

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS APPROVING AN ECOLOGICAL MITIGATION PLAN FOR THE DISTURBANCE OF ENVIRONMENTALLY SENSITIVE AREAS. THE SUBJECT SITE IS GENERALLY LOCATED 266.11 FEET EAST OF COUNTRY CLUB ROAD AND TO THE NORTH OF HOBSON LANE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ENVIRONMENTALLY SENSITIVE AREAS MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (AESA24-0001B)

WHEREAS, on behalf of the property owner, ("Owner"), seeks to develop approximately 19.15 acres of property described in and exhibited on the map provided on **Exhibit "A"** and attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, in order to develop the Property, the Owner proposes to remove approximately 1.46 acres of Undeveloped Floodplain ESA within the Development Impact Area, as described in and exhibited on the map provided on **Exhibit "B"** attached hereto and incorporated herein by reference and as defined in the Denton Development Code ("Undeveloped Floodplain"), from the Property; and

WHEREAS, Owner has applied for an ecological mitigation plan (Alternative Environmentally Sensitive Area Plan) to relocation the ecological functions offered by the Undeveloped Floodplain ESA impacted by development of the Property to "Created Habitat" as described in and exhibited on the map provided on **Exhibit "C"** attached hereto and incorporated by reference; and

WHEREAS, the purpose of the Alternative ESA Plan, attached hereto as **Exhibit "D,"** and incorporated herein by reference, is to mitigate encroachments by removal of the Water-Related Habitat by development of the Property; and

WHEREAS, on October 9, 2024, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave requisite notices by publication and otherwise, afforded full and fair hearings to property owners and interested citizens, and recommended approval with conditions (-) of the Alternative ESA Plan on the AESA Property; and

WHEREAS, on October 22, 2024, the City Council likewise conducted a public hearing as required by law, and finds that the request satisfies all substantive and procedural standards set forth in Section 2.8.4.D. of the Denton Development Code, and is consistent with the Denton Plan; and

WHEREAS, the City Council of the City of Denton, in considering the application for an Alternative ESA Plan for the Property, have determined that the proposed use for the Property and adoption of the Alternative ESA Plan on the AESA Property is in the best interest of the health, safety, morals, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said Alternative ESA Plan is in the public

interest and should be granted as set forth herein with respect to the Property; NOW THEREFORE, THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The Alternative ESA Plan mitigates the impact of development of the Property and is hereby approved with the following conditions:

1. Land disturbances within Environmentally Sensitive Areas are limited to the Development Impact Area, as described in and exhibited on the map provided on **Exhibit "B"**.
2. Grading for the Created Habitat, as described in and exhibited on the map provided on **Exhibit "C"** will immediately commence upon permission from the City to clear and grade land for the development. All improvements described in **Exhibit "D"** shall commence prior to scheduling Final Walk or requesting Final Acceptance, or, upon written approval by the Environmental Services Director at a date of earliest weather-dependent availability, but prior to the issuance of the first building permit in the development.
3. A minimum of one (1) educational sign shall be installed in a visible location. The signs shall be installed prior to the issuance of the first building permit in the development.
4. Vegetation established as a part of the approved revegetation plan are to be seeded and maintained across a 0.8-acre area by the Property owner/developer for a period of three (3) years following installation. Any plants that are removed, destroyed, or die within that three (3) year period are required to be replaced by the Property owner/developer to achieve a minimum 80% land cover rate.
5. Following the installation and inspection of the revegetation, the Property owner shall submit an annual report to the Environmental Services Director during the first three (3) years describing the cumulative mitigation work performed and the survivability of the plantings for staff review and inspection. Within 30 days of approval of the report by staff, the applicant shall replace any plants that were identified in the report as removed, destroyed, or dead.
6. Upon receipt of the third annual report City of Denton staff will perform an inspection and, upon confirmation the conditions of this plan have been met, issue a letter of acceptance. A project component not having received a letter of acceptance will continue to be monitored and repaired until the conditions of the plan have been met.
7. The Property owner retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep and maintenance of the AESA Property, and the responsibility to implement and enforce the requirements of the Alternative ESA Plan, and cure any defaults of the Alternative ESA Plan.

SECTION 3. The City's official ESA map is hereby amended to show the change in the ESA the Created Habitat.

SECTION 4. The City Council of the City of Denton approves and accepts the Alternative ESA Plan attached as **Exhibit "F"**.

SECTION 5. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 6. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 7. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2023.

GERARD HUDSPETH, MAYOR

ATTEST:
JESUS SALAZAR, INTERIM CITY SECRETARY

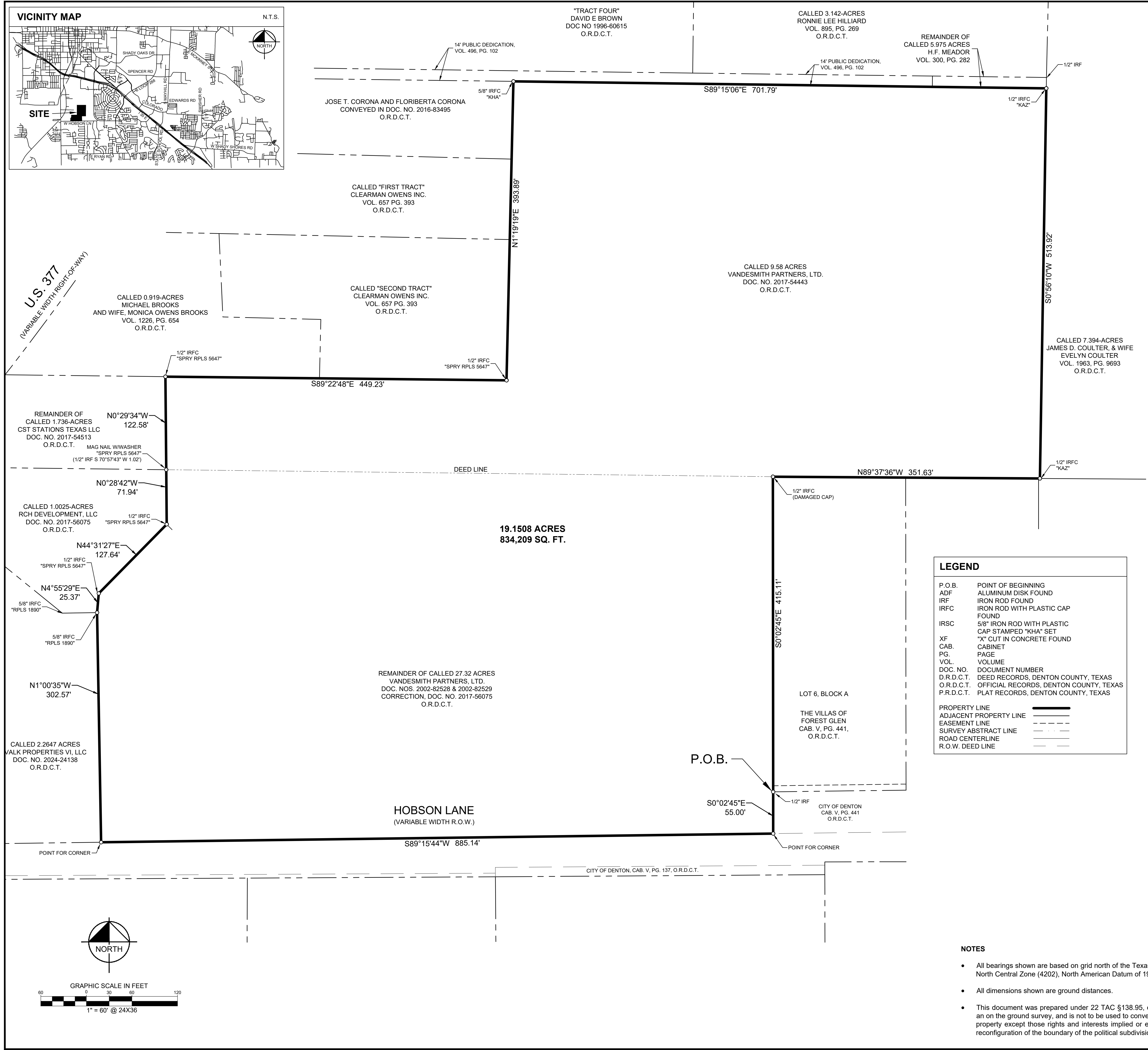
BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

DRAFT

Exhibit "A"



BEING acre tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 27.32 acre tract of land described in Special Warranty Deed to Vandessmith Developers, Ltd., n/k/a Vandessmith Partners, Ltd., as recorded in Document Nos. 2002-82528 and 2002-82529, Official Records of Denton County, Texas, and all of a called 9.58 acre tract of land described in Special Warranty Deed to Vandessmith Developers, Ltd., n/k/a Vandessmith Partners, Ltd., recorded in Document No. 2017-54443, Official Records of Denton County, Texas, as affected by Correction Instrument recorded in Document No. 2017-56075, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwest corner of Lot 6, Block A, of The Villas of Forest Glen, an addition to the City of Denton, Texas according to the plat thereof recorded in Cabinet V, Page 441, Official Records of Denton County, Texas, and the north end of the westerly terminus of Hobson Lane, a variable width right of way;

THENCE South 0°02'45" East, with the westerly terminus of said Hobson Lane, a distance of 55.00 feet to the southwest corner of said The Villas of Forest Glen, being on the south line of said 27.32 acre tract and in the centerline of said Hobson Lane;

THENCE South 89°15'44" West, with the south line of said 27.32 acre tract and the centerline of said Hobson Lane, a distance of 885.14 feet to a point for corner at the southeast corner of a called 2.2647 acre tract of land described in the Special Warranty Deed to Valk Properties VI, LLC, recorded in Document No. 2024-24138, Official Records of Denton County, Texas;

THENCE North 01°00'35" West, departing the south line of said 27.32 acre tract and said Hobson Lane, with the east line of said 2.2647 acre tract, at a distance of 55.00 feet passing a 5/8" iron rod with plastic cap stamped "KHA" set, continuing, in all a total distance of 302.57 feet to a 5/8" iron rod with plastic cap stamped "RPLS 1890" found at the southeast corner of a called 1.0025 acre tract of land described in Special Warranty Deed to RCH Development, LLC recorded in Document No. 2017-56075, Official Records of Denton County, Texas and the northeast corner of said 2.2647 acre tract;

THENCE with the east line of said 1.0025 acre tract, the following courses and distances:

North 04°55'29" East, a distance of 25.37 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found for corner;

North 44°31'27" East, a distance of 127.64 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found for corner;

North 00°28'42" West, a distance of 71.94 feet to a mag nail with washer stamped "SPRY RPLS 5647" found at the northeast corner of said 1.0025 acre tract and at the southeast corner of a called 1.736 acre tract of land described in Special Warranty Deed to CST Stations Texas LLC, recorded in Document No. 2017-54513, Official Records of Denton County, Texas and at the southwest corner of said 9.58 acre tract and on the north line of said 27.32 acre tract;

THENCE North 00°29'34" West, with the east line of said 1.736 acre tract and a westerly line of said 9.58 acre tract, a distance of 122.58 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found at the northeast corner of said 1.736 acre tract and in the south line of a called 0.919 acre tract of land described in Special Warranty Deed to Michael Brooks and wife Monica Owens Brooks, recorded in Volume 1226, Page 654, Official Records of Denton County, Texas, and the westernmost northwest corner of said 9.58 acre tract;

THENCE South 89°22'48" East, with the south line of said Brooks tract and the south line of a tract of land described as "Second Tract" in Warranty Deed to Clearman Owens Inc., recorded in Volume 657, Page 393, Official Records of Denton County, Texas and a northerly line of said 9.58 acre tract, a distance of 449.23 feet to a 1/2" iron rod with plastic cap stamped "SPRY RPLS 5647" found the southeast corner of said Second Tract, and an ell corner of said 9.58 acre tract;

THENCE North 01°19'19" East, with the east line of said Second Tract and with the east line of a tract of land described as "First Tract" in said Clearman Owens Inc. deed, and with the east line of a tract of land described the Special Warranty Deed to Jose T. Corona and Floriberta Corona, recorded in Document No. 2016-83495, Official Records of Denton County, Texas and a westerly line of said 9.58 acre tract, a distance of 393.89 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northeast corner of said Corona tract and at the northernmost northwest corner of said 9.58 acre tract, and in the south line of a 14-foot wide tract dedicated to the public by Warranty Deed recorded in Volume 496, Page 102, Official Records of Denton County, Texas;

THENCE South 89°15'06" East, with the south line of said 14-foot public dedication and a north line of said 9.58 acre tract, a distance of 701.79 feet to a 1/2" iron rod with plastic cap stamped "KAZ" found at the northeast corner of said 9.58 acre tract and in the west line of a called 7.394 acre tract of land described in the Special Warranty Deed to James D. Coulter and wife Evelyn Coulter, recorded in Volume 1963, Page 9693, Official Records of Denton County, Texas;

THENCE South 00°56'10" West, with the west line of said 7.394 acre tract and the east line of said 9.58 acre tract, a distance of 513.92 feet to a 1/2" iron rod with plastic cap stamped "KAZ" found for corner in the north line of Lot 4 of said Block A, at the southwest corner of said 7.394 acre tract and the southeast corner of said 9.58 acre tract, being on the north line of said 27.32 acre tract;

THENCE North 89°37'36" West, with the north line of said Block A, the south line of said 9.58 acre tract, and the north line of said 27.32 acre tract, a distance of 351.63 feet to a 1/2" iron rod with damaged plastic cap found at the northwest corner of said Lot 6, Block A;

THENCE South 00°02'45" East, departing the north line of said 27.32 acre tract and the south line of said 9.58 acre tract, and with the west line of said Lot 6, Block A, a distance of 415.11 feet to the **POINT OF BEGINNING** and containing 834,209 square feet or 19.151 acres of land.

LEGEND

P.O.B.	POINT OF BEGINNING	—————
ADF	ALUMINUM DISK FOUND	—————
IRF	IRON ROD FOUND	—————
IRFC	IRON ROD WITH PLASTIC CAP FOUND	—————
IRSC	5/8" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET	—————
XF	"X" CUT IN CONCRETE FOUND	—————
CAB.	CABINET	—————
PG.	PAGE	—————
VOL.	VOLUME	—————
DOC. NO.	DOCUMENT NUMBER	—————
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS	—————
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS	—————
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS	—————
PROPERTY LINE —————		
ADJACENT PROPERTY LINE - - - - -		
EASEMENT LINE - - - - -		
SURVEY ABSTRACT LINE - - - - -		
ROAD CENTERLINE - - - - -		
R.O.W. DEED LINE - - - - -		

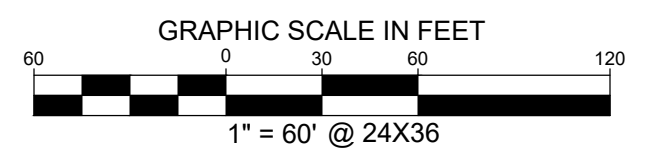
- NOTES**
- All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
 - All dimensions shown are ground distances.
 - This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT
 BEING 19.151 ACRES SITUATED IN THE
 WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
 CITY OF DENTON, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 FIRM # 10193822
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	SG	Sep. 2024	060001700	1 OF 1



DWG NAME: K:\P\ SURVEY\060001700\HOBSON LANE TRACT DENTON\060001700-HOBSON LANE BRDY EXC'DWG PLOTTED BY : DUNN, STACY P\09/26/24 2:18 PM LAST SAVED : 9/26/2024 5:57 PM Copyright © 2024 Kimley-Horn and Associates, Inc. All rights reserved.

