10/22/2025	Verizon Wireless	Inv #6125657815	20.30	
Check	10/22/2025	Hudson Energy Services, LLC	Account #300004792	56.64	
Total 5436 Point Vista				477.40	0.00
5438 Sycamore Bend					
Check	10/02/2025	Merchant Services		252.73	
Bill	10/16/2025	Fairway Supply	Invoice:0203327-IN	96.14	
Check	10/16/2025	Grainger	Inv #9676745970	316.35	
Bill	10/22/2025	Verizon Wireless	Inv #6125657815	20.30	
Bill	10/22/2025	A to T Lamps, Inc.	Inv #519162	730.00	
Check	10/22/2025	Hudson Energy Services, LLC	Account #300004792	73.61	
Total 5438 Sycamore Bend				1,489.13	0.00
Total Parks Corps of Engineer				3,808.16	0.00
Total Expense				4,289.47	0.00
Net Ordinary Income				4,289.47	7,374.60
Net Income				4,289.47	7,374.60

Town of Hickory Creek

Balance Sheet

As of November 30, 2025

	<u>Nov 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA - Parks and Recreation	241,166.66
Total Checking/Savings	<u>241,166.66</u>
Total Current Assets	<u>241,166.66</u>
TOTAL ASSETS	<u><u>241,166.66</u></u>
LIABILITIES & EQUITY	0.00

Town of Hickory Creek
Park and Recreation Budget vs. Actual
 October through November 2025

	<u>Oct - Nov 25</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Miscellaneous Revenue		
4508 Annual Park Passes	112.94	55,000.00
4510 Arrowhead Park Fees	5,165.00	50,000.00
4516 Corp Parks Fund Reserve	0.00	0.00
4536 Point Vista Park Fees	1,495.00	8,000.00
4550 Sycamore Bend Fees	5,329.20	42,000.00
	<u>12,102.14</u>	<u>155,000.00</u>
Total Miscellaneous Revenue		
	12,102.14	155,000.00
Total Income	<u>12,102.14</u>	<u>155,000.00</u>
Gross Profit	12,102.14	155,000.00
Expense		
Capital Outlay		
5022 Parks and Rec Improvements	1,355,681.65	2,498,844.00
	<u>1,355,681.65</u>	<u>2,498,844.00</u>
Total Capital Outlay		
	1,355,681.65	2,498,844.00
Parks and Recreation		
5402 Events	195.00	1,500.00
5408 Tanglewood Park	194.38	5,000.00
5412 KHCB	0.00	500.00
5414 Tree City USA	139.50	500.00
	<u>528.88</u>	<u>7,500.00</u>
Total Parks and Recreation		
	528.88	7,500.00
Parks Corps of Engineer		
5432 Arrowhead	2,752.12	20,000.00
5434 Harbor Grove	259.17	4,500.00
5436 Point Vista	772.42	12,000.00
5438 Sycamore Bend	806.31	118,500.00
	<u>4,590.02</u>	<u>155,000.00</u>
Total Parks Corps of Engineer		
	4,590.02	155,000.00
Total Expense	<u>1,360,800.55</u>	<u>2,661,344.00</u>
Net Ordinary Income	<u>-1,348,698.41</u>	<u>-2,506,344.00</u>
Net Income	<u><u>-1,348,698.41</u></u>	<u><u>-2,506,344.00</u></u>

Town of Hickory Creek Parks and Recreation Detail November 2025

Type	Date	Name	Memo	Debit	Credit
Ordinary Income/Expense					
Income					
Miscellaneous Revenue					
4508 Annual Park Passes					
Deposit	11/03/2025	Deposit	Deposit		42.94
Deposit	11/06/2025	Deposit	Deposit		25.00
Total 4508 Annual Park Passes				0.00	67.94
4510 Arrowhead Park Fees					
Deposit	11/01/2025	Deposit	Deposit		45.00
Deposit	11/02/2025	Deposit	Deposit		80.00
Deposit	11/03/2025	Deposit	Deposit		15.00
Deposit	11/04/2025	Deposit	Deposit		5.00
Deposit	11/05/2025	Deposit	Deposit		40.00
Check	11/05/2025	Merchant Service Chargeback		5.00	
Deposit	11/06/2025	Deposit	Deposit		30.00
Deposit	11/07/2025	Deposit	Deposit		45.00
Deposit	11/08/2025	Deposit	Deposit		115.00
Deposit	11/09/2025	Deposit	Deposit		75.00
Deposit	11/10/2025	Deposit	Deposit		10.00
Deposit	11/12/2025	Deposit	Deposit		15.00
Deposit	11/13/2025	Deposit	Deposit		30.00
Deposit	11/14/2025	Deposit	Deposit		40.00
Deposit	11/15/2025	Deposit	Deposit		60.00
Deposit	11/16/2025	Deposit	Deposit		85.00
Deposit	11/17/2025	Deposit	Deposit		20.00
Check	11/17/2025	Merchant Service Chargeback		5.00	
Deposit	11/18/2025	Deposit	Deposit		30.00
Deposit	11/19/2025	Deposit	Deposit		40.00
Deposit	11/21/2025	Deposit	Deposit		65.00
Deposit	11/22/2025	Deposit	Deposit		40.00
Deposit	11/23/2025	Deposit	Deposit		65.00
Deposit	11/24/2025	Deposit	Deposit		535.00
Deposit	11/24/2025	Deposit	Deposit		20.00
Deposit	11/25/2025	Deposit	Deposit		30.00
Deposit	11/26/2025	Deposit	Deposit		30.00
Deposit	11/27/2025	Deposit	Deposit		25.00
Deposit	11/28/2025	Deposit	Deposit		20.00
Deposit	11/29/2025	Deposit	Deposit		25.00
Deposit	11/30/2025	Deposit	Deposit		20.00
Total 4510 Arrowhead Park Fees				10.00	1,655.00
4536 Point Vista Park Fees					
Deposit	11/02/2025	Deposit	Deposit		35.00
Deposit	11/03/2025	Deposit	Deposit		5.00
Deposit	11/05/2025	Deposit	Deposit		10.00
Deposit	11/06/2025	Deposit	Deposit		10.00
Deposit	11/07/2025	Deposit	Deposit		20.00
Deposit	11/08/2025	Deposit	Deposit		45.00
Deposit	11/11/2025	Deposit	Deposit		5.00
Deposit	11/15/2025	Deposit	Deposit		15.00
Deposit	11/16/2025	Deposit	Deposit		55.00
Deposit	11/17/2025	Deposit	Deposit		15.00
Deposit	11/18/2025	Deposit	Deposit		10.00
Deposit	11/20/2025	Deposit	Deposit		5.00
Deposit	11/21/2025	Deposit	Deposit		15.00
Deposit	11/22/2025	Deposit	Deposit		35.00
Deposit	11/23/2025	Deposit	Deposit		30.00
Deposit	11/24/2025	Deposit	Deposit		70.00
Deposit	11/25/2025	Deposit	Deposit		10.00
Deposit	11/26/2025	Deposit	Deposit		20.00
Deposit	11/27/2025	Deposit	Deposit		10.00
Deposit	11/30/2025	Deposit	Deposit		10.00
Total 4536 Point Vista Park Fees				0.00	430.00
4550 Sycamore Bend Fees					
Deposit	11/01/2025	Deposit	Deposit		150.00
Deposit	11/02/2025	Deposit	Deposit		100.00
Deposit	11/03/2025	Deposit	Deposit		15.00
Deposit	11/04/2025	Deposit	Deposit		5.00
Deposit	11/05/2025	Deposit	Deposit		10.00

**Town of Hickory Creek
Parks and Recreation Detail
November 2025**

Type	Date	Name	Memo	Debit	Credit
Deposit	11/06/2025	Deposit	Deposit		25.00
Deposit	11/07/2025	Deposit	Deposit		110.00
Deposit	11/08/2025	Deposit	Deposit		575.00
Deposit	11/08/2025	Deposit	Deposit		500.00
Deposit	11/08/2025	Deposit	Deposit		95.00
Deposit	11/10/2025	Deposit	Deposit		110.00
Deposit	11/11/2025	Deposit	Deposit		10.00
Deposit	11/12/2025	Deposit	Deposit		30.00
Deposit	11/13/2025	Deposit	Deposit		35.00
Deposit	11/14/2025	Deposit	Deposit		25.00
Deposit	11/15/2025	Deposit	Deposit		65.00
Deposit	11/16/2025	Deposit	Deposit		60.00
Deposit	11/17/2025	Deposit	Deposit		30.00
Deposit	11/18/2025	Deposit	Deposit		60.00
Deposit	11/19/2025	Deposit	Deposit		30.00
Deposit	11/21/2025	Deposit	Deposit		110.00
Deposit	11/22/2025	Deposit	Deposit		175.00
Deposit	11/23/2025	Deposit	Deposit		120.00
Deposit	11/24/2025	Deposit	Deposit		30.00
Deposit	11/25/2025	Deposit	Deposit		5.00
Deposit	11/26/2025	Deposit	Deposit		9.60
Deposit	11/27/2025	Deposit	Deposit		95.00
Total 4550 Sycamore Bend Fees				0.00	2,584.60
Total Miscellaneous Revenue				10.00	4,737.54
Total Income				10.00	4,737.54
Gross Profit				10.00	4,737.54
Expense					
Parks and Recreation					
5408 Tanglewood Park					
Check	11/01/2025	L.C.M.U.A.	Town of Hickory Creek	37.49	
Check	11/21/2025	Hudson Energy Services, LLC	Account #300004792	10.08	
Total 5408 Tanglewood Park				47.57	0.00
Total Parks and Recreation				47.57	0.00
Parks Corps of Engineer					
5432 Arrowhead					
Check	11/03/2025	Merchant Services		206.32	
Bill	11/03/2025	Batteries Plus Bulbs	Inv #P86514637	280.95	
Bill	11/03/2025	Grainger	Inv #9676745970	316.35	
Bill	11/12/2025	Sherwin-Williams	Inv #2557-1	26.00	
Bill	11/12/2025	Sherwin-Williams	Inv #2278-0	53.69	
Bill	11/18/2025	Verizon Wireless	Inv #6128150382	58.40	
Check	11/21/2025	Hudson Energy Services, LLC	Account #300004792	48.26	
Bill	11/25/2025	Dallas Industrial Supply Corporati...	Inv #INV1370	38.30	
Total 5432 Arrowhead				1,028.27	0.00
5434 Harbor Grove					
Bill	11/12/2025	Sherwin-Williams	Inv #2557-1	26.00	
Bill	11/12/2025	Sherwin-Williams	Inv #2278-0	53.69	
Check	11/21/2025	Hudson Energy Services, LLC	Account #300004792	23.41	
Bill	11/25/2025	Dallas Industrial Supply Corporati...	Inv #INV1370	38.29	
Total 5434 Harbor Grove				141.39	0.00
5436 Point Vista					
Check	11/03/2025	Merchant Services		100.92	
Bill	11/12/2025	Sherwin-Williams	Inv #2557-1	26.00	
Bill	11/12/2025	Sherwin-Williams	Inv #2278-0	53.69	
Bill	11/18/2025	Verizon Wireless	Inv #6128150382	20.30	
Check	11/21/2025	Hudson Energy Services, LLC	Account #300004792	55.82	
Bill	11/25/2025	Dallas Industrial Supply Corporati...	Inv #INV1370	38.29	
Total 5436 Point Vista				295.02	0.00
5438 Sycamore Bend					
Check	11/03/2025	Merchant Services		160.37	
Bill	11/03/2025	Grainger	Inv #9676745970	316.35	

**Town of Hickory Creek
Parks and Recreation Detail
November 2025**

Type	Date	Name	Memo	Debit	Credit
Credit	11/03/2025	Grainger			316.35
Deposit	11/04/2025	Deposit	Deposit		316.35
Bill	11/12/2025	Sherwin-Williams	Inv #2557-1	26.00	
Bill	11/12/2025	Sherwin-Williams	Inv #2278-0	53.68	
Bill	11/14/2025	Ventek International	Inv #151993	101.72	
Bill	11/18/2025	Verizon Wireless	Inv #6128150382	20.30	
Check	11/21/2025	Hudson Energy Services, LLC	Account #300004792	72.16	
Deposit	11/24/2025	Deposit	Deposit		839.00
Bill	11/25/2025	Dallas Industrial Supply Corporati...	Inv #INV1370	38.30	
Total 5438 Sycamore Bend				788.88	1,471.70
Total Parks Corps of Engineer				2,253.56	1,471.70
Total Expense				2,301.13	1,471.70
Net Ordinary Income				2,311.13	6,209.24
Net Income				2,311.13	6,209.24

Town of Hickory Creek

Balance Sheet

As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA - Parks and Recreation	243,768.98
Total Checking/Savings	<u>243,768.98</u>
Total Current Assets	<u>243,768.98</u>
TOTAL ASSETS	<u><u>243,768.98</u></u>
LIABILITIES & EQUITY	0.00

Town of Hickory Creek
Park and Recreation Budget vs. Actual
 October through December 2025

	<u>Oct - Dec 25</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Miscellaneous Revenue		
4508 Annual Park Passes	597.94	55,000.00
4510 Arrowhead Park Fees	6,345.00	50,000.00
4516 Corp Parks Fund Reserve	0.00	0.00
4536 Point Vista Park Fees	1,805.00	8,000.00
4550 Sycamore Bend Fees	6,764.20	42,000.00
Total Miscellaneous Revenue	<u>15,512.14</u>	<u>155,000.00</u>
Total Income	<u>15,512.14</u>	<u>155,000.00</u>
Gross Profit	15,512.14	155,000.00
Expense		
Capital Outlay		
5022 Parks and Rec Improvements	1,980,679.18	2,498,844.00
Total Capital Outlay	<u>1,980,679.18</u>	<u>2,498,844.00</u>
Parks and Recreation		
5402 Events	195.00	1,500.00
5408 Tanglewood Park	242.14	5,000.00
5412 KHCB	0.00	500.00
5414 Tree City USA	139.50	500.00
Total Parks and Recreation	<u>576.64</u>	<u>7,500.00</u>
Parks Corps of Engineer		
5432 Arrowhead	5,255.68	20,000.00
5434 Harbor Grove	345.43	4,500.00
5436 Point Vista	3,079.78	12,000.00
5438 Sycamore Bend	2,889.11	118,500.00
Total Parks Corps of Engineer	<u>11,570.00</u>	<u>155,000.00</u>
Total Expense	<u>1,992,825.82</u>	<u>2,661,344.00</u>
Net Ordinary Income	<u>-1,977,313.68</u>	<u>-2,506,344.00</u>
Net Income	<u><u>-1,977,313.68</u></u>	<u><u>-2,506,344.00</u></u>

Town of Hickory Creek Parks and Recreation Detail December 2025

Type	Date	Name	Memo	Debit	Credit
Ordinary Income/Expense					
Income					
Miscellaneous Revenue					
4508 Annual Park Passes					
Deposit	12/10/2025	Deposit	Deposit		175.00
Deposit	12/22/2025	Deposit	Deposit		175.00
Deposit	12/30/2025	Deposit	Deposit		135.00
Total 4508 Annual Park Passes				0.00	485.00
4510 Arrowhead Park Fees					
Deposit	12/02/2025	Deposit	Deposit		5.00
Deposit	12/03/2025	Deposit	Deposit		10.00
Deposit	12/05/2025	Deposit	Deposit		10.00
Deposit	12/06/2025	Deposit	Deposit		35.00
Deposit	12/07/2025	Deposit	Deposit		25.00
Deposit	12/08/2025	Deposit	Deposit		5.00
Deposit	12/09/2025	Deposit	Deposit		10.00
Deposit	12/10/2025	Deposit	Deposit		30.00
Deposit	12/11/2025	Deposit	Deposit		5.00
Deposit	12/12/2025	Deposit	Deposit		35.00
Deposit	12/13/2025	Deposit	Deposit		30.00
Deposit	12/14/2025	Deposit	Deposit		10.00
Deposit	12/15/2025	Deposit	Deposit		30.00
Deposit	12/16/2025	Deposit	Deposit		5.00
Deposit	12/17/2025	Deposit	Deposit		15.00
Deposit	12/18/2025	Deposit	Deposit		190.00
Deposit	12/18/2025	Deposit	Deposit		20.00
Deposit	12/19/2025	Deposit	Deposit		15.00
Deposit	12/20/2025	Deposit	Deposit		65.00
Deposit	12/21/2025	Deposit	Deposit		35.00
Deposit	12/22/2025	Deposit	Deposit		20.00
Deposit	12/23/2025	Deposit	Deposit		45.00
Deposit	12/24/2025	Deposit	Deposit		45.00
Deposit	12/25/2025	Deposit	Deposit		105.00
Deposit	12/26/2025	Deposit	Deposit		90.00
Deposit	12/27/2025	Deposit	Deposit		105.00
Deposit	12/27/2025	Deposit	Deposit		25.00
Deposit	12/28/2025	Deposit	Deposit		45.00
Deposit	12/29/2025	Deposit	Deposit		10.00
Deposit	12/30/2025	Deposit	Deposit		40.00
Deposit	12/31/2025	Deposit	Deposit		65.00
Total 4510 Arrowhead Park Fees				0.00	1,180.00
4536 Point Vista Park Fees					
Deposit	12/05/2025	Deposit	Deposit		25.00
Deposit	12/12/2025	Deposit	Deposit		15.00
Deposit	12/13/2025	Deposit	Deposit		20.00
Deposit	12/18/2025	Deposit	Deposit		25.00
Deposit	12/20/2025	Deposit	Deposit		10.00
Deposit	12/22/2025	Deposit	Deposit		10.00
Deposit	12/24/2025	Deposit	Deposit		5.00
Deposit	12/25/2025	Deposit	Deposit		60.00
Deposit	12/26/2025	Deposit	Deposit		95.00
Deposit	12/28/2025	Deposit	Deposit		35.00
Deposit	12/31/2025	Deposit	Deposit		10.00
Total 4536 Point Vista Park Fees				0.00	310.00
4550 Sycamore Bend Fees					
Deposit	12/04/2025	Deposit	Deposit		235.00
Deposit	12/05/2025	Deposit	Deposit		15.00
Deposit	12/06/2025	Deposit	Deposit		55.00
Deposit	12/07/2025	Deposit	Deposit		20.00
Deposit	12/08/2025	Deposit	Deposit		5.00
Deposit	12/09/2025	Deposit	Deposit		15.00
Deposit	12/11/2025	Deposit	Deposit		15.00
Deposit	12/12/2025	Deposit	Deposit		95.00
Deposit	12/13/2025	Deposit	Deposit		120.00
Deposit	12/14/2025	Deposit	Deposit		35.00
Deposit	12/16/2025	Deposit	Deposit		60.00
Deposit	12/17/2025	Deposit	Deposit		5.00
Deposit	12/18/2025	Deposit	Deposit		5.00

**Town of Hickory Creek
Parks and Recreation Detail
December 2025**

Type	Date	Name	Memo	Debit	Credit
Deposit	12/18/2025	Deposit	Deposit		15.00
Deposit	12/19/2025	Deposit	Deposit		30.00
Deposit	12/20/2025	Deposit	Deposit		90.00
Deposit	12/21/2025	Deposit	Deposit		45.00
Deposit	12/22/2025	Deposit	Deposit		100.00
Deposit	12/23/2025	Deposit	Deposit		5.00
Deposit	12/24/2025	Deposit	Deposit		25.00
Deposit	12/26/2025	Deposit	Deposit		135.00
Deposit	12/27/2025	Deposit	Deposit		90.00
Deposit	12/28/2025	Deposit	Deposit		55.00
Deposit	12/29/2025	Deposit	Deposit		15.00
Deposit	12/30/2025	Deposit	Deposit		50.00
Deposit	12/31/2025	Deposit	Deposit		100.00
Total 4550 Sycamore Bend Fees				0.00	1,435.00
Total Miscellaneous Revenue				0.00	3,410.00
Total Income				0.00	3,410.00
Gross Profit				0.00	3,410.00
Expense					
Parks and Recreation					
5408 Tanglewood Park					
Check	12/01/2025	L.C.M.U.A.	Town of Hickory Creek	37.49	
Check	12/22/2025	Hudson Energy Services, LLC	Account #300004792	10.27	
Total 5408 Tanglewood Park				47.76	0.00
Total Parks and Recreation				47.76	0.00
Parks Corps of Engineer					
5432 Arrowhead					
Check	12/02/2025	Merchant Services		295.90	
Check	12/04/2025	Fredric R Calvert	2025-2026	1,088.18	
Bill	12/16/2025	Sherwin-Williams	Inv #5885-9	59.54	
Check	12/22/2025	Hudson Energy Services, LLC	Account #300004792	60.28	
Bill	12/26/2025	Verizon Wireless	Inv #6130661561	29.66	
Bill	12/30/2025	Ventek International	Inv #152604	970.00	
Total 5432 Arrowhead				2,503.56	0.00
5434 Harbor Grove					
Bill	12/16/2025	Sherwin-Williams	Inv #5885-9	59.54	
Check	12/22/2025	Hudson Energy Services, LLC	Account #300004792	26.72	
Total 5434 Harbor Grove				86.26	0.00
5436 Point Vista					
Check	12/02/2025	Merchant Services		98.49	
Check	12/04/2025	Fredric R Calvert	2025-2026	1,088.18	
Bill	12/16/2025	Sherwin-Williams	Inv #5885-9	59.54	
Check	12/22/2025	Hudson Energy Services, LLC	Account #300004792	61.49	
Bill	12/26/2025	Verizon Wireless	Inv #6130661561	29.66	
Bill	12/30/2025	Ventek International	Inv #152604	970.00	
Total 5436 Point Vista				2,307.36	0.00
5438 Sycamore Bend					
Check	12/02/2025	Merchant Services		137.13	
Bill	12/03/2025	Ventek International	Inv #151993-1	6.00	
Check	12/04/2025	Fredric R Calvert	2025-2026	1,088.18	
Bill	12/16/2025	Sherwin-Williams	Inv #5885-9	59.54	
Deposit	12/18/2025	Deposit	Deposit		271.00
Check	12/22/2025	Hudson Energy Services, LLC	Account #300004792	69.68	
Bill	12/26/2025	Verizon Wireless	Inv #6130661561	29.67	
Deposit	12/30/2025	Deposit	Deposit		6.40
Bill	12/30/2025	Ventek International	Inv #152604	970.00	
Total 5438 Sycamore Bend				2,360.20	277.40
Total Parks Corps of Engineer				7,257.38	277.40
Total Expense				7,305.14	277.40

**Town of Hickory Creek
Parks and Recreation Detail
December 2025**

<u>Type</u>	<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>	<u>Credit</u>
Net Ordinary Income				7,305.14	3,687.40
Net Income				<u>7,305.14</u>	<u>3,687.40</u>

Town of Hickory Creek
Balance Sheet
As of January 31, 2026

	<u>Jan 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA - Parks and Recreation	242,812.14
Total Checking/Savings	<u>242,812.14</u>
Total Current Assets	<u>242,812.14</u>
TOTAL ASSETS	<u><u>242,812.14</u></u>
LIABILITIES & EQUITY	0.00

Town of Hickory Creek
Park and Recreation Budget vs. Actual
 October 2025 through January 2026

	Oct '25 - Jan ...	Budget
Ordinary Income/Expense		
Income		
Miscellaneous Revenue		
4508 Annual Park Passes	986.34	55,000.00
4510 Arrowhead Park Fees	7,195.00	50,000.00
4516 Corp Parks Fund Reserve	0.00	0.00
4536 Point Vista Park Fees	1,965.00	8,000.00
4550 Sycamore Bend Fees	7,744.00	42,000.00
	17,890.34	155,000.00
Total Miscellaneous Revenue		
	17,890.34	155,000.00
Total Income	17,890.34	155,000.00
Gross Profit	17,890.34	155,000.00
Expense		
Capital Outlay		
5022 Parks and Rec Improvements	1,987,364.89	2,498,844.00
	1,987,364.89	2,498,844.00
Total Capital Outlay		
Parks and Recreation		
5402 Events	195.00	1,500.00
5408 Tanglewood Park	290.14	5,000.00
5412 KHCB	0.00	500.00
5414 Tree City USA	139.50	500.00
	624.64	7,500.00
Total Parks and Recreation		
Parks Corps of Engineer		
5432 Arrowhead	5,523.04	20,000.00
5434 Harbor Grove	371.69	4,500.00
5436 Point Vista	3,257.74	12,000.00
5438 Sycamore Bend	3,112.37	118,500.00
	12,264.84	155,000.00
Total Parks Corps of Engineer		
Total Expense	2,000,254.37	2,661,344.00
Net Ordinary Income	-1,982,364.03	-2,506,344.00
Net Income	-1,982,364.03	-2,506,344.00

Town of Hickory Creek Parks and Recreation Detail January 2026

Type	Date	Name	Memo	Debit	Credit
Ordinary Income/Expense					
Income					
Miscellaneous Revenue					
4508 Annual Park Passes					
Deposit	01/02/2026	Deposit			168.40
Deposit	01/05/2026	Deposit	Deposit		45.00
Deposit	01/22/2026	Deposit	Deposit		175.00
Total 4508 Annual Park Passes				0.00	388.40
4510 Arrowhead Park Fees					
Deposit	01/01/2026	Deposit	Deposit		130.00
Deposit	01/02/2026	Deposit	Deposit		50.00
Deposit	01/03/2026	Deposit	Deposit		85.00
Deposit	01/04/2026	Deposit	Deposit		75.00
Deposit	01/05/2026	Deposit	Deposit		25.00
Deposit	01/06/2026	Deposit	Deposit		20.00
Deposit	01/07/2026	Deposit	Deposit		15.00
Deposit	01/08/2026	Deposit	Deposit		20.00
Deposit	01/09/2026	Deposit	Deposit		15.00
Deposit	01/10/2026	Deposit	Deposit		30.00
Deposit	01/11/2026	Deposit	Deposit		25.00
Deposit	01/12/2026	Deposit	Deposit		20.00
Deposit	01/13/2026	Deposit	Deposit		35.00
Deposit	01/14/2026	Deposit	Deposit		5.00
Deposit	01/15/2026	Deposit	Deposit		25.00
Deposit	01/16/2026	Deposit	Deposit		5.00
Deposit	01/17/2026	Deposit	Deposit		35.00
Deposit	01/18/2026	Deposit	Deposit		25.00
Deposit	01/19/2026	Deposit	Deposit		50.00
Deposit	01/20/2026	Deposit	Deposit		5.00
Deposit	01/21/2026	Deposit	Deposit		10.00
Deposit	01/22/2026	Deposit	Deposit		35.00
Deposit	01/23/2026	Deposit	Deposit		5.00
Deposit	01/24/2026	Deposit	Deposit		10.00
Deposit	01/25/2026	Deposit	Deposit		5.00
Deposit	01/28/2026	Deposit	Deposit		5.00
Deposit	01/29/2026	Deposit	Deposit		20.00
Deposit	01/30/2026	Deposit	Deposit		30.00
Deposit	01/31/2026	Deposit	Deposit		35.00
Total 4510 Arrowhead Park Fees				0.00	850.00
4536 Point Vista Park Fees					
Deposit	01/01/2026	Deposit	Deposit		5.00
Deposit	01/03/2026	Deposit	Deposit		20.00
Deposit	01/04/2026	Deposit	Deposit		15.00
Deposit	01/07/2026	Deposit	Deposit		10.00
Deposit	01/08/2026	Deposit	Deposit		25.00
Deposit	01/10/2026	Deposit	Deposit		5.00
Deposit	01/11/2026	Deposit	Deposit		20.00
Deposit	01/12/2026	Deposit	Deposit		10.00
Deposit	01/14/2026	Deposit	Deposit		5.00
Deposit	01/18/2026	Deposit	Deposit		40.00
Deposit	01/31/2026	Deposit	Deposit		5.00
Total 4536 Point Vista Park Fees				0.00	160.00
4550 Sycamore Bend Fees					
Deposit	01/01/2026	Deposit	Deposit		80.00
Deposit	01/02/2026	Deposit	Deposit		90.00
Deposit	01/03/2026	Deposit	Deposit		45.00
Deposit	01/04/2026	Deposit	Deposit		45.00
Deposit	01/05/2026	Deposit	Deposit		30.00
Deposit	01/06/2026	Deposit	Deposit		65.00
Deposit	01/07/2026	Deposit	Deposit		15.00
Deposit	01/08/2026	Deposit	Deposit		10.00
Deposit	01/09/2026	Deposit	Deposit		55.00
Deposit	01/10/2026	Deposit	Deposit		75.00
Deposit	01/11/2026	Deposit	Deposit		45.00
Deposit	01/12/2026	Deposit	Deposit		10.00
Deposit	01/13/2026	Deposit	Deposit		30.00
Deposit	01/14/2026	Deposit	Deposit		40.00
Deposit	01/15/2026	Deposit	Deposit		35.00

**Town of Hickory Creek
Parks and Recreation Detail
January 2026**

Type	Date	Name	Memo	Debit	Credit
Deposit	01/16/2026	Deposit	Deposit		20.00
Deposit	01/17/2026	Deposit	Deposit		70.00
Deposit	01/18/2026	Deposit	Deposit		20.00
Deposit	01/19/2026	Deposit	Deposit		25.00
Deposit	01/20/2026	Deposit	Deposit		10.00
Deposit	01/21/2026	Deposit	Deposit		45.00
Deposit	01/22/2026	Deposit	Deposit		10.00
Deposit	01/23/2026	Deposit	Deposit		5.00
Deposit	01/24/2026	Deposit	Deposit		5.00
Deposit	01/25/2026	Deposit	Deposit		15.00
Deposit	01/27/2026	Deposit	Deposit		5.00
Deposit	01/28/2026	Deposit	Deposit		15.00
Deposit	01/29/2026	Deposit	Deposit		4.80
Deposit	01/29/2026	Deposit	Deposit		10.00
Deposit	01/30/2026	Deposit	Deposit		5.00
Deposit	01/31/2026	Deposit	Deposit		45.00
Total 4550 Sycamore Bend Fees				0.00	979.80
Total Miscellaneous Revenue				0.00	2,378.20
Total Income				0.00	2,378.20
Gross Profit				0.00	2,378.20
Expense					
Parks and Recreation					
5408 Tanglewood Park					
Check	01/01/2026	L.C.M.U.A.	Town of Hickory Creek	37.49	
Check	01/22/2026	Hudson Energy Services, LLC	Account #300004792	10.51	
Total 5408 Tanglewood Park				48.00	0.00
Total Parks and Recreation				48.00	0.00
Parks Corps of Engineer					
5432 Arrowhead					
Check	01/06/2026	Merchant Services		148.88	
Bill	01/21/2026	Verizon Wireless	Inv #6133175415	54.99	
Check	01/22/2026	Hudson Energy Services, LLC	Account #300004792	63.49	
Total 5432 Arrowhead				267.36	0.00
5434 Harbor Grove					
Check	01/22/2026	Hudson Energy Services, LLC	Account #300004792	26.26	
Total 5434 Harbor Grove				26.26	0.00
5436 Point Vista					
Check	01/06/2026	Merchant Services		95.37	
Bill	01/21/2026	Verizon Wireless	Inv #6133175415	17.00	
Check	01/22/2026	Hudson Energy Services, LLC	Account #300004792	65.59	
Total 5436 Point Vista				177.96	0.00
5438 Sycamore Bend					
Check	01/06/2026	Merchant Services		132.79	
Bill	01/21/2026	Verizon Wireless	Inv #6133175415	17.00	
Check	01/22/2026	Hudson Energy Services, LLC	Account #300004792	73.47	
Total 5438 Sycamore Bend				223.26	0.00
Total Parks Corps of Engineer				694.84	0.00
Total Expense				742.84	0.00
Net Ordinary Income				742.84	2,378.20
Net Income				742.84	2,378.20

Town of Hickory Creek

Balance Sheet

As of February 28, 2026

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA - Parks and Recreation	246,284.35
Total Checking/Savings	<u>246,284.35</u>
Total Current Assets	<u>246,284.35</u>
TOTAL ASSETS	<u><u>246,284.35</u></u>
LIABILITIES & EQUITY	0.00

Town of Hickory Creek
Park and Recreation Budget vs. Actual
 October 2025 through February 2026

	<u>Oct '25 - Feb...</u>	<u>Budget</u>
Ordinary Income/Expense		
Income		
Miscellaneous Revenue		
4508 Annual Park Passes	7,642.22	55,000.00
4510 Arrowhead Park Fees	9,080.00	50,000.00
4516 Corp Parks Fund Reserve	0.00	0.00
4536 Point Vista Park Fees	2,495.00	8,000.00
4550 Sycamore Bend Fees	9,064.00	42,000.00
Total Miscellaneous Revenue	<u>28,281.22</u>	<u>155,000.00</u>
Total Income	<u>28,281.22</u>	<u>155,000.00</u>
Gross Profit	28,281.22	155,000.00
Expense		
Capital Outlay		
5022 Parks and Rec Improvements	1,994,217.55	2,498,844.00
Total Capital Outlay	<u>1,994,217.55</u>	<u>2,498,844.00</u>
Parks and Recreation		
5402 Events	195.00	1,500.00
5408 Tanglewood Park	3,062.43	5,000.00
5412 KHCB	0.00	500.00
5414 Tree City USA	139.50	500.00
Total Parks and Recreation	<u>3,396.93</u>	<u>7,500.00</u>
Parks Corps of Engineer		
5432 Arrowhead	5,789.02	20,000.00
5434 Harbor Grove	476.25	4,500.00
5436 Point Vista	3,498.16	12,000.00
5438 Sycamore Bend	3,385.92	118,500.00
Total Parks Corps of Engineer	<u>13,149.35</u>	<u>155,000.00</u>
Total Expense	<u>2,010,763.83</u>	<u>2,661,344.00</u>
Net Ordinary Income	<u>-1,982,482.61</u>	<u>-2,506,344.00</u>
Net Income	<u>-1,982,482.61</u>	<u>-2,506,344.00</u>

