



# PLANNING AND ZONING COMMISSION MEETING AGENDA

September 03, 2025 at 6:30 PM

Town Hall - 1941 E. Jeter Road, Bartonville, TX 76226

## A. CALL MEETING TO ORDER

## B. PLEDGE OF ALLEGIANCE

## C. PUBLIC PARTICIPATION

*If you wish to address the Commission, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Commission during the Public Participation portion of the meeting or when the item is considered by the Planning & Zoning Commission.*

## D. APPROVAL OF MINUTES

1. Discuss and consider approval of the August 6, 2025, Planning & Zoning Commission Regular Meeting Minutes.

## E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and make a recommendation to the Town Council regarding a Preliminary Plat for High Plains at Furst Ranch encompassing approximately 461.421 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, and A.M. Feltus Survey, Abstract Number 1595, in the western Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owners ARROYO CAP V-1 LLC, SPUR FURST RANCH DEVELOPMENT, LP, and OLD WR RANCH I HACKER LP. [Town of Bartonville File Number PP-2025-002]
2. Discuss and make a recommendation to the Town Council regarding a Final Plat for High Plains at Furst Ranch, Phase 4A encompassing approximately 34.940 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Town of Bartonville File Number FP-2025-003]

## F. FUTURE ITEMS

## G. ADJOURNMENT

*The Planning and Zoning Commission reserves the right to recess into a closed meeting or executive session as authorized by Chapter 551 of the Texas Government Code, (the Texas Open Meetings Act) on any item posted on its open meeting agenda to seek legal advice pursuant to Texas Government Code Section 551.071, Consultation with Attorney of the Texas Open Meetings Act. Any final action,*

*decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.*

**CERTIFICATION**

I hereby certify that this Notice of Meeting was posted on the Town Website, and on the bulletin board, at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the public at all times. Said Notice was posted on the following date and time; and remained posted continuously prior to the scheduled time of said meeting and shall remain posted until meeting is adjourned.

/s/ Shannon Montgomery, Town Secretary

Posted: Wednesday, August 27, 2025, prior to 4:00 pm.

*Agenda Removed from Town of Bartonville Bulletin Board on:* \_\_\_\_\_

*By:* \_\_\_\_\_, *Title:* \_\_\_\_\_



# PLANNING & ZONING COMMISSION COMMUNICATION

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**DATE:** September 3, 2025

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider approval of the August 6, 2025, Planning & Zoning Commission Regular Meeting Minutes.

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**Summary:** Minutes from August 6, 2025, Planning & Zoning Commission Regular Meeting.

**Fiscal Information:** N/A

**Recommended Motion Or Action:** Approve as presented.

**Attachments:**

- August 6, 2025, Planning & Zoning Commission Regular Meeting Minutes.

**THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 6TH DAY OF AUGUST 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:**

Ralph Arment, Chair  
Gloria McDonald, Vice Chair  
Don Abernathy, Commissioner  
Larry Hayes, Commissioner  
Brenda Hoyt-Stenovitch, Commissioner  
Pat Adams, Alternate 1

*Commissioners Absent:*

Rick Lawrence, Alternate 2

*Town Staff Present:*

Kirk Riggs, Town Administrator  
Patricia Adams, Town Attorney  
Shari Borth, Permit Technician  
Ryan Wells, Planning Consultant

**A. CALL MEETING TO ORDER**

Chair Arment called the meeting to order at 6:30 pm.

**B. PLEDGE OF ALLEGIANCE**

Chair Arment led the Pledge of Allegiance.

**C. PUBLIC PARTICIPATION**

*If you wish to address the Commission, please fill out a "Public Meeting Appearance Card" and present it to the Town Secretary, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Commission during the Public Participation portion of the meeting or when the item is considered by the Planning & Zoning Commission.*

The following addressed the Commissioners:

- Kathy Daum, 1590 Post Oak, Bartonville, TX 76226

**D. PUBLIC HEARINGS AND REGULAR ITEMS**

- 1. Discuss and consider the approval of the June 4, 2025, Planning & Zoning Commission Regular Meeting Minutes.**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner McDonald, to APPROVE the June 4, 2025, Regular Meeting Minutes as presented.

**VOTE ON THE MOTION**

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0



2. **Discuss and make a recommendation regarding a Final Plat for a 32.029-acre property situated in the J. Burke Survey, Abstract Number 42, in the Town of Bartonville, Denton County, Texas. The property is located near the southeastern corner of Broome Road and Porter Road, in Bartonville, Texas. The applicant is McAdams, Inc., on behalf of Philip R. and Martha S. Rice. [Town of Bartonville File Number FP-2025-002.]**

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner McDonald, to recommend **APPROVAL** a Final Plat for a 32.029-acre property situated in the J. Burke Survey, Abstract Number 42, in the Town of Bartonville, Denton County, Texas, with the following conditions:

1. Prior to recordation of the final plat, the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c). Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 2.6.e.4.
2. Prior to recordation of the final plat, the 25’ water line easement (WLE) shall be labeled “25’ WLE (BY THIS PLAT)”. Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 3.3.e.
3. Prior to the recordation of the final plat, the “30’ GPLE 2010-86118” located within proposed Lot 6, Block A as shown in the approved Rice Ranch Minor Plat (MP-2024-003) shall be shown on the plat, unless documentation of the easement’s vacation is provided to the Town. Basis: Scrivener’s correction
4. Prior to recordation, the 25’ WLE to be established by the plat shall be located to the east of the 30’ GPLE along Porter Road. The water and gas line easement cannot overlap in parallel fashion. Basis: Town Code Chapter 10, Exhibit A, Development Ordinance Section 3.3.e.
5. Minor Correction: Note 8 shall read, “Gated driveways shall have the gate, or if present, callbox located no less than 55 feet from the edge of the road.” Basis: Scrivener’s correction.

**VOTE ON THE MOTION**

AYES: Arment, McDonald, Abernathy, Hayes, Hoyt-Stenovitch

NAYS: None

VOTE: 5-0

3. **Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan Amendment for Guidance Preparatory Academy, located at 64 McMakin Road in the Town of Bartonville. The Amendment consists of changes to the landscaping plan for the commercial property. The applicant is Kathryn Taylor. [Town of Bartonville File Number SP-2025-001.]**

Chair Arment opened the Public Hearing at 6:56 pm.

The following individuals spoke:

- Kathy Daum, 1590 Post Oak, Bartonville, Texas – AGAINST

Chair Arment Closed the Public Hearing at 7:02 pm.

Motion made by Commissioner Abernathy, seconded by Commissioner Hayes, to recommend **APPROVAL** of a Site Plan Amendment for Guidance Preparatory Academy, located at 64 McMakin Road in the Town of Bartonville – Option 2 and 2a with the following conditions:

1. No trees shall be planted within the regulatory floodway or public right-of-way.
2. A revised site plan, prepared by a licensed landscape architect, showing the five proposed live oak tree plantings and placement of landscape boulders as indicated in Options 2 and 2.a shall be submitted for staff-level review.
3. New tree planting shall not take place until after October 1, 2025, to ensure best chance for survival.
4. New trees shall be irrigated.

**VOTE ON THE MOTION**

AYES: Arment, McDonald, Abernathy, Hayes

NAYS: Hoyt-Stenovitch

VOTE: 4-1

**E. FUTURE ITEMS**

Discussion only, no action taken.

**F. ADJOURNMENT**

Chair Arment adjourned the meeting at 7:11 pm.

**APPROVED this the 3rd day of September 2025.**

**APPROVED:**

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Ralph Arment,  
Chair

**ATTEST:**

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Shannon Montgomery, TRMC  
Town Secretary



# PLANNING AND ZONING COMMUNICATION

**DATE:** September 3, 2025

**FROM:** Helen-Eve Beadle, AICP, Town Planning Consultant

**AGENDA ITEM:** Discuss and make a recommendation to the Town Council regarding a **Preliminary Plat for High Plains at Furst Ranch** on 461.421 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, and A.M. Feltus Survey, Abstract Number 1595, in the western Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is generally located east of State Highway 377, south of Keith Road, and north of Smoot Lane. The applicant is GMcivil on behalf of the owners ARROYO CAP V-1 LLC, SPUR FURST RANCH DEVELOPMENT, LP, and OLD WR RANCH I HACKER LP. [Town of Bartonville File Number PP-2025-002]

**Land Use and Zoning:** The property is located in the Bartonville ETJ, thus no land use or zoning designations apply. The property has been utilized as agricultural and is undeveloped.

**Summary:** On August 20, 2024, the Town of Bartonville Town Council approved a Preliminary Plat (Exhibit 4, overall layout) for High Plains at Furst Ranch and the applicant has submitted a revised Preliminary Plat (Exhibit 1) illustrating a change in the street/lot patterns and phasing.

The previously approved Preliminary Plat included 1,115 residential lots and the proposed Preliminary Plat includes 1,104 residential lots. Additionally, along with open space/utility lots the current application includes two (2) Mixed Use lots (previously one (1) Mixed Use lot) that are located southwest of High Plains Trail and north and south of Grismill Drive.

Staff has reviewed the Preliminary Plat and have the following observations based on the new application and previous conditional approval:

1. The roadway pattern along the southern property boundary (Phases 2 and 3) has been altered and staff understands the applicant is currently working with Town of Flower Mound on a Master Thoroughfare Plan Amendment for the alignment that will support vehicle trip capacity and will maintain the Town of Bartonville's desire to limit traffic in the community. A new roadway, Grismill Drive, bisects the Mixed Use area and connects to another roadway south of Smoot Lane/floodplain. The Town of Bartonville's Thoroughfare Plan does not identify thoroughfares in this area of the Town Limits or ETJ. The Town of Flower Mound staff support the proposed Thoroughfare Plan Amendment.
2. The applicant requests consideration for the Marigold Trail and Peppervine Lane intersection waiver to allow an intersection offset less than 300 feet. The Town Council previously approved the waiver request on August 20, 2024 with the Preliminary Plat and staff recommends the waiver be approved by Town Council for the current Preliminary Plat application. The offset shall not be less than 140 feet. The waiver request outlining reasons and supporting information is included as an attachment (Exhibit 3) to this agenda item.
3. A previous approval condition required secondary access to US 377. The access has been provided through a Town of Argyle ETJ Final Plat phase (High Plains Trail). Additionally, a 20-foot all-weather emergency access easement (separate instrument) to Smoot Lane is illustrated on the Phase 1 Final Plat that was approved in June of 2025.

4. Staff noted the open space lots with significant utilities (elevated storage tank, pump station/well site, and sewage treatment facility) and has concerns regarding the ownership and maintenance. The MUD and/or the HOA will be responsible for these lots and the owner/developer will add easements (utility and drainage) as phases are final platted. The NOTES section on the Preliminary Plat shall be updated to ensure appropriate ownership and maintenance of the X lots.
5. Lots 3X, 4X, and 5X (Block 45) shall be on a new Block 46 since they are separated by a ROW/Grismill Drive. *The applicant has stated they will revise the plat and drawings accordingly.*
6. Preliminary and Final Plats shall comply with Final Plat approval block per the Town's Code. *The applicant will verify the use of the current approval block for plats.*
7. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Preliminary Plat. *The applicant has stated they will update the jurisdiction references.*
8. Lots that may require floodplain reclamation shall comply with Denton County jurisdictional review. The zone AE floodplain boundary shall be reflected on the final plats.
9. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.

The applicant has submitted a preliminary water layout, preliminary sewer layout, preliminary drainage layout, and preliminary pad grading plan, along with the preliminary plat. The Interlocal Cooperation Agreement (ICA) between the Town of Bartonville and Denton County references the authority to regulate subdivision under Chapter A of Chapter 212 of the Texas Local Government Code (TLGC) and the Town of Bartonville's jurisdiction is limited to plat review. According to the Town Engineer, to date, ETJ plat reviews have strictly been limited to plat review. Water (Town of Argyle water is the supplier to the MUD) and sewer services will be provided through Furst Ranch MUD 1. The civil engineering plan reviews are performed by Denton County Development Services, the MUD, and the Certificate of Convenience and Necessity (CCN) providers actually serving an area.

The Town of Bartonville's Development Ordinance requires compliance with the adopted ordinances and regulations for plat approval. The Preliminary Plat generally aligns with town standards and is recommended for conditional approval, pending resolution of specific conditions outlined in the recommended conditions of approval.

**Staff Recommendation:** Approve with Conditions.

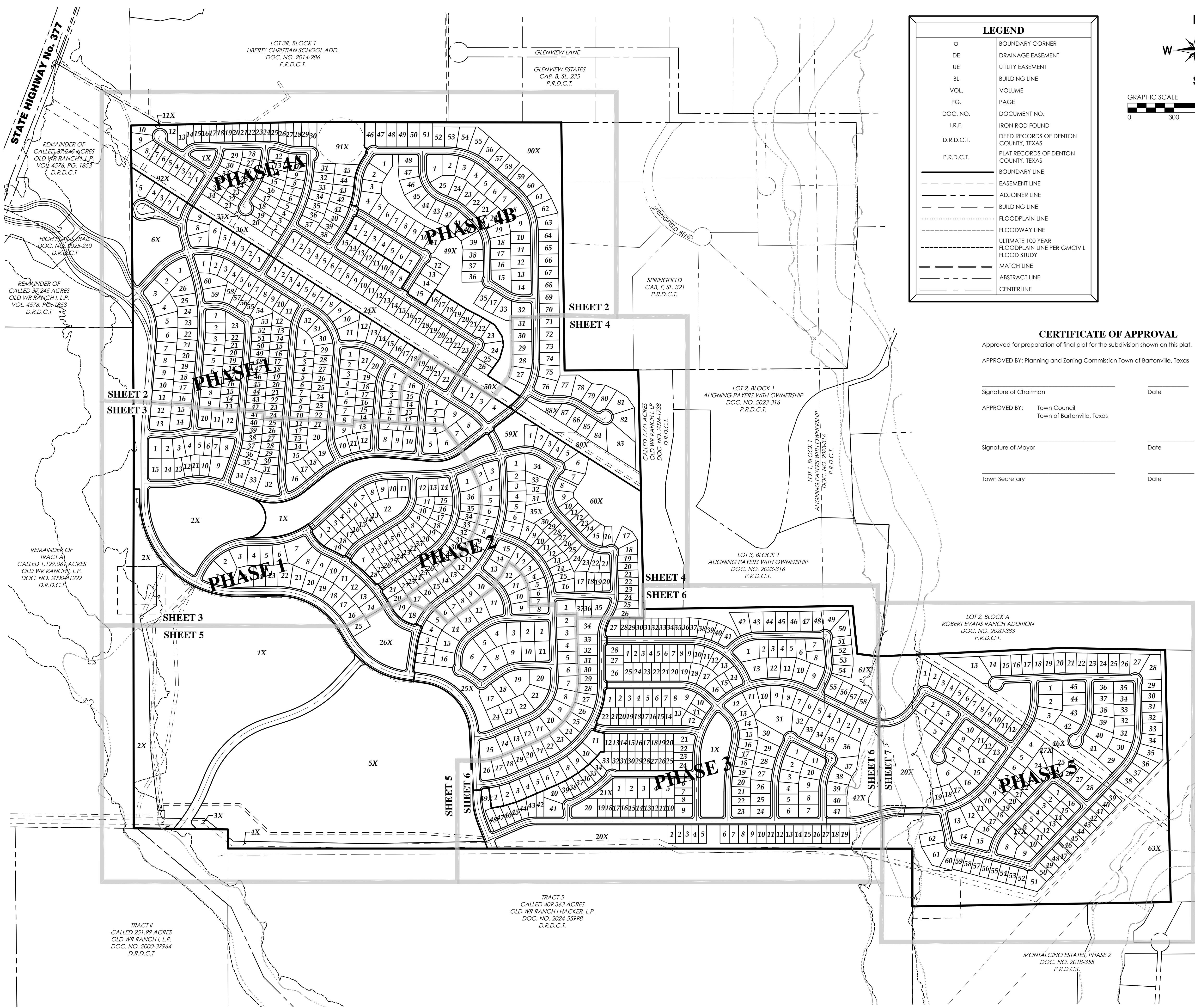
**Staff's Recommended Conditions of Approval:**

1. The requested waiver for the intersection geometry at Marigold Trail and Peppervine Lane for an offset less than 300 feet and a minimum of 140 feet is recommended for approval.
2. The applicant shall update the NOTES section to ensure open space/utility lots and easements are properly referenced for ownership and maintenance.
3. Lots 3X, 4X, and 5X (Block 45) shall be on a new Block 46 since they are separated by a ROW/Grismill Drive?
4. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Preliminary Plat. *The applicant has stated they will update the jurisdiction references.*
5. Lots that may require floodplain reclamation shall comply with Denton County jurisdictional review. The zone AE floodplain boundary shall be reflected on the final plats.
6. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.
7. The Preliminary Plat and Final Plats shall contain a signature block for Town approval, following the configuration and signatories listed in Bartonville Development Ordinance Section 2.7.c.

