



**NOTICE OF
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
REMOTE MEETING
1-888-475-4499 MEETING ID: 821 4522 3277
TUESDAY, JULY 21, 2020, 6:00 PM**

AGENDA

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. [Remote Meeting Participation Information](#).

Call to Order

Roll Call

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

Invocation

Public Comment

This item allows the public an opportunity to address the Planning and Zoning Commission To comply with the provisions of the Open Meetings Act, the commission cannot discuss or take action on items brought before them not posted on the agenda. Please submit a [Public Comment Form](#) at least five minutes prior to the meeting if you wish to address the commission. Comments will be limited to three minutes.

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.](#) April 21, 2020 Meeting Minutes

Regular Agenda

2. Discuss, consider and act on the appointment of a Chairman and Vice-Chairman.

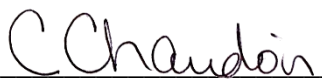
3. Conduct a public hearing regarding a request from Trendmaker Homes DFW, LLC on behalf of Lennon II Family Limited Partnership and the Town of Hickory Creek to designate the zoning as PD Planned Development on a 3.086 acre tract of land legally described as A0915A M.E.P. & P.R.R. TR 16 (PT) and a 35.580 acre tract of land legally described as A0915A M.E.P. & P.R.R. TR 15 and 16 (PT) and consider and act on a recommendation for the same.
4. Discuss, consider and act on recommendation for a preliminary plat of the Lennon Creek Addition, an addition to the Town of Hickory Creek, Denton County, Texas and being situated in the M.E.P. and P.R.R. R.R. Co. Survey, Abstract No. 915. The property is located at the southeast corner of Parkridge Dr. and FM 2181.
5. Discuss, consider and act on a recommendation for a preliminary plat for the Sycamore Cove Addition, being 32.43 acres in the John Maloney Survey, A-819, Town of Hickory Creek, Denton County, Texas. The property is located in the 1200 block of Sycamore Bend Road, south of Maynard Road.
6. Discuss, consider and act on a recommendation for a final plat submitted by Eagle Surveying on behalf of Steven and Vicky Hammond of the Oak Creek Addition, Block A, Lot 1, being 0.51 acres of land situated in the Lowry Cobb survey, Abstract No. 284, Town of Hickory Creek, Denton County, Texas. The property is located at 121 Wild Oak Lane.
7. Discuss, consider and act on a recommendation for a replat of The Alcove at Hickory Creek, formerly Hickory Farms Addition, 24.77 acres situated in the H.H. Swisher Survey, Abstract No. 1220, Town of Hickory Creek, Denton County, Texas. The property is located in the 1000 block of Ronald Reagan Avenue.

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 July 17, 2020 at 10:30 am.



Chris Chaudoir
Town of Hickory Creek

**REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
REMOTE MEETING
TUESDAY, APRIL 21, 2020**

MINUTES

In response to the coronavirus pandemic, effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location.

Call to Order

Meeting called to order at 6:02 p.m. by Chairman Hawkes.

Roll Call

PRESENT

Vice Chairman Rodney Barton
Commissioner Jaycee Holston
Chairman Bryant Hawkes
Commissioner Jan Stefaniak in at 6:18
Commissioner David Gilmore
Commissioner Dustin Jensen

ABSENT

Commissioner Don Rowell

ALSO PRESENT

Trey Sargent, Town Attorney
Ian Theodore, Council Liaison
John Smith, Town Administrator
Kristi Rogers, Town Secretary
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 Chairman Hawkes.

Invocation

Invocation led by Member Gilmore.

Public Comment

Ronald Ward, 665 Main Street #1, stated he is the owner of the property on the east side of the proposed RV Park plat on the agenda. There 15 foot access road to the properties

and he wished to know if there would be a mouth large enough for people to turn in. Secondly, he wanted to know if there would be a drainage easement between his property and the RV park with a culvert.

Consent Agenda

1. November 19, 2019 Meeting Minutes

Motion to approve the minutes as presented made by Vice Chairman Barton, Seconded by Commissioner Holston.

Voting Yea: Vice Chairman Barton, Commissioner Holston, Chairman Hawkes, Commissioner Gilmore, and Commissioner Jensen. Motion passed.

Regular Agenda

2. Discuss, consider and act on a recommendation for a final plat of Lake Dallas RV Park, Lot 1, Block 1; being 2.687 acres of land out of the L. Cobb Survey, Abstract No. 284, Town of Hickory Creek ETJ, Denton County, Texas. The property is located in the 660 block of Main Street. Please submit a Request to Appear Form at least five minutes prior to the meeting if you wish to address the commission.

Jason Kilpatrick of Ridinger Associates, 550 Edmonds Lewisville, stated they are proposing 29 spot RV Park on a 2.69 acre tract of land. The width of the entrance on the drive will be a total of 30 feet: 20 feet Mr. Smith's property and 10 on the Ward property. There is not an easement or culvert at this time as the drainage will sheet flow. Denton County may change that during the review process.

Mr. Ward stated he was asking about an east-west connection between the properties not the connection to Main Street. Mr. Kilpatrick said there was a 16 foot easement, basically a one car road, that will probably not be used by RVs.

Braden Smith, 1536 Lantern Trail, Frisco, property owner, stated the road was slightly larger than Mr. Ward's private drive.

In answer to a question from Member Holston, Mr. Smith stated there would eventually be 30 lot spaces on the property with one lot as an office/amenities center and 29 for RVs; each with room for vehicle parking, grass, and a picnic area as well as space for the RV to park. Each spot will have individual hookups for utilities. Mr. Ridinger stated the county allows for up to 30 RV pad sites on the property with one access. Member Holston asked if the property would be screened or would it be visible from Main Street. Mr. Smith stated the amenity building and drive would be in front where the property is 100 feet wide. The RVs would be behind them so most of the view will be blocked by buildings and trees. The closest RV parking spot to the road is 160 feet back.

Vice-Chairman Barton asked if the east property line would be fenced. Mr. Smith said almost every side would have some type of fencing. The Corps property fence is 2 foot tall barb wire. He also owns 659 Main which blocks the view on that side. Vice-Chairman Barton asked if the residents would be short or long term. Mr. Smith said he would accept either.

John Smith stated the plat has been through all reviews with Halff and reminded the developer the Town would need to be notified prior to any work on the Main Street curb cut. He also asked that the easement dedication verbiage be updated on the plat.

Motion made by Commissioner Gilmore to accept the plat with the addition of the easement language, Seconded by Vice Chairman Barton.

Voting Yea: Vice Chairman Barton, Commissioner Holston, Chairman Hawkes, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously

Adjournment

Motion made by Commissioner Holston to adjourn, Seconded by Commissioner Jensen.

Voting Yea: Vice Chairman Barton, Commissioner Holston, Chairman Hawkes, Commissioner Stefaniak, Commissioner Gilmore, Commissioner Jensen. Motion passed unanimously

Meeting adjourned at 6:30 p.m.

