



BOARD OF ADJUSTMENT MEETING AGENDA

March 31, 2026 at 6:00 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 Board, 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 Board 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 Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

D. APPROVAL OF MINUTES

1. Discuss and consider the approval of the December 2, 2025 Board of Adjustment Meeting Minutes.

E. PUBLIC HEARINGS AND ACTION ITEMS

1. Conduct a public hearing to consider a variance to Chapter 4 Zoning Districts, Article 4.8 Residential Development Standards, Chart 4.3 Minimum Lot Width in the Agricultural District (AG) on a proposed Lot 3R containing approximately 14.18-acres being a part of an approximately 39.13-acre property and an approximately 105.82-acre property legally described as Lots 1 and 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas, and addressed respectively as 1101 and 1047 West Jeter Road, Bartonville, Texas 76226. The properties are generally located on the south side of West Jeter Road and south Glenview Lane. Denton County property ID's 964409 and 964410. [Case # **VAR-2026-001**, 1101 & 1047 West Jeter Road]
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Those in Favor
 - e. Those Opposed
 - f. Rebuttal
 - g. Close Public Hearing
 - h. Discussion and Action

2. Conduct a public hearing to consider variances to Chapter 5, Agricultural District (AG), Article 5.4.A Minimum Lot Size, Article 5.4.G.1 Any Buildings or Structures for Raising, Feeding, Housing or Sale of Livestock or Poultry Shall be Located Not Closer than 50' from the Property Line, Chapter 19, Accessory Buildings, Article 19.4.A.2 Accessory Building Setback on a portion of an approximately 16.32-acre property legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The southern portion of Lot 2 (proposed to be addressed as 989 Gibbons Road) is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. [Case # **VAR-2026-002**, 987 & 989 Gibbons Road]

- a. Staff Presentation
- b. Applicant Presentation
- c. Open Public Hearing
- d. Those in Favor
- e. Those Opposed
- f. Rebuttal
- g. Close Public Hearing
- h. Discussion and Action

F. ADJOURNMENT

The Board of Adjustment 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, March 25, 2026, prior to 5:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____



BOARD OF ADJUSTMENT COMMUNICATION

DATE: March 31, 2026

FROM: Shannon Montgomery, TRMC, Town Secretary

AGENDA ITEM: Discuss and consider approval of the December 2, 2025, Board of Adjustment Meeting Minutes.

SUMMARY:

The Board of Adjustment held a Meeting on December 2, 2025.

RECOMMENDED MOTION OR ACTION:

Approve the December 2, 2025, Meeting Minutes as presented.

ATTACHMENT:

- Draft December 2, 2025, Meeting Minutes.

THE TOWN OF BARTONVILLE BOARD OF ADJUSTMENT MET IN REGULAR SESSION ON THE 2ND DAY OF DECEMBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING DIRECTORS PRESENT, CONSTITUTING A QUORUM:

Kathy Daum, Chair
Del Knowler, Director
Jim Lieber, Director
Siobhan O'Brien, Vice Chair
Heather Head, Alternate 1

Directors Absent:

Donna Baumgarner, Director
Barbara Nunnelley, Alternate 2

Town Staff Present:

Kirk Riggs, Town Administrator
Ann Montgomery, Town Attorney
Shannon Montgomery, Town Secretary
Shari Borth, Permit Technician

A. CALL MEETING TO ORDER

Chair Daum called the meeting to order at 6:00 pm.

B. PLEDGE OF ALLEGIANCE

Chair Daum led the pledge.

C. PUBLIC PARTICIPATION

If you wish to address the Board, 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 Board 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 Board during the Public Participation portion of the meeting or when the item is considered by the Board of Adjustment.

There was no Public Participation.

D. PUBLIC HEARINGS AND ACTION ITEMS

1. Discuss and consider approval of the November 12, 2025 Meeting Minutes.

Motion made by Director Knowler, seconded by Director Head, to **APPROVE** the November 12, 2025, Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Daum, Knowler, Lieber, O'Brien, and Head

NAYS: None

VOTE: 5-0

- 2. Conduct a public hearing to consider a variance request to reduce the rear-yard setback from 50 feet to 20 feet on an approximate 1.0-acre property legally described as Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 630 E Jeter Road, Bartonville, Texas 76226. The property is generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 65096. [Town File No. VAR-2025-005.]**

Chair Daum opened the Public Hearing at 6:12 pm.

Town Secretary Montgomery stated Staff received two responses IN SUPPORT of the requested variance:

- Kevin & Melissa Oldham, 744 E Jeter Road, Bartonville, Texas
- Donna & Lester Baumgarner, 890 E Jeter Road, Bartonville, Texas.

Chair Daum closed the Public Hearing at 6:14 pm after recognizing there was no one wishing to speak.

Motion made by Director Knowler, seconded by Director Lieber, per Texas Local Government Code, Section 211.009 B-1, Structure, to **APPROVE** the requested variance to allow the reduction of the rear yard setback for the proposed detached garage accessory structure from 50 feet to 20 feet for the accessory structure only, not applicable to future structures, and because the variance meets the following requirement(s) under the factors in Zoning Ordinance Section A.3.D of Appendix A, and hardship. If the structure were to be located outside of the setback it would result in a violation of Town ordinance for location of accessory structures in relation to the primary structure and could result in loss of twenty-five percent of the area upon which development on the property could occur.

VOTE ON THE MOTION

AYES: Daum, Knowler, Lieber, O’Brien, and Head

NAYS: None

VOTE: 5-0

E. ADJOURNMENT

Chair Daum declared the meeting adjourned at 6:20 pm.

APPROVED this the 31st day of March 2026.

APPROVED:

Kathy Daum, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



BOARD OF ADJUSTMENT COMMUNICATION

DATE: March 31, 2026

FROM: Marcy Ratcliff; Town Planning Consultant

AGENDA ITEM: Conduct a public hearing to consider a variance to Chapter 4 Zoning Districts, Article 4.8 Residential Development Standards, Chart 4.3 Minimum Lot Width in the Agricultural District (AG) on a proposed Lot 3R containing approximately 14.18-acres being a part of an approximately 39.13-acre property and an approximately 105.82-acre property legally described as Lots 1 and 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas, and addressed respectively as 1101 and 1047 West Jeter Road, Bartonville, Texas 76226. The properties are generally located on the south side of West Jeter Road and south Glenview Lane. Denton County property ID's 964409 and 964410. [Case # **VAR-2026-001**, 1101 & 1047 West Jeter Road]

Applicant: Robert & Tracie Evans

Zoning: Agricultural District (AG)

Requested Variance: The applicant has submitted a variance application to reduce the minimum lot width from 250-feet to 100-feet for a portion of proposed Lot 3, which is a 150-foot variance. (Code of Ordinances, Appendix A, Sections 4.8 and Chart 4.3).

Summary: The applicant has submitted a variance request to modify the minimum lot width for a proposed Lot 3 containing approximately 14.18 acres (see Exhibit 2). The Zoning Ordinance in *Chapter 4.8 Residential Development Standards, Chart 4.3 states the minimum lot width is 250-feet in an Agricultural District*. The proposed Lot 3 will be a replat request for the Planning and Zoning Commission and Town Council to consider if the variance is approved.

The proposed Lot 3 is comprised from a portion of existing Lot 1 (39.13-acres) and existing Lot 2 (105.82-acres). The proposed Lot 3 does not have the typical appearance of a lot due to the configuration, size and depth of all three lots (see Exhibit 2 Replat of Evans Ranch Addition). The proposed Lot 3 is considered a *Flag Lot* and is prohibited according to the Development Ordinance. The Zoning Ordinance does not define a *Flag Lot*, but does include *Illustration 13 Types of Lots* (see Exhibit 3) and *Illustration 14 Lot Width, Area, & Depth, Yards* (see Exhibit 4). The Zoning Ordinance's requirement of a minimum lot width is designed to prohibit a *Flag Lot*. The applicant is also requesting a waiver to the no *Flag Lot* requirement of the Development Ordinance. The Planning and Zoning Commission and Town Council will consider the waiver request if the variance is approved. The Planning and Zoning Commission will consider and make a recommendation to the waiver request on Wednesday, April 1, 2026 at 6:30 PM., the Town Council will consider the waiver request on Tuesday, April 21, 2026 at 6:30 PM.