Exhibit "B"

BEING a tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 27.32 acre tract of land described in Special Warranty Deed to Vandessmith Developers, Ltd., n/k/a Vandessmith Partners, Ltd., as recorded in Document Nos. 2002-82528 and 2002-82529, Official Records of Denton County, Texas, as affected by Correction Instrument recorded in Document No. 2017-56075, Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the northernmost end of the westerly terminus of Hobson Lane (a variable width right-of-way), and at the southwest corner of Lot 6, Block A, of The Villas of Forest Glen, an addition to the City of Denton, Texas according to the plat thereof recorded in Cabinet V, Page 441, Official Records of Denton County, Texas; from which a 1/2" iron rod with damaged plastic cap found at the northwest corner of said Lot 6, Block A, bears North 00°02'45" West, a distance of 415.11 feet;

THENCE North 19°37'12" West, departing said westerly terminus, over and across said 27.32-acre tract, a distance of 42.27 feet to the **POINT OF BEGINNING**;

THENCE continuing over and across said 27.32-acre tract, the following courses and distances:

South 89°15'44" West, a distance of 120.00 feet to a point for corner;

South 00°44'16" East, a distance of 25.00 feet to a point for corner;

South 45°44'16" East, a distance of 21.21 feet to a point for corner;

South 89°16'08" West, a distance of 253.86 feet to a point for corner;

North 08°42'34" West, a distance of 18.70 feet to a point for corner;

North 30°20'41" East, a distance of 131.42 feet to a point for corner;

North 84°33'43" East, a distance of 175.04 feet to a point for corner;

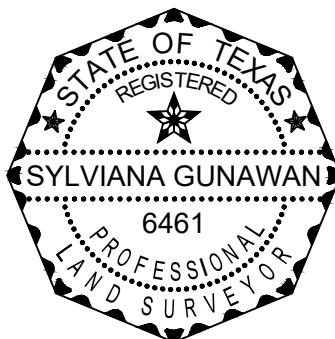
North 67°40'15" East, a distance of 46.01 feet to a point for corner;

North 50°16'02" East, a distance of 98.26 feet to a point for corner;

South 00°44'16" East, a distance of 184.20 feet to the POINT OF BEGINNING and containing 45,828 square feet or 1.0521 acres of land.



SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6461
 6160 WARREN PKWY., SUITE 210
 FRISCO, TEXAS 75034
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 sylviana.gunawan@kimley-horn.com

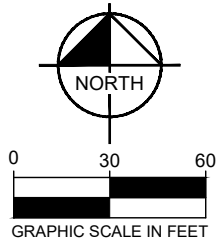


DEVELOPMENT IMPACT AREA
 1.0521 ACRES
 WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
 CITY OF DENTON, DENTON COUNTY, TEXAS

Kimley»Horn

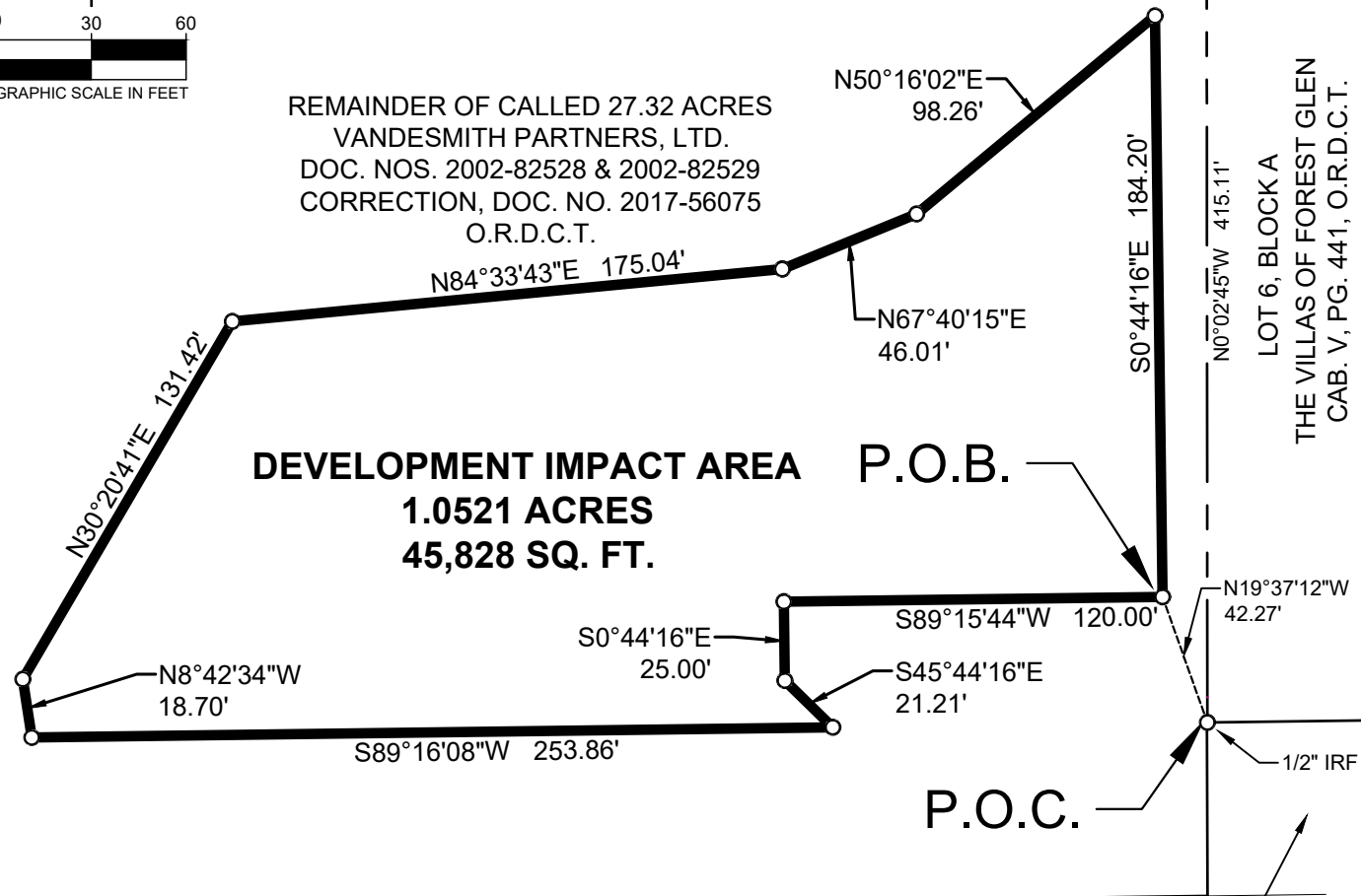
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	SG	Sep. 2024	060001700	1 OF 2



REMAINDER OF CALLED 27.32 ACRES
VANDESMITH PARTNERS, LTD.
DOC. NOS. 2002-82528 & 2002-82529
CORRECTION, DOC. NO. 2017-56075
O.R.D.C.T.

DEVELOPMENT IMPACT AREA P.O.B.
1.0521 ACRES
45,828 SQ. FT.



LOT 6, BLOCK A
THE VILLAS OF FOREST GLEN
CAB. V, PG. 441, O.R.D.C.T.

HOBSON LANE
(VARIABLE WIDTH R.O.W.)

CITY OF DENTON
CAB. V, PG. 441
O.R.D.C.T.

CITY OF DENTON, CAB. V, PG. 137, O.R.D.C.T.

BLOCK A, LOT 1
LIVE OAK CREEK RANCH
VOL. V PG. 137
P.R.D.C.T.

LEGEND

- Δ = CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983,
North Central Zone (4202), North American Datum of 1983.

DEVELOPMENT IMPACT AREA
1.0521 ACRES
WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	SG	Sep. 2024	060001700	2 OF 2

Exhibit "C"

BEING a tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 27.32-acre tract of land described in Special Warranty Deed to Vandessmith Developers, Ltd., n/k/a Vandessmith Partners, Ltd., as recorded in Document Nos. 2002-82528 and 2002-82529, Official Records of Denton County, Texas, as affected by Correction Instrument recorded in Document No. 2017-56075, Official Records of Denton County, Texas, and part of a called 9.58-acre tract of land described in the Special Warranty Deed to Vandessmith Partners, Ltd., recorded in Document No. 2017-54443, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northernmost end of the westerly terminus of Hobson Lane (a variable width right-of-way), at the southwest corner of Lot 6, Block A, of The Villas of Forest Glen, an addition to the City of Denton, Texas according to the plat thereof recorded in Cabinet V, Page 441, Official Records of Denton County, Texas;

THENCE departing said westerly terminus and over and across said 27.32-acre tract and said 9.58-acre tract, the following courses and distances:

South 89°15'44" West, a distance of 118.68 feet to a point for corner;

North 45°44'16" West, a distance of 21.21 feet to a point for corner;

North 00°44'16" West, a distance of 25.00 feet to a point for corner;

North 89°15'44" East, a distance of 120.00 feet to a point for corner;

North 00°44'16" West, a distance of 250.00 feet to a point for corner;

South 89°15'44" West, a distance of 120.00 feet to a point for corner;

North 00°44'16" West, a distance of 39.81 feet to a point at the beginning of a tangent curve to the left with a radius of 227.50 feet, a central angle of 08°52'28", and a chord bearing and distance of North 05°10'30" West, 35.20 feet;

In a northwesterly direction, with said tangent curve to the left, an arc distance of 35.24 feet to a point for corner;


North 27°43'24" East, a distance of 15.63 feet to a point at the beginning of a non-tangent curve to the left with a radius of 227.50 feet, a central angle of 04°14'09", and a chord bearing and distance of North 62°56'28" East, 16.82 feet;

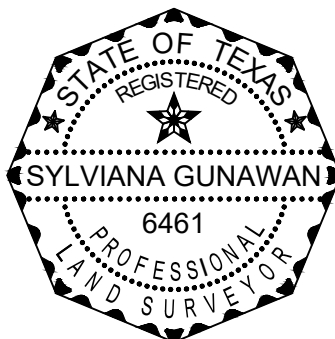
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 16.82 feet to a point for corner;

North 60°49'24" East, a distance of 52.84 feet to a point at the beginning of a tangent curve to the right with a radius of 172.50 feet, a central angle of 25°16'39", and a chord bearing and distance of North 73°27'43" East, 75.49 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 76.10 feet to a point for corner;

THENCE South 00°02'45" East, at a distance of 16.74 feet, passing a 1/2" iron rod found with a damaged plastic cap found at the northwest corner of said Lot 6, Block A, on the south line of said 9.58-acre tract tract, continuing with the west line of said Lot 6, Block A, in all a total distance of 431.86 feet to the **POINT OF BEGINNING** and containing 25,685 square feet or 0.5896 acres of land.


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ESA IMPROVEMENT AREA
 0.5896 ACRES
 WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
 CITY OF DENTON, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034

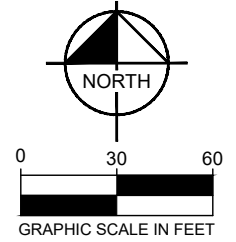
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD	SG	Sep. 2024	060001700	1 OF 3

MATCH LINE (SEE SHEET 3)

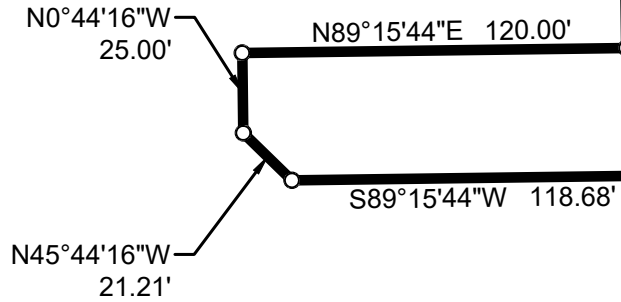
REMAINDER OF CALLED 27.32 ACRES
VANDESMITH PARTNERS, LTD.
DOC. NOS. 2002-82528 & 2002-82529
CORRECTION, DOC. NO. 2017-56075
O.R.D.C.T.



ESA IMPROVEMENT AREA
0.5896 ACRES
25,685 SQ. FT.

LOT 6, BLOCK A

THE VILLAS OF
FOREST GLEN
CAB. V, PG. 441,
O.R.D.C.T.



P.O.B.

1/2" IRF

CITY OF DENTON
CAB. V, PG. 441
O.R.D.C.T.

HOBSON LANE
(VARIABLE WIDTH R.O.W.)

CITY OF DENTON, CAB. V, PG. 137, O.R.D.C.T.

BLOCK A, LOT 1
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NOTES

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North Central Zone (4202), North American Datum of 1983.

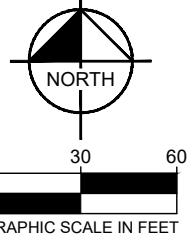
ESA IMPROVEMENT AREA
0.5896 ACRES
WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

Kimley»Horn

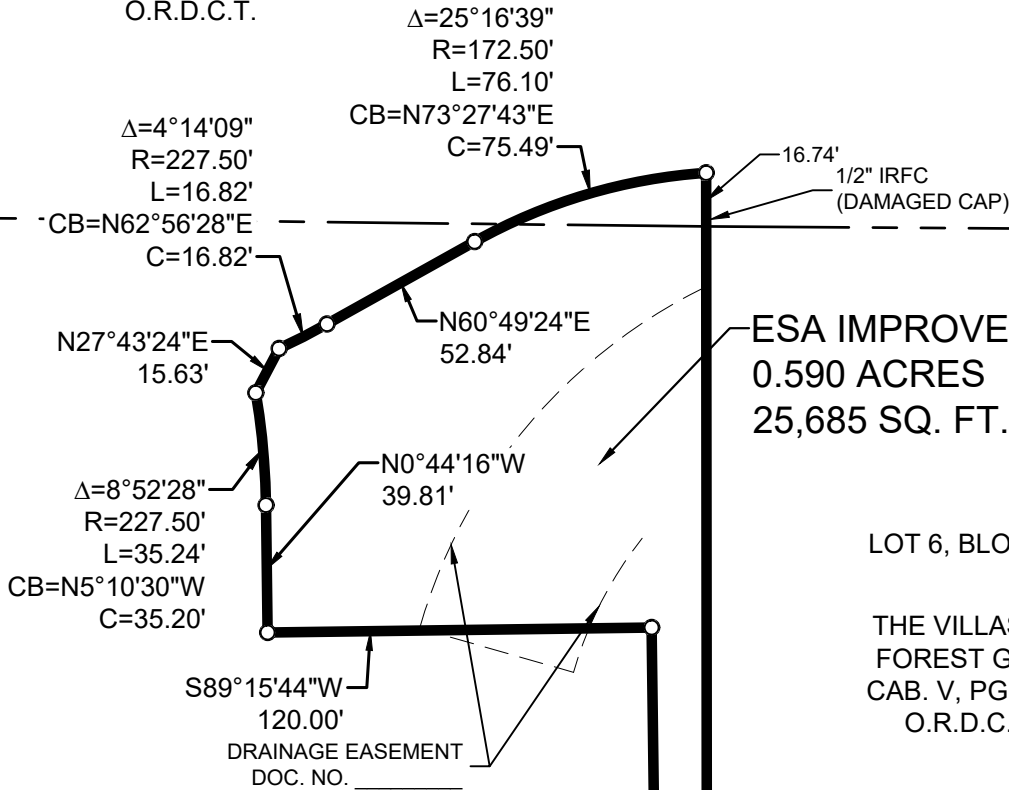
6160 Warren Parkway, Suite 210 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	SG	Sep. 2024	060001700	2 OF 3

CALLED 9.58 ACRES
 VANDESMITH PARTNERS, LTD.
 DOC. NO. 2017-54443
 O.R.D.C.T.