Approved:

Attest:

Bryant Hawkes, Chairman
Planning and Zoning Commission

Chris Chaudoir, Administrative Assistant
Town of Hickory Creek

TOWN OF HICKORY CREEK, TEXAS
ORDINANCE NO. 2020-07-_____

AN ORDINANCE OF THE TOWN COUNCIL OF HICKORY CREEK, TEXAS, AMENDING AS HERETOFORE AMENDED, ITS COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY DESIGNATING CERTAIN TRACTS OF LAND LEGALLY DESCRIBED AS A0915A M.E.P. & P.R.R. TR 16 (PT), 3.086 ACRES OF LAND AND A0915A M.E.P. & P.R.R. TR 15 AND 16 (PT), 35.580 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND INCORPORATED HEREIN; AS PD (PLANNED DEVELOPMENT); PROVIDING THAT SUCH TRACTS OF LAND SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL REFLECT THE PLANNED DEVELOPMENT ZONING DISTRICT DESIGNATION FOR THE SUBJECT PROPERTY; PROVIDING A PRELIMINARY SITE PLAN; PROVIDING DEVELOPMENT STANDARDS; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING FOR THE TOWN OF HICKORY CREEK TO BRING SUIT IN DISTRICT COURT TO ENJOIN THE PERSON, FIRM, PARTNERSHIP, CORPORATION, OR ASSOCIATION FROM ENGAGING IN THE PROHIBITED ACTIVITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Hickory Creek is a Type A General Law Municipality located in Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, Title 7, Chapter 211.003 of the Texas Local Government Code empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the owners/representatives of 3.086 acres of land and 35.580 acres of land described on Exhibit "A" attached hereto and incorporated herein (the "Property"), has applied for a zoning designation of PD (Planned Development) District; and

WHEREAS, such application further requested an amendment to the official Zoning District Map of the Town in accordance with the zoning ordinance of the Town; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of the Town, and after considering the information submitted at that public hearing and all other relevant information and materials, the Planning and Zoning Commission of the Town has forwarded to the Town Council its favorable recommendation regarding the adoption of the amendment to the Comprehensive Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after public notices were given, legal notices and other requirements were satisfied, and a public hearing was conducted, all in accordance with State law and the Comprehensive Zoning Ordinance of this Town, and after considering the information submitted at that public hearing and all other relevant information and materials, including the character of the Property and its suitability for particular uses and development, with a view of encouraging the most appropriate use of the Property, the Town Council made a finding that the rezoning approved hereby accomplishes such objectives; and

WHEREAS, the Town Council has determined that there is a necessity and need for the change in zoning and that the proposed change is consistent with the Comprehensive Land Use Plan of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS:

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the Town Council has concluded that the adoption of this Ordinance is in the best interest of the Town of Hickory Creek, Texas, and of the public health, safety, and welfare.

SECTION 3 **REZONING**

The zoning ordinance of the Town of Hickory Creek, Texas, the same being the Town's Comprehensive Zoning Ordinance, as it exists on the date of the adoption of this Ordinance (the "Comprehensive Zoning Ordinance") is hereby amended in the following particulars, and all other articles, chapters, sections, paragraphs, sentences, definitions, phrases, and words are not amended but are hereby ratified and affirmed:

- A. The zoning of the Property hereby designates PD (Planned Development) District for use in accordance with the requirements of this Ordinance and all other applicable ordinances, rules, and regulations of the Town. Requirements of this Ordinance are more specifically described and set forth in Exhibits "B" and "C", which are attached hereto and incorporated herein for all purposes and shall apply to the "PD" Planned Development unless otherwise specified in such Exhibits.
- B. The development standards for this Planned Development are attached hereto as Exhibit "B" and are incorporated herein as if copied in their entirety. Such development standards shall be adhered to in carrying out the development of the Property in accordance with this Ordinance and shall individually and collectively constitute conditions precedent to the granting of any Certificate of Occupancy and building permit for all structures within this Planned Development.

- C. A conceptual site plan for the Property is attached hereto as Exhibit "C" and incorporated herein as if copied in its entirety.

SECTION 4

APPLICABLE REGULATIONS

Except as otherwise provided in this Ordinance, the Property shall be subject to the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances and regulations of the Town, including, but not limited to, the Town's subdivision ordinance, building codes, requirements concerning preliminary and comprehensive site plans, landscape plans, and tree preservation. It shall be unlawful for any person, firm, or corporation to make sure of said premises in some manner other than as outlined by this Ordinance.

SECTION 5

ZONING MAP

The Town Secretary is hereby directed to mark and indicate on the official Zoning District Map of the Town the zoning change herein made.

SECTION 6

CUMULATIVE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance.

SECTION 7

SAVINGS

All rights and remedies of the Town of Hickory Creek, Texas, are expressly saved as to any and all violations of the provisions of any other Ordinance affecting regulations governing and regulating the zoning of land which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8

SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the Town Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 9
PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues. If the governing body of the Town of Hickory Creek determines that a violation of this Ordinance has occurred, the Town of Hickory Creek may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 10
PUBLICATION

The Town Secretary of the Town of Hickory Creek is hereby directed to publish the Caption, Penalty, and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 11
ENGROSSMENT AND ENROLLMENT

The Town Secretary of the Town of Hickory Creek is hereby directed to engross and enroll this Ordinance by copying the exact Caption, Penalty, and Effective Date of this Ordinance in the minutes of the Town Council and by filing this Ordinance in the ordinance records of the Town.

SECTION 12
EFFECTIVE DATE

This ordinance shall become effective from and after its date of adoption and publication as provided by law, and it is so ordained.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek,
Texas, this 27th day of July, 2020.

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

ATTEST:

Kristi K. Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

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

Exhibit A
Legal Description

Tract 1

Being a tract of land in the MEP&P RR CO Survey, Abstract No. 915, Denton County, Texas, being a part of that called 10.14 acre tract of land described in Warranty Deed to the Lennon II Family Limited Partnership, as recorded in Document No. 96-R0046257 in the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with cap stamped "TNP" for the common southwest corner of said 10.14 acre tract of land, the southeast corner of that called 0.1411 acre tract of land described in Right-of-Way Deed to the City of Corinth as recorded in Document No. 2011-73086 in the Official Records of Denton County, Texas (O.R.D.C.T.), the northwest corner of that called 3.2515 acre tract of land described in Special Warranty Deed to Alan Harvey Goldfield 1/2 interest, and Shirley Mae Goldfield 1/2 interest as recorded in Document No. 2013-57560 O.R.D.C.T., and being on the east right-of-way line of Park Ridge Drive (variable width right-of-way);

THENCE North 12 degrees 30 minutes 08 seconds West, along said east right-of-way line, a distance of 101.89 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for corner;

THENCE North 88 degrees 33 minutes 10 seconds East, departing said east right-of way line, a distance of 1,354.20 feet to a 1/2-inch set iron rod with "HALFF" cap for corner on the common east line of said 10.14 acre tract of land and the west line of that called 37.4620 acre tract of land described in Special Warranty Deed to Alan Harvey Goldfield 1/2 interest, and Shirley Mae Goldfield 1/2 interest as recorded in Document No. 2013-58239 O.R.D.C.T.;

THENCE South 01 degree 24 minutes 06 seconds East, along said common line, a distance of 70.00 feet to a 1/2-inch set iron rod with "HALFF" cap for the common southwest corner of said 37.4620 acre tract of land and an ell corner of said 3.2515 acre tract of land;

THENCE South 00 degrees 22 minutes 00 seconds East, departing said common line, a distance of 30.01 feet to a found iron rod with aluminum cap stamped "SURVEY MARKER DO NOT DISTURB" for the common southeast corner of said 10.14 acre tract of land and an ell corner of said 3.2515 acre tract of land;

THENCE South 88 degrees 33 minutes 10 seconds West, along the common south line of said 10.14 acre tract of land and a north line of said 3.2515 acre tract of land, a distance of 1,334.04 feet to the POINT OF BEGINNING AND CONTAINING 134,431 square feet or 3.086 acres of land, more or less.

