



PLANNING AND ZONING COMMISSION MEETING AGENDA

May 01, 2024 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 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.

D. APPROVAL OF MINUTES

1. Discuss and consider approval of the March 6, 2024, Planning & Zoning Commission Regular Meeting Minutes.

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Discuss and make a recommendation regarding a Final 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. [Town of Bartonville FP-2024-003].

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/ Andrea Carpenter, Deputy Town Secretary

Posted: April 25, 2024, prior to 4:00 PM

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, *Title:* _____



PLANNING AND ZONING COMMUNICATION

DATE: May 1, 2024

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider the approval of the March 6, 2024, Planning & Zoning Commission Regular Meeting Minutes.

Summary: Minutes from March 6, 2024, Planning & Zoning Commission Regular Meeting.

Staff Recommendation: Approve as presented.

Exhibits:

- March 6, 2024, 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 MARCH 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
Larry Hayes, Commissioner
Brenda Hoyt-Stenovitch, Commissioner
Pat Adams, Alternate 1
Rick Lawrence, Alternate 2

Town Staff Present:

Thad Chambers, Town Administrator
Shannon Montgomery, Town Secretary
Ed Voss, Town Attorney

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

Motion made by Commissioner Abernathy, seconded by Commissioner Adams, to approve the February 7, 2024, Regular Planning & Zoning Commission Meeting Minutes as presented.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

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.]**

Town Administrator Chambers presented Case FP-2024-002 and addressed questions from the Commissioners.

Applicant Jacob Sumpter stated the plans have been submitted to Cross Timbers Water Supply.

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Arment, to recommend approval of 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, with the following conditions:

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.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

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

- 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 requesting the Conditional Use Permit for a 130-foot-tall monopole telecommunications tower has requested that this item be postponed to a date to be determined. When the application is resubmitted, new notices will be published and mailed to the property owners within 200 feet of the affected property. [Town File #CUP-2023-005 and SP-2023-002].

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Chair McDonald adjourned the meeting at 7:12 pm.

APPROVED this the 1st day of May 2024.

APPROVED:

Gloria McDonald, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



PLANNING AND ZONING COMMUNICATION

DATE May 1, 2024

FROM: Thad Chambers, Town Administrator

AGENDA ITEM: Discuss and make a recommendation regarding a Final 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 Development Group, LLC. Project No. FP-2024-03.

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

Summary: The applicant is the owner of four tracts of land, totaling 178.763 acres, located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court. The legal description of the property is A1594A A.M. Feltus, TR 3, 10.0 acres, Old DCAD TR #1; A1594A A.M. Feltus, TR 2, 30.0 acres, Old DCAD TR #1A, A1594A A.M. Feltus, TR 1, 78.763 acres, Old DCAD TR #2, and A0230A Cook, TR 8, 60.0 acres, Old DCAD TR #4. The corresponding Denton CAD parcel numbers are 64602, 65099, 65101, and 65110. The preliminary plat for this project was approved by the Bartonville Town Council on February 20, 2024. The applicant has applied for a final plat on 101.467 total acres (see Exhibit A) in order to facilitate large lot residential development.

The subject property is part of a former agricultural tract. The property is largely undeveloped, save an apparent energy installation near its northwest corner.

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 Landing Preliminary Plat with conditions on February 20, 2024. The submitted final plat conforms to the conditionally approved preliminary plat, which has been designed to create 15 legal lots totaling 101.467 acres. The resulting lots will range from 6.003 to 8.381 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 Residential Estates 5 (RE-5), which has a 5-acre minimum lot size. The proposed resulting lots will meet the zoning district standards for minimum size and lot dimensions. In order to meet all conditions from the preliminary plat approval (many of which have been met through the submittal of this final plat), the plat and accompanying planning materials shall be reviewed and approved by the registered sanitarian for the Town of Bartonville prior to final plat recordation.

Staff Recommendation: Approve with Conditions.

Staff's Recommended Conditions of Approval:

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).
2. The 10-foot-wide utility easement (UE), the 15-foot-wide water line easement, and the 5-foot-wide drainage easement depicted on the final plat cannot overlap one another in a parallel fashion. Prior to recordation, the final plat shall show these three easements adjacent to one another and the public street, rather than overlapping. These will all fit within the 50-foot building setback, thus not impacting the buildable areas of the lots.
3. 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.
4. Prior to recordation, the final plat shall include a note that stating that the point where the new public street named "Wiesen Way" meets "Hat Creek Court" shall be gated, closed, and accessible for emergency vehicles only.
5. Prior to recordation the Town approval signature box shall be updated to read "Final Plat".