Town of Hickory Creek Parks and Recreation Detail February 2026

Type	Date	Name	Memo	Debit	Credit
Ordinary Income/Expense					
Income					
Miscellaneous Revenue					
4508 Annual Park Passes					
Deposit	02/02/2026	Deposit	Deposit		85.88
Deposit	02/12/2026	Deposit	Deposit		350.00
Deposit	02/17/2026	Deposit	Deposit		45.00
Deposit	02/26/2026	Deposit	Deposit		6,175.00
Total 4508 Annual Park Passes				0.00	6,655.88
4510 Arrowhead Park Fees					
Deposit	02/01/2026	Deposit	Deposit		70.00
Deposit	02/02/2026	Deposit	Deposit		40.00
Deposit	02/03/2026	Deposit	Deposit		40.00
Deposit	02/04/2026	Deposit	Deposit		10.00
Deposit	02/05/2026	Deposit	Deposit		25.00
Deposit	02/06/2026	Deposit	Deposit		95.00
Deposit	02/07/2026	Deposit	Deposit		140.00
Deposit	02/08/2026	Deposit	Deposit		100.00
Deposit	02/09/2026	Deposit	Deposit		40.00
Deposit	02/10/2026	Deposit	Deposit		20.00
Deposit	02/11/2026	Deposit	Deposit		30.00
Deposit	02/12/2026	Deposit	Deposit		50.00
Deposit	02/13/2026	Deposit	Deposit		35.00
Deposit	02/14/2026	Deposit	Deposit		45.00
Deposit	02/15/2026	Deposit	Deposit		155.00
Deposit	02/16/2026	Deposit	Deposit		110.00
Deposit	02/17/2026	Deposit	Deposit		35.00
Deposit	02/18/2026	Deposit	Deposit		45.00
Deposit	02/19/2026	Deposit	Deposit		55.00
Deposit	02/20/2026	Deposit	Deposit		40.00
Deposit	02/21/2026	Deposit	Deposit		275.00
Deposit	02/22/2026	Deposit	Deposit		55.00
Deposit	02/23/2026	Deposit	Deposit		25.00
Deposit	02/24/2026	Deposit	Deposit		10.00
Deposit	02/25/2026	Deposit	Deposit		30.00
Deposit	02/26/2026	Deposit	Deposit		25.00
Deposit	02/27/2026	Deposit	Deposit		85.00
Deposit	02/28/2026	Deposit	Deposit		200.00
Total 4510 Arrowhead Park Fees				0.00	1,885.00
4536 Point Vista Park Fees					
Deposit	02/01/2026	Deposit	Deposit		20.00
Deposit	02/02/2026	Deposit	Deposit		5.00
Deposit	02/06/2026	Deposit	Deposit		40.00
Deposit	02/07/2026	Deposit	Deposit		55.00
Deposit	02/08/2026	Deposit	Deposit		50.00
Deposit	02/09/2026	Deposit	Deposit		15.00
Deposit	02/11/2026	Deposit	Deposit		5.00
Deposit	02/12/2026	Deposit	Deposit		15.00
Deposit	02/13/2026	Deposit	Deposit		5.00
Deposit	02/15/2026	Deposit	Deposit		35.00
Deposit	02/17/2026	Deposit	Deposit		15.00
Deposit	02/18/2026	Deposit	Deposit		35.00
Deposit	02/19/2026	Deposit	Deposit		10.00
Deposit	02/20/2026	Deposit	Deposit		10.00
Deposit	02/21/2026	Deposit	Deposit		35.00
Deposit	02/22/2026	Deposit	Deposit		15.00
Deposit	02/23/2026	Deposit	Deposit		20.00
Deposit	02/26/2026	Deposit	Deposit		25.00
Deposit	02/27/2026	Deposit	Deposit		10.00
Deposit	02/28/2026	Deposit	Deposit		110.00
Total 4536 Point Vista Park Fees				0.00	530.00
4550 Sycamore Bend Fees					
Deposit	02/01/2026	Deposit	Deposit		50.00
Deposit	02/02/2026	Deposit	Deposit		5.00
Deposit	02/03/2026	Deposit	Deposit		10.00
Deposit	02/05/2026	Deposit	Deposit		25.00
Deposit	02/06/2026	Deposit	Deposit		35.00
Deposit	02/07/2026	Deposit	Deposit		170.00

**Town of Hickory Creek
Parks and Recreation Detail
February 2026**

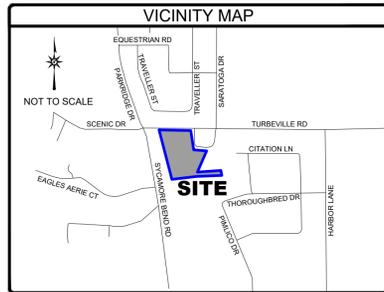
Type	Date	Name	Memo	Debit	Credit
Deposit	02/09/2026	Deposit	Deposit		45.00
Deposit	02/10/2026	Deposit	Deposit		15.00
Deposit	02/13/2026	Deposit	Deposit		65.00
Deposit	02/14/2026	Deposit	Deposit		30.00
Deposit	02/15/2026	Deposit	Deposit		85.00
Deposit	02/16/2026	Deposit	Deposit		60.00
Deposit	02/17/2026	Deposit	Deposit		55.00
Deposit	02/18/2026	Deposit	Deposit		15.00
Deposit	02/19/2026	Deposit	Deposit		15.00
Deposit	02/20/2026	Deposit	Deposit		65.00
Deposit	02/21/2026	Deposit	Deposit		40.00
Deposit	02/22/2026	Deposit	Deposit		75.00
Deposit	02/24/2026	Deposit	Deposit		45.00
Deposit	02/25/2026	Deposit	Deposit		40.00
Deposit	02/26/2026	Deposit	Deposit		35.00
Deposit	02/27/2026	Deposit	Deposit		135.00
Deposit	02/28/2026	Deposit	Deposit		205.00
Total 4550 Sycamore Bend Fees				0.00	1,320.00
Total Miscellaneous Revenue				0.00	10,390.88
Total Income				0.00	10,390.88
Gross Profit				0.00	10,390.88
Expense					
Parks and Recreation					
5408 Tanglewood Park					
Check	02/01/2026	L.C.M.U.A.	Town of Hickory Creek	37.49	
Bill	02/05/2026	3H Concrete, Inc.	Inv #PC-001	2,724.19	
Check	02/23/2026	Hudson Energy Services, LLC	Account #2601022513	10.61	
Total 5408 Tanglewood Park				2,772.29	0.00
Total Parks and Recreation				2,772.29	0.00
Parks Corps of Engineer					
5432 Arrowhead					
Check	02/03/2026	Merchant Services		126.95	
Check	02/23/2026	Hudson Energy Services, LLC	Account #2601022513	60.66	
Check	02/26/2026	Northern Safety Equipment	Trans #5679-567902-1...	78.37	
Total 5432 Arrowhead				265.98	0.00
5434 Harbor Grove					
Check	02/23/2026	Hudson Energy Services, LLC	Account #2601022513	26.18	
Check	02/26/2026	Northern Safety Equipment	Trans #5679-567902-1...	78.38	
Total 5434 Harbor Grove				104.56	0.00
5436 Point Vista					
Check	02/03/2026	Merchant Services		95.31	
Check	02/23/2026	Hudson Energy Services, LLC	Account #2601022513	66.74	
Check	02/26/2026	Northern Safety Equipment	Trans #5679-567902-1...	78.37	
Total 5436 Point Vista				240.42	0.00
5438 Sycamore Bend					
Check	02/03/2026	Merchant Services		126.41	
Check	02/23/2026	Hudson Energy Services, LLC	Account #2601022513	70.37	
Deposit	02/26/2026	Deposit	Deposit		1.60
Check	02/26/2026	Northern Safety Equipment	Trans #5679-567902-1...	78.37	
Total 5438 Sycamore Bend				275.15	1.60
Total Parks Corps of Engineer				886.11	1.60
Total Expense				3,658.40	1.60
Net Ordinary Income				3,658.40	10,392.48
Net Income				3,658.40	10,392.48











BUILDING AREA		BUILDING HEIGHT	
BUILDING 1	5,727 SQUARE FEET	BUILDING 1	28.1 FEET ±
BUILDING 2	3,748 SQUARE FEET	BUILDING 2	23.1 FEET ±
BUILDING 3	3,938 SQUARE FEET	BUILDING 3	19.0 FEET ±

LAND AREA	PARKING
6.721 ACRES (292,750 SQUARE FEET)	0 STRIPED SPACES OBSERVED

SIGNIFICANT OBSERVATIONS
(A) FENCE IS IN ADJOINER PROPERTY 0.1 FEET TO 0.4 FEET
(B) WALL IS IN ADJOINER UP TO 12.2 FEET
(C) WALL IS IN ADJOINER UP TO 51.3 FEET
(D) WALL IS IN RIGHT-OF-WAY 0.6 FEET TO 0.9 FEET
(E) WALL IS IN ADJOINER UP TO 16.0 FEET
(F) WALL IS IN ADJOINER UP TO 4.00 FEET
(G) BUILDING IS IN ZONING LINE 3.6 FEET TO 11.7 FEET

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS	
SURVEYOR'S NOTES CORRESPONDING TO SCHEDULE "B" ITEMS IS INTENDED TO GIVE AN OPINION WHETHER THE SUBJECT PROPERTY IS WITHIN THE BOUNDS OF THE REFERENCED DOCUMENT'S SPATIAL COVERAGE. THERE MAY BE OTHER LANGUAGE IN SAID DOCUMENTS THAT PROVIDES ADDITIONAL CONTEXT OR LEGAL INTERPRETATIONS; HOWEVER, THE PRIMARY FOCUS OF THESE NOTES IS TO DELINEATE THE PHYSICAL EXTENT OF THE PROPERTY WITH RESPECT TO THE DOCUMENT.	
(1) The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception) Volume 2020, Page 94 and Volume 2012, Page 210, Plat Records, Denton County, Texas and in/under: Denton County Clerk's File No.(s) 2014-10293,2014-129422, 2017-34581, 2019-46548,2020-1242, 2021-150648, 2021-152094,2021-152100, and 2021-152108. NON-SURVEY RELATED ITEM	(10n) Public Utility Easement created in instrument executed by CTMGT Turberville, LLC, a Texas limited partnership to The Town of Hickory Creek, Texas, dated April 3, 2020, filed April 3, 2020, recorded in Clerk's File No. 2020-44181, Real Property Records, Denton County, Texas. PLOTTABLE, AS SHOWN
Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat recorded in Volume 2020, Page 94, Plat Records of Denton County, Texas: Purpose: utility easement Affects: Twenty (20) feet along the Western property line PLOTTABLE, AS SHOWN	(10o) Terms and provisions of Town of Hickory Creek Ordinance No. 2021-08-879 created by and between Town of Hickory Creek (the "Town") and Hickory Creek Public Improvement District No. 2 (the "PID") dated August 23, 2021, filed September 1, 2021, recorded in Clerk's File No. 2021-159935, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM
Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat recorded in Volume 2020, Page 94, Plat Records of Denton County, Texas: Purpose: utility easement Affects: Five (5) feet along the Eastern property line PLOTTABLE, AS SHOWN	(10p) Terms and provisions of Town of Hickory Creek Ordinance No. 2023-06-930 created by and between Town of Hickory Creek (the "Town") and Hickory Creek Public Improvement District No. 1 (the "PID") dated June 26, 2023, filed July 5, 2023, recorded in Clerk's File No. 2023-70772, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM
(10) Easement executed by H. L. Rawlins and wife, Mary L. Rawlins, to Texas Power & Light Company, dated January 19, 1937, filed December 9, 1938, recorded in Volume 274, Page 524, of the Deed Records of Denton County, Texas. UNABLE TO DETERMINE LOCATION BY DESCRIPTION, NOT SHOWN	(10q) Terms and provisions of Town of Hickory Creek Ordinance No. 2023-06-931 created by and between Town of Hickory Creek (the "Town") and Hickory Creek Public Improvement District No. 2 (the "PID") dated June 26, 2023, filed July 5, 2023, recorded in Clerk's File No. 2023-70773, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM
(10o) Easement executed by William J. Lang to Texas Power & Light Company, dated April 5, 1955, filed June 2, 1955, recorded in Volume 410, Page 240, of the Deed Records of Denton County, Texas. UNABLE TO DETERMINE LOCATION BY DESCRIPTION, NOT SHOWN	(10r) Terms and provisions of Town of Hickory Creek Ordinance No. 2023-06-932 created by and between Town of Hickory Creek (the "Town") and Hickory Farms Public Improvement District (the "PID") dated June 26, 2023, filed July 5, 2023, recorded in Clerk's File No. 2023-70774, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM
(10p) Right of Way Easement executed by W. J. Lang to Texas Power & Light Company, dated June 30, 1955, filed September 20, 1955, recorded in Volume 413, Page 237, of the Deed Records of Denton County, Texas. UNABLE TO DETERMINE LOCATION BY DESCRIPTION, NOT SHOWN	(10s) Subordination, Nondisturbance and Attornment Agreement, and the terms and conditions thereof, PLAINSCAPITAL BANK, a Texas state bank, lender, KRP, LP, a Texas limited partnership, tenant, KSW HOLDING 2022, LP, a Texas limited partnership, landlord, recorded on June 8, 2022, as Document No. Clerk's File No. 2022-85540, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM
(10) Easements as reserved in Warranty Deed executed by Gold Cell-Star, L.L.C., to AS Gold, L.P., dated September 1, 1999, filed September 15, 1999, recorded in Volume 4425, Page 862, of the Real Property Records of Denton County, Texas. DOES NOT AFFECT, FALLS OUTSIDE OF SUBJECT PROPERTY, NOT SHOWN	(10t) Assessments, charges and liens as set forth in the document Entitled: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STEEPLECHASE RANCH HOMEOWNER'S ASSOCIATION, INC. Recording Date: October 8, 2014. Recording No: Clerk's File No. 2014-102930, Real Property Records, Denton County, Texas CONTAINS PROVISIONS FOR A 5' DRAINAGE EASEMENT, PLOTTABLE, AS SHOWN
(10) Terms and provisions of Development Agreement by and between AS Gold, LP ("Owner") and Town of Hickory Creek, Texas (the "Town") dated November 15, 2011, filed December 14, 2011, recorded in Clerk's File No. 2011-119347, Real Property Records, Denton County, Texas As affected by Assignment of Development Agreement, dated December 19, 2011, filed December 21, 2011, recorded in Clerk's File No. 2011-121834, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM	(10u) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. NON-SURVEY RELATED ITEM
(10o) Terms and provisions of Facilities Agreement for Steeplechase South Residential Development, Phase 1, Town of Hickory Creek, Texas Agreement by and between Lake Cities Municipal Utility Authority ("LCMUA"), the Town of Hickory Creek ("Town") and CTMGT Turberville, LLC ("Developer") dated January 30, 2014, filed April 30, 2014, recorded in Clerk's File No. 2014-38579, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM	(10v) All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed. NON-SURVEY RELATED ITEM
(10) Terms and provisions of Landowner Agreement by and between Town of Hickory Creek (the "Town") and CTMGT Turberville, LLC, a Texas limited liability company (the "Landowner") dated February 24, 2020, filed March 10, 2020, recorded in Clerk's File No. 2020-31962, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM	(10w) The Land lies within the boundaries of Hickory Creek Public Improvement District 2 NON-SURVEY RELATED ITEM
(10o) Terms and provisions of Town of Hickory Creek Ordinance No. 2020-02-845 created by and between Town of Hickory Creek (the "Town") and Hickory Creek Public Improvement District No. 2 (the "PID") dated February 24, 2020, filed March 10, 2020, recorded in Clerk's File No. 2020-31971, Real Property Records, Denton County, Texas. NON-SURVEY RELATED ITEM	(10x) Easement Agreement between Steeplechase Ranch Homeowner's Associatio, Inc. an dKSW Holding Hickory Creek LP recorded under Clerk's File No. 202400032362, Official Records of Denton County, Texas. PLOTTABLE, APPROXIMATE LOCATION (WIDTH NOT DISCLOSED), AS SHOWN

BASIS OF BEARING
Bearings and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

TITLE COMMITMENT INFORMATION
The Title Description and Schedule 'B' Items are the same as shown in the title commitment provided by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment No. FTH-18-FAH24003441AJ, issued JULY 10, 2024 with an effective date and time of JULY 1, 2024 at 8:00 AM.

TITLE DESCRIPTION
Lot 1-R, Block A, STEEPLECHASE SOUTH ADDITION, an Addition to the Town of Hickory Creek, Denton County, Texas, according to the Re-Plat recorded in Volume 2020, Page 94, Plat Records of Denton County, Texas.
The surveyed property is the same property as described in the title commitment provided by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment No. FTH-18-FAH24003441AJ, with an effective date and time of JULY 1, 2024 at 8:00 AM.

UTILITY NOTE
THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48121C0555G, WHICH BEARS AN EFFECTIVE DATE OF APRIL 18, 2011, AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S NOTES
1. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT TRACT HAS PHYSICAL DRIVEWAY ACCESS TO TURBEVILLE ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY VIA 30 FOOT ACCESS EASEMENT.
3. THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
9. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
10. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
11. THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
12. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

ZONING INFORMATION		
ITEM	REQUIRED	CONTACT: PARTNER
ZONING DESIGNATION	SF-3 ONE FAMILY RESIDENTIAL	REPORT DATE: MAY 2, 2024
MINIMUM LOT AREA (SQ. FT.)	9,000 SQUARE FEET	REVISION DATE:
MINIMUM LOT DEPTH	100 FEET	REPORT NO. : 24-438524-80
MINIMUM LOT WIDTH	80 FEET	
MAX IMPERVIOUS COVERAGE	N/A	PARKING REQUIREMENTS:
MAX BUILDING HEIGHT	35 FEET	1 SPACE FOR EACH 3
MINIMUM SETBACKS	FRONT - 25 FEET	PERSONS TO BE NORMALLY
	SIDE - 6 FEET	ACCOMMODATED IN THE
	REAR - 30 FEET	ESTABLISHMENT
		REQUIRED = 7 SPACES
		EXISTING = 0 SPACES
NOTES: ZONING IS PRELIMINARY UNTIL A FINAL ZONING REPORT IS ISSUED		

TSPS LAND TITLE SURVEY
WILDCAT: WALTERS PORTFOLIO SITE ADDRESS
1920 & 1930 TURBEVILLE ROAD HICKORY CREEK DENTON COUNTY, TEXAS 75065
PARTNER PROJECT NUMBER: 24-438524-40

COORDINATED BY	
PARTNER	CORPORATE OFFICE 2154 Torrance Boulevard Torrance, CA 90501 Phone: 855-213-7479 ALTA@partnersi.com www.partnersi.com

DATE	REVISIONS	DRAWN BY: LJG	DRAWING SCALE: 1:50
05/03/2024	SUBMITTAL	CHECKED BY: ARC	JOB NO.: 24-438524-40
07/16/2024	TITLE	FILENAME: PARTNER_1920 & 1930 TURBEVILLE RD - HICKORY CREEK_24-438524-40.DWG	

SURVEYOR'S CERTIFICATE	
STATE OF TEXAS COUNTY OF DENTON	
I hereby certify to: MIDCAP FINANCIAL TRUST, AS AGENT FOR ITS BENEFIT AND THE BENEFIT OF LENDERS; KHW HOLDING 2022, LP, A TEXAS LIMITED PARTNERSHIP; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice Requirements for a Category 1A, Condition 3, TSPS Standard Land Survey and was conducted on the ground in APRIL 22, 2024 and is true and correct to the best of my knowledge.	
<i>Anthony R. Crowley</i> ANTHONY R. CROWLEY, RLS 6484	OCTOBER 4, 2024 DATE

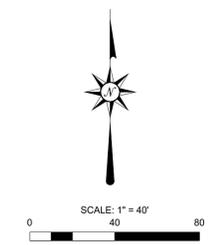


SHEET 1 OF 2

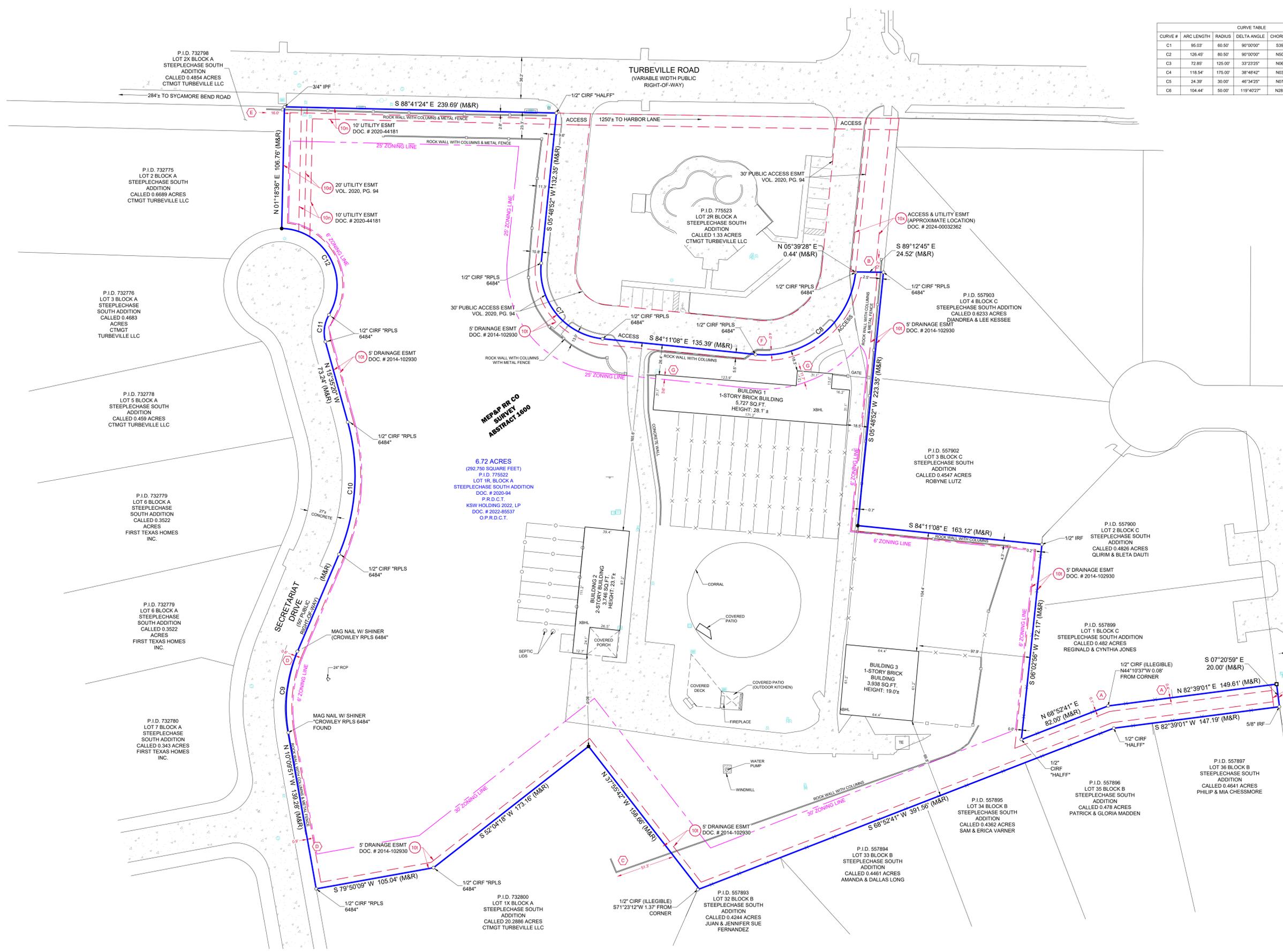
THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

SURVEYED BY	
CROWLEY SURVEYING FRN:10046500 117 WEST ARCHER STREET JACKSBORO, TX 76458 (469) 850-CPLS(2757) ALTA@crowleysurveying.com	CROWLEY SURVEYING

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.03'	60.50'	90°00'00"	S39°11'58"E	85.56'
C2	126.45'	80.50'	90°00'00"	N50°48'52"E	113.84'
C3	72.86'	125.00'	33°23'25"	N06°31'52"E	71.82'
C4	118.54'	175.00'	38°48'42"	N03°49'04"E	116.29'
C5	24.39'	30.00'	40°34'25"	N07°41'52"E	23.72'
C6	104.44'	50.00'	119°40'27"	N28°51'09"W	86.46'



- LEGEND**
- = GAS VALVE
 - = GAS METER
 - = GAS MARKER SIGN
 - = SANITARY SEWER MANHOLE
 - = SEWER CLEAN OUT
 - = STORM SEWER MANHOLE
 - = GRATE INLET
 - = LIGHT POLE
 - = TRANSFORMER
 - = ELECTRIC METER
 - = WATER VALVE
 - = AIR CONDITIONER
 - = SIGN
 - = HANDICAP PARKING
 - = MONUMENT FOUND (AS NOTED)
 - = MONUMENT SET (AS NOTED)
 - = MONUMENT NOT FOUND OR SET
 - = CONCRETE
 - = ROCK WALL
 - = PARKING STRIPE
 - = RECORD CALL
 - = MEASURED CALL
 - = R.O.W. - RIGHT-OF-WAY
 - = P.O.B. - POINT OF BEGINNING
 - = P.O.C. - POINT OF COMMENCEMENT
 - = B.H.L. - BUILDING HEIGHT LOCATION
 - = CENTER LINE
 - = ADJOINING PROPERTY LINE
 - = BUILDING SETBACK LINE
 - = EASEMENT LINE
 - = PROPERTY LINE
 - = METAL FENCE
 - = ROCK WALL WITH COLUMNS



MEP&P RR CO SURVEY ABSTRACT 1600

6.72 ACRES (292,750 SQUARE FEET)
 P.I.D. 775522
 LOT 1R, BLOCK A
 STEEPLCHASE SOUTH ADDITION
 DOC. # 2020-54
 P.R.D.C.T. -
 KSW HOLDING 2022, LP
 DOC. # 2022-85537
 O.P.R.D.C.T.

TSPS LAND TITLE SURVEY
WILDCAT: WALTERS PORTFOLIO
 SITE ADDRESS
 1920 & 1930 TURBEVILLE ROAD
 HICKORY CREEK
 DENTON COUNTY, TEXAS 75065

PARTNER PROJECT NUMBER: 24-438524.40
COORDINATED BY

 CORPORATE OFFICE
 2154 Torrance Boulevard
 Torrance, CA 90501
 Phone: 855-213-7479
 ALTA@partneresi.com
 www.partneresi.com

DRAWN BY: L.J.G. **CHECKED BY:** ARC **DRAWING SCALE:** 1" = 40'
FILENAME: PARTNER_1920 & 1930 TURBEVILLE RD - HICKORY CREEK_24-438524.40.DWG **JOB NO.:** 24-438524.40

SURVEYED BY

CROWLEY SURVEYING
 FRN: 10046500
 117 WEST ARCHER STREET
 JACKSBORO, TX. 76458
 (469) 850-CPLS(2757)
 ALTA@crowleysurveying.com

SHEET 2 OF 2

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THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

TOWN OF HICKORY CREEK LEISURE CENTER PHASE 1 PARK IMPROVEMENTS CONSTRUCTION DOCUMENTS

HICKORY CREEK, TX
DENTON COUNTY
FEBRUARY, 2026



CERTIFICATE OF APPROVAL
APPROVED AND ACCEPTED

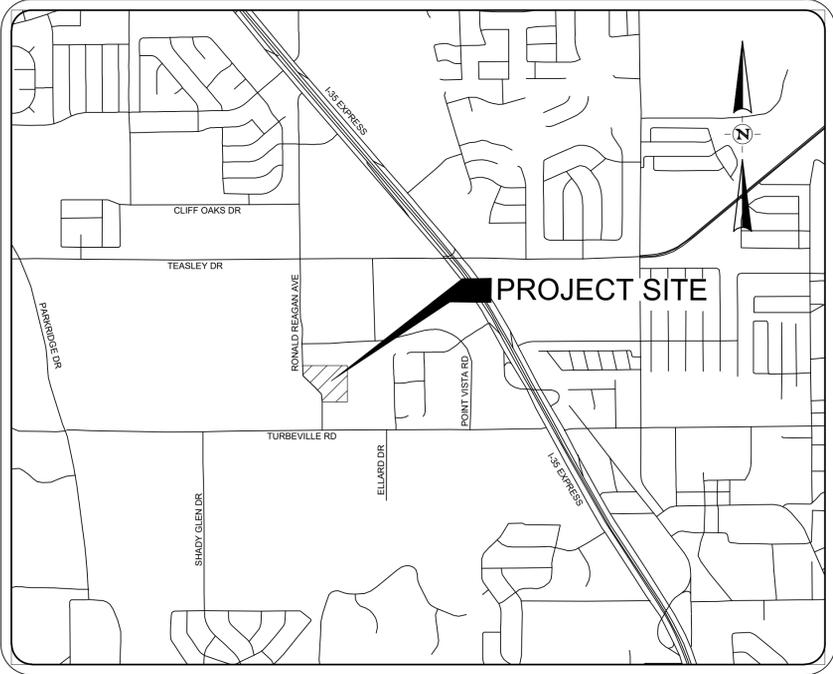
TOWN ENGINEER _____

DATE _____

DIRECTOR OF PUBLIC WORKS _____

DATE _____

REVISION TABLE		
NUMBER	DESCRIPTION	DATE



LOCATION MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
--	COVER
C0.01	GENERAL NOTES
C0.02	BOUNDARY SURVEY
C0.03	TOPOGRAPHIC SURVEY
C0.04	DEMOLITION PLAN
C1.01	OVERALL SITE PLAN
C2.01	MASS GRADING PLAN
C2.02	PHASE I DETAILED GRADING PLAN
C3.01	EXISTING DRAINAGE AREA MAP
C3.02	PROPOSED DRAINAGE AREA MAP
C3.03	POND PLAN
C3.04	POND DETAILS & CALCULATIONS
C3.05	STORM DRAIN CALCULATIONS
C4.01	EROSION CONTROL PLAN
C5.01	PAVEMENT DETAIL (P-7)
C5.02	PAVEMENT DETAIL (P-8)
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C5.04	PAVEMENT DETAIL (PED-18)
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C5.06	PAVEMENT DETAIL (PED-18)
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C5.08	EROSION CONTROL DETAIL (EC-1)
C5.09	EROSION CONTROL DETAIL (EC-2)
C5.10	STORM DRAIN DETAIL (SD-2)
C5.11	STORM DRAIN DETAIL (SD-3)
C5.12	STORM DRAIN DETAIL (SD-7)

ENGINEER

HALFF
2380 PERFORMANCE DR.
BUILDING C, SUITE 150
RICHARDSON, TX 75082
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TOWN OF HICKORY CREEK
1075 RONALD REAGAN DR
HICKORY CREEK, TX
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KAYLIE FLYNN, P.E. #135900 ON 02-11-2026. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC., 1201 N BOWSER ROAD, RICHARDSON, TEXAS 75081. TBPE FIRM #F-312.

