



- NOTES:
- Bearings are based on the State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.
  - All corners are 1/2 inch iron pins with yellow plastic caps stamped "SPIARSEN" unless otherwise noted.
  - Notice - Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
  - Portion of the subject tract lies within a "Special Flood Hazard Area" "Zone A" as explained on Community Panel Number Map No. 4812100388H of the Flood Insurance Rate Map, Denton County, Texas and Incorporated Areas, dated June 19, 2020.
  - Minimum finished floor elevations are at least 2 feet above the 100-year flood plain.
  - This Homeowners Association (H.O.A.) shall be established for maintenance and operation of open space areas. The establishment of the Homeowners Association shall be reviewed for approval by the City of Denton. The owner further hold the City of Denton harmless from any damages to persons, to the owner's lot, or any lot arising from such maintenance responsibility. The City shall not be responsible for maintenance of the of the referenced creek, although it retains the right to enter upon the easement for public purposes. The drainage easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or contact that exists or occurs due to the natural flow of storm water runoff including but not limited to storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence and interference with structures, the city retains the right to enter upon these easements for public purposes.
  - All open space areas, Lot 100X & 101X, Block A, Lot 102X, Block B, Lots 103X, 105X, 106X, & 108X Block C, Lot 107X, Block D, are for landscape purposes only will be owned and maintained by the HOA/POA. Open space area Lot 104X, Block C is for floodplain, drainage, sidewalk and landscape purposes to be owned and maintained by the H.O.A. The City has right but not the obligation to maintain and construct drainage facilities if, in the city's sole opinion, the maintenance entity is not properly maintaining the stream or drainage way. (DDC 7.5.3.1.2.a)
  - HOA Lot 104X, Block C contains a public trail and provides an access easement for the public to use trail. Per Ordinance No. Ord. 23-2291
  - Sidewalks along open space/common areas are to be built by the developer.
  - No overhead utilities are permitted on the subject property.
  - The City of Denton has adopted the National Electrical Safety Code (the "Code"). The code generally prohibits structures within 17.5 feet on either side of the center line of overhead distribution lines and within 37.5 feet on either side of the centerline of overhead transmission lines. In some instances, the code requires greater clearances. Building permits will not be issued for structures within these clearance areas. Contact the building official with specific questions.
  - The Site will be served through City of Denton water/sewer.
  - The purpose of this plat is to create 50 Residential Lots and 9 HOA Lots
  - Private improvements cannot encroach onto existing public easements.
  - A Tree Survey and Preservation Plan will be required to proceed with Building Permits on the subject site. Minimum Tree Preservation requirements of the Denton Development Code Section 7.7.4 must be met prior to the release of any permits.
  - Lot owners must be notified by the selling agent/developer that trees receiving preservation credit exist on their lot
  - Existing variable width Drainage Easement (Doc No. 2005-155058 OPRDCT) to be abandoned at locations shown with hatch by separate instrument.

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
○	AS NOTED IN DRAWING
IRF	IRON ROD FOUND
CRIF	CAPPED IRON ROD FOUND
AMP	ALUMINUM MONUMENT FOUND
CM	CONCRETE MONUMENT
Esm't.	EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
DE	PUBLIC DRAINAGE EASEMENT
DUE	DRAINAGE AND UTILITY EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SIDEWALK EASEMENT
SIE	STREET EASEMENT
SPE	PRIVATE WALL MAINTENANCE EASEMENT BY SEPARATE INSTRUMENT
HBE	HIKE & BIKE TRAIL EASEMENT
VE	VEGETATION EASEMENT
(BTP)	BY THIS PLAT
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
▲	STREET NAME CHANGE
▲	BLOCK DESIGNATION
▲	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS
OPDCT	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
---	BOUNDARY
---	100-YR FEMA FLOODPLAIN
---	PROP. ULTIMATE FLOODPLAIN
---	RIGHT-OF-WAY
---	ACCESS EASEMENT
---	UTILITY EASEMENT
---	EXISTING UTILITY EASEMENT

Boundary Line Table		
Line #	Length	Direction
BL1	40.31'	S 80°34'43" E
BL2	40.31'	N 79°25'17" E
BL3	86.03'	S 46°21'23" E
BL4	42.42'	N 44°24'22" E

Boundary Curve Table				
Curve #	Radius	Delta	Length	Chord Bearing
BC1	1677.00'	012°39'31"	370.51'	S 08°27'48" E 369.76'

CITY PROJECT NO: FP23-0023  
FINAL PLAT

## BARREL STRAP RESIDENTIAL

Lots 1-12, 100X & 101X Block A,  
Lots 1-7 & 102X Block B,  
Lots 1-20, 103X, 104X, 105X, 106X & 108X Block C,  
Lots 1-11 & 107X Block D  
50 RESIDENTIAL LOTS, 9 HOA LOTS  
14.176 ACERS  
OUT OF THE  
B. MERCHANT SURVEY ABSTRACT NO. 800  
CITY OF DENTON, DENTON COUNTY, TEXAS

**OWNER / APPLICANT**  
CYRENE AT HICKORY CREEK LLC  
1661 E. Camelback, Suite 275  
Phoenix, Arizona 85016  
Telephone: (623) 466-3286  
Contact: Justin Pasternak

**ENGINEER / SURVEYOR**  
Spars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, TX 75075  
Telephone: (972) 422-0077  
TBPELS No. F-2121 and No. F-10043100  
Contact: Daniel McComish, PE