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 Landing Bartonville In Town Limits In ETJ

Current Zoning: RE-5 Concurrent Zoning Change Req.? Yes (zoning change request attached) No

Proposed Zoning (if applicable): NA No. Proposed Lots: 15 Total Acres: 101.467

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.

 04/01/2024
Applicant Signature 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: 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

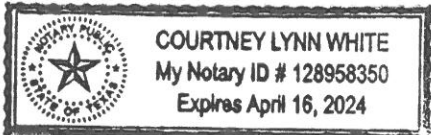
Application for Knight's Development Group LLC-Rob Knight .
(applicant)

<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

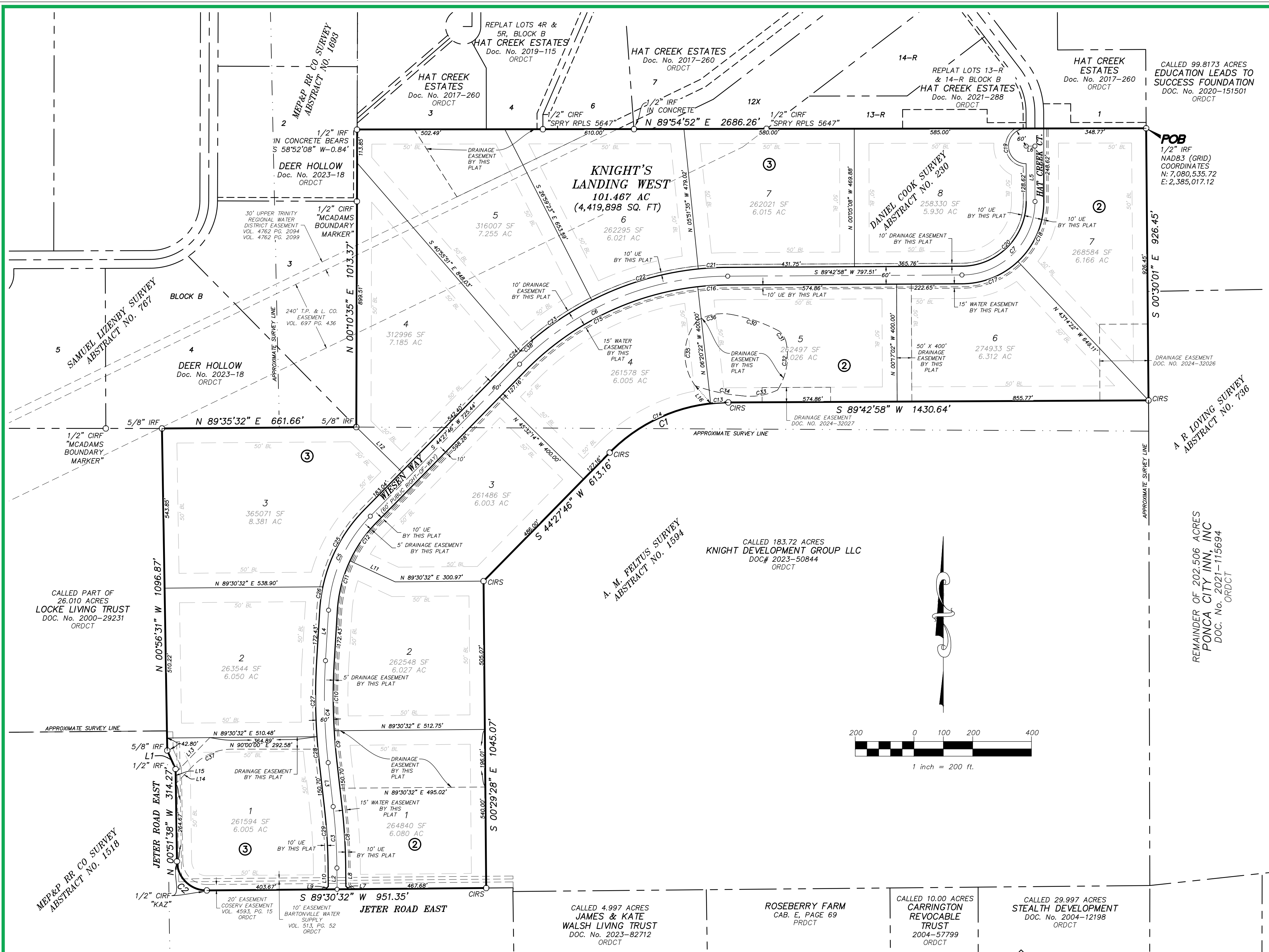
State of Texas §
County of Tarrant §

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)