REMAINDER OF CALLED 27.32 ACRES
 VANDESMITH PARTNERS, LTD.
 DOC. NOS. 2002-82528 & 2002-82529
 CORRECTION, DOC. NO. 2017-56075
 O.R.D.C.T.



ESA IMPROVEMENT AREA
 0.590 ACRES
 25,685 SQ. FT.

LOT 6, BLOCK A

THE VILLAS OF
 FOREST GLEN
 CAB. V, PG. 441,
 O.R.D.C.T.

MATCH LINE (SEE SHEET 2)

LEGEND

- Δ = CENTRAL ANGLE
- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- IRFC = IRON ROD W/CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983,
 North Central Zone (4202), North American Datum of 1983.

ESA IMPROVEMENT AREA
 0.5896 ACRES
 WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
 CITY OF DENTON, DENTON COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	SG	Sep. 2024	060001700	3 OF 3

BEING a tract of land situated in the William Daniel Survey, Abstract No. 378, City of Denton, Denton County, Texas, and being part of a called 27.32 acre tract of land described in Special Warranty Deed to Vandensmith Developers, Ltd., n/k/a Vandensmith Partners, Ltd., as recorded in Document Nos. 2002-82528 and 2002-82529, Official Records of Denton County, Texas, as affected by Correction Instrument recorded in Document No. 2017-56075, Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod found at the north end of the westerly terminus of Hobson Lane (a variable width right-of-way), at the southwest corner of Lot 6, Block A, of The Villas of Forest Glen, an addition to the City of Denton, Texas according to the plat thereof recorded in Cabinet V, Page 441, Official Records of Denton County, Texas; from which a 1/2" iron rod found at the northwest corner of said Lot 6 bears North 00°02'45" West, a distance of 415.11 feet;

THENCE departing the west line of said Lot 6 and said westerly terminus, over and across said 27.32 acre tract, North 67°23'24" West, a distance of 215.00 feet to the **POINT OF BEGINNING**;

THENCE continuing over and across said 27.32-acre tract, the following courses and distances:

South 43°45'55" West, a distance of 98.44 feet to a point for corner;


South 89°15'44" West, a distance of 140.73 feet to a point for corner;

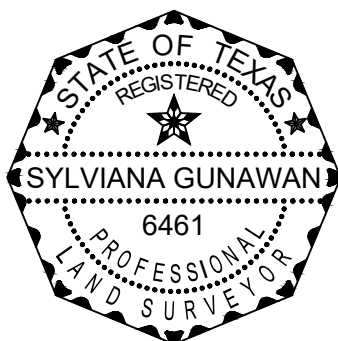
North 00°03'29" East, a distance of 34.76 feet to a point for corner;

North 88°40'09" East, a distance of 82.50 feet to a point for corner;

North 01°31'59" West, a distance of 34.39 feet to a point for corner;

North 89°10'03" East, a distance of 127.22 feet to the **POINT OF BEGINNING** and containing 9,382 square feet or 0.2154 acres of land.


 SYLVIANA GUNAWAN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6461
 6160 WARREN PKWY., SUITE 210
 FRISCO, TEXAS 75034
 PH. 972-335-3580
 sylviana.gunawan@kimley-horn.com

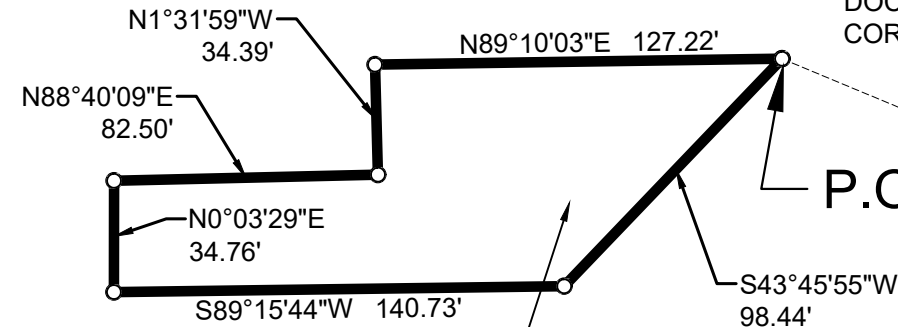
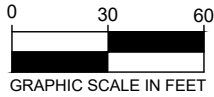


ESA IMPROVEMENT AREA
 0.2154 ACRES
 WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
 CITY OF DENTON, DENTON COUNTY, TEXAS

Kimley»Horn

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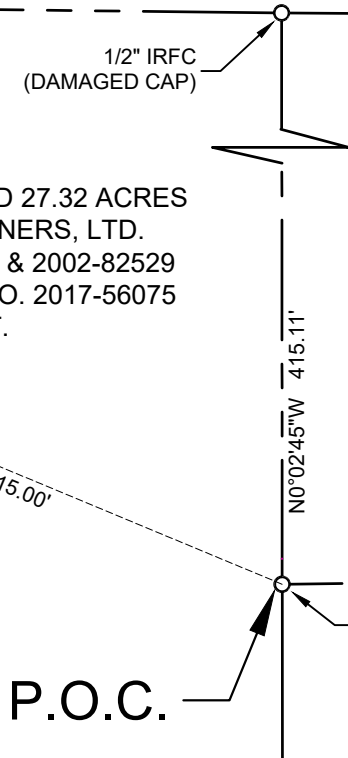
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ESA IMPROVEMENT AREA
0.2154 ACRES
9,382 SQ. FT.

REMAINDER OF CALLED 27.32 ACRES
 VANDESMITH PARTNERS, LTD.
 DOC. NOS. 2002-82528 & 2002-82529
 CORRECTION, DOC. NO. 2017-56075
 O.R.D.C.T.

LOT 6, BLOCK A
 THE VILLAS OF
 FOREST GLEN
 CAB. V, PG. 441,
 O.R.D.C.T.



HOBSON LANE
 (VARIABLE WIDTH R.O.W.)

CITY OF DENTON, CAB. V, PG. 137, O.R.D.C.T.

BLOCK A, LOT 1
 LIVE OAK CREEK RANCH
 VOL. V, PG. 137, P.R.D.C.T.

P.O.C.

ESA IMPROVEMENT AREA
0.2154 ACRES

WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
 CITY OF DENTON, DENTON COUNTY, TEXAS

LEGEND

- Δ = CENTRAL ANGLE
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NOTES

Bearing system based on the Texas Coordinate System of 1983,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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Exhibit "D"

Alternative Environmentally Sensitive Area (AESAs) Plan

Hobson Lane Tract

Approximately 18.5 Acres

Denton, Denton County, Texas

August 30, 2024



Project Owner:

Grand Homes Development, LLC

Prepared By:

Kimley»»Horn

Dallas, Texas



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APPENDIX A: ESA ASSESSMENT FORMS

APPENDIX B: TREE PRESERVATION PLAN

**Alternative Environmentally Sensitive Area (AESAs) Plan
Hobson Lane Tract
Denton, Denton County, Texas**

1.0 – Introduction and Authority/Purpose and Need for Action

Kimley-Horn and Associates Inc. (Kimley-Horn) has prepared the following Alternative Environmentally Sensitive Area (AESAs) Plan. This AESAs report is being submitted to the City of Denton under the Denton Development Code (DDC) to request approval for impacts to Environmentally Sensitive Areas (ESA). This AESAs Plan proposes mitigation measures for the impacts required to construct a private Residential Housing Development for Grand Homes Development, LLC. As part of this development, right-of-way will be dedicated to the City of Denton for Hobson Lane. Hobson Lane is a secondary arterial on the city's Mobility Plan.

Pursuant to DDC, the disturbance of Undeveloped Floodplain is a permitted activity for the placement of the single-family residential development and for construction of roadways identified on the Mobility Plan if the disturbed area is restored to minimize erosion and promote the recovery of the ESA. The mitigation activities offered as a part of this AESAs would achieve this goal.

1.1 – Description of Overall Development

The proposed Hobson Lane Tract project is approximately 18.5-acres in size generally located north of Hobson Lane and east of Fort Worth drive (US 377) in the City of Denton, Denton County, Texas (Figure 1).

The proposed project is a single-family residential housing development that overlaps an area of Undeveloped Floodplain ESA (ESA24-0010). Construction activity will consist of housing lots, stormwater infrastructure and associated riprap, roads, sanitary sewer lines, water lines, and green spaces for ESA mitigation. The current zoning for this tract is Residential (R6) which allows for the proposed development (Z24-0003).

1.2 – Existing Site Description

The project area consists of a maintained upland field. Kimley-Horn Environmental staff conducted a site visit to the project area on February 21, 2024, to assess the presence of ESA habitat on site.

Undeveloped Floodplain ESA was generally mapped following the FEMA Zone A: Unstudied 100-Year Floodplain. The assessed ESA area located on an upper reach of the Hickory Creek – Little Elm Reservoir watershed (USGS Hydrologic Unit Code (HUC) 1203010308), was not observed to surround a channel and appeared to be dominated by lawn grass (*Zoysia sp.*).

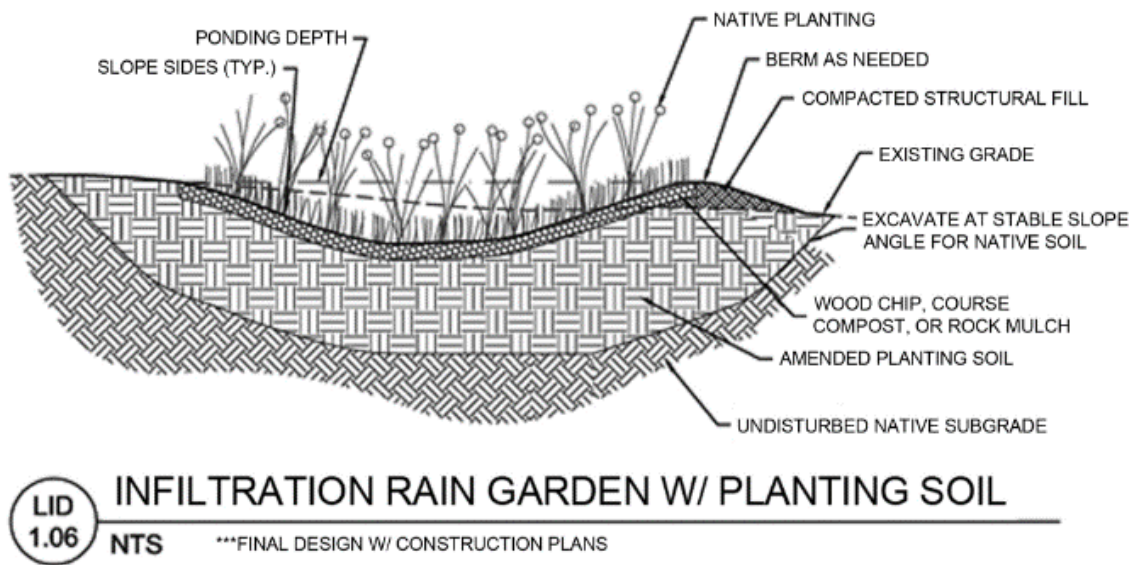
During site reconnaissance, two swales were observed within the project area, one being within the Undeveloped Floodplain ESA (Figure 3). Water appeared to travel south via overland flow until intersecting the observed swale in the southeastern portion of the site within the floodplain area. The overall basin contributing to the upper point of the FEMA Zone A Floodplain is 0.1957 square miles. The approved CLOMR (CL24-0001) resets the starting FEMA floodplain to the downstream side of Hobson Lane. Additionally, there are ten (10) trees located within the ESA, consisting of post oaks along the eastern boundary and a single pecan located in the open. The pecan will be removed for construction of the drainage improvements, but all post oaks within the ESA will be preserved.

1.3 – Purpose of AESA

The purpose of the AESA Report is to propose mitigation for the impacts to the Undeveloped Floodplain ESA caused by the construction of the residential development. Impacts to the ESA include earthwork, utility, and paving construction improvements. Because the ESA is currently utilized for hay production, mitigation measures will propose measures in line with the objectives of the Denton Development Code and utilize plant material more appropriate for this region.

The mitigation activities will include creation of a rain garden and two designated green spaces planted with native trees, shrubs, grasses and forbs. The rain garden, located outside the original floodplain limits, will be constructed to increase permeable surface, retain and treat stormwater, and absorb pollutants from the surrounding area (see detail below for the rain garden). The location of the rain garden was selected for its ability to intercept natural runoff prior to capture in an underground drainage system. The green spaces will be planted with native woody species such as cedar elm, pecan, and Mexican plum and seeded with native grasses and forbs to provide improved habitat for pollinators, birds, and other small wildlife species. As mentioned above, existing post oaks located within the ESA will be preserved. The restoration plan will be provided to the City of Denton for formal notification and review of the proposed restoration activity.

Additional project information is available from City of Denton Case Number ESA24-0010, Z24-0003, DSA24-0007, CL24-0001, , PP24-0003.



2.0 – Affected Environment and Summary of Impacts

In order to construct the single-family residential area, mass vegetative clearing across the majority of the site is proposed. Within the Undeveloped Floodplain ESA specifically, one access road, approximately four housing lots, and a stormwater drainage structure and outfall will be constructed and will be considered permanent impacts to the ESA. Two green spaces, both visible and accessible from Hobson Lane, will be established within the ESA. These green spaces will be planted with native vegetation as shown on the attached Landscape Plan (Appendix B).

Impacts are anticipated to the entire 1.46 acres of Undeveloped Floodplain ESA (Figure 4). This area consists of 0.41 acres that will be within the proposed ROW of Hobson Lane which is a secondary arterial on the city’s mobility plan and 1.05 acres from the construction for a single-family development. 1.46 acres will be permanently removed, and 0.80 acres will be improved and restored following the initial clearing.

Based on the tree inventory completed prior to the preparation of this plan, tree species within the impact area included pecan (*Carya illinoensis*) and post oak (*Quercus stellata*), labeled on the tree preservation plan (Appendix B). These trees are typical of the Eastern Cross Timbers historical ecoregion and can serve as habitat for native pollinators, birds, and wildlife species. Tree distribution on site appeared to be sparse, and no contiguous forested areas were observed. The lone pecan will be removed for drainage improvements, and all post oaks are to be preserved. The trees to be preserved are described in Table 1 below.

Table 1. Summary of individual trees tagged within the Undeveloped Floodplain ESA area.

