



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JANUARY 20, 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 Planning and Zoning Commission may report on the following: expressions of thanks, congratulations, or condolence; an honorary or salutary recognition of an individual; a reminder about an upcoming event organized or sponsored by the governing body; and announcements involving an imminent threat to the public health and safety of people in the municipality or county that has arisen after the posting of the agenda.

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission on both agenda and non-agenda items. To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the commission. Comments will be limited to three minutes 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 Planning and Zoning Commission.

1. December 2, 2025 Special Meeting Minutes

Regular Agenda

2. Discuss, consider and act on a recommendation for a Preliminary Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.
3. Discuss, consider and act on a recommendation for a Final Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.
4. Discuss, consider and act on a recommendation for a Preliminary Plat for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.
5. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.

Adjournment

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

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

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on January 14, 2026 at 4:45 p.m.

C Chaudoir

Chris Chaudoir
Town of Hickory Creek

**SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN, HICKORY CREEK, TEXAS
TUESDAY, DECEMBER 02, 2025**

MINUTES

Call to Order

Meeting was called to order at 6:00 p.m. by Vice Chairman Gilmore.

Roll Call

PRESENT

Chairman Tim May - in at 6:21 p.m.
Vice Chairman David Gilmore
Commissioner Brenda Kihl
Commissioner Collin Johnson
Commissioner Tony Martinez
Commissioner Bill Nippert

ABSENT

Commissioner Dustin Jensen

ALSO PRESENT

Chris Gordin, Council Liaison
Alex Crowley, Town Attorney
Chris Chaudoir, Administrative Assistant

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

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

Invocation

Invocation given by Vice-Chairman Gilmore.

Items of Community Interest

Vice Chairman Gilmore wished everyone Happy Holidays.

Councilman Gordon invited everyone to attend the Tree Lighting on December 5th.

Public Comment

No public comment.

Consent Agenda

1. October 21, 2025 Meeting Minutes

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

Planning and Zoning Commission Special Meeting

December 2, 2025

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Regular Agenda

2. Conduct a public hearing regarding an ordinance for the issuance of a Special Use Permit requested by Kimley-Horn and Associates on behalf of Wal-Mart Real Estate Business Trust for the operation of drones for grocery delivery in the required parking lot and consider and act on a recommendation for the same. The property is located at 1035 Hickory Creek Boulevard and is legally described as Wal-Mart Addition (Lake Dallas ISD), Block A, Lot 1R, Town of Hickory Creek, Denton County, Texas.

Public Hearing opened at 6:05 p.m.

Bernice Espinosa, Kimley-Horn, explained the new autoloader will take an additional 6 parking spaces. She also discussed the history of the project and possible future expansion.

Josh Bouchie, Wing, talked about the upsizing of the drone's delivery capacity but did not have a timeline for implementation. He also explained how the Autoloader worked.

Public Hearing closed at 6:12 p.m.

Motion to recommend approval made by Commissioner Johnson, Seconded by Commissioner Kihl.

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

3. Discuss, consider and act on a recommendation for a Site Plan for Founders Classical Academy of Corinth located at 800 Point Vista Road, being 5.13 acres of land situated in the Cornelius Town Center Addition, Block A, Lot 1, Town of Hickory Creek, Denton County, Texas.

Ms. Chaudoir explained the current arrangement with the EDC property and the movement of the playground to the school's parking lot.

Commissioner Kihl asked about the children's safety in the parking lot. Todd Walworth, Responsive Education Solutions, spoke about the traffic flow and access to the playground from the school. A walkway will be stripped from the sidewalk to the entrance. The concrete will not be removed: pads will be placed on it with a covering of rubber mulch, especially around the base of the slides. The playground will be fenced and gated and should have a shade cover.

Discussion was held involving the security at the playground after hours. Mr. Walworth stated they did not have any provisions to keep people off the property and there is no intention to lock the gate at this time. To his knowledge, there is no intention of utilizing the town's future public recreation area.

Commissioner Johnson established sections of the play structure would be attached to the concrete but could be removed with relative ease. The school has a regular protocol for inspections, and the rubber mulch will not deteriorate like organic mulch.

Planning and Zoning Commission Special Meeting

December 2, 2025

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Motion to recommend approval as submitted made by Vice Chairman Gilmore, Seconded by Commissioner Martinez.

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

Adjournment

Motion to adjourn made by Commissioner Johnson, Seconded by Commissioner Kihl.

Voting Yea: Vice Chairman Gilmore, Commissioner Kihl, Commissioner Johnson, Commissioner Martinez. Motion passes unanimously.

Meeting adjourned at 6:38 p.m.

Approved:

Attest:

Tim May, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek



AGENDA INFORMATION SHEET

Project Name: Chaffin Addition

Meeting Date: January 20, 2026

Agenda Item:

2. Discuss, consider and act on a recommendation for a Preliminary Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb. Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.
3. Discuss, consider and act on a recommendation for a Final Plat for the Chaffin Addition, Lot 1, Block A, being a 1.068-acre tract of land situated in the Lowry Cobb. Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 204 Wild Oak Lane.

Background:

Hickory Estates Addition background: The tract, 72.34 acres in the Lowry Cobb Survey, was subdivided in May 1960 and the map and dedication paperwork filed as Hickory Estates Addition with Denton County. A formal plat for the entire area has never been filed. All subsequently filed plats remain within the parameters of the Hickory Estates Addition have been filed under other plat names. The 1960 dedication document specifies that the streets are not dedicated to the public but solely to the property owners within the Addition.

Applicant wishes to construct a SF-2 single family residence on the lot and has submitted county tax records and utility easement releases. The final plat is required before a building permit may be issued.

Previous Action/Review:

Date	Request	Meeting	Result
1/20/26	Preliminary & Final Plats	PnZ	
1/26/26	Preliminary & Final Plats	Council	

Summary:

Halff recommends approval.

Plat is being considered under Texas Local Government Code 212.009.



January 14, 2026

AVO 37638.200

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

**Re: 204 Wild Oak Lane (Chaffin Addition Lot 1 Block A)
Preliminary Plat
2nd Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Preliminary Plat application for 204 Wild Oak Lane called as Chaffin Addition Lot 1 Block 1 or A on December 29, 2025. The surveyor is Burns Surveying, LLC. The owners are Shannon and Donna Chaffin.

2nd Submittal Received: January 13, 2026

Halff has reviewed the Preliminary Plat and recommends Town approval of the latest submittal contingent upon addressing remaining comments below. Please note a Site Plan and Landscape Plan was not submitted with this application. A Site Plan and Landscape Plan will be required to be submitted, reviewed and approved prior to any planned construction on the property in accordance with standard Town Planning and Zoning requirements. Please note the Drainage/Downstream Assessment is under review by separate letter, and acceptance of Preliminary Plat should be contingent upon acceptance of a Preliminary Drainage/Downstream Assessment.

General

1. Refer to Town checklist markup for additional comments.
2. Refer to attached plat markups for all additional comments.
3. Please address all comments provided on the attached markups and provide comment response letter and annotated responses on the plans. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context.

1st Review Response: N/A

2nd Review: No comment response letter or annotated markups provided, but all comments addressed.

Preliminary Plat

4. Please verify County, Instrument and PRDCT information noted in Owner's Certificate and description of metes and bounds.

1st Review Response: N/A

2nd Review: No response, however County has been updated accurately.

5. Please provide minimum front, side and/or back yard building setback lines for specified zoning designation per Town Ordinances.
1st Review Response: N/A
2nd Review: Building setback lines added.
6. Please note if the existing structure shown is intended to remain or be removed.
1st Review Response: N/A
2nd Review: Existing structure and trees surveyed shown in the 1st submittal have been removed from this 2nd submittal. Per original comment, please verify if existing structure is intended to be removed or remain.
7. Please update date of plat upon resubmittal.
1st Review Response: N/A
2nd Review: Date revised.
8. Please verify whether Block designation will be Block A or Block 1, both are shown in plat.
1st Review Response: N/A
2nd Review: Confirmed as Block A
9. Please confirm Surveyor's Certificate is intended to be notarized in Rockwall County.
1st Review Response: N/A
2nd Review: No change in resubmittal, assume Rockwall County for notarizing.
10. Please add acreage to bottom right corner plat title block.
1st Review Response: N/A
2nd Review: Comment addressed, acreage added.
11. Please include note in the Surveyor's Notes the intent/purpose for plat includes the planned construction of a single family home per the plat application details.
1st Review Response: N/A
2nd Review: Comment addressed, note added.
12. Existing contours that were included on 1st submittal have been removed from this 2nd submittal, per Town checklist, those will need to be shown on the preliminary plat.

The comments provided herein are based on available information provided to Halff by the Town of Hickory Creek and the private development owner/engineer and are a 3rd party review of the plat/plans. The review provided is in conformance with the Town of Hickory Creek's set standards and guidelines on engineering design and ordinances at the time of the review. The Surveyor or Engineer of Record for the applicable project/design, not Halff as the 3rd party reviewer, is ultimately responsible for the plat/plans and impacts before, during and after construction.

Sincerely,

HALFF
TBPELS Engineering Firm No. 312



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



Ms. Chris Chaudoir
Town of Hickory Creek
January 14, 2026
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C: Kristi Rogers – Town Secretary
John Smith – Town Administrator

Attachment: Town Checklist markup



January 14, 2026

AVO 37638.200

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

**Re: 204 Wild Oak Lane (Chaffin Addition Lot 1 Block A)
Final Plat
2nd Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Final Plat application for 204 Wild Oak Lane called as Chaffin Addition Lot 1 Block 1 or A on December 29, 2025. The surveyor is Burns Surveying, LLC. The owners are Shannon and Donna Chaffin.

2nd Submittal Received: January 13, 2026

Halff has reviewed the Final Plat and recommends Town approval of the latest submittal. Please note a Site Plan and Landscape Plan was not submitted with this application. A Site Plan and Landscape Plan will be required to be submitted, reviewed and approved prior to any planned construction on the property in accordance with standard Town Planning and Zoning requirements. Please note the Preliminary Plat is under review by separate letter, and acceptance of the Final Plat should be contingent upon the acceptance of the Preliminary Plat. Please note the Drainage/Downstream Assessment is under review by separate letter, and acceptance of Final Plat should be contingent upon acceptance of a Drainage/Downstream Assessment.