Tract 2

35.580 acres situated in the M.E.P.& P.R.R CO. SURVEY, Abst. No. 915, Denton County, Texas, being a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document No. 96-0042656, Deed Records, Denton County, Texas, and a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document No. 96-0042657, Deed Records, Denton County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped HALFF found, the northwest corner of the tract described in deed to Town of Hickory Creek by deed recorded in Document Number 2018-39882, Deed Records, Denton County, Texas, in the east line of PARKRIDGE DRIVE (a variable width Right-of-Way}, from which a 5/8" iron rod found, the southwest corner of said Town of Hickory Creek Tract, bears S 10°27'17" E, 102.88 feet;

THENCE along the east line of said PARKRIDGE DRIVE as follows:

N 12°31'51" W. 225.65 feet to o 5/8" iron rod capped TNP found;

N 13°52'57" W. 448.21 feet to o 1/2" iron rod capped MIZELL 6165 set at the beginning of a curve to the left whose radius is 1530.00 feet and whose long chord bears N 16°25'38" W, 135.81 feet;

Along said curve, in a northerly direction, through a central angle of 05°05'15" a distance of 135.86 feet to a 1/2" iron rod capped MIZELL 6165 set at the end of said curve, at the beginning of a curve to the right whose radius is 590.50 feet and whose long chord bears N 15°24'41" W, 73.32 feet;

Along said curve, in a northerly direction, through a central angle of 07°07'07" a distance of 73.37 feet to a 5/8" iron rod capped TNP found at the end of said curve, at the beginning of a curve to the left whose radius is 309.50 feet and whose long chord bears N 17°23'26" W, 59.972 feet;

Along said curve, in a northerly direction, through a central angle of 11°07'12" a distance of 60.07 feet to a 5/8" iron rod capped TNP found at the end of said curve;

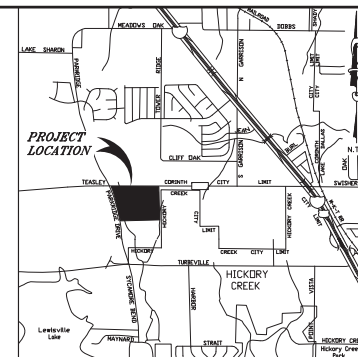
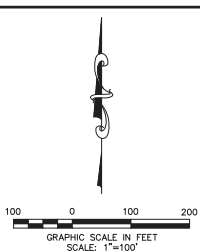
THENCE S 01°24'03" E, along the east line of said Lennon II Family Limited Partnership (96-0042656) tract, passing the southeast corner of said Lennon II Family Limited Partnership (96-0042656) tract and the northeast corner of said Lennon II Family Limited Partnership (96-0042657) tract, continuing along the east line of said Lennon II Family Limited Partnership (96-0042657) tract, in all, a distance of 1029.50 feet to a 1/2" iron rod capped HALFF found, the northeast corner of said Town of Hickory Creek tract;

THENCE S 88°33'16" W, along the north line of said Town of Hickory Creek tract, 1353.99 feet to the POINT OF BEGINNING and containing 35.580 acres of land.

Exhibit B
Planned Development Standards

- A. Commercial Development C-1 zoning. Comply with current Town Zoning regulations.
- B. C-2 for the Southeast intersection corner lot at Teasley Drive and Parkridge Drive. Said lot maximum area of 60,000 square feet.
- Proposed lot count 5-10 commercial lots.
- C. Single Family Planned Development (PD)
- Min. Lot Size 50' x 120' : 83 each,
 - Lot Size 60' x 120' : 50 each
 - Percentage of lots: 50's – 62.4% and 60's – 37.60%
 - Gross Density: 3.44 lots/acre
 - Minimum Lot width at Building Line 40 feet, 50 feet at property line except irregular sized lots such as corner lots.
 - Minimum Lot width at Building Line 50 feet, 60 feet at property line except irregular sized lots such as corner lots.
 - Minimum Lot Depth: 100-feet
 - Building front yard: 20-feet
 - Building rear yard: 20-feet
 - Building interior side yard: 5-feet, Side lot setback on corner: 10-feet
 - Trees on each lot, 2 in the front, 1 in the back. (min. 3" caliber)
 - Each lot will have builder installed sidewalks constructed with each house
 - Developer participation in the trail (previous deed land by and trail parking lot (Request the City Council in deeding land left over from the trail to Developer, Town of Hickory Creek, Doc. No. 2011-119348)
 - 10-foot wide hike and bike trail within City retained land
 - Irrigation system
 - Developer participation for amenities in the Trail System, i.e. benches, trash cans, bike racks and lights)
 - Landscaped entrance with monument signage identifying subdivision (consistent to Steeplechase)
 - Home elevation not repeated within 6 lots
 - 80% masonry requirement
 - Natural open space for storm drainage control and conveyance (Lot 1X, Block 2, Lot 1X, Block 3, Lot 4X, Block 2, Lot 5X, Block 2
 - Open Space lots for use of public utilities installation and maintenance Lot 1X, Block 2, Lot 2X, Block 2 and Lot 3X, Block 2
 - Internal neighborhood residential park, to be allowed to remain undisturbed in "natural state" (Lot 5X, Block 2)

ORDINANCE 2020-07-



Being 35.580 acres situated in the M.E.P.&P. R.R. CO. SURVEY, Abst. No. 915, Denton County, Texas, being a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document No. 96-0042656, Deed Records, Denton County, Texas, and a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document No. 96-0042657, Deed Records, Denton County, Texas, and being more particularly described, as follows:

Beginning at a 1/2" iron rod capped HALFF found, the northwest corner of the tract described in deed to Town of Hickory Creek by deed recorded in Document Number 2018-39882, Deed Records, Denton County, Texas, in the east line of PARKRIDGE DRIVE (a variable width Right-of-Way), from which a 5/8" iron rod found, the southwest corner said Town of Hickory Creek Tract, bears S 10°27'17" E, 102.88 feet;

THENCE along the east line of said PARKRIDGE DRIVE as follows:

N 12°31'51" W, 225.65 feet to a 5/8" iron rod capped TNP found:

N 13°52'57" W, 448.21 feet to a 1/2" iron rod capped MIZELL 6165 set at the beginning of a curve to the left whose radius is 1530.00 feet and whose long chord bears N 16°25'38" W, 135.81 feet;

Along said curve, in a northerly direction, through a central angle of $05^{\circ}05'15''$, a distance of 135.86 feet to a 1/2" iron rod capped MIZELL 6165 set at the end of said curve, at the beginning of a curve to the right whose radius is 590.50 feet and whose long chord bears N $15^{\circ}24'41''$ W, 73.32 feet;

Along said curve, in a northerly direction, through a central angle of $07^{\circ}07'07''$, a distance of 73.37 feet to a 5/8" iron rod capped TNP found at the end of said curve, at the beginning of a curve to the left whose radius is 309.50 feet and whose long chord bears N $17^{\circ}23'26''$ W, 59.97 feet;

Along said curve, in a northerly direction, through a central angle of 11°07'12", a distance of 60.07 feet to a 5/8" iron rod capped TNP found at the end of said curve;

THENCE N 22°58'34" W, 135.89 feet to an aluminum disk stamped TXDOT in the southerly line of TEASLEY DRIVE (a variable width Right-of-Way);

THENCE along the southerly line of said TEASLEY DRIVE, as follows

N 25°22'56" W, 21.95 feet to a 1/2" iron rod capped MIZELL 6165 set:

N 38°04'52" E, 17.10 feet to a 1/2" iron rod capped MIZELL 6165 set;

N 38°04'53" E, 17.10 feet to a 1/2" iron rod capped MIZELL 6165 set;
S 89°41'36" E, 1612.64 feet to an aluminum disk stamped TXDOT in the east line of said Lennon II Family Limited Partnership (96-0042656) tract, for the northwest corner of the tract described in deed to Alan Harvey Goldfield and Shirley Mae Goldfield by deed recorded in Document Number 2013-58239, Deed Records, Denton County, Texas, from which an aluminum disk stamped TXDOT, for the northeast corner of said Goldfield tract, bears N 89°41'36" E, 1339.39 feet;