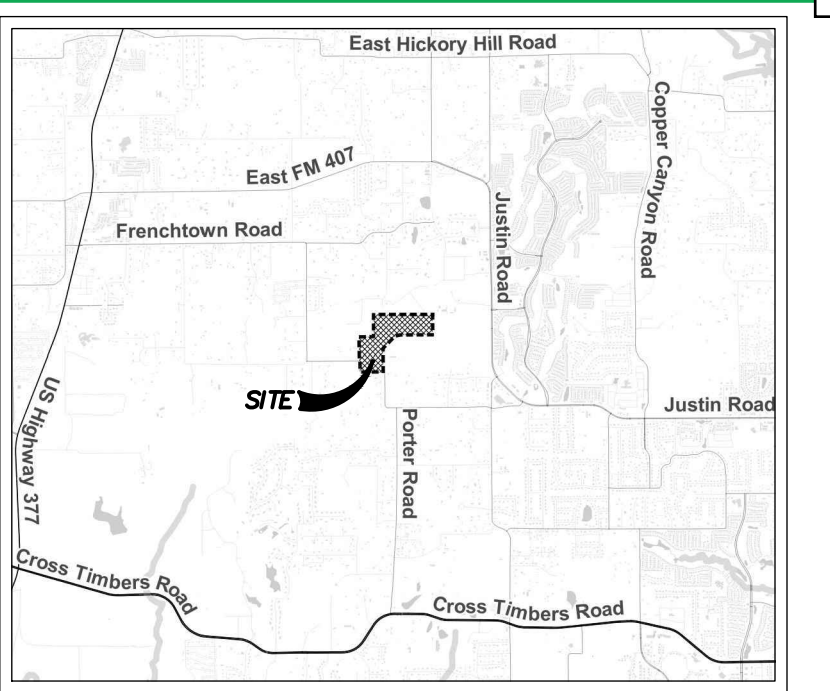


Courtney Lynn White
Notary



GENERAL NOTES

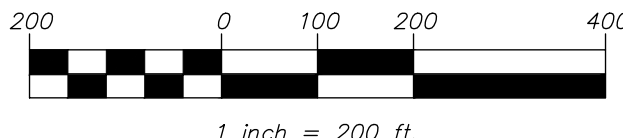
- BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°44'30.24". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.000155862863.
- 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.



VICINITY MAP
NO SCALE

LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- IRP IRON PIPE FOUND
- DRDCT DEED RECORDS DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS DENTON COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- POB POINT OF BEGINNING
- MFV MINIMUM FINISHED FLOOR ELEVATION
- * FEMA ELEVATION CERTIFICATE NOT REQUIRED
- BL BUILDING SETBACK LINE
- CM CONTROLLING MONUMENT
- GUY GUY ANCHOR
- PP POWER POLE
- PPD TELEPHONE PEDESTAL
- BOUNDARY LINE
- ADJOINER OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING LINE