General

1. Refer to Town checklist markup for additional comments.
2. Refer to attached plat markups for all additional comments.
3. Please address all comments provided on the attached markups and provide comment response letter and annotated responses on the plans. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context.

1st Review Response: N/A

2nd Review: No comment response letter or annotated markups provided, but all comments addressed.

Final Plat

4. Please verify County, Instrument and PRDCT information noted in Owner's Certificate and description of metes and bounds.

1st Review Response: N/A

2nd Review: No response, however County has been updated accurately.

5. Please provide minimum front, side and/or back yard building setback lines for specified zoning designation per Town Ordinances.
1st Review Response: N/A
2nd Review: Building setback lines added.
6. Please update date of plat upon resubmittal.
1st Review Response: N/A
2nd Review: Date revised.
7. Please verify whether Block designation will be Block A or Block 1, both are shown in plat.
1st Review Response: N/A
2nd Review: Confirmed as Block A
8. Please confirm Surveyor's Certificate is intended to be notarized in Rockwall County.
1st Review Response: N/A
2nd Review: No change in resubmittal, assume Rockwall County for notarizing.
9. Please include note in the Surveyor's Notes the intent/purpose for plat includes the planned construction of a single family home per the plat application details.
1st Review Response: N/A
2nd Review: Comment addressed, note added.
10. Please provide evidence of taxes having been paid or relevant tax certificates.
1st Review Response: N/A
2nd Review: Tax certificates have been provided.

The comments provided herein are based on available information provided to Halff by the Town of Hickory Creek and the private development owner/engineer and are a 3rd party review of the plat/plans. The review provided is in conformance with the Town of Hickory Creek's set standards and guidelines on engineering design and ordinances at the time of the review. The Surveyor or Engineer of Record for the applicable project/design, not Halff as the 3rd party reviewer, is ultimately responsible for the plat/plans and impacts before, during and after construction.

Sincerely,

HALFF
TBPELS Engineering Firm No. 312

A handwritten signature in black ink, appearing to read "K. J. Gronwaldt".

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

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

Attachment: Town Checklist markup



AGENDA INFORMATION SHEET

Project Name: 104 Carlisle – Hickory Creek Addition

Meeting Date: January 20, 2026

Agenda Item:

4. Discuss, consider and act on a recommendation for a Preliminary Plat for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.
5. Discuss, consider and act on a recommendation for a Site and Landscape Plan for the 104 Carlisle - Hickory Creek Addition, being 3.164 acres of land situated in the Lowry Cobb Survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located in the 700 block of S Lake Dallas Drive and is legally described as A0284A Cobb, Tracts 55, 58, 1.621 acres, A0284A Cobb, Tract 56, 1.2436 acres, and A0284A Cobb, Tract 57(PT), .4468 acres.

Background:

3 unplatte vacant lots at the corner of Lake Dallas Drive and Carlisle Drive to be platted into 1 commercial lot. Zoning is C-1. Preliminary, site and landscaping received September 2025, Halff comments returned October 2025. Incomplete return comments received December 2025

Previous Action/Review:

Date	Request	Meeting	Result
6/18/24	SUP for P Bosco	PnZ	Approval recommended
6/24/24	SUP for P Bosco	Town Council	Approved
1/20/26	Preliminary & Final Plats	PnZ	
1/26/26	Preliminary & Final Plats	Council	

Summary:

Comment responses are outstanding, staff advises not ready for consideration at this time.

Plat is being considered under Texas Local Government Code 212.009.



October 13, 2025

AVO 37638.200

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

**Re: 104 Carlisle Drive (Lot 1, Block A – Hickory Creek Addition)
Preliminary Plat, Site Plan and Landscape Plan
1st Review**

Dear Ms. Chaudoir:

Halff received a request from the Town of Hickory Creek to review a Preliminary Plat, Site Plan and Landscape Plan application for 104 Carlisle Drive, Lot 1, Block A Hickory Creek Addition on September 29, 2025. The surveyor is Eagle Surveying, LLC and the engineer is KJE. The owner is Blackbear Durco, LLC.

Halff has reviewed the Preliminary Plat, Site Plan, and Landscape Plan and offers the following comments. Please note the Drainage Study/Downstream Assessment is under review by separate letter, and acceptance of Preliminary Plat should be contingent upon acceptance of a Drainage Study/Downstream Assessment.

General

1. Please update any callouts, titles, labels, etc. from "City" of Hickory Creek to "Town" of Hickory Creek.
2. Refer to Town checklist markup for additional comments.
3. Refer to attached markups for all additional comments.
4. Please address comments and markups on the attached markups and provide annotated responses. Please note, not all comments are written on this letter since some comments are easier to show and/or explain in a visual context. Please annotate plat/plan markups with responses.

Preliminary Plat

5. Please include/show all proposed easements with the plat.
6. Please include/show building setback lines with the plat.

Site Plan

1. Please include the addition name, lot and block numbers, area in acreage, survey name and abstract number, and county in the title block.
2. Please label and dimension all barrier-free ramps on the site plan.
3. Please confirm intent/show any exterior lighting/pole locations that are proposed.

4. Please show and label existing and proposed water and sanitary sewer on-site and abutting the property.
5. Please show and label existing and proposed storm drain and inlets on the Site Plan.
6. Per Note 1 on the Site Plan, please call out the building heights within this note or on site plan.
7. Per Note 2 on the Site Plan, the assumption made in the note is unlikely to be the case due to ongoing RR coordination and LCMUA improvements proposed to occur within Carlisle Drive that have not yet been finalized for construction. Please consider this and adjust plans accordingly.
8. Add FEMA floodplain note from the plat.
9. Per Chapter 14, Article XXIV, Section 4, for Office square footage, 1 space per 200 SF must be provided. This will amend total required parking to 81 spaces. Currently providing 60.
10. For Impervious Cover quantity/%, the amount currently shown is for building area only. Please include parking/concrete/flatwork as part of the impervious area quantity.
11. Please add a Vicinity Map to the Site Plan.
12. Please callout the dumpster screening wall height and material on the Site Plan.
13. Please add county recording information for the subject property and for all adjacent properties.
14. Please include driveway approach radii on all driveways.
15. Please dimension the distance between the buildings on the site plan.
16. Please revise the railroad callout to be DCTA Railway.
17. Please submit building elevations for review.

Tree Preservation and Landscape Plan

18. The evaluation on "Health" of the trees will need to be confirmed, signed or declared by an ISA Certified Arborist in order to qualify for exemption on mitigation inches for these trees deemed unhealthy, per Zoning Ordinance Section 10.02.004 Item h.4.A. This tree preservation plan sheet must bear the certified Arborist name and their ISA Certification number for confirmation
19. Please verify the calculated tree mitigation inches required per the markups.
20. Please show the dumpster screening wall materials and height on the landscape plan.
21. Verify landscape tabulations shown for tree credits, provided inches, parking spaces, and total trees provided. (See Markups)
22. Plans show planting of 37 trees at 3-inch caliper equaling 111 mitigation inches provided. Total mitigation inches required is 530 inches. Please confirm intent on the remaining 419 mitigation inches and if meant to be covered/paid in fee.

Sincerely,

HALFF
TBPELS Engineering Firm No. 312

A handwritten signature in black ink that reads "K. J. Gronwaldt".

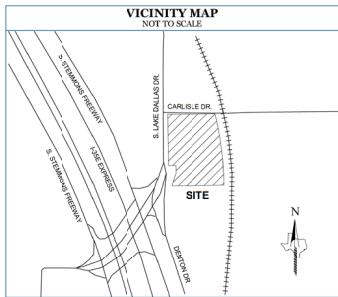
Kevin Gronwaldt, PE
Consulting Engineer for the Town of Hickory Creek



Ms. Chris Chaudoir
Town of Hickory Creek
October 13, 2025
Page 3

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

Attachment: Preliminary Plat markup
Site and Landscape Plan markups
Town Checklist markup



GENERAL NOTES

- The purpose of this plat is to create one (1) lot of record from an unplatred tract of land.
- This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 19, 2011 and is located in Community Number 481150 as shown on Map Number 48121C05350.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the Allterra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- Interior property corners, if present, are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

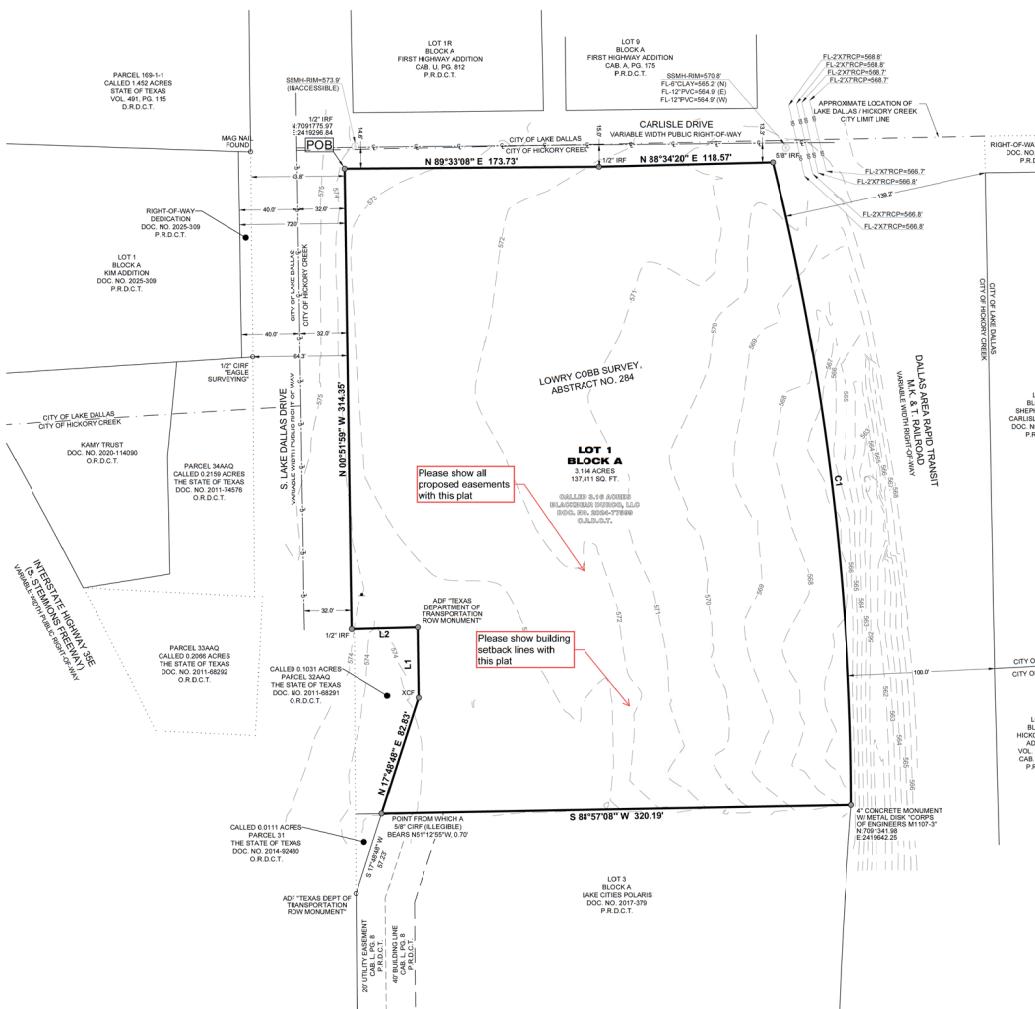
TOWN APPROVAL BLOCK	
Recommended for Approval	
Chairman, Planning & Zoning Commission Town of Hickory Creek, Texas	Date _____
Approved For Preparation of Final Plat	
Mayor Town of Hickory Creek, Texas	Date _____