THENCE S 01°24'03" E, along the east line of said Lennon II Family Limited Partnership (96-0042656) tract, passing the southeast corner of said Lennon II Family Limited Partnership (96-0042656) tract and the northeast corner of said Lennon II Family Limited Partnership (96-0042657) tract, continuing along the east line of said Lennon II Family Limited Partnership (96-0042657) tract, in all, a distance of 1029.50 feet to a 1/2" iron rod capped HALFF found, the northeast corner of said Town of Hickory Creek tract;

THENCE S 01°26'58" E, along the east line of said Town of Hickory Creek tract, 69.98 feet to a 1/2" iron rod capped HALFF;

THENCE S 00°17'57" E, along the east line of said Town of Hickory Creek tract, 30.07 feet to an aluminum disk stamped survey marker, the southeast corner of said Town of Hickory Creek tract;

THENCE S 88°33'35" W, along the north line of said Town of Hickory Creek tract, 1334.80 feet to a 5/8" iron rod for the southwest corner of said Town of Hickory Creek tract, in the east line of said PARKRIDGE DRIVE;

THENCE N 11°59'08" W, along the common line of said PARKRIDGE DRIVE and Town of Hickory Creek tract, 101.64 feet to the POINT OF BEGINNING and containing 38.666 acres of land.

LOT 1, BLOCK 1; LOTS 1-55, 1X, 2X, 3X, 4X, 5X, BLOCK 2;
LOTS 1-4, 1X, BLOCK 3; LOTS 1-40, BLOCK 4; LOTS 1-34, BLOCK 5

AN ADDITION TO THE CITY OF HICKORY CREEK, DENTON COUNTY, TEXAS
AND BEING SITUATED IN THE M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 915

38.666 ACRES

DEVELOPER:
TRENDMAKER HOMES
4835 LBJ FREEWAY
SUITE 700
DALLAS, TEXAS 75244
(469) 680-9024
CONTACT: BRUCE FRENCH

ENGINEER:
WELCH WELCH ENGINEERING, INC.
1308 NORWOOD DRIVE, SUITE 200
BEDFORD, TEXAS 76022
(817) 589-2900
(817) 589-0990 FAX
CONTACT: TIM WELCH

SURVEYOR:
TEXAS GEOSPATIAL
4918 BEN DAY MURRIN ROAD
FORT WORTH, TEXAS 76126
(817) 441-6199
CONTACT: STEPHEN MIZELL

1. BEARINGS BASED ON TRIMBLE GPS RTK NETWORK, STATE PLANE COORDINATES, TEXAS, NORTH CENTRAL

1. BEARINGS BASED ON THE GLETS RPTW NETWORK, STATE PLANE COORDINATES, TEXAS, NORTH CENTRAL, ZONE 4002. DISTANCES AND ANGLES SHOWN ARE GRID TO GRID TO CONVERT FROM GRID TO GROUND, USE A SCALE FACTOR OF 1.000150322.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48127C03922 DATED APRIL 16, 2011, THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.
3. BUILDING SETBACK LINES TO BE ESTABLISHED PER REQUIREMENTS OF THE TOWN OF HICKORY CREEK ZONING ORDINANCE.
4. SIDEWALKS ARE REQUIRED ON BOTH SIDES OF DEDICATED PUBLIC STREETS, IN CONFORMANCE WITH CURRENT CITY POLICY.
5. "U.E." IS THE ABBREVIATION FOR UTILITY EASEMENT.
6. "B.U." IS THE ABBREVIATION FOR BUILDING SETBACK INFRA.

LENNON CREEK			
BLOCK	LOT	SQUARE FEET	LOT COUNT
2	1	8070	1
	1X	5400	
	2.25	6050	24
	26	7314	1
	27	12941	1
	28	8181	1
	39	7111	1
	30-36	7200	7
	37	6777	1
	38	12183	1
	3X	3772	
	39	8487	1
	40	7071	1
	41.5X	7200	15
	4X	3000	
4X	22548		
5X	46255		
3	1	9227	1
	2	7033	
	3	6700	1
	4	8100	1
	1X	16527	
4	3	13428	1
	2.19	6000	18
	20	6487	1
	21	6541	1
	22-39	6000	18
	40	10907	1
5	3	12154	1
	2.18	6000	17
	19	6565	1
	20	7460	1
	21-33	7200	13
	84	11591	1
TOTAL RESIDENTIAL LOTS		1075 + 307 + 86000 + 5 + 1 AND 607 + 107 + 7700 + 5 + 6	



May 29, 2020
AVO 37638.200

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

**RE: Lennon Creek – Preliminary Plat
2nd Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Preliminary Plat application for Lennon Creek on April 9, 2020. The surveyor is Texas Geospatial. The engineer is Welch Engineering, Inc. The owner is Lennon II Family Partnership c/o Carter & Company. Halff has reviewed the Preliminary Plat; comments are in the letter below:

Halff recommends approval of the Preliminary Plat subject to satisfactory completion of the following comments.

Preliminary Plat

1. Tree inventory plans are required prior to preliminary plat approval.
2. Stormwater management plans are being reviewed and comments will be made by separate letter. Comments in that review should be considered prior to approval of the Preliminary Plat.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Lee Williams", is written over a horizontal line.

Lee Williams, PE
Project Manager

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

Attachment: Lennon Creek Preliminary Plat Checklist

PRELIMINARY PLAT CHECKLIST:

- | | |
|---|-------------------------------|
| 1. Ten (10) Sets of Final Plats submitted to the Town | Yes <u>X</u> No ____ N/A ____ |
| 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 <u>X</u> No ____ N/A ____ |
| 3. Title or name of the subdivision preceded by the words: "Preliminary Plat" | Yes <u>X</u> No ____ N/A ____ |
| 4. Name, address and telephone number of the owner, applicant, survey, and/or engineer. | Yes <u>X</u> No ____ N/A ____ |
| 5. Volume and page, or deed record number of the ownership deed from Denton County Deed Records. | Yes <u>X</u> No ____ N/A ____ |
| 6. Vicinity map and key map, if multiple sheets are needed. | Yes <u>X</u> No ____ N/A ____ |
| 7. Date of preparation, written and graphic scale, and north arrow. | Yes <u>X</u> No ____ N/A ____ |
| 8. Boundary line of the proposed subdivision drawn with a heavy line. | Yes <u>X</u> No ____ N/A ____ |
| 9. Computed gross acreage of the subdivision | Yes <u>X</u> No ____ N/A ____ |
| 10. Metes and bounds description of the proposed subdivision. | Yes <u>X</u> No ____ N/A ____ |
| 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 <u>X</u> No ____ N/A ____ |
| 12. Names of adjoining subdivisions with lots and blocks shown with dashed lines and/or property owners of record for all contiguous unplatted properties. | Yes <u>X</u> No ____ N/A ____ |
| 13. Town limits (if applicable). | Yes <u>X</u> No ____ N/A ____ |
| 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 <u>X</u> No ____ N/A ____ |
| 15. Show permanent structures or uses that will remain. | Yes ____ No ____ N/A <u>X</u> |
| 16. Sizes and flowlines of existing drainage structures, 100-year floodplain and floodway as defined by FEMA. | Yes <u>X</u> No ____ N/A ____ |
| 17. Location, size and type of all existing utilities within or adjacent lot the site. | Yes <u>X</u> No ____ N/A ____ |

18. Number each proposed lot and block. Provide the proposed number of lots.

Yes X No ____ N/A ____

19. Existing two (2) foot interval contours referenced to NAD.

Yes X No ____ N/A ____

20. Proposed streets, alleys, drainage ways, parks, open spaces, easements, other public areas and other rights-of-way within the subdivision. Dimensions of all easements and rights-of-way.