Proposed Lot 3 looks like a Flag Lot according to Illustration 13 (see Exhibit 3) and does not appear like a typical lot in Illustration 14 (see Exhibit 4). The proposed Lot 3 is 300-feet wide at West Jeter Road, which will meet the regulatory 300-foot minimum Street Frontage requirement. The applicant attempted to meet the spirit of the Zoning Ordinance's minimum 250-foot lot width requirement which is measured at the 75-foot front yard setback, but then the lot width decreases to a width of approximately 100-feet and

then widens back to wider than 250-feet. The flag pole portion of the lot has an approximate distance of 2,106-feet, which is equivalent to approximately 0.40 of a statute mile or approximately 702-yards or 5.85 football field lengths.

For your convenience below are the definitions of *Lot Width* and *Flag Lot*

Zoning Ordinance Lot Width: The horizontal distance measured between side lot lines parallel to the front lot line, measured from the point of the building line which is closest to the front lot line.

Development Ordinance Flag Lot: means a residential lot having less than the required street frontage and the buildable area or front building line is located behind an adjacent lot fronting the same street with access to said buildable area being provided by the strip of land having less than the required street frontage.

The proposed replat will have three lots which will share a gated entrance thru access easements. The entirety of the property has a wildlife management designation by the Denton County Appraisal District, which is a special open-space land valuation allowing landowners to maintain agricultural tax appraisals while actively managing the land for native wildlife rather than traditional farming or ranching.

The topography of the property is rolling hills with a creek along the far western side proposed Lot 1R and Lot 2R. Lot 1R is developed with the main house and is closer to highest elevation on the property. Lot 2R, located on elevations lower than the main house, is developed with existing barns and stables and has more open area. Town Council granted the original Lot 2 a waiver to the no *Flag Lot* provision in October 2020. Lot 3 is proposed to be located in the middle rear portion of Lot 2R, for development of a single family residence. Lot 2R and Lot 3 will share a gravel drive heading to the rear of the property. Lot 3 will be downhill of Lot 1R.

The hardship presented for the location of a new Lot 3 "*Flag Lot*" is to specifically maintain unimpeded views from the main house and horse pasture on Lot 1R (see Exhibit 5), along with no other visible structures. The proposed home on Lot 3 will be screened from Lot 1R and Lot 2R by an existing large stand of mature trees. The other hardship factor to consider is the overall physical size and depth of the lot. Bartonville has many large lots, but a good many lots do not have an overall approximate depth of 0.45 of a statute mile (2,376-feet) or like proposed Lot 2R which will have a lot depth of over 0.50 of a statute mile. The configuration was an effort to meet the spirit of the Zoning Ordinance, by meeting the 300-foot minimum street frontage requirement and the minimum lot width at the building line.

Informational note: the applicant is required to comply with the Tree Preservation section of the Code of Ordinances which includes tree removal permit, replacement trees, and tree protection measures during construction. <https://ecode360.com/39540752>.

Criteria for Approval: In deciding the variance petition, the Board of Adjustments shall apply the following criteria:

- a) There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;
- b) The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;

- c) The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- d) Granting the variance petition will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;
- e) Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;
- f) Granting the variance petition is consistent with any special criteria applicable to varying particular standards;
- g) The hardship or inequity suffered by petitioner is not self-induced;
- h) The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and
- i) The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

If Approved: Approval of the variance request would permit the applicant to replat the Robert Evans Ranch Addition with Lot 3 having a reduced lot width on a portion of the lot having a lot width of 100-feet, creating a *Flag Lot*.

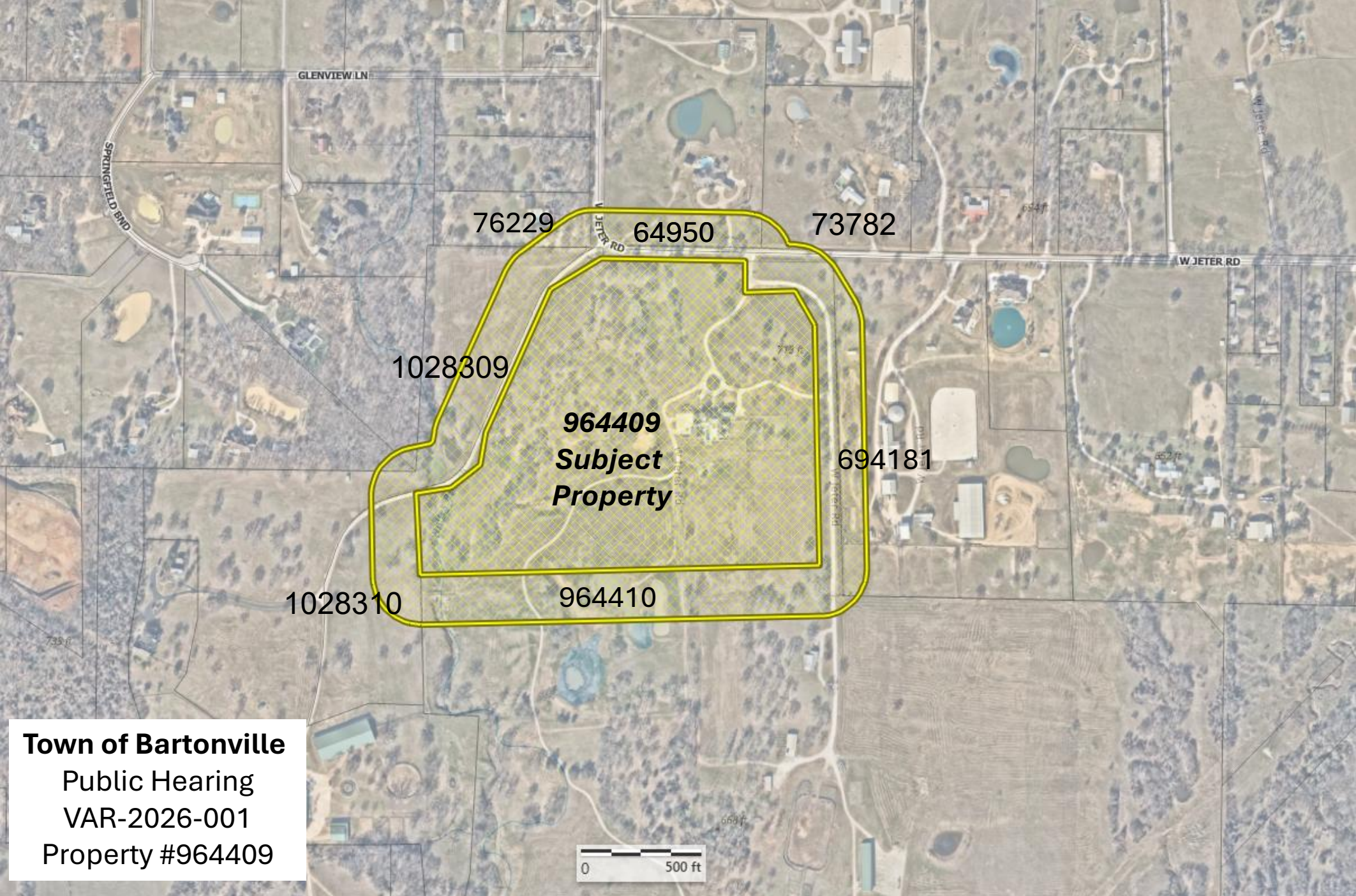
If Denied: Denial of the variance request would mean that the applicant would need to either withdraw the replat and resubmit a new lot reconfiguration at a future date meeting the ordinance requirements, or withdraw the replat completely and not resubmit.