TOWN APPROVAL BLOCK	
The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the following is a plat of 104 CARLISLE - HICKORY CREEK ADDITION to the Town of Hickory Creek, Texas, and that the same is accepted by the town council of the town and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth and laid upon said plat, and said council further authorizes the Mayor to accept the acceptance thereof by signing his/her name as hereinafter subscribed.	
Witness my hand this _____ day of _____ A.D. 2025.	
Town Secretary, Town of Hickory Creek, Texas	

SUBMITTOR Eagle Surveying, LLC Contact: Michael Fedchak 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009	OWNER/DEVELOPER Blackbear Durco, LLC Contact: Paul Bosco Jr 4509 Mahogany Lane Copper Canyon, TX 75077 (972) 741-7206	ENGINEER LI Environmental Contact: Kevin Ware 560 Moseley Road Cross Roads, TX 76227 (340) 387-0885
Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177		



LEGEND	
= IRON ROD FOUND	
= C.R.F. (CONCRETE REINFORCED FOUND)	
= X" CUP FOUND	
= ADF (ALUMINUM DISK FOUND)	
= IRON CUP FOUND	
= SQUARE FEET	
DO. NO. = DOCUMENT NUMBER	
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS	
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS	
— = SUBJECT PLAT BOUNDARY	
— = ADJACENT PROPERTY LINE	



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, BLACKBEAR DURCO, LLC, is the owner of a 3.164 acre tract of land out of the L. Cobb Survey, Abstract No. 294, situated in the Town of Hickory Creek, Denton County, Texas, being all of a called 3.16 acre tract of land conveyed to AWS Books LLC by deed of record in Document Number 2021-233795 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod not found at the intersection of the east-right-of-way line of S. Lake Dallas Drive and the south-right-of-way line of Carlisle Drive, being the northwest corner of said 3.16 acre tract;

THENCE, along the south-right-of-way line of Carlisle Drive and the common north line of said 3.16 acre tract, the following two (2) courses and distances:

1. N89°33'00"E, a distance of 173.73 feet to a 1/2 inch iron rod;

2. N89°34'00"E, a distance of 118.97 feet to a 5/8 inch iron rod not found at the intersection of the south-right-of-way line of Carlisle Drive and the west-right-of-way line of S. Lake Dallas Drive;

THENCE, along the west M.V. & T. Rainier right-of-way line and the common east line of said 3.16 acre tract, along a non-tangent curve to the right, having a radius of 1,860.08 feet, a chord bearing of S09°54'48"E, a chord length of 441.60 feet, a delta angle of 13°38'05", an arc length of 446.85 feet to a 5/8 inch concrete monument with metal disk stamped "CORPS OF ENGINEERS M1107-3" found at the northeast corner of said 3.16 acre tract;

THENCE, along the west M.V. & T. Rainier right-of-way line and the common south line of said 3.16 acre tract, a distance of 320.19 feet to a point in the east-right-of-way line of S. Lake Dallas Drive, being the northwest corner of said 3.16 acre tract;

THENCE, along the south-right-of-way line of S. Lake Dallas Drive, being the northwest corner of said 3.16 acre tract;

THENCE, along the west-right-of-way line of S. Lake Dallas Drive, being the northwest corner of said 3.16 acre tract;

THENCE, along the east-right-of-way line of S. Lake Dallas Drive, being the northwest corner of said 3.16 acre tract;

THENCE, along the east-right-of-way line of S. Lake Dallas Drive, being the northwest corner of said 3.16 acre tract;

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THENCE, along the east-right-of-way line of S. Lake Dallas Drive, being the northwest corner of said 3.16 acre tract;

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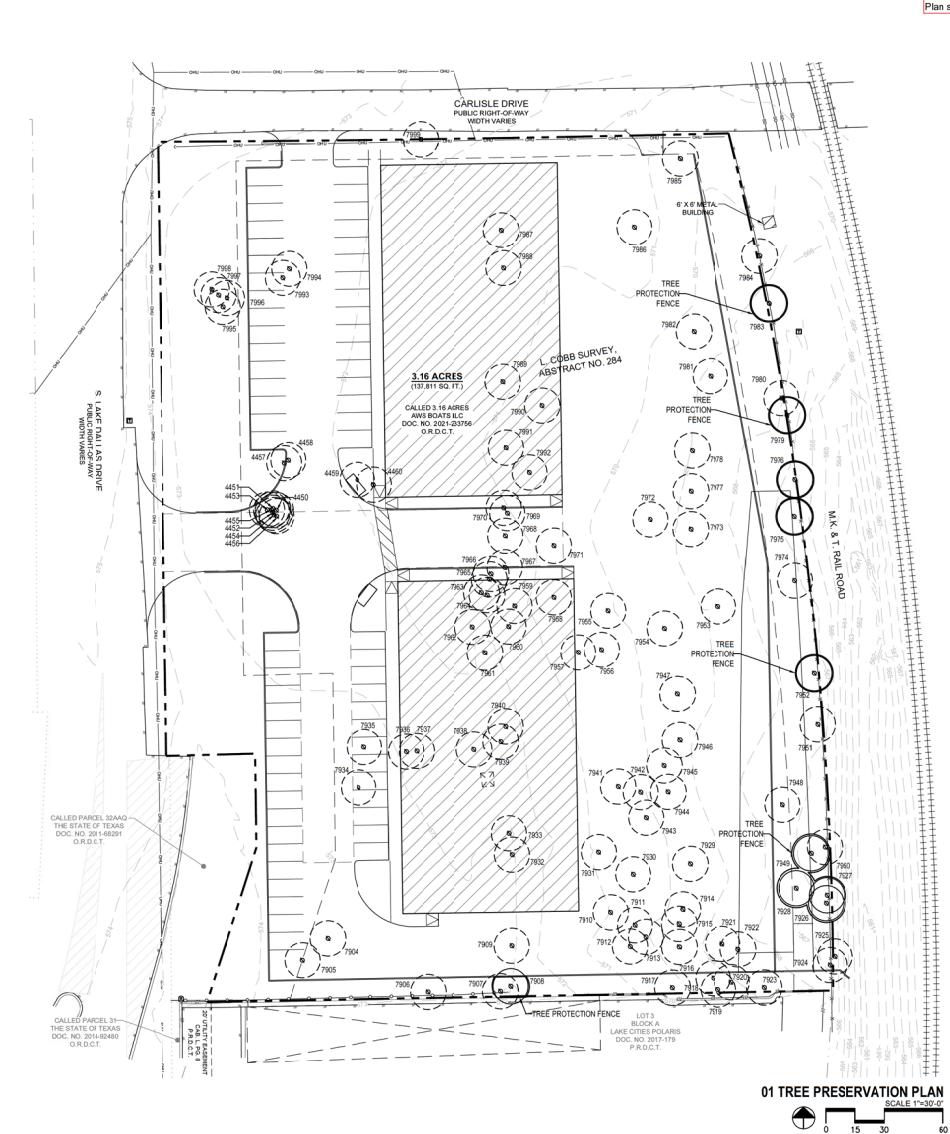
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BOSCO DEVELOPMENT
SOUTH LAKE DALLAS DRIVE
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



01 TREE PRESERVATION PLAN

SCALE 1"=30'0"