PREPARED BY:

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BUILDING C, SUITE 150
RICHARDSON, TEXAS 75082
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www.halff.com



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "TEXAS 811" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

FILE NAME: A:\56598\002\LDV\CADD\Sheets\COVER-56598.dwg DATE: February 11, 2026, TIME: 3:57 PM, USER: ah4521

PAVING GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND DETAILS OF THE TOWN OF HICKORY CREEK AND THE FOURTH EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - NORTH CENTRAL TEXAS" HEREIN REFERRED TO AS "COG". COPIES MAY BE OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 616 SIX FLAGS DRIVE, SUITE 200, ARLINGTON, TEXAS 76009-5888.
2. SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH COG ITEM 301.
3. LIME STABILIZED SUBGRADE SHALL BE INSTALLED IN ACCORDANCE WITH COG ITEM 301.2. LIME SHALL BE PLACED USING THE SLURRY METHOD. REFER TO COG ITEM 301.2.1.1.
4. THE CONTRACTOR SHALL INSTALL SUPPORTING CHAIRS FOR REINFORCING STEEL ON A ONE PER SQUARE YARD SPACING IN ALL CONCRETE PAVEMENTS. THE CHAIRS ARE TO BE PLASTIC AND INSTALLED AS PER COG ITEM 303.2.11.
5. 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. REFER TO COG ITEM 303.2.4.
6. CONCRETE FOR ALL PAVING AND CURBS WITHIN TOWN OF HICKORY CREEK SHALL HAVE A MINIMUM STRENGTH OF 4,000 PSI AT 28 DAYS FOR MACHINE PAVED AND 4,500 PSI AT 28 DAYS FOR HAND POURED. THE TOWN SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE.
7. SLUMP REQUIREMENTS FOR SLIP FORM PAVING SHALL BE AN AVERAGE OF THREE INCHES WITH A MAXIMUM OF FOUR INCHES; FOR HAND FORMED PAVING IT SHALL BE AN AVERAGE OF FOUR INCHES WITH A MAXIMUM OF FIVE INCHES; AND FOR SIDEWALK & OTHER IT SHALL BE SPECIFIED BY THE OWNER. REFER TO COG ITEM 303.3.4.4.
8. CURBS FOR CONCRETE PAVEMENT SHALL BE POURED MONOLITHICALLY. REFER TO COG ITEM 303.5.9.
9. THE CONTRACTOR SHALL USE A LIQUID MEMBRANE-FORMING COMPOUND AS PER COG ITEM 303.2.13.1.1.
10. CONSTRUCTION JOINTS SHALL BE USED IN ALL BOCK-OUTS FOR DRIVEWAYS AND INLETS.
11. TRANSVERSE JOINTS SHALL BE SAWED ON 15 FOOT CENTERS FOR ALL PAVEMENT THICKNESSES. THE CONCRETE SAW MUST BE STATIONED ON THE JOB-SITE PRIOR TO PLACING THE PAVEMENTS. ALL JOINTS SHALL BE SAWED WITHIN AN EIGHTEEN (18) HOUR PERIOD FROM THE TIME OF THE POUR.
12. CONSTRUCTION AND LONGITUDINAL JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAILS. SAW JOINTS TO BE 1/4 INCH FOR EACH INCH OF PAVEMENT THICKNESS.
13. THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN, FOR REVIEW BY THE TOWN, PRIOR TO PLACING.
14. PARKWAY, ROADWAY DITCHES AND ADJACENT DISTURBED AREAS FOR PAVING OF ROADWAYS IN UNDEVELOPED AREAS SHALL BE SEEDED WITH BERMUDA GRASS. PARKWAY AND ADJACENT DISTURBED AREAS FOR PAVING OF ROADWAYS IN DEVELOPED AREAS SHALL BE BLOCK SODDED WITH EITHER BERMUDA OR ST. AUGUSTINE TO MATCH THE ADJACENT PRIVATE PROPERTY. MEDIANS SHALL BE BLOCK SODDED. ALL SODDING AND SEEDING WILL BE PLACED ON FOUR INCHES OF TOPSOIL. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE, INCLUDING MOWING AND WATERING UNTIL VEGETATION IS ESTABLISHED AT NOT LESS THAN 20 PLANTS PER SQUARE FOOT AREA, AND UNTIL ACCEPTED BY THE TOWN.
15. UNLESS STATED OTHERWISE IN THE CONTRACT DOCUMENTS, THE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING. ALL FINAL REPORTS SHALL BE TURNED IN TO THE TOWN INSPECTOR WITHIN FIVE (5) WORKING DAYS. FAILED SAMPLES MUST BE REPORTED TO THE TOWN INSPECTOR IMMEDIATELY.
 - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN INSPECTOR AT LEAST 24 HOURS PRIOR TO ANY REQUIRED TESTING.
 - B. SOIL TESTING TECHNICIANS SHALL PROVIDE WRITTEN PROOF OF HAVING MINIMUM OF TWO (2) YEARS OF RELATED FIELD EXPERIENCE.
 - C. THE CONTRACTOR SHALL COORDINATE ALL TESTING ACTIVITIES WITH THE TOWN INSPECTOR AND SHALL FACILITATE REQUIRED TESTING THROUGHOUT THE CONSTRUCTION PERIOD. THE INSPECTOR SHALL BE PRESENT DURING ALL TESTING.
 - D. THE TOWN SHALL MAKE FINAL DECISION AS TO THE VALIDITY OF ALL TESTING RESULTS.
 - E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT MATERIALS TO BE TESTED ARE IN COMPLIANCE WITH ALL PLANS AND SPECIFICATIONS PRIOR TO TESTING. ALL MATERIALS FOUND NOT TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS BEFORE AND AFTER TESTING SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - F. ALL COSTS ASSOCIATED WITH THE RETESTING OF WORK THAT FAILS TO MEET THE SPECIFICATIONS REQUIRED IN THE CONTRACT DOCUMENTS SHALL BE BORNE BY THE CONTRACTOR. FOR TOWN PROJECTS, RETESTING COST SHALL BE WITHHELD FROM PAY REQUESTS SUBMITTED BY THE CONTRACTOR, THIS COST WILL BE BASED ON THE TOWN'S COST WITH NO ADDITIONAL MARK-UP. A LETTER OF ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL TESTING DEFICIENCIES ARE ADDRESSED AND ALL RELATED COST PAID.
 - G. THE TOWN INSPECTOR SHALL BE NOTIFIED OF CONCRETE PLACEMENT 24 HOURS IN ADVANCE FOR STEEL AND FORM INSPECTION.
 - H. SUBGRADE TESTING
 - 1) SAMPLES SHALL BE TAKEN FOR ALL CLASSIFICATIONS OF SOILS ON SITE. TESTING FOR SULFATE PRESENCE AND LIME SERIES TESTS SHALL BE CONDUCTED FOR ALL SAMPLES PRIOR TO ANY STABILIZATION. IF SULFATE CONTENT IS GREATER THAN 2,000 PPM (PARTS PER MILLION), SPECIFIC RECOMMENDATION SHALL BE MADE BY GEOTECHNICAL ENGINEER FOR SUBGRADE PREPARATION. THE USE OF LIME OR CEMENT AND THE PERCENT CONTENT SHALL COMPLY WITH THE GEOTECH ENGINEER RECOMMENDATIONS. ADDITIONAL GEOTECHNICAL TESTING AND RECOMMENDATIONS MAY BE REQUIRED BY TOWN AS FIELD CONDITIONS DICTATE. ATTERBERG LIMITS SHALL BE DETERMINED ON ALL PROCTOR SAMPLES.
 - 2) GRADATIONS FOR LIME TREATED SUBGRADE SHALL BE TAKEN AT INTERVALS NOT EXCEEDING 300 FEET ALONG ROAD AND MUST PASS 100% THROUGH A 1 3/4" SIEVE AND 60% THROUGH A NO. 4 SIEVE ACCORDING TO NCTCOG ITEM 301.2.3.5.1.
 - 3) GRADATIONS FOR PORTLAND CEMENT TREATED SUBGRADE SHALL BE TAKEN AT INTERVALS NOT EXCEEDING 100 FEET ALONG ROAD AND MUST PASS 100% THROUGH A 1" SIEVE AND 80% THROUGH A NO. 4 SIEVE ACCORDING TO NCTCOG ITEM 301.3.3.2.
 - 4) LIME SUBGRADE SHALL BE TESTED IN ACCORDANCE WITH NCTCOG ITEM 301.2.1.3. TESTS WILL BE PERFORMED BY EXCAVATING DEEPER THAN LIME TREATMENT AND ADMINISTERING A PHENOLPHTHALEIN INDICATOR.
 - 5) DENSITIES SHALL BE TAKEN ON SUBGRADE IN ACCORDANCE WITH THE WASTEWATER GENERAL NOTES 15.1.3 MECHANICAL TAMPING AND IN ACCORDANCE WITH NCTCOG ITEM 301.2.3.6 UNLESS OTHERWISE STATED ON THE PLANS OR IN THE SPECIFICATIONS.
 - 6) ALL SUBGRADE SHALL BE VISUALLY INSPECTED BY TOWN ENGINEER TO ENSURE NO FAILURES, CRACKS, OR DEFECTS AFTER IT IS TRIMMED AND PRIOR TO PLACEMENT OF STEEL.
 - 7) DENSITIES SHALL BE TAKEN AT LEAST 72 HOURS BEFORE CONCRETE PLACEMENT (NCTCOG ITEM 303.5.1). IF MORE THAN 72 HOURS ELAPSE, DENSITIES MUST BE RETAKEN UNLESS AN APPROVED EMULSION SEALANT IS USED IN ACCORDANCE WITH NCTCOG ITEM 302.3.5.
 - 8) SUBGRADE FAILURES SHALL BE DEFINED BY INSPECTOR OR ENGINEER. REPAIR METHOD WILL BE DISCUSSED WITH INSPECTOR OR ENGINEER AND APPROVED PRIOR TO BEGINNING REPAIR WORK.
 - 9) MULTIPLE TESTS MAY BE REQUIRED ACROSS WIDTH OF RIGHT-OF-WAY.
 - 10) FOR EMULSION PLACEMENT OVER SUBGRADE REFER TO NCTCOG ITEM 302.3.5.2.
- I. CONCRETE TESTING FOR PAVEMENTS, CURBS, SIDEWALKS AND DRIVEWAYS.
 - 1) A CONCRETE MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE TOWN PRIOR TO ANY PLACEMENT OF CONCRETE. A MINIMUM OF FOUR (4) TEST CYLINDERS SHALL BE OBTAINED PER ONE HUNDRED CUBIC YARD (100 CY) OF CONCRETE PLACED WITH A MINIMUM OF FOUR CYLINDERS PER PLACEMENT. TESTS SHALL ALSO INCLUDE SLUMP, AIR CONTENTS AND TEMPERATURE OF CONCRETE MIXTURE; EACH MIX DESIGN OF CONCRETE PLACED EACH DAY SHALL ALSO BE TESTED. CONCRETE STRENGTH SHALL BE TESTED AT 7 DAYS (2 CYLINDERS) AND 28 DAYS (2 CYLINDERS). ADDITIONAL CYLINDERS AND OR TESTS MAY BE REQUESTED AT THE TOWN INSPECTOR'S DISCRETION.
 - 2) CONCRETE WITH A TEMPERATURE OF 85 DEGREES OR HIGHER WILL REQUIRE A RETARDING AGENT ADMIXTURE.
 - 3) THE MAXIMUM TEMPERATURE OF CONCRETE AT THE TIME OF PLACEMENT SHALL NOT EXCEED 95 DEGREES. IT SHALL BE THE CONTRACTOR AND/OR HIS SUPPLIER'S RESPONSIBILITY TO TAKE STEPS TO CONTROL THE TEMPERATURE OF CONCRETE. ALL CONCRETE THAT EXCEEDS THE TEMPERATURE LIMIT OF 95 DEGREES WILL BE REJECTED.
 - 4) FORMS SHALL NOT BE REMOVED FROM PAVEMENT, SIDEWALKS, RAMPS, OR RETAINING WALLS FOR 24 HOURS MINIMUM, AND SHALL NOT BE BACKFILLED LESS THAN 72 HOURS AFTER CONCRETE PLACEMENT. PAVEMENT SHALL HAVE A MINIMUM CURE TIME OF 7 DAYS, BUT MAY BE OPENED TO TRAFFIC EARLIER AT THE DISCRETION OF THE INSPECTOR OR ENGINEER ONLY AFTER REVIEW OF COMPRESSIVE STRENGTH DATA. TEMPORARY PERPENDICULAR CROSSINGS MAY BE MADE AFTER 72 HOURS BY RAMPING SOIL OVER THE NEW PAVEMENT AT A DEPTH OF NOT LESS THAN 18-INCHES AND A WIDTH OF NOT LESS THAN 10-FEET. PRIOR TO GROUT WIPING ANY CONCRETE, CONTRACTOR SHALL DEMONSTRATE METHOD OF SURFACE PREPARATION TO ENSURE ADHESION OF GROUT.

- 5) ALL STREET PAVEMENT SHALL BE CORED TO VERIFY PROPER PAVEMENT THICKNESS AND STRENGTH PRIOR TO ACCEPTANCE. CORES FOR STRENGTH AND DEPTH SHALL BE 4-INCHES DIAMETER AND TAKEN AT INTERVALS NOT EXCEEDING 600 FEET; CORES FOR DEPTH ONLY SHALL BE 2-INCHES DIAMETER AND SHALL BE TAKEN AT INTERMEDIATE INTERVALS NOT EXCEEDING 300-FEET. LOCATIONS WILL BE APPROVED BY THE TOWN. MULTIPLE CORES MAY BE REQUIRED AT EACH INTERVAL TO REPRESENT ENTIRE CROSS SECTION. ALL CORES SHALL BE TAKEN AT 28 DAYS AND RESULTS SHALL BE CORRELATED WITH THE CYLINDER TEST RESULTS. EVALUATION OF CORES WILL BE IN ACCORDANCE WITH NCTCOG ITEM 303.8.2. ALL REQUIRED PAVEMENT REPLACEMENT SHALL BE IN FULL PANEL INCREMENTS.
- J. HOT-MIX ASPHALT CONCRETE PAVEMENT TESTING
- 1) SPECIFICATIONS SHALL FOLLOW COG ITEM 302 AND CONFORM TO THE TXDOT STANDARD FOR HOT-MIX ASPHALTIC CONCRETE.
 - 2) THE ASPHALTIC MIXTURE SHALL BE TESTED FOR OVEN BURN OFF/GRADATION AND STABILITY.
 - 3) A RELATIVE DENSITY OF NOT LESS THAN 92% WILL BE REQUIRED AFTER FINAL COMPACTION OF THE IN-PLACE PAVEMENT SECTION. THE CONTRACTOR SHALL SCHEDULE THE CMT LABORATORY TO COME OUT IN THE FIELD AND ESTABLISH A ROLLING PATTERN. THE USE OF NUCLEAR FIELD DENSITY DETERMINATIONS SHALL NOT BE ACCEPTED AS THE BASIS FOR ACCEPTANCE WITH RESPECT TO DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING THAT THE COMPACTION OF THE ASPHALTIC CONCRETE IN PLACE WILL ATTAIN BETWEEN A-6 5% AND 9% (FIVE AND NINE PERCENT) AIR VOIDS. THE CONTRACTOR'S RESPONSIBILITY FOR THE REQUIRED COMPACTION INCLUDES THE SELECTION OF ROLLING EQUIPMENT AND SELECTION OF ROLLING PATTERNS TO ACHIEVE THE REQUIRED COMPACTION.
 - 4) HMAC MIX TEMPERATURE RANGE AT TIME OF PLACEMENT SHALL BE BETWEEN 260 DEGREES AND 325 DEGREES. THE ASPHALTIC MIXTURE SHALL NOT BE PLACED WHEN THE AIR TEMPERATURE IS BELOW 50 DEGREES BUT MAY BE PLACED WHEN THE AIR TEMPERATURE IS ABOVE 40 DEGREES AND RISING, THE TEMPERATURE BEING TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
 - 5) IN-PLACE COMPACTION CONTROL IS REQUIRED FOR ALL MIXTURES. ASPHALTIC CONCRETE SHOULD BE PLACED AND COMPACTED TO CONTAIN NOT MORE THAN 9% (NINE PERCENT) NOR LESS THAN 5% (FIVE PERCENT) AIR VOID UNLESS OTHERWISE INDICATED. THE PERCENT AIR VOIDS WILL BE CALIBRATED USING THE MAXIMUM THEORETICAL SPECIFIC GRAVITY OF THE MIXTURE DETERMINED ACCORDING TO TXDOT TEST METHOD TEX-227-F ROADWAY SPECIMEN, WHICH SHALL EITHER BE CORES OR SECTIONS OF PAVEMENT, WILL BE TESTED ACCORDING TO TXDOT TEST METHOD TEX-207-F. THE SAME SPECIMEN SHALL BE USED IN DETERMINING BOTH THE THEORETICAL DENSITY AND FIELD DENSITY.
 - 6) PRIME COAT WILL FOLLOW COG ITEMS 302.7 AND 302.9.6.1.
 - 7) TACK COAT WILL FOLLOW COG SPECIFICATIONS ITEM 302.9.6.2.
 - 8) HMAC MIX DESIGNS SHALL FOLLOW COG ITEM 302.9.3 AND THE GRADING TABLES INCLUDED IN THIS SECTION. THESE MIXTURES WILL BE IN ACCORDANCE WITH TXDOT TEST METHOD TEX-204-F, DESIGN OF BITUMINOUS MIXTURES.

STORM DRAIN GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE TOWN OF HICKORY CREEK AND THE FOURTH EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION - NORTH CENTRAL TEXAS" HEREIN REFERRED TO AS "COG" SPECIFICATIONS. COPIES MAY BE OBTAINED FROM THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, 616 SIX FLAGS DRIVE, SUITE 200, ARLINGTON, TEXAS 76005-5888. (817) 640- 3300.
2. STORM DRAIN LINES SHALL BE INSTALLED PER COG ITEM 508 SPECIFICATIONS
3. ONLY REINFORCED CONCRETE PIPE (RCP) OR REINFORCED CONCRETE BOX (RCB) IS APPROVED FOR USE IN PUBLIC RIGHT-OF-WAY OR EASEMENT. RCP SHALL HAVE A MINIMUM CLASS III AND FOR CULVERT WITH 2 FEET OF COVER OR LESS, IT SHALL BE CLASS IV.
4. FOR PIPES, EMBEDMENT SHALL BE PER THE STREET BACKFILL & REPAIR DETAIL ON THE BACKFILL / EMBEDMENT STANDARD DETAIL. FOR BOX CULVERTS, EMBEDMENT SHALL BE PER THE BOX CULVERT EMBEDMENT DETAIL ON THE BACKFILL / EMBEDMENT STANDARD DETAIL. (NOTE THAT BACKFILL IS ONLY REQUIRED UNDER PAVEMENT REPAIR).
5. THE CONTRACTOR SHALL SEAL ALL JOINTS ON CLOSED CONDUITS WITH OMNI-FLEX JOINT SEALS, OR EQUAL; UNLESS APPROVED OTHERWISE BY THE TOWN.
6. ALL CONCRETE TO BE USED IN PRE-CAST PRODUCTS FOR REINFORCED CONCRETE PIPES OR BOXES SHALL COME FROM PLANTS CERTIFIED BY THE NATIONAL PRE-CAST CONCRETE ASSOCIATION.
7. THE CONTRACTOR SHALL USE ONLY PRE-FABRICATED FITTINGS ON NEW CONSTRUCTION PROJECTS. FIELD CONNECTIONS SHALL BE MADE ONLY TO EXISTING PIPE WITH TOWN APPROVAL. THE CONNECTION SHALL BE A SMOOTH CONNECTION AND CONCRETE WRAPPED ON THE OUTSIDE AND INSIDE.
8. CONCRETE COLLARS SHALL BE CONSTRUCTED PER THE CONCRETE COLLAR DETAILS ON THE HEADWALLS & PIPE COLLARS STANDARD DETAIL AT ALL STORM DRAIN SIZE AND AT GRADE CHANGES OR IN CURVES WHERE THE JOINT IS BEING PULLED MORE THAN RECOMMENDED BY THE MANUFACTURER. PLEASE REFER TO THE DETAILS ON THE HEADWALLS & PIPE COLLARS STANDARD DETAIL AND COG ITEM 508.3.4.1 SPECIFICATIONS.
9. ALL INLETS SHALL BE POURED IN PLACE. PRECAST INLETS, JUNCTION BOXES, MANHOLES, AND HEADWALLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL FROM TOWN ENGINEER.
10. BOTTOMS, TOPS, AND VARIABLE HEIGHT CURB TO BE SEPARATE POURS (3 POURS) FOR CURB INLETS.
11. CURB INLET BOTTOMS SHALL BE POURED PRIOR TO ANY PAVING.
12. RING AND COVER ON CURB INLETS TO BE LOCATED DIRECTLY OVER THE OUTLET PIPE.
13. CONCRETE SHALL BE MADE WITH A MINIMUM OF 5 SACKS OF CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,600 PSI AT 28 DAYS.
14. ALL REINFORCING STEEL SHALL BE NEW, NEAT, BILLET-STEEL PER ASTM DESIGNATION A-615, GRADE 60, AND SHALL BE DETAILED AND PLACED FOR ACI MANUALS SP-88 AND 318. LATEST ADDITIONS. ALL REINFORCING STEEL SHALL HAVE MINIMUM 15 INCH LAP SPLICES, UNLESS NOTED OTHERWISE ON THE PLANS.
15. THE CONTRACTOR SHALL USE A LIQUID MEMBRANE-FORMING CURING COMPOUND PER COG ITEM 303.2.13.1.1.
16. ALL EXPOSED SURFACES SHALL HAVE 3/4 -INCH CHAMFER.
17. ALL CLOSED CONDUITS SHALL BE TELEVISION INSPECTED.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE TOWN INSPECTOR AT LEAST 24 HOURS PRIOR TO ANY REQUIRED TESTING.
 - A. SOIL AND MATERIAL TESTING TECHNICIANS SHALL PROVIDE WRITTEN PROOF OF HAVING MINIMUM OF TWO (2) YEARS OF RELATED FIELD EXPERIENCE.
 - B. THE CONTRACTOR SHALL COORDINATE ALL TESTING ACTIVITIES WITH THE TOWN INSPECTOR AND SHALL FACILITATE REQUIRED TESTING THROUGHOUT THE CONSTRUCTION PERIOD. THE INSPECTOR SHALL BE PRESENT DURING ALL TESTING.
 - C. THE TOWN SHALL MAKE FINAL DECISION AS TO THE VALIDITY OF ALL TESTING RESULTS.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT MATERIALS TO BE TESTED ARE IN COMPLIANCE WITH ALL PLANS AND SPECIFICATIONS PRIOR TO TESTING. ALL MATERIALS FOUND NOT TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS BEFORE AND AFTER TESTING SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - E. ALL COSTS ASSOCIATED WITH THE RETESTING OF WORK THAT FAILS TO MEET THE SPECIFICATIONS REQUIRED IN THE CONTRACT DOCUMENTS SHALL BE BORNE BY THE CONTRACTOR. FOR TOWN PROJECTS, RETESTING COST SHALL BE WITHHELD FROM PAY REQUESTS SUBMITTED BY THE CONTRACTOR, THIS COST WILL BE BASED ON THE TOWN'S COST WITH NO ADDITIONAL MARK-UP. A LETTER OF ACCEPTANCE WILL NOT BE ISSUED UNTIL ALL TESTING DEFICIENCIES ARE ADDRESSED AND ALL RELATED COST PAID.
 - F. THE TOWN INSPECTOR SHALL BE NOTIFIED OF CONCRETE PLACEMENT 24 HOURS IN ADVANCE FOR STEEL AND FORM INSPECTION.
 - G. ONE SET OF FOUR CYLINDERS (2-7 DAY, 2-28 DAY) FOR CAST-IN-PLACE CONCRETE SHALL BE MADE FOR EVERY DAY THAT CONCRETE IS PLACED (ASTM C-31). AIR, SLUMP, AND TEMPERATURE TESTS SHALL BE TAKEN FOR EVERY SET OF CYLINDERS MADE. CONCRETE WITH A TEMPERATURE ABOVE 95 DEGREES WILL BE REJECTED. ADDITIONAL CYLINDERS AND OR TESTS MAY BE REQUESTED AT THE INSPECTOR OR ENGINEER'S DISCRETION. EXTERIOR FORMS SHALL NOT BE REMOVED FOR A MINIMUM OF 24 HOURS UNLESS APPROVED BY INSPECTOR OR ENGINEER. SULFATE RESISTANT CONCRETE SHALL BE USED FOR ALL MANHOLES.

H. BACKFILL AND DENSITY TESTING

- 1) ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD DETAILS AND MECHANICALLY COMPACTED WITH APPROVED VIBRATORY METHODS IN ACCORDANCE WITH COG ITEM 504.5.3.2.1 AND PARAGRAPH 3) BELOW UNLESS OTHERWISE STATED ON THE PLANS OR IN THE SPECIFICATIONS
- 2) DENSITIES SHALL CONFORM TO STANDARD TRENCH DETAILS, COG ITEM 504.5.3.2.1, AND PARAGRAPH 3) BELOW UNLESS OTHERWISE STATED ON THE PLANS OR IN THE SPECIFICATIONS. PROCTOR SAMPLES SHALL BE TAKEN FOR ALL CLASSIFICATIONS OF SOIL ON SITE. ATTERBERG LIMITS SHALL BE DETERMINED ON ALL PROCTOR SAMPLES. NO "POTHOLING" WILL BE ALLOWED. DENSITIES SHALL BE TAKEN ON ALL STORM DRAIN LATERALS WITHIN THE RIGHT-OF-WAY AND SHALL CONFORM TO PARAGRAPH 3) BELOW AND COG ITEM 504.5.3.2.1, UNLESS OTHERWISE STATED ON THE PLANS OR IN THE SPECIFICATIONS. BACKFILL ADJACENT TO ALL STRUCTURES SHALL BE COMPACTED MANUALLY AND DENSITY TESTED ON EVERY LIFT.
- 3) MECHANICAL TAMPING OF BACKFILL
 - A. ALL DITCH LINES AND BORE PITS SHALL BE MECHANICALLY TAMPED
 - B. BACKFILL, OTHER THAN SELECT FILL, MAY CONSIST OF ONSITE OR OFFSITE INORGANIC SOILS AND SHOULD BE PLACED IN LOOSE LIFTS 6-INCHES - 8-INCHES IN THICKNESS (NOT TO EXCEED 12-INCHES) AND SHOULD BE MECHANICALLY COMPACTED TO 98 PERCENT OF THE MAXIMUM DRY DENSITY AS DEFINED BY ASTM D-698 (STANDARD PROCTOR) PROCEDURES UNDER EXISTING AND PROPOSED PAVEMENT, AND TO 95 PERCENT STANDARD PROCTOR PROCEDURES ELSEWHERE. THE MOISTURE CONTENT OF THE FILL AT THE TIME OF COMPACTION SHALL BE BETWEEN MINUS 2% OF OPTIMUM TO FOUR PERCENTAGE POINTS ABOVE THE PROCTOR OPTIMUM VALUE.
 - C. ALL BACKFILL MATERIAL TO BE SELECT NATIVE MATERIAL, 6" DIAMETER CLODS AND SMALLER, UNLESS DIRECTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS AND TO BE MECHANICALLY TAMPED AND DENSITY CONTROLLED AS DESCRIBED IN PARAGRAPH B) ABOVE.
 - D. WATER JETTING IS NOT PERMITTED.
 - E. DENSITIES SHALL BE TAKEN EVERY ONE (1) LIFT AT STAGGERED LOCATIONS NOT TO EXCEED 200 FEET INCREMENTS. OFFSET FIFTY (50) FEET EVERY OTHER LIFT.
 - F. DENSITIES MAY BE TAKEN AT TYPICAL LOCATIONS AS SHOWN BELOW; ALSO, DENSITIES WILL BE TAKEN AT RANDOM LOCATIONS AND AT THE GEOTECHNICIAN'S DISCRETION.

GENERAL NOTES:

1. Contractor is responsible for, and must obtain prior to construction, all necessary construction permits required by the Town of Hickory Creek.
2. Existing utility locations shown are taken from available records provided by the utility Owner and field locations of surface appurtenances. Locations shown are generally schematic in nature and may not accurately reflect the size and location of each particular utility. Some utility lines may not be shown. Contractor shall assume responsibility for actual field location and protection of existing facilities whether shown or not. Contractor shall also assume responsibility for repairs to existing facilities, whether shown or not, damaged by contractor's activities. Differences in horizontal or vertical location of existing utilities shall not be a basis for additional expense.
3. The Contractor shall protect existing property monumentation and primary control. Any such points which the Contractor believes will be destroyed shall have offset points established by the Contractor prior to construction. Any monumentation destroyed by the Contractor shall be reestablished at his expense.
4. Boundary and Topographic data taken from survey provided by Coleman & Associates Land Surveying, dated February 25, 2025.
5. Any damages that may occur to real property or existing improvements shall be restored by the Contractor to at least the same condition that the real property or existing improvements were in prior to the damages. This restoration shall be subject to the Owner's approval; moreover, this restoration shall not be a basis for additional compensation to the Contractor. Restoration shall include, but not be limited to, regrading, revegetation, replacing fences, replacing trees, etc.
6. It shall be the responsibility of the Contractor to:
 - A. Prevent any damage to private property and property owner's poles, fences, shrubs, etc.
 - B. Provide access to all drives during construction.
 - C. Protect all underground utilities to remain in service.
 - D. Notify all utility companies and verify location of all utilities prior to start of construction.
7. Contractor shall maintain positive drainage at all time during construction.

DEMOLITION NOTES:

1. Information provided on the Demolition Plan does not delineate any underground foundations or objects that currently may be covered.
2. The Contractor shall be responsible for proper removal and disposal of materials as required by the Owner.
3. After demolition is complete, the Contractor shall provide a mark-up showing items such as utility appurtenances requiring adjustment and any uncovered items that may require adjustment or removal.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND/OR THE APPROVED STORM WATER POLLUTION PREVENTION PLAN.
3. PRIOR TO FINAL ACCEPTANCE BY THE TOWN, ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
4. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL. TOPSOIL SALVAGED FROM THE EXISTING SITE IS ENCOURAGED FOR USE.
5. ALL DISTURBED AREAS WITH SLOPES 5:1 OR STEEPER, WHICH ARE NOT OTHERWISE ARMORED, SHALL HAVE A SOIL RETENTION BLANKET (CULXEC II WITH FIBERNET OR APPROVED EQUAL) INSTALLED TO ASSIST WITH REVEGETATION.
6. PERMANENT VEGETATIVE STABILIZATION SHALL COMPLY WITH SPECIAL PROVISION SPECIFICATION 4-INCH THICK TOPSOIL AND SODDING. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH, AND 85 PERCENT COVERAGE OF DISTURBED AREA PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET.

HICKORY CREEK - LEISURE CENTER - PH I
 1689 TURBEVILLE RD
 HICKORY CREEK, TX
TOWN OF HISTORY CREEK
 1075 RONALD REAGAN DR
 HICKORY CREEK, TX



REVISION NO.	DATE	DESCRIPTION

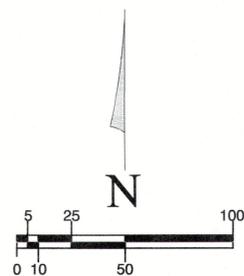
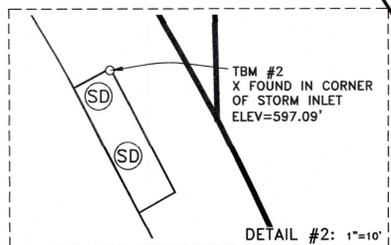
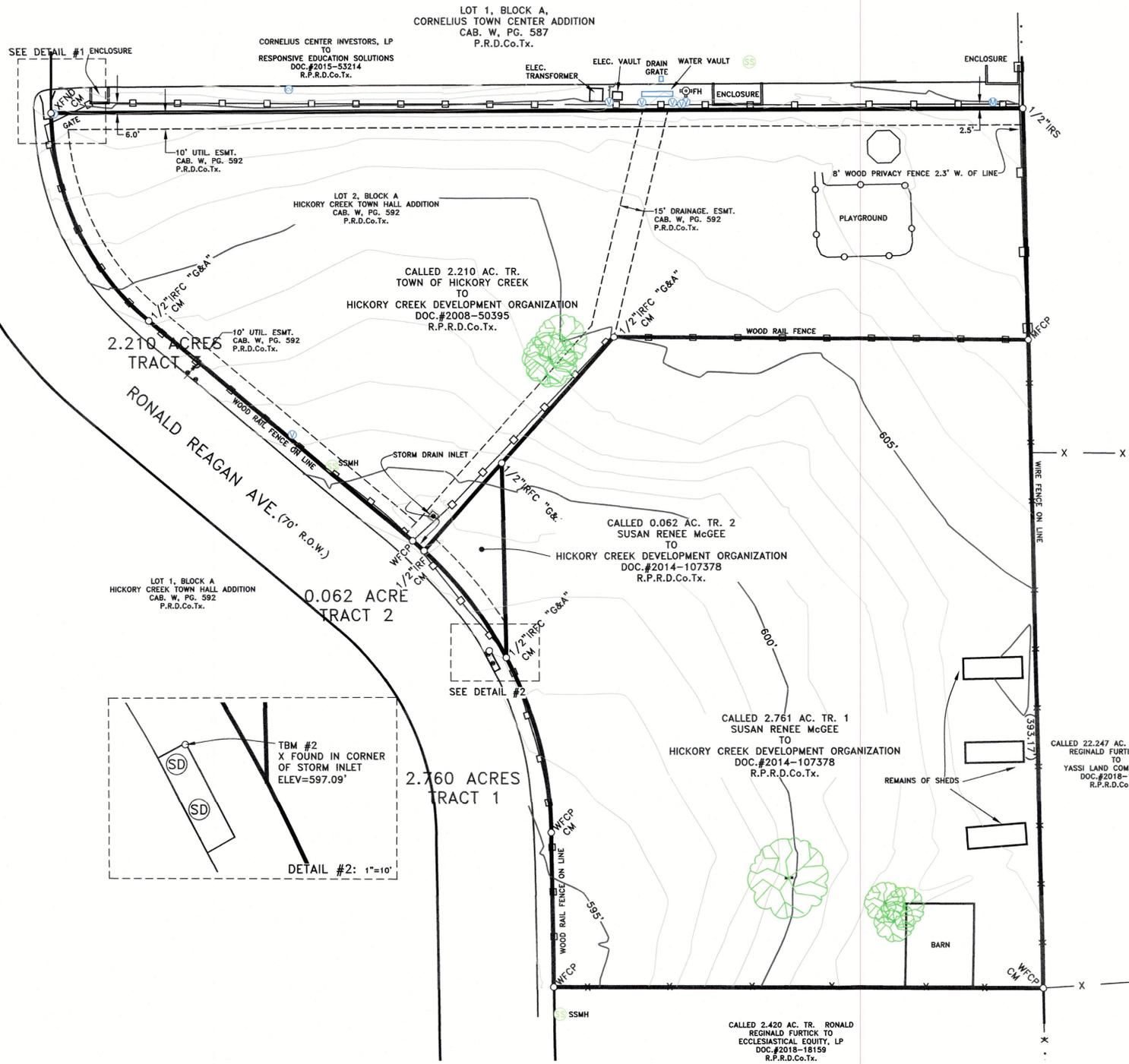
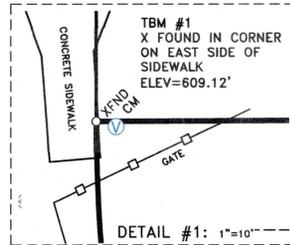


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PROJECT NO: 56598.002
 ISSUED: 2/11/2026
 DRAWN BY: CAD
 CHECKED BY: JB
 SCALE: 1" = ##'
 SHEET TITLE:

GENERAL NOTES

C0.01



LEGEND

- C&A CALL & ACTUAL
- CM CONTROLLING MONUMENT
- FCP FENCE CORNER POST
- MFCP METAL FENCE CORNER POST
- WFCP WOOD FENCE CORNER POST
- IRF IRON ROD FOUND
- IRS 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- UE UTILITY EASEMENT
- () PLAT/DEED CALLS
- BOUNDARY LINE
- WOOD RAIL FENCE
- X - X BARBED WIRE FNC
- E ELECTRIC LINE
- EASEMENTS
- TREE
- V WATER VALVE
- CV IRRIGATION CONTROL VALVE
- M WATER METER
- SS SANITARY SEWER MAN HOLE
- SD STORM DRAIN MAN HOLE
- O CONTROL MOUMENT
- FIRE HYDRANT

NOTES:

1. CONTOURS AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GEIOD3 ORTHOMETRIC HEIGHTS AND TIED TO NAD 83 TEXAS NORTH CENTRAL ZONE 4202. T.B.M.#1 IS AN X FOUND AT THE NORTHWEST CORNER OF THE SURVEY AREA AT THE STREET CORNER AS SHOWN HEREON (ELEV=609.17'). T.B.M.#2 IS AN X CUT SET AT THE NORTHEAST CORNER OF A STORM DRAIN INLET ON THE WEST SIDE OF SITE OF AS SHOWN HEREON (ELEV=597.09').
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, EASEMENTS (EXCLUDING PLAT EASEMENTS) AFFECTING/NOT AFFECTING THE PROPERTY WERE NOT ADDRESSED.
3. SEE ACCOMPANYING .CSV, .DWG, AND .TIN FILES FOR DETAILED INFORMATION.
4. SEE SHEET 01 FOR BOUNDARY SURVEY DATA.