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	450.20'	570.00'	45° 15' 12"	S 67°05'22" W	438.59'
C2	157.34'	100.69'	89° 31' 51"	N 45°43'32" W	141.81'
C3	209.32'	2000.00'	5° 59' 48"	N 03°29'22" W	209.23'
C4	347.78'	2000.00'	9° 57' 48"	S 01°30'22" E	347.34'
C5	357.68'	500.00'	40° 59' 14"	S 23°58'09" W	350.10'
C6	789.82'	1000.00'	45° 15' 12"	S 67°05'22" W	769.45'
C7	391.83'	250.00'	89° 48' 06"	N 44°48'55" E	352.94'
C8	212.46'	2030.00'	5° 59' 48"	N 03°29'22" W	212.36'
C9	105.76'	1970.00'	3° 04' 33"	N 04°56'59" W	105.75'
C10	236.81'	1970.00'	6° 53' 14"	N 00°01'55" E	236.66'
C11	176.03'	470.00'	21° 27' 31"	N 14°12'18" E	175.00'
C12	160.19'	470.00'	19° 31' 43"	N 34°41'55" E	159.42'
C13	60.24'	570.00'	6° 03' 20"	S 86°41'18" W	60.21'
C14	389.95'	570.00'	39° 11' 52"	N 64°03'42" E	382.39'
C15	663.61'	970.00'	39° 11' 52"	N 64°03'42" E	650.74'
C16	102.52'	970.00'	6° 03' 20"	N 86°41'18" E	102.47'
C17	209.92'	280.00'	42° 57' 20"	N 68°14'18" E	205.04'
C18	228.93'	280.00'	46° 50' 46"	N 23°20'15" E	222.61'
C19	188.50'	60.00'	180° 00' 00"	S 00°05'08" E	120.00'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C20	344.81'	220.00'	89° 48' 06"	S 44°48'55" W	310.59'
C21	100.24'	1030.00'	5° 34' 33"	S 86°55'41" W	100.20'
C22	379.85'	1030.00'	21° 07' 47"	S 73°34'31" W	377.70'
C23	300.00'	1030.00'	16° 41' 17"	S 54°39'59" W	298.94'
C24	33.43'	1030.00'	1° 51' 34"	S 45°23'33" W	33.43'
C25	300.72'	530.00'	32° 30' 34"	S 28°12'29" W	296.70'
C26	78.42'	530.00'	8° 28' 40"	S 07°42'52" W	78.35'
C27	260.82'	2030.00'	7° 21' 42"	S 00°12'19" E	260.64'
C28	92.18'	2030.00'	2° 36' 06"	S 05°11'13" E	92.17'
C29	206.18'	1970.00'	5° 59' 48"	S 03°29'22" E	206.09'
C30	171.96'	549.22'	17° 56' 20"	N 70°48'04" W	171.26'
C31	38.00'	89.52'	24° 19' 20"	N 35°44'44" W	37.72'
C32	177.29'	217.59'	46° 41' 04"	N 09°08'44" E	172.43'
C33	131.10'	219.57'	34° 12' 38"	N 81°41'00" E	129.16'
C34	156.86'	587.65'	15° 17' 36"	S 77°32'55" E	156.39'
C35	237.61'	180.45'	75° 26' 36"	S 01°40'25" W	220.81'
C36	122.36'	166.92'	42° 00' 09"	S 79°41'28" W	119.64'
C37	146.81'	183.42'	45° 51' 37"	N 67°04'12" E	142.92'
C38	56.76'	1030.00'	3° 09' 27"	S 47°54'04" W	56.76'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	69.09'	N 24°14'34" W
L2	72.62'	N 00°29'28" W
L3	150.70'	N 06°29'16" W
L4	172.43'	N 03°28'32" E
L5	188.62'	N 00°05'08" W
L6	30.00'	N 89°54'53" E
L7	14.14'	S 45°29'28" E
L8	62.62'	S 00°29'28" E
L9	14.14'	S 44°30'32" W
L10	62.62'	S 00°29'28" E
L11	169.74'	S 65°03'57" E
L12	216.67'	S 45°32'14" E
L13	167.02'	N 44°08'23" E
L14	85.83'	N 44°08'23" E
L15	43.52'	N 00°51'38" W
L16	80.58'	N 41°04'50" W

PRELIMINARY 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 _____	DATE _____
TOWN COUNCIL	TOWN OF BARTONVILLE, TEXAS
SIGNATURE OF MAYOR _____	DATE _____
ATTEST:	
TOWN SECRETARY _____	DATE _____

KNIGHT'S LANDING BARTONVILLE ADDITION LAND USE SUMMARY

LAND USE	LOT COUNT	ACREAGE	DENSITY
SINGLE-FAMILY LOTS	15	101.467	0.15 UNITS/AC

FINAL PLAT
LOTS 1-7, BLOCK 2
LOTS 1-8, BLOCK 3
KNIGHT'S LANDING BARTONVILLE ADDITION
BEING 101.467 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
APRIL 2024

SURVEYOR/ENGINEER:



OWNER/DEVELOPER:
KNIGHT DEVELOPMENT GROUP LLC
4600 EDEN ROAD
ARLINGTON, TX 76001
TEL: 469-774-8172
email: rob@kbc.us
CONTACT: ROB KNIGHT

CONTACT: JACOB SUMPTER
COPYRIGHT © 2024 MMA, INC
MMA PROJECT NO. 3733-00-02
12/04/2023 SHEET 1 OF 2

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF DENTON)(

BEING A 101.467 ACRE TRACT OF LAND SITUATED IN THE DANIEL COOK SURVEY, ABSTRACT NO. 230 AND THE A. M. FELTUS SURVEY, ABSTRACT NO. 1594, DENTON COUNTY, TEXAS, BEING PART OF A CALLED 183.23 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KNIGHT DEVELOPMENT GROUP LLC, 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;

BEGINNING AT A 1/2" IRON ROD IN CONCRETE FOUND (DISTURBED) FOR THE NORTHEAST CORNER OF SAID 183.23 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 DOCUMENT NO. 2017-260, ORDCT 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 183.23 ACRE TRACT AND SAID 99.8173 ACRE TRACT, A DISTANCE OF 926.45 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER;