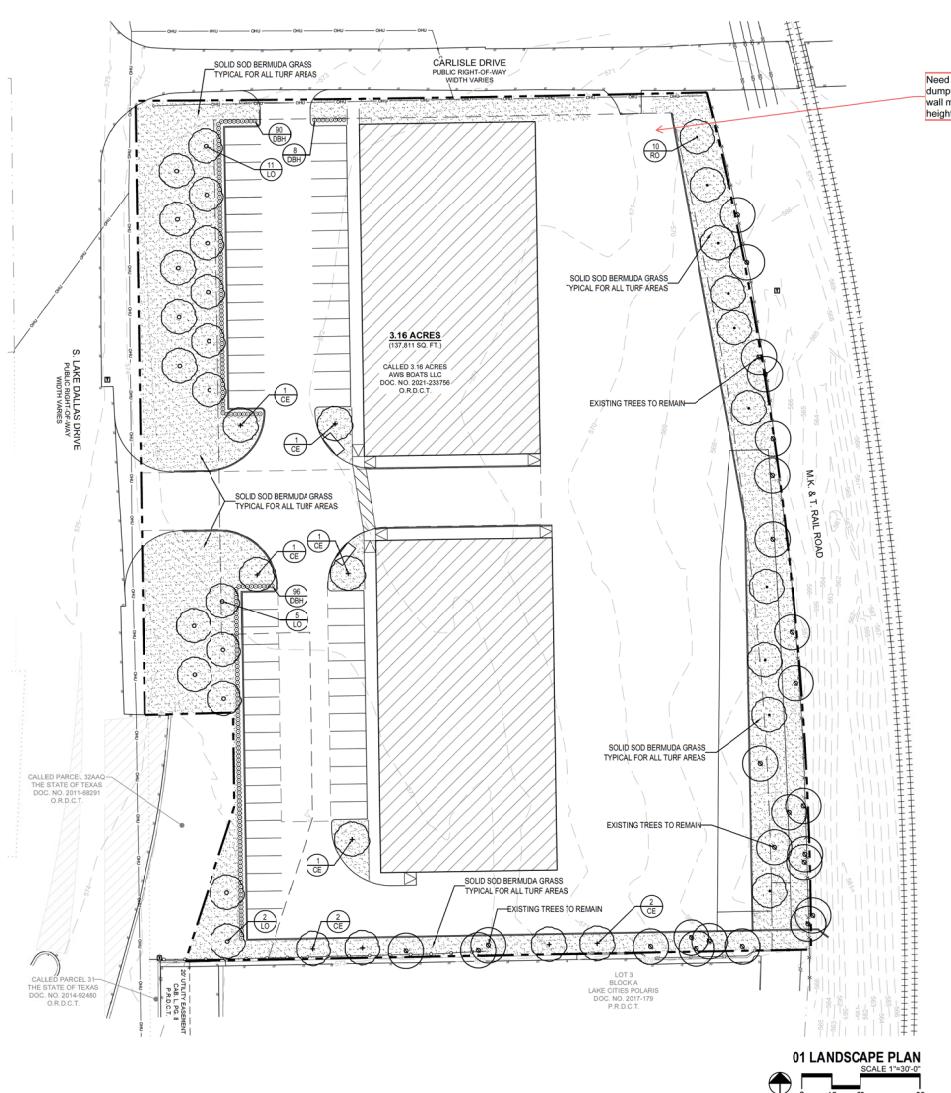
This evaluation will need to be confirmed/declared by an ISA Certified Arborist in order to qualify for exemption on tree mitigation inches per Section 10.02.004 Item h.4.A
Plan sheet must bear ISA Cert number and Arborist Name

REMOVED
REPLACEMENT
REQUIREMENTS
CREDITS
EXEMPTION

TREE NUMBER	SIZE	SPECIES	CLASSIFICATION	STATUS	HEALTH	REMOVED	REPLACEMENT	REQUIREMENTS	TREE CREDITS	EXEMPTION
4450	8	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4451	10	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4452	10	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4453	14	Hickory	PROTECTED	TO REMAIN	HEALTHY	14	X15	21		
4454	10	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4455	10	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4456	12	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4457	12	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4458	12	Hickory	UNPROTECTED	TO REMAIN	HEALTHY					
4459	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4460	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4461	8	Pecan	PROTECTED	TO REMAIN	UNHEALTHY	8	X15	12		
4462	16	Bur Oak	PROTECTED	TO REMAIN	UNHEALTHY	16	X15	24		
4463	24	Bur Oak	PROTECTED	TO REMAIN	UNHEALTHY	24	X15	36		
4464	26	Hickory (WAN)	PROTECTED	TO REMAIN	UNHEALTHY	26	X15	36		
4465	40	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY	40	X15	60		
4466	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY	10	X15	10		
4467	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY	10	X15	10		
4468	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY	10	X15	10		
4469	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY	10	X15	10		
4470	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY	10	X15	10		
4471	10	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY	10	X15	10		
4472	14	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	14	X15	21		
4473	14	Bur Oak	UNPROTECTED	TO REMAIN	UNHEALTHY	14	X15	21		
4474	8	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	8	X15	12		
4475	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4476	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4477	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4478	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4479	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4480	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4481	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4482	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4483	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4484	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4485	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4486	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4487	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4488	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4489	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4490	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4491	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4492	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4493	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4494	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4495	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4496	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4497	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4498	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4499	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4500	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4501	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4502	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4503	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4504	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4505	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4506	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4507	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4508	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4509	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4510	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4511	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4512	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4513	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4514	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4515	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4516	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4517	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4518	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4519	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4520	12	Bur Oak	PROTECTED	TO REMAIN	UNHEALTHY					
4521	12	Bur Oak	UNPROTECTED	TO REMAIN	UNHEALTHY					
4522	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4523	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4524	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4525	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4526	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4527	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4528	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4529	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4530	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4531	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4532	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4533	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4534	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4535	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4536	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4537	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4538	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4539	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4540	12	Boss D'Arc	UNPROTECTED	TO REMAIN	UNHEALTHY					
4541	8	Bur Oak	PROTECTED	TO REMAIN	HEALTHY	8	X15	12		
4542	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4543	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4544	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4545	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4546	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4547	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4548	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4549	6	Pecan	PROTECTED	TO REMAIN	HEALTHY	6	X15	12		
4550	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4551	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4552	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4553	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4554	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4555	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4556	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4557	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4558	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4559	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4560	12	Hickory	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4561	12	Hickory (TRIM)	UNPROTECTED	TO REMAIN	UNHEALTHY	12	X15	18		
4562	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	21		
4563	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4564	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4565	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4566	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4567	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4568	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4569	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4570	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4571	12	Post Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4572	14	Oak	PROTECTED	TO REMAIN	HEALTHY	14	X15	21		
4573	12	Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4574	12	Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4575	12	Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4576	8	Oak	PROTECTED	TO REMAIN	HEALTHY	8	X15	12		
4577	24	Oak	PROTECTED	TO REMAIN	HEALTHY	24	X15	36		
4578	12	Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
4579	12	Oak	PROTECTED	TO REMAIN	HEALTHY	12	X15	18		
458										

BOSCO DEVELOPMENT

SOUTH LAKE DALLAS DRIVE
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS PROVIDED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY CONTRACTOR OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURB.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITHIN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL PLANTING AREAS SHALL HAVE 12 INCHES IS AMENDED BED PREP., WEED FABRIC AND 4 INCHES OF HARDWOOD MULCH.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRRIGATORIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT A MINIMUM OF 1' BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOMSOIL, FREE FROM ROCKS, CLAY, TOOLS, KNIVES, SPURS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN LAYER.
- ALL ROCKS 4" DIAMETER AND LARGER, DIRT CLOGS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN LAYER.
- CONTRACTOR SHALL PROVIDE (1") INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1' BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1' BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRRIGATORIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT A MINIMUM OF 1' BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY-HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM INNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS INCLUDE BUT NOT LIMITED TO: MOVING WATER, WEEDING, Fertilizing, CLOPPING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE LAWN AND SHALL PROVIDE REPLACEMENT Fertilizer, Water, Supply, If Necessary.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

PLANT MATERIAL SCHEDULE					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	Ulmus crassifolia	3" cal.	container, 12 ht., 5' spread, 6' straight clear trunk
LO	18	Live Oak	Quercus virginiana	3" cal.	container, 12 ht., 5' spread, 6' straight clear trunk
RO	10	Red Oak	Quercus rubra	3" cal.	container, 12 ht., 5' spread, 6' straight clear trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	134	Dwarf Burford Holly	Ilex crenata	5 gal.	container, 24 ht., 20' spread
GROUND COVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

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

ISSUE:
FOR APPROVAL 08.18.2025

DATE:
08.18.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



**TOWN OF HICKORY CREEK
ENGINEERING DESIGN MANUAL**

CHECKLISTS

Please make sure the plans you are submitting are in accordance with this checklist. The following checklist will be used during the Plan Review.

Plat Application: Preliminary Plat Preliminary Replat
 Final Plat Final Replat

Engineering Plan: Preliminary Final

Site Construction Plan: Preliminary Final Post Construction

Storm Water Management: Conceptual Preliminary Final

Project Information

A. Name of Development: Hickory Creek Addition (Lot 1, Block A) B. Date: 10/13/2025

C. Location of Development: SEC of S. Lake Dallas Drive and Carlisle Drive

D. Type of Development: Commercial

E. Total area (acres): 3.164

F. Proposed Land Uses (zoning designations): C-1

G. Anticipated project schedule: N/A

H. Name of Owner: Blackbear Durco, LLC

I. Owner Telephone No.: 972-741-7206 J. FAX No.: _____

K. Owner Contact Name: Paul Bosco, Jr.

L. Owner Address: 4509 Mahogany Lane, Copper Canyon, TX 75077

M. Owner Email Address: _____

N. Engineer/Surveyor's Name: E: Kevin Ware - S: Michael Fedchak

O. Engineer/Surveyor's Email Address: _____

P. Engineer/Surveyor Firm: E: KJE - S: Eagle Surveying, LLC

PRELIMINARY PLAT CHECKLIST:

1. Ten (10) Sets of Final Plats submitted to the Town	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
2. Preliminary plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
3. Title or name of the subdivision preceded by the words: "Preliminary Plat"	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
4. Name, address and telephone number of the owner, applicant, survey, and/or engineer.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
5. Volume and page, or deed record number of the ownership deed from Denton County Deed Records.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
6. Vicinity map and key map, if multiple sheets are needed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
7. Date of preparation, written and graphic scale, and north arrow.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
8. Boundary line of the proposed subdivision drawn with a heavy line.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
9. Computed gross acreage of the subdivision	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
10. Metes and bounds description of the proposed subdivision.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
11. Location of the subdivision with respect to a corner of the survey or tract or an original corner of the survey of which it is a part.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
12. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatting properties.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
13. Town limits (if applicable).	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
14. Location, dimension, and description and recording information for all existing rights-of-way, railroad rights-of-way, easements or other public ways on or adjacent to the property being developed.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
15. Show permanent structures or uses that will remain.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
16. Sizes and flowlines of existing drainage structures, 100-year floodplain and floodway as defined by FEMA.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
17. Location, size and type of all existing utilities within or adjacent lot the site.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>

18. Number each proposed lot and block. Provide the proposed number of lots. Yes No N/A

19. Existing two (2) foot interval contours referenced to NAD. Yes No N/A

20. Proposed streets, alleys, drainage ways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision. Dimensions of all easements and rights-of-way. **At minimum, show proposed easements on plat** Yes No N/A

21. Dimensions for all lots. Gross acreage for all non-residential lots. Approximate acreage for areas in residential use. Approximate acreage of streets, parks, and other non-residential uses. Yes No N/A