DATE: 03-06-25

REVISIONS:

Coleman & Assoc.
Land Surveying
P.O. BOX 868 · DENTON, TEXAS 76202
PH: (817) 392-8815 · FAX: (817) 392-8800
WWW.COLEMANSURVEYING.COM
REGISTRATION # 0095100
© 2025 COLEMAN & ASSOC. LAND SURVEYING



TOPOGRAPHIC SURVEY
CLIENT
TOWN OF HICKORY CREEK

2.760 AC. TR. 1, 0.062 AC. TR. 2
AND 2.210 AC. TR. 3
IN THE J. W. SIMMONS SY. A-1163
TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

JOB NUMBER
25-2514

DRAWN: MGD
CHECKED: WMC

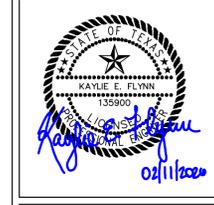
SCALE
1" = 50'
ORIGINAL PAPER
SIZE = 18"x24"

02
OF
02

HICKORY CREEK - LEISURE CENTER - PH I
1689 TURBEVILLE RD
HICKORY CREEK, TX
TOWN OF HISTORY CREEK
1075 RONALD REAGAN DR
HICKORY CREEK, TX



REVISION NO.	DATE	DESCRIPTION



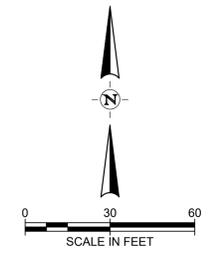
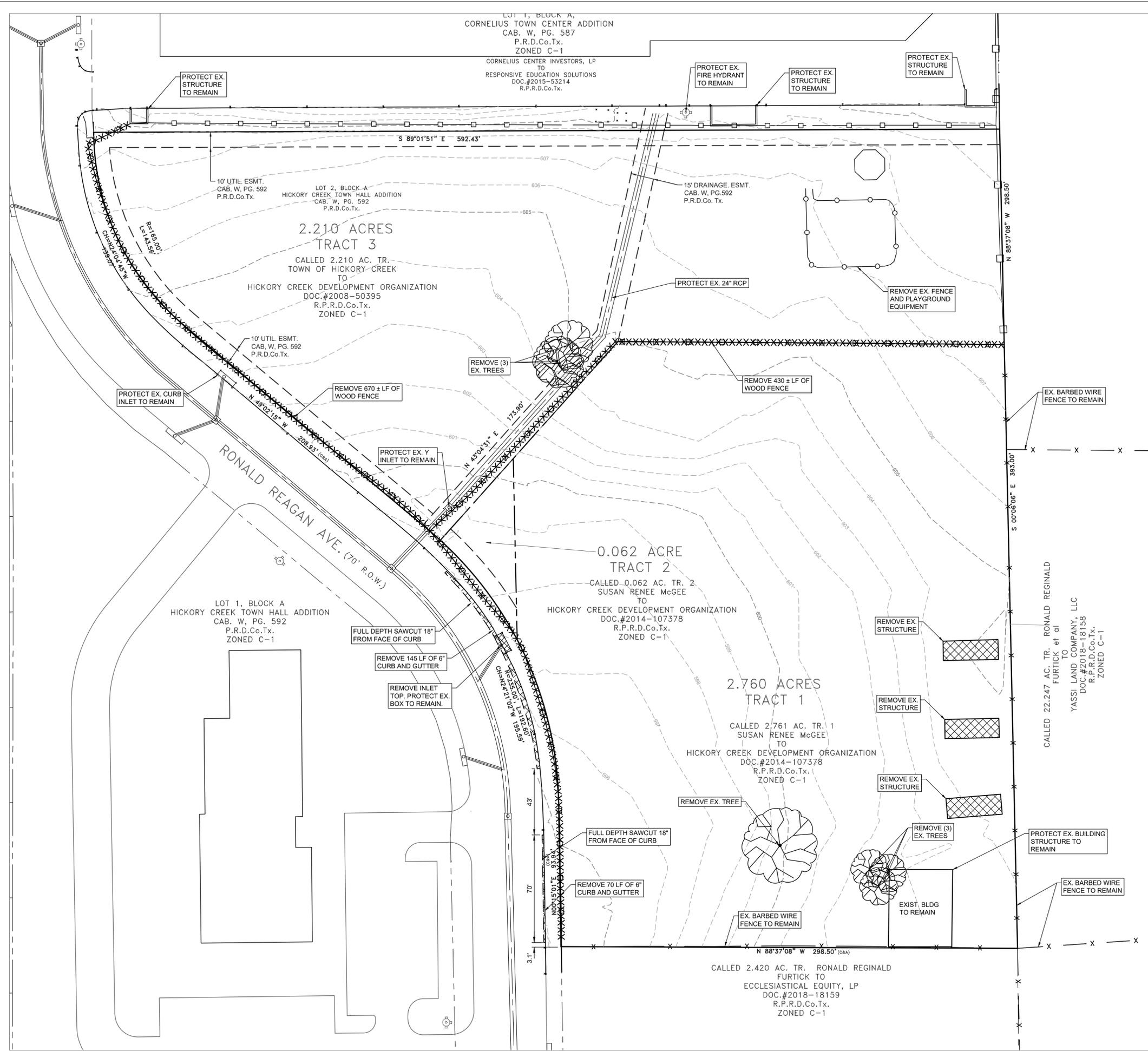
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PROJECT NO.: 56598.002
ISSUED: 2/11/2026
DRAWN BY: CAD
CHECKED BY: JB
SCALE: 1" = ##

SHEET TITLE:
TOPOGRAPHIC SURVEY

C0.03

FILE NAME: A:\56900s\569002\LD\CADD\Sheets\DP-56598.dwg DATE: February 11, 2026, TIME: 3:58 PM, USER: ah4521



DEMOLITION LEGEND:

- PAVEMENT REMOVAL
- FULL DEPTH SAWCUT
- WOOD FENCE REMOVAL

EXISTING LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- WOOD FENCE
- BARBED WIRE FENCE
- FENCE POST
- WATER METER
- VAULT
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- STORM DRAIN MANHOLE
- GAS METER
- ELECTRIC METER
- CURB INLET
- 18" RCP
- STORM SEWER LINE

HICKORY CREEK - LEISURE CENTER - PH I
 1689 TURBEVILLE RD
 HICKORY CREEK, TX

TOWN OF HICKORY CREEK
 1075 RONALD REAGAN DR
 HICKORY CREEK, TX



REVISION NO.	DATE	DESCRIPTION



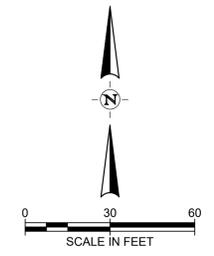
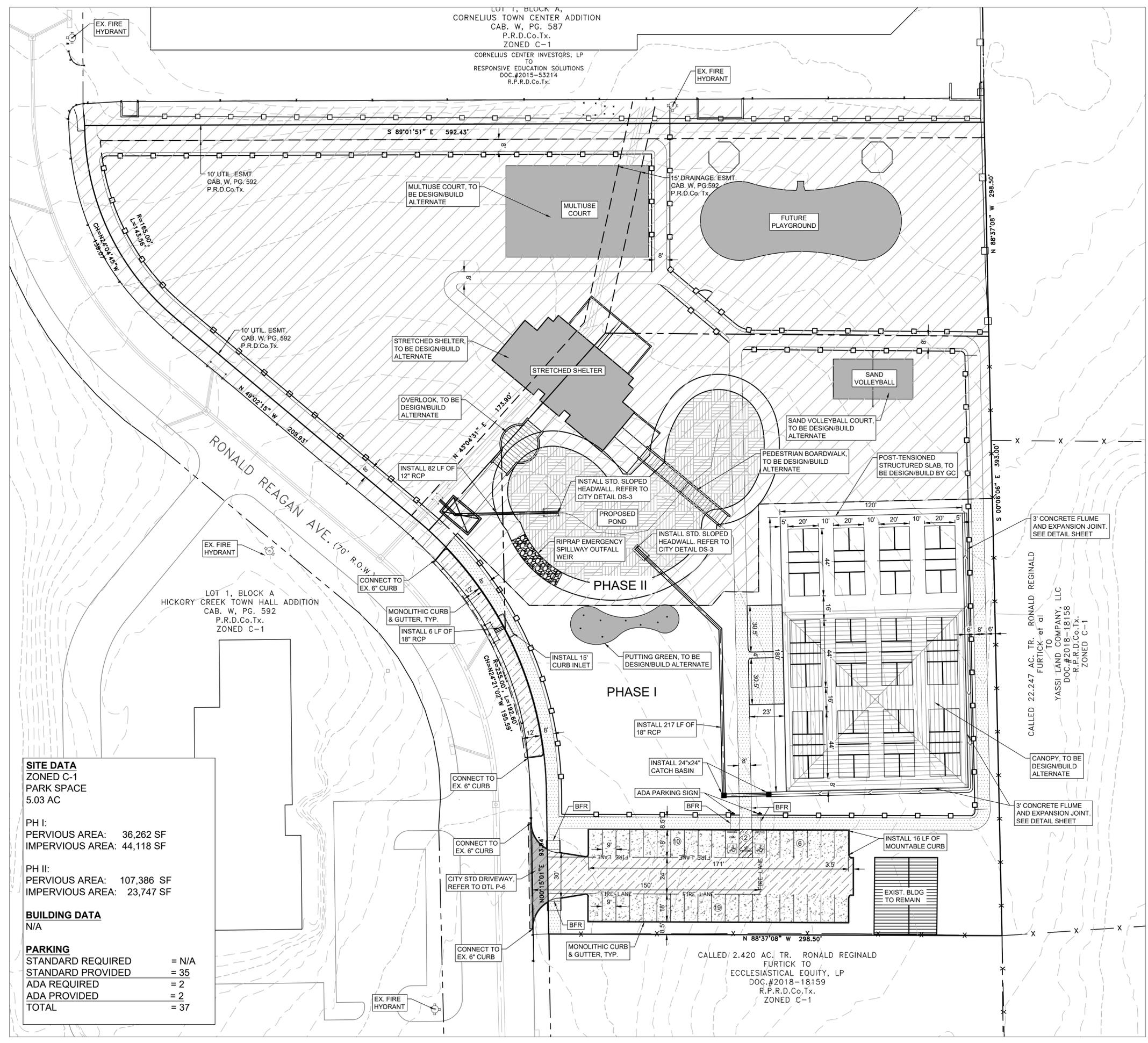
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PROJECT NO.:	56598.002
ISSUED:	2/11/2026
DRAWN BY:	CAD
CHECKED BY:	JB
SCALE:	1" = ##'
SHEET TITLE:	DEMOLITION PLAN

DEMOLITION PLAN

C0.04

FILE NAME: A:\56000s\56598002\LD\CADD\Sheets\SITE EX-HB-56598.dwg DATE: February 11, 2026, TIME: 3:59 PM, USER: ah4521



SITE DATA
ZONED C-1
PARK SPACE
5.03 AC

PH I:
PERVIOUS AREA: 36,262 SF
IMPERVIOUS AREA: 44,118 SF

PH II:
PERVIOUS AREA: 107,386 SF
IMPERVIOUS AREA: 23,747 SF

BUILDING DATA
N/A

PARKING

STANDARD REQUIRED	= N/A
STANDARD PROVIDED	= 35
ADA REQUIRED	= 2
ADA PROVIDED	= 2
TOTAL	= 37

- PROPOSED LEGEND:**
- PHASE II DEVELOPMENT AREA
 - 6" THICK, 3,500 PSI CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. OVER 6" COMPACTED SUBGRADE
 - 5" THICK, 3,500 PSI CONCRETE PAVEMENT WITH #4 BARS @ 18" O.C.E.W. OVER 6" COMPACTED SUBGRADE
 - 4" THICK, 3,600 PSI CONCRETE PAVEMENT WITH #3 BARS @ 14" O.C.E.W. OVER 2" SAND CUSHION EMBEDMENT
 - PROPOSED FENCE
- EXISTING LEGEND:**
- PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - MAJOR CONTOUR LINE
 - MINOR CONTOUR LINE
 - WOOD FENCE
 - BARBED WIRE FENCE
 - FENCE POST
 - WATER METER
 - VAULT
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - POWER POLE
 - LIGHT POLE
 - STORM DRAIN MANHOLE
 - GAS METER
 - ELECTRIC METER
 - CURB INLET
 - STORM SEWER LINE

HICKORY CREEK - LEISURE CENTER - PH I
1689 TURBEVILLE RD
HICKORY CREEK, TX

TOWN OF HICKORY CREEK
1075 RONALD REAGAN DR
HICKORY CREEK, TX



REVISION NO.	DATE	DESCRIPTION

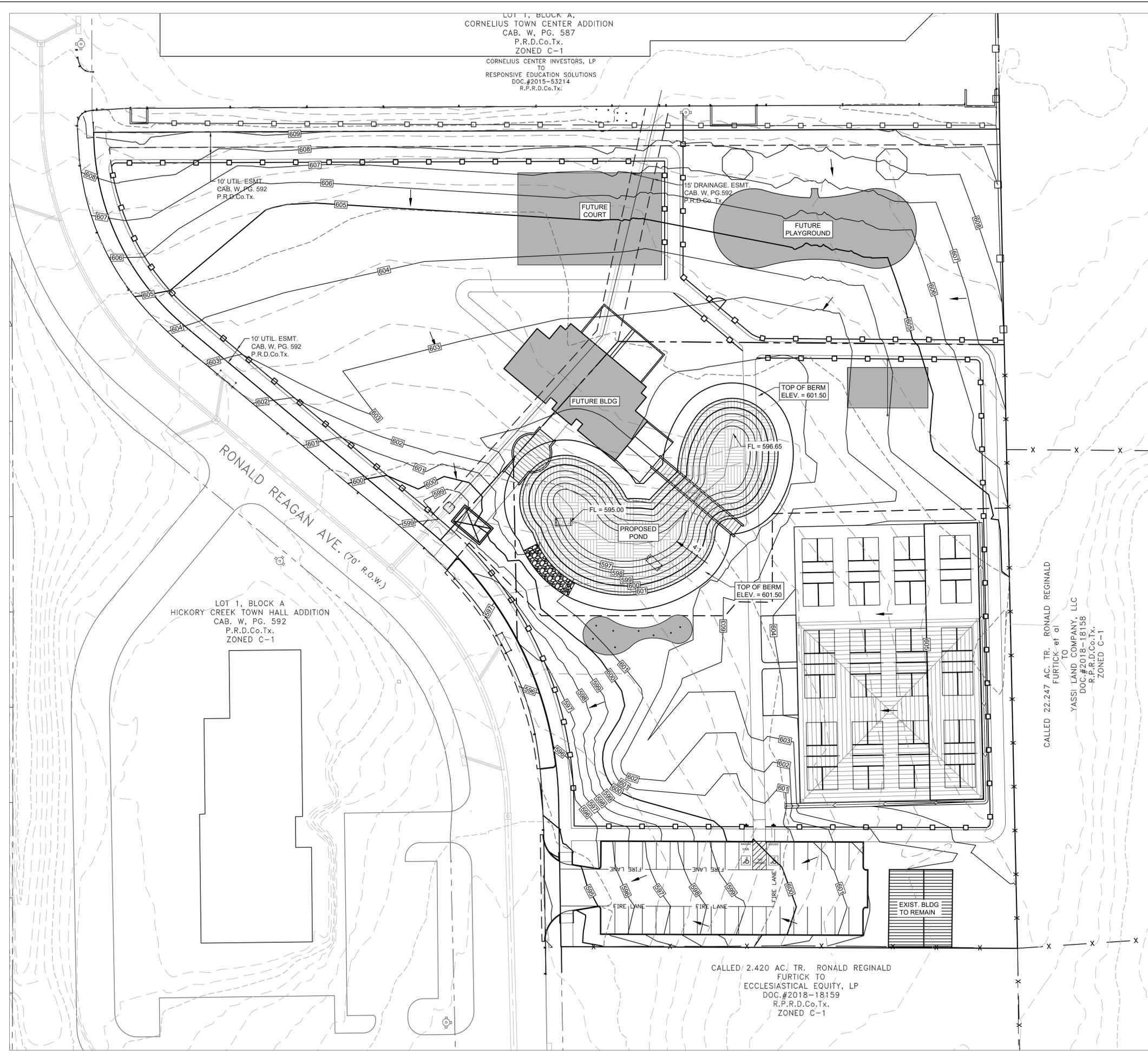


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PROJECT NO.:	56598.002
ISSUED:	2/11/2026
DRAWN BY:	CAD
CHECKED BY:	JB
SCALE:	1" = 30'
SHEET TITLE:	OVERALL SITE PLAN

C1.01

FILE NAME: A:\56900s\56598\02\LD\CADD\Sheets\MGP-56598.dwg DATE: February 11, 2026, TIME: 3:59 PM, USER: ah4521

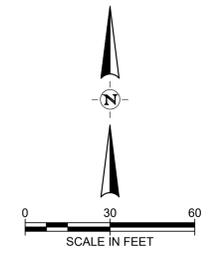


LOT 1, BLOCK A,
CORNELIUS TOWN CENTER ADDITION
CAB. W. PG. 587
P.R.D.Co.Tx.
ZONED C-1
CORNELIUS CENTER INVESTORS, LP
TO
RESPONSIVE EDUCATION SOLUTIONS
DOC.#2015-53214,
R.P.R.D.Co.Tx.

LOT 1, BLOCK A
HICKORY CREEK TOWN HALL ADDITION
CAB. W. PG. 592
P.R.D.Co.Tx.
ZONED C-1

CALLED 22.247 AC. TR. RONALD REGINALD
FURTTICK et al
YASSI LAND COMPANY, LLC
DOC.#2018-18158
R.P.R.D.Co.Tx.
ZONED C-1

CALLED 2.420 AC. TR. RONALD REGINALD
FURTTICK TO
ECCLESIASTICAL EQUITY, LP
DOC.#2018-18159
R.P.R.D.Co.Tx.
ZONED C-1



- GRADING LEGEND**
- 405 — PROP. MAJOR CONTOUR
 - 406 — PROP. MINOR CONTOUR
 - - - RIDGE - - - RIDGE LINE
 - FLOW ARROW
- EXISTING LEGEND:**
- PROPERTY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - 460 — MAJOR CONTOUR LINE
 - 461 — MINOR CONTOUR LINE
 - WOOD FENCE
 - × BARBED WIRE FENCE
 - FENCE POST
 - ⊗ WATER METER
 - ⊕ VAULT
 - ⊕ ICV IRRIGATION CONTROL VALVE
 - ⊕ FH FIRE HYDRANT
 - ⊕ PP POWER POLE
 - ⊕ LP LIGHT POLE
 - ⊕ SD STORM DRAIN MANHOLE
 - ⊕ GM GAS METER
 - ⊕ EM ELECTRIC METER
 - ⊕ CI CURB INLET
 - 18" RCP — STORM SEWER LINE

HICKORY CREEK - LEISURE CENTER - PH I
1689 TURBEVILLE RD
HICKORY CREEK, TX
TOWN OF HICKORY CREEK
1075 RONALD REAGAN DR
HICKORY CREEK, TX



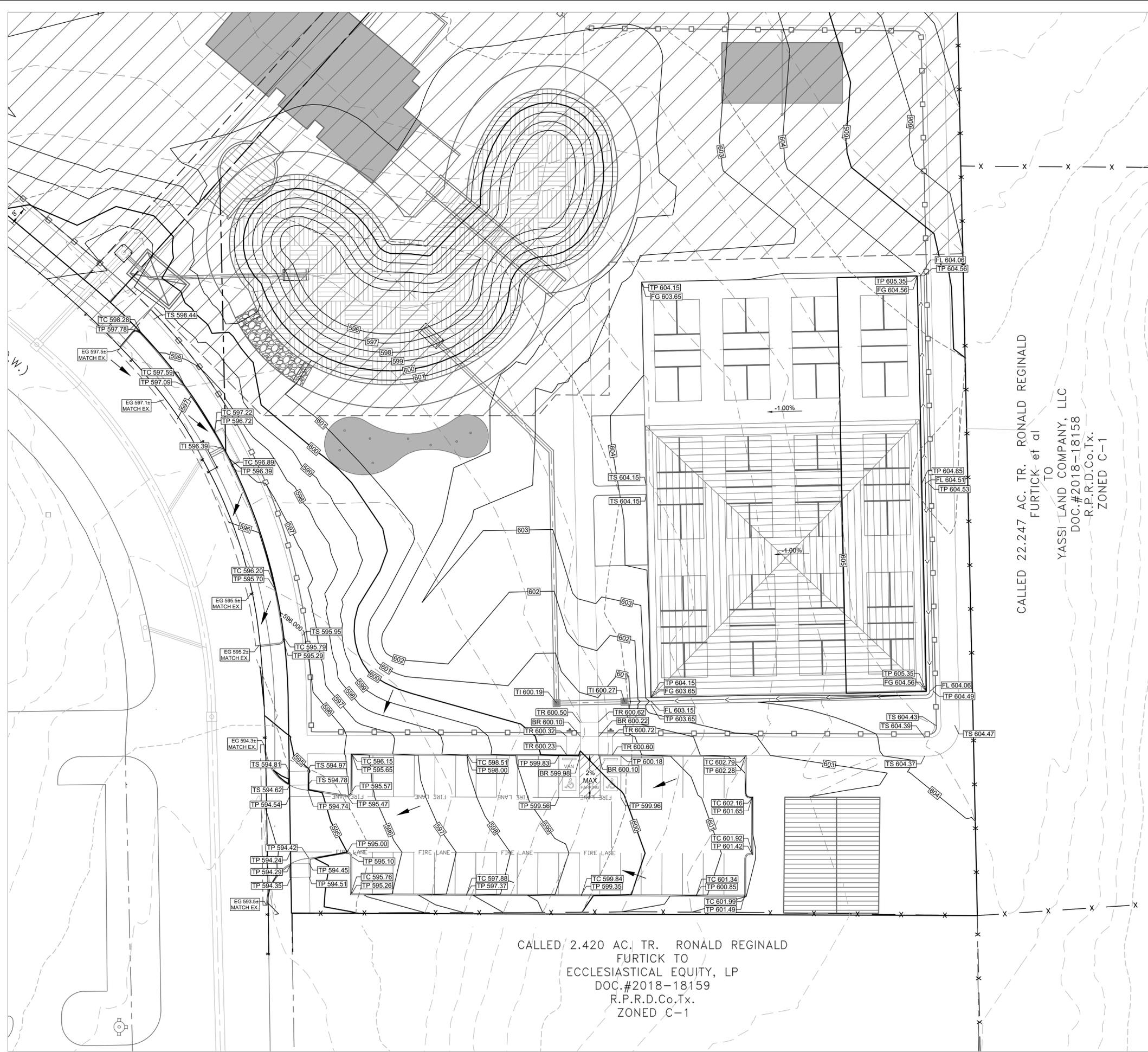
REVISION NO.	DATE	DESCRIPTION



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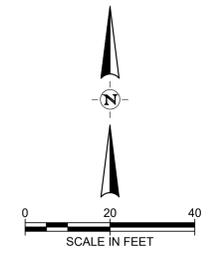
PROJECT NO.:	56598.002
ISSUED:	2/11/2026
DRAWN BY:	CAD
CHECKED BY:	JB
SCALE:	1" = ##'
SHEET TITLE:	MASS GRADING PLAN

FILE NAME: A:\569005\56598\02\LD\CADD\Sheets\GP-56598.dwg DATE: February 11, 2026, TIME: 3:59 PM, USER: ah4521



CALLED 2.420 AC. TR. RONALD REGINALD
 FURTICK TO
 ECCLESIASTICAL EQUITY, LP
 DOC.#2018-18159
 R.P.R.D.Co.Tx.
 ZONED C-1

CALLED 22.247 AC. TR. RONALD REGINALD
 FURTICK et al
 TO
 YASSI LAND COMPANY, LLC
 DOC.#2018-18158
 R.P.R.D.Co.Tx.
 ZONED C-1



- GRADING LEGEND**
- 405 — PROP. MAJOR CONTOUR
 - - - 406 - - - PROP. MINOR CONTOUR
 - - - RIDGE - - - RIDGE LINE
 - FLOW ARROW
 - ⊗ TP 405.00 TOP OF PAVEMENT
 - ⊗ TC 405.00 TOP OF CURB
 - ⊗ TS 405.00 TOP OF SIDEWALK
 - ⊗ TI 405.00 TOP OF INLET
 - ⊗ FG 405.00 FINISHED GRADE
 - ⊗ FL 405.00 FLOW LINE ELEVATION
 - ⊗ TR 405.00 TOP OF RAMP
 - ⊗ BR 405.00 BOTTOM OF RAMP
 - ⊗ EG 405.00± MATCH EX. GRADE ELEVATION
- EXISTING LEGEND:**
- PROPERTY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - - - MAJOR CONTOUR LINE
 - - - MINOR CONTOUR LINE
 - ⊗ WOOD FENCE
 - ⊗ BARBED WIRE FENCE
 - ⊗ FENCE POST
 - ⊗ WATER METER
 - ⊗ VAULT
 - ⊗ IRRIGATION CONTROL VALVE
 - ⊗ FIRE HYDRANT
 - ⊗ POWER POLE
 - ⊗ LIGHT POLE
 - ⊗ STORM DRAIN MANHOLE
 - ⊗ GAS METER
 - ⊗ ELECTRIC METER
 - ⊗ CURB INLET
 - ⊗ 18" RCP STORM SEWER LINE

HICKORY CREEK - LEISURE CENTER - PH I
 1689 TURBEVILLE RD
 HICKORY CREEK, TX
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REVISION NO.	DATE	DESCRIPTION

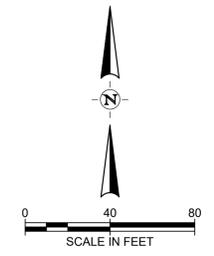


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PROJECT NO.:	56598.002
ISSUED:	2/11/2026
DRAWN BY:	CAD
CHECKED BY:	KEF
SCALE:	1" = 20'
SHEET TITLE:	PHASE I DETAILED GRADING PLAN

C2.02

FILE NAME: A:\56900s\56598\02\LD\CADD\Sheets\EDAM-56598.dwg DATE: February 11, 2026, TIME: 3:59 PM, USER: ah4521



DRAINAGE LEGEND:
 --- DRAINAGE AREA BOUNDARY
 → FLOW ARROW

DRAINAGE AREA DESIGN CRITERIA

DRAINAGE AREA DESIGNATION

A1

AREA IN ACRES: 0.56 | 4.08

100 YEAR RUNOFF

$Q_{100} = C I A = 100 \text{ Year Runoff}$
 $C = \text{Runoff coefficient} = 0.30$
 $I_{100} = \text{Rainfall intensity} = 7.91 \text{ in/hr}$
 $A = \text{Area in acres}$
 $t_c = \text{Time of concentration} = 15 \text{ minutes}$

EXISTING DRAINAGE AREAS

AREA	C	CF	C*CF	Tc	Q			COMMENTS
					10	100	100	
(acres)				(min)	(in/hr)	(cfs)		
EX-1	0.97	0.70	1.25	0.88	10	9.24	7.76	DRAINS TO CURB INLET ON GRADE
EX-2	0.87	0.41	1.25	0.51	10	9.24	4.12	DRAINS TO CURB INLET ON GRADE
EX-3	0.80	0.33	1.25	0.41	10	9.24	3.05	DRAINS TO Y INLET
EX-4	4.06	0.33	1.25	0.41	14	8.18	13.63	DRAINS TO CURB INLET ON GRADE

DRAINAGE CALCULATIONS PROVIDED BY HICKORY CREEK LEISURE CENTER DRAINAGE STUDY DATED AUGUST 2025

EXISTING LEGEND:

- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - -460- MAJOR CONTOUR LINE
- - -461- MINOR CONTOUR LINE
- WOOD FENCE
- BARBED WIRE FENCE
- FENCE POST
- ⊗ WATER METER
- ⊗ VAULT
- ICV ○ IRRIGATION CONTROL VALVE
- FH ⊕ FIRE HYDRANT
- PP ⊕ POWER POLE
- LP ⊕ LIGHT POLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
- ⊙ CURB INLET
- 18" RCP STORM SEWER LINE

HICKORY CREEK - LEISURE CENTER - PH I
 1689 TURBEVILLE RD
 HICKORY CREEK, TX

TOWN OF HICKORY CREEK
 1075 RONALD REAGAN DR
 HICKORY CREEK, TX

half
 6805 REEFERMANE DR.
 BUILDING C, SUITE 150,
 RICHARDSON, TEXAS 75082
 TEL: (972) 246-6600

REVISION NO.	DATE	DESCRIPTION

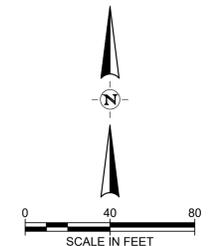
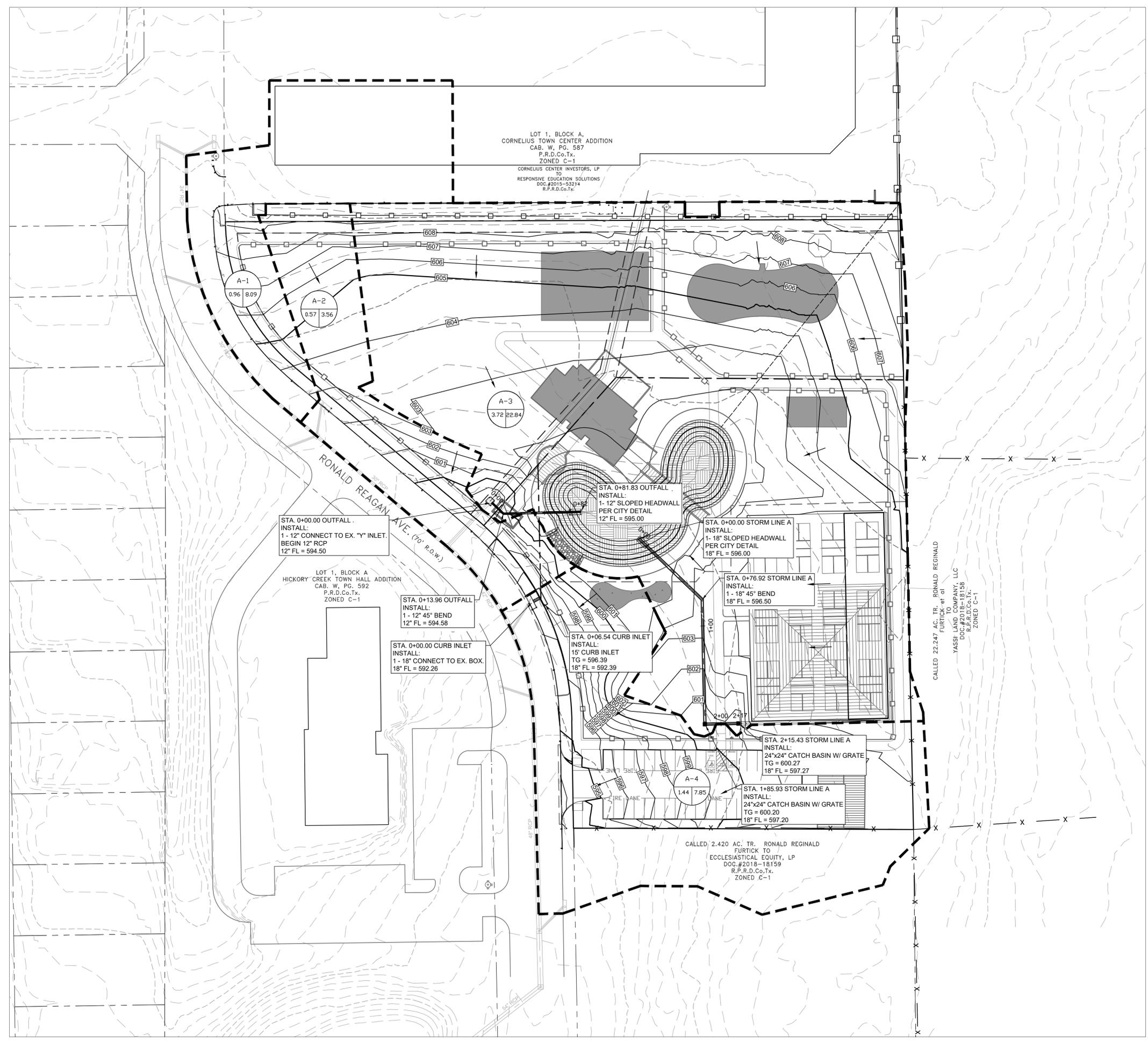