Tag#	DBH (caliper inches)	Common Name	Scientific Name	Condition	Protection Status
7685	19.5	Pecan	<i>Carya illinoensis</i>	Healthy	Removed
7770	11.0	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7771	19.3	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7772	23.8	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7773	19.2	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7774	16.7	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7775	9.4	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7776	9.1	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7777	10.1	Post oak	<i>Quercus stellata</i>	Declining	Protected
7778	16.6	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7779	16.8	Post oak	<i>Quercus stellata</i>	Hazard	Protected
7780	15.3	Post oak	<i>Quercus stellata</i>	Healthy	Protected
7781	19.5	Post oak	<i>Quercus stellata</i>	Healthy	Protected
Total	206.3				

3.0 – Mitigation Activities

Following the impacts within the green spaces the areas will be revegetated with native grasses and native woody seedlings, based on the plan described below.

3.1 – Proposed Revegetation

Native Sun Turf Mix including grass species such as little bluestem (*Chizachyrium scoparium*), buffalograss (*Bouteloua dactyloides*), indiagrass (*Sorghastrum nutans*), and sideoats grama (*Bouteloua curtipendula*) and forbs such as black-eyed susan (*Rudbeckia hirta*), indian blanket (*Gaillardia pulchella*), bluebonnet (*Lupinus texensis*), and purple coneflower (*Echinacea purpurea*) will be seeded within planting Zone 1 to provide a protective ground cover and restore the area to resemble a pocket prairie space within the Eastern Cross Timbers region, where the site is located. This designated planting area is called out as Zone 1 on the landscape plan (Appendix B).

Approximately 0.80 acres of the Undeveloped Floodplain will be restored as designated green spaces (Figure 5). Another 0.12 acres near Hobson Lane and the access road will be planted with Bermuda grass. These areas are called out as Zone 3 on the landscape plan (Appendix B).

The seed mixes will be sown via drill-seeding following final grading. In the interim, temporary non-invasive vegetative cover approved by City Staff will be established by hydro-mulching or installing erosion control blankets. This area will be irrigated. An initial site visit by Kimley-Horn environmental staff will be performed following the completion of the seeding and prior to the first annual monitoring event. Kimley-Horn staff will perform additional site visits as necessary during the first annual monitoring period.

3.2 – Proposed Rain Garden

The proposed rain garden will be approximately ±0.15 acres of coverage. The rain garden will have a depth of approximately 12-24 inches. This equates to a total volume of about 6,534 to 13,068 cubic feet. The area within and surrounding the designated rain garden area will be seeded with Wetland Fringe Mix, which includes tall goldenrod (*Solidago altissima*), Illinois bundleflower (*Desmanthus illinoensis*), clasping coneflower (*Dracopis amplexicaulis*), and other moisture-tolerant forb species. Designated planting areas are visible in zone 2 on the landscape plan (Appendix B).

4.0 – Maintenance Plan

The maintenance plan for the Rain Garden that will be provided to the future HOA will be as follows:

- The rain garden shall maximize the use of natural runoff. It will need to be watered periodically during the dry season to maintain the life of the plants within the rain garden.
- Inspect the site following rainfall events. Add and or replace vegetation in any eroded areas as needed.
- Prune and weed to maintain appearance monthly.
- Replace mulch as needed each spring and fall.
- Inspect the rain garden for dead or dying vegetation annually. Replace vegetation as needed.

The maintenance plan for the overall ESA that will be provided to the future HOA will be as follows:

- Inspect for invasive species and remove them.
- Assess habitat health and check for signs of erosion or damage.
- Remove debris from the area.

The HOA will contract with landscape and/or arboricultural companies to maintain all the open spaces in the development, including this ESA and rain garden maintenance plan. The HOA will base their fees from the residents based on cost of the landscape companies and will therefore fund any necessary maintenance.

5.0 – Compliance with Authorities

The City of Denton is the authority over compliance with this AESA mitigation plan. Once the AESA mitigation activities have been completed, the City of Denton will be notified that the restoration activities have been completed.

6.0 – Annual Reporting

The applicant will prepare an annual report each year for three consecutive years, beginning 12 months following the implementation of the mitigation activities, for the purposes of describing the cumulative mitigation work that has been performed during the reporting period, and to report on the current survivability of the planting, and presence of trash within the adjacent stream channel. The site visit will be at the end of the growing season, approximately in October, each year and the report will be submitted to the City of Denton on November 15th of each year.

The first two annual reports will contain action items that may include: the implementation of additional erosion control, re-planting the seed mixtures as needed, removing weeds within the planted areas, fence repairs or removal of construction debris within the ESA, Rain Garden and adjacent swale.

Upon completion of the three-year monitoring and reporting period, the City of Denton Environmental Services will inspect the plantings in both the seeded area and the Rain Garden to determine if at least 85% of the plantings are healthy and have a reasonable chance of sustained cover or survival. If this

criterion is met, the City will issue final acceptance of the project. However, if more than 15% of either area is found to be diseased or lacking potential for sustained growth, the applicant will be notified to reseed those problematic areas using an appropriate seed mix based on current field assessments. If the applicant fails to take remedial steps to bring the property into compliance, the City may pursue legal remedies to enforce this provision. Annual reports detailing the condition of the plantings must also be submitted to the City for review.

If changes need to be made to the mitigation plan during the three-year monitoring period, the City of Denton will be notified prior to making the plan modifications.

7.0 – Criteria for Approval

The following outlines the criteria for approval of an AESA Plan and the project aspects that meet each criterion.

1. Mitigation goals are obtained by creating, expanding and/or improve non-impacted areas.

The proposed AESA proposed to mitigate the impacts to the Undeveloped Floodplain ESA from the construction of a residential development by drill-seeding two green spaces with Native Sun Turf Mix to both provide protective ground cover and a functional pocket prairie ecosystem. While the construction activity will result in impacts to the existing ESA, the new green spaces will be seeded to create a native vegetative community that will better serve pollinators, birds, and small mammals. The rain-garden, established outside of the Undeveloped Floodplain ESA, will serve as increased permeable surface to better handle stormwater flows in the area and as a means to naturally retain and treat stormwater. Biodiversity and habitat diversity will be increased through the planting of native vegetation where it did not previously exist.

2. Mitigation goals are obtained by preserving environmentally sensitive areas above the minimum requirements. Installation of green infrastructure, which creates natural areas in the urban, suburban or industrial landscape so that some critical environmental functions can be replaced.

Once revegetated, the native grasses planted within the green spaces will provide vegetative cover and forage for native insects, birds, and small mammals, and promote the native herbaceous community within the ESA. The rain garden and stormwater structures will prevent negative impacts from increased flows through the ESA.

3. Areas offered as mitigation are linked to existing or planned open space or conserved areas to provide an overall open space system.

The Undeveloped Floodplain ESA is adjacent to unassessed Riparian Buffer ESA and Floodplain ESA. The enhancement of the habitat and the treatment of water by the rain garden within the Undeveloped Floodplain ESA onsite will serve to protect the waterway downstream.

4. Development is arranged for maximizing access and utilization of the ESA by citizens.

Site layout provides two green spaces approximately 0.80 acre total, that will provide several right-of-way viewpoints to the ESA. Vegetative restoration will allow native species to access habitat that previously did not serve them.

5. **Areas offered as mitigation are placed either in a lot or lots that incorporate a permanent conservation easement, restrictive covenants, or such other legal mechanism to allow for the long-term conservation of said areas. Such legal mechanism shall limit any future land disturbing activity or construction within the ESA and shall run with the land and be binding upon all successors and assigns of the current owner.**

The preserved and restored ESA area will be placed in a homeowner's association lot for long term conservation. HOA representatives will be responsible for any upkeep to the AESA area outside of yearly monitoring.

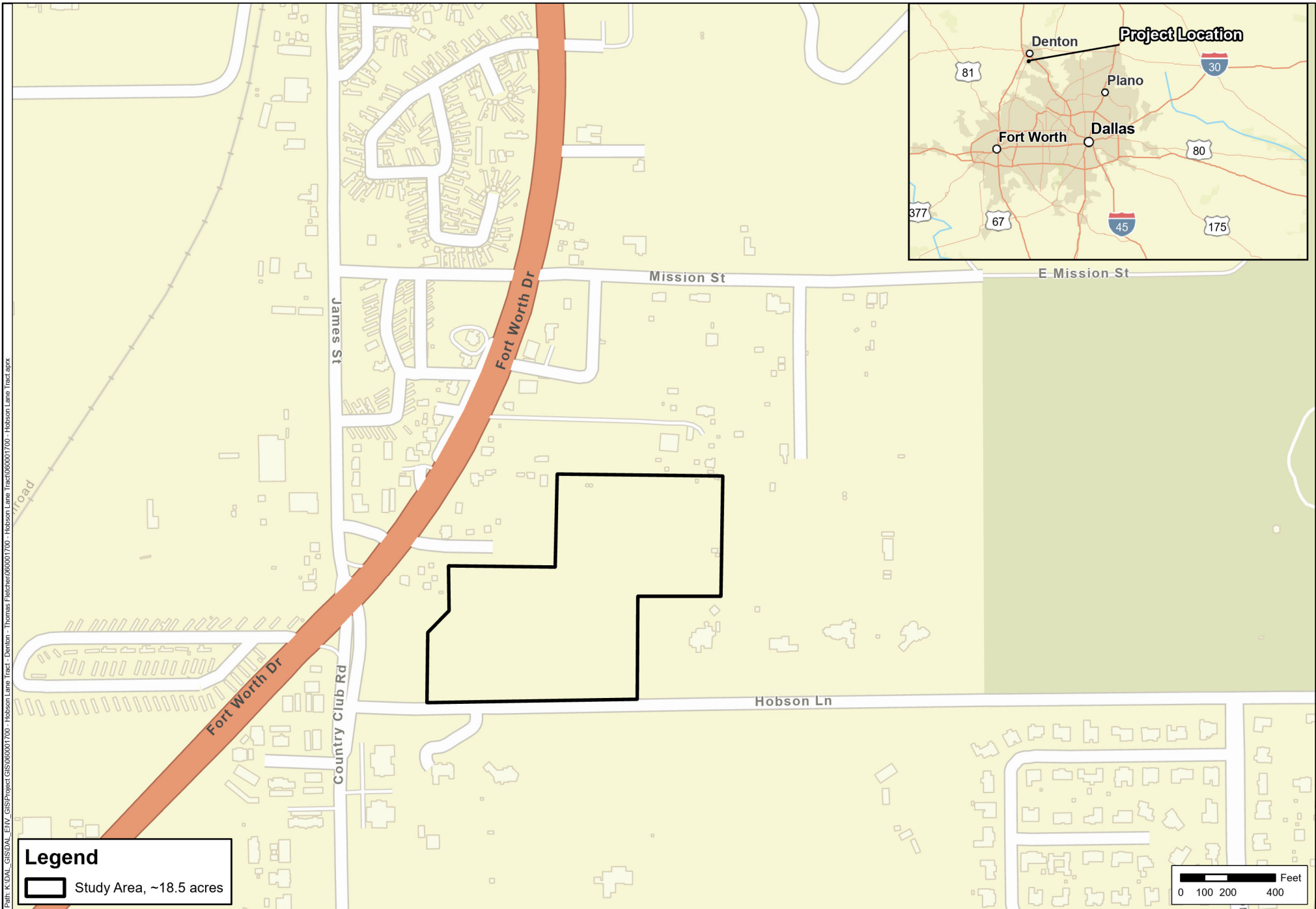
6. **The AESA plan shall demonstrate that the developer's alternative proposal results in a high-quality development meeting the intent of the standards in the DDC.**

The AESA has been designed to minimize the impacts to ESA necessary to meet the residential development design standards for the overall development and proposes to mitigate for the impacts by revegetating portions of the constructed areas and creating a rain garden, creating higher-quality habitat and a higher-functioning floodplain. As such the proposed development meets the criteria for approval for an AESA.

7.0 – Summary

The impacts proposed to the Undeveloped Floodplain ESA is 1.46 acres consisting of 1.05 acres from the construction of infrastructure for single-family residential development including driveways, stormwater drainage lines, water and sanitary sewer utilities and 0.41 acres from the development of Hobson Lane a secondary arterial on the city's mobility plan. The mitigation for the impacts to the Undeveloped Floodplain ESA will consist of drill-seeding the green spaces within the ESA impacted by the construction with native seed mixtures to provide protective ground cover and increase biodiversity. The native grasses planted within the green space will provide vegetative cover and forage for local wildlife and promote the historical native herbaceous community within the ESA

Figures



Path: K:\DAL_GIS\DAL_ENV_GIS\Project\GIS\060001700 - Hobson Lane Tract - Denton - Thomas Fletcher\060001700 - Hobson Lane Tract.aprx

Legend


 Study Area, ~18.5 acres



FIGURE 1	DATE: 07/15/2024
	DRAWN: LJK
	CHECKED: AMB
	KHA NO.: 060001700

Vicinity Map

 Source: ESRI Basemap

Hobson Lane Tract



 Denton, Denton County, Texas



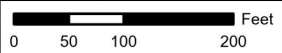
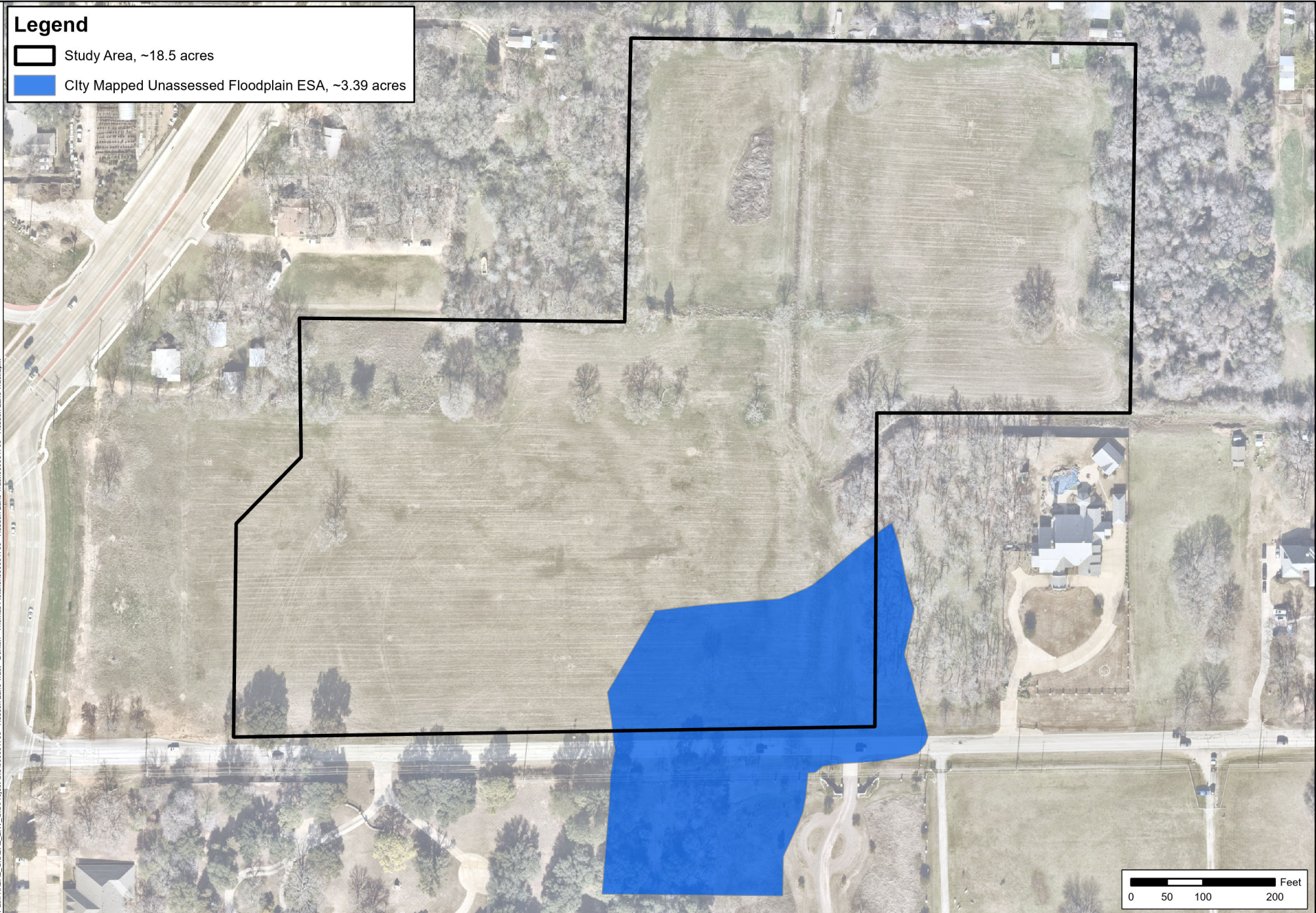
Kimley  Horn