22. Front building setback lines, side and rear building setback lines. Yes No N/A

23. Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be **under review** submitted with the Preliminary Plat. (Checklist in App. C) Yes No N/A

24. Preliminary Plat approval block as described by the Subdivision Regulation Ordinance. Yes No N/A

25. Where the Preliminary Plat is part of a larger area owned by the Applicant that will be subsequently subdivided, provide a layout of the larger area showing the tentative layout of streets, blocks, drainage, water, sewerage, and other improvements for the larger area. Yes No N/A

FINAL PLAT CHECKLIST

1. Ten (10) Sets of Final Plats submitted to the Town Yes No N/A

2. Final plats shall be placed on maximum 24" x 36" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes No N/A

3. Title or name of the subdivision preceded by the words "Final Plat" Yes No N/A

4. Name address and telephone number of the owner, applicant, survey, and/or engineer. Yes No N/A

5. Vicinity map and key map if multiple sheets are needed. Yes No N/A

6. Date, written and graphic scale, and north arrow. Yes No N/A

7. Boundary line of subdivision drawn with a heavy line and with bearings, dimensions and curve data. Yes No N/A

8. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatting properties. Yes No N/A

21. Certificate showing all taxes have been paid. Yes _____ No _____ N/A _____

22. A letter fully outlining and alterations from the approved Preliminary Plat. Yes _____ No _____ N/A _____

ENGINEERING SITE PLAN – Each Engineering Site Plan shall include:

1. Engineering Site plans shall be placed on maximum 22" x 34" sheets and drawn to a scale of 1" = 100' or 1" = 50' unless approved in advance by the Town. Yes No _____ N/A _____
2. Title block in lower right hand corner including:
 - a. Subdivision name with lot and block number. Yes _____ No N/A _____
 - b. Area in acres. Yes _____ No N/A _____
 - c. Metes and bounds description including survey name and abstract number. **missing survey name and abstract** Yes _____ No N/A _____
 - d. Town and County. Yes _____ No N/A _____
 - e. Preparation Date. Yes No _____ N/A _____
3. Name, address and telephone number of the owner, applicant, and surveyor/engineer. Yes No _____ N/A _____
4. Vicinity map and key map, if multiple sheets are needed. Yes _____ No N/A _____
5. Written scale, graphic scale and north arrow. Yes No _____ N/A _____
6. Approximate distance to the nearest street. Yes No _____ N/A _____
7. Site boundaries, dimensions, lot lines and lot areas. Yes No _____ N/A _____
8. Legend. Yes No _____ N/A _____
9. Site data summary table including:
 - a. Zoning. Yes No _____ N/A _____
 - b. Proposed use. Yes No _____ N/A _____
 - c. Building area (gross square footage). Yes No _____ N/A _____
 - d. Building height (feet and inches). Yes No N/A _____
 - e. Area of impervious surface. **shown, but incorrect calculation** Yes No _____ N/A _____
 - f. Total Parking: Required and provided. **shown, but incorrect calculation** Yes No _____ N/A _____
 - g. Number of handicap parking spaces. Yes No _____ N/A _____
 - h. Number of dwelling units and number of bedrooms (multifamily). Yes No _____ N/A _____

10. Existing improvements within 75' of the subject property. Yes No N/A

11. Land use, zoning, subdivision name, recording information and adjacent owners. **not all information provided** Yes No N/A

12. Building locations, sizes, and dimensions. Yes No N/A

13. Distance between buildings on the same lot. Yes No N/A

14. Building lines and setbacks. Yes No N/A

15. Dimensions of all drive lanes and traffic flow arrows. Yes No N/A

16. FEMA floodplains with elevations, and minimum finished floor elevations (include the floodplain note shown on the final plat). Yes No N/A

17. Public streets, private drives, and fire lanes with pavement widths and including rights-of-way, median openings, turn lanes, existing driveways, adjacent existing driveways with dimensions, radii, and surface. Yes No N/A

18. Distances between existing and proposed driveways. Yes No N/A

19. Loading and unloading areas. Yes No N/A

20. Ramps, crosswalks, sidewalks and barrier-free ramps with dimensions. Yes No N/A

21. Locations of dumpsters and trash compactors with height and material of screening. Yes No N/A

22. Size, location, dimensions and details of all signs and exterior lighting of signs, including type of standards, locations and radius of light and intensity of foot-candles. All signage are subject to approval by the Building Inspections Department. Yes No N/A

23. Location and sizes of existing and proposed water and sewer mains. Yes No N/A

24. Location of fire hydrants. Yes No N/A

25. Location and sizes of storm drains, culverts, inlets and other drainage features on or adjacent to the site. Yes No N/A

26. Locations, widths, and types of existing and proposed easements. Yes No N/A

27. Provide an elevation of all four sides of the building including materials, colors and dimensions at an architectural scale of 1"=20'. Yes No N/A

28. Landscape plan provided on separate sheet to show the following:

- Natural features including tree masses and anticipated tree loss. Yes No N/A
- Floodplains, drainageways and creeks. Yes No N/A
- Screening walls and fences, retaining walls, headlight screens, and service area screens including height and type of construction. Yes No N/A

- d. Existing and preserved trees including location, size, and species. Yes No N/A
- e. Landscaping materials including location and size. Yes No N/A
- f. Proposed plant materials. Yes No N/A
- g. Note to indicate type and placement of irrigation system. Yes No N/A
- 29. 2" x 3" blank box in lower right corner for Town use. Yes No N/A
- 30. Additional information as requested to clarify the proposed development. Yes No N/A

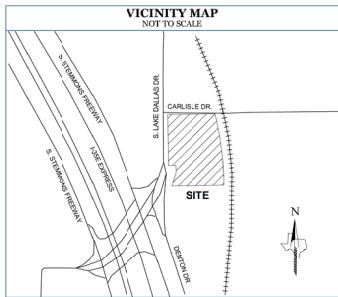
COVER SHEET * - The cover sheet shall include:

- 1. Project title and type of project. Yes No N/A
- 2. Location map. Yes No N/A
- 3. Disposal site for excess excavation. Yes No N/A
- 4. Index of Sheets (if not included on its own sheet). Yes No N/A
- 5. Approval blocks for Town including Town Engineer and Director of Public Works. Yes No N/A
- 6. Professional Engineer's seal, signature and date. Yes No N/A
- 7. "Release for Construction" note. Yes No N/A

* NOTE: If the Cover Sheet is not furnished, information should appear on other sheets.

GENERAL

- 1. North arrow clearly shown on each plan sheet. Yes No N/A
- 2. Bench marks shown on each sheet; located on permanent structure outside of construction limits and conveniently spaced (500' +). Yes No N/A
- 3. Title blocks, title, sheet number and scales shown. Yes No N/A
- 4. Each sheet must bear the seal of a Licensed Professional Engineer, signature, and date. Yes No N/A
- 5. Street names on each sheet. Yes No N/A
- 6. Property owners and property lines shown. Yes No N/A
- 7. Submit four (4) sets of plans for review on 22" x 34" sheets. Yes No N/A
- 8. Prepare plans on 22" x 34" sheets allowing for half size reduction to 11" x 17". Yes No N/A
- 9. Text shall be legible on the half size 11" x 17" plans. Yes No N/A
- 10. Place standard general notes on plans. Yes No N/A



GENERAL NOTES

- The purpose of this plat is to create one (1) lot of record from an unplatred tract of land and to dedicate easements.
- This property is located in Non-shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 481150 as shown on Map Number 48121C05350.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the Allterra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Sealing a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- Interior property corners, if present, are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

TOWN APPROVAL BLOCK	
Recommended for Approval	
Chairman, Planning & Zoning Commission Town of Hickory Creek, Texas	Date _____
Approved For Preparation of Final Plat	
Mayor Town of Hickory Creek, Texas	Date _____

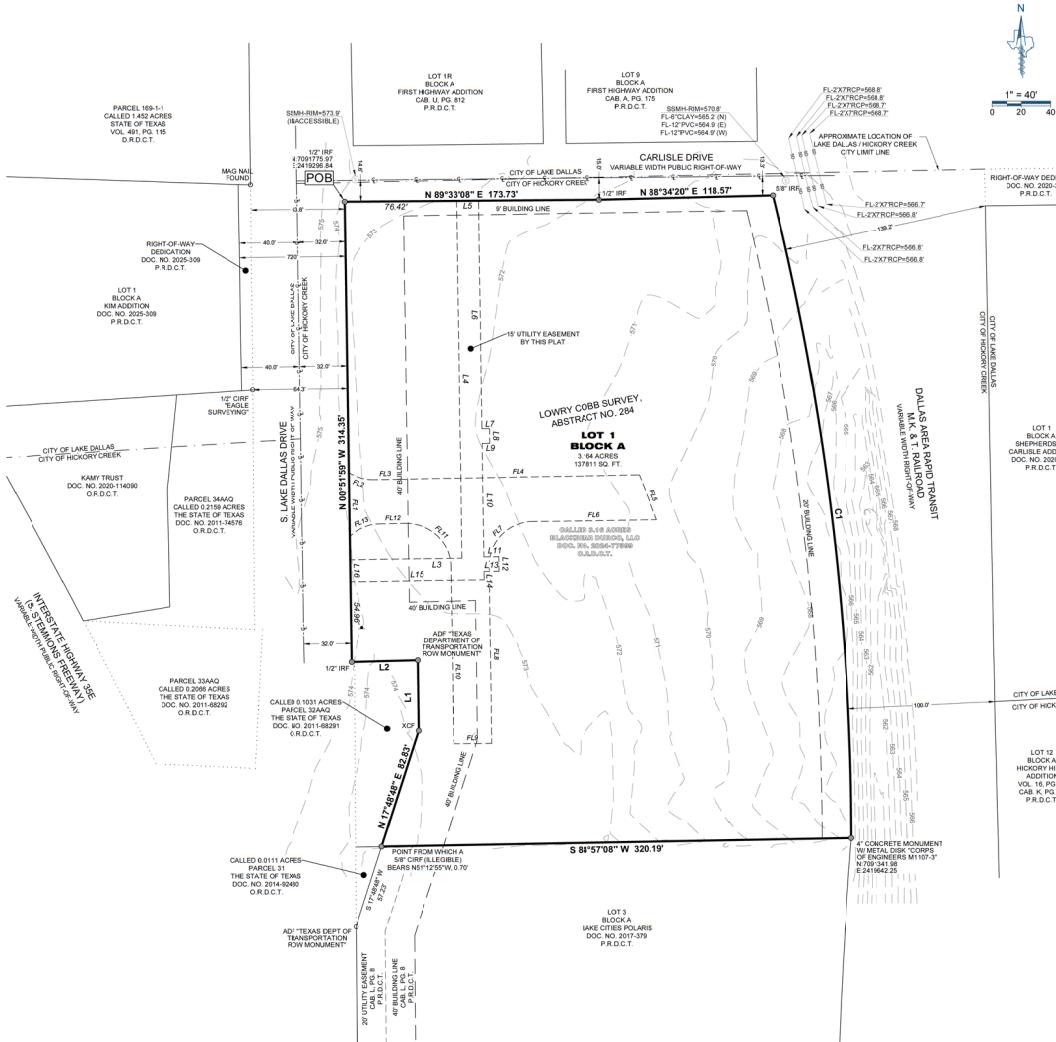
TOWN APPROVAL BLOCK	
The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the following is a plat of 104 CARLISLE - HICKORY CREEK ADDITION to the Town of Hickory Creek, Texas, and that the same is accepted by the town of _____ and the council, by formal action, then and there accepted the _____ dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth and laid upon said plat, and said council further authorizes the Mayor to accept the acceptance thereof by signing his name as hereinabove subscribed.	
Witness my hand this _____ day of _____ A.D. 20_____. Town Secretary, Town of Hickory Creek, Texas	