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PROJECT NO.:	56598.002
ISSUED:	2/11/2026
DRAWN BY:	CAD
CHECKED BY:	JB
SCALE:	1" = 30'
SHEET TITLE:	EXISTING DRAINAGE AREA MAP

C3.01

FILE NAME: A:\56900s\56598\02\LD\CADD\Sheets\PDAM-56598.dwg DATE: February 11, 2026, TIME: 3:59 PM, USER: ah421



DRAINAGE LEGEND:
 --- DRAINAGE AREA BOUNDARY
 → FLOW ARROW

DRAINAGE AREA DESIGN CRITERIA

DRAINAGE AREA DESIGNATION: A1

AREA IN ACRES: 0.56, 4.08

100 YEAR RUNOFF

$Q_{100} = C I A$ = 100 Year Runoff
 C = Runoff coefficient
 I_{100} = Rainfall intensity
 A = Area in acres
 t_c = Time of concentration

PROPOSED DRAINAGE AREAS

AREA	C	CF	C*CF	T _c	I		Q	COMMENTS
					10	100		
(acres)				(min)	(in/hr)	(cfs)		
A-1	0.96	0.73	1.25	0.91	10	9.24	8.09	DRAINS TO EX. CURB INLET
A-2	0.57	0.54	1.25	0.68	10	9.24	3.56	DRAINS TO EX. CURB INLET
A-3	3.72	0.55	1.25	0.69	11	8.93	22.84	DRAINS TO DETENTION POND
A-4	1.44	0.52	1.25	0.65	13	8.39	7.85	DRAINS TO EX. CURB INLET

DRAINAGE CALCULATIONS PROVIDED BY HICKORY CREEK LEISURE CENTER DRAINAGE STUDY DATED AUGUST 2025

EXISTING LEGEND:

- PROPERTY LINE
- - - LOT LINE
- - - EASEMENT LINE
- - - MAJOR CONTOUR LINE
- - - MINOR CONTOUR LINE
- - - WOOD FENCE
- - - BARBED WIRE FENCE
- - - FENCE POST
- ⊗ WATER METER
- ⊕ VAULT
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- PP POWER POLE
- LP LIGHT POLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ GAS METER
- ⊙ ELECTRIC METER
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- 18" RCP STORM SEWER LINE

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 1689 TURBEVILLE RD
 HICKORY CREEK, TX

TOWN OF HICKORY CREEK
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 HICKORY CREEK, TX



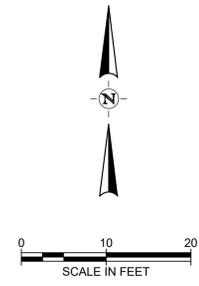
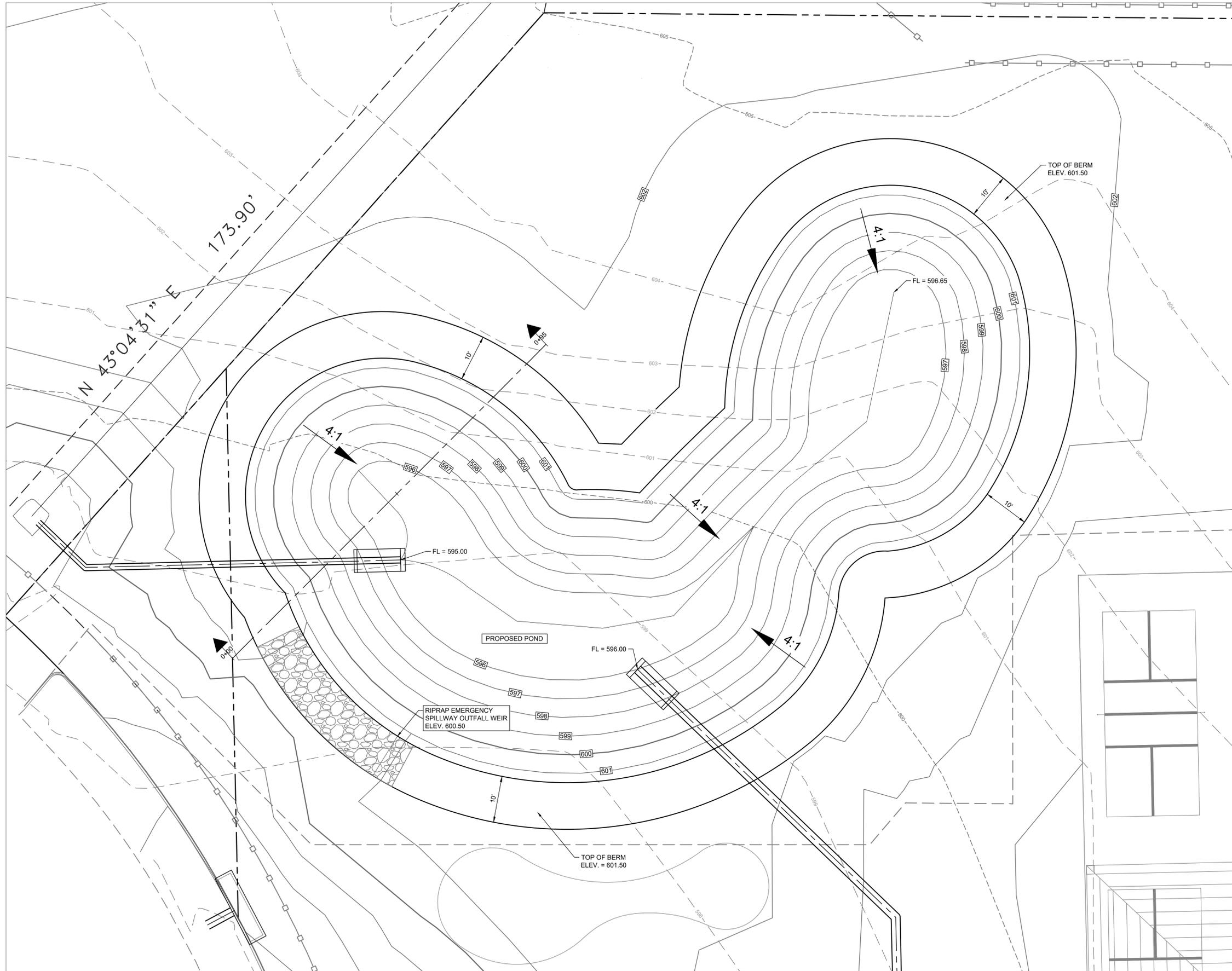
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PROJECT NO.: 56598.002
 ISSUED: 2/11/2026
 DRAWN BY: CAD
 CHECKED BY: JB
 SCALE: 1" = ##'
 SHEET TITLE:
PROPOSED DRAINAGE AREA MAP

FILE NAME: A:\56900s\56598\02\LD\CADD\Sheets\POND-56598.dwg DATE: February 11, 2026, TIME: 4:00 PM, USER: ah421



HICKORY CREEK - LEISURE CENTER - PH I
 1689 TURBEVILLE RD
 HICKORY CREEK, TX
 TOWN OF HISTORY CREEK
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 HICKORY CREEK, TX



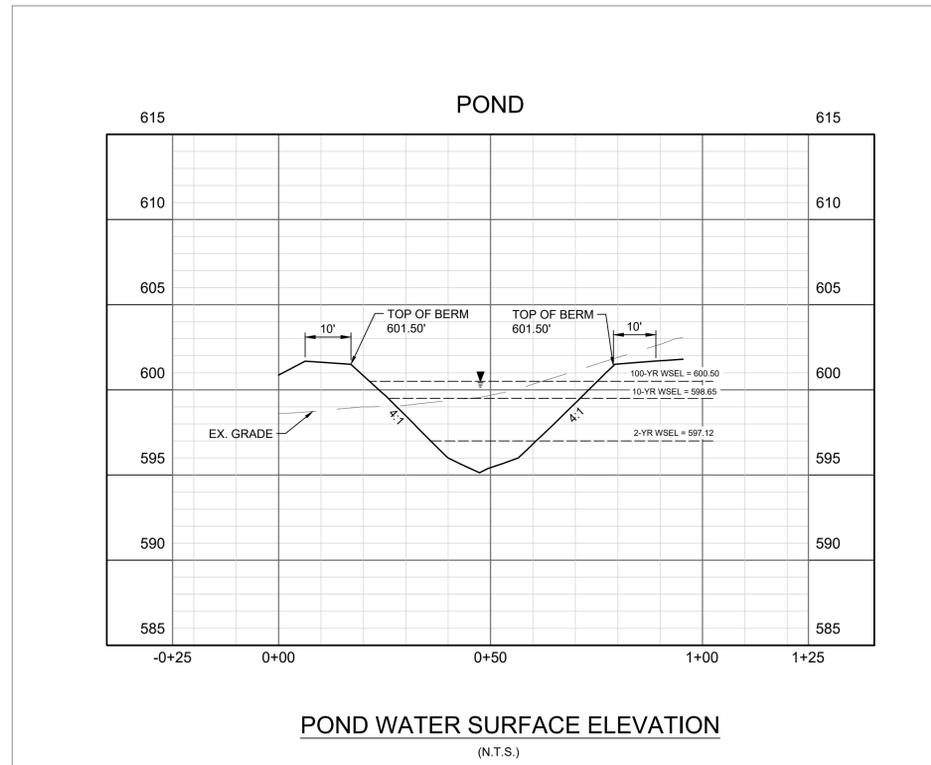
REVISION NO.	DATE	DESCRIPTION



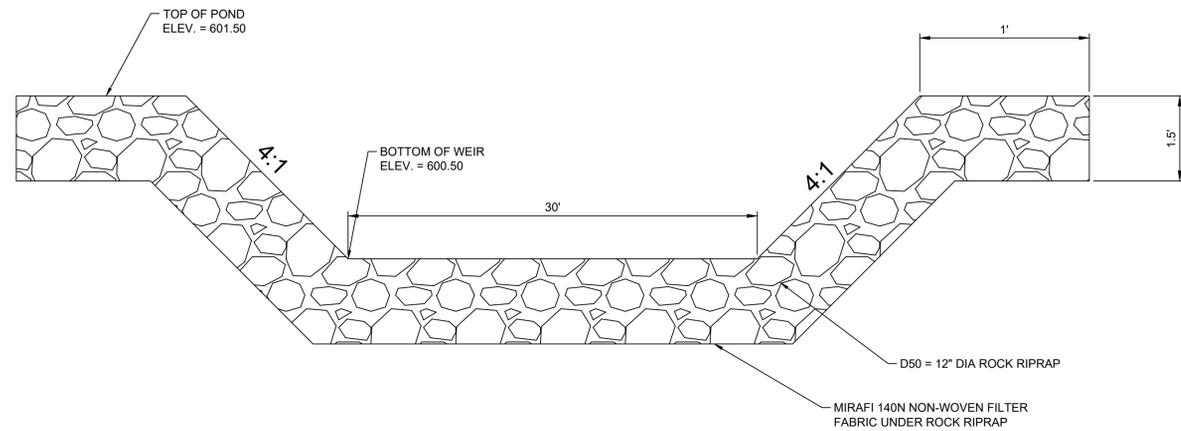
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PROJECT NO.:	56598.002
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SCALE:	1" = ##'
SHEET TITLE:	

POND PLAN
 C3.03



Elevation (ft)	Storage (ac-ft)	Area (ac)	Discharge (cfs)	Tailwater Elevation (ft)	Comments
595	0.00	0.00	0	594.5	
595.25	0.00	0.00	0.16	594.54	
595.5	0.00	0.01	0.6	594.64	
595.75	0.00	0.02	1.26	594.79	
596	0.01	0.04	2.08	595	
596.25	0.02	0.05	2.95	595.2	
596.5	0.03	0.05	3.39	595.3	
596.75	0.05	0.07	3.68	595.36	
597	0.07	0.09	3.96	595.42	
597.12	0.08	0.09	4.1	595.46	2-Year Water Surface Elevation
597.25	0.09	0.10	4.2	595.5	
597.5	0.12	0.11	4.35	595.61	
597.75	0.15	0.12	4.5	595.73	
598	0.18	0.13	4.67	595.83	
598.25	0.21	0.14	4.81	595.95	
598.5	0.24	0.15	4.97	596.05	
598.65	0.27	0.15	5.0	596.13	10-Year Water Surface Elevation
598.75	0.28	0.16	5.09	596.18	
599	0.32	0.17	5.16	596.35	
599.25	0.36	0.18	5.24	596.52	
599.5	0.41	0.19	5.33	596.67	
599.75	0.46	0.20	5.13	597.14	
600	0.51	0.21	5.51	596.98	
600.25	0.56	0.22	5.37	597.39	
600.5	0.62	0.24	5.63	597.35	100-Year Water Surface Elevation
600.75	0.68	0.25	5.59	597.64	
601	0.74	0.26	5.7	597.76	
601.25	0.80	0.27	5.81	597.89	
601.5	0.87	0.28	5.9	598.04	



RIPRAP EMERGENCY SPILLWAY OUTFALL WEIR DETAIL
(N.T.S.)

Q - (CFS)	C - Weir Coefficient	C_w - Discharge Coefficient	H (ft)	n	j	L (ft)	S
27.5	2.6	0.62	0.5	1.5	2.5	30	4

Height of 0.5' represents 0.5' of freeboard

Crest Elevation = 600.5'
 100-yr WSEL = 600.5'
 Freeboard = 6"
 Top of Pond Elevation = 601.5'

HICKORY CREEK - LEISURE CENTER - PH I
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 TOWN OF HISTORY CREEK
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 HICKORY CREEK, TX



HALF ASSOCIATES, INC.
 BUILDING C, SUITE 100
 RICHARDSON, TEXAS 75082
 TEL: (972) 249-6600

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PROJECT NO.: 56598.002
 ISSUED: 2/11/2026
 DRAWN BY: CAD
 CHECKED BY: JB
 SCALE: 1" = ##'
 SHEET TITLE:
 POND DETAILS
 &
 CALCULATIONS

AV056598 HICKORY CREEK LEISURE CENTER RUNOFF COLLECTION POINT (Inlet or Manhole)																																
LINE/LAT	AREA	JUNCTIONS		AREA	UPSTREAM STATION	DOWNSTREAM STATION	DISTANCE BETWEEN COLLECTION POINTS	INCREMENTAL DRAINAGE			INCOMING CA FROM WYE OR MH (LINK TO LATERAL'S DS)	ACCUMULATED "CA"	TIME AT UPSTREAM STATION (minutes)	DESIGN STORM FREQUENCY (yrs.)	INTENSITY "I" (in/hr)	STORM WATER RUNOFF "Q" (c.f.s.)	SLOPE OF HYDRAULIC GRADIENT "S" (ft/ft)	# BARRELS	SELECTED STORM SEWER SIZE SPAN FOR RCB (feet)	VELOCITY IN SEWER BETWEEN COLLECTION POINTS "V" (#/sec)	STANDARD DS JUNCTION LOSS "K"	MINOR LOSS COEFF. "K"	VELOCITY HEAD (V ² /2g) (feet)	FLOW TIME IN SEWER DISTANCE V x 60 (minutes)	HYDRAULIC GRADE					INLET TOP ELEVATION		
								DRAINAGE AREA "A" (acres)	RUNOFF COEFF. C*Ci	INCREMENTAL "CA"															DS HYD. GRADE	FRICITION LOSSES	HYD. GRADE AFTER FRICTION LOSS	JUNCTION LOSSES	MINOR LOSSES		HYD. GRADE AFTER HYD. JUMP	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
									C*CF				10.00	100.00	TABLE		0.01															
LINE	A																															
		INLET		A-3C	215.43	185.93	29.50	0.25	0.94	0.23		0.23	10.00	100.00	9.24	2.16	0.00	1.00	18.00	3.02		1.50	0.02	0.40	598.56	0.01	598.57	0.00	0.03	598.61	600.27	
		INLINE INLET		A-3B	185.93	76.92	109.01	0.24	0.88	0.21		0.45	10.40	100.00	9.13	4.08	0.00	1.00	18.00	4.73		0.50	0.08	0.79	597.64	0.16	597.80	0.00	0.04	597.84	600.00	
		BEND 45°			76.92		76.92					0.45	11.19	100.00	8.92	3.99	0.00	1.00	18.00	4.73		0.35	0.08	0.57	597.50	0.11	597.61	0.00	0.03	597.64		

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REVISION NO.	DATE	DESCRIPTION



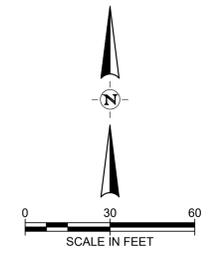
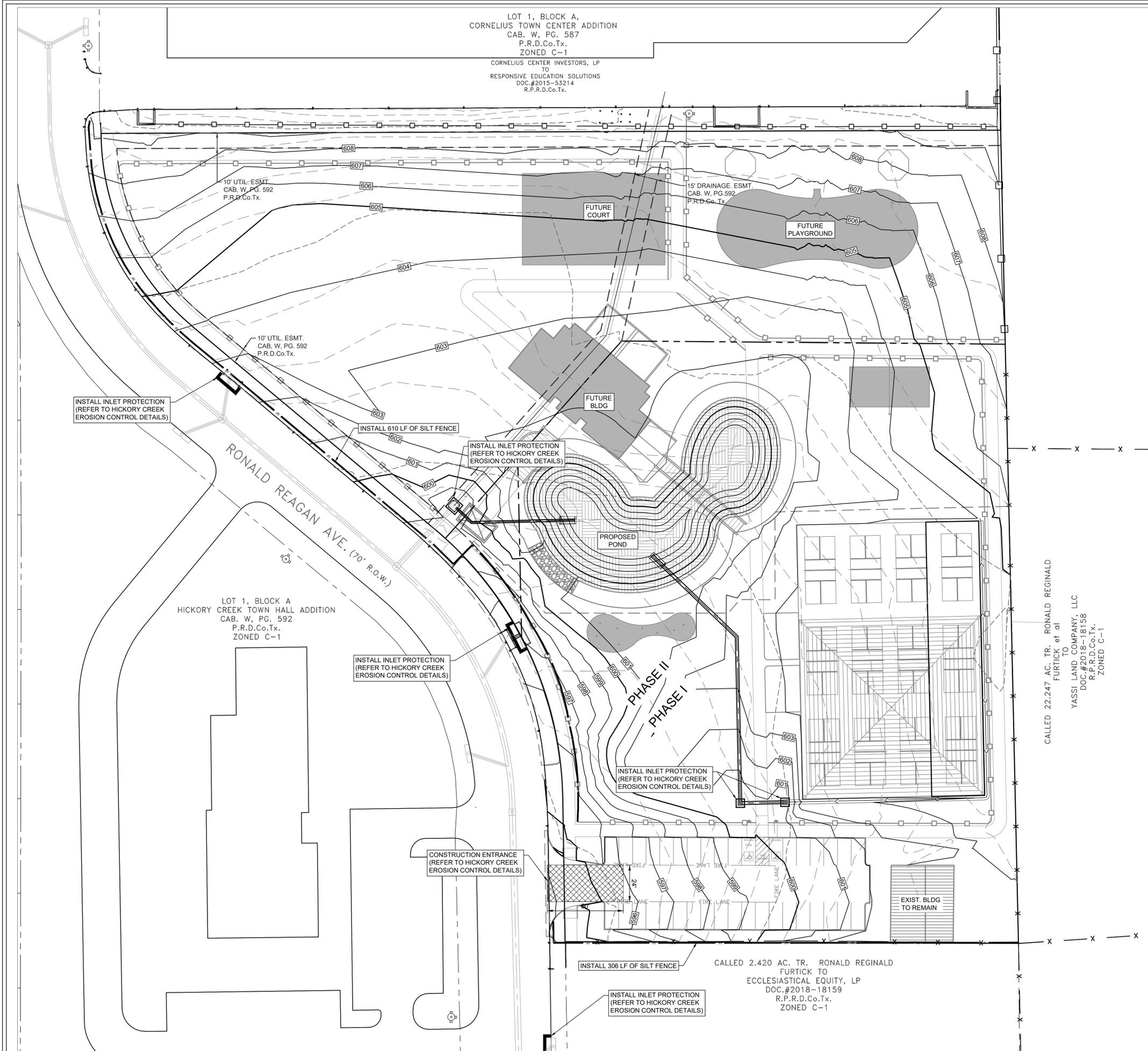
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PROJECT NO.: 56598.002
ISSUED: 2/11/2026
DRAWN BY: CAD
CHECKED BY: JB
SCALE: 1" = ##'
SHEET TITLE:

STORM DRAIN CALCULATIONS

C3.05

FILE NAME: A:\56900s\56598\02\LD\CADD\Sheets\EC-56598.dwg DATE: February 11, 2026, TIME: 4:00 PM, USER: ah4521



PROPOSED LEGEND:

- SILT FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE

EXISTING LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- WOOD FENCE
- BARBED WIRE FENCE
- FENCE POST
- WATER METER
- VAULT
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- STORM DRAIN MANHOLE
- GAS METER
- ELECTRIC METER
- CURB INLET
- 18" BCP
- STORM SEWER LINE

HICKORY CREEK - LEISURE CENTER - PH I
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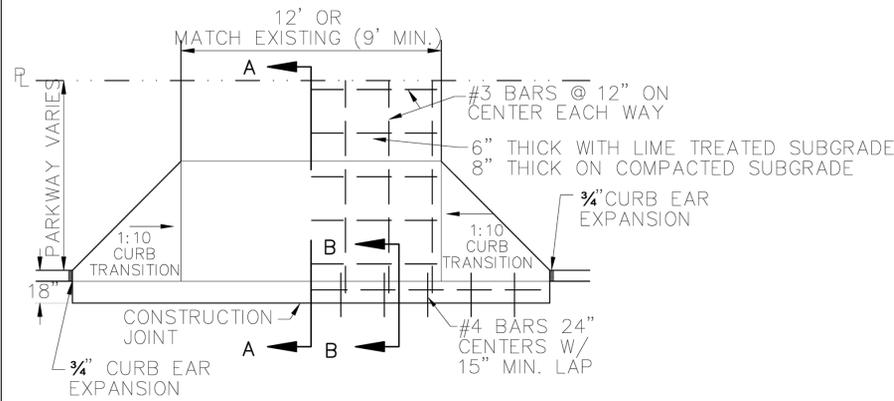


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PROJECT NO.:	56598.002
ISSUED:	2/11/2026
DRAWN BY:	CAD
CHECKED BY:	JB
SCALE:	1" = ##'
SHEET TITLE:	EROSION CONTROL PLAN

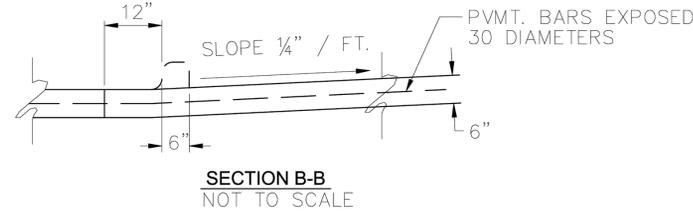
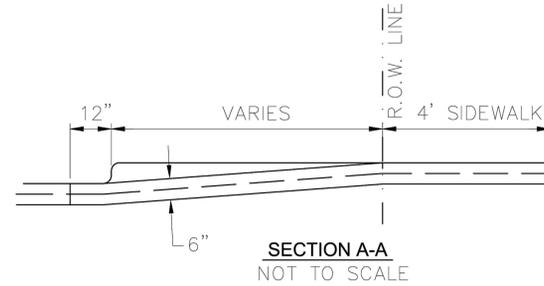
C4.01

FILE NAME: A:\370006\376381\25\PM\CADD\Sheets\C-PLAN-DTL\SPAVE-1 OF 2-37638-125.dwg DATE: September 6, 2025, TIME: 10:00 AM, USER: ar6918

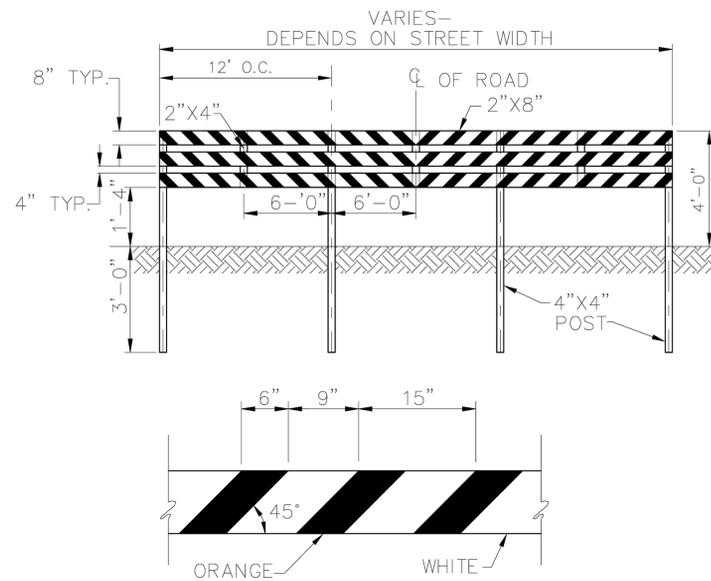
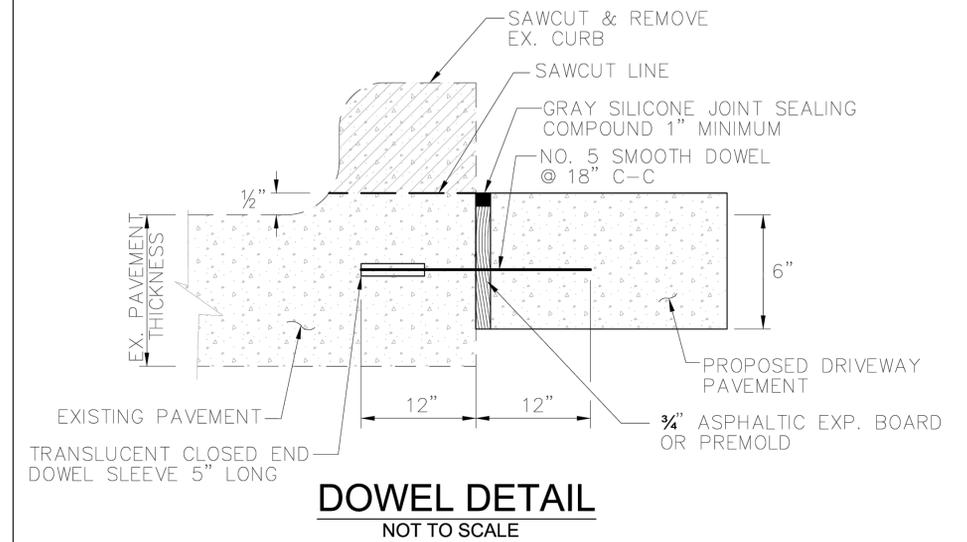


- NOTES:**
1. DRIVEWAYS SHALL BE 12 FOOT WIDE OR SHALL MATCH EXISTING (9' WIDE MINIMUM) NEW DRIVES WILL BE CONSTRUCTED TO PROPERTY LINE, IN REPLACING EXISTING DRIVES, THE EXISTING DRIVE WILL BE SAWED AND REMOVED AT A DISTANCE WHICH WILL ASSURE A SMOOTH GRADE, (TO BE SPECIFIED BY THE ENGINEER) AND WILL BE REPLACED TO THAT POINT. GRADE NOT TO EXCEED 1/10 TO THE FOOT RISE.
 2. FOR DRIVEWAYS BEING INSTALLED TO EXISTING PAVEMENT, SAWCUT CURB AND DOWEL INTO EXISTING PAVEMENT. SEE DOWEL DETAIL ON THIS SHEET.

DRIVEWAY DETAIL
NOT TO SCALE

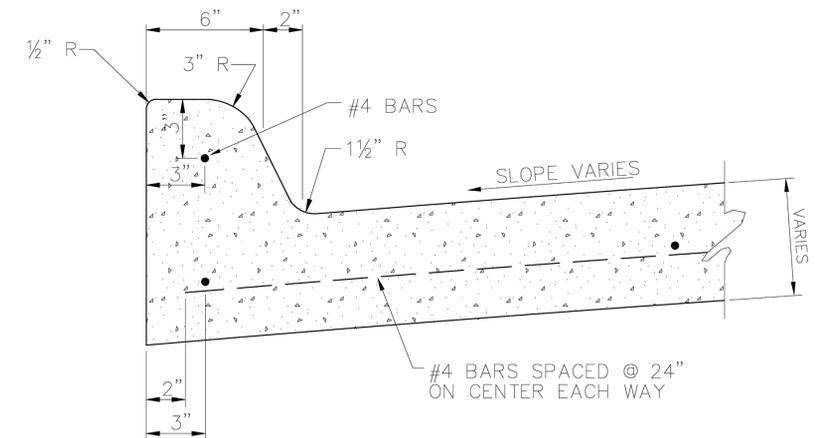


- NOTE:**
- CURB, GUTTER, PAVEMENT, AND VALLEY TO BE POURED MONOLITHIC. THE REINFORCED CONCRETE VALLEY SHALL REPLACE THE CONCRETE PAVING WITH THE SUBGRADE AND BASE TREATMENT REMAINING THE SAME IN ACCORDANCE WITH THE TYPICAL PAVING SECTION. THE CONCRETE VALLEY WILL BE CONSTRUCTED ACCORDING TO THE TOWN OF HICKORY CREEK PAVING STANDARDS.



- NOTES:**
1. REFLECTIVE SHEETING FOR ALL TRAFFIC CONTROL DEVICES SHALL BE OF HIGH SPECIFIC INTENSITY (TYPE IIIA OR IIIB). ALL CHANNELIZATION DEVICES SHALL USE TYPE IIIA REBOUNDABLE SHEETING.
 2. ATTACH 2"X 8" BOARDS TO 4"X 4" POST WITH LAG BOLTS.
 3. ATTACH 2"X 4" BRACES TO 2"X 8" BOARDS WITH 10d-NAILS.
 4. BARRICADE TO BE FULL WIDTH OF STREET BACK OF CURB TO BACK OF CURB.
 5. IF BARRICADE IS USED TO DENOTE END OF ROADWAY, DIAGONAL STRIPES USED SHALL BE RED AND WHITE.

