



**NOTICE OF
SPECIAL MEETING OF THE TOWN COUNCIL
HICKORY CREEK TOWN HALL
1075 RONALD REAGAN AVENUE, HICKORY CREEK, TEXAS 75065
TUESDAY, JUNE 02, 2020, 5:30 PM**

AGENDA

Call to Order

Roll Call

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

Invocation

Items of Community Interest

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

Public Comment

This item allows the public an opportunity to address the Town Council. To comply with the provisions of the Open Meetings Act, the Town Council cannot discuss or take action on items brought before them not posted on the agenda. Please complete a request if you wish to address the Town Council. Comments will be limited to three minutes. Open Forum is for information only. No charges and/or complaints will be heard against any elected official, the Town, or employee of the Town that are prohibited by law.

Regular Agenda

- 1.** Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, setting a date, time and place for public hearings of the annexation of a 0.9123 acre tract of land owned by the Town of Hickory Creek and situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915, Denton County, Texas and authorizing and directing the Mayor to publish notice of said public hearings and providing an effective date.
- 2.** Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, setting a date, time and place for public hearings of the annexation of a 3.086 acre tract of land owned by the Town of Hickory Creek and situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915, Denton County, Texas and authorizing and directing the Mayor to publish notice of said public hearings and providing an effective date.

3. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, to accept a petition for voluntary annexation of 35.580 acres of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915, Denton County, Texas and being a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document No. 96-002656, Deed Records, Denton County, Texas, a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document 96-0042657, Deed Records, Denton County, Texas.
4. Consider and act on a resolution of the Town Council of the Town of Hickory Creek, Texas, setting a date, time and place for a public hearing of the voluntary annexation of a 35.580 acre tract or tracts of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract No. 915, Denton County, Texas and being a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document No. 96-002656, Deed Records, Denton County, Texas, a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document 96-0042657, Deed Records, Denton County, Texas, by the Town of Hickory Creek, Texas and authorizing and directing the Mayor to publish notice of said public hearing and providing an effective date.

Executive Session

In accordance with Texas Local Government Code, Chapter 551, the Town Council will convene into executive session to discuss the following matters.

Section 551.071

Consultation with Attorney on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, or on matters pertaining to pending or contemplated litigation.

5. Denton County Cause No. 20-2272-462

Section 551.072

Deliberate the purchase, exchange, lease or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

6. Real property generally located North of Hickory Creek Road, West of Point Vista Road, South of Turbeville Road and East of Interstate 35 East.

Reconvene into Open Session

7. Discussion and possible action regarding matters discussed in executive session.

Adjournment

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

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

I, Kristi Rogers, Town Secretary, for the Town of Hickory Creek certify that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on May 29, 2020 at 11:00 a.m.

A handwritten signature in cursive script, appearing to read "Kristi Rogers", is written over a horizontal line.

Kristi Rogers, Town Secretary
Town of Hickory Creek

**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2020-0602-__**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS SETTING A DATE, TIME AND PLACE FOR PUBLIC HEARINGS OF THE ANNEXATION A 0.9123 ACRE TRACT OF LAND OWNED BY THE TOWN OF HICKORY CREEK AND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 915, DENTON COUNTY TEXAS AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SAID PUBLIC HEARINGS AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the Town Council of the Town of Hickory Creek, Texas:

Section 1: On the 22nd day of June, 2020, at 6:00 p.m., in the Town Council Chamber of the Town Hall of the Town of Hickory Creek, Texas, the Town Council will hold a public hearing giving all interested persons the right to appear and be heard on the annexation by the Town of Hickory Creek, Texas of property owned by the Town of Hickory Creek, Texas and legally described as a 0.9123 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract 915, Denton County, Texas as described on the attached Exhibit A.

Section 2: On the 22nd day of June, 2020, at 6:05 p.m., in the Town Council Chamber of the Town Hall of the Town of Hickory Creek, Texas, the Town Council will hold a public hearing giving all interested persons the right to appear and be heard on the annexation by the Town of Hickory Creek, Texas of property owned by the Town of Hickory Creek, Texas and legally described as a 0.9123 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract 915, Denton County, Texas as described on the attached Exhibit A.

Section 3: The Mayor of the Town of Hickory Creek, Texas, is hereby authorized and directed to cause notice of such public hearings to be published once in a newspaper having general circulation in the Town and in the above-described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Local Government Code.

Section 4: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas this 2nd day of June, 2020.