**Exhibits:**

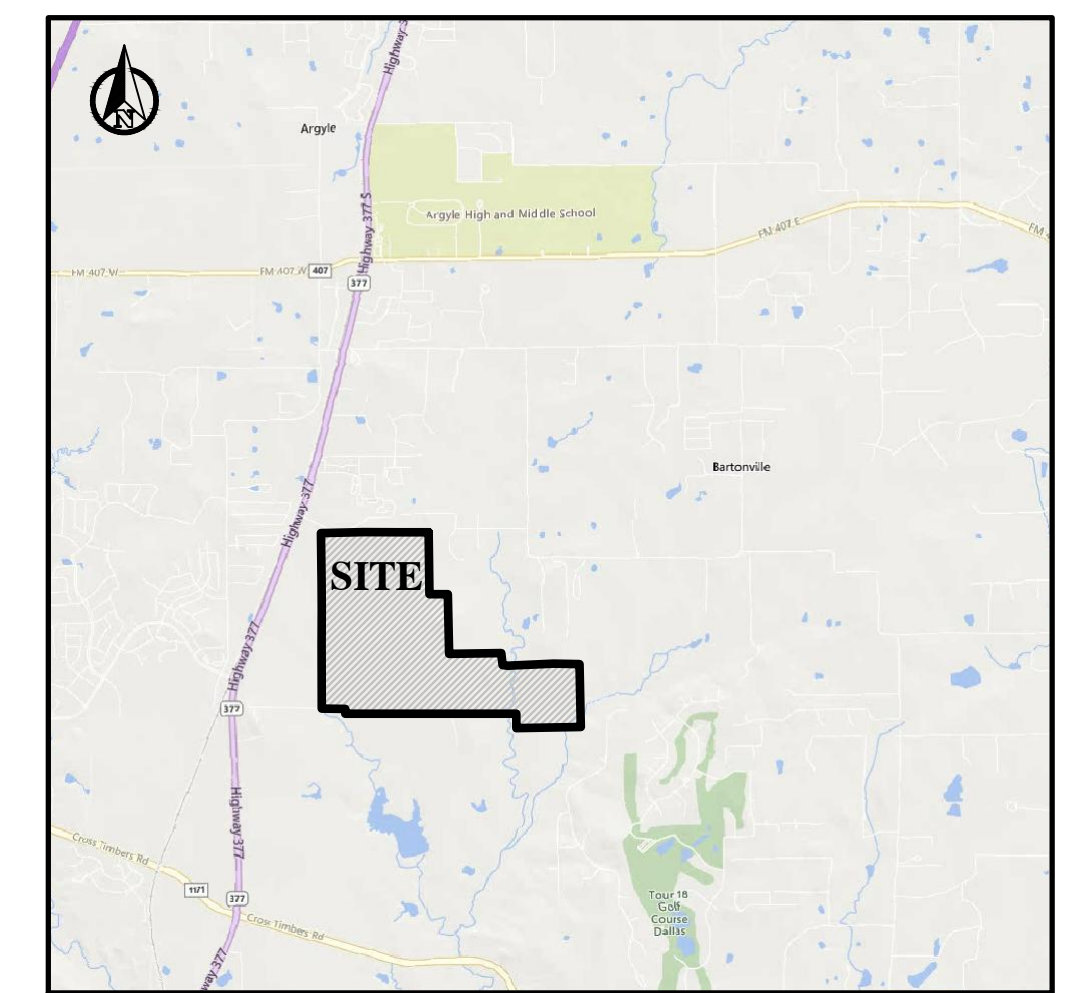
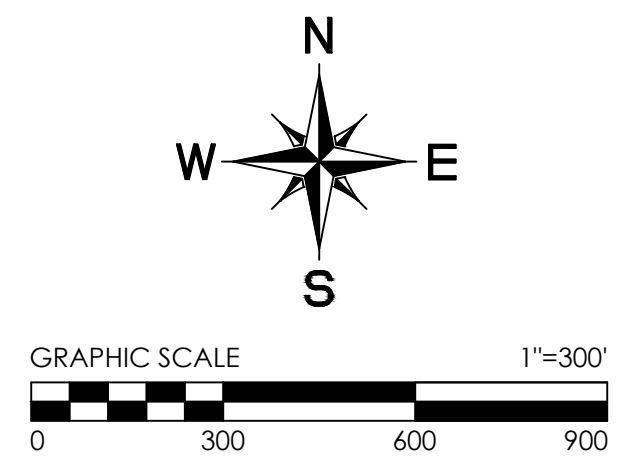
1. High Plains at Furst Ranch Preliminary Plat
2. High Plains at Furst Ranch Preliminary Plat application packet
3. High Plains Intersection Offset Waiver Request
4. 2024 Preliminary Plat, Sheet 1 (for reference)





**LEGEND**

O	BOUNDARY CORNER
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
BL	BUILDING LINE
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NO.
I.R.F.	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
---	BOUNDARY LINE
- - - -	EASEMENT LINE
- · - · -	ADJOINER LINE
- · - - -	BUILDING LINE
- · - · - ·	FLOODPLAIN LINE
- · - - - ·	FLOODWAY LINE
- · - - - · -	ULTIMATE 100 YEAR FLOODPLAIN LINE PER GMCIVIL FLOOD STUDY
- · - - - · - -	MATCH LINE
- · - - - · - - -	ABSTRACT LINE
- · - - - · - - - -	CENTERLINE



**VICINITY MAP**  
N.T.S.

**SEE SHEET 8 FOR LINE AND CURVE TABLES**

**CERTIFICATE OF APPROVAL**

Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission Town of Bartonville, Texas

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY: Town Council  
Town of Bartonville, Texas

Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_

Town Secretary \_\_\_\_\_ Date \_\_\_\_\_

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:

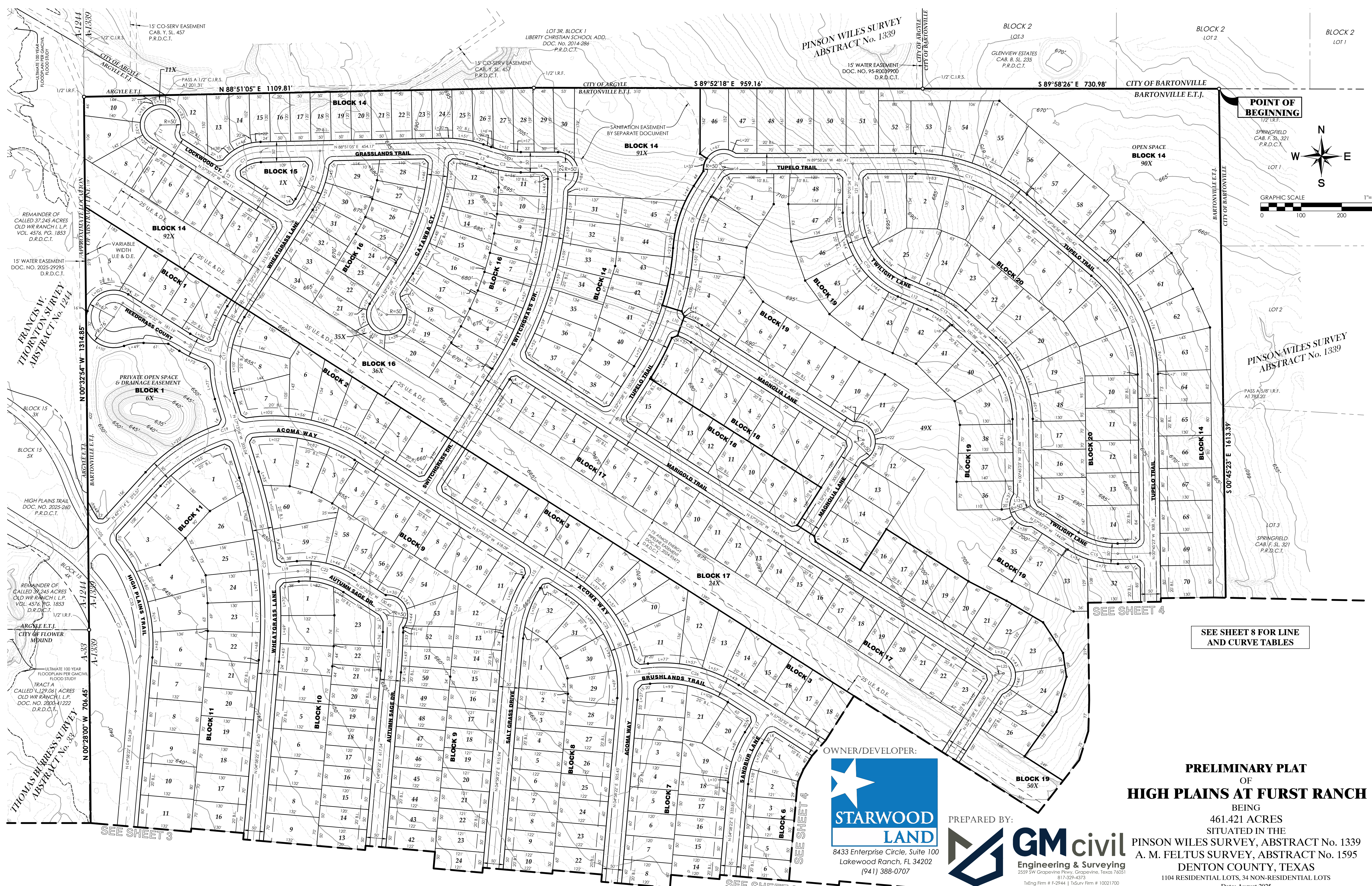


2539 SW Grapevine Pkwy, Grapevine, Texas 76051  
917-229-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

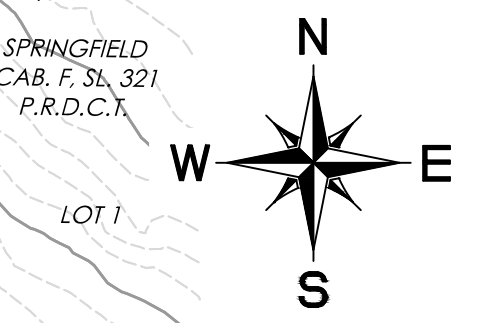
**PRELIMINARY PLAT**  
OF  
**HIGH PLAINS AT FURST RANCH**

BEING  
461.421 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
A. M. FELTUS SURVEY, ABSTRACT No. 1595  
DENTON COUNTY, TEXAS  
1104 RESIDENTIAL LOTS, 34 NON-RESIDENTIAL LOTS  
Date: August 2025





**POINT OF BEGINNING**  
1/2" I.R.F.  
SPRINGFIELD  
CAB. F. SL. 321  
P.R.D.C.T.



SEE SHEET 8 FOR LINE AND CURVE TABLES

SEE SHEET 4

OWNER/DEVELOPER:



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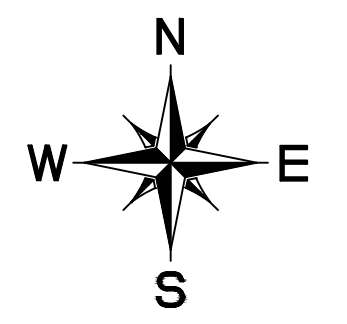
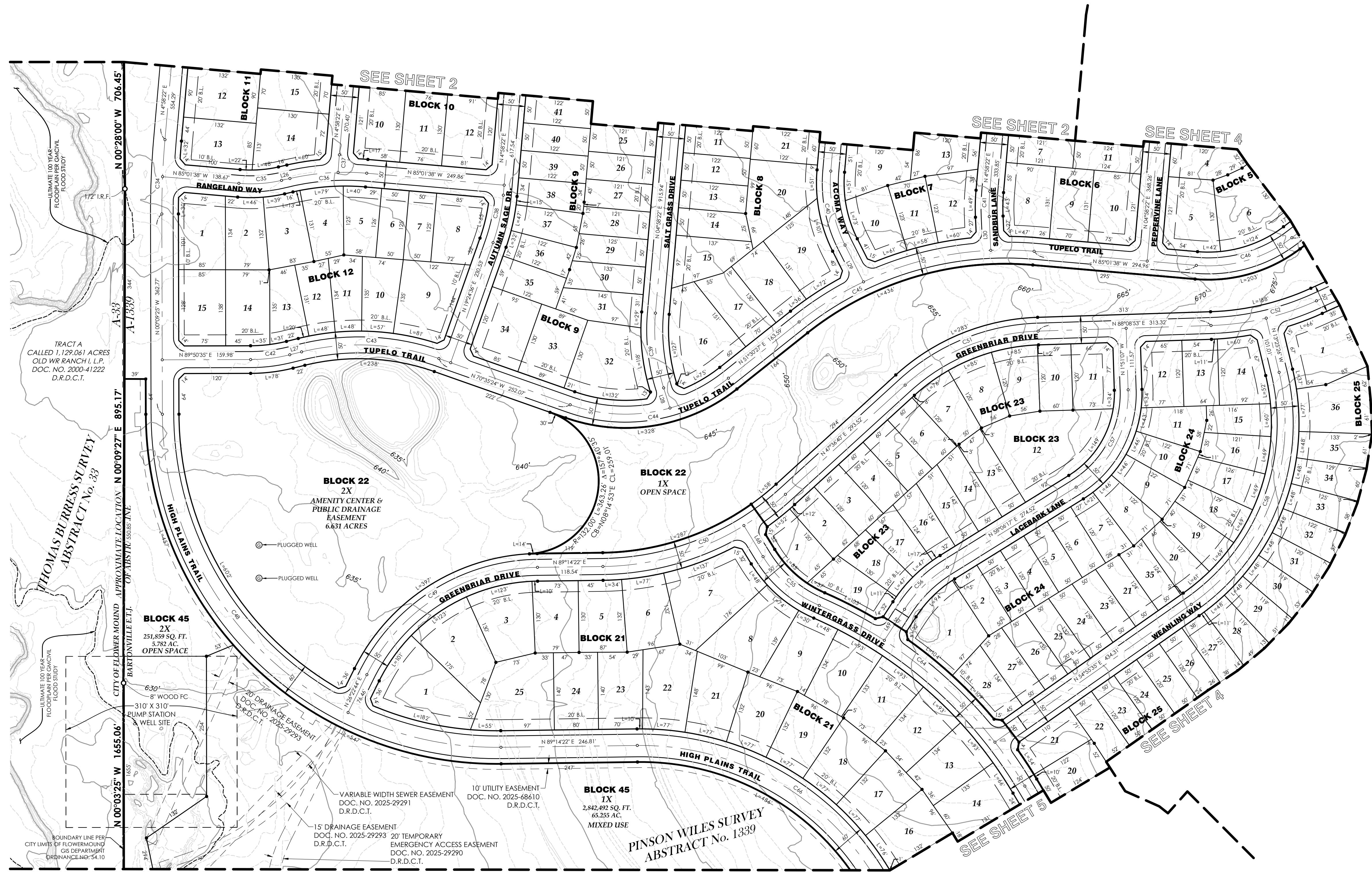
PREPARED BY:



2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
T/Eng Firm # F-2944 | T/Survey Firm # 10021700

**PRELIMINARY PLAT**  
OF  
**HIGH PLAINS AT FURST RANCH**  
BEING  
461.421 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
A. M. FELTUS SURVEY, ABSTRACT No. 1595  
DENTON COUNTY, TEXAS  
1104 RESIDENTIAL LOTS, 34 NON-RESIDENTIAL LOTS  
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SEE SHEET 8 FOR LINE AND CURVE TABLES

TRACT A  
CALLED 1129.061 ACRES  
OLD WIL RANCH, L.P.  
DOC. NO. 2000-41222  
D.R.D.C.T.