SUBMITTOR
Eagle Surveying, LLC
Contact: Michael Fedak
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

OWNER/DEVELOPER
Blackbear Durco, LLC
Contact: Paul Bosco Jr
4509 Mahogany Lane
Copper Canyon, TX 75077
(972) 741-7206

ENGINEER
LJ Environmental
Contact: Kevin Ware
560 Moseley Road
Cross Roads, TX 76227
(340) 387-0885

LEGEND	
IRF	IRON ROD FOUND
CDF	CORNER IRON ROD FOUND
XCF	1/2" CUT FOUNDRY
POB	POINT OF BEGINNING
S.D.T.	STRAIGHT LINE
DOC. NO.	DOCUMENT NUMBER
P.R.D.C.T.	PLAT RECORDS OFFICIAL RECORDS TOWN OF HICKORY CREEK, TEXAS
•	SUBJECT PLAT BOUNDARY
■	ADJACENT PROPERTY LINE



LINE TABLE	
LINE	BEARING
L1	N 00°40'49" W
L2	S 88°29'59" E
L3	S 88°29'59" E
L4	N 00°51'59" W
L5	N 89°37'00" E
L6	S 00°15'59" W
L7	S 00°15'59" W
L8	S 00°15'59" W
L9	S 89°38'01" W
L10	S 00°15'59" E
L11	N 89°38'01" E
L12	S 00°15'59" E
L13	S 00°15'59" E
L14	S 00°15'59" E
L15	S 89°38'01" W
L16	N 00°51'59" W

CURVE TABLE	
CURVE	RADIUS
F1	1860.08
F2	30.55'
F3	30.00'
F4	30.00'
F5	30.00'
F6	30.00'
F7	30.00'
F8	30.00'
F9	30.00'
F10	30.00'
F11	30.00'
F12	30.00'

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DENTON

WHEREAS, BLACKBEAR DURCO, LLC is the owner of a 3.164 acre tract of land out of the L. Cobb Survey, Abstract No. 294, situated in the Town of Hickory Creek, Denton County, Texas, being all of a called 3.16 acre tract of land conveyed to AWS Books LLC by deed of record in Document Number 2021-233796 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BORINGINGS at 1/2 inch iron rod not found at the intersection of the east-right-of-way line of S. Lake Dallas Drive and the south-right-of-way line of Carlisle Drive, being the northwest corner of said 3.16 acre tract;

THENCE, along the south-right-of-way line of Carlisle Drive and the common north line of said 3.16 acre tract, the following two (2) courses and distances:

1. N 03°33'08"E, a distance of 173.73 feet to a 1/2 inch iron rod found;

2. N 03°34'08"E, a distance of 118.70 feet to a 5/8 inch iron rod not found at the intersection of the south-right-of-way line of Carlisle Drive and the west-right-of-way line of S. Lake Dallas Drive, being the northwest corner of said 3.16 acre tract;

THENCE, along the west-right-of-way line of S. Lake Dallas Drive, being a non-tangent curve to the right, having a radius of 1,860.08 feet, a chord bearing of S09°54'48"E, a chord length of 441.60 feet, a delta angle of 13°38'05", an arc length of 446.85 feet to a 5/8 inch concrete monument with metal cap stamped "CORPS OF ENGINEERS M1107-3" and a date of 2011-08-29, located at the northeast corner of said 3.16 acre tract, to a 5/8 inch iron rod with metal cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" and a date of 2011-08-29;

THENCE, along the east-right-of-way line of S. Lake Dallas Drive, being a non-tangent curve to the right, having a radius of 1,860.08 feet, a chord bearing of S09°54'48"E, a chord length of 441.60 feet, a delta angle of 13°38'05", an arc length of 446.85 feet to a 5/8 inch concrete monument with metal cap stamped "CORPS OF ENGINEERS M1107-3" and a date of 2011-08-29, located at the northeast corner of said 3.16 acre tract;

THENCE, along the west M.V. & T. Railroad right-of-way line and the common east line of said 3.16 acre tract, along a non-tangent curve to the right, having a radius of 1,860.08 feet, a chord bearing of S09°54'48"E, a chord length of 441.60 feet, a delta angle of 13°38'05", an arc length of 446.85 feet to a 5/8 inch iron rod with metal cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" and a date of 2011-08-29;

THENCE, along the east-right-of-way line of S. Lake Dallas Drive, being a non-tangent curve to the right, having a radius of 1,860.08 feet, a chord bearing of S09°54'48"E, a chord length of 441.60 feet, a delta angle of 13°38'05", an arc length of 446.85 feet to a 5/8 inch iron rod with metal cap stamped "TEXAS DEPARTMENT OF TRANSPORTATION ROW MONUMENT" and a date of 2011-08-29;

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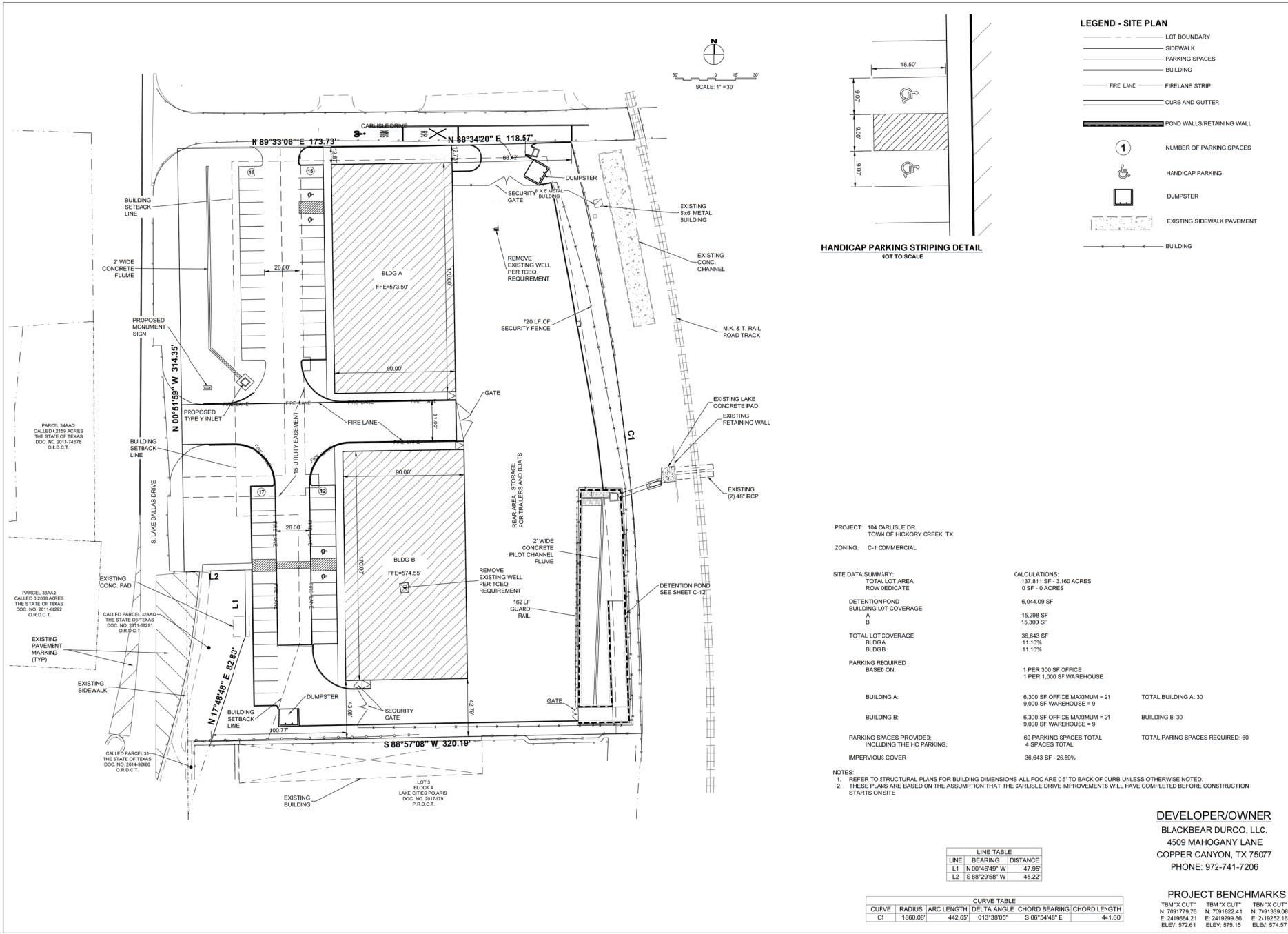
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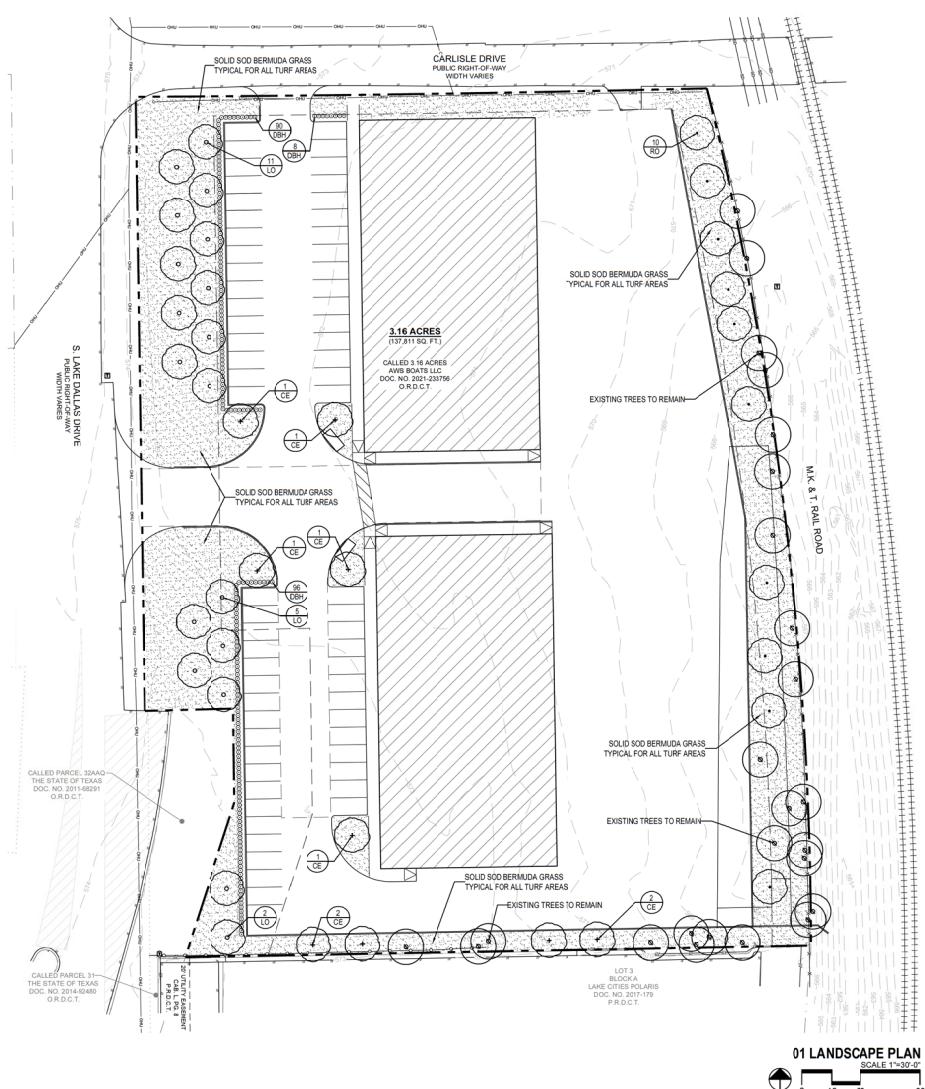
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BOSCO DEVELOPMENT