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

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

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

“EXHIBIT A”

Being a tract of land in the MEP&P RR CO Survey, Abstract No. 915, Denton County, Texas, being a part 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 more particularly described as follows:

BEGINNING at a found iron rod with aluminum cap stamped "SURVEY MARKER DO NOT DISTURB" for the common southeast corner of that called 3.086 acre tract of land described in Right-of-Way Warranty Deed to Town of Hickory Creek Texas as recorded in Document No. 39882 (2018) O.R.D.C.T. and an ell corner of said 3.2515 acre tract of land;

THENCE South 02 degrees 29 minutes 57 seconds East, a distance of 30.00 feet to a 1/2-inch found iron rod with yellow plastic cap stamped "HALFF" (hereinafter referred to as "with HALFF cap") for corner, said corner being the northeast corner of Steeplechase North Addition Phase 1 as recorded in Document No. 2013-091 O.R.D.C.T.;

THENCE South 88 degrees 34 minutes 02 seconds West, along the common line between said Steeplechase North Addition Phase 1 and the southerly line of said 3.2515 acre tract, a distance of 1,330.25 feet to a 5/8-inch found iron pipe with HALFF cap inside of it, for the common corner between said northwest corner of said Steeplechase North Addition Phase 1 and the most westerly southwest corner of said 3.2515 acre tract and being on the east right-of-way line of Park Ridge Drive (variable width right-of-way);

THENCE North 11 degrees 48 minutes 52 seconds West, along said east right-of-way line, a distance of 11.58 feet to a point for corner;

THENCE North 08 degrees 28 minutes 38 seconds West, continuing along said east right of way, a distance of 18.41 feet to a 5/8-inch found iron rod with cap stamped "TNP" for the common southwest corner of said 3.086 acre tract of land, the most westerly northwest corner of said 3.2515 acre tract of land and 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 (O.R.D.C.T.);

THENCE North 88 degrees 33 minutes 10 seconds East, along the common line between said 3.086 acre tract of land and said 3.2515 acre tract of land, a distance of 1,334.04 feet to the POINT OF BEGINNING Containing 39,739 square feet or 0.9123 acres of land, more or less.

**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2020-0602-__**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS SETTING A DATE, TIME AND PLACE FOR PUBLIC HEARINGS OF THE ANNEXATION A 3.086 ACRE TRACT OF LAND OWNED BY THE TOWN OF HICKORY CREEK AND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 915, DENTON COUNTY TEXAS AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SAID PUBLIC HEARINGS AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the Town Council of the Town of Hickory Creek, Texas:

Section 1: On the 22nd day of June, 2020, at 6:10 p.m., in the Town Council Chamber of the Town Hall of the Town of Hickory Creek, Texas, the Town Council will hold a public hearing giving all interested persons the right to appear and be heard on the annexation by the Town of Hickory Creek, Texas of property owned by the Town of Hickory Creek, Texas and legally described as a 3.086 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract 915, Denton County, Texas as described on the attached Exhibit A.

Section 2: On the 22nd day of June, 2020, at 6:15 p.m., in the Town Council Chamber of the Town Hall of the Town of Hickory Creek, Texas, the Town Council will hold a public hearing giving all interested persons the right to appear and be heard on the annexation by the Town of Hickory Creek, Texas of property owned by the Town of Hickory Creek, Texas and legally described as a 3.086 acre tract of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract 915, Denton County, Texas as described on the attached Exhibit A.

Section 3: The Mayor of the Town of Hickory Creek, Texas, is hereby authorized and directed to cause notice of such public hearings to be published once in a newspaper having general circulation in the Town and in the above-described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Local Government Code.

Section 4: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas this 2nd day of June, 2020.

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

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

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

“EXHIBIT A”

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.

**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2020-0602-__**

A RESOLUTION OF THE TOWN OF HICKORY CREEK, TEXAS, HEREBY AUTHORIZING THE MAYOR OF THE TOWN OF HICKORY CREEK, TEXAS, TO ACCEPT A PETITION FOR VOLUNTARY ANNEXATION OF A 35.580 ACRE TRACT OR TRACTS OF LAND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 915, DENTON COUNTY TEXAS AND BEING A PORTION OF THE TRACT DESCRIBED IN DEED TO LENNON II FAMILY PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 96-002656, DEED RECORDS, DENTON COUNTY, TEXAS, A PORTION OF THE TRACT DESCRIBED IN DEED TO LENNON II FAMILY PARTNERSHIP BY DEED RECORDED IN DOCUMENT 96-0042657, DEED RECORDS, DENTON COUNTY TEXAS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Hickory Creek (the “Town”), Texas 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 enabling legislation of the State of Texas;

WHEREAS, the Town Council has been presented with a Voluntary Annexation Petition (hereinafter “Petition”), a copy of which is attached hereto as Exhibit “A” (the “Property”) and incorporated herein by reference, having been executed by the owner(s) of the Property described in the Petition requesting that the Town extend its present municipal limits so as to include said territory; and

WHEREAS, upon full review and consideration of the Petition, and all matters attendant and related thereto, the Town Council is of the opinion that the Petition should be accepted and approved, and that the Mayor shall be authorized to execute any necessary documents on behalf of the Town of Hickory Creek to effectuate said Petition.