Yes X 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 X No ____ N/A ____

22. Front building setback lines, side and rear building setback lines.

Yes X No ____ N/A ____

23. Preliminary Storm Water Management Plan meeting the requirements of the Engineering Design Manual shall be submitted with the Preliminary Plat. (Checklist in App. C)

Yes X No ____ N/A ____

24. Preliminary Plat approval block as described by the Subdivision Regulation Ordinance.

Yes X 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 X 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.

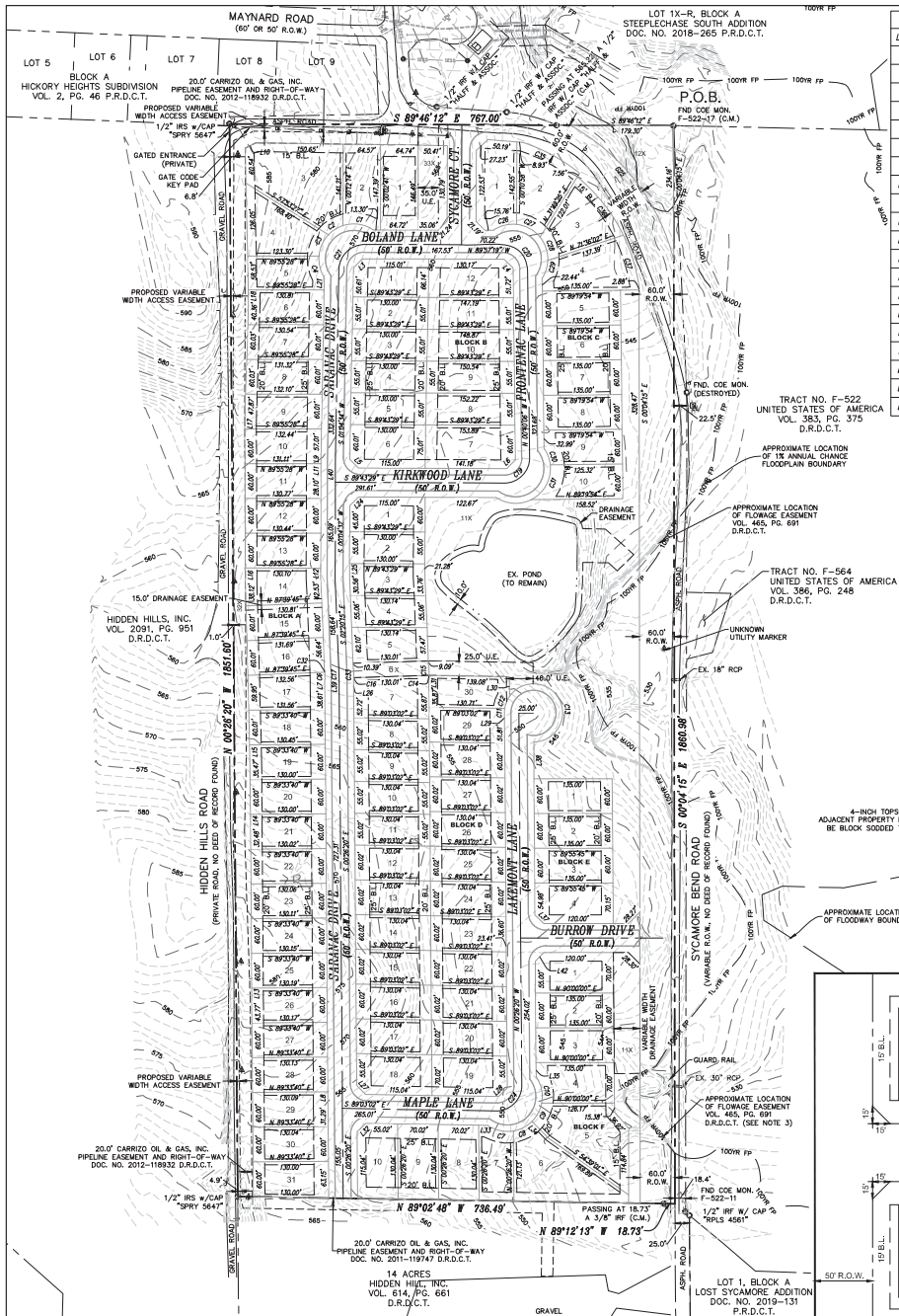
Yes ____ No ____ N/A ____

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 unplatted properties.

Yes ____ No ____ N/A ____



LINE TABLE		
LINE	DISTANCE	BEARING
L3	21.41	N45° 32' 17\"
L4	21.34	S45° 18' 43\"
L5	21.06	N44° 19' 27\"
L6	21.04	S44° 48' 13\"
L7	12.53	N0° 26' 20\"
L8	28.71	N0° 26' 20\"
L9	57.01	N1° 04' 34\"
L10	20.54	S64° 34' 56\"
L11	31.90	N0° 04' 32\"
L12	17.51	N0° 04' 32\"
L13	16.23	S0° 23' 57\"
L14	27.52	S0° 26' 20\"
L15	24.53	S1° 29' 42\"
L16	27.41	S0° 14' 43\"
L17	12.15	S0° 14' 43\"
L18	19.66	S1° 14' 16\"
L21	21.31	N1° 04' 34\"
L24	21.18	S45° 10' 31\"
L25	24.47	S0° 04' 32\"
L26	12.53	S0° 26' 20\"

LINE TABLE		
LINE	DISTANCE	BEARING
L27	21.47	S44° 44' 41\"
L28	20.95	N45° 15' 19\"
L29	51.81	N0° 26' 20\"
L30	34.21	N0° 26' 20\"
L31	12.53	N0° 26' 20\"
L32	20.95	S45° 15' 19\"
L33	15.64	N89° 03' 02\"
L34	40.47	S44° 46' 03\"
L35	25.12	S0° 26' 20\"
L37	21.29	S45° 13' 10\"
L38	63.72	S0° 04' 15\"
L42	21.13	S44° 46' 50\"

CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	53.94	60.00	51° 30' 27\"
C2	29.45	60.00	28° 07' 06\"
C3	41.06	60.00	39° 12' 51\"
C4	39.02	60.00	37° 15' 37\"
C6	13.20	500.00	1° 30' 47\"
C11	8.22	50.00	9° 25' 24\"
C12	22.25	50.00	25° 29' 32\"
C13	204.74	50.00	234° 36' 57\"
C14	6.62	680.00	0° 33' 29\"
C15	15.91	480.15	1° 53' 55\"
C16	3.62	550.00	0° 22' 36\"
C17	17.40	525.00	1° 53' 55\"
C19	69.84	44.00	90° 56' 37\"
C20	68.57	44.00	89° 17' 13\"
C21	68.32	44.00	88° 58' 07\"
C24	70.18	44.00	91° 23' 18\"
C25	304.41	365.07	47° 46' 29\"
C26	41.25	60.00	39° 23' 26\"
C27	47.33	60.00	45° 11' 49\"
C28	43.00	60.00	41° 04' 00\"