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

Legend

-  Study Area, ~18.5 acres
-  City Mapped Unassessed Floodplain ESA, ~3.39 acres

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FIGURE

2

DATE: 07/15/2024
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KHA NO.: 060001700

City of Denton Mapped ESAs

Source: Nearmap January 2024

Hobson Lane Tract




Denton, Denton County, Texas



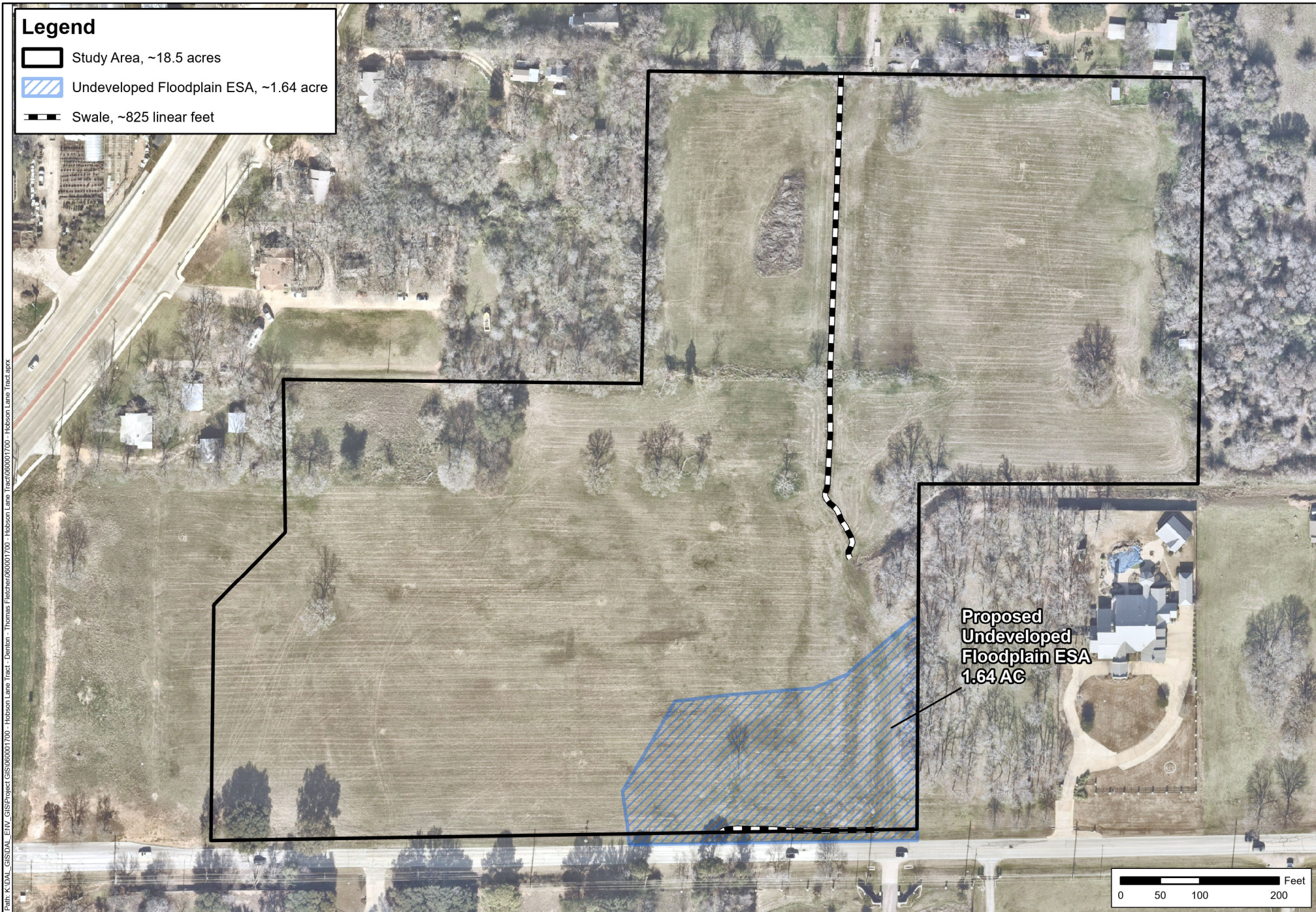
Kimley»Horn

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Legend

-  Study Area, ~18.5 acres
-  Undeveloped Floodplain ESA, ~1.64 acre
-  Swale, ~825 linear feet

Path: K:\DAL_GIS\DAL_ETV_GIS\Project\GIS\060001700 - Hobson Lane Tract - Thomas Fletcher\060001700 - Hobson Lane Tract.aprx



**Proposed
Undeveloped
Floodplain ESA
1.64 AC**

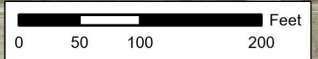


FIGURE 3	DATE: 07/15/2024
	DRAWN: LJK
	CHECKED: AMB
	KHA NO.: 060001700

**Observed Onsite ESA and
Aquatic Features**

Source: Nearmap January 2024

Hobson Lane Tract

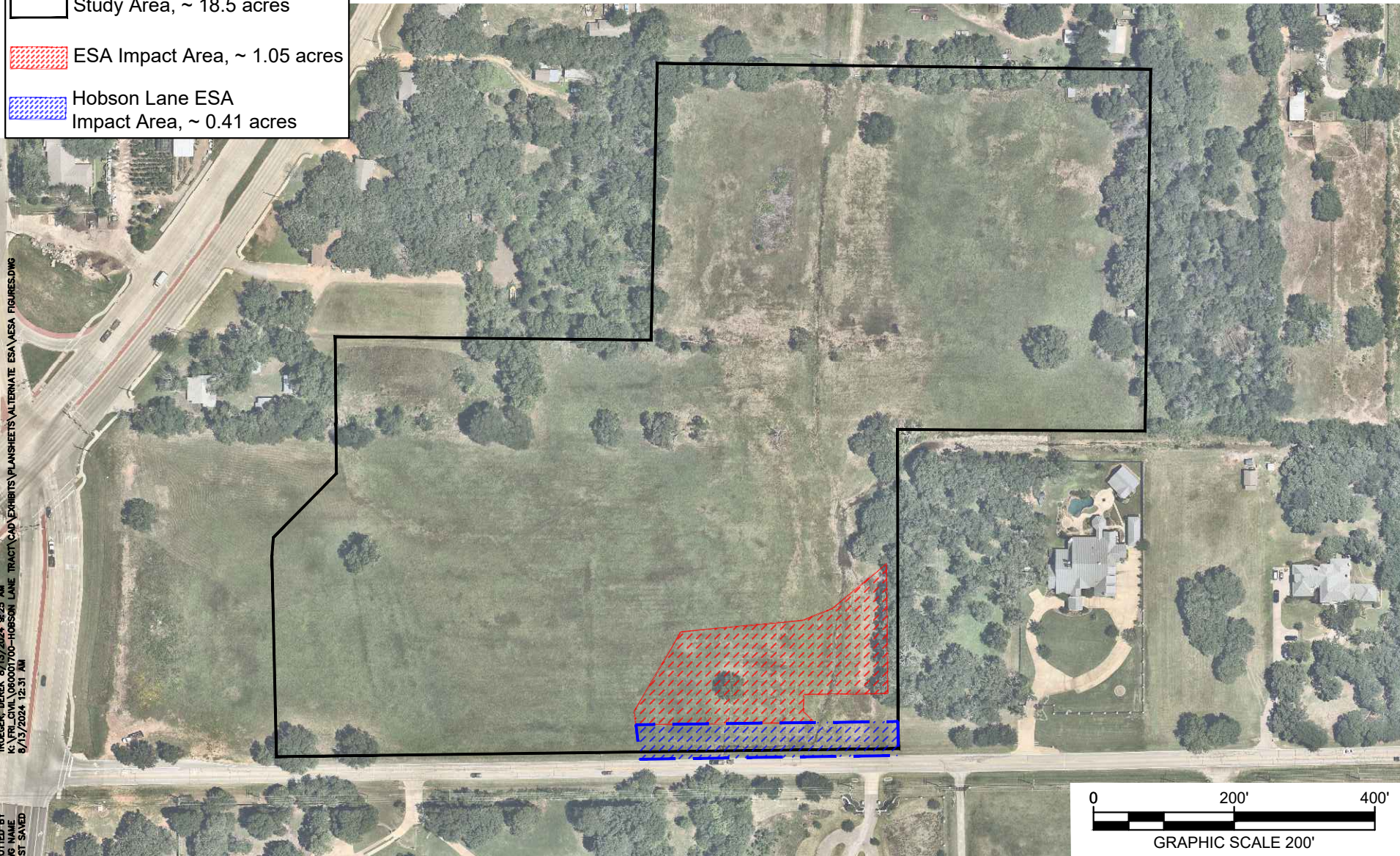
Denton, Denton County, Texas



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LEGEND

- Study Area, ~ 18.5 acres
- ESA Impact Area, ~ 1.05 acres
- Hobson Lane ESA Impact Area, ~ 0.41 acres



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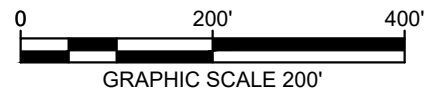


FIGURE 4	DATE: 08/12/2024
	DRAWN: DKT
	CHECKED: TLF
	KHA NO: 060001700

Proposed ESA Impacts

Source: Nearmap August 2024

Hobson Lane Tract

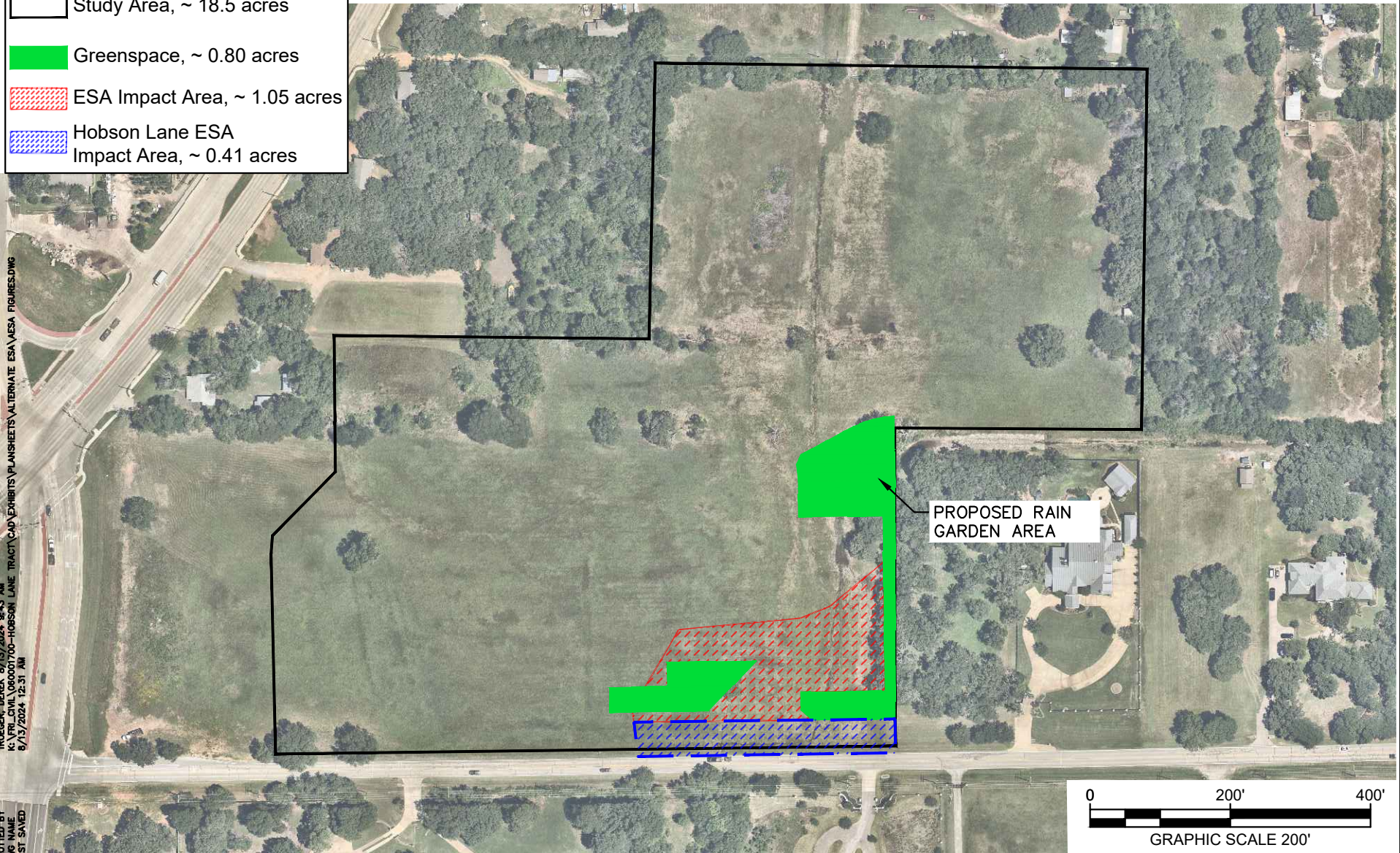
Denton, Denton County, Texas



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

LEGEND

- Study Area, ~ 18.5 acres
- Greenspace, ~ 0.80 acres
- ESA Impact Area, ~ 1.05 acres
- Hobson Lane ESA Impact Area, ~ 0.41 acres



PLOTTED BY: K:\PRJ_CIVIL\060001700-HOBSON LANE TRACT\CA\EXHIBITS\PLANSHEETS\ALTERNATE ESA\ESA FIGURES.DWG
 9/17/2024 12:31 AM
 LAST SAVED

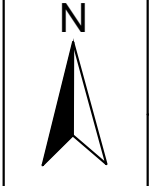
FIGURE 5	DATE: 08/12/2024
	DRAWN: DKT
	CHECKED: TLF
	KHA NO: 060001700

AESA Proposed Mitigation

 Source: Nearmap August 2024

Hobson Lane Tract

 Denton, Denton County, Texas

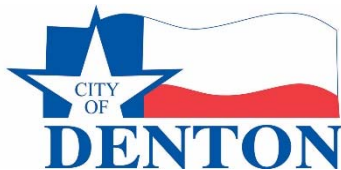


Kimley»Horn

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

Appendix A

ESA ASSESSMENT INFORMATION



Floodplain ESA Assessment Form

Environmental Services and Sustainability

A Floodplain ESA Assessment Form is to be completed for each feature identified as potentially to exist on the Official ESA Map. Features of substantially similar characteristics and location may be grouped together on one form. More information about Undeveloped Floodplains and assessing this feature may be found on the [City of Denton webpage](#).