NOW, THEREFORE, BE IT RESOLVED by the Town of Hickory Creek, Texas:

Section 1: That the Mayor of the Town of Hickory Creek, Texas, hereby accepts and approves the Annexation Petition on behalf of the Town of Hickory Creek, Texas.

Section 2: That the Mayor of the Town of Hickory Creek, Texas, is hereby authorized to execute any and all documents necessary to enact the Petition on behalf of the Town of Hickory Creek, Texas.

Section 3: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas this 2nd day of June, 2020.

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

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

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

EXHIBIT A
Voluntary Annexation Petition

PETITION FOR VOLUNTARY ANNEXATION

TO: THE MAYOR AND TOWN COUNCIL OF THE TOWN OF HICKORY CREEK TEXAS:

The undersigned owner of the hereinafter described tract of land, which is vacant and without residents, or on which fewer than three (3) qualified voters reside, hereby petitions your honorable body to extend the present municipal limits so as to include and annex as a part of the Town of Hickory Creek Texas, the property described by metes and bounds on the attached Exhibit "A" which is incorporated herein for all purposes. I certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an interest in any part thereof.

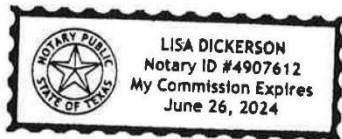
By: Lennon II Family LTD P/S

By: Michael L Carter
Title MANAGER

THE STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on this 19th day of May, 2020 _____ by name, on behalf of said entities.



[Signature]
Notary Public, State of Texas

“EXHIBIT A”

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 copped 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 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-Woy);

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 copped 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 on 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 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.

**TOWN OF HICKORY CREEK, TEXAS
RESOLUTION NO. 2020-0602-__**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING OF THE VOLUNTARY ANNEXATION OF A 35.580 ACRE TRACT OR TRACTS OF LAND SITUATED IN THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 915, DENTON COUNTY, TEXAS AND BEING A PORTION OF THE TRACT DESCRIBED IN DEED TO LENNON II FAMILY PARTNERSHIP BY DEED RECORDED IN DOCUMENT NO. 96-002656, DEED RECORDS, DENTON COUNTY, TEXAS, A PORTION OF THE TRACT DESCRIBED IN DEED TO LENNON II FAMILY PARTNERSHIP BY DEED RECORDED IN DOCUMENT 96-0042657, DEED RECORDS, DENTON COUNTY TEXAS, BY THE TOWN OF HICKORY CREEK, TEXAS AND AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SAID PUBLIC HEARINGS AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED by the Town Council of the Town of Hickory Creek, Texas:

Section 1: On the 22nd day of June, 2020, at 6:20 p.m., in the Town Council Chamber of the Town Hall of the Town of Hickory Creek, Texas, the Town Council will hold a public hearing giving all interested persons the right to appear and be heard on the voluntary annexation by the Town of Hickory Creek, Texas of property legally described as 35.580 acre tract or tracts of land situated in the M.E.P. & P.R.R. Co. Survey, Abstract 915, Denton County Texas and being a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in Document No. 96-002656, Deed Records, Denton County, Texas, a portion of the tract described in deed to Lennon II Family Partnership by deed recorded in document 96-0042657, Deed Records, Denton County Texas and more particularly described on the attached Exhibit A.

Section 2: The Mayor of the Town of Hickory Creek, Texas, is hereby authorized and directed to cause notice of said public hearing to be published once in a newspaper having general circulation in the Town and in the above-described territory not more than twenty days nor less than ten days prior to the date of such public hearing, in accordance with the Local Government Code.

Section 4: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the Town Council of the Town of Hickory Creek, Texas this 2nd day of June, 2020.

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

ATTEST:

Kristi Rogers, Town Secretary
Town of Hickory Creek, Texas

APPROVED AS TO FORM:

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

“EXHIBIT A”

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 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-Woy);

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°04'53" 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 on 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 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.