SOUTH LAKE DALLAS DRIVE
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY CONTRACTOR OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURB.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITHIN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDA GRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL PLANTING AREAS SHALL HAVE 12 INCHES IS AMENDED BED PREP., WEED FABRIC AND 4 INCHES OF HARDWOOD MULCH.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT A MINIMUM OF 1' BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOMSOIL, FREE FROM CLAMS, CLAY, TOOLS, KNIVES, SPURS, ETC. REGRADING, DUST, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS, 4" DIAMETER AND LARGER, DIRT CLOWS, STICKS, CONCRETE SPOOLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN LAYER.
7. CONTRACTOR SHALL PROVIDE (1") INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE TABULATIONS

REQUIREMENT: A MINIMUM OF TEN TREES PER ACRE SHALL BE PROVIDED AND 10 PERCENT OF THE LOT SHALL BE LANDSCAPE AREA.

LOT AREA: 137,611 S.F.
TOTAL TREE PRESERVATION CREDITS: 104 CREDITS

REQUIRED: (32) TREES (3" CAL)
LA: 2,667 S.F. (19%) PROVIDED: (97) TREE PRESERVATION CREDITS
LA: 32,281 S.F. (23%)

REQUIREMENT: ANY PARKING LOT VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SHALL BE SCREENED WITH SHRUBS WITH A MINIMUM MATURE HEIGHT OF 30 INCHES AND INSTALLATION HEIGHT OF 18 INCHES OR GREATER.

REQUIRED: SHRUB SCREENING PROVIDED: SHRUB SCREENING

REQUIREMENT: PARKING LOTS ISLANDS WITH A MINIMUM OF ONE CANOPY TREE FOR EVERY 15 PARKING SPACES AND ONE SHRUB FOR EVERY 5 PARKING SPACES. ALL NEW LANDSCAPED AREAS TO BE COVERED BY TREES AND SHRUBS ON GROUND LEVEL.

TOTAL PARKING: 64 SPACES REQUIRED: (1) CANOPY TREES (3" CAL)
(13) SHRUBS PROVIDED: (1) CANOPY TREES (3" CAL)
(18) SHRUBS

REQUIREMENT: A MINIMUM OF ONE TREE PER 4,800 SF OF VEHICULAR SURFACE AREA AND ONE SHRUB PER 1,500 S.F. OF VEHICULAR SURFACE AREA.

TOTAL VEHICULAR SURFACE AREA: 60,129 S.F. REQUIRED: (14) CANOPY TREES (3" CAL)
(6) SHRUBS PROVIDED: (14) CANOPY TREES (3" CAL)
(18) SHRUBS

TOTAL TREES REPLANTED FOR MITIGATION OF REMOVAL: 18 CANOPY TREES (3" CAL).

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	Ulmus crassifolia	3" cal	container, 12 ht, 5' spread, 6' straight clear trunk
LO	18	Live Oak	Quercus virginiana	3" cal	container, 12 ht, 5' spread, 6' straight clear trunk
RO	10	Red Oak	Quercus rubra	3" cal	container, 12 ht, 5' spread, 6' straight clear trunk
SHRUBS					
DBH	134	Dwarf Burford Holly	Ilex crenata	5 gal.	container, 24 ht, 20' spread
GROUND COVERS					
		419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

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

ISSUE:
FOR APPROVAL 08.18.2025

DATE:
08.18.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2



SECTION02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish supervision, labor, materials, services, equipment and appliances required to complete the work specified in the drawings. General Contractor shall furnish and install all construction equipment and materials required to complete the work specified in the drawings.

- 1. Planting (trees, shrubs, and grass)
- 2. Bed preparation and fertilization
- 3. Irrigation system sources
- 4. Water and maintenance until final acceptance
- 5. Guarantees

1.3 REFERENCE STANDARDS

- A American Standard for Nursery Stock published by American Association of Nurseries: 1980 (1980, Exhibit A, American National Standards Institute, Inc. (250)-) plant material
- B American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C Texas Association of Nurseries, Grades and Standards
- D Hortic Thrd, 1975 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B Samples: Provide representative quantities of sandy loam soil, mulch, bed mix, natural, and crushed stone. Samples shall be approved by Architect before use.
- C Product Data: Submit complete product data and specifications for all other specified materials.
- D Submit three representative samples of each variety of ornamental trees, shrubs and groundcovers for Architect's inspection. When required, tag, install, and maintain as representative samples for final inspection.
- E File Certificate of inspection of plant material by state, county, and federal authorities with Architect. If required.
- F Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 2 - EXECUTION

2.1 BED PREPARATION & FERTILIZATION

- A Landscape Contractor shall inspect all existing conditions and report any deficiencies to the Owner.
- B All planting areas shall be conditioned as follows:

- 1. Prepare existing beds by scraping away existing grass and weeds as necessary. Apply fertilizer at a depth of six (6) inches prior to plowing and add fertilizer containing no more than a depth of six (6) inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per thousand square feet.
- 2. All planting areas shall receive a two (2) inch layer of specified mulch.
- 3. Remove all debris, trash, stones, and other materials from the topsoil that were imported as needed from large clumps, rocks, debris, caliche, subsoil, etc. placed in nine (9) inch layers and watered in thoroughly.

C. Grass Areas:

- 1. Areas to be sown shall be prepared by hand or power tiller to a depth of one (1) inch, with the topsoil removed to a depth of one (1) inch. Roots should be removed from the topsoil.
- 2. Prepare fertilizer at a depth of six (6) inches prior to plowing and add fertilizer containing no more than a depth of six (6) inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per thousand square feet.

- 3. All planting areas shall receive a two (2) inch layer of specified mulch.
- 4. Remove all debris, trash, stones, and other materials from the topsoil that were imported as needed from large clumps, rocks, debris, caliche, subsoil, etc. placed in nine (9) inch layers and watered in thoroughly.

3.2 INSTALLATION

- A Maintenance of plant materials shall begin immediately after each plant is delivered to the site. All plant materials shall be maintained in a healthy condition.
- B Plant materials shall be delivered to the site only after the beds are prepared and are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be stored in a cool, shaded, and moist place until planting. All plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C Position the trees and shrubs in the intended location as per plan.

- D Notify the Landscape Architect for inspection and approval of all positioning of plant.

- E Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of sufficient depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A General Contractor to complete the following punch list prior to Landscape Contractor award of contract to landscape the property. General Contractor shall furnish and deliver all materials to the landscape contractor for the work specified in the drawings. All lawn areas to receive solid soil shall be left one (1") inch below finished grade. All areas to receive topsoil shall be left one (1") inch below finished grade. All construction debris shall be removed prior to Landscape Contractor beginning any work.

- B General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

- C Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A The Landscape Contractor will be held responsible for the maintenance of all work from the time of plant final acceptance by the Owner. No trees, shrubs, groundcovers, or other materials will be accepted unless they show a healthy growth and satisfactory foliage conditions.
- B Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C Repairs: Any necessary repair under this Guarantee must be made within ten (10) days after notification, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C Selection of Plant Material:

- 1. Make contact with supplier immediately upon obtaining notice of contract acceptance to obtain information on the quality of the plant material to be supplied. Supplier will insure the purchased materials will meet or exceed project specifications.

