



# PLANNING AND ZONING COMMISSION MEETING AGENDA

March 06, 2024 at 7:00 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 the approval of the February 7, 2024, Regular Planning & Zoning Commission Meeting Minutes.

## E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and make a recommendation regarding a Final Plat for an 81.789-acre tract of land situated in the A.M. Feltus Survey, Abstract Number 1594, and the Daniel Cook Survey, Abstract No. 230, in the Town of Bartonville, Denton County, Texas. The tract of land is located on the north side of E Jeter Road, approximately 2,063 feet north of its intersection with Porter Road, in Bartonville, Texas. The applicant is Mycoskie Associates, Inc., on behalf of Rob Knight. [Town of Bartonville FP-2024-002.]
2. Conduct a Public Hearing, discuss, and make a recommendation of an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A", Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to establish a Conditional Use Permit for a 130-foot-tall monopole telecommunications tower and a Resolution approving an accompanying Site Plan situated in Lot 1, Block A, of DCFWSD #7 Retail Center Addition of the Town of Bartonville, Denton County, Texas. The subject property is located on the northeast corner of the intersection of McMakin Road and E Jeter Road in Bartonville, Texas. [Town File #CUP-2023-005 and SP-2023-002].

The applicant has requested this item be postponed to a date to be determined.

## F. FUTURE ITEMS

## G. ADJOURNMENT

*The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 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: Friday, March 1, 2024, prior to 5:00 pm.

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

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



## PLANNING AND ZONING COMMUNICATION

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**DATE** March 6, 2024

**FROM:** Shannon Montgomery, Town Secretary

**AGENDA ITEM:** Discuss and consider the approval of the February 7, 2024, Regular Planning & Zoning Commission Meeting Minutes.

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**Summary:** Minutes from February 7, 2024, Regular Planning & Zoning Commission Meeting.

**Staff Recommendation:** Approve as presented.

**Exhibits:**

- February 7, 2024, Regular Planning & Zoning Commission Meeting Minutes.

**THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 7TH DAY OF FEBRUARY 2024 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:**

Gloria McDonald, Chair  
 Ralph Arment, Vice Chair  
 Don Abernathy, Commissioner  
 Pat Adams, Alternate 1  
 Rick Lawrence, Alternate 2

*Commissioners Absent:*

Larry Hayes, Commissioner  
 Brenda Hoyt-Stenovitch, Commissioner

*Town Staff Present:*

Shannon Montgomery, Town Secretary  
 Ed Voss, Town Attorney  
 Ryan Wells, Town Planning Consultant

**A. CALL MEETING TO ORDER**

Chair McDonald called the meeting to order at 7:00 pm.

**B. PLEDGE OF ALLEGIANCE**

Chair McDonald 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 Administrator, 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.*

There was no public participation.

**D. APPROVAL OF MINUTES**

**1. Discuss and consider the approval of the January 3, 2024, Regular Planning & Zoning Commission Meeting Minutes.**

Motion made by Commissioner Abernathy, seconded by Commissioner Arment, to approve the January 3, 2024, Regular Planning & Zoning Commission Meeting Minutes as amended at the dais.

**VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Adams, and Lawrence

NAYS: None

VOTE: 5-0

**E. PUBLIC HEARINGS AND REGULAR ITEMS**

1. **Discuss and make a recommendation regarding a Preliminary Plat for a 101.467-acre property situated in the Daniel Cook Survey, Abstract Number 230, and A.M. Feltus Survey, Abstract Number 1594, in the Town of Bartonville, Denton County, Texas. The property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court, in Bartonville, Texas. The applicant is Mycoskie & Associates, Inc., on behalf of Knight's Landing West. [Town of Bartonville PP-2023-004.]**

Town Planning Consultant Wells provided a summary of the application and addressed questions from Commissioners.