THOMAS BURESS SURVEY  
ABSTRACT No. 33

**BLOCK 45**  
2X  
251,859 SQ. FT.  
5.782 AC.  
OPEN SPACE

**BLOCK 22**  
2X  
AMENITY CENTER &  
PUBLIC DRAINAGE  
EASEMENT  
6.631 ACRES

**BLOCK 45**  
1X  
2,842,492 SQ. FT.  
65,255 AC.  
MIXED USE

PINSON WILES SURVEY  
ABSTRACT No. 1339

VARIABLE WIDTH SEWER EASEMENT  
DOC. NO. 2025-29291  
D.R.D.C.T.

15' DRAINAGE EASEMENT  
DOC. NO. 2025-29293  
D.R.D.C.T.

10' UTILITY EASEMENT  
DOC. NO. 2025-68610  
D.R.D.C.T.

20' TEMPORARY  
EMERGENCY ACCESS EASEMENT  
DOC. NO. 2025-29290  
D.R.D.C.T.

BOUNDARY LINE PER  
CITY LIMITS OF FLOWER MOUND  
GIS DEPARTMENT  
ORDINANCE 149-54.10

ULTIMATE 100-YEAR  
FLOODPLAIN PER CIVIL  
FLOOD STUDY

ULTIMATE 100-YEAR  
FLOODPLAIN PER CIVIL  
FLOOD STUDY

ULTIMATE 100-YEAR  
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FLOODPLAIN PER CIVIL  
FLOOD STUDY

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OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:



**PRELIMINARY PLAT**  
OF  
**HIGH PLAINS AT FURST RANCH**  
BEING  
461.421 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
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SEE SHEET 2

SEE SHEET 2  
SEE SHEET 3

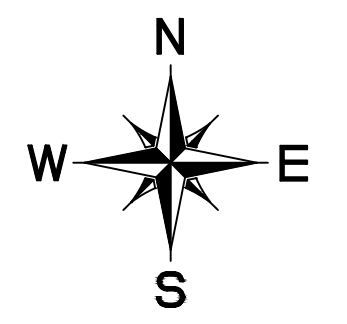
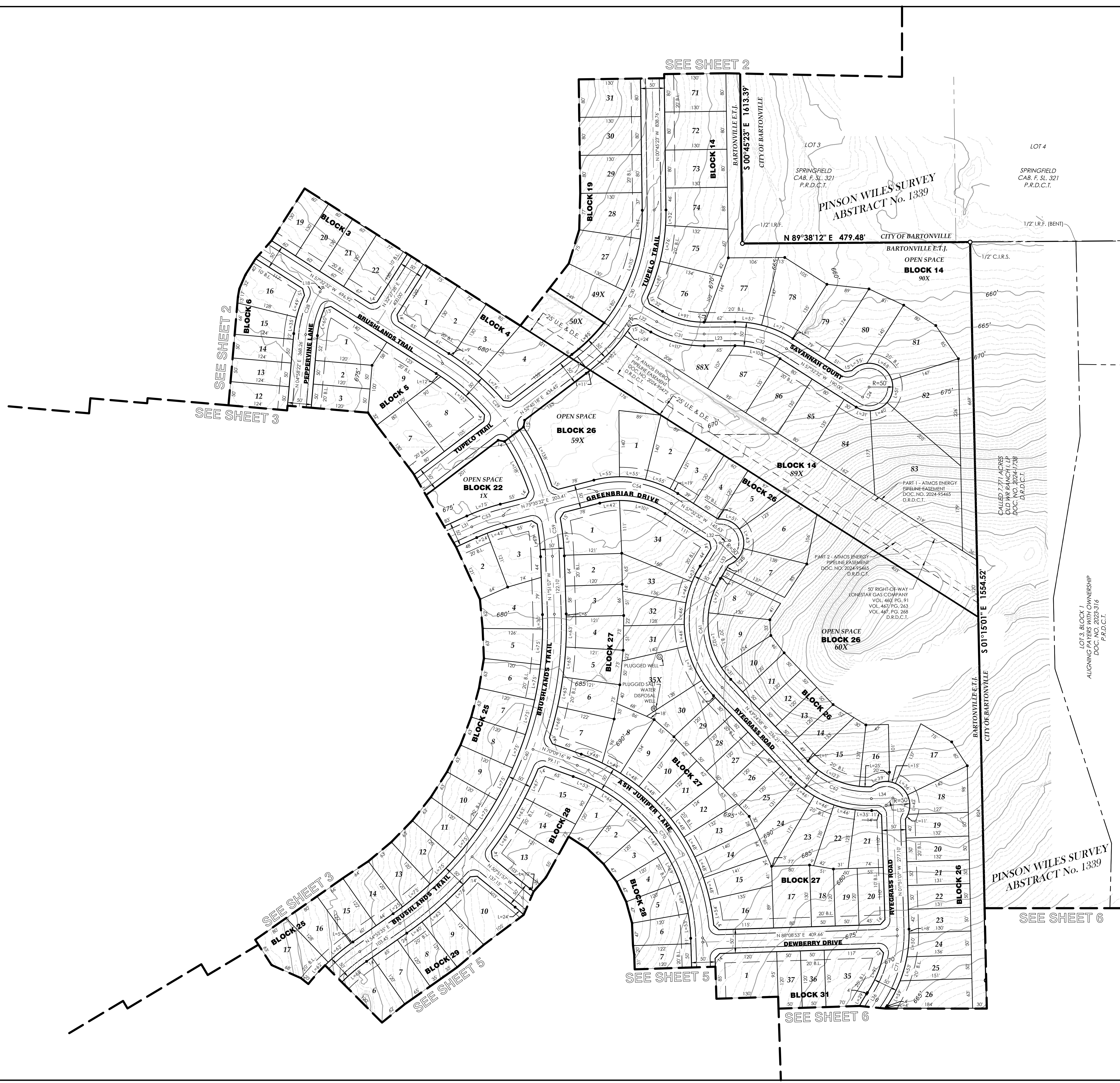
SEE SHEET 3

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6

SEE SHEET 6



SEE SHEET 8 FOR LINE  
AND CURVE TABLES

OWNER/DEVELOPER:



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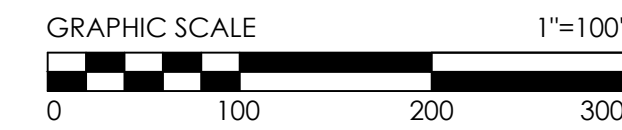
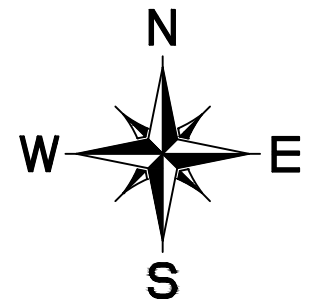
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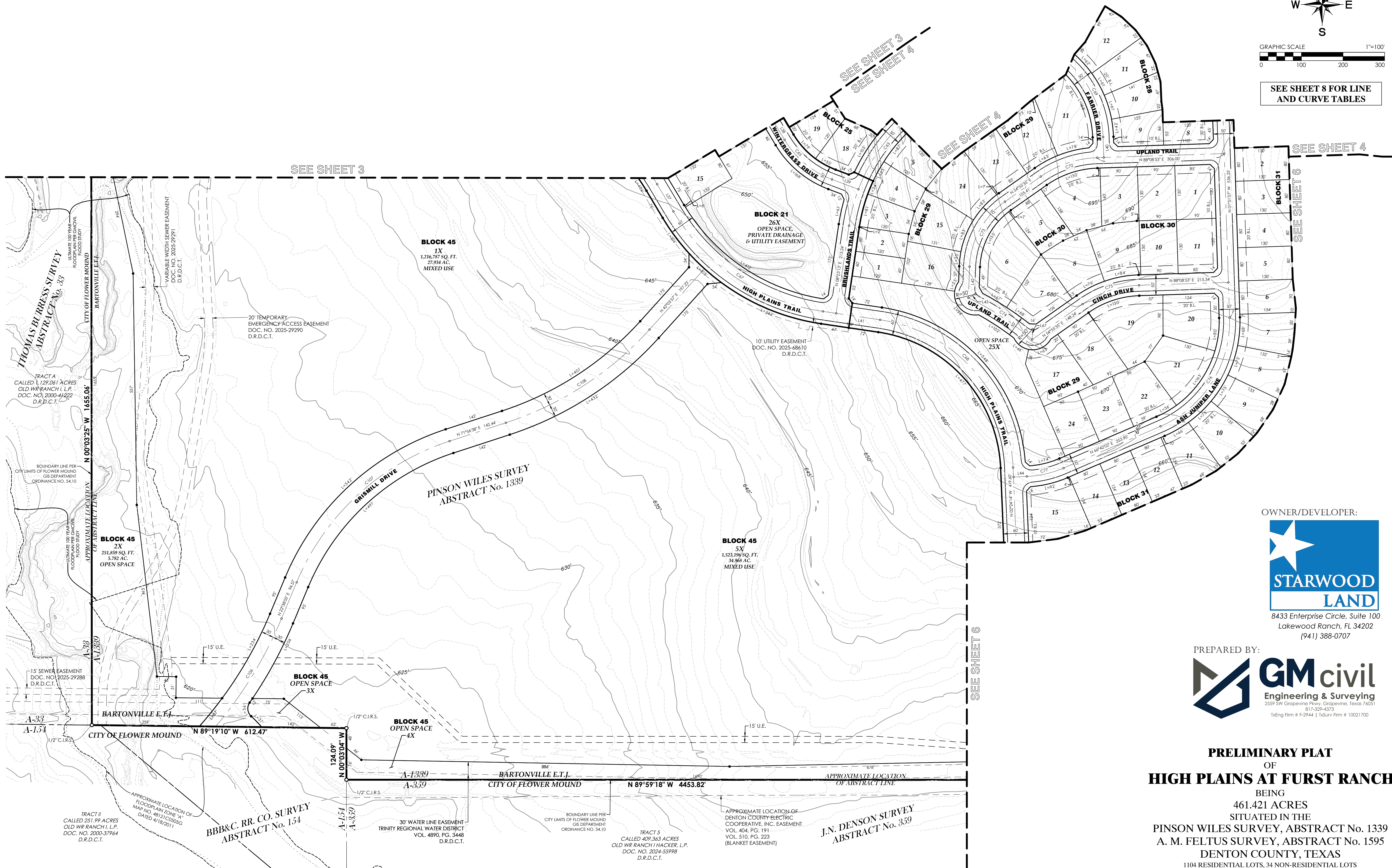
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SEE SHEET 8 FOR LINE AND CURVE TABLES



SEE SHEET 3

SEE SHEET 3  
SEE SHEET 4

SEE SHEET 4

SEE SHEET 4

SEE SHEET 6

SEE SHEET 6

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100  
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(941) 388-0707

PREPARED BY:

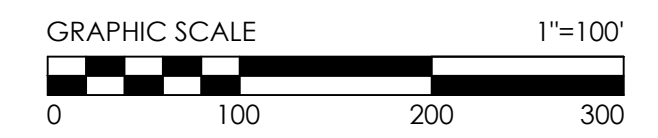
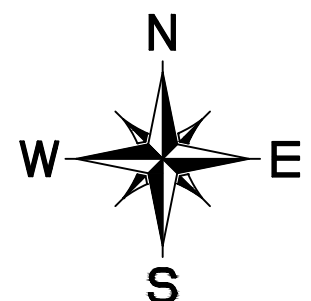


**PRELIMINARY PLAT  
OF  
HIGH PLAINS AT FURST RANCH**

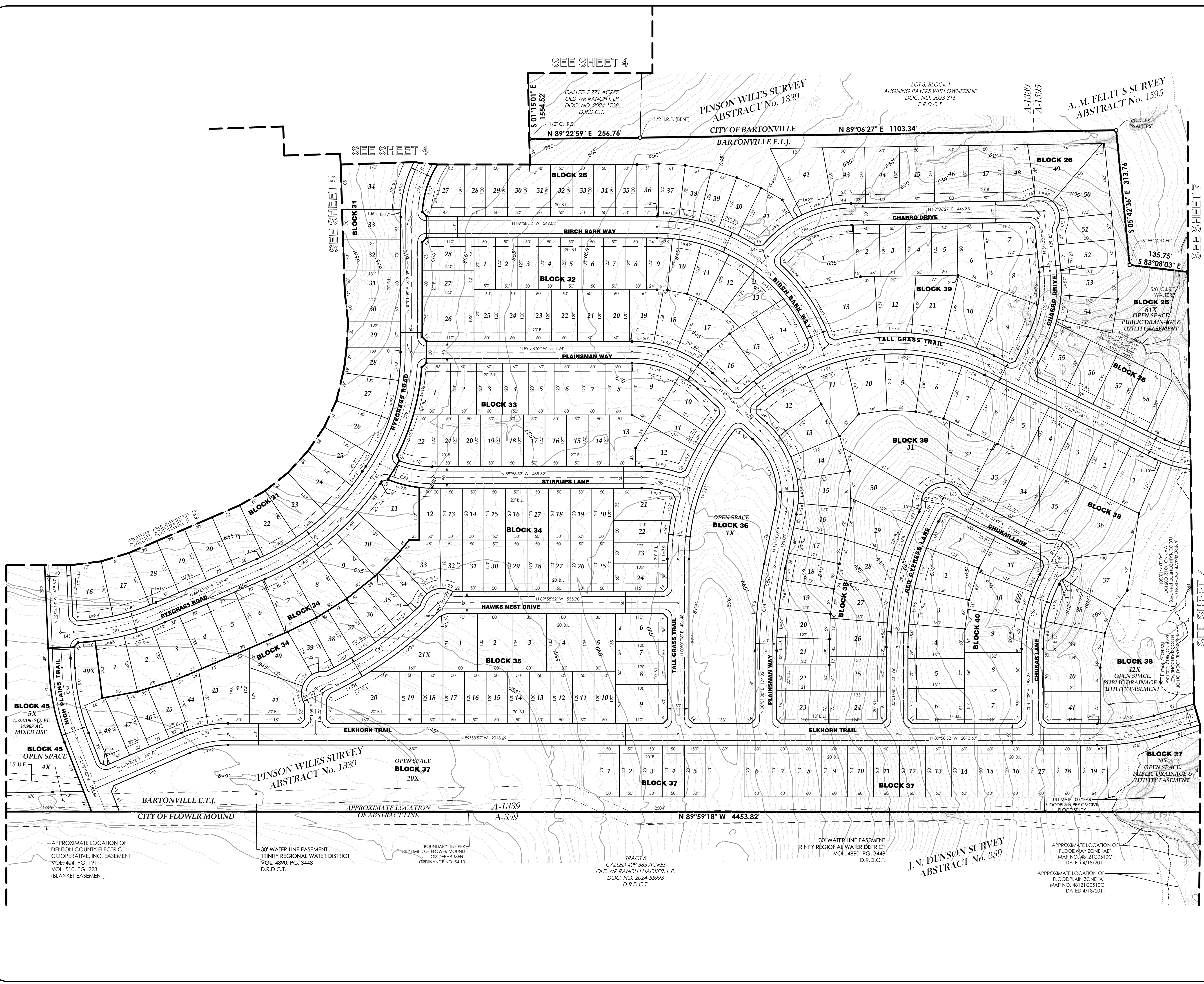
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DENTON COUNTY, TEXAS  
1104 RESIDENTIAL LOTS, 34 NON-RESIDENTIAL LOTS  
Date: August 2025

E:\23002 - Hines - Furst Ranch (Flower Mound)\VCOO\PP\PLAT\2025\23002-2025 PLAT (BASE) SHEETS.dwg





SEE SHEET 8 FOR LINE AND CURVE TABLES



OWNER/DEVELOPER:



**STARWOOD  
LAND**

8433 Enterprise Circle, Suite 100  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:



**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
1xEng Firm # F-2944 | 1xSurv Firm # 10021700

**PRELIMINARY PLAT**  
OF  
**HIGH PLAINS AT FURST RANCH**  
BEING  
461.421 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
A. M. FELTUS SURVEY, ABSTRACT No. 1595  
DENTON COUNTY, TEXAS  
Date: August 2025

APPROXIMATE LOCATION OF DENTON COUNTY ELECTRIC COOPERATIVE, INC. EASEMENT VOL. 404, PG. 191 VOL. 510, PG. 223 (BLANKET EASEMENT)

30' WATER LINE EASEMENT TRINITY REGIONAL WATER DISTRICT VOL. 4890, PG. 3448 D.R.D.C.T.