Public Hearing Notices: Notice of the Public Hearing was published in the Denton Record Chronicle and notices mailed to property owners within 200-feet of the request. At the time of staff report and agenda packet preparation no responses in favor or in opposition have been received.

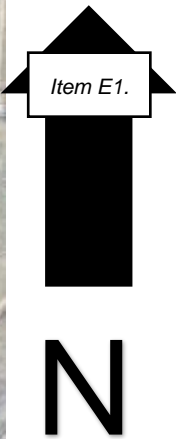
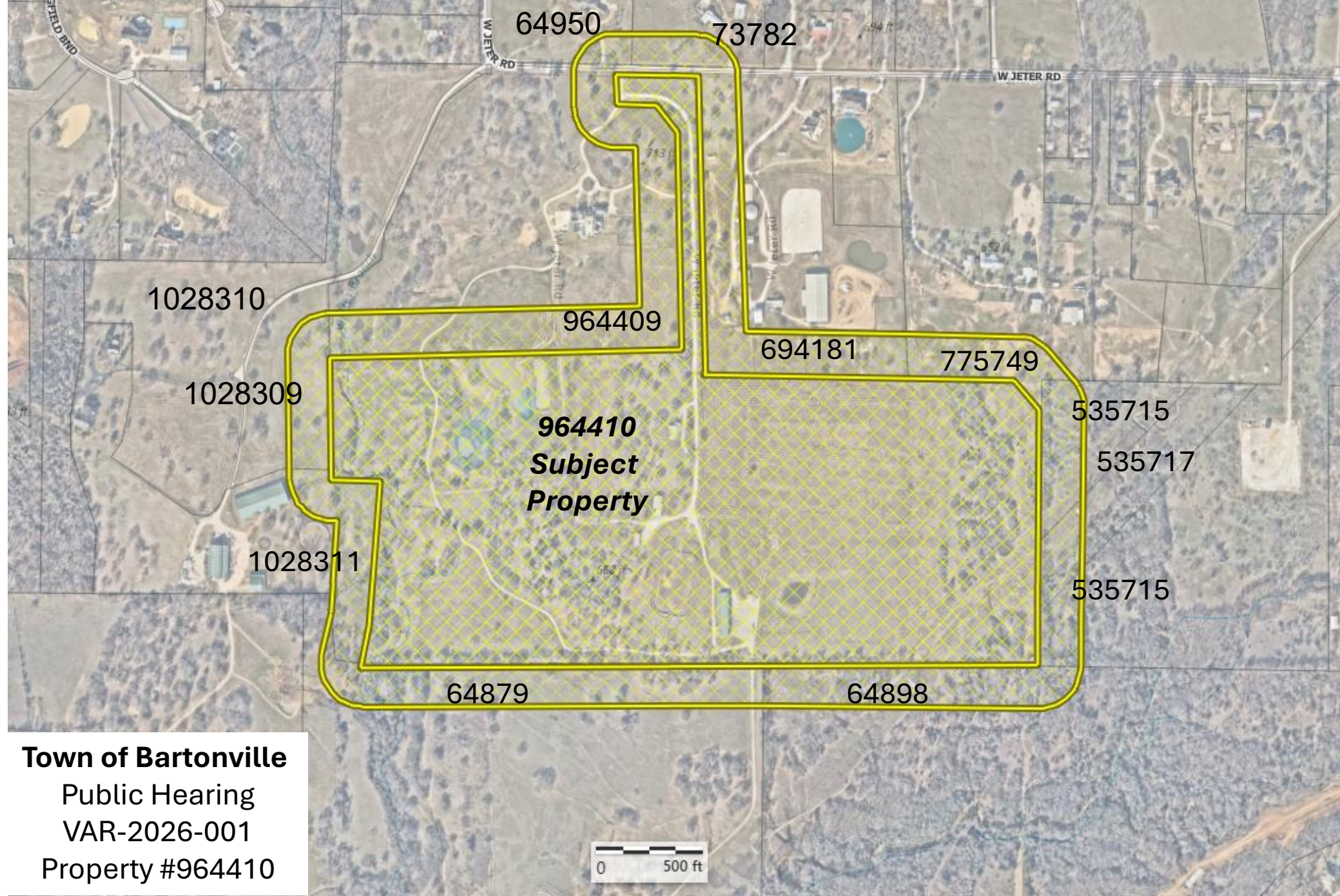
Concurring Vote Required: Texas Local Government Code, Sec. 211.009. Authority of the Board requires a 75 percent (four out of five of the members) concurring vote in favor of the request to approve a variance request.

Exhibits:

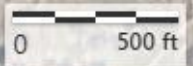
1. Location Maps (2)
2. Proposed Replat of Robert Evans Addition
3. Illustration 13 Lot Types
4. Illustration 14 Lot Width
5. Applicants Option A Illustration
6. Pictures of the Gate Entrance
7. Notification Addresses
8. Publication Affidavit