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS CYRENE AT HICKORY CREEK LLC, is the owner of a tract of land situated in the B. Merchant Survey, Abstract No. 800, City of Denton, Denton County, Texas, being part of a tract conveyed to CYRENE AT HICKORY CREEK LLC by deed recorded in Document Number 2022-96547 of the Deed Records, Denton County, Texas (DRDCT), with the subject tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for the north end of a corner clip being the intersection of the south line of Hickory Creek Road, a variable width public right-of-way, as conveyed to the City of Denton as recorded in Document No. 2019-162435, Official Public Records, Denton County, Texas (OPRDC), with the east line of Nautical Way, a 50-foot-wide public right-of-way, created by the final plat of Hickory Creek Plaza, recorded in Cabinet Y, Page 487, Plat Records, Denton County, Texas (PRDCT);

THENCE along the south line of Hickory Creek Road, as follows:

N 89°25'17" E, 487.37 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

S 80°34'43" E, 40.31 feet to a 5/8" iron rod with plastic cap found;

N 89°25'17" E, 200.00 feet to a 5/8" iron rod found;

N 79°25'17" E, 40.31 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set;

N 89°25'17" E, 208.15 feet to a 1/2" iron rod with a yellow cap stamped "SPIARSENG" set at a corner clip being the intersection thereof with the west line of Barrel Strap Road (F.M. Road 2499), a variable width public right-of-way, as conveyed to the City of Denton, as recorded in Document No. 2019-162435, Official Public Records, Denton County, Texas (OPRDC);

THENCE S 46°21'23" E, 86.03 feet to a 1/2" iron rod along said corner clip on the west line of Barrel Strap Road;

THENCE along the the said west line of Barrel Strap Road as follows:

S 02°08'02" E, 147.91 feet to a 5/8" iron rod found;

A tangent curve to the left having a central angle of 12°39'31", a radius of 1677.00 feet, a chord of S 08°27'48" E - 369.76 feet, an arc length of 370.51 feet to 5/8" iron rod found with plastic cap, said point being on the north line of Teasley Harbor Phases 2A and 2B, recorded in Cabinet V, Pages 307 and 771, and Cabinet U, Page 24, PRDCT;

THENCE S 89°21'33" W, 1121.00 feet along the said north line of Teasley Harbor to a 1/2" iron rod with plastic cap on the east line of said Nautical Way;

THENCE N 00°36'33" W, 545.34 feet along the east line of said Nautical Way to a 5/8" iron rod with plastic cap found, said point being the south end of the first mentioned corner clip, being the southwest corner of said right-of-way dedication;

THENCE N 44°24'22" E, 42.42 feet along said corner clip to the POINT OF BEGINNING with the subject tract containing 617,492 square feet or 14.176 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, CYRENE AT HICKORY CREEK LLC, do hereby adopt this plat designating the hereinabove described property as BARREL STRAP RESIDENTIAL, an Addition to the City of Denton, and do hereby dedicate, in fee simple, to the public use forever the streets and sidewalk easement(s) and public easements shown thereon and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strip for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

Witness our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CYRENE AT HICKORY CREEK LLC

By: \_\_\_\_\_
SIGNER'S NAME, TITLE

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Denton, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.



DARREN K. BROWN, RPLS No. 5252

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public, State of Texas

FLOODPLAIN DRAINAGE EASEMENT

The Drainage Easement within the limits of this addition shall remain open at all times. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined, unless approved by the City. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage easement to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners for costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

TREE PRESERVATION

There is a total of 3,241.4 inches of protected trees to be preserved on the site.

Block A, Lots 1-12, Lot 101x: None.

- Block A, Lot 100x:
• 328.9 inches of heritage trees
• 61.2 inches of quality trees
• 0 inches of secondary trees
• 0 inches of dead/diseased trees

Block B, Lots 1-7: None.

- Block B, Lot 102x:
• 478.2 inches of heritage trees
• 32.4 inches of quality trees
• 32.8 inches of secondary trees
• 21.6 inches of dead/diseased trees

Block C, Lots 1-15, Lot 103x, 105X, 106X, 108X: None.

- Block C, Lot 104x:
• 1,443.7 inches of heritage trees
• 759.4 inches of quality trees
• 0 inches of secondary trees
• 58 inches of dead/diseased trees

Block D, Lots 1-11: None.

- Block D, Lot 107x:
• 0 inches of heritage trees
• 25.2 inches of quality trees
• 0 inches of secondary trees
• 0 inches of dead/diseased trees

Reference the approved Landscape Plan for planted trees receiving tree replacement credit. These trees shall be preserved and replaced in accordance with DDC Section 7.7.4H.

Table with 4 columns: Line #, Length, Direction. Rows L1-L17.

Table with 4 columns: Line #, Length, Direction. Rows L18-L34.

Table with 4 columns: Line #, Length, Direction. Rows L35-L45.

Table with 6 columns: Curve #, Radius, Delta, Length, Chord Bearing, Chord. Rows C1-C15.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-12.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-20.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-11.

Table with 3 columns: Lot #, Block #, Acres. Rows 100X-108X.

Table with 4 columns: Lot #, Block #, Square Feet, Acreage. Rows 1-7.

CERTIFICATE OF APPROVAL
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024 by the Planning and Zoning Commission of the City of Denton, Texas.
Chairman \_\_\_\_\_ Date \_\_\_\_\_
City Secretary \_\_\_\_\_ Date \_\_\_\_\_

OWNER / APPLICANT
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TBPELS No. F-2121 and No. F-10043100
Contact: Daniel McComish, PE

Drawn by: [Name], 3/27/2024, 10:57 AM. Printed by: [Name], 3/27/2024, 10:57 AM. Drawn by: [Name], 3/27/2024, 10:57 AM. Printed by: [Name], 3/27/2024, 10:57 AM.