BOUNDARY LINE PER CITY LIMITS OF FLOWER MOUND GIS DEPARTMENT ORDINANCE NO. 54.10

TRACT 5 CALLED 409.363 ACRES OLD WR RANCH HACKER, L.P. DOC. NO. 2024-55998 D.R.D.C.T.

30' WATER LINE EASEMENT TRINITY REGIONAL WATER DISTRICT VOL. 4890, PG. 3448 D.R.D.C.T.

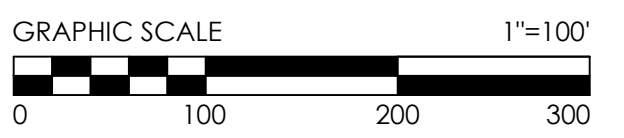
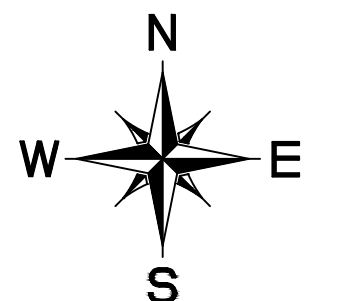
J.N. DENSON SURVEY ABSTRACT No. 359

APPROXIMATE LOCATION OF FLOODWAY ZONE "AE" MAP NO. 48121C0510G DATED 4/18/2011

APPROXIMATE LOCATION OF FLOODPLAIN ZONE "A" MAP NO. 48121C0510G DATED 4/18/2011

E:\23002 - Hines - Furst Ranch (Flower Mound)\CGO\PP\PLAT\PLAT 2025\23002-2025 PRELIM PLAT CASE SHEETS.dwg





SEE SHEET 8 FOR LINE AND CURVE TABLES

SEE SHEET 6

SEE SHEET 6



A. M. FELTUS SURVEY  
ABSTRACT No. 1595

LOT 2, BLOCK A  
ROBERT EVANS RANCH ADDITION  
DOC. NO. 2020-383  
P.R.D.C.T.

50' GAS EASEMENT  
LONE STAR GAS COMPANY  
VOL. 467, PG. 282  
D.R.D.C.T.

CITY OF BARTONVILLE  
BARTONVILLE E.T.J.

CALLED 72.766 ACRES  
MM MONTALCINO  
PHASE III, LLC  
DOC. NO. 2025-21762  
D.R.D.C.T.

30' WATER LINE EASEMENT  
TRINITY REGIONAL WATER DISTRICT  
VOL. 4890, PG. 3448  
D.R.D.C.T.

TRACT 1  
240' EASEMENT & RIGHT-OF-WAY  
TEXAS POWER & LIGHT CO.  
VOL. 1111, PG. 381  
D.R.D.C.T.

CALLED 72.766 ACRES  
MM MONTALCINO  
PHASE III, LLC  
DOC. NO. 2025-21762  
D.R.D.C.T.

BLOCK 41  
63X  
OPEN SPACE,  
PUBLIC DRAINAGE &  
UTILITY EASEMENT

A. M. FELTUS SURVEY  
ABSTRACT No. 1595

N 89°59'18" W A-379  
A-1599  
4453.82'

376.01' N 00°01'23" W  
A-359  
A-1593

J.N. DENSON SURVEY  
ABSTRACT No. 339

APPROXIMATE LOCATION OF  
FLOODPLAIN ZONE 'AE'  
MAP NO. 48121C0510G  
DATED 4/18/2011

30' WATER LINE EASEMENT  
TRINITY REGIONAL WATER DISTRICT  
VOL. 4890, PG. 3448  
D.R.D.C.T.

310' X 310'  
PUMP STATION  
& WELL SITE

POINT FOR CORNER  
FROM WHICH A  
5/8" C.I.R.F. -1640'  
BEARS S17°02'24" W 0.69'  
5/8" C.I.R.F. -1440'  
BEARS N89°01'42"E-10.55'  
5/8" C.I.R.F. -1640'  
BEARS S00°01'23"E-8.13'

T&P RR. CO. SURVEY  
ABSTRACT No. 1303

CITY OF FLOWER MOUND  
S 89°01'43" W 1680.97'

LOT 38X, BLOCK G  
MONTALCINO ESTATES, PHASE 2  
DOC. NO. 2018-355  
P.R.D.C.T.

TRACT 1  
740' EASEMENT & RIGHT-OF-WAY  
TEXAS POWER & LIGHT CO.  
VOL. 1717, PG. 974  
VOL. 4299, PG. 974  
D.R.D.C.T.

APPROXIMATE LOCATION OF  
FLOODPLAIN ZONE 'AE'  
MAP NO. 48121C0510G  
DATED 4/18/2011

APPROXIMATE LOCATION OF  
FLOODPLAIN ZONE 'AE'  
MAP NO. 48121C0510G  
DATED 4/18/2011

MONTALCINO ESTATES, PHASE 2  
DOC. NO. 2018-355  
P.R.D.C.T.

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:



**PRELIMINARY PLAT**  
OF  
**HIGH PLAINS AT FURST RANCH**  
BEING  
461.421 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
A. M. FELTUS SURVEY, ABSTRACT No. 1595  
DENTON COUNTY, TEXAS  
1104 RESIDENTIAL LOTS, 34 NON-RESIDENTIAL LOTS  
Date: August 2025



OWNER'S CERTIFICATION:

WHEREAS, OLD WR RANCH HACKER, LP, Spur Furst Ranch Development, L.P., and Arroyo Cap V-1, LLC are Owners of that certain lot, tract, or parcel of land, situated in a portion of the Pinson Wiles Survey, Abstract No. 1339, and the A. M. Felts Survey, Abstract No. 1595, Denton County, Texas, being all of that certain called 34,940 acre tract described in deed to Arroyo Cap V-1, LLC recorded in Document No. 2025-39275 of the Deed Records of Denton County, Texas (DRDCT), all of that certain called 48,341 acre tract described in a deed to some recorded in Document No. 2025-39277 (DRDCT), being part of that certain called 91,851 acre tract described as Tract 1 in a deed to Spur Furst Ranch Development, L.P., recorded in Document No. 2025-34283 (DRDCT), being part of that certain called 131,318 acre tract described as Tract 3, part of that certain called 244,156 acre tract described as Tract 4, part of that certain called 409,363 acre tract described as Tract 5 in a deed to Old WR Ranch I Hacker, LP recorded in Document No. 2024-55998 (DRDCT), being part of that certain called 74,176 acre tract described in a deed to some recorded in Document No. 2024-23643 and Document No. 2024-23663 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the Northeast corner of said 48,341 acre tract, the Northwest corner of Lot 1 of Springfield a subdivision recorded in Cabinet F, Slide 321 of the Plat Records of Denton County, Texas (PRDCT), and being in the South line of Lot 2, Block 2 of Glenview Estates recorded in Cabinet B, Slide 235 (PRDCT);

THENCE South 00 deg. 45 min. 23 sec. East departing said South line and continue along the East line of said 48,341 acre tract and the West line of said Springfield subdivision, at 783.20 feet pass a 5/8" iron rod found, continue along said East and West lines a total distance of 1,613.39 feet to a 1/2" iron rod found for an ell corner of said 48,341 acre tract and the Southwest corner of said Springfield subdivision;

THENCE North 89 deg. 38 min. 12 sec. East along a North line of said 48,341 acre tract, and the South line of said Springfield subdivision, a distance of 479.48 feet to a 1/2" capped iron rod set stamped "GMCivil", hereinafter referred to as 1/2" capped iron rod set, for the most easterly Northeast corner of said 48,341 acre tract, the Northwest corner of a called 7,771 acre tract described in a deed to Old WR Ranch I Hacker, LP recorded in Document No. 2024-1738 (DRDCT);

THENCE South 01 deg. 15 min. 01 sec. East departing said South line and continue along the East line of said 48,341 acre tract and the West line of said 7,771 acre tract, a distance of 1,534.52 feet to a 1/2" capped iron rod set for the Southeast corner of said 74,176 acre tract, the Southwest corner of said 7,771 acre tract and being in the North line of said 244,156 acre tract;

THENCE North 89 deg. 22 min. 59 sec. East along said North line and the South line of said 7,771 acre tract, a distance of 256.76 feet to a 1/2" iron rod found (bent) for the Southeast corner of said 7,771 acre tract and the most westerly Southwest corner of Lot 3, Block 1 of Aligning Payers with Ownership recorded in Document No. 2023-316 (PRDCT);

THENCE North 89 deg. 06 min. 27 sec. East along said North line and the South line of said Lot 3, Block 1, a distance of 1,103.34 feet to a 5/8" capped iron rod found stamped "WALTERS" for an ell corner of said Lot 3, Block 1 and an ell corner of said 244,156 acre tract;

THENCE South 05 deg. 42 min. 36 sec. East along an East line of said 244,156 acre tract and a West line of said Lot 3, Block 1, a distance of 313.76 feet to a 6" wood fence corner for an ell corner of said 244,156 acre tract and the most southerly Southwest corner of said Lot 3, Block 1;

THENCE South 83 deg. 08 min. 03 sec. East along the North line of said 244,156 acre tract and the South line of said Lot 3, Block 1, a distance of 135.75 feet to a 5/8" capped iron rod found stamped "WALTERS" for the Southeast corner of said Lot 3, Block 1 and the Southwest corner of Lot 2, Block A of Robert Evans Ranch Addition recorded in Document No. 2020-383 (PRDCT);

THENCE North 87 deg. 24 min. 15 sec. East along the North line of said 244,156 acre tract and the South line of said Lot 2, Block A, a distance of 1,197.72 feet to a 30" Oak Tree;

THENCE South 88 deg. 55 min. 31 sec. East along said North and South lines, a distance of 672.12 feet to a 5" metal fence corner for the most easterly Northeast corner of said 244,156 acre tract and the Northwest corner of a called 72,766 acre tract described in a deed to MM Montalcino Phase III, LLC recorded in Document No. 2025-21762 (DRDCT);

THENCE South 01 deg. 15 min. 16 sec. East departing said South line and continue along the East line of said 244,156 acre tract and the West line of said 72,766 acre tract, a distance of 1,640.18 feet to a 5/8" iron rod found for the Southeast corner of said 244,156 acre tract, the southwest corner of said 72,766 acre tract and being in the North line of Montalcino Estates, Phase 2 recorded in Document No. 2018-355 (PRDCT);

THENCE South 89 deg. 01 min. 43 sec. West along the South line of said 244,156 acre tract, the North line of said Montalcino Estates, Phase 2, a distance of 1,680.97 feet to a point for corner for an ell corner of said 244,156 acre tract, the Northwest corner of said Montalcino Estates, Phase 2, being in the East line of said 409,363 acre tract and being in the City Limit Line of Flower Mound per the GIS Department and City Ordinance No. 54-10, from which a 5/8" capped iron rod found stamped "1640" for reference bears South 17 deg. 02 min. 24 sec. West - 0.69 feet, another 5/8" capped iron rod found stamped "1640" for reference bears North 89 deg. 01 min. 43 sec. East - 10.55 feet and another 5/8" capped iron rod found stamped "1640" for reference bears South 00 deg. 01 min. 23 sec. East - 8.13 feet;

THENCE North 00 deg. 01 min. 23 sec. West along said East line, the West line of said 244,156 acre tract and the City of Flower Mound City Limit Line, a distance of 376.01 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 59 min. 18 sec. West departing said East and West lines and continue along said City Limit Line, a distance of 4,453.82 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 03 min. 04 sec. West along said City Limit line, a distance of 124.09 feet to a 1/2" capped iron rod set in the North line of said 409,363 acre tract and the South line of said 244,156 acre tract;

THENCE North 89 deg. 19 min. 10 sec. West along said North and South lines and City Limit Line, a distance of 612.47 feet to a 1/2" capped iron rod set for the Southwest corner of said 244,156 acre tract;

THENCE North 00 deg. 03 min. 25 sec. West along the West line of said 244,156 acre tract and said City Limit Line, a distance of 1,655.06 feet to a 8" wood fence corner found for the Northwest corner of said 244,156 acre tract, the Southwest corner of said 74,176 acre tract, and an ell corner of a called 1,129,061 acre tract described in a deed to Old WR Ranch I, LP recorded in Document No. 2000-4122 (DRDCT);

THENCE North 00 deg. 09 min. 27 sec. East along said West line, the East line of said 1,129,061 acre tract and City Limit line, a distance of 895.17 feet to a 1/2" iron rod found for an angle point in the West line of said 91,851 acre tract;

THENCE North 00 deg. 28 min. 00 sec. West continuing along said East line, the West line of said 91,851 acre tract and said City Limit line, a distance of 706.45 feet to a 1/2" iron rod found for the most northerly Northeast corner of said 1,129,061 acre tract and the Northeast corner of a called 31,334 acre tract described in deed to Old WR Ranch I Hacker, L.P., recorded Document No. 2024-55998 (DRDCT);

THENCE North 00 deg. 32 min. 54 sec. West departing said City Limit Line and continue along the East line of said 31,334 acre tract and said West line, a distance of 1,314.85 feet to a 1/2" iron rod found for an ell corner of said 31,334 acre tract and the Northwest corner of said 34,940 tract;

THENCE North 88 deg. 51 min. 05 sec. East along the North line of said 34,940 acre tract and a South line of said 31,334 acre tract, at 201.31 pass a 1/2" capped iron rod set for the most easterly Northeast corner of said 31,334 acre tract and an angle point in the South line of Lot 3R, Block 1 of Liberty Christian School Addition recorded in Document No. 2014-286 (PRDCT) and continue along said North and South lines a total distance of 1,109.81 feet to a 1/2" iron rod found;

THENCE South 89 deg. 52 min. 18 sec. East along said North and South lines, a distance of 959.16 feet to a 1/2" capped iron rod set for the Southeast corner of said Lot 3R, Block 1 and the Southwest corner of Lot 3, Block 2 of said Glenview Estates;

THENCE South 89 deg. 58 min. 24 sec. East along said North line and the South lines of said Glenview Estates, a distance of 730.98 feet to the POINT OF BEGINNING, containing 20,099,507 square feet or 461,421 acres of land, more or less.

NOTES

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999840425. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
2. The surveyed property is located within an area having Flood Zone Classification "A", "AE", & "X" (shaded) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0510G & 48121C0505C, with a date of identification of April 18, 2011, for Community No. 480774, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the survey.
3. All 1/2" iron rod set with yellow plastic cap stamped "GMCivil" unless otherwise noted.
4. Selling a portion of this Addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
5. The subdivided area shown on this plat is legally owned by the applicant OLD WR RANCH I HACKER L.P., Spur Furst Ranch Development, L.P., & ARROYO CAP V-1, LLC
6. All right-of-way's shown on this plat will be owned and maintained by the Municipal Utility District for public use and utility purposes.
7. All parcels ending in "X", with the exception of Block 45, Lot 1X & 5X, are open space parcels to be owned and maintained by the H.O.A. of Municipal Utility District. Said parcels shall be encumbered with a public access and utility easement of their entirety.