Motion made by Commissioner Arment, seconded by Commissioner Abernathy, to recommend approval of PP-2023-004 with the following conditions:

1. Prior to recordation of the final plat, the two "Offsite Drainage Easements" depicted on the preliminary plat shall be recorded as separate instruments. The recording number for the easements added to the plat prior to recording. Alternately, the easements can be established via the Knight's Landing West plat by revising the label to read 'by this plat.' Be advised that the timing of the easement dedication is also a condition of approval for the Knight's Crest plat (Town File No. PP-2023-003).
2. On the final plat, the drainage easement labels located in Block 2, Lot 3 shall be adjusted so they do not overlap.
3. 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).
4. A complete engineering/construction plan set shall accompany the final plat application, in accordance with Bartonville Development Ordinance Section 2.7.d.
5. The engineering/construction plan set shall show fire hydrant spacing that meets the Denton County ESD No. 1 spacing standards.
6. Accompanying the final plat application shall be copies of letters from applicable local utility companies stating that each utility company has reviewed the preliminary plat and stating any requirements (including easements) they may have, in accordance with Bartonville Development Ordinance Section 2.5.h.
7. On the final plat, the Notes on sheet 1 and General Notes on sheet 2 shall be consolidated onto sheet 2. Note 1 in each case shall be combined or corrected to reflect the correct references.
8. On the final plat, the Town approval signature box shall be updated to read "Final Plat."
9. On the final plat all signature lines shall be dated 2024.

**VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Adams, and Lawrence

NAYS: None

VOTE: 5-0

2. **Discuss and make a recommendation regarding a Preliminary Plat for a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of The Reserve at Marty B's. [Town of Bartonville PP-2024-001.]**

Both the Town Planning Consultant Wells and Applicant provided presentations of the application and addressed questions from Commissioners.

Motion made by Commissioner Abernathy, seconded by Commissioner Arment, to recommend approval of PP-2024-001 with the following conditions:

1. The proposed utility easement shall be relocated adjacent and south of the proposed drainage easement that runs along IT Neely Drive.
2. The final plat shall contain Owner's Declaration and Surveyor's Certificate language that matches that listed under Bartonville Development Ordinance Section 2.5.18.f.
3. On the final plat, an additional clause under the Owner's Declaration (NOW, THEREFORE...) shall read as follows, in accordance with Bartonville Development Ordinance Section 2.5.6:
  - The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the Town of Bartonville's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
4. On the final plat, the floodplain language in note 13 shall be moved to the NOTES section and not be associated with the UTRWD easement section.

#### **VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Adams, and Lawrence

NAYS: None

VOTE: 5-0

3. **Discuss and make a recommendation regarding a Final Plat for a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of The Reserve at Marty B's. [Town of Bartonville FP-2024-001.]**

Both the Town Planning Consultant Wells and Applicant provided presentations of the application and addressed questions from Commissioners.

Motion made by Commissioner Arment, seconded by Commissioner Adams, to recommend approval of FP-2024-001 with the following conditions:

1. Prior to final plat recordation, the proposed utility easement shall be relocated adjacent and south of the proposed drainage easement that runs along IT Neely Drive.
2. Prior to recordation, the final plat shall contain Owner's Declaration and Surveyor's Certificate language that matches that listed under Bartonville Development Ordinance Section 2.5.18.f.
3. Prior to recordation, an additional 20-foot-wide building line shall be located along the shared property line with Lot 2, Block A, Yeti Addition.
4. Prior to recordation, there shall be placed an additional clause under the Owner's Declaration (NOW, THEREFORE...) shall read as follows, in accordance with Bartonville Development Ordinance Section 2.5.6:
  - The undersigned does hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface in accordance with the Town of Bartonville's paving standards for fire lanes, and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
5. The final plat shall not be recorded without a signature from CoServ assenting to the proposed easement vacations.
6. In accordance with BDO Section 2.6.5., the final plat shall not be recorded until either:
  - 1) All required public improvements have been constructed and accepted by the Town; or
  - 2) The Town has received an appropriate surety from the applicant guaranteeing the construction of the required public improvements.

#### **VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Adams, and Lawrence

NAYS: None

VOTE: 5-0

4. **Conduct a Public Hearing, discuss and make a recommendation regarding a Resolution approving a Site Plan on a 14.722-acre tract or parcel of land situated on Lot 1R, Block A, of the Yeti Addition, in the Town of Bartonville, Denton County, Texas. The subject property is located on the south side of IT Neely Road, approximately 200 feet west of its**

**intersection with FM 407. The property address is 1001 IT Neely Road. The applicant is Cara King of the John R. McAdams Company, Inc. on behalf of The Reserve at Marty B's. [Town of Bartonville SP-2023-005.]**

Both the Town Planning Consultant Wells and Applicant provided presentations of the application and addressed questions from Commissioners.

Chair McDonald opened the Public Hearing at 8:00 pm.

Owner Marty Bryan, 913 Hat Creek, Bartonville, Texas spoke in favor of the proposed site plan.