Town of Bartonville
Public Hearing
VAR-2026-001
Property #964409

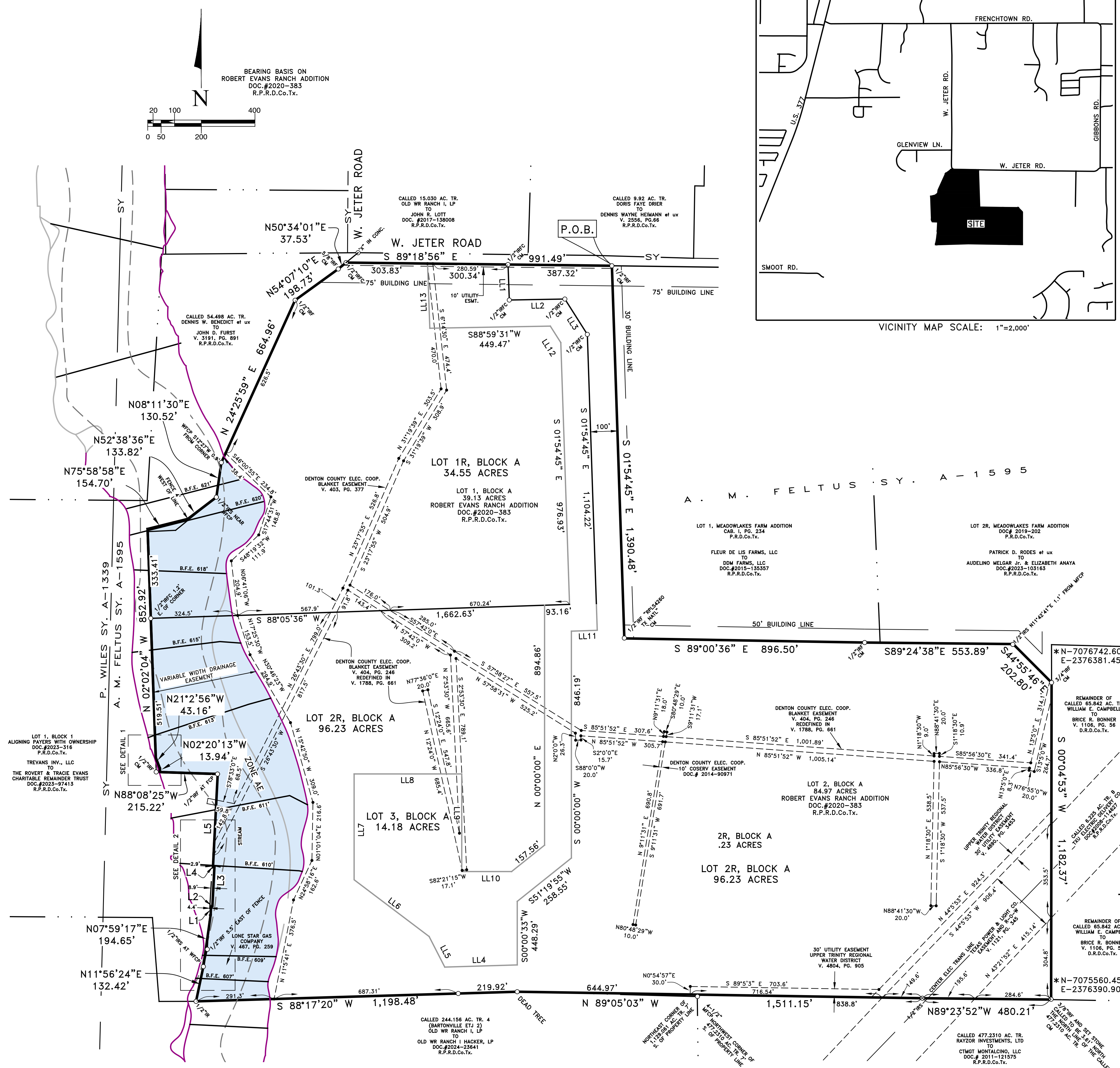
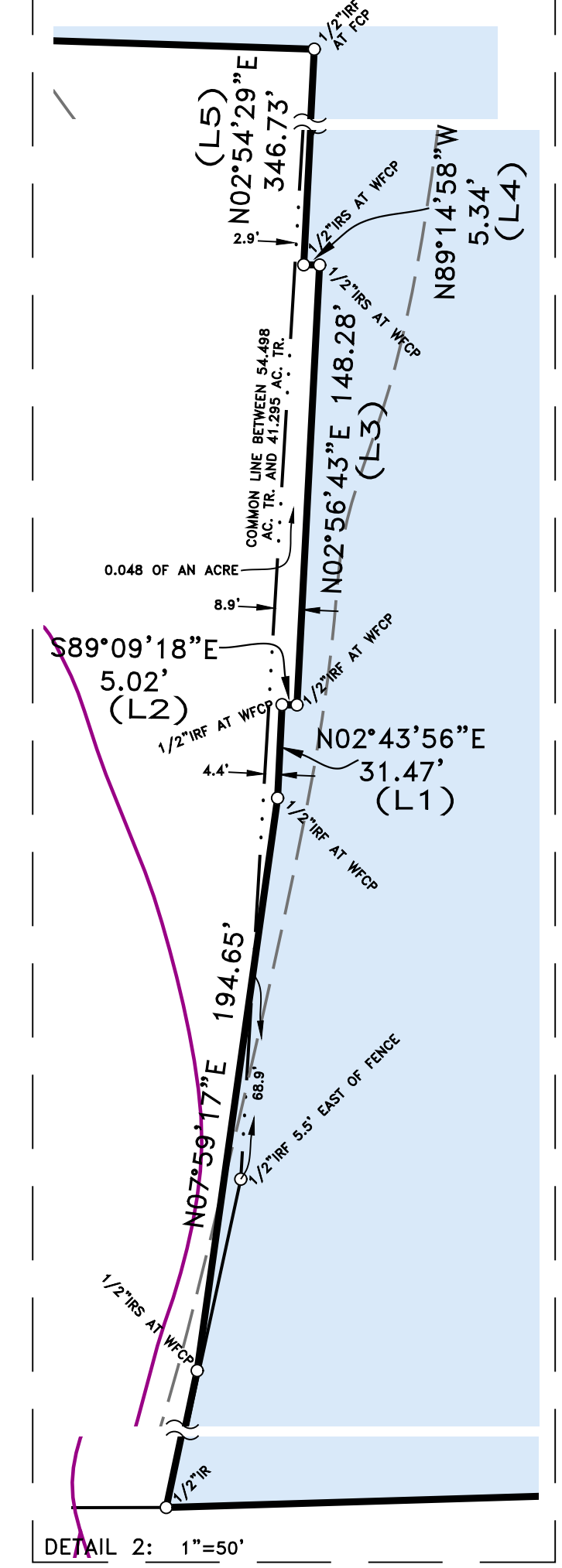
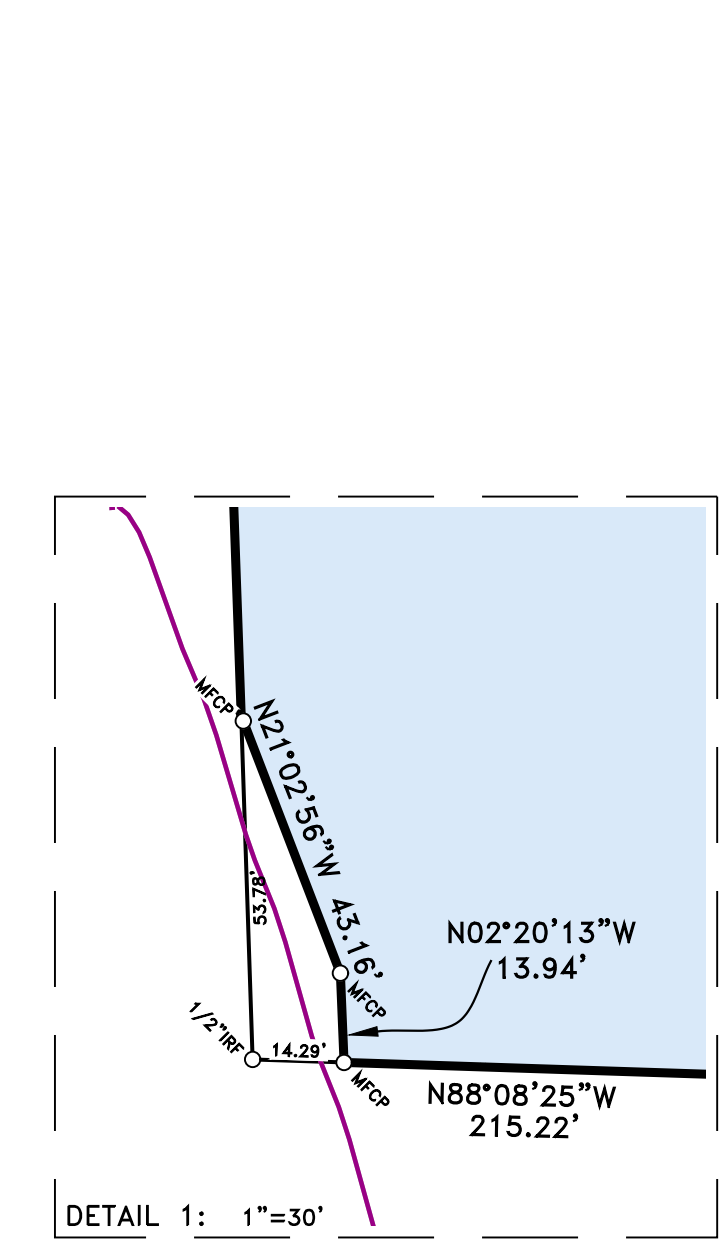


Town of Bartonville
Public Hearing
VAR-2026-001
Property #964410



LOT LINE TABLE

LL1=S 02°02'04" E 132.45'
LL2=N 88°59'31" E 207.29'
LL3=S 32°26'39" E 156.26'
LL4=S 88°17'20" W 270.40'
LL5=N 27°06'25" W 128.19'
LL6=N 52°54'12" W 350.70'
LL7=N 00°00'00" E 324.71'
LL8=N 90°00'00" E 401.41'
LL9=S 00°00'00" E 364.04'
LL10=N 90°00'00" E 185.90'
LL11=S 88°05'36" W 96.44'
LL12=N 32°26'39" W 72.89'
LL13=S 02°07'44" W 241.35'