- 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedule.

- 3. Owner and Architect shall inspect all plant materials when reasonable at place of purchase with supplier for requirements for genus, species, cultivar/variety, size and quality.

- 4. Owner and Architect shall inspect all plant materials when reasonable at place of purchase with supplier for requirements for genus, species, cultivar/variety, size and quality.

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- 101. Owner and Architect shall inspect all plant

5904 S. Cooper Street Suite 104-252
Arlington, TX 76017
(817) 422-1259
www.mkrad.com

Tree Health Assessment – 104 Carlisle Drive, Lake Dallas, Texas
ISA Certified Arborist Michael David
Certification ID PN-7676A

- The DBH measurements for some trees were found to be inaccurate. MKRAD re-measured the trees that appeared to be inaccurate, and the report now includes the updated DBH values to the best of the ability of the ISA Certified Arborist.
- The Tree Species for some trees were found to be inaccurate. MKRAD re-identified those trees, and the report now reflects the correct Tree Species to the best of the ability of the ISA Certified Arborist.
- Fifty-Two (52) Hackberry Trees on this property create a monoculture (group of same plant species). In monoculture environments, when trees and plants develop mistletoe, or parasite activity begins, mistletoe and other pathogens will spread quickly to other trees and plants of the same species very quickly. These pathogens are not discriminatory; the pathogens will spread to other trees and plant species as well. Monoculture environments are very susceptible to spread of diseases from tree to tree or plant to plant.
- Solutions(s) are to remove mistletoe and treat mistletoe with chemicals. Remove the trees from the property. Treating mistletoe with chemicals may not alleviate the issue as this many times is a recurring issue once even one tree in the monoculture environment becomes infected. Due to the excessive number of Hackberry Trees and Bois D' Arc trees on the property this will be a long-term issue for the property owner. Removal of the Hackberry Trees and Bois D' Arc on the property would be a permanent solution.
- Tree line along railroad line is healthy overall and with proper pruning of healthy trees, and removal of dead trees, and dead foliage, this tree line will grow into an aesthetically pleasing view blocking the view of the railroad line and providing a sound barrier.
- Hackberry Tree #7999 is directly under a high-tension powerline and has been pruned improperly by the public utility contracted pruners. This tree is currently stressed and will continuously create street clearance issue that will create continuous costs for the property owner.
- Removal of the Hackberry and Bois D'Arc Trees is recommended. Pruning healthy trees on the property and planting new trees that will provide higher dollar value to the property and a pleasing curb appeal, is recommended. Red Bud, Silver Maple, Magnolia, Crepe Myrtle, Texas Sage, and Live Oak are aesthetically pleasing and low maintenance. Location of planting is very critical. Overplanting will create sunlight competition issues for newly planted trees as well as water competition issues for the newly planted trees. Location of the planting is key.



Michael David

ISA Certified Arborist

PN-7676A

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
4450	Hackberry	8	Healthy	
4451	Hackberry	10	Healthy	
4452	Hackberry	10	Healthy	
4453	Hackberry	14	Healthy	
4454	Hackberry	10	Healthy	
4455	Hackberry	10	Healthy	
4456	Hackberry	12	Healthy	
4457	Silk	24	Unhealthy	Tree has fallen over
4458	Hackberry	26	Healthy	
4459	Bois D'Arc	40	Unhealthy	Bark Exfoliation Tree also has symptoms of cardiovascular heart rot
4460	Hackberry	26	Unhealthy	Mistletoe
7904	Pecan	10	Healthy	
7905	Bur Oak	30	Unhealthy	Tree is dead
7906	Willow	6	Unhealthy	Bark Exfoliation
7907	Hackberry	12	Unhealthy	Bark Exfoliation - Xylem & Phloem blockage - Top of tree is dead
7908	Hackberry	14	Healthy	
7909	Hackberry	8	Unhealthy	Bark Exfoliation
7910	Hackberry	8	Healthy	
7911	Hackberry	10	Healthy	
7912	Hackberry	6	Healthy	
7913	Hackberry	8	Healthy	
7914	Hackberry	6	Healthy	
7915	Hackberry	6	Healthy	
7916	Cedar Elm	14	Unhealthy	Xylem and Phloem blockage - Tree is dying and will not recover
7917	Bur Oak	24	Unhealthy	Mistletoe in tree - Xylem & Phloem blockage - Top of tree is dead
7918	Red Cedar	6	Unhealthy	Bark Exfoliation - Tree is dead
7919	Bois D'Arc	12	Unhealthy	Bark Exfoliation - Tree is dead

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7920	Elm	14	Unhealthy	Bark Exfoliation - Tree is dead at top
7921	Bois D'Arc	6	Unhealthy	Mistletoe - Xylum & Phloem blockage - Tree dying from top down
7922	Bois D'Arc	10	Unhealthy	Mistletoe - Xylum & Phloem blockage - Tree dying from top down
7923	Hackberry	14	Unhealthy	Bark Exfoliation - Tree may die within next 18 months
7924	Blackjack Oak	26	Healthy	
7925	Hackberry	8	Unhealthy	Xylum & Phloem blockage - Tree dying from top down
7926	Hackberry	6	Unhealthy	Bark Exfoliation
7927	Hackberry	12	Unhealthy	Parasite activity at base of tree - Bark Exfoliation early stages
7928	Bois D'Arc	12	Unhealthy	Tree is dying from top down
7929	Chinese Pistache	8	Unhealthy	Tree is dying from top down
7930	Hackberry	8	Healthy	
7931	Oak	12	Healthy	
7932	Bois D'Arc	30	Unhealthy	Mistletoe - Bark Exfoliation
7933	Bois D'Arc	28	Unhealthy	Mistletoe - Bark Exfoliation
7934	Pecan	12	Healthy	
7935	Hackberry	8	Unhealthy	Mistletoe - Bark Exfoliation
7936	Hackberry	12	Unhealthy	Mistletoe
7937	Hackberry	12	Unhealthy	Mistletoe
7938	Hackberry	8	Unhealthy	Mistletoe
7939	Bois D'Arc	24	Healthy	
7940	Bois D'Arc	14	Unhealthy	Tree is smothered in Poison Ivy - Bark Exfoliation
7941	Elm	8	Healthy	
7942	Bois D'Arc	8	Unhealthy	Parasite activity at base of tree - Xylum blockage
7943	Hackberry	10	Healthy	
7944	Red Cedar	12	Healthy	
7945	Post Oak	30	Healthy	
7946	Blackjack Oak	35	Healthy	

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7947	Blackjack Oak	30	Healthy	
7948	Bois D'Arc	14	Unhealthy	Bark Exfoliation - Xylem & Phloem blockage - Top of tree is dead
7949	Pecan	6	Healthy	
7950	Hackberry	6	Unhealthy	Xylem & Phloem blockage - Top of tree is dead
7951	Hackberry	6	Unhealthy	Bark Exfoliation
7952	Post Oak	18	Healthy	
7953	Live Oak	14	Healthy	
7954	Blackjack Oak	20	Healthy	
7955	Post Oak	12	Unhealthy	Poison Ivy smothering tree - Bark Exfoliation - Top of tree is dead
7956	Red Cedar	12	Healthy	
7957	Bur Oak	12	Healthy	
7958	Bur Oak	14	Healthy	
7959	Bois D'Arc	6	Unhealthy	Top of tree is dead
7960	Bois D'Arc	14	Unhealthy	Top of tree is dead
7961	Hackberry	6	Healthy	
7962	Hackberry	6	Healthy	
7963	Hackberry	6	Healthy	
7964	Hackberry	8	Healthy	
7965	Hackberry	8	Healthy	
7966	Hackberry	6	Healthy	
7967	Bois D'Arc	20	Unhealthy	Bark Exfoliation - Parasite activity at base of rootline
7968	Hackberry	12	Healthy	
7969	Hackberry	6	Healthy	
7970	Hackberry	6	Unhealthy	Bark Exfoliation - Xylem & Phloem blockage - Possible Heart Rot
7971	Elm	12	Healthy	
7972	Oak	14	Unhealthy	Top of tree is dead and appears to be in quick decline
7973	Oak	12	Healthy	

ID#	SPECIES	DBH(Inches)	Health Assessment	Notes
7974	Cedar Elm	12	Unhealthy	Mistletoe - Bark Exfoliation
7975	Hackberry	8	Healthy	
7976	Cedar Elm	8	Healthy	
7977	Bur Oak	24	Healthy	
7978	Oak	24	Healthy	
7979	Hackberry	10	Healthy	
7980	Cedar Elm	30	Unhealthy	Visible fungus in rootline and branch collars
7981	Hackberry	14	Healthy	
7982	Bur Oak	30	Healthy	
7983	Cedar Elm	10	Healthy	
7984	Hackberry	8	Unhealthy	Xylem & Phloem blockage - Top of Tree is dead
7985	Bois D'Arc	18	Unhealthy	Mistletoe
7986	Bois D'Arc	26	Unhealthy	Mistletoe
7987	Hackberry	26	Unhealthy	Mistletoe - Top of Tree is dead
7988	Bois D'Arc	30	Unhealthy	Mistletoe - Bark Exfoliation - Top of Tree is dead
7989	Hackberry	10	Healthy	
7990	Bur Oak	40	Unhealthy	Pathogen activity at rootline
7991	Hackberry	30	Healthy	
7992	Hackberry	22	Unhealthy	Fungus in rootline - Bark Exfoliation
7993	Hackberry	28	Healthy	Tree engulfed in Poison Ivy
7994	Hackberry	22	Unhealthy	Poison Ivy - Fungus in rootline - Pathogen activity
7995	Hackberry	26	Unhealthy	Bark Exfoliation - Top of Tree is dead
7996	Hackberry	16	Unhealthy	Bark Exfoliation - Top of Tree is dead
7997	Hackberry	18	Unhealthy	Bark Exfoliation - Top of Tree is dead
7998	Hackberry	18	Unhealthy	Bark Exfoliation - Top of Tree is dead
7999	Hackberry	46	Unhealthy	Improperly pruned by public utility pruners