THENCE OVER AND ACROSS SAID 183.23 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89'42'58" WEST, A DISTANCE OF 1,430.64 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET AND A CHORD WHICH BEARS SOUTH 67'05'22" WEST, A DISTANCE OF 438.59 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE LEFT, 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 LEFT;

SOUTH 44'27'46" WEST, A DISTANCE OF 613.16 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER;

SOUTH 00'29'28" EAST, A DISTANCE OF 1,045.07 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER IN THE SOUTH LINE OF SAID 183.23 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF JETER ROAD EAST;

THENCE WITH THE SOUTH AND WEST LINE OF SAID 183.23 ACRE TRACT AND THE NORTH AND EAST RIGHT-OF-WAY LINE OF SAID JETER ROAD EAST, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89'30'32" WEST, A DISTANCE OF 951.35 FEET TO A 1/2" CAPPED IRON ROD STAMPED "KAZ" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.69 FEET AND A CHORD WHICH BEARS NORTH 45'43'32" WEST, A DISTANCE OF 141.81 FEET;

IN A NORTHWESTERLY DIRECTION WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89'31'51", AN ARC LENGTH OF 157.34 FEET TO A 1/2" CAPPED IRON ROD STAMPED "KAZ" FOUND FOR THE END OF SAID CURVE TO THE RIGHT;

NORTH 00'51'38" WEST, A DISTANCE OF 314.27 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 24'14'34" WEST, A DISTANCE OF 69.09 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 00'56'31" WEST, PASSING THE SOUTHEAST CORNER OF A CALLED 26.010 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LOCKE LIVING TRUST, AS RECORDED IN INSTRUMENT NO. 2000-29231, ORDCT, AT A DISTANCE OF 66.94 FEET, AND CONTINUE WITH THE COMMON LINE OF SAID 183.23 ACRE TRACT AND SAID 26.010 ACRE TRACT, FOR A TOTAL DISTANCE OF 1,096.87 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID 183.23 ACRE TRACT AND IN THE SOUTH LINE OF DEER HOLLOW (LOT 4, BLOCK B), AN ADDITION TO THE TOWN OF BARTONVILLE, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2023-18, ORDCT;

THENCE WITH THE COMMON LINE OF SAID 183.23 ACRE TRACT AND SAID DEER HOLLOW, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89'35'32" EAST, A DISTANCE OF 661.66 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 183.23 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID DEER HOLLOW;

NORTH 00'10'35" EAST, A DISTANCE OF 1,013.37 FEET TO A POINT FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 183.23 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID HAT CREEK ESTATES, FROM WHICH A 1/2" IRON ROD FOUND IN CONCRETE BEARS SOUTH 58'52'08" WEST, A DISTANCE OF 0.84 FEET;

THENCE NORTH 89'54'52" EAST, WITH THE COMMON LINE OF SAID 183.23 ACRE TRACT AND SAID HAT CREEK ESTATES, A DISTANCE OF 2,686.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 4,419,898 SQUARE FEET OR 101.467 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 1-7, BLOCK 2, AND LOTS 1-8, BLOCK 3, KNIGHT'S LANDING WEST, 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 _____, 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

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: APRIL 01, 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: _____

FINAL PLAT

LOTS 1-7, BLOCK 2
LOTS 1-8, BLOCK 3
KNIGHT'S LANDING
BARTONVILLE ADDITION

BEING 101.467 ACRES SITUATED IN THE A. M. FELTUS 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

APRIL 2024

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

OWNER/DEVELOPER:

KNIGHT DEVELOPMENT GROUP LLC
4600 EDEN ROAD
ARLINGTON, TX 76001
TEL: 469-774-8172
email: rob@bc.us
CONTACT: ROB KNIGHT

lbpels registration number: f - 2759
lbpels registration/license number: 10088000
519 east border
arlington, texas 76010
817-469-1671
fax: 817-274-8757
www.mmatexas.com

CONTACT: JACOB SUMPTER
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April 7, 2024

Mr. Thad Chambers
Town Administrator
Town of Bartonville
1941 E Jeter Road
Bartonville, TX 76226

Re: Knights Landing Final Plat – FP-2024-003 Completeness Review

Mr. Chambers:

I have reviewed the application for the Knights Landing Final Plat project, submitted on April 1, 2024. The project is located on approximately 101.467 acres located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court. Based on the application submittal requirements in Bartonville Development Ordinance (BDO) Parts I and II, this application submittal has been deemed complete.

The agenda report will be prepared for consideration of this application at the May 1, 2024 Planning & Zoning Commission meeting and the May 21, 2024 Town Council meeting. I am happy to discuss if you have any questions.

With regards,



Ryan A. Wells, AICP, CFM
Principal
Ad Terram Consulting, LLC