DEDICATION
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST AND ROBERT LOUIS EVANS, are the owners of all that certain tract of land situated in the A. M. Feltus Survey Abstract Number 1595, Town of Bartonville, Denton County, Texas and being all of Lot 1 and Lot 2, Block A, Robert Evans Ranch Addition as shown by the plat thereof recorded in Document Number 2020-383 of the Plat Records of Denton County, Texas and also being part of the remainder of the called 145,749 acre tract described in the deed from John D. Furst to Robert Louis Evans Charitable Remainder Trust recorded in Document Number 2019-87709 and all of the called 40,000 acre tract described in the deed from Robert Louis Evans Charitable Remainder Trust to Robert Louis Evans recorded in Document Number 2020-29627 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northern Northeast corner of the tract being described herein at a 1/2 inch iron rod found at the Northern Northeast corner of the said Lot 2, Block A and the Northwest corner of Lot 1, Meadowlakes Farm Addition as shown by the plat thereof recorded in Cabinet 1, Page 234 of the Plat Records of Denton County, Texas and being on the dedicated South right-of-way line of West Jeter Road;

THENCE South 01 Degrees 54 Minutes 45 Seconds East along a pipe and cable fence with the East line of the 145,749 acre tract a distance of 1,390.48 feet to a 1/2 inch iron rod with a plastic cap stamped "RPLS 4260 TX NTL" found at a reentrant corner thereof and the Southwest corner of the said Lot 1;

THENCE South 89 Degrees 00 Minutes 36 Seconds East continuing along a pipe and cable fence with the South line of the said Lot 1 and the North line of the 145,749 acre tract a distance of 896.50 feet to a 1/2 inch iron rod found at an angle point therein;

THENCE South 89 Degrees 24 Minutes 38 Seconds East continuing along a pipe and cable fence with the North line of the 145,749 acre tract a distance of 553.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (hereinafter referred to as 1/2IRS) for the Northeast corner thereof and a reentrant corner in the South line of Lot 2, Meadowlakes Farm Addition as shown by the replat thereof recorded in Cabinet 1, Page 710 of the said Plat Records;

THENCE South 44 Degrees 55 Minutes 46 Seconds East continuing along a pipe and cable fence with the common line between the said Lot 2 and the 145,749 acre tract a distance of 202.80 feet to a 3/4 inch iron rod found at the Easterly Northeast corner thereof;

THENCE South 00 Degrees 04 Minutes 53 Seconds West (base bearing) generally along a wire fence with the East line of the 145,749 acre tract a distance of 1,182.37 feet to a 3/8 inch iron rod found at a large set stone of the Southeast corner thereof, called to be 3.61 feet North of the north line of the called 477,231 acre tract described in the deed to CTMG MONTALCINO, INC recorded in Clerk's File Number 94-00174742 of the Real Property Records of Denton County, Texas;

THENCE North 89 Degrees 23 Minutes 52 Seconds West generally along a wire fence with the South line of the 145,749 acre tract a distance of 480.21 feet to a 1/2IRS for an angle point therein;

THENCE North 89 Degrees 05 Minutes 03 Seconds West continuing generally along a wire fence with the South line of the 145,749 acre tract passing at a distance of 838.8 feet north of a 4 and 1/2 inch metal fence corner post at the Northwest corner of the said 477,231 acre tract and the Northeast corner of a called 1,125,081 acre tract described in the deed to OLD WR RANCH I, LLP recorded in Clerk's File Number 00-0041222 of the Real Property Records of Denton County, Texas, in all, a total distance of 1,511.15 feet to a 30 inch dead post oak tree at the angle point in the north line thereof and the South line of the 145,749 acre tract;

THENCE South 88 Degrees 17 Minutes 20 Seconds West generally along a wire fence with the South line of the 145,749 acre tract a distance of 1,198.48 feet to a 1/2 inch iron rod at the Southwest corner thereof and the Southeast corner of the called 54,498 acre tract described in the deed from Dennis W. Benedict et ux to John D. Furst recorded in Volume 3191, Page 891 of the said Real Property Records in a branch;

THENCE North 11 Degrees 56 Minutes 17 Seconds East along the common line between the 54,498 acre tract and the 145,749 acre tract a distance of 132.42 feet to a 1/2IRS of a wood plank fence corner post in a wood plank fence;

THENCE North 07 Degrees 59 Minutes 17 Seconds East along the said wood plank fence across the 54,498 acre tract crossing the East line thereof and continuing with the West line of the 145,749 acre tract along the same course, in all, a total distance of 194.64 feet to a 1/2IRS of a wood fence corner post;

THENCE Northernly along a wood plank fence with the West line of the 145,749 acre tract the following 5 calls:
1. North 02 Degrees 43 Minutes 56 Seconds East a distance of 31.47 feet to a 1/2IRS of a wood fence corner post;
2. South 89 Degrees 09 Minutes 18 Seconds East a distance of 5.02 feet to a 1/2IRS of a wood fence corner post;
3. North 02 Degrees 56 Minutes 43 Seconds East a distance of 148.28 feet to a 1/2IRS of a wood fence corner post;
4. North 89 Degrees 14 Minutes 58 Seconds West a distance of 5.34 feet to a 1/2IRS of a wood fence corner post;
5. North 02 Degrees 54 Minutes 29 Seconds East a distance of 346.73 feet to a 1/2 inch iron rod found at a fence corner post at an entrap corner of the 145,749 acre tract and a soffit corner of the 54,498 acre tract;

THENCE North 88 Degrees 08 Minutes 25 Seconds West along a wood plank fence with the common line between the 145,749 acre tract and the 54,498 acre tract a distance of 215.22 feet to a metal fence corner post on the West side of a gate;

THENCE North 02 Degrees 20 Minutes 13 Seconds West along a wood plank fence with the West line of the 145,749 acre tract a distance of 13.94 feet to a metal fence corner post;

THENCE North 21 Degrees 02 Minutes 56 Seconds West continuing West along a wood plank fence with the West line of the 145,749 acre tract a distance of 43.16 feet to a metal fence corner post on the West line thereof;

THENCE North 02 Degrees 02 Minutes 04 Seconds West generally along wood plank fence with the West line of the 145,749 acre tract a distance of 852.92 feet to a metal fence corner post on the South side of a concrete drive way from which a 1/2 inch iron rod at the Western Northwest corner of the 41,295 acre tract bears South 12 Degrees 50 Minutes East a distance of 10.0 feet;

THENCE North 75 Degrees 58 Minutes 58 Seconds East along a wood plank fence with the West line of the 145,749 acre tract a distance of 154.70 feet to a 1/2IRS of a wood fence corner post;

THENCE North 52 Degrees 38 Minutes 36 Seconds East continuing along a wood plank fence with the West line of the 145,749 acre tract a distance of 133.82 feet to a 1/2IRS of a wood fence corner post;

THENCE North 08 Degrees 11 Minutes 30 Seconds East continuing along the wood plank fence with the common line between the 54,498 acre tract and the 145,749 acre tract a distance of 654.96 feet to a 1/2 inch iron rod found at an angle point therein;

THENCE North 24 Degrees 25 Minutes 10 Seconds East continuing along the wood plank fence with the common line between the 54,498 acre tract and the 145,749 acre tract a distance of 193.73 feet to a 5/8 inch iron rod found at a soffit corner thereof;

THENCE North 54 Degrees 07 Minutes 10 Seconds East generally along a wood plank fence with the common line of the 54,498 acre tract and the 145,749 acre tract a distance of 37.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Northwest corner of the said Lot 1, Block A in the dedicated South right-of-way line of West Jeter Road;

THENCE North 50 Degrees 34 Minutes 01 Seconds East across the 54,498 acre tract a distance of 37.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Northwest corner of the said Lot 1, Block A in the dedicated South right-of-way line of West Jeter Road;

THENCE South 89 Degrees 18 Minutes 56 Seconds East with the dedicated South right-of-way line of West Jeter Road a distance of 991.49 feet to the PLACE OF BEGINNING and enclosing 144.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST and ROBERT LOUIS EVANS, acting herein by and through his (its) duly authorized officers, do hereby dedicate, to the Town of Bartonville, Texas, the hereinabove described property as LOT 1R, LOT 2R, and LOT 3R, BLOCK A, ROBERT EVANS RANCH ADDITION, on 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, sold 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 growths and other improvements 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 have the full right of ingress and egress to or from their respective systems 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 _____ day of _____, 2025.