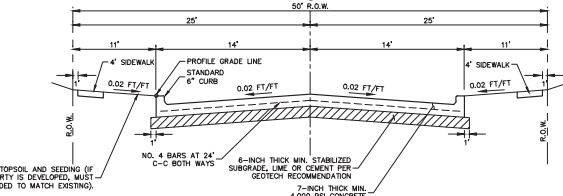
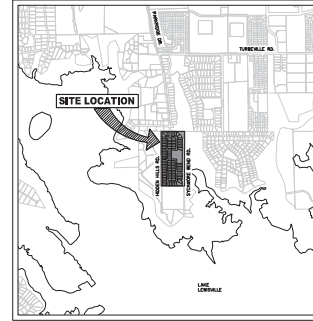
CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C29	32.20	60.00	30° 44' 51\"
C30	28.97	60.00	27° 39' 57\"
C31	72.99	60.00	69° 42' 14\"
C32	3.36	500.00	0° 23' 08\"
C33	14.61	550.00	1° 31' 19\"
C35	113.75	305.10	21° 21' 43\"
C36	128.83	297.57	24° 48' 16\"
C37	95.76	297.57	18° 26' 16\"

OWNER
YESHWANT R. HOLKAR IRREVOCABLE 2007 TRUST
SABRINA HOLKAR-ELLIS IRREVOCABLE 2007 TRUST
3903 BELLARE BLVD.
HOUSTON, TX 77025

DEVELOPER
LEON CAPITAL GROUP
3500 MAPLE AVE., SUITE 1600
DALLAS, TX 75219
214.665.8082
ATTN: AARON KETCHAND

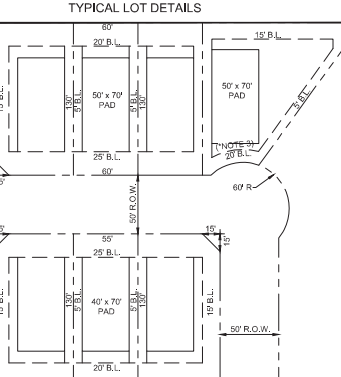
CIVIL ENGINEER
LANDDESIGN
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
ATTN: BRIAN DENG

SURVEYOR
SPRY SURVEYORS
5241 MID-CITIES BLVD., SUITE 102
NORTH RICHLAND HILLS, TX 76182
817.776.4048
ATTN: DAVID LEWIS



- NOTES**
1. FRONT YARD SETBACKS ARE AT A DEPTH OF NOT LESS THAN TWENTY-FIVE (25) FEET, HOWEVER, THE DEPTH IS REDUCED BY FIVE (5) FEET FOR LOTS LOCATED ON CURB-TO-CURB LOTS.
 2. REAR YARD SETBACKS ARE AT A DEPTH OF NOT LESS THAN TWENTY (20) FEET, HOWEVER, THE DEPTH IS REDUCED BY FIVE (5) FEET FOR LOTS LOCATED ON CURB-TO-CURB LOTS.
 3. WIDTH OF LOTS LOCATED ON CURB-TO-CURB LOTS ARE AT A MINIMUM OF FIFTY-FIVE (55) FEET IN ARC LENGTH AT THE BUILDING LINE.
 4. ALL CORNER CLIPS ARE AT A MINIMUM OF FIFTEEN (15) FEET BY FIFTEEN (15) FEET IN LENGTH.
 5. "X" LINES SHALL BE MAINTAINED BY HOA.

PROPOSED 28' LOCAL RESIDENTIAL STREET



SUBMITTAL DATE: 7/14/2020

PRELIMINARY PLAT
SYCAMORE COVE
TOWN OF HICKORY CREEK, TEXAS
ORDINANCE NO. 2019-11-838
PD-PLANNED DEVELOPMENT
BLOCK A, LOTS 1-31, 32X, 33X
BLOCK B, LOTS 1-12
BLOCK C, LOTS 1-10, 11X, 12X
BLOCK D, LOTS 1-5, 7-30, 6X
BLOCK E, LOTS 1-4
BLOCK F, LOTS 1-10, 11X
RESIDENTIAL AREA = 18.77 AC
OPEN SPACE = 5.98 AC
RESIDENTIAL R.O.W. = 4.82 AC
SYCAMORE BEND ROAD R.O.W. = 2.86 AC
32.43 TOTAL ACRES

RECOMMENDED FOR APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED FOR PREPARATION OF FINAL PLAT

MAYOR, TOWN OF HICKORY CREEK, TEXAS

NOT FOR CONSTRUCTION

SYCAMORE COVE

TOWN OF HICKORY CREEK
DENTON COUNTY, TEXAS

REVISION / ISSUANCE

NO. DESCRIPTION DATE

DESIGNED BY
DRAWN BY
CHECKED BY

VERT: N/A
HORIZ: 1" = 100'
DATE: 7/14/2020

PRELIMINARY PLAT

P1.0
SHT 1 OF 4



July 16, 2020
AVO 37638.200

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

**RE: Sycamore Cove Preliminary Plat
5th Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Preliminary Plat application for Sycamore Cove on January 15, 2020. A revised submittal was received February 19, 2020. A second revision was submitted March 12, 2020, and a final revision was received March 19, 2020. The Preliminary Plat was revised and re-submitted July 14, 2020. The surveyor is Spry Surveyors. The engineer is LandDesign. The developer is Leon Capital Group. The owner is Yeshwant R. Holkar Irrevocable 2007 Trust and Sabrina Holkar-Ellis Irrevocable 2007 Trust.

Halff has reviewed the revised Preliminary Plat and recommends approval. By separate letter(s) we will continue review of the Downstream Assessment.

We offer the following comment in consideration of this plat:

1. The previous plat layout had proposed a 20-foot rear yard setback for all lots. This layout reduces that setback by 5 feet on lots located in cul-de-sacs and knuckles. Since this is a Planned Development, that change in setback should be addressed there, as well.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Lee Williams", is written over a faint, stylized background graphic.

Lee Williams, PE
Project Manager

C: Kristi Rogers – Town Secretary
John Smith – Town Administrator
Jeffrey McSpedden – Public Works Director

Enclosure: Preliminary Plat Markup



July 6, 2020
AVO 37638.200

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

**RE: 121 Wild Oak Lane – Final Plat
1st Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek received a Final Plat application for 121 Wild Oak Lane (Oak Creek Addition, Block A, Lot 1) on June 18, 2020. The surveyor is Eagle Surveying, LLC. The owner is Steven Lee Hammond & Vicky Lynne Hammond. Halff has reviewed the Final Plat; comments are in the letter below:

Final Plat

1. Please show property location in the Vicinity Map.
2. Scale should be 1"=100' or 1"=50' according to Town's Final Plat Checklist, unless otherwise approved in advance by the Town. The scale used is 1"=30', which is not the common scale used for plat, but exceeds the minimum requirements. With this size plat, I have no problem with the 1"=30' scale.
3. Ensure text is legible in final document (see markup).
4. Lot lines of adjoining subdivisions should be dashed lines.
5. Please show all existing and proposed easements. There is a US Army Corps of Engineers (USACE) Flowage Easement in the rear part of the lot. Also show any existing or proposed utility easements that may be adjacent to the property.
6. Wild Oak Lane right-of-way is described as 30' but dimensioned as 32'.
7. Please include block for Town Secretary's certification in accordance with Exhibit A, Article VII, Section 10 of the Town's Code of Ordinances.
8. Please label as "Block A, Lot 1" in Title Block (see markup).
9. Please show floodways and floodplains, as well as a minimum finished floor elevation.
10. There are several discrepancies with the requirements of SF-2 zoning:
 - a. Side yard setback should be 25' according to Art. VIII Sec. 3(2) of the Town's ordinances, which states the side yard on a corner lot shall be not less than 100% of front yard.
 - b. Rear yard should be 30' according to Art. VIII, Sec. 3(3) of the Town ordinances, which states rear yard shall be 30% of depth of lot but need not exceed 30'.
 - c. Width of lot shall not be less than 100' at the building line according to Art. VIII, Sec. 3(4) of the Town's ordinances.