OWNER'S CERTIFICATION CONT...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That OLD WR RANCH HACKER, LP, Spur Furst Ranch Development, L.P., & ARROYO CAP V-1, LLC acting herein by and through his (his) duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HIGH PLAINS AT FURST RANCH, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Authorized Signature of Owner

\_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires on : \_\_\_\_\_

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Authorized Signature of Owner

\_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires on : \_\_\_\_\_

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_ Authorized Signature of Owner

\_\_\_\_\_  
Printed Name and Title

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires on : \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, John N. Rogers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Bartonville.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 8/1/2025 8:14 AM

John N. Rogers  
Registered Professional Land Surveyor No. 6372  
GMCivil  
2559 SW Grapevine Pkwy.  
Grapevine, TX 76051  
Metro (817) 329-4373

STATE OF TEXAS §  
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John N. Rogers, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

My commission expires on : \_\_\_\_\_

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 to C50.

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C51 to C100.

CURVE TABLE with columns: CURVE #, RADIUS, ARC LENGTH, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C101 to C108.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L1 to L35.

LINE TABLE with columns: LINE #, BEARING, DISTANCE. Rows L36 to L70.

PHASES 1- 5 OVERALL LOT MATRIX TABLE with columns: 50' WIDE, 60' WIDE, 65' WIDE, 70' WIDE, 80' WIDE, 90' WIDE, TOTAL, ACRES. Total 388.643.

PHASE 3 LOT MATRIX TABLE with columns: 50' WIDE, 60' WIDE, 70' WIDE, 80' WIDE, TOTAL, ACRES. Total 70.638.

PHASE 1 LOT MATRIX TABLE with columns: 50' WIDE, 60' WIDE, 70' WIDE, 80' WIDE, 90' WIDE, TOTAL, ACRES. Total 89.261.

PHASE 4 LOT MATRIX TABLE with columns: 50' WIDE, 60' WIDE, 70' WIDE, 80' WIDE, TOTAL, ACRES. Total 83.282.

PHASE 2 LOT MATRIX TABLE with columns: 50' WIDE, 60' WIDE, 65' WIDE, 70' WIDE, 80' WIDE, 90' WIDE, TOTAL, ACRES. Total 76.305.

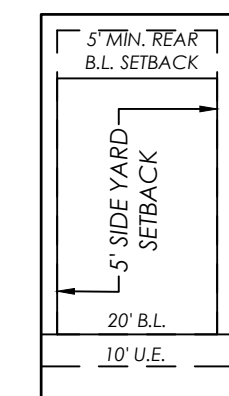
PHASE 5 LOT MATRIX TABLE with columns: 50' WIDE, 60' WIDE, 70' WIDE, 80' WIDE, TOTAL, ACRES. Total 69.157.

OWNER/DEVELOPER:



8433 Enterprise Circle, Suite 100  
Lakewood Ranch, FL 34202  
(941) 388-0707

PREPARED BY:



TYPICAL LOT DETAIL

N.T.S.

\*NOTE\* FINAL PLATS SHALL INCLUDE A 10' U.E. ADJACENT TO THE PUBLIC RIGHT-OF-WAY FOR ALL LOTS.

PRELIMINARY PLAT OF HIGH PLAINS AT FURST RANCH BEING

461,421 ACRES SITUATED IN THE PINSON WILES SURVEY, ABSTRACT No. 1339 A. M. FELTUS SURVEY, ABSTRACT No. 1595 DENTON COUNTY, TEXAS

1104 RESIDENTIAL LOTS, 34 NON-RESIDENTIAL LOTS Date: August 2025





# TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E1.

Application Type (check all applicable):

- Sketch Plat                       Land Study                       Preliminary                       Final  
 Development                       Replat                       Amending Plat

Current Legal Description: 461.421 Acres Situated in the Pinson Wiles Survey Abs #1339, & A.M. Feltus Survey, Abs#1595, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch                       In Town Limits     In ETJ

Current Zoning: ETJ                      Concurrent Zoning Change Req.?     Yes (zoning change request attached)     No

1104 Residential Lots

Proposed Zoning (if applicable): N/A                      No. Proposed Lots: 34 Non-Residential Lots                      Total Acres: 461.421

Seeking Waiver/Suspension:     Yes     No    If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: ARROYO CAP V-1, LLC                      Phone: 949-272-1170

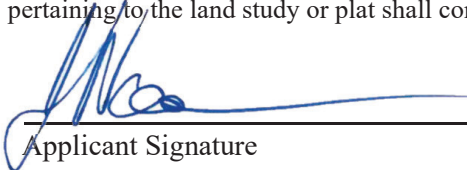
Address: 18575 Jamboree Road, Suite 350, Irvine, CA 92612

**Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule**

Applicant: GMcivil/Jason Weaver P.E.                      Phone: 817-329-4373

Address: 2559 SW Grapevine Pkwy, Grapevine, TX 76051                      Fax: \_\_\_\_\_

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

  
Applicant Signature

07/28/2025  
Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co. <input type="checkbox"/> Town Engineer/Planner <input type="checkbox"/> Town Attorney <input type="checkbox"/> DRC Members	<input type="checkbox"/> Elec Co. <input type="checkbox"/> Cable Co. <input type="checkbox"/> Fire Chief <input type="checkbox"/> Water Supply		



# NOTARY FORM Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 07/28/2025

I, Jeffrey B. Brouelette/ARROYO CAP V-1, LLC, owner of the Property located at High Plains at Furst Ranch do hereby certify that I have given my permission to Jason Weaver, P.E. / GMcivil, to make an application (check one) on my behalf.

- Sketch Plat
- Development
- Land Study
- Replat
- Preliminary
- Amending Plat
- Final Plat

Jeffrey B. Brouelette/ARROYO CAP V-1, LLC Jeff B Brouelette  
 Print Name Signature of Owner

18575 Jamboree Road Suite 350, Irvine, CA 92612 949-272-1170  
 Address Phone No.

State of California §  
 County of Orange §

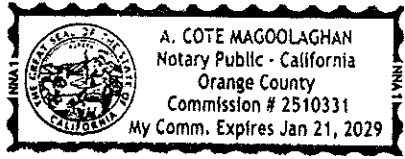
Before me, A. Cote Magoolaghan, a Notary Public in and for said County and State, on this day personally appeared Jeffrey B. Brouelette known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of July, 2025.

Ali G...

Notary Public's Signature

(Seal)







# TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E1.

Application Type (check all applicable):

- Sketch Plat                       Land Study                       Preliminary                       Final  
 Development                       Replat                       Amending Plat

Current Legal Description: 461.421 Acres Situated in the Pinson Wiles Survey Abs #1339, & A.M. Feltus Survey, Abs#1595, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch                       In Town Limits     In ETJ

Current Zoning: ETJ                      Concurrent Zoning Change Req.?     Yes (zoning change request attached)     No

1104 Residential Lots

Proposed Zoning (if applicable): N/A                      No. Proposed Lots: 34 Non-Residential Lots                      Total Acres: 461.421

Seeking Waiver/Suspension:     Yes     No    If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: Old WR Ranch I Hacker, LP                      Phone: 972-982-8250

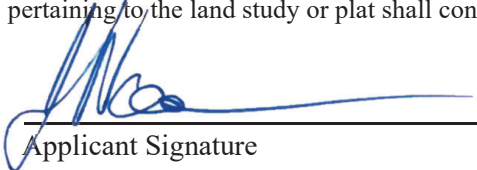
Address: 2591 Lakeside Parkway, Suite 100, Flower Mound, TX 75022

**Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule**

Applicant: GMcivil/Jason Weaver P.E.                      Phone: 817-329-4373

Address: 2559 SW Grapevine Pkwy, Grapevine, TX 76051                      Fax: \_\_\_\_\_

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

  
Applicant Signature

07/28/2025  
Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co. <input type="checkbox"/> Town Engineer/Planner <input type="checkbox"/> Town Attorney <input type="checkbox"/> DRC Members	<input type="checkbox"/> Elec Co. <input type="checkbox"/> Cable Co. <input type="checkbox"/> Fire Chief <input type="checkbox"/> Water Supply		



# NOTARY FORM Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 07/28/2025

I, Robert S. Furst, VP of owner, Old WR Ranch I Hacker, LP owner of the Property located at High Plains at Furst Ranch do hereby certify that I have given my permission to Jason Weaver, P.E. / GMCivil, to make an application (check one) on my behalf.

- Sketch Plat
- Development
- Land Study
- Replat
- Preliminary
- Amending Plat
- Final Plat

Robert S. Furst, VP of owner, Old WR Ranch I Hacker, LP  
Print Name

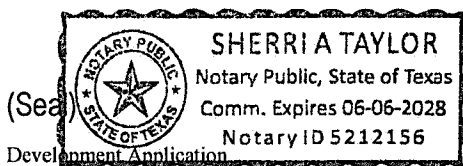
*Robert S Furst*  
Signature of Owner

2591 Lakeside Parkway, Suite 100, Flower Mound, TX 75022 972-982-8250  
Address Phone No.

State of Texas §  
County of Tarrant §

Before me, Sherril Taylor, a Notary Public in and for said County and State, on this day personally appeared Robert S Furst known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of August, 2025



*Sherril Taylor*  
Notary Public's Signature

Development Application



# TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E1.

Application Type (check all applicable):

- Sketch Plat                       Land Study                       Preliminary                       Final  
 Development                       Replat                       Amending Plat

Current Legal Description: 461.421 Acres Situated in the Pinson Wiles Survey Abs #1339, & A.M. Feltus Survey, Abs#1595, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch                       In Town Limits     In ETJ

Current Zoning: ETJ                      Concurrent Zoning Change Req.?     Yes (zoning change request attached)     No

Proposed Zoning (if applicable): N/A                      No. Proposed Lots: 34 Non-Residential Lots                      Total Acres: 461.421  
1104 Residential Lots

Seeking Waiver/Suspension:     Yes     No    If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: Spur Furst Ranch Development, L.P.                      Phone: 941-388-0707

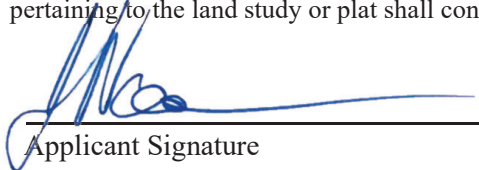
Address: 8433 Enterprise Circle, Suite 100, Lakewood Ranch, FL 34202

**Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule**

Applicant: GMcivil/Jason Weaver P.E.                      Phone: 817-329-4373

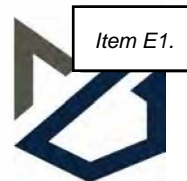
Address: 2559 SW Grapevine Pkwy, Grapevine, TX 76051                      Fax: \_\_\_\_\_

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

  
Applicant Signature

07/28/2025  
Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co. <input type="checkbox"/> Town Engineer/Planner <input type="checkbox"/> Town Attorney <input type="checkbox"/> DRC Members	<input type="checkbox"/> Elec Co. <input type="checkbox"/> Cable Co. <input type="checkbox"/> Fire Chief <input type="checkbox"/> Water Supply		



July 31, 2024

Mayor Jaclyn Carrington  
Town of Bartonville  
1941 E. Jeter Road  
Bartonville, TX 76226

**Re: High Plains at Furst Ranch Preliminary Plat – PP-2024-002  
Waiver Request**

Dear Mayor Carrington,

Please accept this letter as the official request for a waiver from the Bartonville Development Ordinance Section 3.1.k.

3.1.k. Intersecting streets with centerline offsets of less than three hundred feet (300') are prohibited unless a waiver is first obtained from the Town Council in accordance with the requirements of the waiver provisions set forth in Section 1.11 of the Town's Development Ordinance, as amended.

The waiver request is to allow a street centerline offset of approximately 140' between Marigold Trail and Peppervine Lane based on the following criteria:

- 1) The offset intersections are internal streets to the subdivision which will be subject to adjacent neighborhood traffic only.
- 2) Both intersections will be stop controlled Tee-Intersections with the appropriate regulatory signage installed (R1-1 Stop Sign).
- 3) The stopping sight distance for the respective intersections will exceed 300 feet.
- 4) The request does not create a health, safety, or welfare issue in our opinion, as centerline offsets of 125-150 feet are often acceptable in most municipalities. The Town of Argyle standard is 125 feet for offset intersections, the City of Justin standard is 125 feet for local/residential street offset intersections, and the City of Fort Worth is 135 feet for local public/private streets.

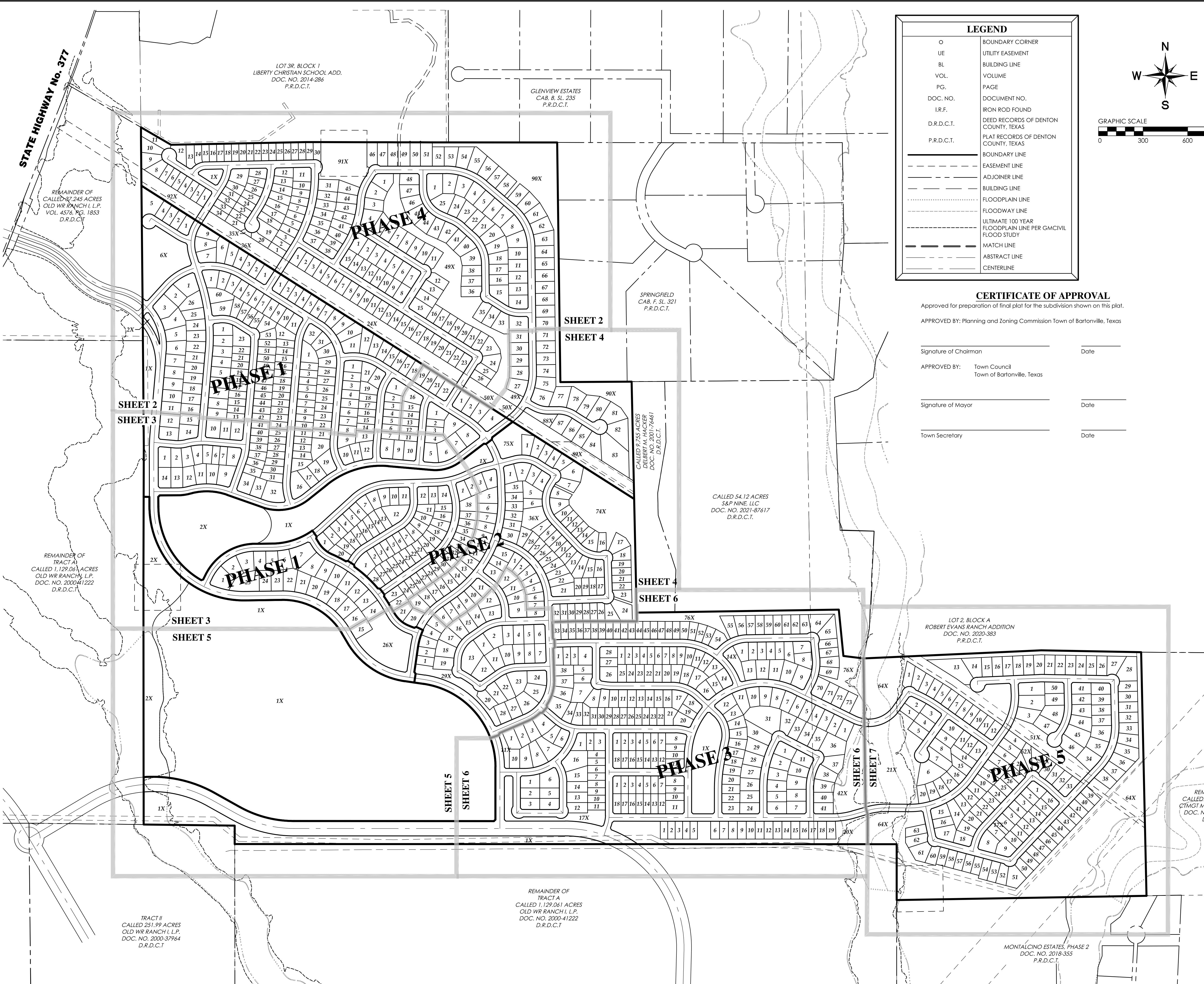
We respectfully request the Town Council approval of this waiver in support of the High Plains at Furst Ranch Preliminary Plat PP-2024-002. We appreciate your time and consideration with this matter.