BY: _____

THOMAS C. EVANS FOR THE ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST ROBERT LOUIS EVANS

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State of _____ on this day personally appeared THOMAS C. EVANS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

Notary Public in the State of _____

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned Notary Public in and for the State of _____ on this day personally appeared ROBERT LOUIS EVANS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated:

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

Notary Public in the State of _____

REPLAT
LOT 1R, LOT 2R, and LOT 3R, BLOCK A, ROBERT EVANS RANCH ADDITION,
BEING A REPLAT OF LOT 1 AND LOT 2, BLOCK A, ROBERT EVANS RANCH
ADDITION
IN THE A. M. FELTUS SY. A-1595
TOWN OF BARTONVILLE,
DENTON COUNTY TEXAS

LEGEND

()	DEED CALLS
CM	CONTROLLING MONUMENT
FCP	FENCE CORNER POST
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRS	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
MFPC	METAL FENCE CORNER POST
---	BOUNDARY LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPERTY LINE
---	SURVEY LINE

NOTES:

- AT THE TIME OF THIS PLAT, NO GAS, PETROLEUM OR SIMILAR PIPELINES OR EASEMENTS WERE VISIBLE, EXCEPT AS SHOWN HEREON.
- THE PURPOSE OF THIS REPLAT IS TO DIVIDE THE CURRENT LOT 2 INTO LOT 2R AND LOT 3 AND TO SATISFY TOWN OF BARTONVILLE SUBDIVISION ORDINANCE REQUIREMENTS TO ACQUIRE A BUILDING PERMIT FOR A RESIDENTIAL STRUCTURE ON LOT 3.
- SELLING A PORTION OF A PLATTED LOT BY METES & BOUNDS DESCRIPTION IS PROHIBITED.
- MINIMUM FINISHED FLOOR ELEVATIONS WILL BE DETERMINED AT BUILDING PERMIT.
- * STATE PLANE COORDINATES* SHOWN BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) ESTABLISHED BY GPS TIES TO GEODETIC CONTROL REFERENCE FRAME: NAD83 (2011) EPOCH 2010, AND DO NOT MATCH BEARINGS SHOW HEREON. A SCALE FACTOR OF 1.000154408 MUST BE APPLIED TO GET FROM THE GRID COORDINATES TO SURFACE DISTANCES. A ROTATION OF -0°52'23" MUST BE APPLIED TO GET FROM GRID TO SURFACE.
- FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF BARTONVILLE, COUNTY OF DENTON, TEXAS, COMMUNITY NO. 481501 EFFECTIVE DAY OF APRIL 19, 2011 AND THAT MAP INDICATES THAT ALL OF THIS PROPERTY IS WITHIN ZONE AC. BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON PANEL 0510G OF THE SAID MAP. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

OWNER: ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST
480 E. JETER RD.
BARTONVILLE, TEXAS 76226

SURVEYOR: COLEMAN & ASSOC. LAND SURVEYING
725 S. LOCUST ST.
DENTON, TEXAS 76201

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: _____

Signature of Mayor _____
Date: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WILLIAM M. COLEMAN, Registered Professional Land Surveyor, do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the Town of Bartonville, Texas.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM M. COLEMAN, RPLS 4001 DURING SEPTEMBER, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND BE RECORDED

NOTE: THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.

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.

Wm. M. Coleman, R.P.L.S. 4001

DATE: 03-02-26
REVISIONS:

Coleman & Assoc. Land Surveying
P.O. BOX 686 - DENTON, TEXAS 76202
PHONE: 817-388-1111 FAX: (817) 388-1100
REGISTRATION # 0000000000
© 2019 COLEMAN & ASSOC. SURVEYING

REPLAT
ROBERT EVANS
CLIENT
480 E. JETER RD.
BARTONVILLE, TEXAS

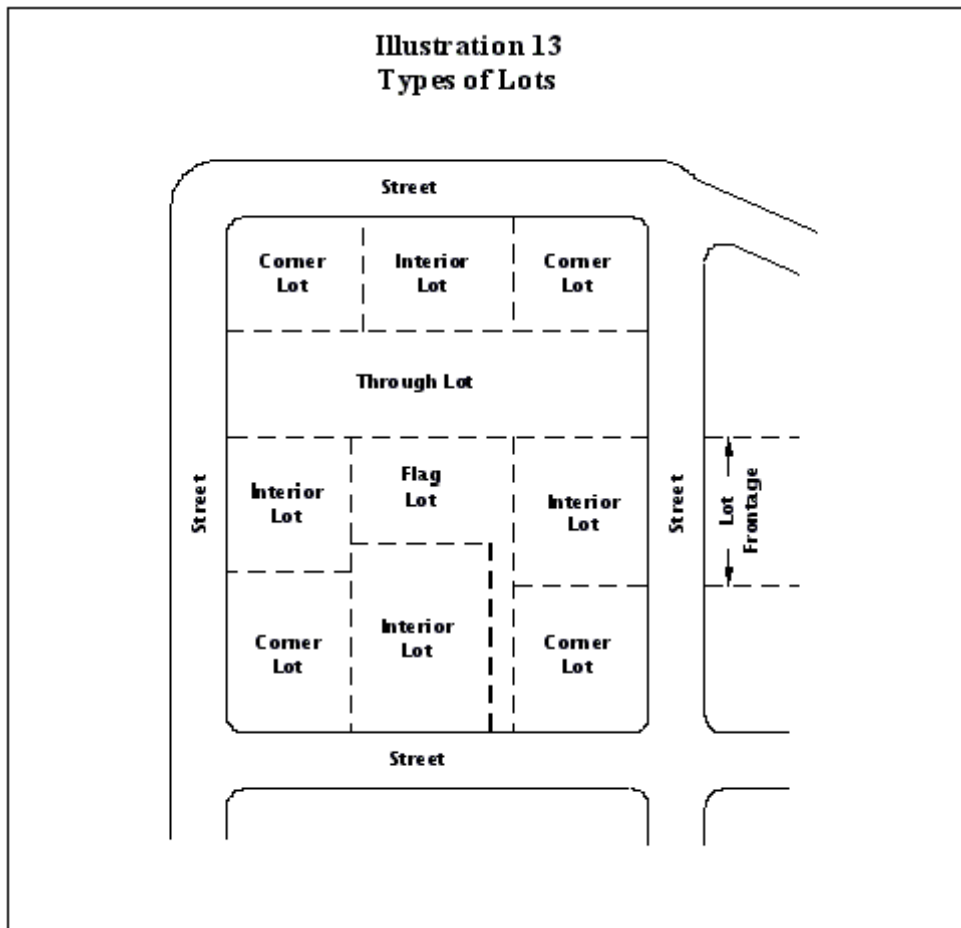
LOT 1R, LOT 2R, & LOT 3R, BLOCK A, ROBERT EVANS RANCH ADDITION
BEING 144.97 ACRES IN THE A.M. FELTUS SY. A-1595
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