Ms. Chris Chaudoir
Town of Hickory Creek
July 6, 2020
Page 2

This review was conducted following the requirements listed in the Final Plat Checklist, though no Preliminary Plat application process has been conducted. We assumed the stormwater requirements, grading plans, and site plan are not required based on the purpose of this Final Plat, which is to establish an official lot of record from a tract of land as stated in the application.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Lee T. Williams", is written over a light blue circular stamp.

Lee Williams, PE
Project Manager

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

Enclosures: 121 Wild Oak Lane Final Plat Markup
Final Plat Checklist


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

FINAL PLAT CHECKLIST

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

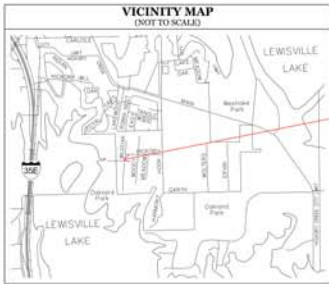
Scale is 1"=30', which exceeds the minimum requirement.
3. Title or name of the subdivision preceded by the words "Final Plat" Yes ☒ No ____ N/A ____
4. Name address and telephone number of the owner, applicant, survey, and/or engineer. Yes ☒ No ____ N/A ____
5. Vicinity map and key map if multiple sheets 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 unplatted properties. Yes ____ No ☒ N/A ____

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

21. Certificate showing all taxes have been paid. Ensure tax certificate is provided. Yes ____ No ____ N/A ____
22. A letter fully outlining and alterations from the approved Preliminary Plat. Assuming Preliminary Plat is not required. Yes ____ No ____ N/A ____ 

ENGINEERING SITE PLAN – Each Engineering Site Plan shall include:

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



GENERAL NOTES

- 1.) The purpose of this plat is to create an official lot of record from a tract of land.
- 2.) This property is located in "Non-shaded Zone X", "Shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0535G.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the Afters RTNENET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) 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.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the Afters RTNENET Cooperative network, NAD 83(2011) Datum.

LEGEND

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
BIF = IRON ROD FOUND
CRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS

Project	2005.042-02		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	06/11/2020		
Drafter	JDC		

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNER
Steven Lee Hammond &
Vicky Lynne Hammond
2702 Chewney Drive
McKinney, TX 75070
(214) 578-5765

HICKORY LANE
10' RIGHT-OF-WAY

Adjacent lots should be drawn with dashed lines

CALLER 5.65 ACRES
DANA DOLE
DOC. NO. 2006-10421
D.R.D.C.T.

LOT 1
HUNDLEY AREA OF HICKORY
ESTATES ADDITION
CAB. A. PG. 138
P.D.C.T.

LOT 2
HUNDLEY AREA OF HICKORY
ESTATES ADDITION
CAB. A. PG. 138
P.D.C.T.

LOT 3
HUNDLEY AREA OF HICKORY
ESTATES ADDITION
CAB. A. PG. 138
P.D.C.T.

CALLER 2.23 ACRES
ROBERT LYNN GREEN AND ELIZABETH P. GREEN
DOC. NO. 1985-0078
D.R.D.C.T.

CALLER 5.65 ACRES
DANA DOLE
DOC. NO. 2006-10421
D.R.D.C.T.

LOT 118B
HICKORY ESTATES ADDITION
CAB. W. PG. 237
P.D.C.T.

Doesn't match certificate in ordinance.
Add block for Town Secretary to certify.

CERTIFICATE OF APPROVAL

APPROVED by the Town of Hickory Creek Planning and Zoning Commission
on this _____ day of _____, 2020.

Planning and Zoning Chairman

ATTEST:

City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, STEVEN LEE HAMMOND and VICKY LYNN HAMMOND, are the owners of a 0.51 acre tract of land situated in the LOWRY COBB SURVEY, ABSTRACT NUMBER 284, Town of Hickory Creek, Denton County, Texas, being all that called 0.513 acre tract of land conveyed by General Warranty Deed to Steven Lee Hammond and Vicky Lynne Hammond, recorded in Document Number 2018-4317, 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 found at the Southeast corner of said Hammond tract, being in the West right-of-way line of Wild Oak Lane (30-foot right-of-way) and being at the Northeast corner of a tract of land described in a deed to Burt Clifford Root and Rita Root, recorded in Document Number 1978-30933, Deed Records of Denton County, Texas;

THENCE South 88°22'56" West, departing the West right-of-way line said Wild Oak Lane, with the South line of said Hammond tract and the common line of said Root tract, a distance of 264.49 feet to a 1/2-inch iron rod found at the Southwest corner of said Hammond tract, being at the Northwest corner of said Root tract and being in the East line of a tract of land to the United States of America (no deed of record found);

THENCE North 00°02'17" West, with the West line of said Hammond tract and the common line of said United States of America tract, a distance of 62.96 feet to a 1/2-inch iron rod found at the Northwest corner of said Hammond tract and being in the South line of an unimproved right-of-way (no name of record found);

THENCE North 88°03'27" East, with the North line of said Hammond tract and with the South right-of-way line of unnamed street, a distance of 270.83 feet to a 1/2-inch iron rod found at the Northeast corner of said Hammond tract and being at the intersecting point of the South right-of-way line of said unnamed street and the West right-of-way line of said Wild Oak Lane;

THENCE South 04°12'46" West, departing the South right-of-way line of said unnamed street, with the East line of said Hammond tract and with the West right-of-way line of said Wild Oak Lane, a distance of 84.92 feet to the **POINT OF BEGINNING** and containing 0.51 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, STEVEN LEE HAMMOND and VICKY LYNN HAMMOND, do hereby adopt this plat, designating herein described property as **OAK CREEK ADDITION**, an addition to the Town of Hickory Creek County, Texas, and do hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places therein shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, putting, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNERS: STEVEN LEE HAMMOND and VICKY LYNN HAMMOND

BY: Steven Lee Hammond _____ Date _____
Owner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared STEVEN LEE HAMMOND, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

BY: Vicky Lynne Hammond _____ Date _____
Owner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared VICKY LYNN HAMMOND, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, TED A. GOSSETT, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown herein were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Hickory Creek, Denton County, Texas.

PRELIMINARY

This document shall not be admitted
for any purpose and shall not be
used in evidence or relied upon as a
final survey document.

Ted A. Gossett, R.P.L.S., # 5991 _____ Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

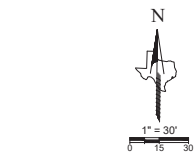
BEFORE ME, the undersigned authority, on this day personally appeared TED A. GOSSETT, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

John Cox, Notary Public in and for the State of Texas

FINAL PLAT OAK CREEK ADDITION LOT 1, BLOCK A

BEING 0.51 ACRES OF LAND SITUATED IN THE
LOWRY COBB SURVEY, ABSTRACT NO. 284,
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



- 1.) The purpose of this plat is to create an official lot of record from a tract of land.
- 2.) This property is located in "Non-shaded Zone X", "Shaded Zone X" and "Zone AE" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0535G.

- 2) This property is located in "Non-shaded Zone C", "Shaded Zone C", and "Zone A/E" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on map number 48121C0535G.
- 3) The grid coordinates shown on this plat are based on GPS observations utilizing the AITerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4) Setting a portion of this addition by means and bounds is a violation of Town Ordinance No. 10-10, and is subject to fines and/or withholding of utilities and building permits.
- 5) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6) The bearings shown on this plat are based on GPS observations utilizing the AITerra RTKNET Cooperative network. NAD 83(2011) Datum.