END OF ROAD BARRICADE DETAIL
NOT TO SCALE



6" MONOLITHIC CONCRETE CURB
NOT TO SCALE

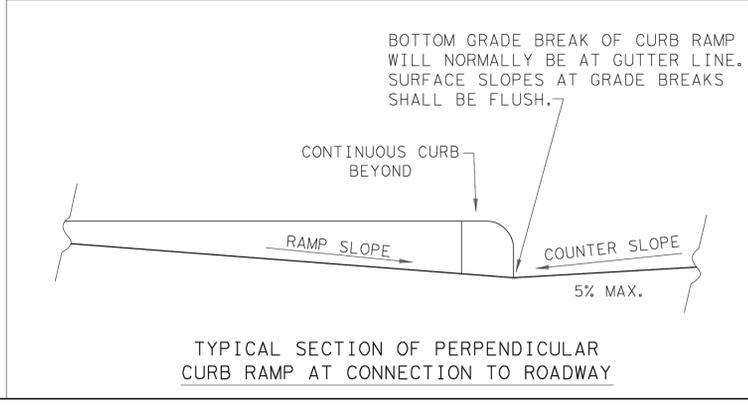
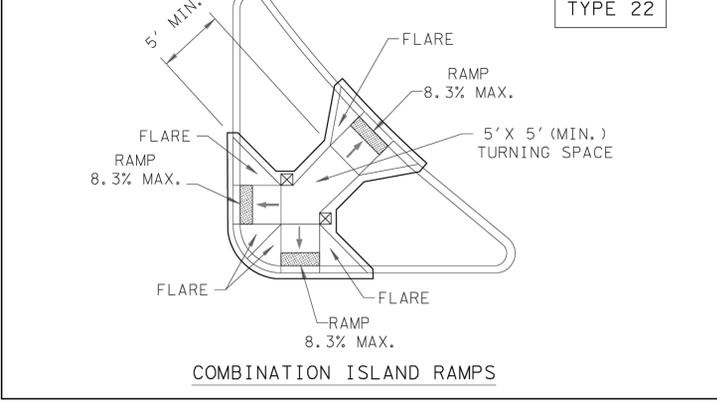
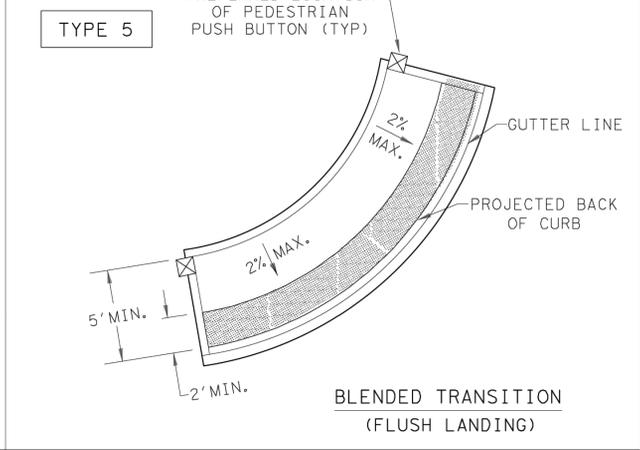
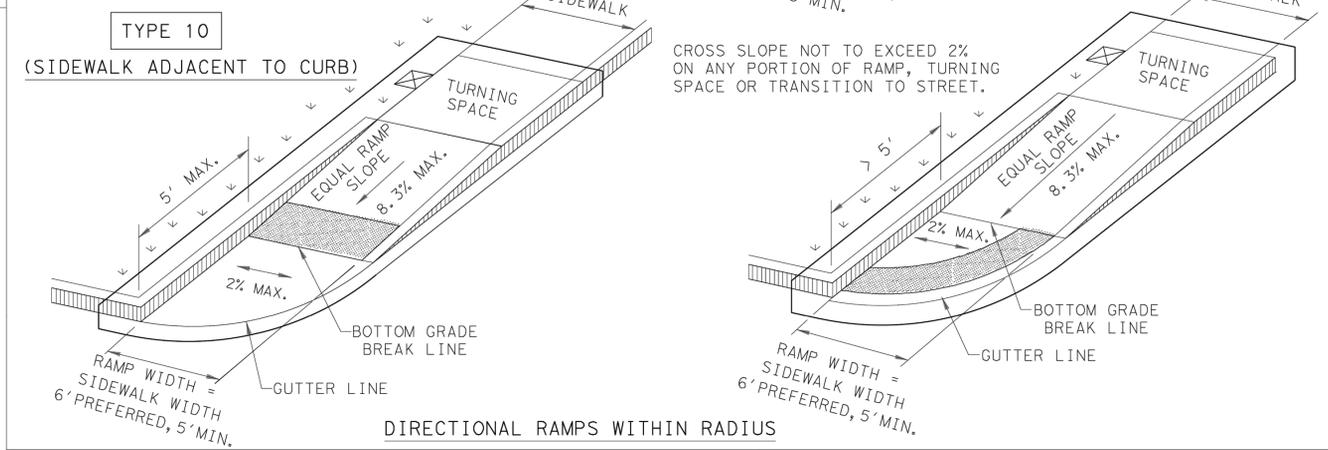
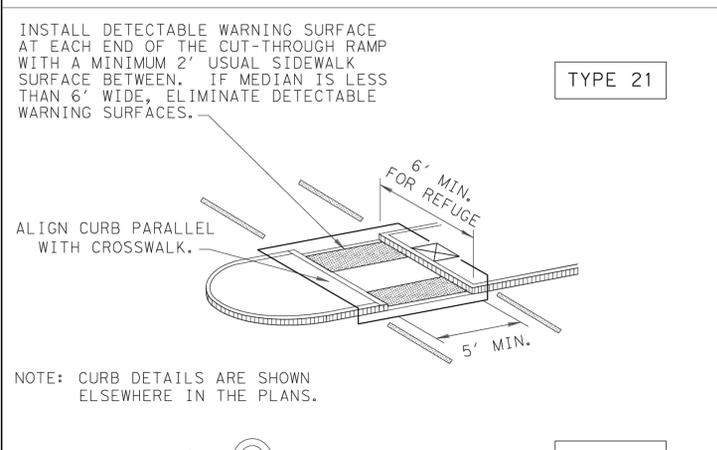
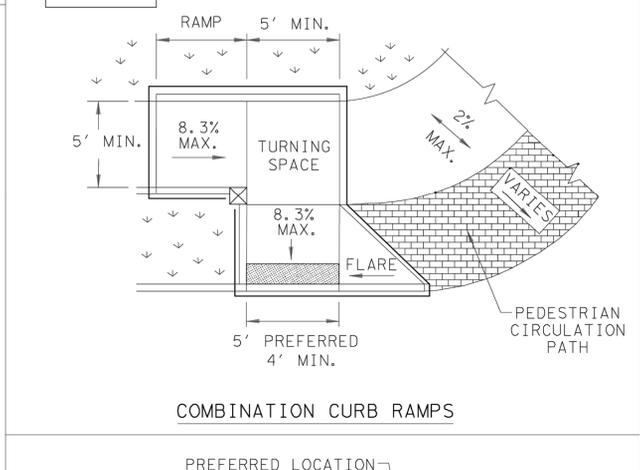
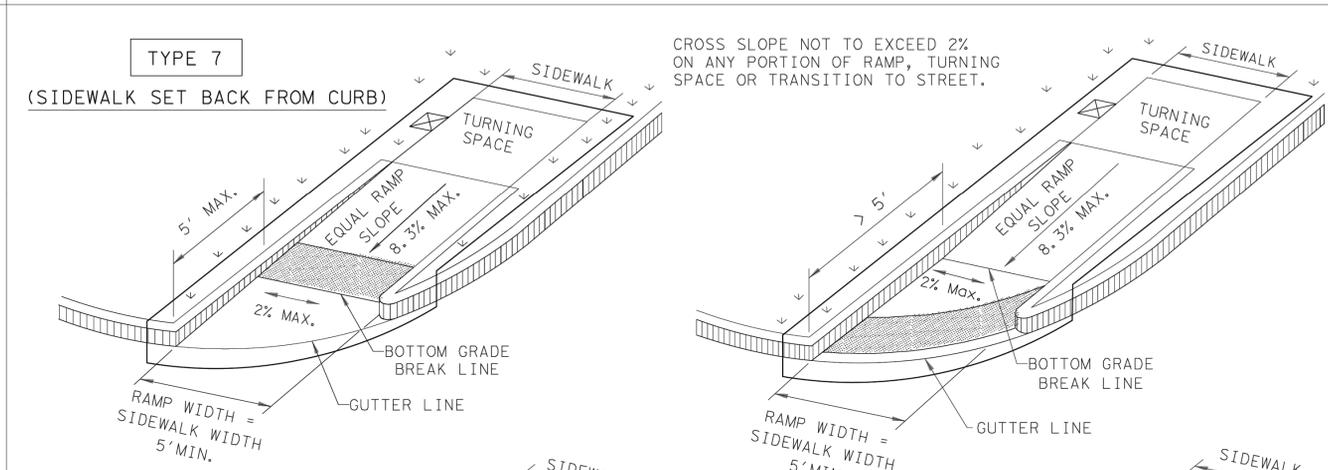
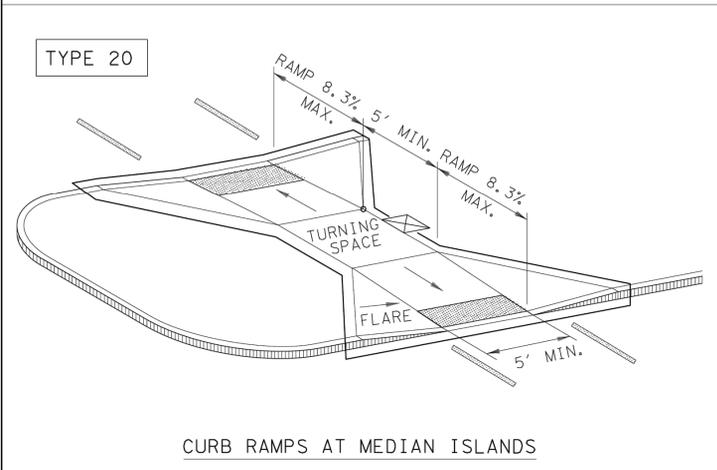
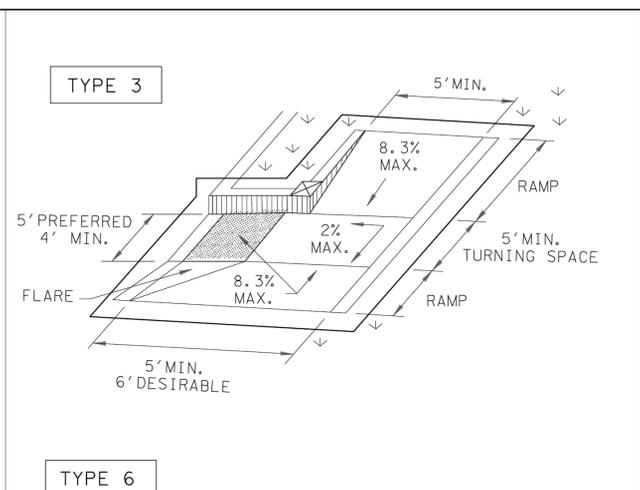
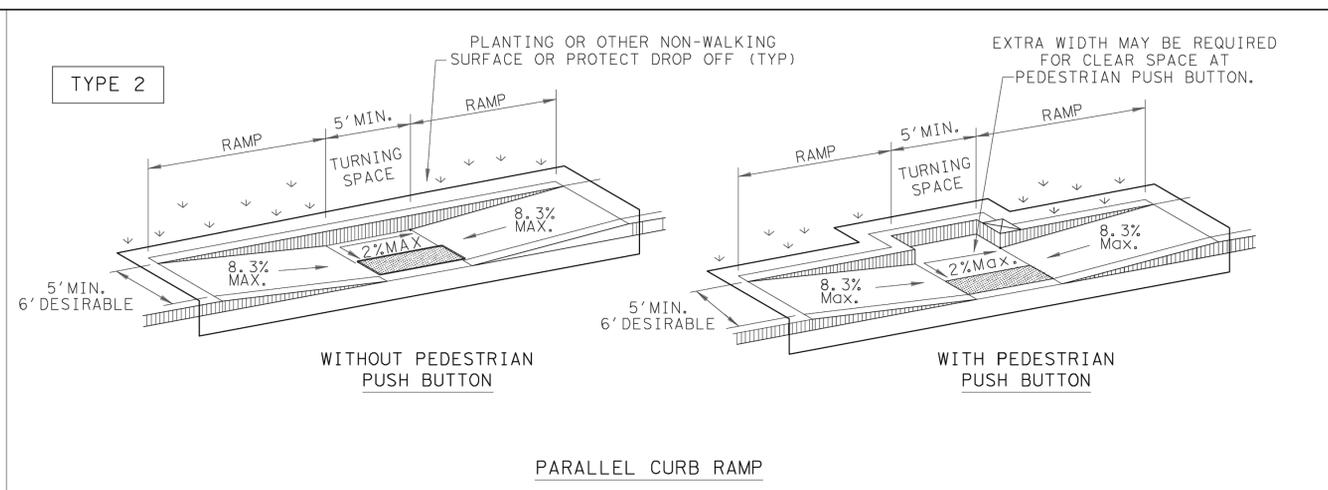
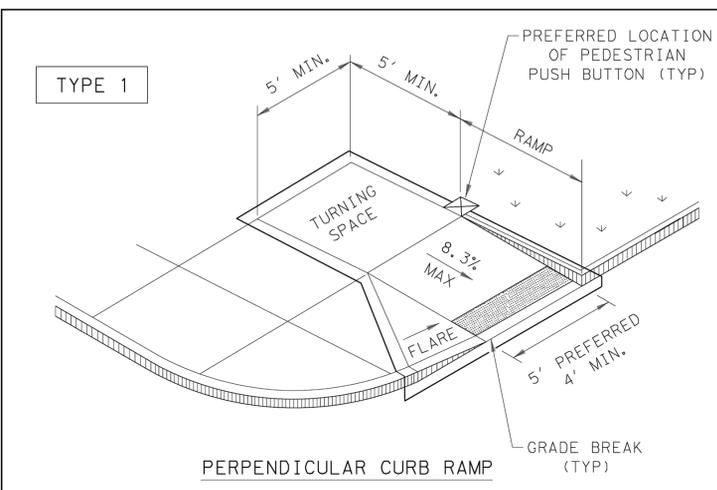
CERTIFICATION:
THIS TOWN OF HICKORY CREEK STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. MODIFICATIONS TO THE STANDARD DETAILS SHALL BE NOTED ON THIS SHEET AND SHALL COMPLY WITH THE TOWN'S ORDINANCES, STATE, AND FEDERAL REGULATIONS.

PAVEMENT STANDARD DETAILS
DRIVEWAYS, CURBS, AND MISCELLANEOUS PAVEMENT DETAILS



DESIGN	DRAWN	CHECK	DATE	SCALE	FILE	NO.
HALFF	HALFF	HALFF	SEP 2025	N.T.S.	P-8	C5.02

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NOTES / LEGEND:

SEE GENERAL NOTES ON SHEET 2 OF 4 FOR MORE INFORMATION.

DENOTES PLANTING OR NON-WALKING SURFACE NOT PART OF PEDESTRIAN CIRCULATION PATH.

DENOTES PREFERRED LOCATION OF PEDESTRIAN PUSH BUTTON IF APPLICABLE.

GUTTER LINE

GRADE BREAK

RAMP LIMITS OF PAYMENT

SHEET 1 OF 4

Texas Department of Transportation Design Division Standard

PEDESTRIAN FACILITIES CURB RAMPS

PED-18

FILE: ped18	DN: TxDOT	DW: VP	CK: KM	CK: PK & JG
© TxDOT: MARCH, 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
REVISED 08, 2005	DIST	COUNTY	SHEET NO.	
REVISED 06, 2012				C5.04
REVISED 01, 2018				

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GENERAL NOTES

CURB RAMPS

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Cross slopes of 1.5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
4. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5' x 5' passing areas at intervals not to exceed 200' are required.
5. Turning Spaces shall be 5' x 5' minimum. Cross slope shall be maximum 2%.
6. Clear space at the bottom of curb ramps shall be a minimum of 4' x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the latest draft of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board).
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
16. Provide a smooth transition where the curb ramps connect to the street.
17. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
18. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

DETECTABLE WARNING MATERIAL

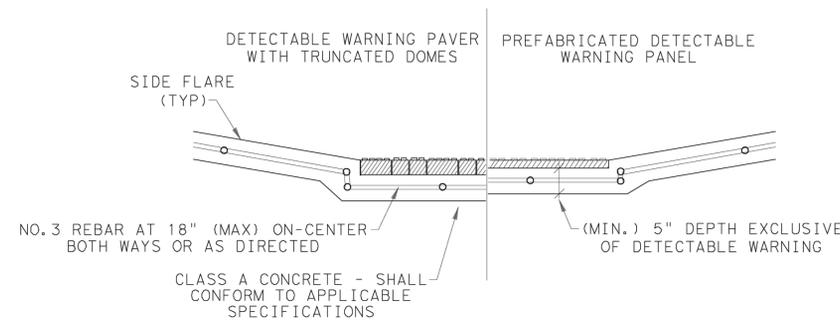
19. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
20. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
23. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

DETECTABLE WARNING PAVERS (IF USED)

25. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
26. Lay full-size units first followed by closure units consisting of at least 25 percent (25%) of a full unit. Cut detectable warning paver units using a power saw.

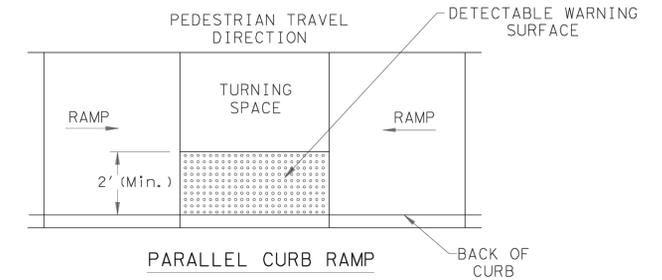
SIDEWALKS

27. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within unobstructed reach range specified in PROWAG section R406.
28. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
29. Street grades and cross slopes shall be as shown elsewhere in the plans.
30. Changes in level greater than 1/4 inch are not permitted.
31. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than five percent (5%) must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with PROWAG R409.
32. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
33. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
34. Sidewalk details are shown elsewhere in the plans.

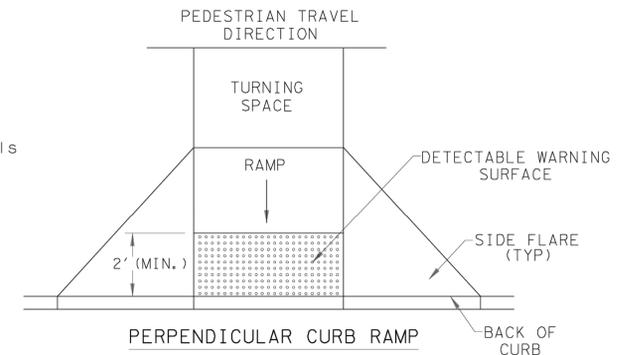


**SECTION VIEW DETAIL
CURB RAMP AT DETECTIBLE WARNINGS**

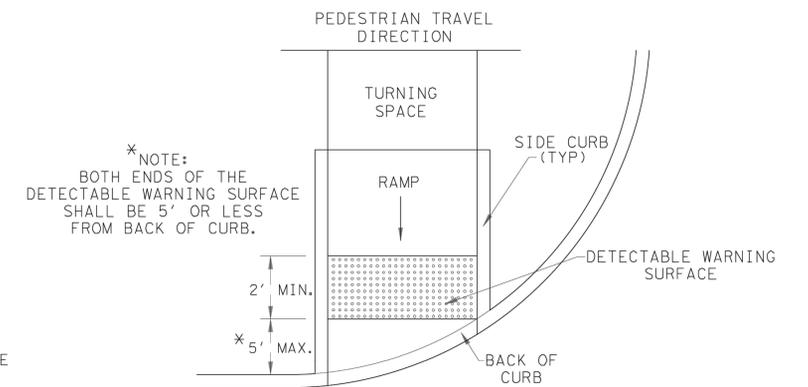
DETECTABLE WARNING SURFACE DETAILS



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE.



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN.

* NOTE:
BOTH ENDS OF THE
DETECTABLE WARNING SURFACE
SHALL BE 5' OR LESS
FROM BACK OF CURB.

SHEET 2 OF 4

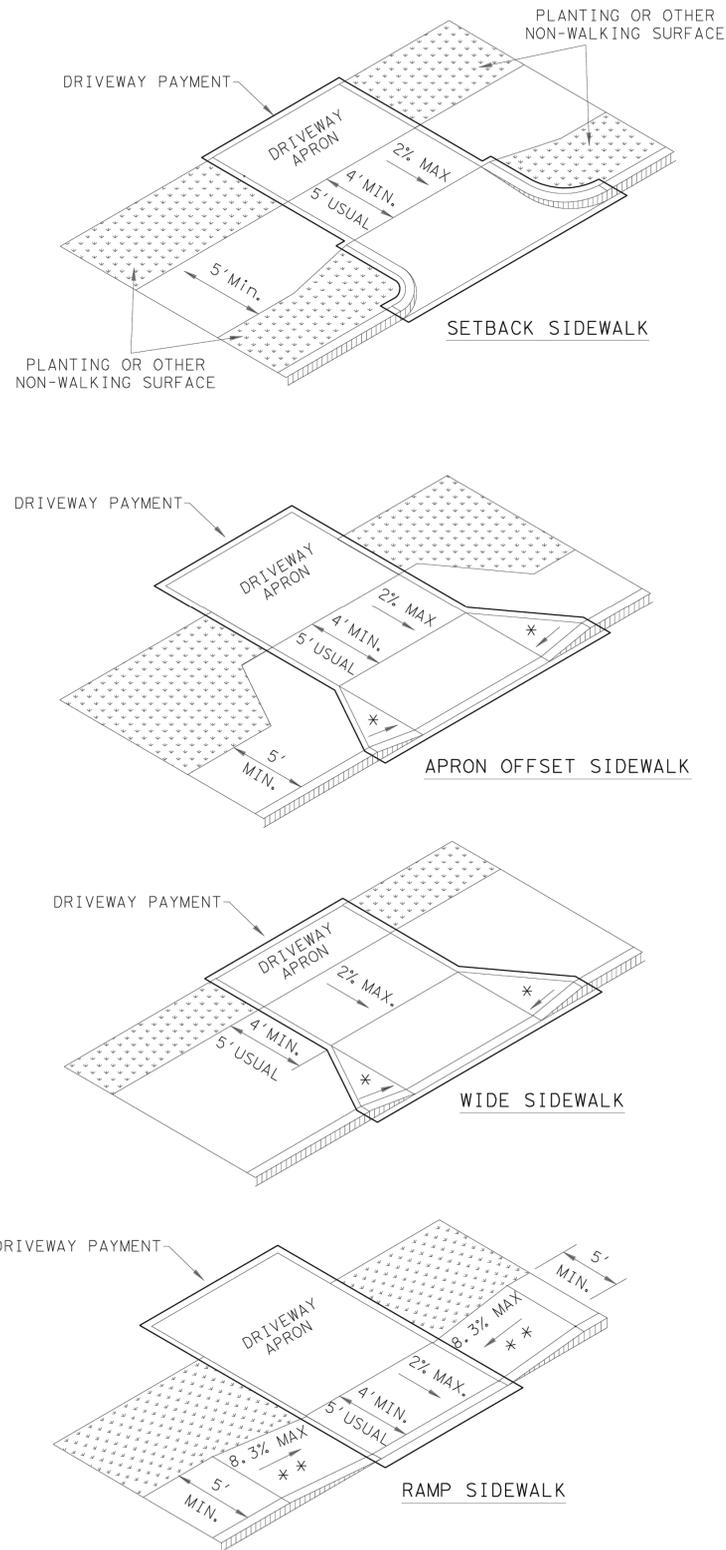
		Design Division Standard	
PEDESTRIAN FACILITIES CURB RAMPS			
PED-18			
FILE: ped18	DN: TxDOT	DW: VP	CK: KM
© TxDOT: MARCH, 2002	CONT	SECT	JOB
<small>REVISIONS</small>			
REVISED 08, 2005	DIST	COUNTY	SHEET NO.
REVISED 06, 2012			
REVISED 01, 2018			
			C5.05

DATE:
FILE:

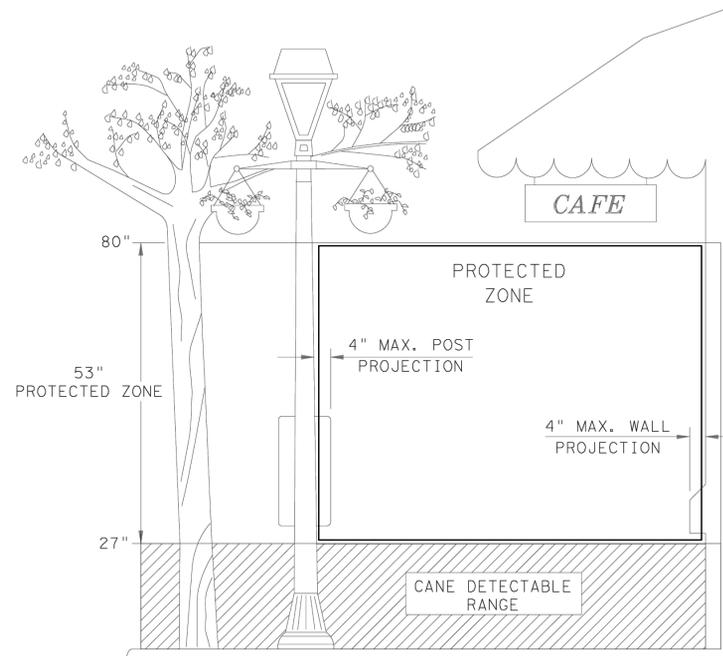
DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE: FILE:

SIDEWALK TREATMENT AT DRIVEWAYS

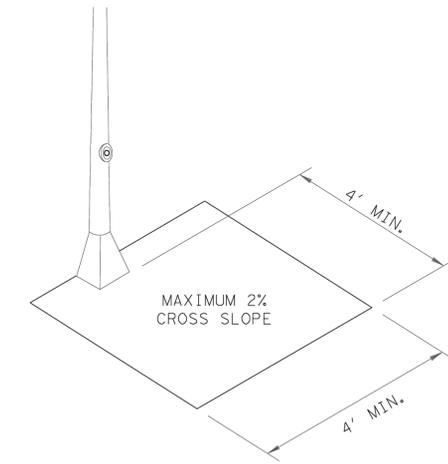


NOTES:
 * WHERE DRIVEWAYS CROSS THE PEDESTRIAN ROUTE, SIDES SHALL BE FLARED AT 10% MAX SLOPE.
 * * IF CURB HEIGHT IS GREATER THAN 6 INCHES, USE GRADE LESS THAN OR EQUAL TO 5%. HANDRAIL AND DETECTABLE WARNING ARE NOT REQUIRED.

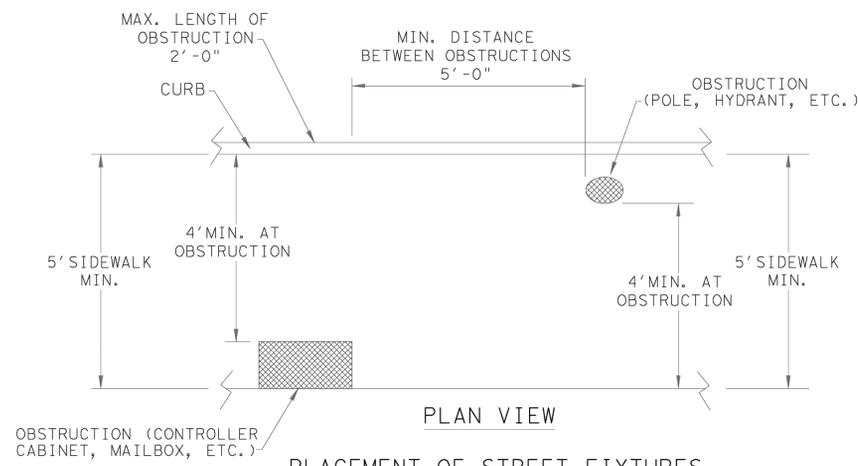


PROTECTED ZONE

NOTE: IN PEDESTRIAN CIRCULATION AREA, MAXIMUM 4" PROJECTION FOR POST OR WALL MOUNTED OBJECTS BETWEEN 27" AND 80" ABOVE THE SURFACE.

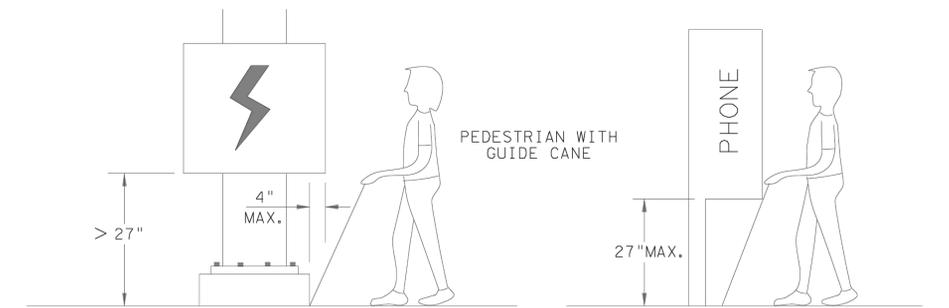


CLEAR SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



PLAN VIEW PLACEMENT OF STREET FIXTURES

NOTE: ITEMS NOT INTENDED FOR PUBLIC USE. MINIMUM 4' X 4' CLEAR GROUND SPACE REQUIRED AT PUBLIC USE FIXTURES.



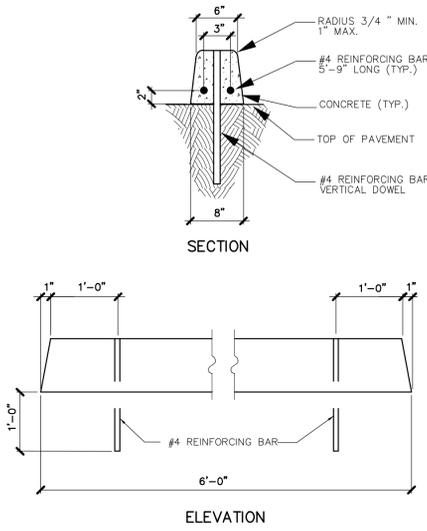
DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

WHEN AN OBSTRUCTION OF A HEIGHT GREATER THAN 27" FROM THE SURFACE WOULD CREATE A PROTRUSION OF MORE THAN 4" INTO THE PEDESTRIAN CIRCULATION AREA, CONSTRUCT ADDITIONAL CURB OR FOUNDATION AT THE BOTTOM TO PROVIDE A MAXIMUM 4" OVERHANG.

PROTRUDING OBJECTS OF A HEIGHT ≤ 27" ARE DETECTABLE BY CANE AND DO NOT REQUIRE ADDITIONAL TREATMENT.

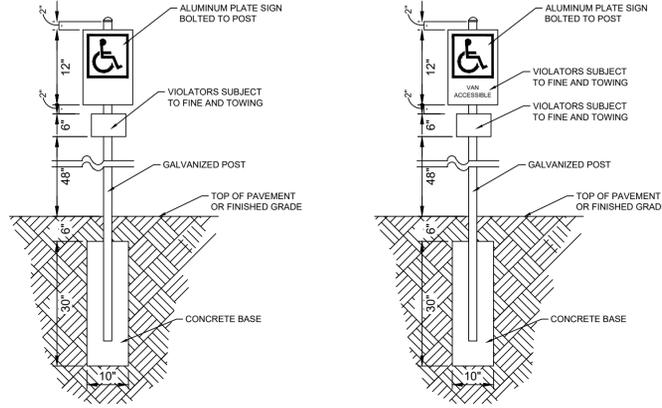
SHEET 3 OF 4

		Design Division Standard	
<p>PEDESTRIAN FACILITIES CURB RAMPS PED-18</p>			
FILE: ped18	DN: TxDOT	DW: VP	CK: KM
© TxDOT: MARCH, 2002	CONT	SECT	JOB
REVISIONS			
REVISED 08, 2005	DIST	COUNTY	SHEET NO.
REVISED 06, 2012			
REVISED 01, 2018			
			C5.06

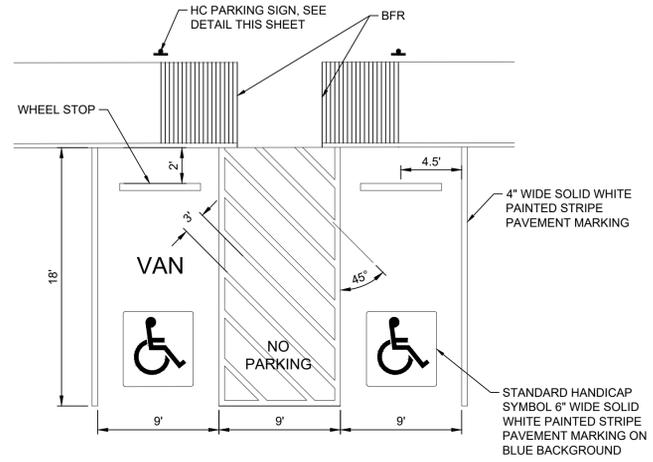


01 WHEEL STOP
N.T.S.

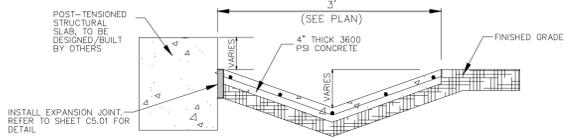
NOTE:
1. PROVIDE ONE PRECAST WHEEL STOP PER HANDICAP PARKING SPACE AND PARKING ADJACENT TO BUILDING AS INDICATED ON SITE PLAN.
2. WHEEL STOP SHALL BE ATTACHED SECURELY TO THE CONCRETE PAVEMENT W/ EPOXY ADHESIVE AND DOWELS AS INDICATED.



02 H.C. PARKING SIGN
N.T.S.

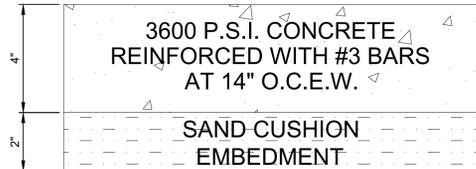


03 ACCESSIBLE PARKING STRIPING
N.T.S.

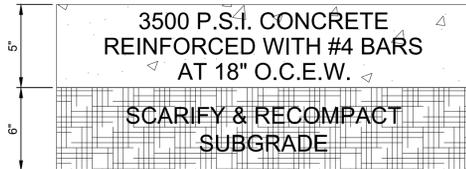


04 CONCRETE FLUME
N.T.S.

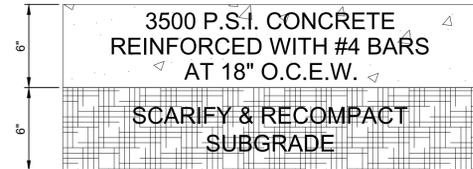
TYPICAL PAVEMENT SECTIONS



SIDEWALK PAVEMENT



PARKING PAVEMENT



DRIVEWAY PAVEMENT

HICKORY CREEK - LEISURE CENTER - PH I
1689 TURBEVILLE RD
HICKORY CREEK, TX
TOWN OF HISTORY CREEK
1075 RONALD REAGAN DR
HICKORY CREEK, TX



REVISION NO.	DATE	DESCRIPTION



The seal appearing on this document was authorized by KAYLIE FLYNN, P.E. #135900 on 02-11-2026. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. The record copy of this drawing is on file at the offices of Half Associates, Inc., 1201 N Bowser Road, Richardson, Texas 75081. TBPE FIRM #F-312.