JOB NUMBER
25-2538
DRAWN: MGD
CHECKED: WMC

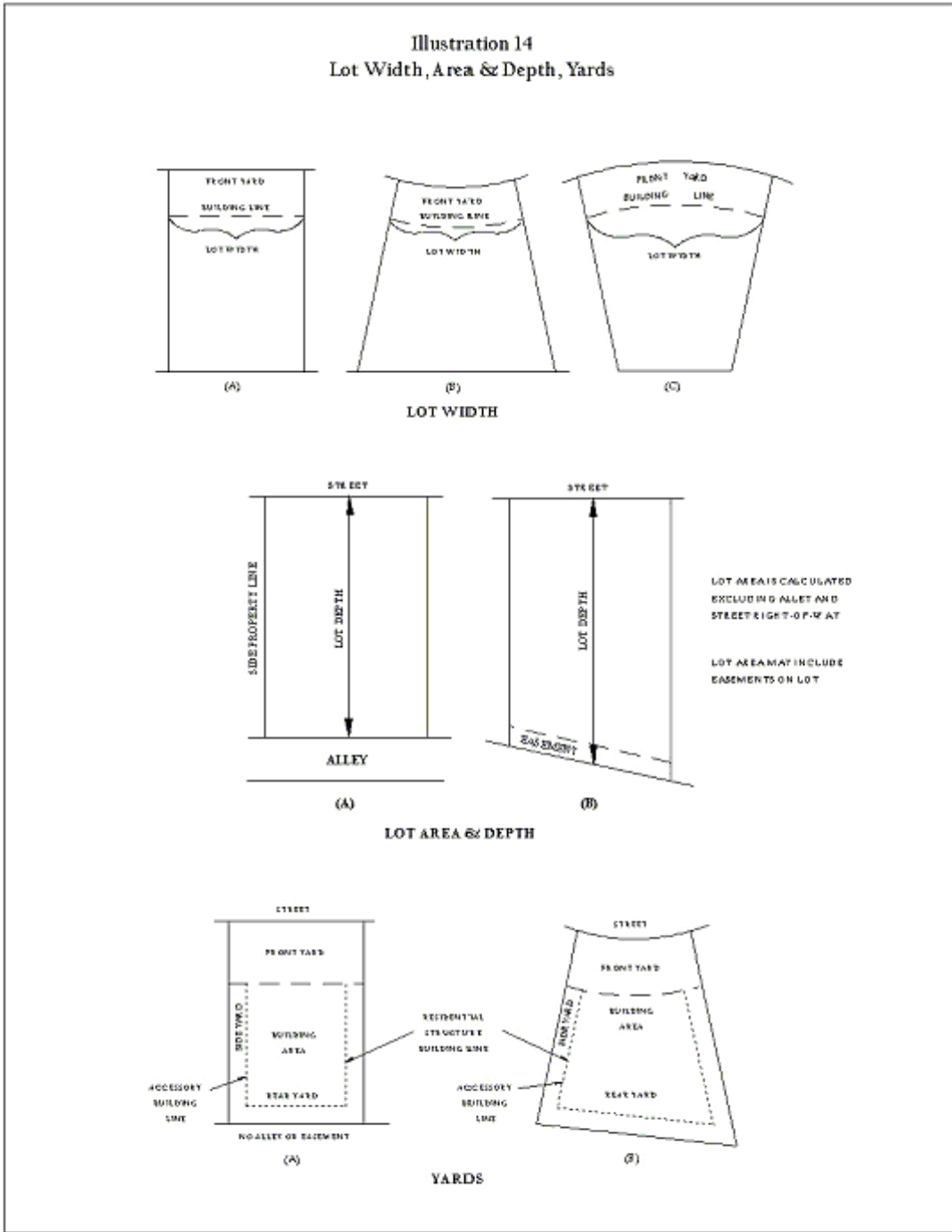
SCALE
1" = 200'
ORIGINAL PAPER
SIZE = 24"x36"

01
OF
01

BARTONVILLE CODE

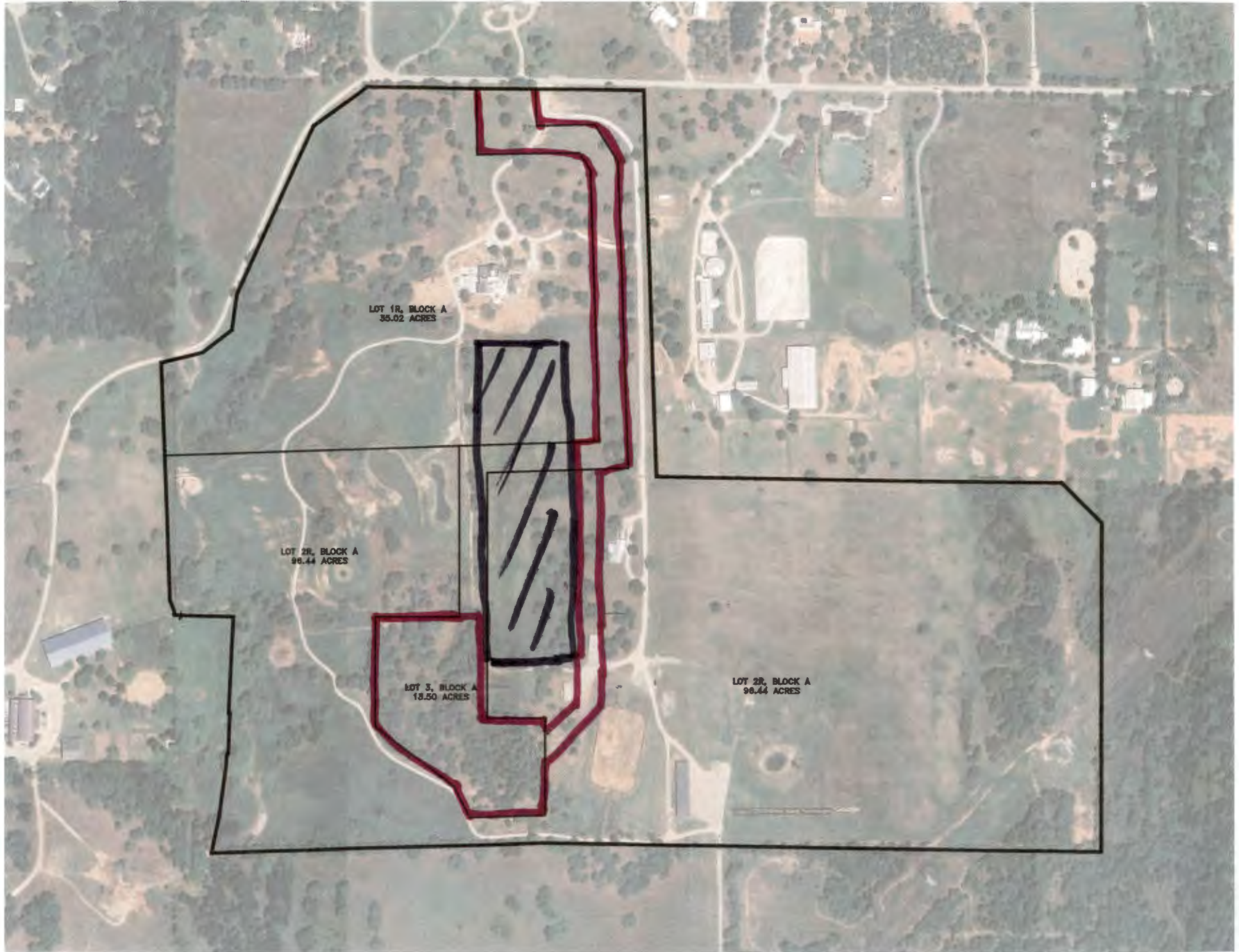


ZONING ORDINANCE



(Ordinance 361-05 adopted 3/22/05)

Option A



/// horse pasture

Pictures of 1047 and 1101 W Jeter Road





Board of Adjustment Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: March 31, 2026
Time: 6:00 PM

PUBLIC HEARING NOTICE

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed change, which is described below and shown on a location map on the reverse side.