Sincerely,  
GMcivil

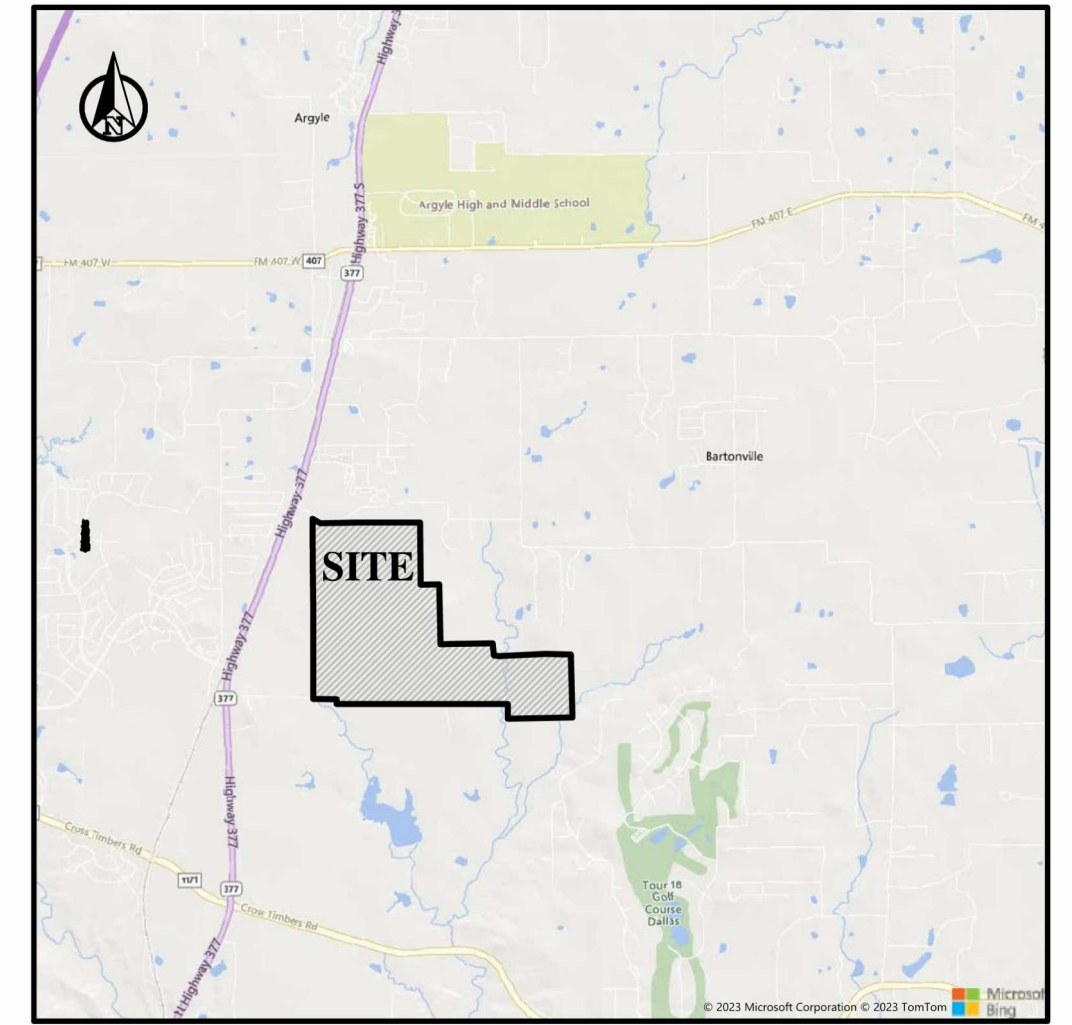
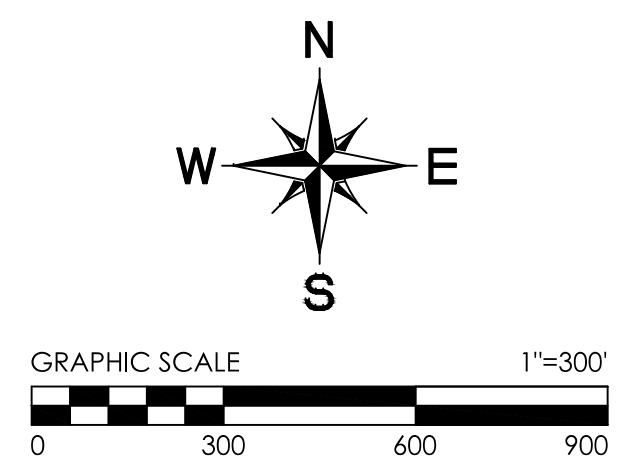
A handwritten signature in blue ink, appearing to read 'J. Weaver', with a long horizontal flourish extending to the right.

Jason S. Weaver, P.E.





LEGEND	
O	BOUNDARY CORNER
UE	UTILITY EASEMENT
BL	BUILDING LINE
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NO.
I.R.F.	IRON ROD FOUND
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
---	BOUNDARY LINE
---	EASEMENT LINE
---	ADJOINER LINE
---	BUILDING LINE
---	FLOODPLAIN LINE
---	FLOODWAY LINE
---	ULTIMATE 100 YEAR FLOODPLAIN LINE PER GMCIVIL FLOOD STUDY
---	MATCH LINE
---	ABSTRACT LINE
---	CENTERLINE



VICINITY MAP  
N.T.S.

SEE SHEET 8 FOR LINE AND CURVE TABLES

**CERTIFICATE OF APPROVAL**

Approved for preparation of final plat for the subdivision shown on this plat.  
APPROVED BY: Planning and Zoning Commission Town of Bartonville, Texas

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_

APPROVED BY: Town Council  
Town of Bartonville, Texas

Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_

Town Secretary \_\_\_\_\_ Date \_\_\_\_\_

---INFORMATIONAL---  
for comparison use only  
2024 APPROVED PRELIMINARY PLAT

OWNER/DEVELOPER:  
**OLD WR RANCH I HACKER, LP**  
2591 LAKESIDE PARKWAY, STE 100  
FLOWER MOUND, TX 75022  
(972) 982-8250

OWNER/DEVELOPER:  
**Hines**  
2700 Commerce St., Suite 1600  
Dallas, Texas 75226  
(972) 716-2900

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy., Grapevine, Texas 76051  
817-329-4373  
TX Eng Firm # F-2944 | TX Surv Firm # 10021700

**PRELIMINARY PLAT**  
OF  
**HIGH PLAINS AT FURST RANCH**  
BEING  
461.702 ACRES  
SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
A. M. FELTUS SURVEY, ABSTRACT No. 1595  
DENTON COUNTY, TEXAS  
1115 RESIDENTIAL LOTS, 35 NON-RESIDENTIAL LOTS  
Date: July 2024





# PLANNING AND ZONING COMMUNICATION

**DATE:** September 3, 2024

**FROM:** Helen-Eve Beadle, AICP, Town Planning Consultant

**AGENDA ITEM:** Discuss and make a recommendation to the Town Council regarding a **Final Plat for High Plains at Furst Ranch, Phase 4A** encompassing approximately 34.940 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Town of Bartonville File Number FP-2025-003]

**Land Use and Zoning:** The property is located in the Bartonville ETJ, thus no land use or zoning designations apply. The property has been utilized as agricultural and is undeveloped.

**Summary:** On August 20, 2024, the Town of Bartonville Town Council approved a Preliminary Plat for High Plains at Furst Ranch and Final Plat phases and construction have begun. The applicant has submitted a Final Plat application for Phase 4A which includes 120 residential lots and 8 non-residential lots. A revised Preliminary Plat application illustrating a change in roadway patterns and phasing precedes this agenda item.

Staff has reviewed the Final Plat and have the following observations:

1. The Marigold Trail and Peppervine Lane intersection waiver to allow an intersection offset less than 300 feet was approved on August 20, 2024 and staff recommends the waiver be approved by Town Council with the current Preliminary Plat application. The offset is approximately 140 feet and shall not be less than 140 feet. The waiver request outlining reasons and supporting information is included as an attachment to this agenda item.
2. Staff noted the open space lots with significant utilities (elevated storage tank, pump station/well site, and sewage treatment facility) and has concerns regarding the ownership and maintenance. The MUD and/or the HOA will be responsible for these lots and the owner/developer will add easements (utility and drainage) as phases are final platted. The NOTES section on the Final Plat shall be updated to ensure appropriate ownership and maintenance of the X lots.
3. Final Plats shall comply with Final Plat approval block per the Town's Code. *The applicant will verify the use of the current approval block for the plat.*
4. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Preliminary Plat. *The applicant has stated they will update the jurisdiction references.*
5. Lots that may require floodplain reclamation shall comply with Denton County jurisdictional review. The zone AE floodplain boundary shall be reflected on the final plats.
6. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.
7. The lot detail illustrating setbacks shall be added to the Final Plat.

The Town of Bartonville's Development Ordinance requires compliance with the adopted ordinances and regulations for plat approval. The Final Plat generally aligns with town standards and is recommended for conditional approval, pending resolution of specific conditions outlined in the recommended conditions of approval.

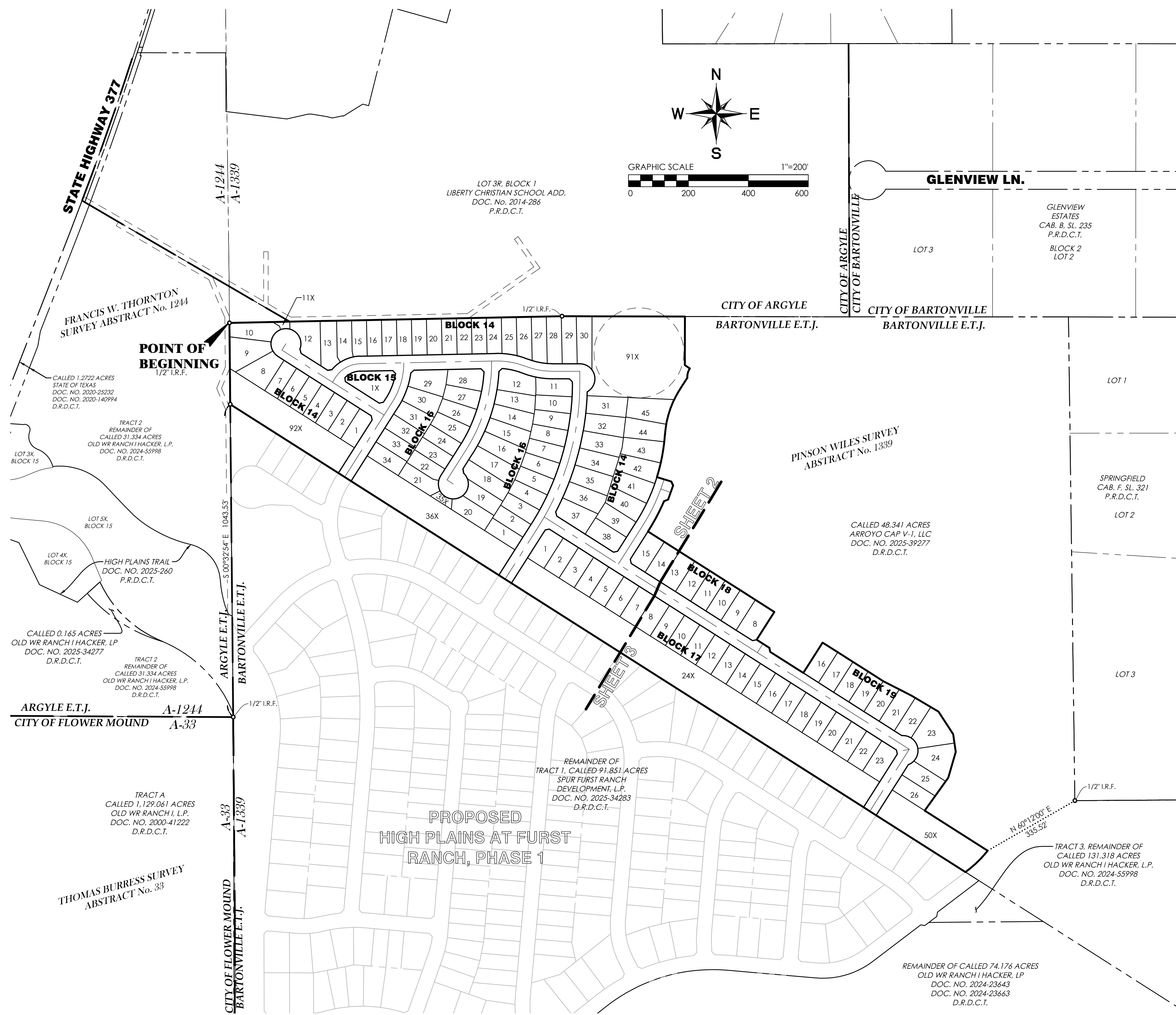
**Staff's Recommended Conditions of Approval:**

1. The revised Preliminary Plat shall be approved by the Town Council.
2. The requested waiver for the intersection geometry at Marigold Trail and Peppervine Lane for an offset less than 300 feet and a minimum of 140 feet is recommended for approval.
3. The applicant shall update the NOTES section to ensure open space/utility lots and easements are properly referenced for ownership and maintenance.
4. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Final Plat. *The applicant has stated they will update the jurisdiction references.*
5. Finished Floor Elevations (FFE) shall be provided on Final Plat.
6. The Final Plat shall contain a signature block for Town approval, following the configuration and signatories listed in Bartonville Development Ordinance Section 2.7.c.
7. The lot detail illustrating setbacks shall be added to the Final Plat.