Chair McDonald closed the Public Hearing at 8:01 pm.

**NOTE:** It was stated during the meeting that the Town's technical standards would require the paving of 99 parking spaces; the applicant will request a variance from the Board of Adjustment.

Motion made by Commissioner Abernathy, seconded by Commissioner Arment, to recommend approval of SP-2023-005 with the following conditions:

1. All parking area lighting shall be installed and operated so as not to reflect or shine on adjacent properties and in accordance with the standards established in BZO Section 13.3.7 and Chapter 28.
  - i. In accordance with BZO Section 12.3.5.5., lights shall be fully shielded to minimize light trespass onto any residential zoning district. "Fully shielded" means a technique or method of construction or manufacture that does not allow any light dispersion to shine above the horizontal plane from the lowest light-emitting point of the light fixture. Any structural part of the light fixture providing this shielding shall be permanently affixed to the light fixture.
  - ii. All parking lot light poles shall be set back from shared boundaries with residential uses (i.e., Lot 5, Block D, Hudson Hills) equal to their height, in accordance with BZO Section 28.2.A. Light intensity at the shared property line shall not exceed 0.25 foot candles.
2. A landscape buffer shall be located on the site along the concrete and gravel parking areas adjacent to Lot 5, Block D, Hudson Hills. Said landscape plan shall be subject to the following standards, in accordance with the Bartonville Zoning Ordinance Section 12.3.C.11:
  - i. A brick or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Said wall shall be a minimum of six feet (6') in height, except that the first twenty-five feet (25') in from the street line may be stepped down to a minimum height of four feet (4').
  - ii. The landscaped setback shall consist of a minimum twenty-five-foot (25') landscape buffer. Understory plants of species included in the approved plant list contained in Chapter 31 shall be provided in order to achieve a continuous dense six-foot (6') screen.
  - iii. Native shade trees, a minimum of three inches (3") in trunk diameter as measured four feet (4') above the ground and of a species included in Chapter 31 shall be provided at a ratio of one (1) tree per four hundred (400) square feet of buffer area. Native shade trees shall not be planted closer than thirty feet (30') on center.



3. Prior to issuance of any building permit for the site, the final plat for the property shall be recorded with the Denton County Clerk's office.
4. The future accessory building shall comply with Bartonville Zoning Ordinance (BZO) section 12.2.B.
5. In order to protect the flood capacity and natural resource values of the floodplain area, a floodplain easement shall be established to encompass the entire 100-year floodplain. This shall be established as part of the recorded plat for the property.

**VOTE ON THE MOTION**

AYES: McDonald, Arment, Abernathy, Adams, and Lawrence

NAYS: None

VOTE: 5-0

**F. FUTURE ITEMS**

Discussion only, no action taken.

**G. ADJOURNMENT**

Chair McDonald adjourned the meeting at 8:40 pm.

**APPROVED this the 6th day of March 2024.**

**APPROVED:**

\_\_\_\_\_  
Gloria McDonald, Chair

**ATTEST:**

\_\_\_\_\_  
Shannon Montgomery, TRMC, Town Secretary



# PLANNING AND ZONING COMMUNICATION

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**DATE** March 6, 2024

**FROM:** Thad Chambers, Town Administrator

**AGENDA ITEM:** Discuss and make a recommendation regarding a Final Plat for an 81.789-acre tract of land situated in the A.M. Feltus Survey, Abstract Number 1594, and the Daniel Cook Survey, Abstract No. 230, in the Town of Bartonville, Denton County, Texas. The tract of land is located on the north side of E Jeter Road, approximately 2,063 feet north of its intersection with Porter Road, in Bartonville, Texas. The applicant is Mycoskie Associates, Inc., on behalf of Rob Knight. [Town of Bartonville FP-2024-002.]

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**Land Use and Zoning:** Current land use category is Residential Estates – 5 Acre Lots (RE-5). Current zoning is Agricultural (AG).

**Summary:** The applicant is the owner of one tract of land, totaling 81.789 acres, located on the north side of E Jeter Road, approximately 2,063 feet north of its intersection with Porter Road. The legal description of the property is A1594A, A.M. Feltus, TR 1, 78.763 Acres, Old DCAD TR #2. The corresponding Denton CAD parcel number is 65110. The applicant has applied for a final plat (see Exhibit A) in order to facilitate large lot residential development.

The subject property is part of a former agricultural tract. There are multiple agricultural buildings and outbuildings, residences, and cross-fencing on the property.