PROJECT NO.: 56598.002
ISSUED: 2/11/2026
DRAWN BY: CAD
CHECKED BY: JB
SCALE: 1" = ##'
SHEET TITLE:

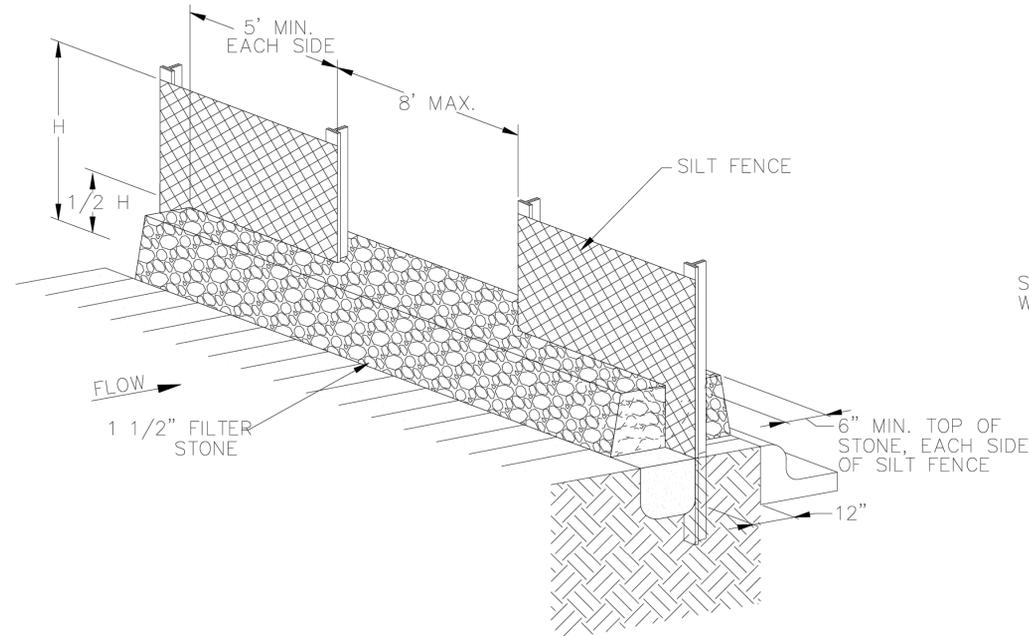
PAVEMENT
DETAIL

C5.07

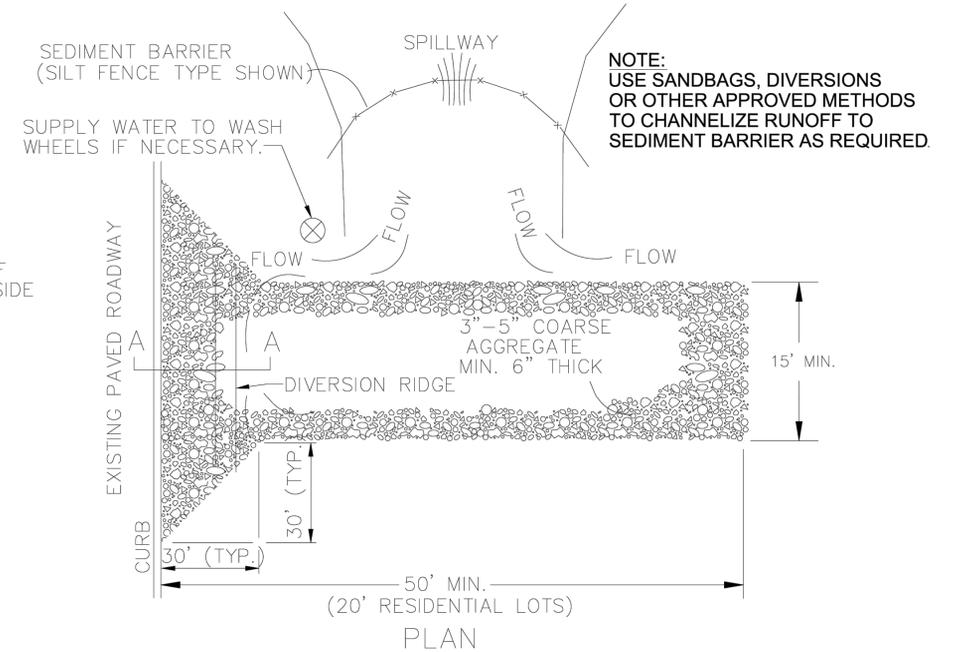
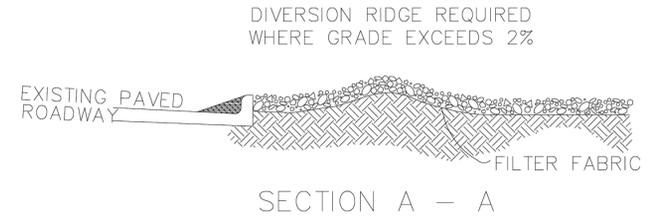
SILT FENCE GENERAL NOTES

- (1) STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- (2) THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- (3) THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- (4) SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- (5) INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- (6) SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- (7) ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

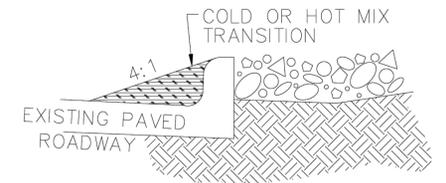
NOTE:
STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT



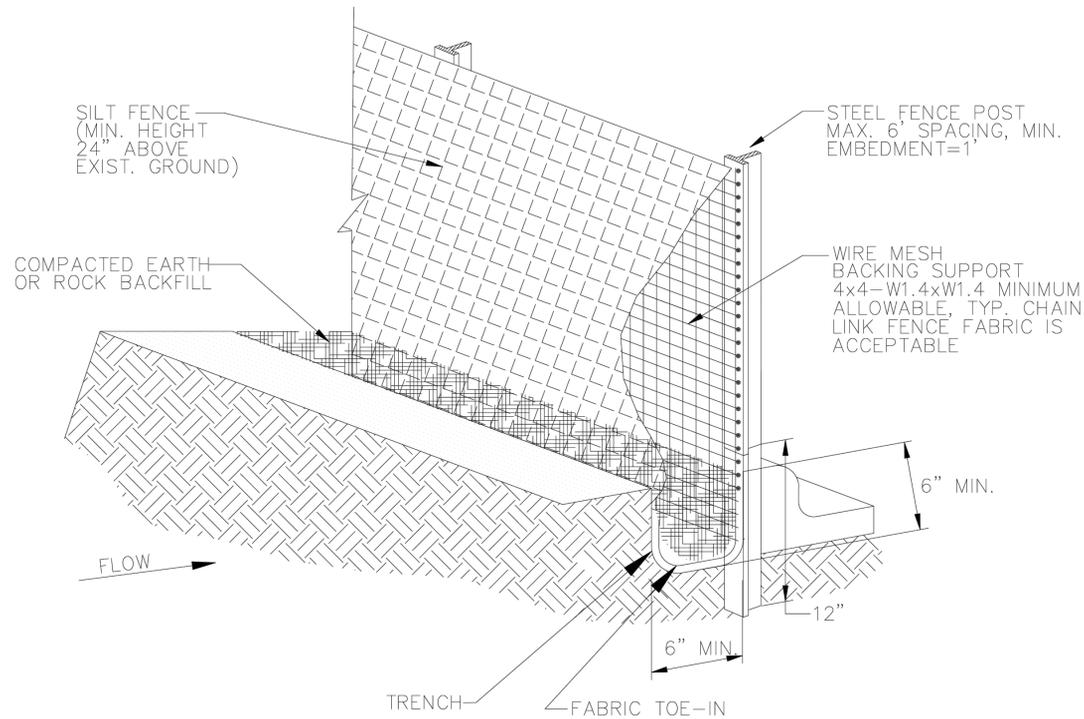
**SILT FENCE
STONE OVERFLOW STRUCTURE**
N.T.S.



NOTE:
WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.



TRANSITION
**TEMPORARY STONE CONSTRUCTION
ENTRANCE/EXIT**
N.T.S.



ISOMETRIC PLAN VIEW
N.T.S.

THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR MUST PREPARE ALL RELEVANT DOCUMENTS INCLUDING HIS OPERATION SPECIFIC INFORMATION PER THE TCEQ TPDES PERMIT NO. TXR150000. INCLUDING ALL DOCUMENTATION & CERTIFICATIONS AS REQUIRED BY THE PERMIT.

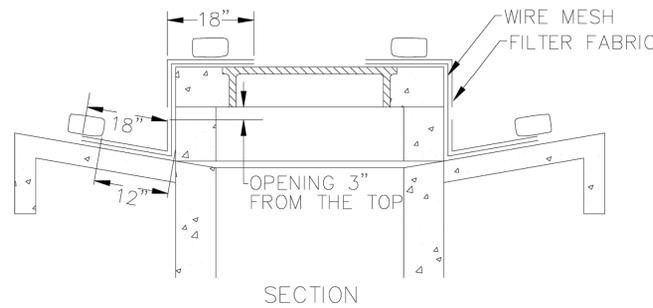
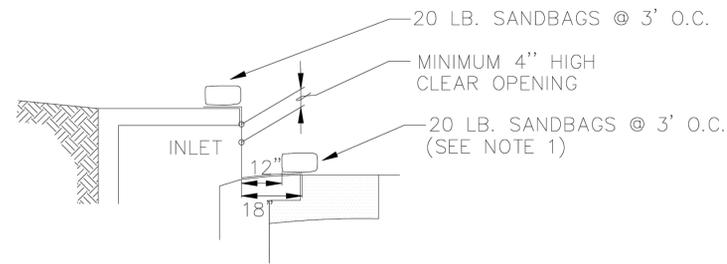
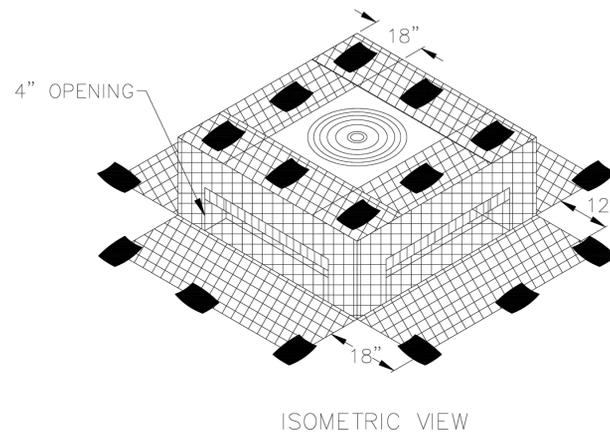
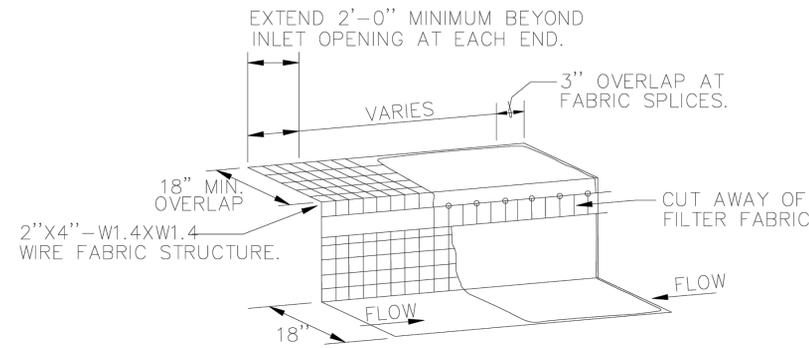
CERTIFICATION:
THIS TOWN OF HICKORY CREEK STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. MODIFICATIONS TO THE STANDARD DETAILS SHALL BE NOTED ON THIS SHEET AND SHALL COMPLY WITH THE TOWN'S ORDINANCES, STATE, AND FEDERAL REGULATIONS.

EROSION CONTROL STANDARD DETAILS
EROSION CONTROL DETAILS
(SHEET 1 OF 3)

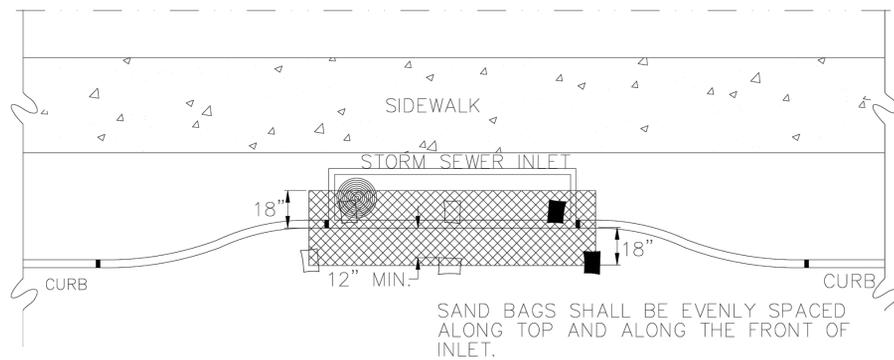


DESIGN	DRAWN	CHECK	DATE	SCALE	FILE	NO.
HALFF	HALFF	HALFF	SEP 2025	N.T.S.	EC-1	C5.08

FILE NAME: A:\370006\376381\25\PM\CADD\Sheet\C-PLAN-DTL-ERS-37638-125.dwg DATE: September 8, 2025, TIME: 10:01 AM, USER: ah5918



FILTER FABRIC WYE INLET PROTECTION
N.T.S.



CURB INLET PROTECTION DETAIL
N.T.S.

ESTABLISHMENT OF GROUND COVER

- (1) Eighty percent (80%) evenly distributed ground cover, without large bare areas, shall be established after the designated areas have been completed to the lines, grades and cross sections shown on the plans and prior to final acceptance by the Town.
- (2) Ground cover, for Seeding Turf Grass, shall be in accordance with the standard specifications of the Town of Hickory Creek, which has also adopted the Fourth Edition of the "Standard Specifications For Public Works Construction - North Central Texas" herein referred to as "COG" specifications. Copies may be obtained from the North Central Texas Council of Governments, 616 Six Flags Drive, Suite 200, Arlington, Texas 76005-5888. (817) 640-3300. A copy of the contract documents, plans and specifications shall be available on-site at all times by the Contractor.
- (3) Refer to COG Item 202.6 specifications.
- (4) Prior to planting, contractor shall provide the Town with the State of Texas Certificate stating analysis of purity and germination of seed.
- (5) Planting season and application rates. All planting shall be done between the dates specified in Table 1, for each grass type except when specifically authorized in writing. The seeds planted per acre shall be of a type specified with the mixture, rate and planting dates as shown in the Table 1, or as specified by the Engineer.

Table 1. Seeding Turfgrass		
TYPE	PLANTING SEASON	SEED AND RATE
TYPE I	MARCH THROUGH SEPTEMBER	BERMUDA GRASS, HULLED 50-LB (22.7-KG) PLS PER ACRE
TYPE II	OCTOBER THROUGH FEBRUARY	RYE GRASS, 100-LB (45.4-KG) PLS PER ACRE COMBINED WITH BERMUDA GRASS, HULLED 20-LB (9.1-KG) PLS PER ACRE.
OTHER	AS SPECIFIED ON PLANS	AS SPECIFIED ON PLANS

¹ PLS - Pure Live Seed is determined by multiplying the gross weight times purity times the germination [For example, a 100-lb bag with 85% purity and 80% germination. (PLS=pounds in bag x Purity x germination) 100 x 0.85 x 0.8 = 60.8 -lbs of pure live seed.]

- (6) Seeded areas shall be maintained, including watering and mowing, at such time and in a manner and quality to establish a minimum 80% evenly distributed ground cover, without large bare areas, until completion and final acceptance of the project by the Town.

NOTES:

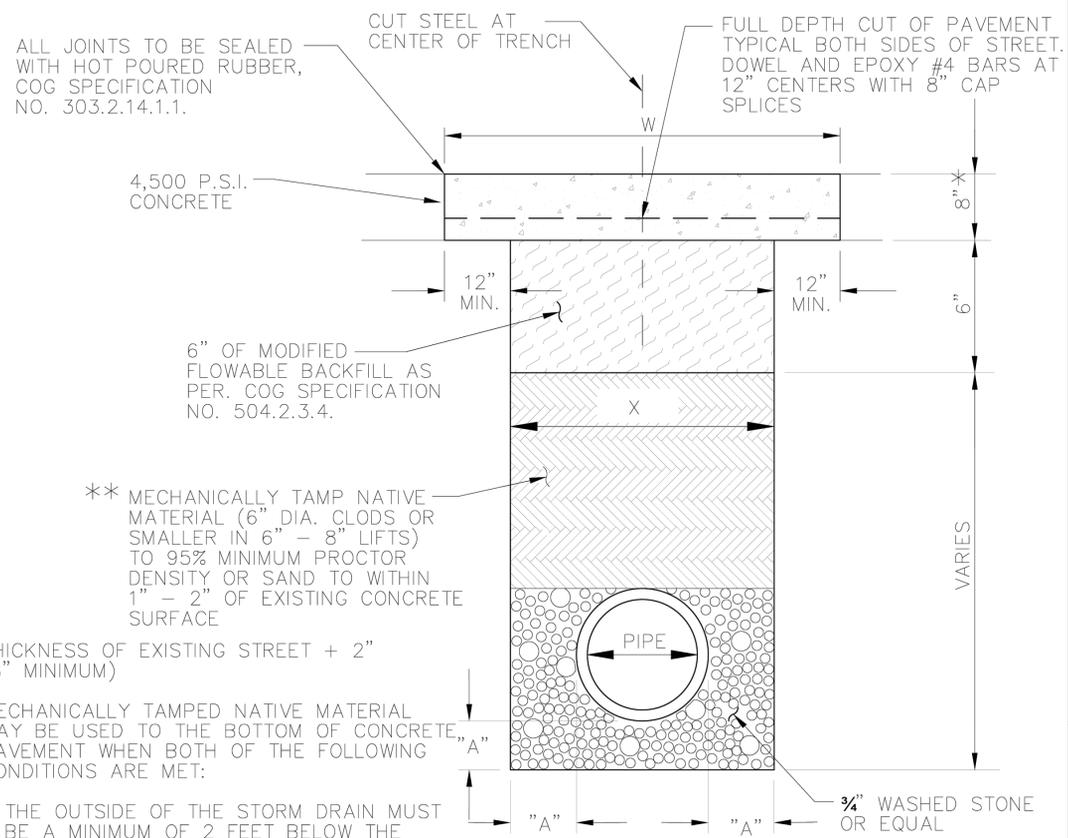
- (1) A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4-INCH MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
- (2) INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2-INCHES.
- (3) CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
- (4) INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

INLET OPENING	MINIMUM NUMBER OF SAND BAGS	
	TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4

THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. THE CONTRACTOR MUST PREPARE ALL RELEVANT DOCUMENTS INCLUDING HIS OPERATION SPECIFIC INFORMATION PER THE TCEQ TPDES PERMIT NO. TXR150000. INCLUDING ALL DOCUMENTATION & CERTIFICATIONS AS REQUIRED BY THE PERMIT.

EROSION CONTROL STANDARD DETAILS						
EROSION CONTROL DETAILS (SHEET 2 OF 3)						
						
CERTIFICATION: THIS TOWN OF HICKORY CREEK STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. MODIFICATIONS TO THE STANDARD DETAILS SHALL BE NOTED ON THIS SHEET AND SHALL COMPLY WITH THE TOWN'S ORDINANCES, STATE, AND FEDERAL REGULATIONS.	DESIGN	DRAWN	CHECK	DATE	SCALE	FILE
	HALFF	HALFF	HALFF	SEP 2025	N.T.S.	EC-2
						NO. C5.09

FILE NAME: A:\370006\37638\125\PIV\CADD\Sheets\C-PLAN-DTLS-STRM-37638-125.dwg DATE: September 8, 2025, TIME: 10:02 AM, USER: ah5918



ALL JOINTS TO BE SEALED WITH HOT POURED RUBBER, COG SPECIFICATION NO. 303.2.14.1.1.

4,500 P.S.I. CONCRETE

6" OF MODIFIED FLOWABLE BACKFILL AS PER. COG SPECIFICATION NO. 504.2.3.4.

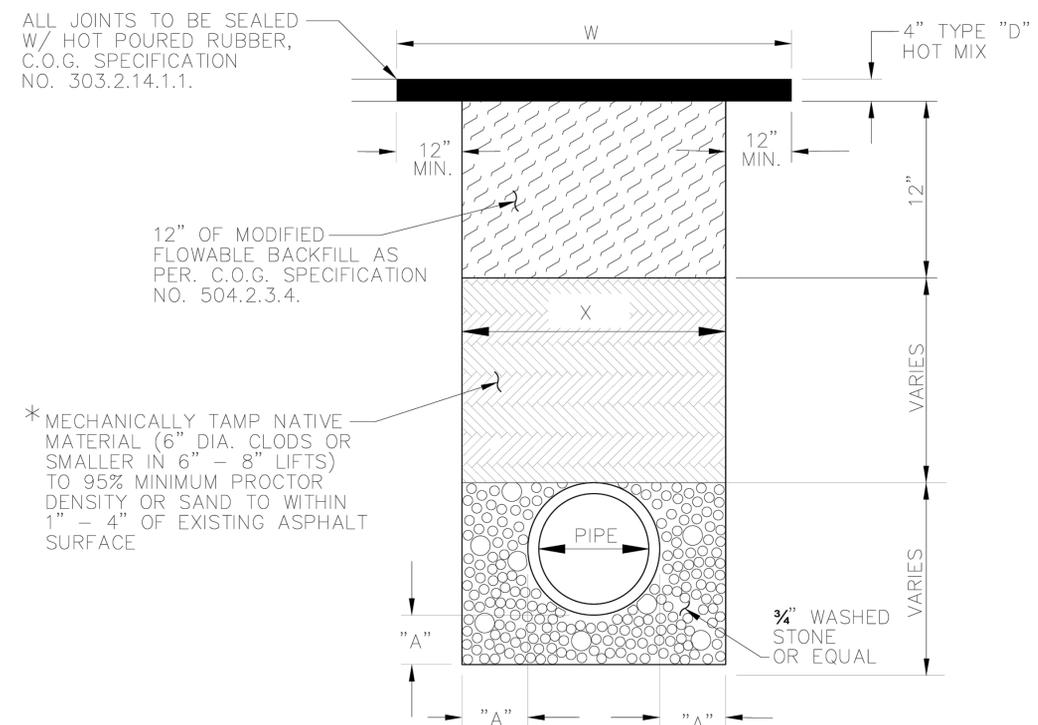
** MECHANICALLY TAMP NATIVE MATERIAL (6" DIA. CLODS OR SMALLER IN 6" - 8" LIFTS) TO 95% MINIMUM PROCTOR DENSITY OR SAND TO WITHIN 1" - 2" OF EXISTING CONCRETE SURFACE

*THICKNESS OF EXISTING STREET + 2" (8" MINIMUM)

**MECHANICALLY TAMPED NATIVE MATERIAL MAY BE USED TO THE BOTTOM OF CONCRETE PAVEMENT WHEN BOTH OF THE FOLLOWING CONDITIONS ARE MET:

1. THE OUTSIDE OF THE STORM DRAIN MUST BE A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAVEMENT.
2. THE STREET IS BEING COMPLETELY REPLACED OR IT IS A NEW STREET.

CONCRETE STREET REPAIR



ALL JOINTS TO BE SEALED W/ HOT POURED RUBBER, C.O.G. SPECIFICATION NO. 303.2.14.1.1.

12" OF MODIFIED FLOWABLE BACKFILL AS PER. C.O.G. SPECIFICATION NO. 504.2.3.4.

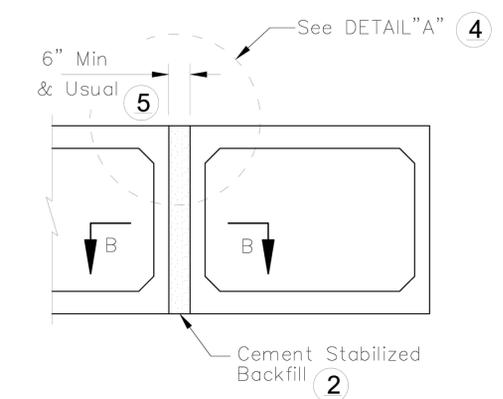
* MECHANICALLY TAMP NATIVE MATERIAL (6" DIA. CLODS OR SMALLER IN 6" - 8" LIFTS) TO 95% MINIMUM PROCTOR DENSITY OR SAND TO WITHIN 1" - 4" OF EXISTING ASPHALT SURFACE

ASPHALT STREET REPAIR

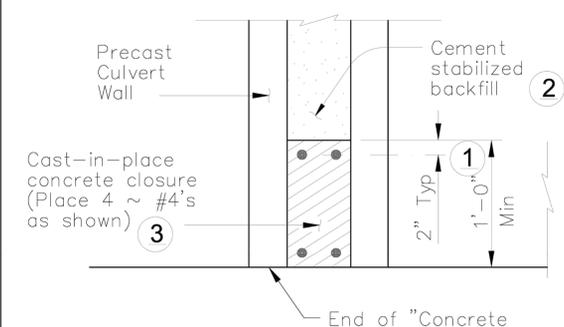
STREET BACKFILL & REPAIR

N.T.S.

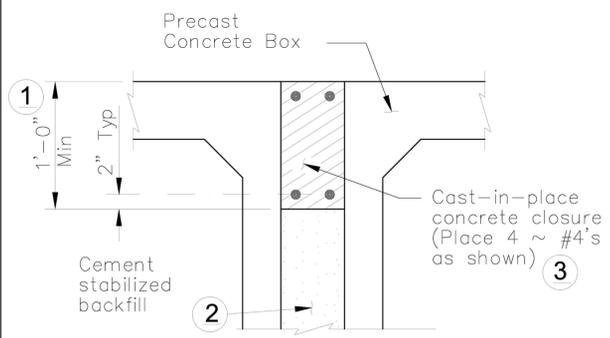
NOTE: SAWCUT TO REPAIR ASPHALT OR CONCRETE PAVEMENT PRIOR TO OPENING THE DITCH IN ORDER TO ENSURE A NEAT STRAIGHT EDGE.



MULTIPLE UNIT PLACEMENT

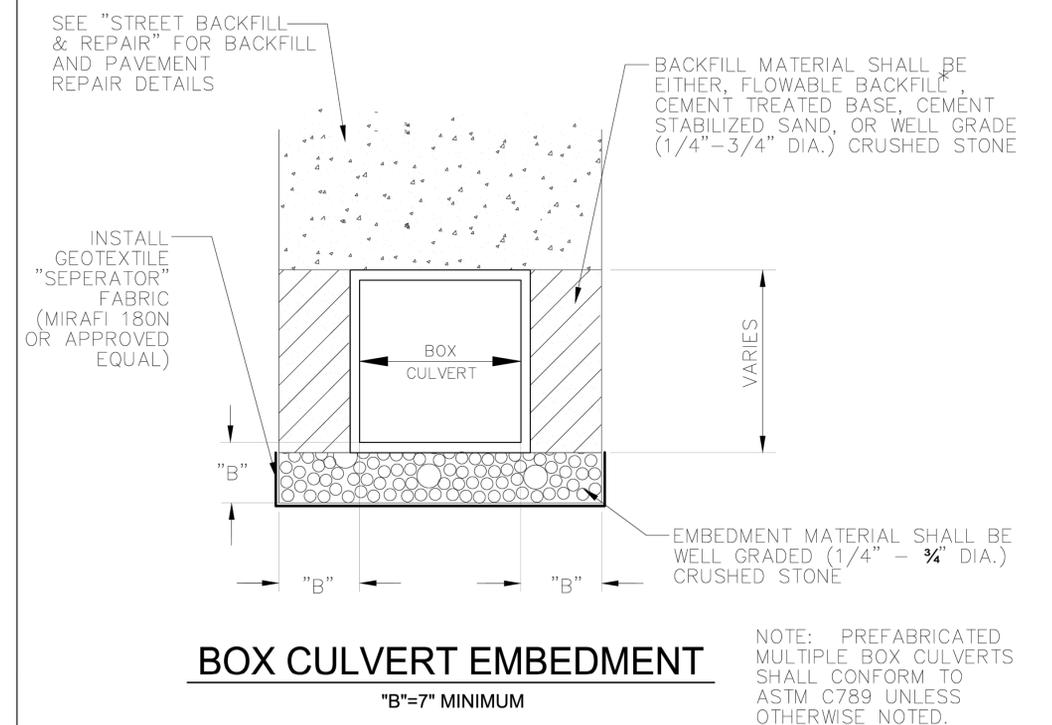


SECTION B-B



DETAIL "A" 4

- 1 For multiple unit placements the length of the closure for the interior walls may be adjusted as necessary. The length of the top slab, bottom slab, and exterior wall closure shall not be less than 3'-0". See Section B-B detail when interior walls are cast full length.
- 2 Cement Stabilized Backfill between boxes is considered part of the Box Culvert for payment.
- 3 Any additional concrete and reinforcing required for the closures shall be considered as subsidiary to the Concrete Box Culvert.
- 4 For multiple unit placement with the top slab as the final riding surface, provide wall closure as shown in DETAIL "A".
- 5 This dimension may be increased with approval of the Engineer to allow the precast boxes to be tunneled or jacked. No payment will be made for any additional material in the gap between adjacent boxes.



BOX CULVERT EMBEDMENT

"B"=7" MINIMUM

* FLOWABLE BACKFILL IS ONLY REQUIRED FOR AREAS TO BE PAVED.

NOTE: PREFABRICATED MULTIPLE BOX CULVERTS SHALL CONFORM TO ASTM C789 UNLESS OTHERWISE NOTED.

NORMAL SIZE OF PIPE IN INCHES	O.D. OF PIPE BELL IN INCHES CLASS III R.C.P.	MINIMUM TRENCH WALL CLEARANCE "A" IN INCHES	WIDTH OF TRENCH (X')		WIDTH OF PVMT. REPLACEMENT * (W) CONC. & ASPHALT **
			MAXIMUM ** IN INCHES	MINIMUM ** IN INCHES	
18	22.5	6	48	36	60
24	29.0	6	48	42	60
30	35.5	6	52	48	72
36	42.5	6	61	55	72
42	49.75	6	68	62	86
48	56.5	8	75	69	93
54	63.25	8	82	76	100
60	70.5	8	89	83	107
66	77.5	8	96	90	114
72	84.5	8	103	97	121
72+	VARIES	8	*	*	*

NOTE: * REFER TO THE PLANS FOR SPECIFIED WIDTH OF REPLACEMENT.
** RECOMMENDED WIDTHS - VARIES BASED ON DEPTH, AND SOIL MATERIAL.

TABLE OF DIMENSIONS FOR WIDTH OF TRENCH AND PAVEMENT REPLACEMENT

CERTIFICATION:
THIS TOWN OF HICKORY CREEK STANDARD DETAIL SHEET IS AUTHORIZED FOR USE IN THIS PROJECT BY THE ENGINEER WHOSE SEAL APPEARS ON THIS SHEET. MODIFICATIONS TO THE STANDARD DETAILS SHALL BE NOTED ON THIS SHEET AND SHALL COMPLY WITH THE TOWN'S ORDINANCES, STATE, AND FEDERAL REGULATIONS.