Property Address or Property ID:	R 36211	Feature ID(s):	
---	---------	-----------------------	--

Property ID can be found through Denton Central Appraisal District Provide a unique ID for each feature when multiple features are assessed

Hydrologic Segment Information:

Name:	S1	Width	4	Order	1
--------------	----	--------------	---	--------------	---

When available, stream segment name.

Approximate stream width.

Stream order.

Assessment Conclusion:

Select one of the following.

- IS an ESA. Based upon this assessment the area is an Undeveloped Floodplain ESA. I recommend the Official ESA Map be updated to confirm the ESA designation in this area.
- NOT an ESA. Based upon this assessment the floodplain is developed. I recommend the Official ESA Map be updated to remove the ESA designation from this area.

Assessment Comments:

Provide a summary of details found in the field to support the conclusion selected above.

Assessing a portion of the Hobson Lane Tract project that contains unassessed floodplain ESA area mapped by the City of Denton. This area surrounded swale SW2 which was observed during site reconnaissance. The undeveloped floodplain ESA area appeared to be a maintained field historically planted with Zoysia grass and currently also occupied by native herbaceous vegetation.

Attachments Provided:

Required:	<input checked="" type="checkbox"/> overall site map	<input checked="" type="checkbox"/> current map of feature	<input type="checkbox"/> proposed map of feature
	<input checked="" type="checkbox"/> soils map	<input checked="" type="checkbox"/> photographs representative of feature	
Other:			

Field Assessor:

Name of Field Assessor: Alex M. Brown

Affiliation of Field Assessor (Organization): Kimley-Horn and Associates

Date the assessment was performed: 2-21-2024

I certify that the information provided here is an accurate description of the area(s) assessed.

Environmental Services Representative:

I concur with the description of this ESA and conclusion of this assessment.

Section 1. General Information

General Land Use:

Provide description of land hydrologically influencing feature. Select all that apply and provide more details as appropriate.

<input type="checkbox"/> Forest	Briefly describe:
<input type="checkbox"/> Agricultural:	<input checked="" type="checkbox"/> Pasture <input type="checkbox"/> Fallow <input type="checkbox"/> Crop, crop type:
<input type="checkbox"/> Residential:	<input checked="" type="checkbox"/> Low Intensity <input type="checkbox"/> High Intensity
<input type="checkbox"/> Commercial/Industrial	
<input type="checkbox"/> Recreational	
<input checked="" type="checkbox"/> Other:	maintained field

Soil Map Unit Name(s):

Provide soil classification types where feature occurs.

37: Gasil-Urban land complex, 1 to 4 percent slopes	

Section 2. Floodplain Conditions

Are there modifications (cut/fill) of the floodplain?	<input type="checkbox"/> yes (answer question below) <input checked="" type="checkbox"/> no
Describe:	none visible
Are there structures in the floodplain?	<input type="checkbox"/> yes (answer question below) <input checked="" type="checkbox"/> no
Describe:	culvert present off site to south for road crossing

Waterway present: yes (complete the table below and Riparian Buffer ESA form) no

Waterway	<input checked="" type="checkbox"/> natural <input type="checkbox"/> channelized <input type="checkbox"/> impounded
Sinuosity	<input type="checkbox"/> meandering <input type="checkbox"/> braided <input checked="" type="checkbox"/> straight

Section 3. Soil Erosion and Deposition

Is there evidence of sheet flow across the floodplain?	<input checked="" type="checkbox"/> yes (answer question below) <input type="checkbox"/> no
Active sheet flow erosion is:	<input checked="" type="checkbox"/> slight <input type="checkbox"/> moderate <input type="checkbox"/> severe
Is there evidence of concentrated flow?	<input checked="" type="checkbox"/> yes (answer question below) <input type="checkbox"/> no
Active concentrated flow erosion is:	<input type="checkbox"/> slight <input checked="" type="checkbox"/> moderate <input type="checkbox"/> severe

Does the floodplain slope to the waterway or is a natural levee present?

toward natural levee. Complete the table below.

Does natural levee create conditions for water-related habitat?	<input type="checkbox"/> yes (complete Water-Related Habitat form) <input checked="" type="checkbox"/> no
---	--

Section 4. Brief Vegetation Survey

List all vegetative species covering >10% of the feature area.

Scientific name	Common name	% Cover
Zoysia sp.	lawgrass	80
Stellaria media	common chickweed	10
Artemisia vulgaris	common mugwort	15
Amorpha canescens	leadplant	5
Rumex crispus	curly dock	10
Sesbania herbacea	bigpod sesbania	10

Appendix B

SITE PLAN

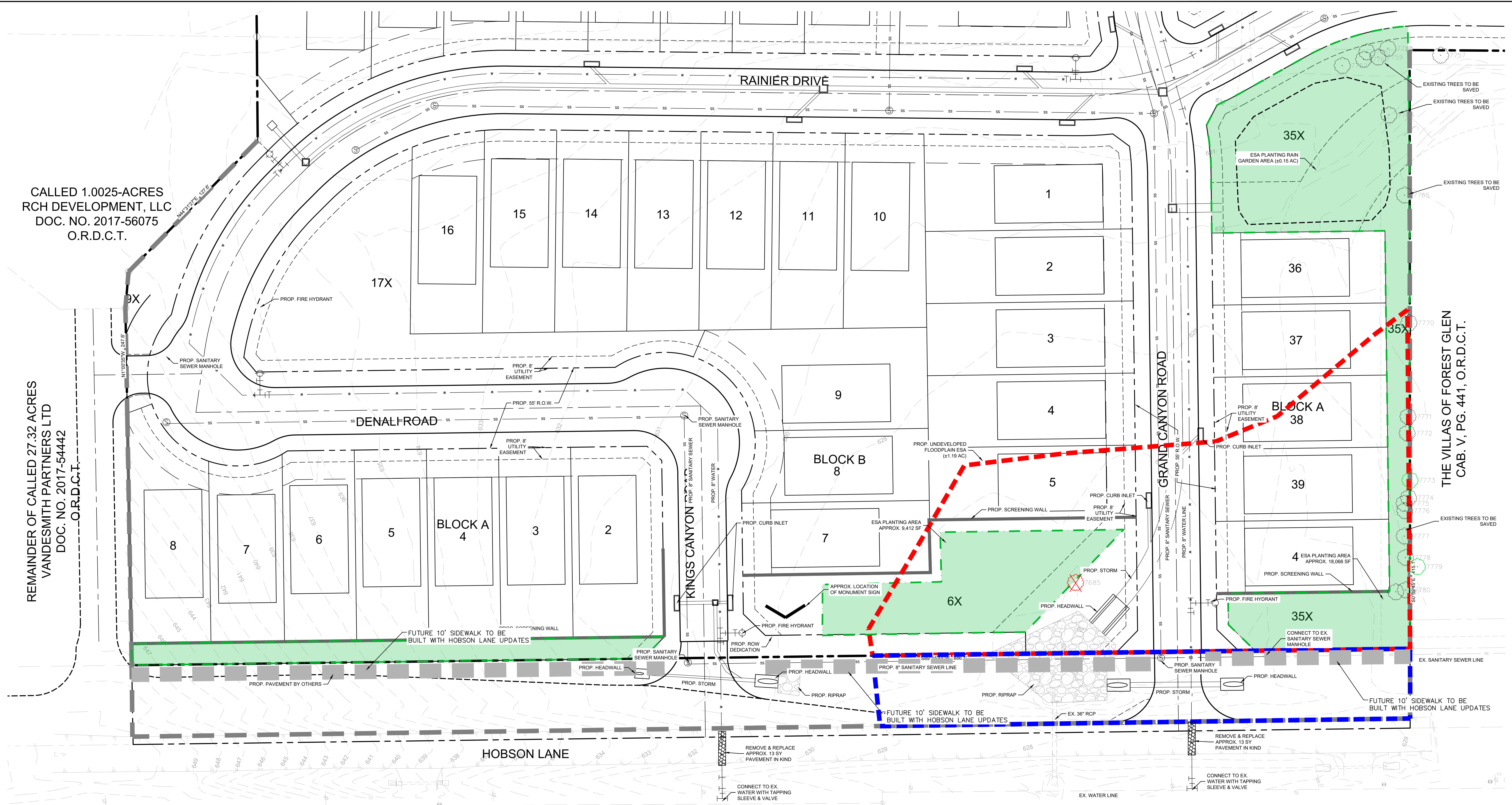
LANDSCAPE PLAN

TREE PRESERVATION PLAN

CALLED 1.0025-ACRES
RCH DEVELOPMENT, LLC
DOC. NO. 2017-56075
O.R.D.C.T.

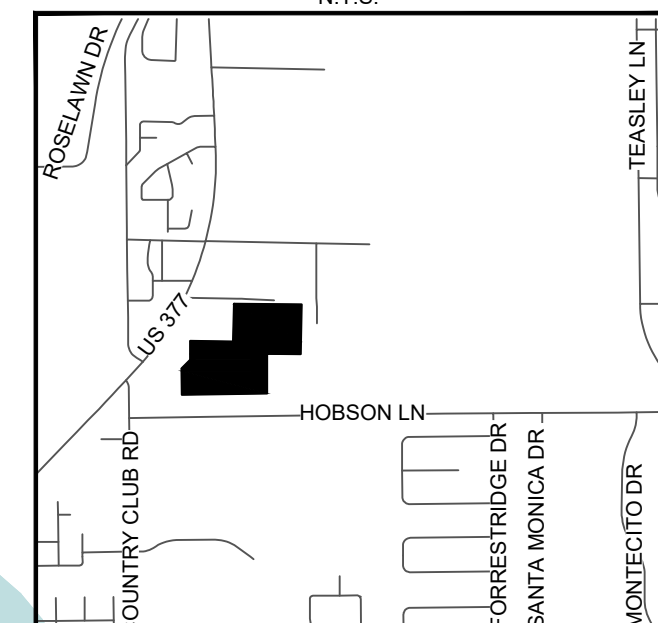
REMAINDER OF CALLED 27.32 ACRES
VANDESMITH PARTNERS LTD
DOC. NO. 2017-54442
O.R.D.C.T.

THE VILLAGES OF FOREST GLEN
CAB. V, PG. 441, O.R.D.C.T.



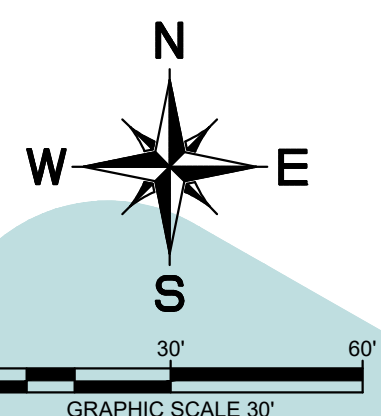
LOT 2
DAVIS OAKS ADDITION
VOL. P, PG. 222
P.R.D.C.T.

VICINITY MAP
N.T.S.



LOT 3
DAVIS OAKS ADDITION
VOL. P, PG. 222
P.R.D.C.T.

BLOCK A, LOT 1
LIVE OAK CREEK RANCH
VOL. V PG. 137
P.R.D.C.T.



UNDEVELOPED FLOODPLAIN ESA
 --- HOBSON LANE (SECONDARY ARTERIAL) = 0.40 AC
 --- GRAND PARKSIDE RESIDENTIAL = 1.24
TOTAL = 1.64 AC