## *Final Plat*

Bartonville Development Ordinance (BDO) Section 2.5.g lists the criteria of approval for a preliminary plat:

1. The plat substantially conforms with the approved preliminary plat or other studies and plans, as applicable;
2. The complete engineering/construction plans for all required public improvements and Town utilities have been submitted to the Town for review/approval by the Town's Engineer (whether specifically stated or not, final plat approval shall always be subject to any additions and/or alterations to the engineering/construction plans as deemed necessary by the Town Engineer, as needed, to ensure the safe, efficient and proper construction of public improvements within the subdivision); and
3. The plat conforms to applicable zoning and other regulations.
4. The plat has been approved by the Permitting Authority, as defined in Chapter 285 of the Texas Administrative Code, in accordance with Title 30, Texas Administrative Code, Chapter 285, Section 285.4(c) relating to the review of subdivision plans prior to the application for a permit for an on-site sewage facility.

The Bartonville Town Council approved the Knight's Crest Preliminary Plat with conditions on December 19, 2023. The submitted final plat conforms to the conditionally approved preliminary plat, which has been designed to create four legal lots totaling 81.789 acres. The resulting lots will range from 11.180 to 38.476 acres. The applicant has submitted construction plans with this final plat application. The construction plans are under review by the Town Engineer; see recommended conditions of approval regarding timing of construction and approval of public improvements. The zoning district for the subject property is Agricultural (AG), which has a 10-acre minimum lot size. The proposed resulting lots will meet the zoning district standards. In order to meet all conditions from the preliminary plat approval (many of which have been met through the submittal of this final plat), all OSSF locations shall be approved by the Town of Bartonville prior to final plat recordation— see conditions of approval.

**Staff Recommendation:** Approve with Conditions.

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

1. Prior to recordation of the final plat, the two "Offsite Drainage Easements" depicted on the Preliminary Utility Plan shall be recorded as separate instruments. The recording number of these easements shall be depicted on the final plat prior to recording.
2. Prior to recordation of the final plat, any existing buildings located within a regulatory setback shall be removed or relocated such that no existing buildings are located within any new yard setbacks to be established by the plat. The applicant shall provide a signed and notarized statement asserting that this requirement has been met prior to or concurrent with the submittal of a final plat for recordation.
3. Prior to recordation of a final plat, the proposed location and design of the on-site septic facilities (OSSF) for each proposed lot shall be approved by the Town of Bartonville, in accordance with Bartonville Development Ordinance Section 2.6.c.
4. In accordance with BDO Section 2.6.5., the final plat shall not be recorded until either:
  - a. All required public improvements have been constructed and accepted by the Town; or
  - b. The Town has received an appropriate surety from the applicant guaranteeing the construction of the required public improvements.

**Exhibits:**

- A. Final Plat Application Packet

# Exhibit 1



# 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: Tract 1 A.M. Feltus Survey; Abstract 1594A

Proposed Subdivision Name: Knight's Crest ☒ In Town Limits ☐ In ETJ

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

Proposed Zoning (if applicable): NA No. Proposed Lots: 3 Total Acres: 81.789

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

Owner: Knight Development Group LLC - Rob Knight

Phone: 469-774-8172

Address: 3451 Serendipity Hill Trail

Fax: \_\_\_\_\_

Applicant: Mycoskie & Associates, Inc. - Jacob Sumpter, AICP

Phone: 817-469-1671

Address: 519 E. Border Street, Arlington, TX 76010

Fax: 817-274-8757

**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.**

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

01/08/2024  
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        |



## Town of Bartonville

# NOTARY FORM

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

Dated: October 17, 2023

Re: Knight's Crest - Final Plat

I, Rob Knight, owner of the Property located at East Jeter Road do hereby certify that I have given my permission to Mycoskie & Associates, Inc. - Jacob Sumpter, to make this (check one):

- ☐ Variance  
☐ Waiver  
☒ Development Plat  
☐ Zoning Change

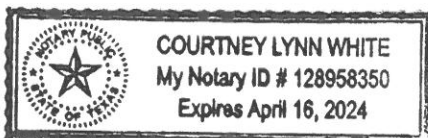
Application for Knight's Development Group LLC-Rob Knight .  
(applicant)

|                                    |                     |                   |
|------------------------------------|---------------------|-------------------|
| <u>Rob Knight</u>                  |                     |                   |
| Print Name                         | Signature of Owner  |                   |
| <u>3451 Serendipity Hill Trail</u> | <u>469-774-8172</u> | <u>10/17/2023</u> |
| Address                            | Phone No.           | Date              |

State of Texas §  
County of Tarrant §

Before me, Courtney White, a Notary Public in and for said County and State, on this day personally appeared Rob Knight 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.

