

January 6, 2025

City of Denton – Development Services

401 N Elm Street
Denton, Texas 76201

Re: **Drainage Easement Abandonment – Project Narrative**
Cyrene Barrel Strap Addition
Denton, Texas
City Proj. No.: CEP22-0066
Final Plat No.: FP23-0023

To whom it may concern:

This narrative is to provide additional information, in conjunction with the easement abandonment application, for the proposed abandonment of two existing drainage easements within the Cyrene at Hickory Creek development.

Doc No. 2005-155058


A variable width drainage easement Doc No. 2005-155058 is proposed to be removed because it has been replaced by a new drainage easement on the Cyrene at Hickory Creek Final Plat (FTP23-0023). The existing easement to be abandoned is located within portions of City Right-of-Way at Erin Lane, Lot 101X Block A, Lot 108x Block C, Lot 6 Block C, Lot 20 Block C, and Lot 107x Block D. The existing drainage easement no longer serves a purpose at Erin Lane because the stormwater drainage will now be contained within the newly constructed culverts in Erin Lane Right-of-Way. South of Erin Lane, a new variable-width drainage easement was created on the Final Plat (FTP23-0023) that corresponds with the studied floodplain boundary, and that was intended to replace the existing drainage easement.

Doc No. 2008-72527

A 20' Drainage easement Doc No. 2008-72527 is proposed to be removed because its purpose has been replaced by newly constructed public storm drain within City Right-of-Way. The existing easement is located within lots 103x and lots 1 through 5, Block C, of the Cyrene at Hickory Creek Final Plat (FTP23-0023). The existing 20' drainage easement previously contained an earthen drainage channel that has since been removed and replaced by a public storm drain line. The stormwater flow conveyed by the earthen channel has been rerouted to flow through a newly constructed storm pipe system that runs within City Right-of-Way in Hunter Road, and outlets within a new drainage easement in the creek.

Sincerely,

Spiars Engineering, Inc.


Danny McCamish, PE