PG = PAGE
VOL = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
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D.R.D.C.T. = DEED RECORDS,
DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS

EAGLE SURVEYING, LLC
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009
TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
Contact: John Cox
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

OWNER
 Ken Lee Hammond &
 Lynne Hammond
 100 Cheverny Drive
 Kinney, TX 75070
 (214) 578-5765

RECOMMENDED FOR APPROVAL

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

APPROVED AND ACCEPTED

Mayor, Town of Hickory Creek, Texas

The undersigned, the town secretary of Town of Hickory Creek, Texas, hereby certifies that the foregoing final plat of the Oak Creek Addition to the Town of Hickory Creek was submitted to the town council on the _____ day of _____, 20____, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

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

Town Secretary, Town of Hickory Creek, Texas

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **STEVEN LEE HAMMOND** and **VICKY LYNNE HAMMOND**, are the owners of a 0.51 acre tract of land situated in the **LOWRY COBB SURVEY**, **ABSTRACT NUMBER 284**, Town of Hickory Creek, Denton County, Texas, being all that called 0.513 acre tract of land conveyed by General Warranty Deed to Steven Lee Hammond and Vicky Lynne Hammond, recorded in Document Number 2018-83717, 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 found at the Southeast corner of said Hammond tract, being in the West right-of-way line of Wild Oak Lane (30-foot right-of-way) and being at the Northeast corner of a tract of land described in a deed to Burt Clifford Root and Rita Root, recorded in Document Number 1978-35933, Deed Records of Denton County, Texas;

THENCE South 88°22'56" West, departing the West right-of-way line said Wild Oak Lane, with the South line of said Hammond tract and the common line of said Root tract, a distance of 264.49 feet to a 1/2-inch iron rod found at the Southwest corner of said Hammond tract, being at the Northwest corner of said Root tract and being in the East line of a tract of land to the United States of America (no deed of record found);

THENCE NORTH 00°02'17" West, with the West line of said Hammond tract and the common line of said United States of America tract, a distance of 82.98 feet to a 1/2-inch iron rod found at the Northwest corner of said Hammond tract and being in the South line of an unimproved right-of-way (no name of record found);

THENCE NORTH 88°03'27" East, with the North line of said Hammond tract and with the South right-of-way line of unnamed street, a distance of 270.83 feet to a 1/2-inch iron rod found at the Northeast corner of said Hammond tract and being at the intersecting point of the South right-of-way line of said unnamed street and the West right-of-way line of said Wild Oak Lane;

THENCE South 04°12'46" West, departing the South right-of-way line of said unnamed street, with the East line of said Hammond tract and with the West right-of-way line of said Wild Oak Lane, a distance of 84.92 feet to the **POINT OF BEGINNING** and containing 0.51 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

[illegible]

OWNERS: STEVEN LEE HAMMOND and VICKY LYNNE HAMMOND

BY: Steven Lee Hammond Date _____
Owner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **STEVEN LEE HAMMOND**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

BY: _____ Date _____
Vicky Lynne Hammond
Owner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **VICKY LYNNE HAMMOND**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF DENTON §

I, **TED A. GOSSETT**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Hickory Creek, Denton County, Texas.

PRELIMINARY

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

Ted A. Gossett, R.P.L.S. # 5991

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **TED A. GOSSETT**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

John Cox, Notary Public in and for the State of Texas

FINAL PLAT
OAK CREEK ADDITION
BLOCK A, LOT 1

BEING 0.51 ACRES OF LAND SITUATED IN THE
LOWRY COBB SURVEY, ABSTRACT NO. 284,
TOWN OF HICKORY CREEK, DENTON COUNTY, TEXAS



RESPONSE LETTER

Eagle Surveying
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

Town of Hickory Creek
1075 Ronald Reagan Avenue
Hickory Creek, TX 75065

**RE: Oak Creek Addition
Block A, Lot 1**

121 Wild Oak Lane

Our response to comment letter dated July 6, 2020 from Halff Associates, Inc. is as follows:

1. Please show property location in the Vicinity Map.
Location added
2. Scale should be 1"=100' or 1"=50' according to Town's Final Plat Checklist, unless otherwise approved in advance by the Town. The scale used is 1"=30', which is not the common scale used for plat, but exceeds the minimum requirements. With this size plat, I have no problem with the 1"=30' scale.
No changes made
3. Ensure text is legible in final document (see markup).
Will ensure text is legible in final document
4. Lot lines of adjoining subdivisions should be dashed lines.
Revised
5. Please show all existing and proposed easements. There is a US Army Corps of Engineers (USACE) Flowage Easement in the rear part of the lot. Also show any existing or proposed utility easements that may be adjacent to the property.
Flowage easement shown, no known easements adjacent to property
6. Wild Oak Lane right-of-way is described as 30' but dimensioned as 32'.
Roads in this area appear to have never been formally dedicated, however the 30' dimension was taken from adjacent plats – ROW does not actually measure to 30'
7. Please include block for Town Secretary's certification in accordance with Exhibit A, Article VII, Section 10 of the Town's Code of Ordinances.
Approval block updated, Town Secretary's certification added
8. Please label as "Block A, Lot 1" in Title Block (see markup).
Revised
9. Please show floodways and floodplains, as well as a minimum finished floor elevation.
Surveyors do not determine min. finished floor elevations. Floodplain shown.

10. There are several discrepancies with the requirements of SF-2 zoning:

a. Side yard setback should be 25' according to Art. VIII Sec. 3(2) of the Town's ordinances, which states the side yard on a corner lot shall be not less than 100% of front yard.

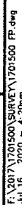
Roads in this area appear to have never been formally dedicated. The unimproved ROW shown is a Corps of Engineer only access to the lake. It is gated and locked by the Corps at the west end of the ROW. Therefore, this property should not be considered as a corner lot.

b. Rear yard should be 30' according to Art. VIII, Sec. 3(3) of the Town ordinances, which states rear yard shall be 30% of depth of lot but need not exceed 30'.

Revised

c. Width of lot shall not be less than 100' at the building line according to Art. VIII, Sec. 3(4) of the Town's ordinances.

Area was subdivided prior to applicable zoning ordinance being adopted





July 17, 2020
AVO 35309.001

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

**RE: The Alcove at Hickory Creek (formerly Hickory Farms Addition)
Replat Review**

Dear Ms. Chaudoir:

The Town of Hickory Creek approved a Final Plat for Hickory Farms Addition in August 2019. A revised plat was submitted for signatures on June 25, 2020. The name of the subdivision was changed to "The Alcove at Hickory Creek," and a final version of the Replat was submitted July 16, 2020. The surveyor is Pettit & Associates. The owner is MM Hickory Creek 24, LLC.

Halff reviewed the Replat and recommends approval.

For your information, the following is a list of changes from the Final Plat approved in August 2019 reflected in this Replat.

1. The name of the subdivision was changed to "The Alcove at Hickory Creek."
2. Notes were modified to remove those specific to Denton County.
3. A variable width sanitary sewer easement was added along the eastern boundary of Block A, Lot 2X.
4. Block A, Lot 1X, an open space and drainage easement, was moved west approximately 120 feet from its previous location, and Lots 14-15 were subsequently shifted east.
5. A 20' waterline easement was added to the eastern boundary of Block A, Lot 1X.
6. The Line Table was amended to reflect the new easement in Block A, Lot 2X.
7. An existing 20' utility easement was added along the eastern boundary of Ronald Reagan Avenue right-of-way.
8. Existing utility and TXU gas easements were added east of Ronald Reagan Avenue.
9. There is a slight modification in the metes and bounds description of the property (see markup).
10. A signature block was added for LCMUA approval.
11. Note 1 has additional language regarding LCMUA's rights to operate and maintain facilities within easements.



Ms. Chris Chaudoir
Town of Hickory Creek
July 17, 2020
Page 2

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Lee T. Williams", written over a horizontal line.

Lee Williams, PE
Project Manager

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