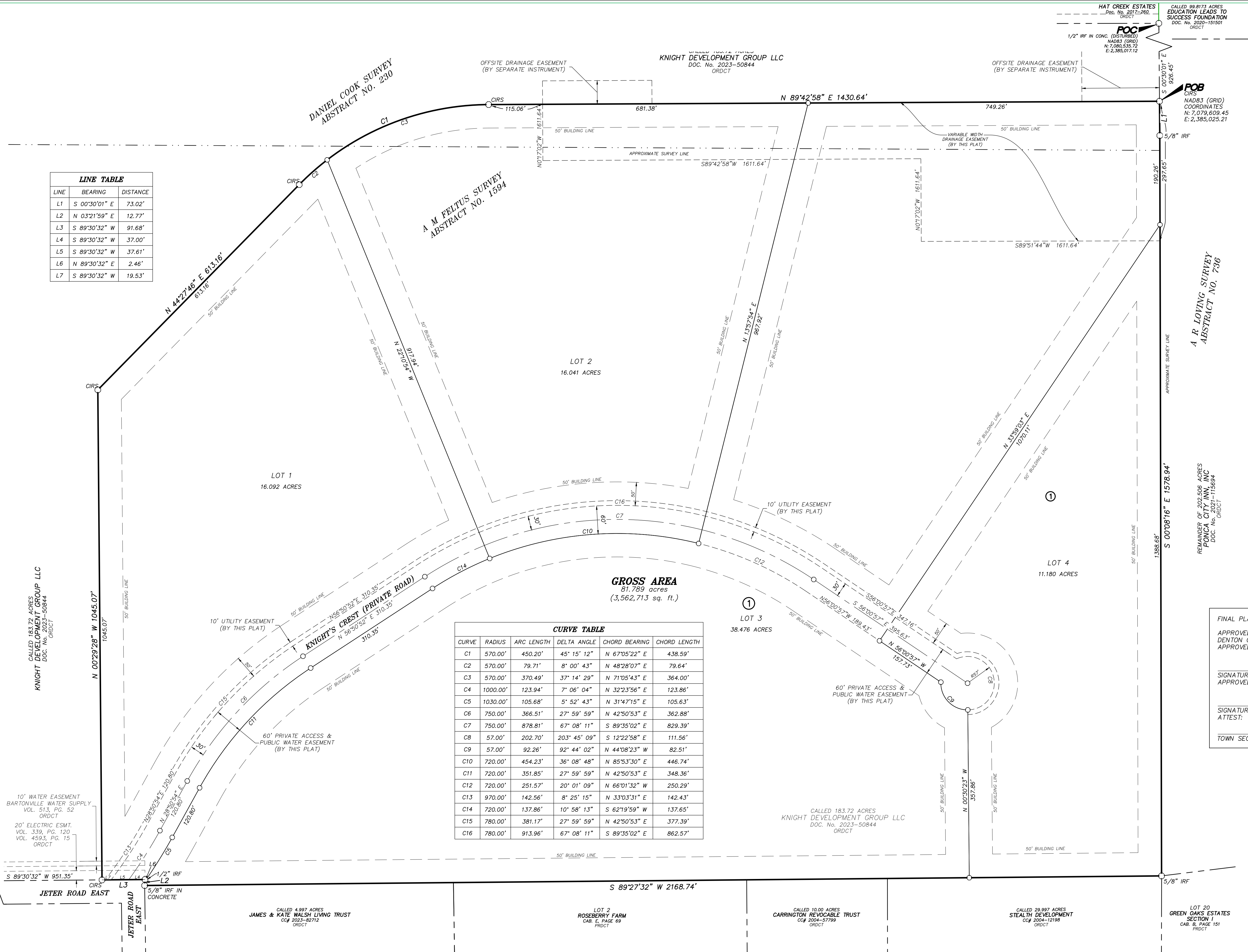
(Seal)