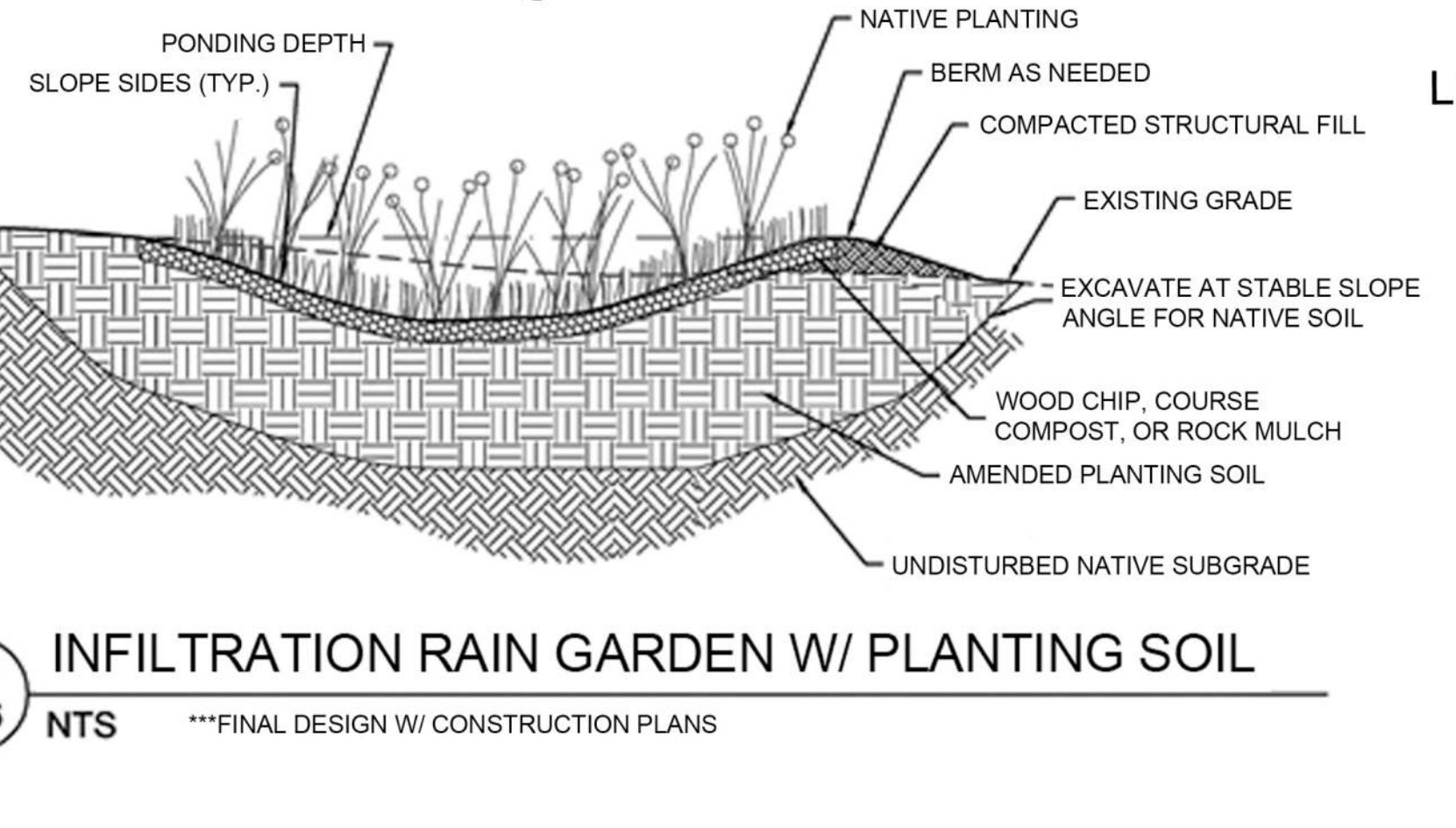
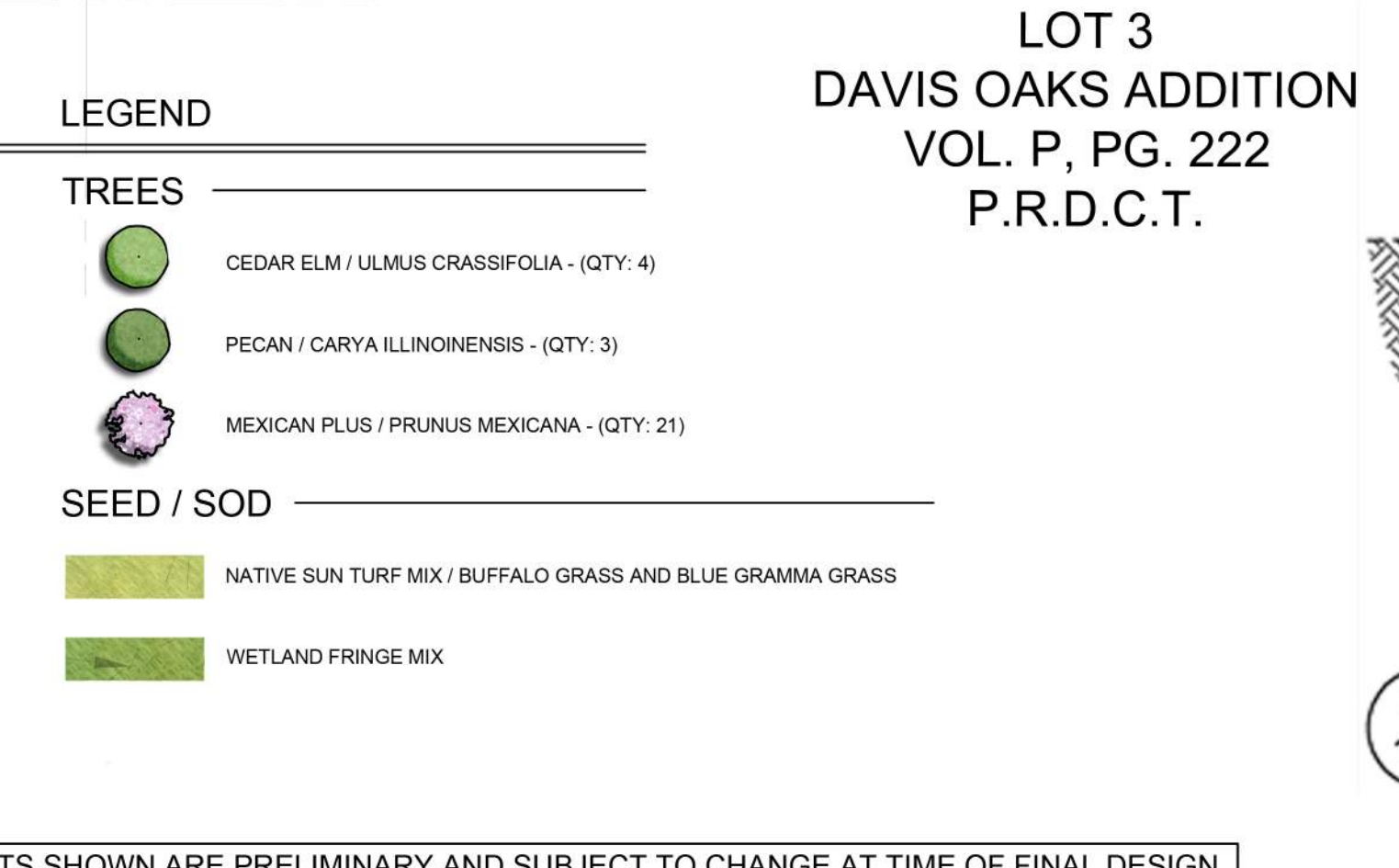
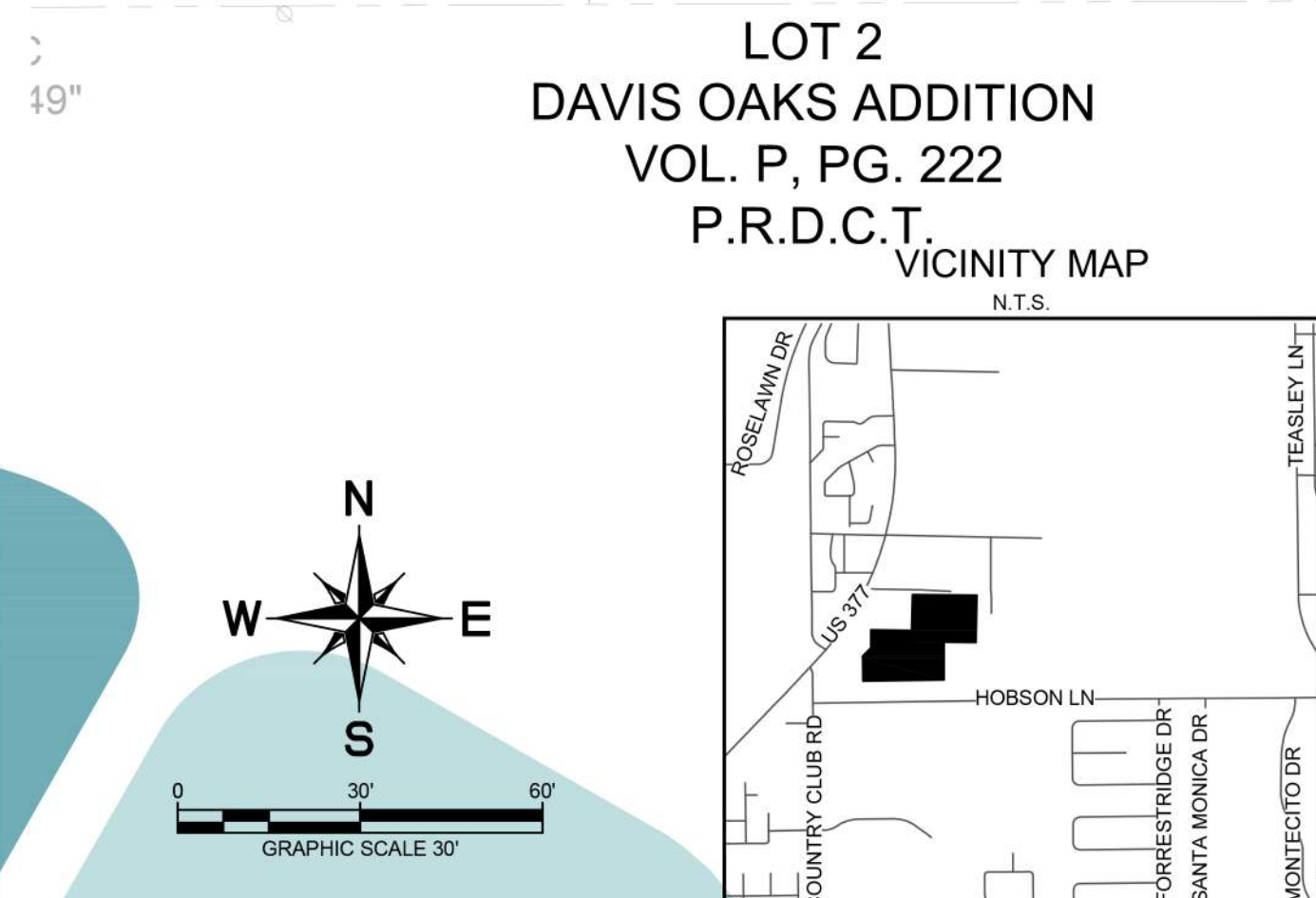
NOTE: IMPROVEMENTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.

SITE PLAN FOR GRAND PARKSIDE PROJECT: AES24-0001 BEING 19.15 ACRES IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378 CITY OF DENTON, DENTON COUNTY, TEXAS EX ZONING: R6 PROPOSED USE: SINGLE FAMILY						
OWNER & DEVELOPER: VANDESMITH PARTNERS, LTD 3205 ACE COURT, ARGYLE, TX 76226 TEL: (940) 561-7963 CONTACT: DAVID VADERLAAN		ENGINEER/SURVEYOR: Kimley-Horn 6160 WARREN PARKWAY, SUITE 210 FRISCO, TX 75034 TEL: (972) 335-8880 CONTACT: MARISSA VOLK, P.E.				
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT #	DATE
LEJ	LEJ	DKT	AS SHOWN	SEPTEMBER 2024	24-0001	09/26/2024
						ESA-1

CALLED 1.0025-ACRES
RCH DEVELOPMENT, LLC
DOC. NO. 2017-56075
O.R.D.C.T.

REMAINDER OF CALLED 27.32 ACRES
VANDESMITH PARTNERS LTD
DOC. NO. 2017-54442
O.R.D.C.T.

THE VILLAS OF FOREST GLEN
CAB. V, PG. 441, O.R.D.C.T.



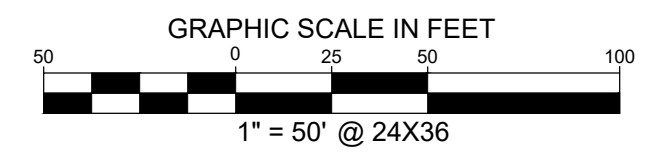
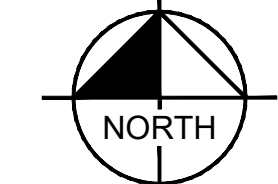
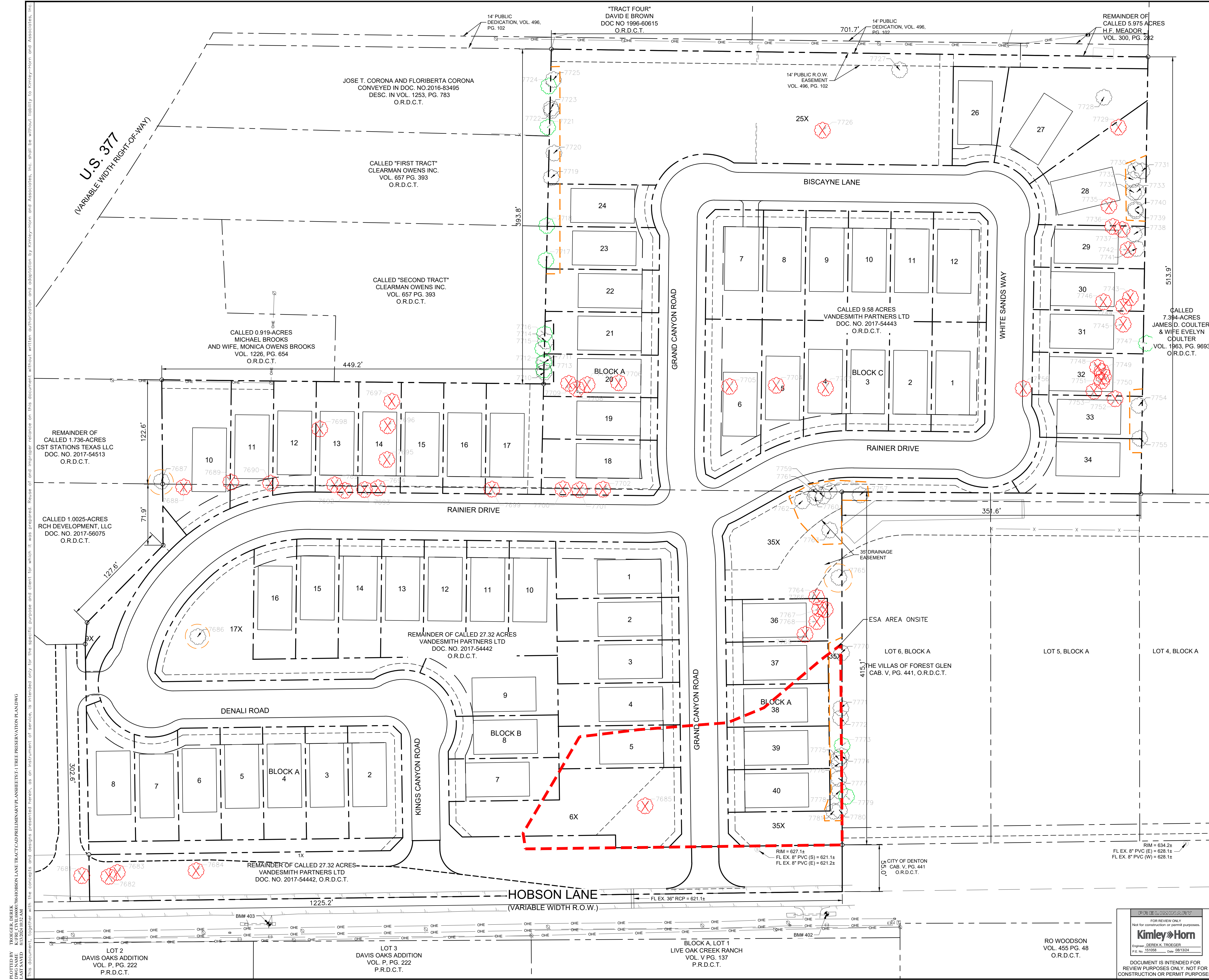
**BLOCK A, LOT 1
LIVE OAK CREEK RANCH
VOL. V PG. 137
P.R.D.C.T.**

ALTERNATIVE ESA SITE PLAN / MITIGATION PLAN

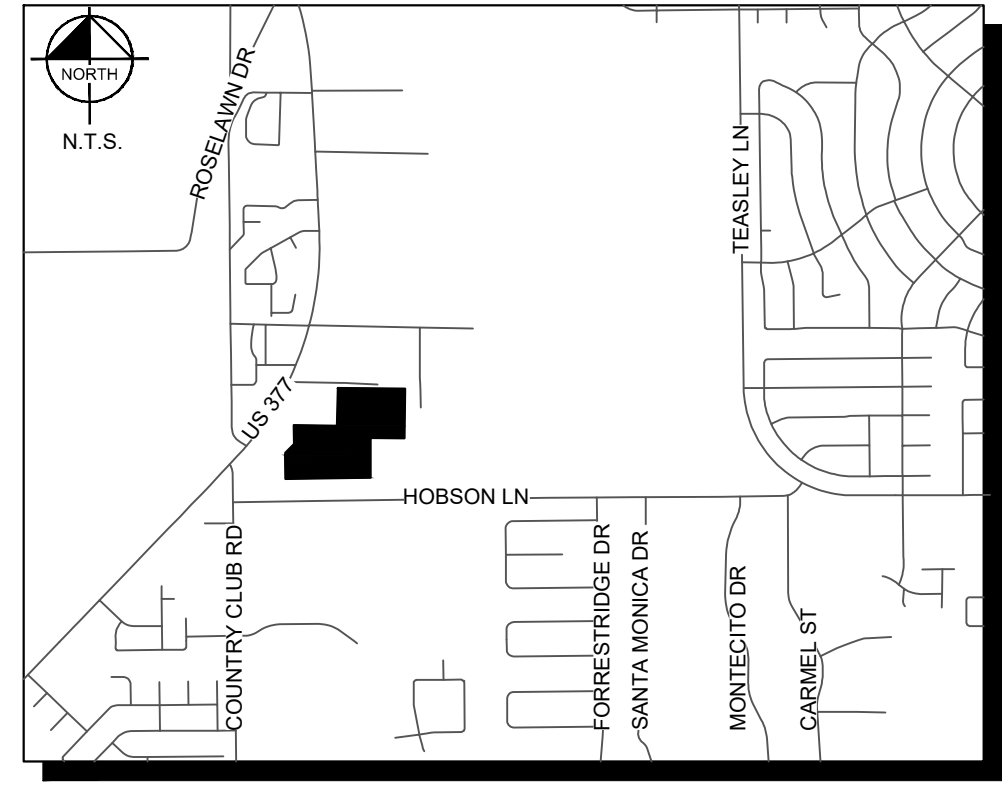
SITE PLAN FOR GRAND PARKSIDE
PROJECT: AESA24-0001
BEING 19.15 ACRES
IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS
EX ZONING: R6
PROPOSED USE: SINGLE FAMILY