**Exhibits:**

1. High Plains at Furst Ranch, Phase 4A Final Plat
2. High Plains at Furst Ranch, Phase 4A Final Plat application packet
3. High Plains Intersection Offset Waiver Request





**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
 COUNTY OF DENTON §  
 WHEREAS, Arroyo Cap V-1, LLC is the owner of that certain lot, tract, or parcel of land, situated in a portion of the Pinson Wiles Survey, Abstract No. 1339, Denton County, Texas, being all of that certain called 34,940 acre tract described in a deed to Arroyo Cap V-1, LLC recorded in Document No. 2025-39275 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

**BEGINNING** of a 1/2" iron rod found for the Northwest corner of said 34,940 acre tract and an ell corner of a called 31,334 acre tract described as Tract 2 in a deed to Old WR Ranch I Hacker, L.P. recorded in Document No. 2024-55998 (DRDCT);

**THENCE** North 88 deg, 51 min, 05 sec, East along the North line of said 34,940 acre tract and a South line of said 31,334 acre tract, at 201.31 feet pass a 1/2" capped iron rod found stamped "GMCIVIL" the Northeast corner of said 31,334 acre tract and the most southerly Southwest corner of Lot 3R, Block 1 of Liberty Christian School Addition recorded in Document No. 2014-286 of the Plat Records of Denton County, Texas (PRDCT), continue along said North line and the South line of said Lot 3R, Block 1 a total distance of 1,109.81 feet to a 1/2" iron rod found;

**THENCE** South 89 deg, 52 min, 18 sec, East along said North and South lines, a distance of 410.34 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the Northeast corner of said 34,940 acre tract and the Northwest corner of a called 48,341 acre tract described in a deed to Arroyo Cap V-1, LLC recorded in Document No. 2025-39277 (DRDCT);

**THENCE** in a southeasterly direction departing said South line and continue along the East line of said 34,940 acre tract and the West line of said 48,341 acre tract the following twenty-eight (28) courses:

- South 00 deg, 07 min, 42 sec, West departing said North and South lines, a distance of 162.21 feet to a 1/2" capped iron rod set;
- South 56 deg, 20 min, 25 sec, East, a distance of 20.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 50.00 feet, a central angle of 37 deg, 39 min, 19 sec., and being subtended by a chord which bears South 14 deg, 49 min, 56 sec, West - 32.27 feet;
- Continue in a southerly direction along said curve to the left, a distance of 32.86 feet to a 1/2" capped iron rod set;
- South 32 deg, 52 min, 28 sec, West non-tangent to said curve, a distance of 43.64 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 325.00 feet, a central angle of 28 deg, 49 min, 39 sec., and being subtended by a chord which bears South 18 deg, 27 min, 39 sec, West - 161.80 feet;
- Continue in a southerly direction along said curve to the left, a distance of 163.52 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 625.00 feet, a central angle of 13 deg, 11 min, 02 sec., and being subtended by a chord which bears South 10 deg, 38 min, 21 sec, West - 143.50 feet;
- Continue in a southerly direction along said curve to the right, a distance of 143.82 feet to a 1/2" capped iron rod set;
- South 72 deg, 46 min, 08 sec, East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;
- South 26 deg, 04 min, 15 sec, East, a distance of 14.45 feet to a 1/2" capped iron rod set;
- South 19 deg, 27 min, 45 sec, West, a distance of 50.00 feet to a 1/2" capped iron rod set;
- South 68 deg, 11 min, 24 sec, West, a distance of 14.93 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 675.00 feet, a central angle of 09 deg, 17 min, 02 sec., and being subtended by a chord which bears South 27 deg, 48 min, 57 sec, West - 109.25 feet;
- Continue in a southwesterly direction along said curve to the right, a distance of 109.37 feet to a 1/2" capped iron rod set;
- South 32 deg, 27 min, 28 sec, West tangent to said curve, a distance of 5.00 feet to a 1/2" capped iron rod set;
- South 57 deg, 32 min, 32 sec, East, a distance of 499.91 feet to a 1/2" capped iron rod set;
- South 32 deg, 27 min, 28 sec, West, a distance of 110.00 feet to a 1/2" capped iron rod set;
- South 57 deg, 32 min, 32 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;
- South 12 deg, 32 min, 32 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;
- South 57 deg, 32 min, 32 sec, East, a distance of 130.73 feet to a 1/2" capped iron rod set;
- North 32 deg, 27 min, 28 sec, East, a distance of 120.00 feet to a 1/2" capped iron rod set;
- South 57 deg, 32 min, 32 sec, East, a distance of 240.00 feet to a 1/2" capped iron rod set;
- South 62 deg, 53 min, 07 sec, East, a distance of 105.46 feet to a 1/2" capped iron rod set;
- South 59 deg, 27 min, 43 sec, East, a distance of 104.76 feet to a 1/2" capped iron rod set;
- South 32 deg, 59 min, 41 sec, East, a distance of 90.00 feet to a 1/2" capped iron rod set;
- South 08 deg, 26 min, 22 sec, East, a distance of 59.43 feet to a 1/2" capped iron rod set;
- South 16 deg, 06 min, 57 sec, West, a distance of 90.00 feet to a 1/2" capped iron rod set;
- South 35 deg, 36 min, 42 sec, West, a distance of 134.86 feet to a 1/2" capped iron rod set;
- South 57 deg, 32 min, 32 sec, East, a distance of 248.47 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found for an ell corner of said 48,341 acre tract and the Southwest corner of Lot 3 of Springfield a subdivision recorded in Cabinet F, Slide 321 (PRDCT) bears North 40 deg, 12 min, 00 sec, East - 335.52 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 375.00 feet, a central angle of 14 deg, 34 min, 15 sec., and being subtended by a chord which bears South 45 deg, 28 min, 10 sec, West - 95.11 feet;
- Continue in a southwesterly direction along said curve to the right, a distance of 95.37 feet to a 1/2" capped iron rod set;
- South 52 deg, 45 min, 18 sec, West tangent to said curve, a distance of 7.82 feet to a 1/2" capped iron rod set for the Southeast corner of said 34,940 acre tract, the Southwest corner of said 48,341 acre tract and being in the Northeast line of a called 91,851 acre tract described as Tract 1 in a deed to Spur Furst Ranch Development L.P. recorded in Document No. 2025-34283 (DRDCT);
- THENCE** North 57 deg, 32 min, 32 sec, West along said Northeast line and the Southwest line of said 34,940 acre tract, a distance of 2,907.43 feet to a 1/2" capped iron rod set for the Southwest corner of said 34,940 acre tract, the most northerly corner of said 91,851 acre tract and being in the East line of said 31,334 acre tract, from which a 1/2" iron rod found for the Southeast corner of said 31,334 acre tract bears South 00 deg, 32 min, 54 sec, East - 1,043.53 feet;
- THENCE** North 00 deg, 32 min, 54 sec, West along said East line and the West line of said 34,940 acre tract, a distance of 271.32 feet to the **POINT OF BEGINNING**, containing 1,522,005 square feet or 34,940 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arroyo Cap V-1, LLC, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HIGH PLAINS AT FURST RANCH, PHASE 4A, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

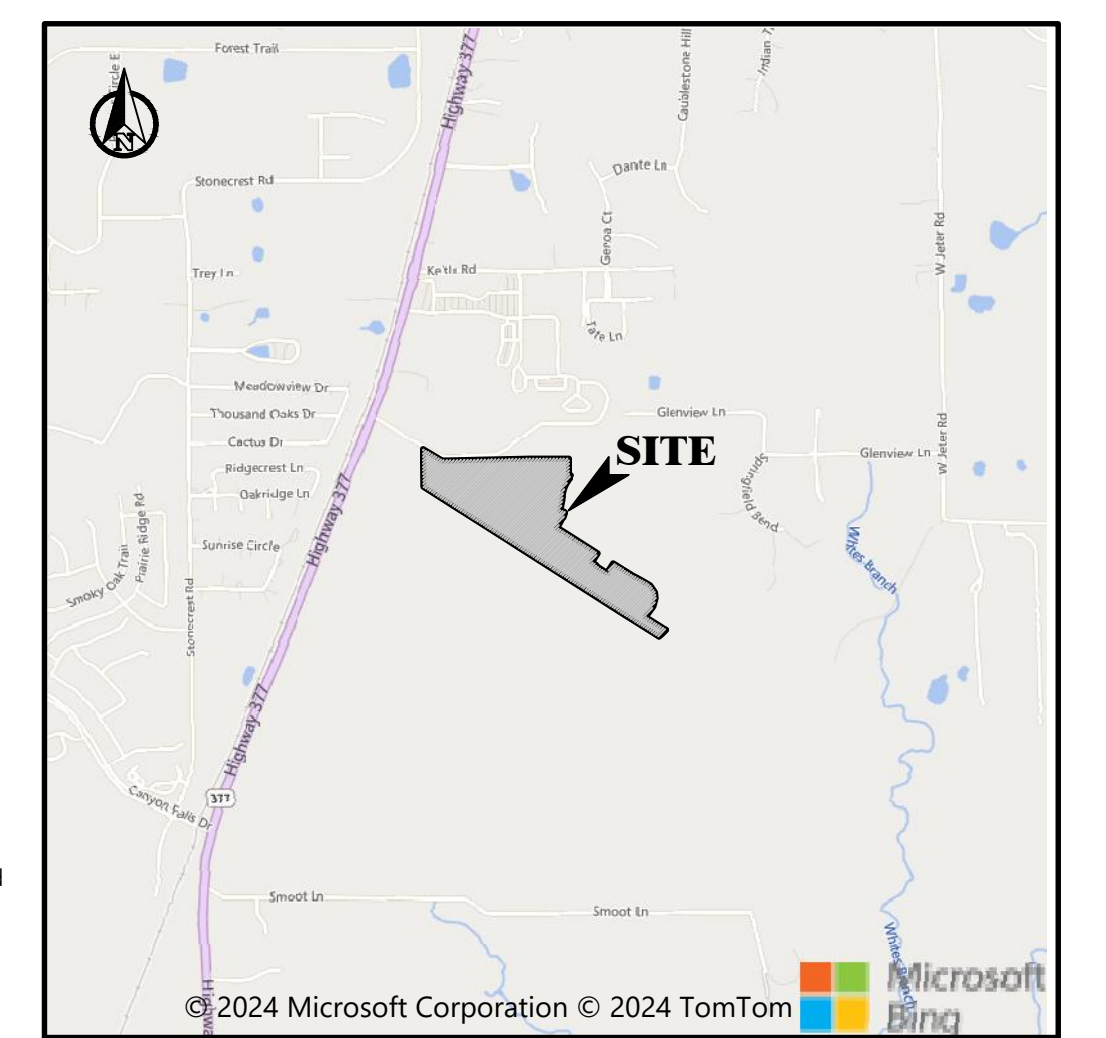
BY: \_\_\_\_\_  
 Authorized Signature of Owner

Printed Name and Title \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.  
 Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
 My Commission Expires On: \_\_\_\_\_



**VICINITY MAP**  
N.T.S.

SITE AREA SUMMARY	
GROSS AREA	34,940 ACRES
PUBLIC RIGHT-OF-WAY	5,805 ACRES
LOTS	20,441 ACRES
NON-RESIDENTIAL LOTS	8,694 ACRES

LEGEND	
○	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
---	BOUNDARY LINE
---	ADJOINER LINE
---	EASEMENT LINE
---	CENTERLINE
---	BUILDING LINE
---	ABSTRACT LINE
---	CITY LIMIT LINE

- NOTES**
- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999840425. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
  - The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0505G & 48121C0510G, with a date of identification of April 18, 2011, for Community No. 480774, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.
  - All 1/2" iron rod set with yellow plastic cap stamped "GMCivil" unless otherwise noted.
  - Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

**SURVEYOR'S CERTIFICATE**  
 KNOW ALL MEN BY THESE PRESENTS:  
 That I, John N. Rogers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Bartonville.

**PRELIMINARY.** This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document, issued for review, 7/10/2025 1:30 PM

John N. Rogers  
 Registered Professional Land Surveyor No. 6372  
 GMCivil  
 2559 SW Grapevine Pkwy.  
 Grapevine, Texas 76051  
 (817) 329-4373

STATE OF TEXAS §  
 COUNTY OF TARRANT §  
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John N. Rogers, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_  
 My Commission Expires On: \_\_\_\_\_

**APPROVAL**  
 APPROVED BY: Planning and Zoning Commission Town of Bartonville, Texas

Signature of Chairman \_\_\_\_\_ Date \_\_\_\_\_  
 Signature of Mayor \_\_\_\_\_ Date \_\_\_\_\_  
 Town Secretary \_\_\_\_\_ Date \_\_\_\_\_

**OWNER:**  
**ARROYO CAP V-1, LLC**  
 ADDRESS  
 CITY, STATE ZIP  
 CONTACT NO.

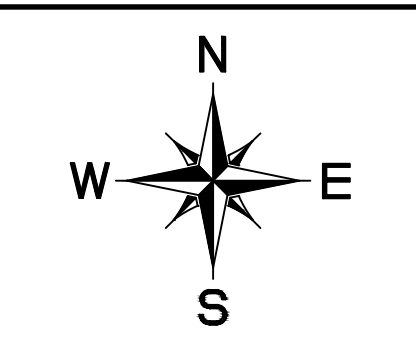
**DEVELOPER:**  
**ASHTON WOODS.**  
 1800 VALLEY VIEW LANE, SUITE 100  
 FARMERS BRANCH, TEXAS 75234  
 972-505-3199

**FINAL PLAT**  
 OF  
 LOTS 1-10, 12-45, 11X, 91X, 92X, BLOCK 14; 1X, BLOCK 15; LOTS 1-34, 35X, 36X BLOCK 16;  
 LOTS 1-23, 24X, BLOCK 17; LOTS 8-15, BLOCK 18; LOTS 16-26, 50X, BLOCK 19  
**HIGH PLAINS AT FURST RANCH,**  
**PHASE 4A**  
 BEING  
 34,940 ACRES  
 SITUATED IN THE  
 PINSON WILES SURVEY, ABSTRACT No. 1339  
 DENTON COUNTY, TEXAS  
 120 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS  
 Date: July 2025



E:\20202 - Hines - Furst Ranch\COGON\PLAN\PHASE 4A\20202-PLAN\PHASE 4A-PlanSet.dwg





SEE SHEET 3 FOR  
LINE & CURVE TABLES

OWNER:  
**ARROYO CAP V-1, LLC**  
ADDRESS  
CITY, STATE ZIP  
CONTACT NO.

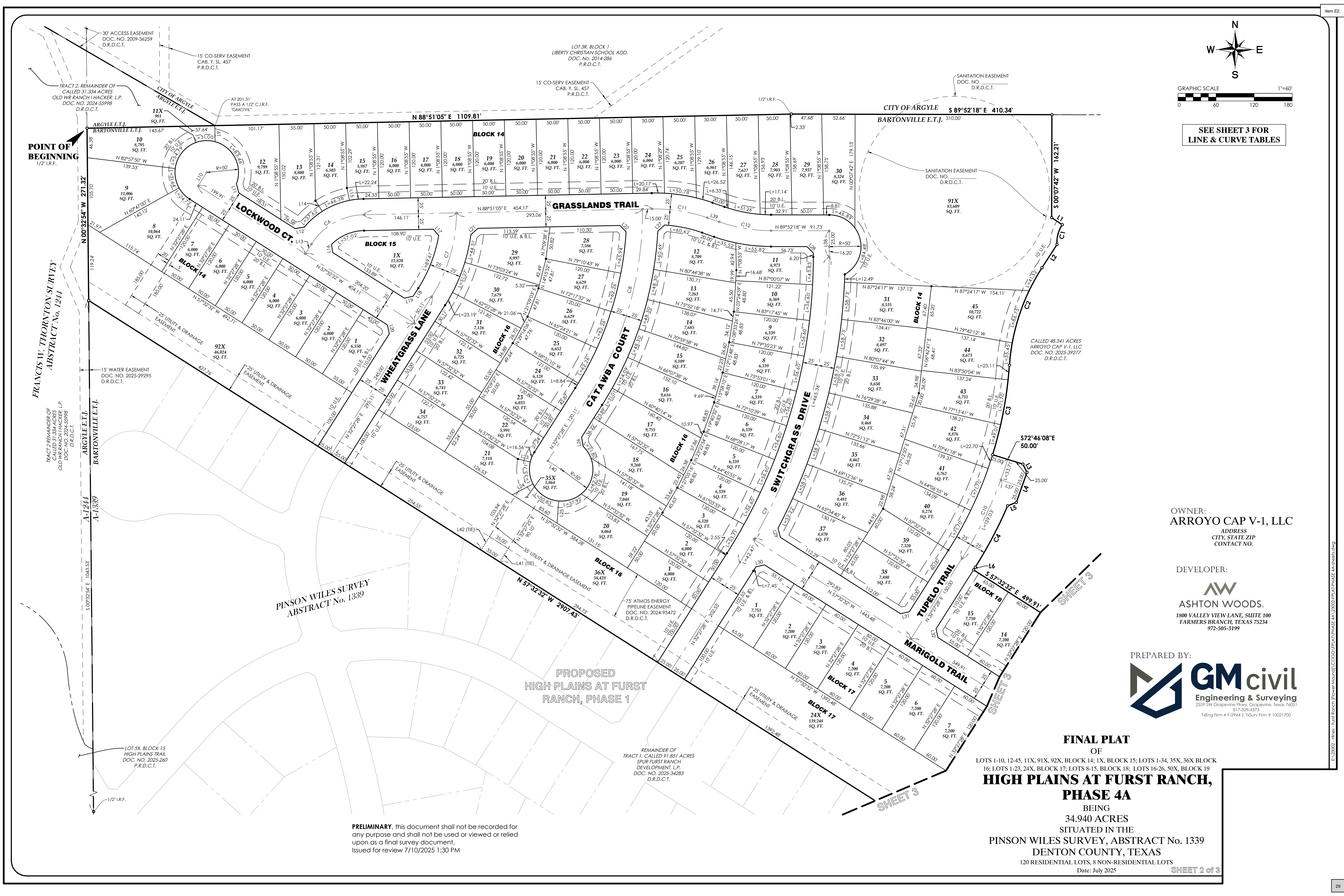
DEVELOPER:  
**AW**  
**ASHTON WOODS.**  
1800 VALLEY VIEW LANE, SUITE 100  
FARMERS BRANCH, TEXAS 75234  
972-505-3199

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2539 SW Grapevine Pkwy, Grapevine, Texas 76037  
817-329-4373  
TxEng Firm # F-2944 | TxSurv Firm # 10021700

**FINAL PLAT**  
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LOTS 1-10, 12-45, 11X, 91X, 92X, BLOCK 14; 1X, BLOCK 15; LOTS 1-34, 35X, 36X BLOCK  
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SHEET 2 of 3

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Issued for review 7/10/2025 1:30 PM

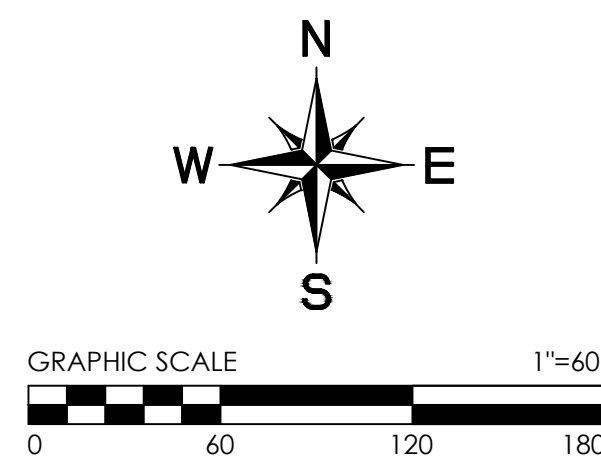


PROPOSED  
HIGH PLAINS AT FURST  
RANCH, PHASE 1

REMAINDER OF  
TRACT 1, CALLED 91.851 ACRES  
SPUR FURST RANCH  
DEVELOPMENT, L.P.  
DOC. NO. 2025-34283  
D.R.D.C.T.