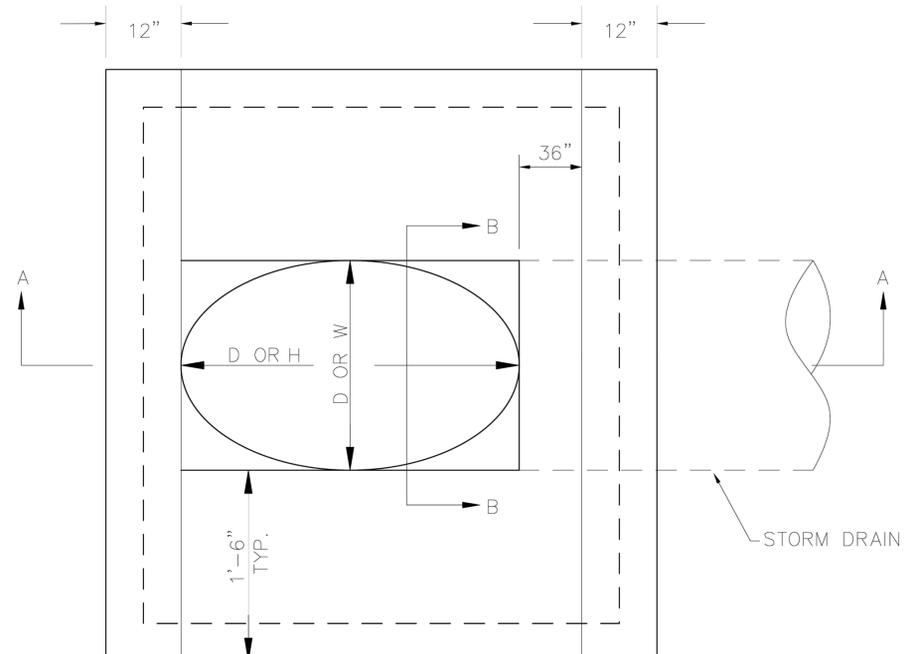
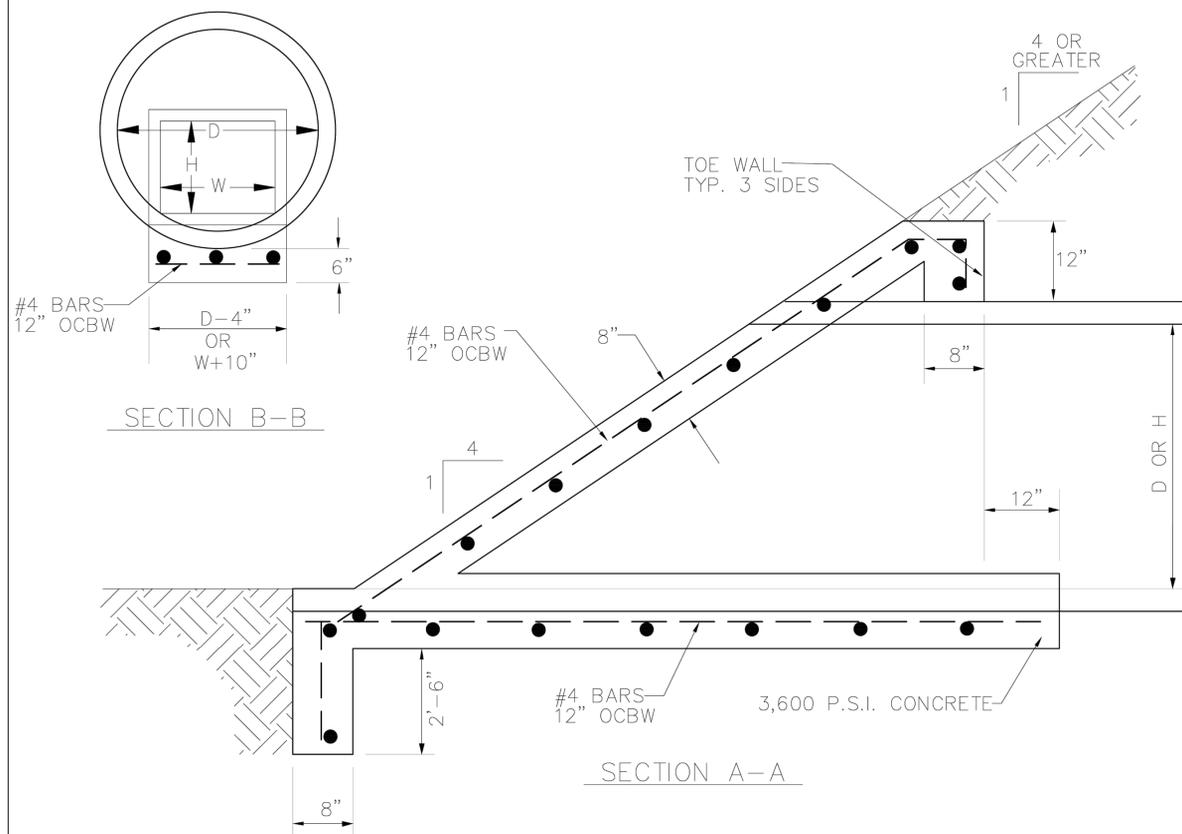
STORM DRAIN STANDARD DETAILS

BACKFILL/ EMBEDMENT

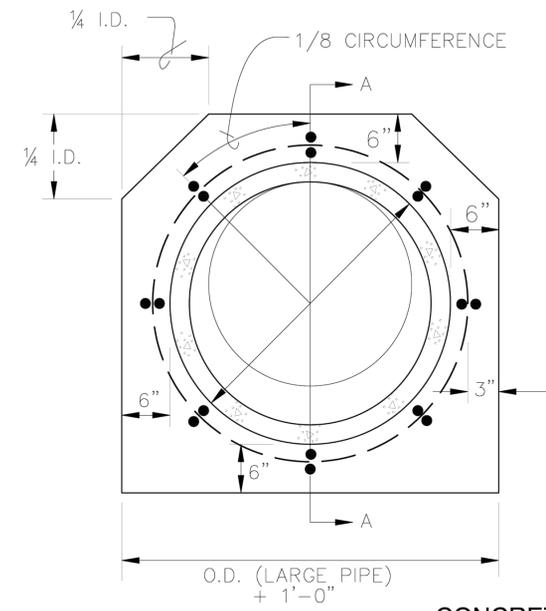


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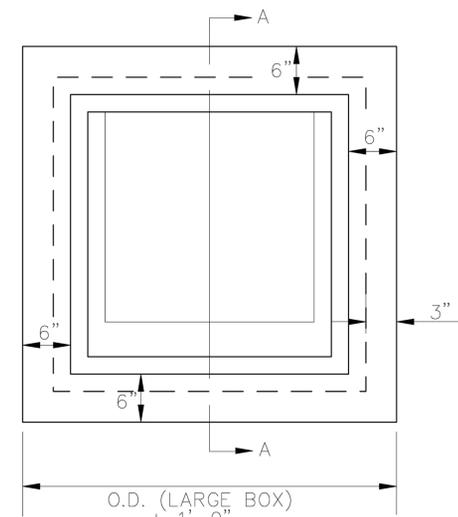
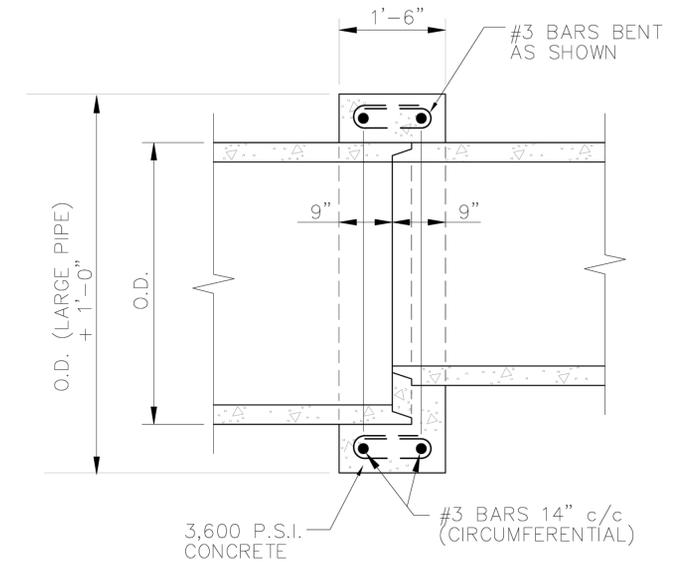
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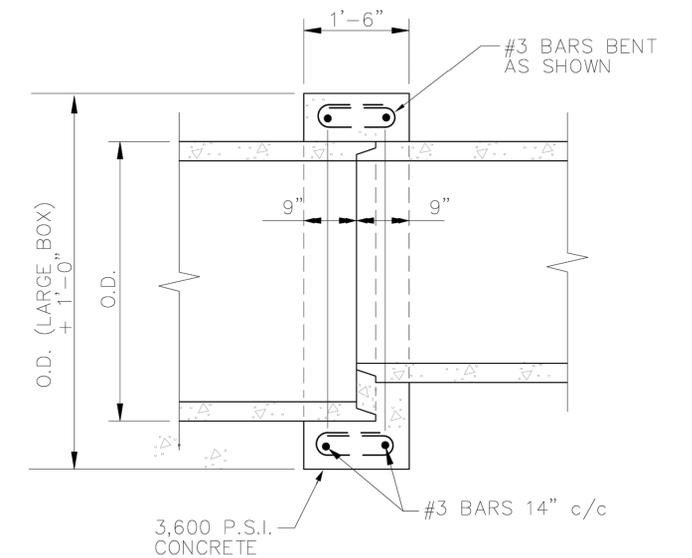
SLOPED HEADWALL
N.T.S.



CONCRETE COLLAR DETAIL (PIPE)



CONCRETE COLLAR DETAIL (BOX)



CONCRETE COLLAR

N.T.S.

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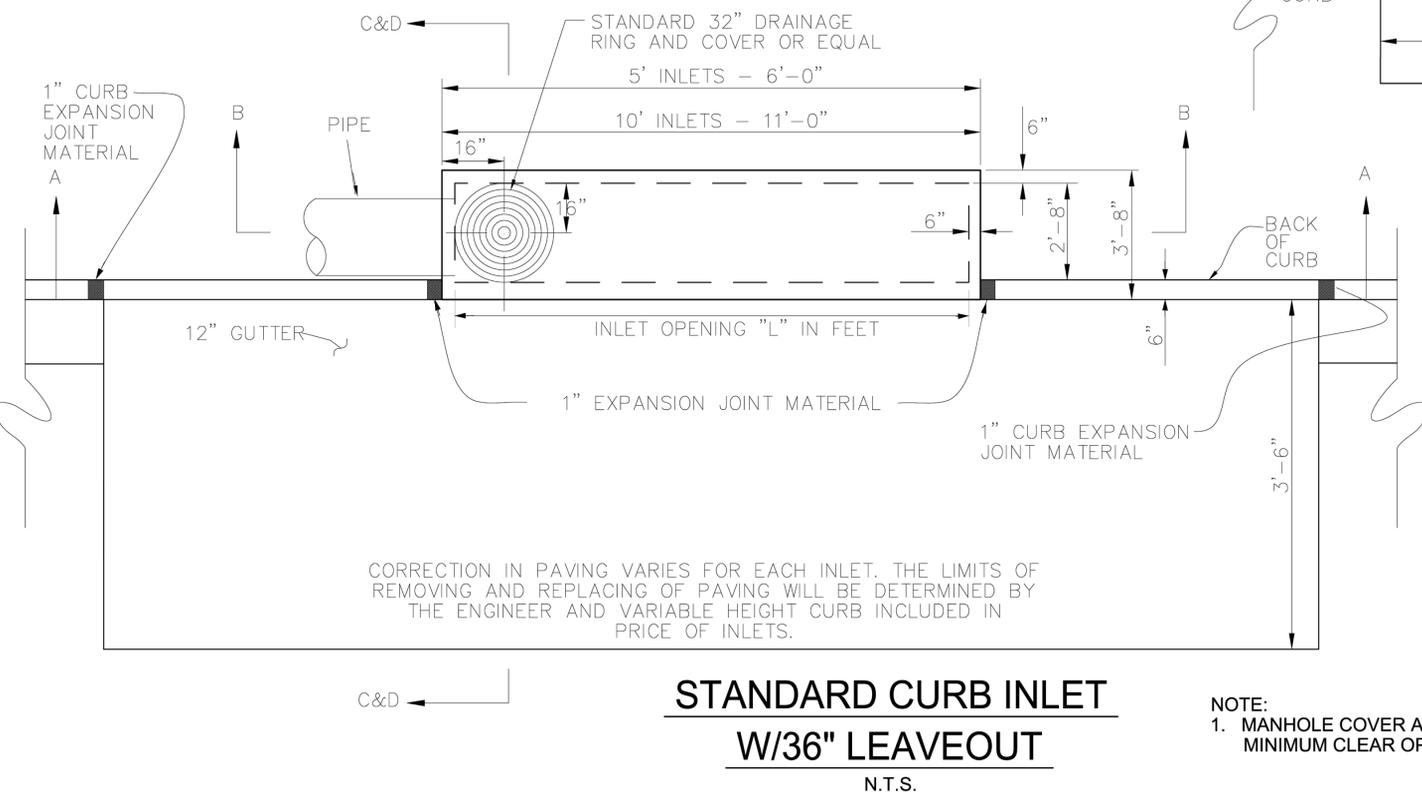
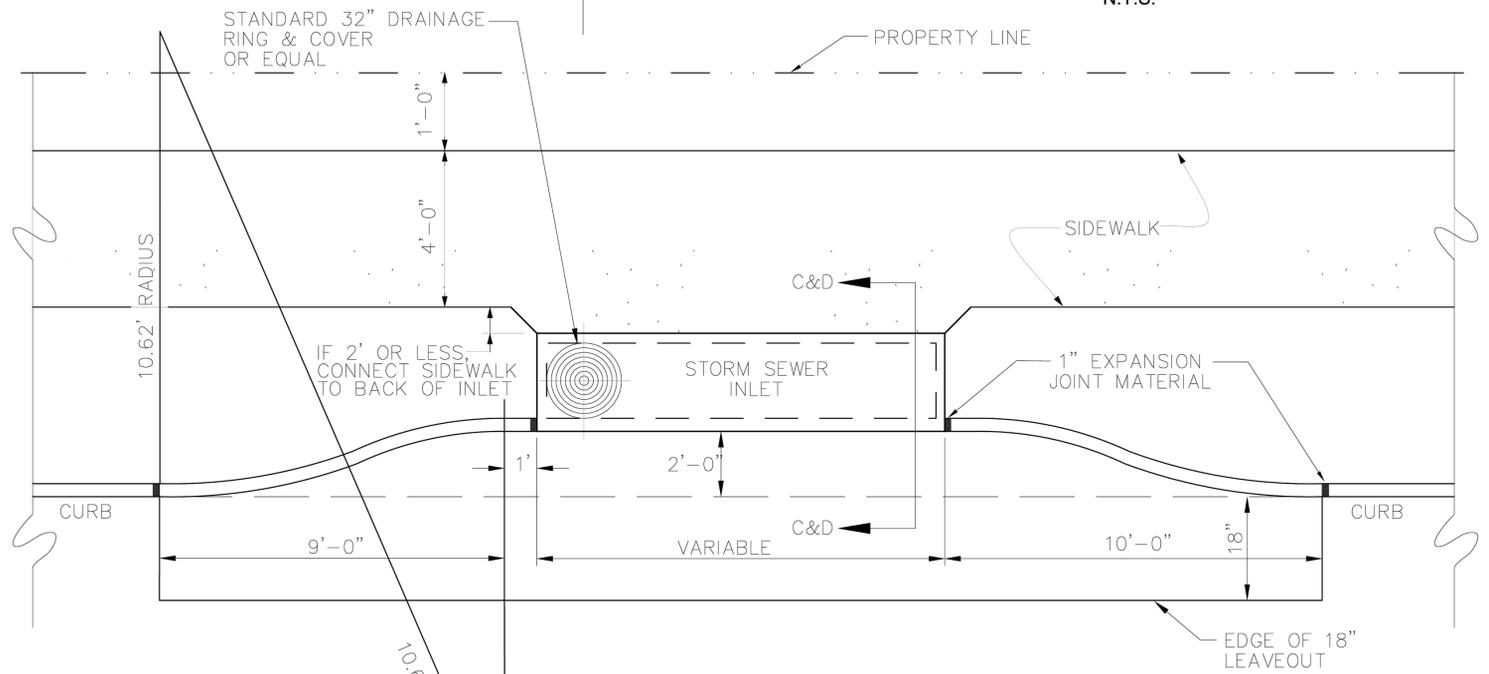
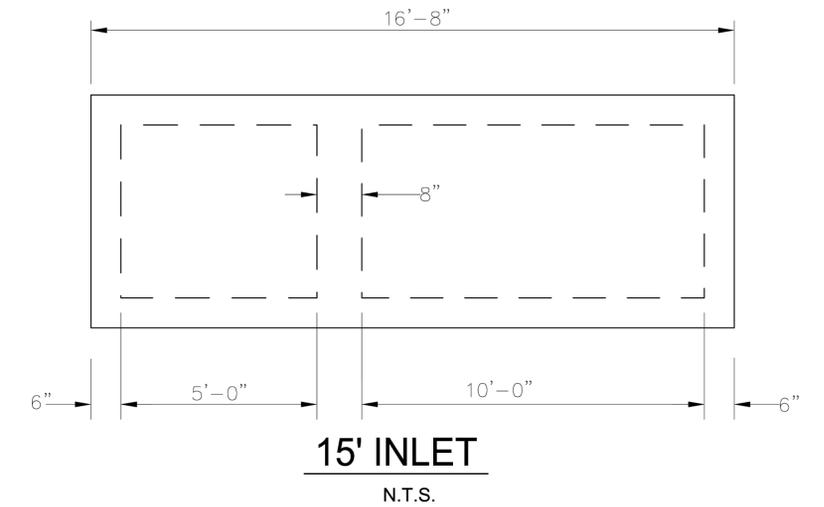
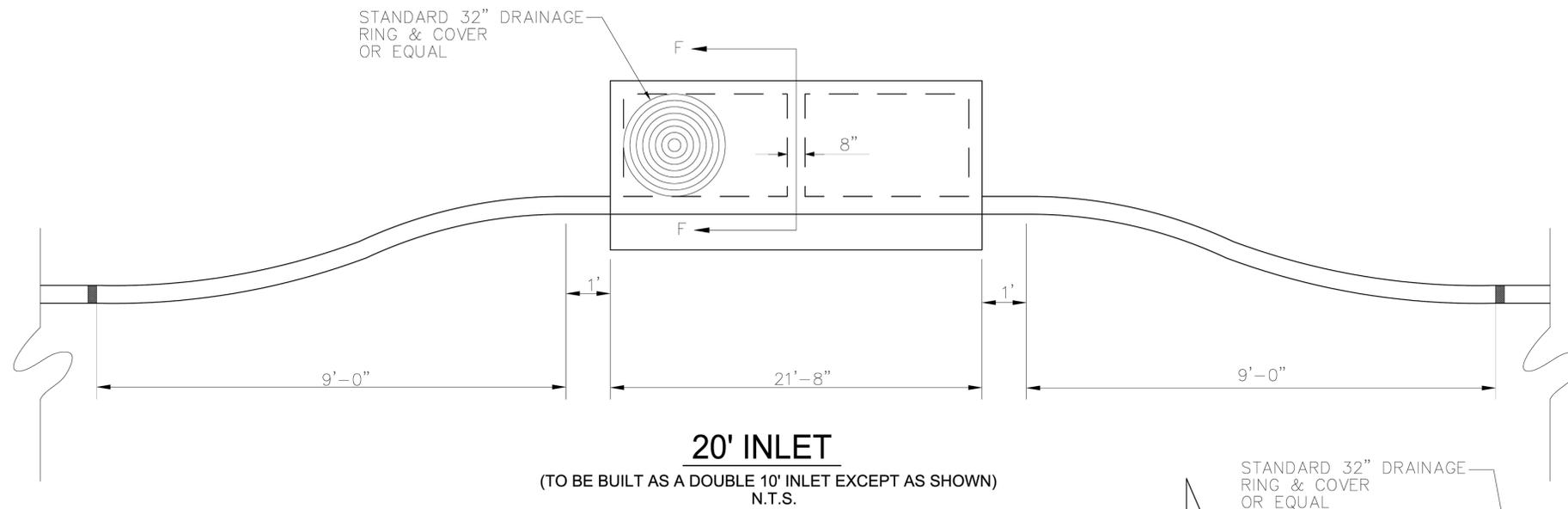
STORM DRAIN STANDARD DETAILS

HEADWALLS & PIPE COLLARS



DESIGN	DRAWN	CHECK	DATE	SCALE	FILE	NO.
HALFF	HALFF	HALFF	SEP 2025	N.T.S.	SD-3	C5.11

FILE NAME: A:\37000\376381\25PIP\CADD\Sheets\C-PLAN-DTLS-STRM-376381-125.dwg DATE: September 8, 2025, TIME: 10:02 AM, USER: an5918



NOTE:
1. MANHOLE COVER AND NECK SHALL HAVE A MINIMUM CLEAR OPENING OF 30".

CORRECTION IN PAVING VARIES FOR EACH INLET. THE LIMITS OF REMOVING AND REPLACING OF PAVING WILL BE DETERMINED BY THE ENGINEER AND VARIABLE HEIGHT CURB INCLUDED IN PRICE OF INLETS.

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STORM DRAIN STANDARD DETAILS						
INLETS (SHEET 2 OF 3)						
						
DESIGN	DRAWN	CHECK	DATE	SCALE	FILE	NO.
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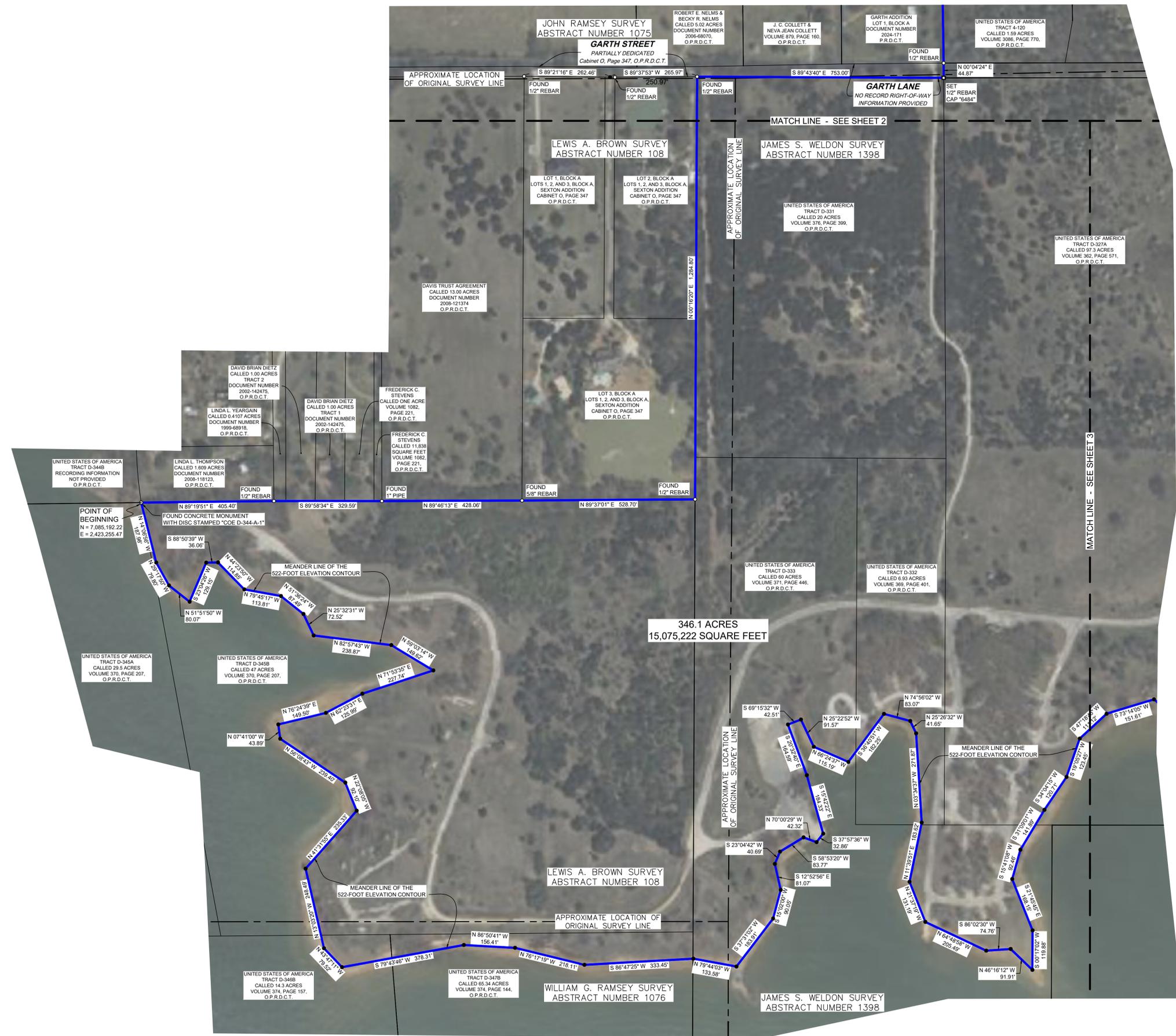
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0 150 300

NOTE:

Bearings, coordinates and distances are based on U.S. State Plane NAD 1983 Coordinates, Texas North Central Zone (4202).

Elevations shown hereon are based upon North American Datum of 1988 (NAVD 88).

This survey was prepared without the benefit of a title commitment. There may be easements of record that are not shown.



STATE OF TEXAS
COUNTY OF

I hereby certify that this survey was conducted on the ground on November 12, 2025, and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 DATE



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

EXHIBIT
U. S. ARMY CORPS OF ENGINEERS
346.1 ACRES
LEWIS A. BROWN SURVEY, ABSTRACT NO. 108
JOHN RAMSEY SURVEY, ABSTRACT NO. 1075
JAMES S. WELDON SURVEY, ABSTRACT NO. 1398
WILLIAM G. RAMSEY SURVEY, ABSTRACT NO. 1076
DENTON COUNTY, TEXAS

Date: 11/06/2025 | Drawn: SFA | Checked: ARC | Scale: 1" = 150' | Sheet: 1 of 3

Owner: USACE
Developer: CITY OF HICKORY CREEK
CROWLEY SURVEYING
FRN:10046500
117 West Archer Street
Jacksonville, TX 75458
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

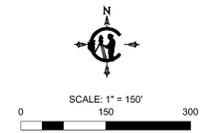


LOT 4-A
AMENDING PLAT OF
HOOK-MAIN STREET ADDITION
CABINET X, PAGE 406
O.P.R.D.C.T.

FOUND
1/2" REBAR

SALVADOR CORONA
CALLED 7.22 ACRES
DOCUMENT NUMBER
2024-11068
O.P.R.D.C.T.

TOWN OF
HICKORY CREEK
CALLED 0.88 ACRES
DOCUMENT NUMBER
2008-13158
O.P.R.D.C.T.

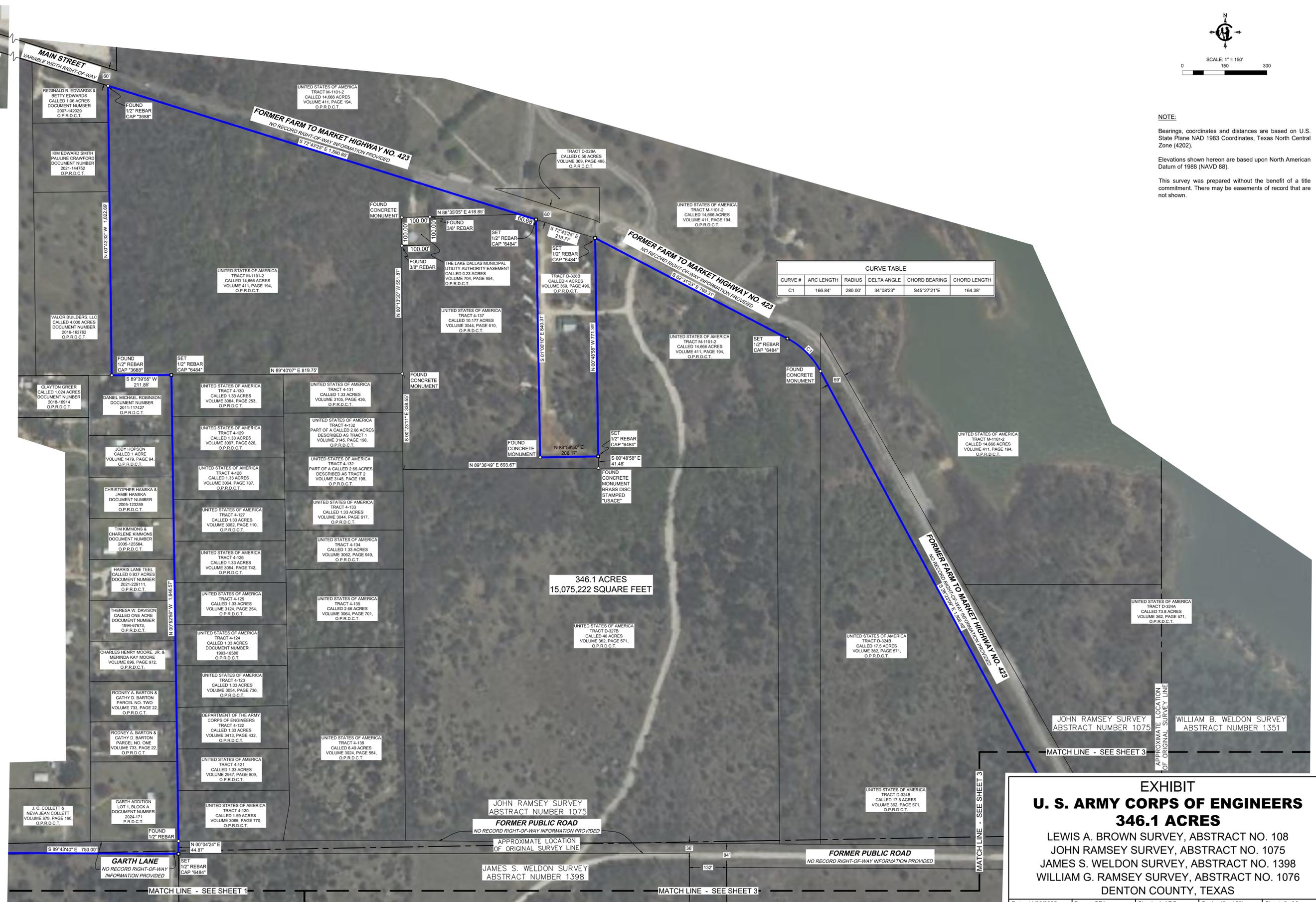


NOTE:

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CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	166.84'	280.00'	34°08'23"	S45°27'21"E	164.38'

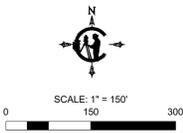
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Date: 11/06/2025	Drawn: SFA	Checked: ARC	Scale: 1" = 150'	Sheet: 2 of 3
Owner: USACE	Developer: CITY OF HICKORY CREEK	CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jacksboro, TX 75458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		

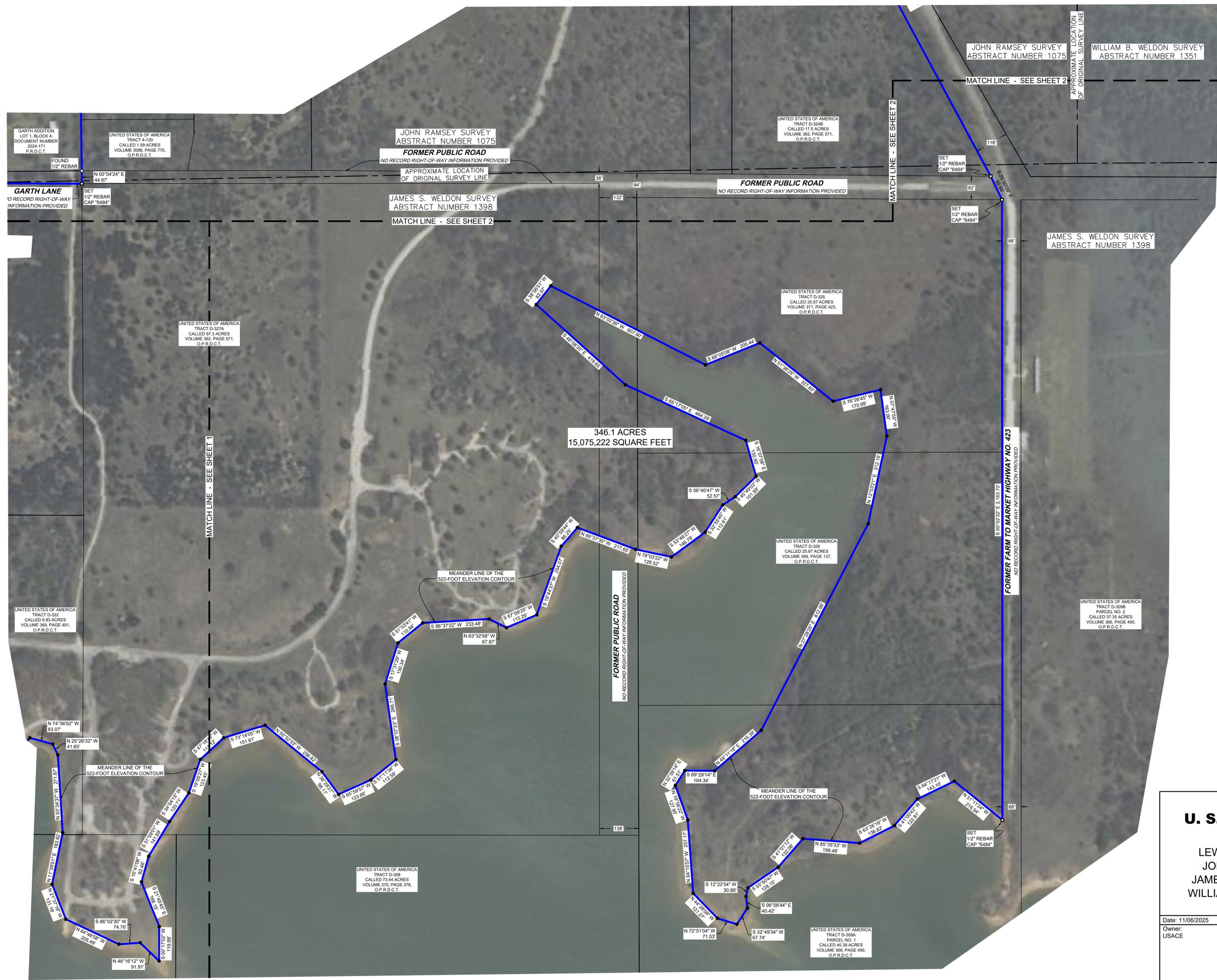


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Owner: USACE	Developer: CITY OF HICKORY CREEK		CROWLEY SURVEYING FRN:10046500 117 West Archer Street Jacksboro, TX 76458 (469) 850-CPLS(2757) acrowley@crowleysurveying.com	