OWNER & DEVELOPER: VANDESMITH PARTNERS, LTD 3205 ACE COURT, ARGYLE, TX 76226 TEL: (940) 581-7963 CONTACT: DAVID VADERLAAN		ENGINEER/SURVEYOR: Kimley-Horn 6160 WARREN PARKWAY, SUITE 210 FRISCO, TX 75034 TEL: (972) 335-3580 CONTACT: MARISSA VOLK, P.E.				
DESIGNED LEJ	DRAWN LEJ	CHECKED MMV	SCALE AS SHOWN	DATE JULY 2024	PROJECT # KH PROJECT # 06226537	ESA-1

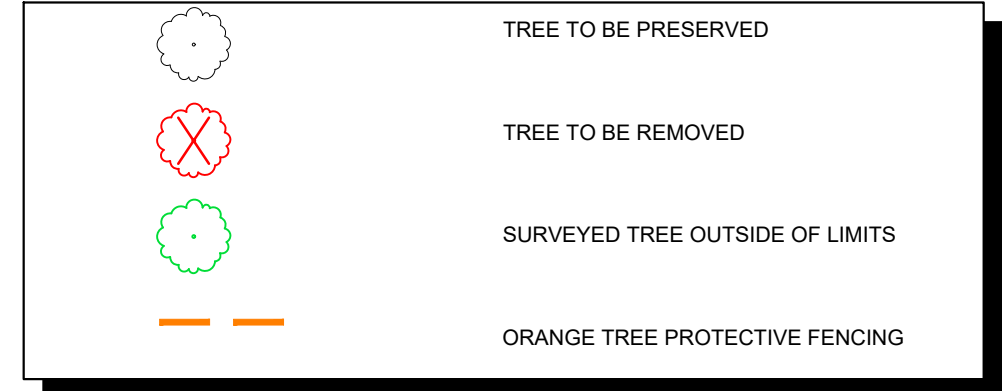
NOTE: IMPROVEMENTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE AT TIME OF FINAL DESIGN.



VICINITY MAP



LEGEND



TREE PRESERVATION NOTES

- SEE SHEET TP-2 FOR TREE INFORMATION AND PRESERVATION DETAILS.

BENCHMARK LIST

- BM# 402 SQUARE WITH "X" CUT SET ON A CONCRETE HEADWALL ON THE EAST SIDE OF A DRIVEWAY AND THE SOUTH SIDE OF HOBSON LANE, APPROXIMATELY 1250 FEET EAST FROM THE INTERSECTION OF HOBSON LANE AND U.S. 377. ELEV. = 628.070
- BM# 403 SQUARE WITH "X" CUT SET ON A CONCRETE HEADWALL ON THE EAST SIDE OF A DRIVEWAY AND THE SOUTH SIDE OF HOBSON LANE, APPROXIMATELY 600 FEET EAST FROM THE INTERSECTION OF HOBSON LANE AND U.S. 377. ELEV. = 638.58

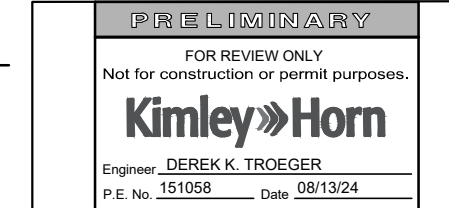
PRELIMINARY TREE PRESERVATION PLAN
PP24-0003

GRAND PARKSIDE

63 RESIDENTIAL LOTS
BEING 19.15 ACRES
IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER & DEVELOPER:
VANDESMITH PARTNERS, LTD
3205 ACE COURT,
ARGYLE, TX 76226
TEL: (940) 591-7963
CONTACT: DAVID VADERLAAN

ENGINEER/SURVEYOR:
Kimley-Horn
6160 WARREN PARKWAY, SUITE 210
FRISCO, TX 75034
TEL: (972) 335-3580
CONTACT: MARISSA VOLK, P.E.

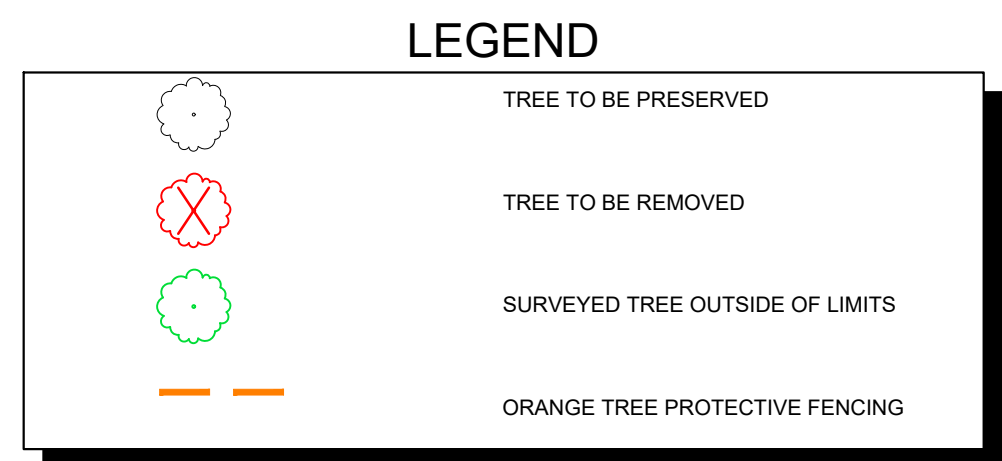
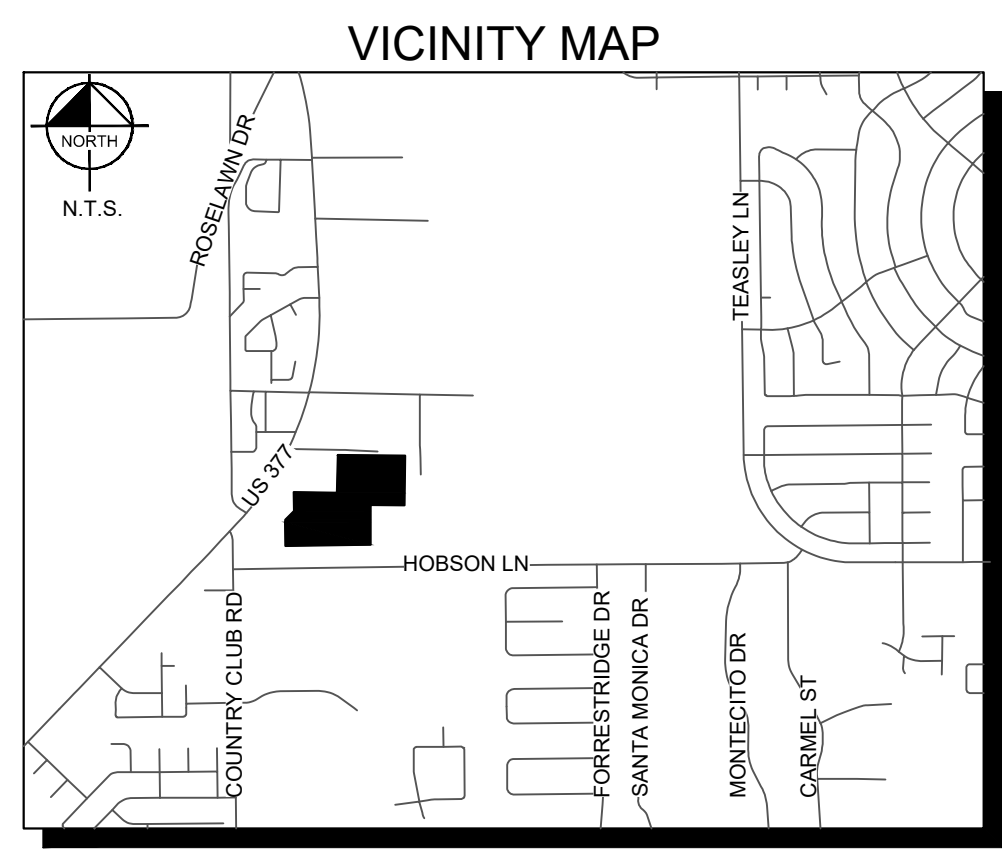
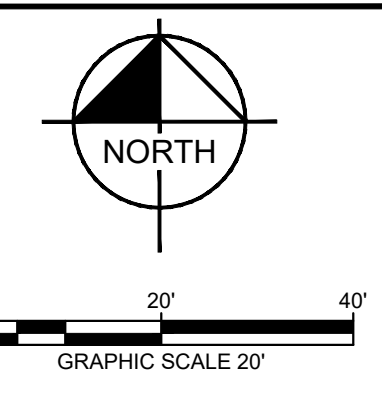
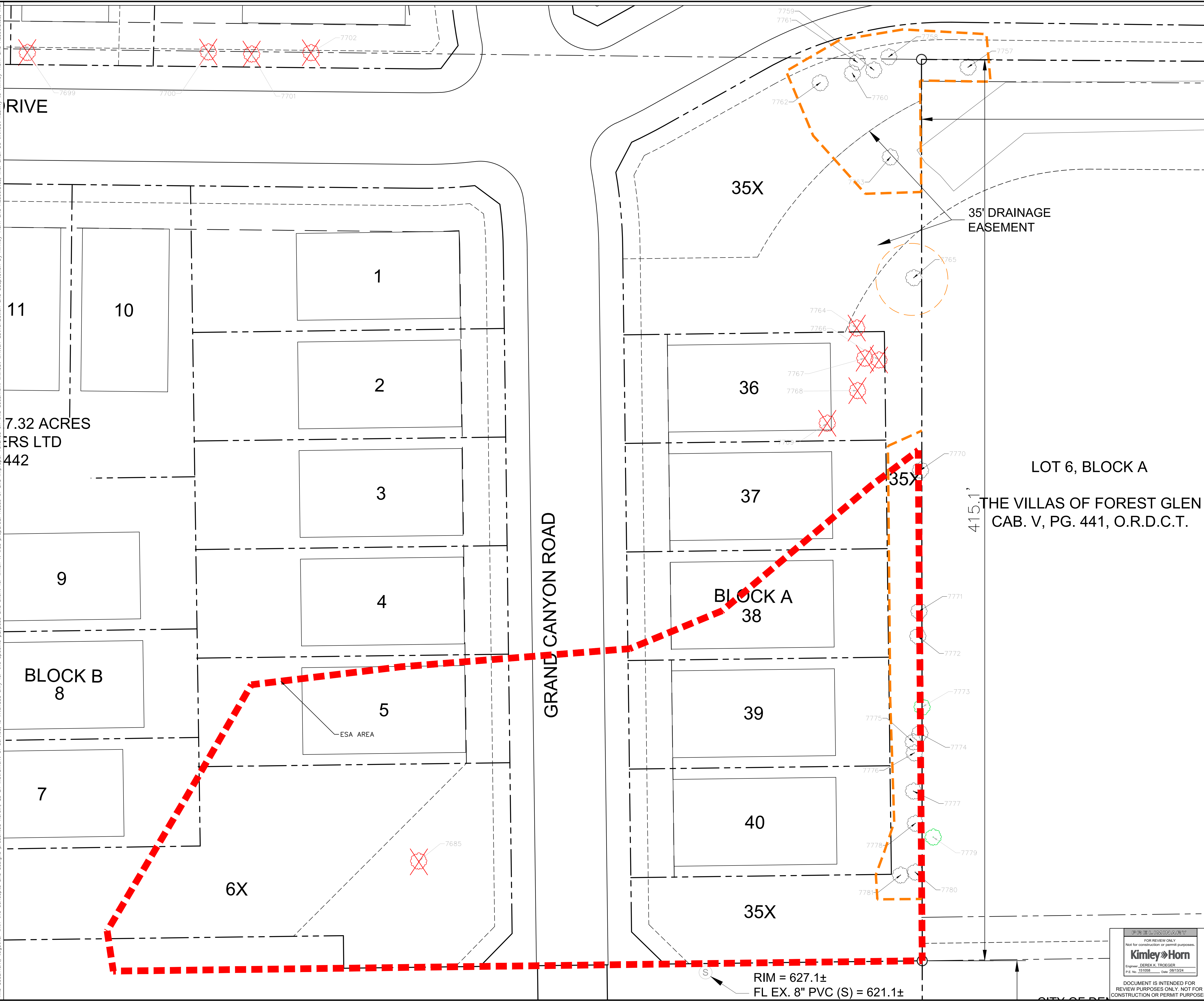


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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT #
LEJ	LEJ	MMV	AS SHOWN	JULY 2023	063226937

PLANNED BY: FRANCIS BARKER KIMLEY-HORN AND ASSOCIATES, INC. FOR REVIEW ONLY. NOT FOR CONSTRUCTION OR PERMIT PURPOSES. DATE: 08/13/24. DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/13/24. CHECKED BY: MARISSA VOLK, P.E. DATE: 08/13/24.

PREPARED BY: PROJECTS: GRAND PARKSIDE
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC.
 LAST REVISED: 08/2024 08:24 AM
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TREE PRESERVATION NOTES

- SEE SHEET TP-2 FOR TREE INFORMATION AND PRESERVATION DETAILS.

BENCHMARK LIST

BM# 402 SQUARE WITH "X" CUT SET ON A CONCRETE HEADWALL ON THE EAST SIDE OF A DRIVEWAY AND THE SOUTH SIDE OF HOBSON LANE, APPROXIMATELY 1250 FEET EAST FROM THE INTERSECTION OF HOBSON LANE AND U.S. 377. ELEV. = 628.070

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PRELIMINARY TREE PRESERVATION PLAN
 PP24-0003
GRAND PARKSIDE
 63 RESIDENTIAL LOTS
 BEING 19.15 ACRES
 IN THE WILLIAM DANIEL SURVEY, ABSTRACT NO. 378
 CITY OF DENTON, DENTON COUNTY, TEXAS

OWNER & DEVELOPER:
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 3205 ACE COURT,
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 CONTACT: DAVID VADERLAAN

ENGINEER/SURVEYOR:
Kimley-Horn
 6160 WARREN PARKWAY, SUITE 210
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 TEL: (972) 335-3580
 CONTACT: MARISSA VOLK, P.E.

FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 Engineer, Geologist & Technician
 P.E. No. 351028 Exp. 08/13/24

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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT #	TP-3
LEJ	LEJ	MMV	AS SHOWN	JULY 2023	063226937	