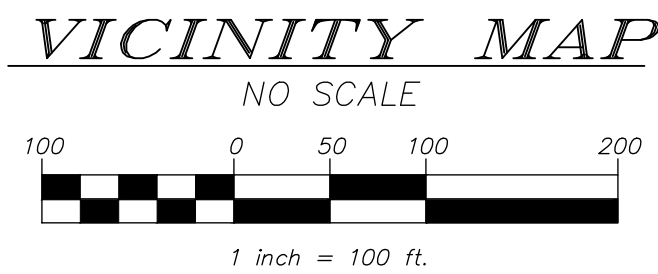
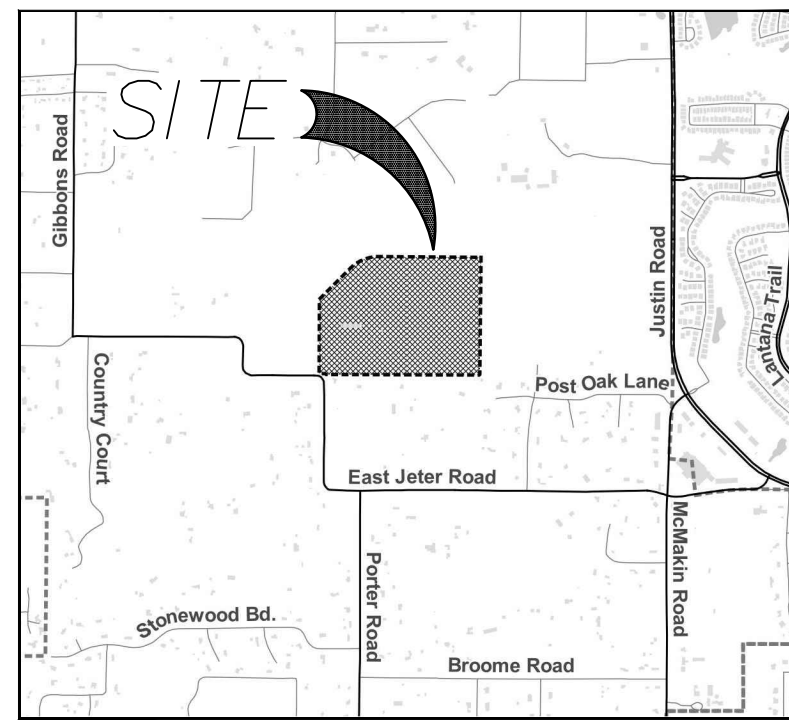
Courtney Lynn White  
Notary



| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S 00°30'01" E | 73.02'   |
| L2         | N 03°21'59" E | 12.77'   |
| L3         | S 89°30'32" W | 91.68'   |
| L4         | S 89°30'32" W | 37.00'   |
| L5         | S 89°30'32" W | 37.61'   |
| L6         | N 89°30'32" E | 2.46'    |
| L7         | S 89°30'32" W | 19.53'   |



| CURVE TABLE |          |            |              |               |              |
|-------------|----------|------------|--------------|---------------|--------------|
| CURVE       | RADIUS   | ARC LENGTH | DELTA ANGLE  | CHORD BEARING | CHORD LENGTH |
| C1          | 570.00'  | 450.20'    | 45° 15' 12"  | N 67°05'22" E | 438.59'      |
| C2          | 570.00'  | 79.71'     | 8° 00' 43"   | N 48°28'07" E | 79.64'       |
| C3          | 570.00'  | 370.49'    | 37° 14' 29"  | N 71°05'43" E | 364.00'      |
| C4          | 1000.00' | 123.94'    | 7° 06' 04"   | N 32°23'56" E | 123.86'      |
| C5          | 1030.00' | 105.68'    | 5° 52' 43"   | N 31°47'15" E | 105.63'      |
| C6          | 750.00'  | 366.51'    | 27° 59' 59"  | N 42°50'53" E | 362.88'      |
| C7          | 750.00'  | 878.81'    | 67° 08' 11"  | S 89°35'02" E | 829.39'      |
| C8          | 57.00'   | 202.70'    | 203° 45' 09" | S 12°22'58" E | 111.56'      |
| C9          | 57.00'   | 92.26'     | 92° 44' 02"  | N 44°08'23" W | 82.51'       |
| C10         | 720.00'  | 454.23'    | 36° 08' 48"  | N 85°53'30" E | 446.74'      |
| C11         | 720.00'  | 351.85'    | 27° 59' 59"  | N 42°50'53" E | 348.36'      |
| C12         | 720.00'  | 251.57'    | 20° 01' 09"  | N 66°01'32" W | 250.29'      |
| C13         | 970.00'  | 142.56'    | 8° 25' 15"   | N 33°03'31" E | 142.43'      |
| C14         | 720.00'  | 137.86'    | 10° 58' 13"  | S 62°19'59" W | 137.65'      |
| C15         | 780.00'  | 381.17'    | 27° 59' 59"  | N 42°50'53" E | 377.39'      |
| C16         | 780.00'  | 913.96'    | 67° 08' 11"  | S 89°35'02" E | 862.57'      |