CALLLED 48.341 ACRES  
ARROYO CAP V-1, LLC  
DOC. NO. 2025-39277  
D.R.D.C.T.

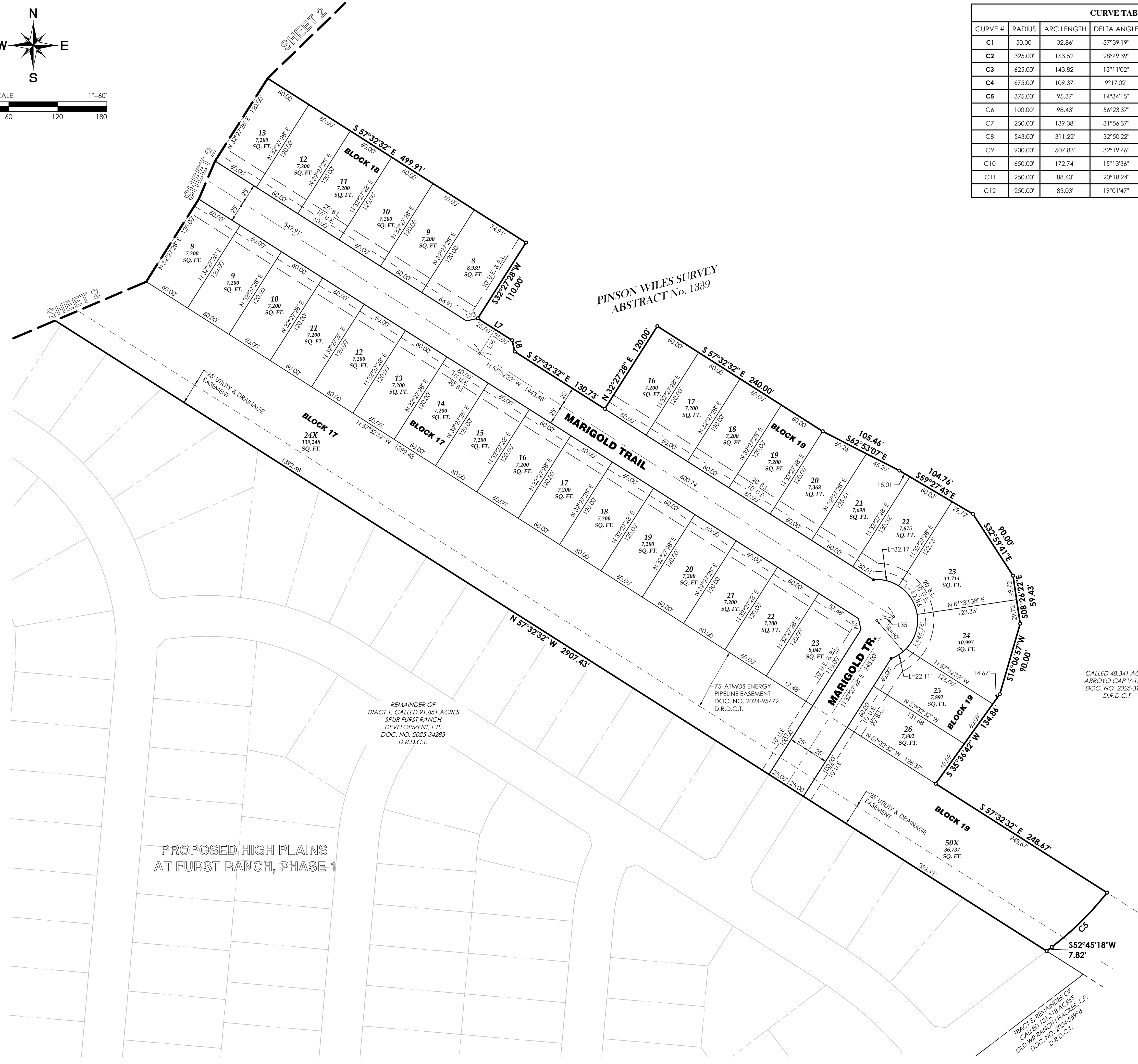




CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	32.86'	37°39'19"	S14°49'56"W	32.27'
C2	325.00'	163.52'	28°49'39"	S18°27'39"W	161.80'
C3	625.00'	143.82'	13°11'02"	S10°38'21"W	143.50'
C4	675.00'	109.37'	9°17'02"	S27°48'57"W	109.25'
C5	375.00'	95.37'	14°34'15"	S45°28'10"E	95.11'
C6	100.00'	98.43'	56°23'37"	S60°39'17"W	94.50'
C7	250.00'	139.38'	31°56'37"	N16°29'10"E	137.58'
C8	543.00'	311.22'	32°50'22"	N16°02'17"E	306.98'
C9	900.00'	507.83'	32°19'46"	S16°17'35"W	501.12'
C10	650.00'	172.74'	15°13'36"	S24°50'40"W	172.23'
C11	250.00'	88.60'	20°18'24"	N80°59'43"W	88.14'
C12	250.00'	83.03'	19°01'47"	N80°21'24"W	82.65'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S56°20'25"E	20.00'
L2	S32°52'28"W	43.64'
L3	S26°04'15"E	14.45'
L4	S19°27'45"W	50.00'
L5	S68°11'24"W	14.93'
L6	S32°27'28"W	5.00'
L7	S57°32'32"E	50.00'
L8	S12°32'32"E	14.14'
L9	N01°08'55"W	25.42'
L10	S32°27'28"W	25.00'
L11	N15°24'42"W	14.83'
L12	S80°09'32"W	14.79'
L13	S32°27'28"W	18.22'
L14	S32°36'14"E	20.00'
L15	S11°20'38"E	20.00'
L16	S08°02'14"E	12.99'
L17	N41°23'27"W	12.92'
L18	N32°27'28"E	15.11'
L19	N77°27'28"E	14.14'
L20	S12°32'32"E	14.14'
L21	N47°44'25"E	15.07'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S44°05'13"E	13.62'
L23	S76°31'14"E	20.00'
L24	N62°33'14"E	36.69'
L25	S04°18'30"W	35.06'
L26	N09°40'21"W	14.83'
L27	N47°32'21"E	14.16'
L28	S44°52'18"E	14.14'
L29	S14°47'17"E	14.69'
L30	S77°04'20"W	14.05'
L31	N77°27'28"E	14.14'
L32	N12°32'32"W	14.14'
L33	S77°27'28"W	14.14'
L34	N12°32'32"W	14.14'
L35	S77°27'28"W	21.21'
L36	S32°27'28"W	35.00'
L37	S69°47'51"E	34.86'
L38	S00°07'42"W	41.20'
L39	N70°50'31"W	20.00'
L40	N57°32'32"W	25.00'
L41	S32°27'28"W	25.00'
L42	S32°27'28"W	25.00'



PROPOSED HIGH PLAINS  
AT FURST RANCH, PHASE 1

REMAINDER OF  
TRACT 7, CALLED 91.851 ACRES  
SPUR FURST RANCH  
DEVELOPMENT, L.P.  
DOC. NO. 2025-34283  
D.R.D.C.T.

75' ATMOS ENERGY  
PIPELINE EASEMENT  
DOC. NO. 2024-95472  
D.R.D.C.T.

CALLED 48.341 ACRES  
ARROYO CAP V-1, LLC  
DOC. NO. 2025-39277  
D.R.D.C.T.

TRACT 3, REMAINDER OF  
CALLED 131.378 ACRES  
OLD WIR RANCH TRACT, L.P.  
DOC. NO. 2024-55998  
D.R.D.C.T.

OWNER:  
**ARROYO CAP V-1, LLC**  
ADDRESS  
CITY, STATE ZIP  
CONTACT NO.

DEVELOPER:  
**AW**  
**ASHTON WOODS.**  
1800 VALLEY VIEW LANE, SUITE 100  
FARMERS BRANCH, TEXAS 75234  
972-505-3199

PREPARED BY:  
**GMcivil**  
Engineering & Surveying  
2559 SW Grapevine Pkwy, Grapevine, Texas 76051  
817-329-4373  
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**HIGH PLAINS AT FURST RANCH,  
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BEING  
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SITUATED IN THE  
PINSON WILES SURVEY, ABSTRACT No. 1339  
DENTON COUNTY, TEXAS  
120 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS  
Date: July 2025



# TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E2.

Application Type (check all applicable):

- Sketch Plat                       Land Study                       Preliminary                       Final  
 Development                       Replat                       Amending Plat

Current Legal Description: 34.940 Acres Situated in the Pinson Wiles Survey, Abstract No. 1339, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch, Phase 4A                       In Town Limits     In ETJ

Current Zoning: ETJ                      Concurrent Zoning Change Req.?     Yes (zoning change request attached)     No

Proposed Zoning (if applicable): N/A                      No. Proposed Lots: 128                      Total Acres: 34.940

Seeking Waiver/Suspension:     Yes     No    If yes, please submit required information pursuant to Sec. 1.11 of Ordinance No. 336-03

Owner: ARROYO CAP V-1, LLC                      Phone: 949-272-1170

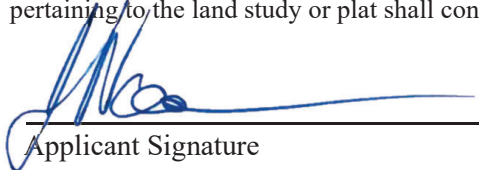
Address: 18575 Jamboree Road, Suite 350, Irvine, CA 92612

**Please Note: If applicant is different from current owner a notarized statement, authorizing the applicant to act as owner's agent, must accompany this application along with submittal fees in accordance with the Town's adopted Fee schedule**

Applicant: GMcivil/Jason Weaver P.E.                      Phone: 817-329-4373

Address: 2559 SW Grapevine Pkwy, Grapevine, TX 76051                      Fax: \_\_\_\_\_

I understand that it is unlawful for any person to knowingly or willfully misrepresent, or fail to include, any information required by the Development Ordinance on this application. I further understand that misrepresentation, or deliberate omission, of facts pertaining to the land study or plat shall constitute grounds for denial of the land study or plat.

  
Applicant Signature

07/28/2025  
Date

Office Use Only:	Fee Pd: _____	Check # _____	Date: _____
Schedule:	DRC: _____	P&Z: _____	TC: _____
Zoning Change? <input type="checkbox"/> Y <input type="checkbox"/> N	From _____ to _____	Publish Date: _____	Hearing Date: _____
<input type="checkbox"/> Street Construction	<input type="checkbox"/> Public Improvements	<input type="checkbox"/> Easements	<input type="checkbox"/> Simultaneous Submit
Hearing Req? <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Certificate? <input type="checkbox"/> Y <input type="checkbox"/> N		
Disbursement: <input type="checkbox"/> Gas Co. <input type="checkbox"/> Town Engineer/Planner <input type="checkbox"/> Town Attorney <input type="checkbox"/> DRC Members	<input type="checkbox"/> Elec Co. <input type="checkbox"/> Cable Co. <input type="checkbox"/> Fire Chief <input type="checkbox"/> Water Supply		





# NOTARY FORM Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 07/28/2025

I, Jeffrey B. Brouelette/ARROYO CAP V-1, LLC, owner of the Property located at High Plains at Furst Ranch do hereby certify that I have given my permission to Jason Weaver, P.E. / GMcivil, to make an application (check one) on my behalf.

- Sketch Plat
- Development
- Land Study
- Replat
- Preliminary
- Amending Plat
- Final Plat

Jeffrey B. Brouelette/ARROYO CAP V-1, LLC Jeff B Brouelette  
 Print Name Signature of Owner

18575 Jamboree Road Suite 350, Irvine, CA 92612 949-272-1170  
 Address Phone No.

State of California §  
 County of Orange §

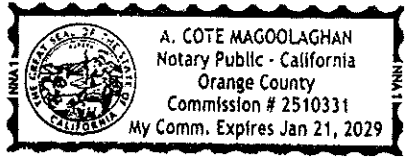
Before me, A. Cote Magoolaghan, a Notary Public in and for said County and State, on this day personally appeared Jeffrey B. Brouelette known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of July, 2025.

Ali G...

Notary Public's Signature

(Seal)





July 31, 2024

Mayor Jaclyn Carrington  
Town of Bartonville  
1941 E. Jeter Road  
Bartonville, TX 76226

**Re: High Plains at Furst Ranch Preliminary Plat – PP-2024-002  
Waiver Request**

Dear Mayor Carrington,

Please accept this letter as the official request for a waiver from the Bartonville Development Ordinance Section 3.1.k.

3.1.k. Intersecting streets with centerline offsets of less than three hundred feet (300') are prohibited unless a waiver is first obtained from the Town Council in accordance with the requirements of the waiver provisions set forth in Section 1.11 of the Town's Development Ordinance, as amended.

The waiver request is to allow a street centerline offset of approximately 140' between Marigold Trail and Peppervine Lane based on the following criteria:

- 1) The offset intersections are internal streets to the subdivision which will be subject to adjacent neighborhood traffic only.
- 2) Both intersections will be stop controlled Tee-Intersections with the appropriate regulatory signage installed (R1-1 Stop Sign).
- 3) The stopping sight distance for the respective intersections will exceed 300 feet.
- 4) The request does not create a health, safety, or welfare issue in our opinion, as centerline offsets of 125-150 feet are often acceptable in most municipalities. The Town of Argyle standard is 125 feet for offset intersections, the City of Justin standard is 125 feet for local/residential street offset intersections, and the City of Fort Worth is 135 feet for local public/private streets.

We respectfully request the Town Council approval of this waiver in support of the High Plains at Furst Ranch Preliminary Plat PP-2024-002. We appreciate your time and consideration with this matter.

Sincerely,  
GMcivil

A handwritten signature in blue ink, appearing to read 'J. Weaver', with a long horizontal flourish extending to the right.

Jason S. Weaver, P.E.