#### LEGEND/ABBREVIATIONS

CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)

CIRF CAPPED IRON ROD FOUND

IRF IRON ROD FOUND

IPF IRON PIPE FOUND

DRDCT DEED RECORDS DENTON COUNTY, TEXAS

PRDCT PLAT RECORDS DENTON COUNTY, TEXAS

VOL. VOLUME

PG. PAGE

CC# COUNTY CLERK'S INSTRUMENT NUMBER

POB POINT OF BEGINNING

MFF MINIMUM FINISHED FLOOR ELEVATION

\* FEMA ELEVATION CERTIFICATE NOT REQUIRED

BL BUILDING SETBACK LINE

CM CONTROLLING MONUMENT

GY GUY ANCHOR

PP POWER POLE

PPD TELEPHONE PEDESTAL

BOUNDARY LINE

ADJOINER OR RIGHT-OF-WAY LINE

EASEMENT LINE

BUILDING LINE

#### FINAL PLAT

APPROVED BY THE TOWN OF BARTONVILLE FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF DENTON COUNTY, TEXAS.  
APPROVED BY: PLANNING AND ZONING COMMISSION TOWN OF BARTONVILLE, TEXAS

SIGNATURE OF CHAIRMAN

APPROVED BY:

DATE

TOWN COUNCIL

TOWN OF BARTONVILLE, TEXAS

SIGNATURE OF MAYOR

ATTEST:

DATE

TOWN SECRETARY

DATE

JANUARY 2024

PRELIMINARY PLAT

LOTS 1-4, BLOCK 1

### KNIGHT'S CREST SUBDIVISION

BEING 81.789 ACRES SITUATED IN THE A. M. FLETUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, BEING A PORTION OF A CALLED 183.72 ACRE TRACT OF LAND IN THE TOWN OF BARTONVILLE DENTON COUNTY, TEXAS

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

ltpels registration number: 1 - 2759

ltpels registration/license number: 10088000

519 east border

arlington, texas 76010

817-469-1671

fax: 817-274-8757

www.mma-texas.com

CONTACT: JACOB SUMPTER, AICP

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OWNER/DEVELOPER:

KNIGHT DEVELOPMENT

GROUP LLC

4600 EDEN ROAD

ARLINGTON, TX 76001

TEL: 469-774-8172

email: rob@kdc.us

CONTACT: ROB KNIGHT

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SHEET 1 OF 2

MMA PROJECT NO. 3733-00-01



GENERAL NOTES

- BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°44'30.24". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.000155862863.
- NOTICE: 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.
- BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0510G, EFFECTIVE DATE APRIL 18, 2011.
- CORNER MONUMENTATION: UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
- ACCESS EASEMENTS: THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE TOWN OF BARTONVILLE, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
- THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT.

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, KNIGHT DEVELOPMENT GROUP LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE A. M. FELTUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, DENTON COUNTY, TEXAS;

BEING AN 81.789 ACRE TRACT OF LAND SITUATED IN THE A. M. FELTUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, DENTON COUNTY, TEXAS, BEING PART OF A CALLED 183.72 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KNIGHT DEVELOPMENT GROUP LLC, INC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023-50844, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, (ORDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2" IRON ROD IN CONCRETE FOUND (DISTURBED) FOR THE NORTHEAST CORNER OF SAID 183.72 ACRE TRACT, THE SOUTHEAST CORNER OF HAT CREEK ESTATES (LOT 1), AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2017-260, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT) AND IN THE WEST LINE OF A CALLED 99.8173 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDUCATION LEADS TO SUCCESS FOUNDATION, AS RECORDED IN INSTRUMENT NO. 2020-151501, ORDCT; THENCE SOUTH 00°30'01" EAST, WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND SAID 99.8173 ACRE TRACT AND THE WEST LINE OF THE REMAINDER OF TRACT 2, A CALLED 202.506 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PONCA CITY INN, INC, AS RECORDED IN INSTRUMENT NO. 2021-115693, ORDCT, A DISTANCE OF 926.45 FEET, TO A 5/8" CAPPED IRON ROD STAMPED 'MMA' SET FOR THE POINT OF BEGINNING;

THENCE WITH THE COMMON LINE OF SAID 183.72 ACRE TRACT AND THE WEST LINE OF SAID TRACT 2, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 00°30'01" EAST, A DISTANCE OF 73.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;  
SOUTH 00°08'16" EAST, A DISTANCE OF 1,578.94 FEET TO A 5/8" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 183.72 ACRE TRACT, THE NORTHWEST CORNER OF LOT 20, GREEN OAKS ESTATES SECTION 1, AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET B, PAGE 151, PLAT RECORDS, DENTON COUNTY, TEXAS (PRDCT) AND THE NORTHEAST CORNER OF A CALLED 29.997 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO STEALTH DEVELOPMENT, AS RECORDED IN INSTRUMENT NO. 2004-12198 ORDCT;

THENCE SOUTH 89°27'32" WEST, WITH THE SOUTH LINE OF SAID 183.72 ACRE TRACT, THE NORTH LINE OF SAID 29.997 ACRE TRACT, THE NORTH LINE OF A CALLED 10.00 ACRE TRACT DESCRIBED IN THE DEED TO CARRINGTON REVOCABLE TRUST, AS RECORDED IN INSTRUMENT 2004-57799, ORDCT, THE NORTH LINE OF LOT 2, ROSEBERRY FARM, AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, AS RECORDED IN CABINET E, PAGE 69, PRDCT, THE NORTH LINE OF A CALLED 4.997 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JAMES & KATE WALSH LIVING TRUST, AS RECORDED IN INSTRUMENT NO. 2023-82712 ORDCT, A DISTANCE OF 2,168.74 FEET TO A 5/8" IRON ROD IN CONCRETE FOUND FOR THE NORTHWEST CORNER OF SAID 4.997 ACRE TRACT AND IN THE EAST RIGHT-OF-WAY LINE OF JETER ROAD EAST;

THENCE WITH THE SOUTH AND WEST LINE OF SAID 183.72 ACRE TRACT AND THE EAST AND NORTH RIGHT-OF-WAY LINE OF SAID JETER ROAD EAST, THE FOLLOWING COURSES AND DISTANCES:

NORTH 03°21'59" EAST, A DISTANCE OF 12.77 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;  
SOUTH 89°30'32" WEST, A DISTANCE OF 91.68 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE OVER AND ACROSS SAID 183.72 ACRE TRACT, THE FOLLOWING COURSE AND DISTANCE AS FOLLOWS:

NORTH 00°29'28" WEST, A DISTANCE OF 1,045.07 FEET TO A 5/8" CAPPED IRON ROD STAMPED 'MMA' SET FOR CORNER;  
NORTH 44°27'46" EAST, A DISTANCE OF 613.16 FEET TO A 5/8" CAPPED IRON ROD STAMPED 'MMA' SET FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 570.00 FEET AND A CHORD WHICH BEARS NORTH 67°05'22" EAST, A DISTANCE OF 438.59 FEET;  
IN A NORTHEASTERLY DIRECTION WITH SAID CURVE, TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°15'12", AN ARC LENGTH OF 450.20 FEET TO A 5/8" CAPPED IRON ROD STAMPED 'MMA' SET FOR THE END OF SAID CURVE TO THE RIGHT;  
NORTH 89°42'58" EAST, A DISTANCE OF 1,430.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,562,713 SQUARE FEET OR 81.789 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KNIGHT DEVELOPMENT GROUP LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1-4, BLOCK 1, KNIGHT'S CREST SUBDIVISION, 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 AT 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 \_\_\_\_\_, 2024  
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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON 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. Released for review by*

\_\_\_\_\_  
LON E. WHITTEN      DATE: JANUARY 8, 2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

JANUARY 2024

PRELIMINARY PLAT  
LOTS 1-4, BLOCK 1  
**KNIGHT'S CREST  
SUBDIVISION**

BEING 81.789 ACRES SITUATED IN THE A. M. FLETUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, BEING A PORTION OF A CALLED 183.72 ACRE TRACT OF LAND IN THE TOWN OF BARTONVILLE DENTON COUNTY, TEXAS

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SHEET 2 OF 2

MMA PROJECT NO. 3733-00-01