Notice is hereby given that the Town of Bartonville will hold the following public hearing:

On Tuesday, March 31, 2026, at 6:00 PM, the Town of Bartonville Board of Adjustment will hold a public hearing to consider a request for a variance application for the item listed below:

A request for variance to Chapter 4 Zoning Districts, Article 4.8 Residential Development Standards, Chart 4.3 Minimum Lot Width in the Agricultural District. (AG).on a proposed Lot 3R containing approximately 14.18-acres being a part of an approximately 39.13-acre property and an approximately 105.82-acre property legally described as Lots 1 and 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas, and addressed respectively as 1101 and 1047 West Jeter Road, Bartonville, Texas 76226. The properties are generally located on the south side of West Jeter Road and south Glenview Lane. Denton County property ID's 964409 and 964410. (Case #VAR-2026-001, 1101 & 1047 West Jeter Road)

As a property owner within two hundred 200 feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form, or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments are to be sent to the **Town of Bartonville at 1941 E Jeter Road, Bartonville, Texas 76226**. This form, or comment, may also be sent by email to Shannon Montgomery, at smontgomery@townofbartonville.com. Additionally, if you have any questions regarding the proposed item, you may call 817-693-5280 for assistance.

I am writing in **(Check as applicable) Support:** _____ **Opposition:** _____ of the proposal.

Name/Address/Town: **(Print) (Required)**

VAR-2026-001 - PID 964409 and 964410- Notificaiton

PID	Owner Name	Mailing Address	City	State	Zip	Site Address
64879	Old Wr Ranch I Hacker Lp	2591 LAKESIDE PKWY STE 100	FLOWER MOUND	TX	75022-4108	, BARTONVILLE, TX, 75022
64898	Mm Montalcino Phase Iii Llc	1800 Valley View Ln Ste 300	Farmers Branch	TX	75234-8945	FM 1171 , BARTONVILLE, TX, 75022
64950	John R & Kimberly H Lott	1136 W JETER RD	Bartonville	TX	76226-6946	1136 W JETER RD, BARTONVILLE, TX, 76226-6946
73782	Peggy Gregorczyk Heimann Living Trust	994 W JETER RD	Argyle	TX	76226-6948	994 W JETER RD, BARTONVILLE, TX, 76226-6948
76229	Jeffrey Michael & Julie Cash	1189 W JETER RD	Bartonville	TX	76226-6945	1189 W JETER RD, BARTONVILLE, TX, 76226-6945
535715	ONCOR Electric Deliver Company	1616 Woodall Rodgers Frwy	Dallas	TX	75201	, BARTONVILLE, TX, 75022
535717	TMPA	P.O. Box 7000	Bryan	TX	77805	, BARTONVILLE, TX, 75022
694181	DDM Farm LLC	1325 BENTLEY CT	SOUTHLAKE	TX	76092-9438	881 W JETER RD, BARTONVILLE, TX, 76226
775749	Patrick D Rodes	785 W JETER RD	Bartonville	TX	76226-6951	785 W JETER RD, BARTONVILLE, TX, 76226
964409	Robert Louis Evans	480 E Jeter Rd	Bartonville	TX	76226-9585	1101 W JETER RD, BARTONVILLE, TX, 76226
964410	Robert Louis Evans Charitable Remainder Trust	480 E Jeter Rd	Bartonville	TX	76226-9585	1047 W JETER RD, BARTONVILLE, TX, 76226
1028309	Robert & Tracie Evans Charitable Remainder Trust #2	1157 W JETER RD	Argyle	TX	76226-6945	W JETER RD, BARTONVILLE, TX, 76226
1028310	Trevans Inv Llc	3640 TYRONE PIKE	VERSAILLES	KY	40383-9261	W JETER RD, BARTONVILLE, TX, 76226
1028311	Robert H & Tracie R Evans	1157 W JETER RD	Argyle	TX	76226-6945	W JETER RD, BARTONVILLE, TX, 76226

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

I, Laquansay Nickson Watkins, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Mar. 14, 2026

Notice ID: wxBKIJw4kaiBKL83NVs1
Notice Name: 03.31.26 BOA PH Notice for 03.14.26 pub

PUBLICATION FEE: \$81.12

I declare under penalty of perjury that the foregoing is true and correct.

Laquansay Nickson Watkins

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 03/16/2026

SM E. R. Poe

Notary Public
Notarized remotely online using communication technology via Proof.

**Town of Bartonville
Board of Adjustment
Notice of Public Hearings**
Notice is hereby provided that the Town of Bartonville Board of Adjustment will hold a Public Hearing on Tuesday, March 31, 2026, at 6:00 pm, at Bartonville Town Hall, located at 1941 E Jeter Road, Bartonville, TX 76226, to consider the following variance requests:
1. Consider a request for variance to Chapter 4 Zoning Districts, Article 4.8 Residential Development Standards, Chart 4.3 Minimum Lot Width in the Agricultural District (AG) on a proposed Lot 3R containing approximately 14.18-acres being a part of an approximately 39.13-acre property and an approximately 105.82-acre property legally described as Lots 1 and 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas, and addressed respectively as 1101 and 1047 West Jeter Road, Bartonville, Texas 76226. The properties are generally located on the south side of West Jeter Road and south Glenview Lane, Denton County property ID's 964409 and 964410. VAR-2026-001
2. Consider a request for variances to Chapter 5, Agricultural District (AG), Article 5.4.A Minimum Lot Size, Article 5.4.G.1 any buildings or structures for raising, feeding, housing or sale of livestock or poultry shall be located not closer than 50' from the property line, Chapter 19, Accessory Buildings, Article 19.4.A.2 accessory building setback on an approximately 16.32-acre property legally described as Lot 2 (S FT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The property is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road, Denton County property ID 1065825. VAR-2026-002
The public is invited to attend the meeting and provide comments in support of or opposition to the item. Written comments will be accepted until 4:00 p.m. Tuesday, March 31, 2026, and may be submitted by email to Town Secretary Shannon Montgomery at smontgomery@townofbartonville.com, mailed to the Town of Bartonville, 1941 E. Jeter Road, Bartonville, TX 76226, dropped off at Town Hall. For questions regarding the proposed items, please call 817-693-5280.

dre 03/14/2026



BOARD OF ADJUSTMENT COMMUNICATION

DATE: March 31, 2026

FROM: Marcy Ratcliff, Town Planning Consultant

AGENDA ITEM: Conduct a public hearing to consider variances to Chapter 5, Agricultural District (AG), Article 5.4.A Minimum Lot Size, Article 5.4.G.1 Any Buildings or Structures for Raising, Feeding, Housing or Sale of Livestock or Poultry Shall be Located Not Closer than 50' from the Property Line, Chapter 19, Accessory Buildings, Article 19.4.A.2 Accessory Building Setback on a portion of an approximately 16.32-acre property legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The southern portion of Lot 2 (proposed to be addressed as 989 Gibbons Road) is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. [Case # **VAR-2026-002**, 987 & 989 Gibbons Road]

Applicant: Mr. Marty Bryan

Zoning: Agricultural District (AG)

Requested Variances: The applicant is requesting three variances to proposed **Lot 2-R1 (southern portion of Lot 2 proposed address 989 Gibbons Road)**:

1. Reduce the minimum 10-acre lot size to approximately 8-acres lot for an approximate 2-acre variance (Section 5.4.A)
2. Reduce the minimum 50-foot building or structure setback (private fenced roping arena) that is for the raising, feeding, housing or sale of livestock or poultry to 25-feet for a 25-foot variance (Section 5.4.G.1)
3. Reduce the minimum 50-foot accessory building setback to 25-feet for a 25-foot variance (Section 19.4.A.2)

The applicant is requesting one variance to proposed **Lot 2-R2 (northern portion of Lot 2 addressed as 987 Gibbons Road)**

1. Reduce the minimum 10-acre lot size to an approximate 9-acre lot for a 1-acre variance

Summary: The applicant has submitted a Replat to officially subdivide the 16.321-acre Lot 2, Tucker Addition into two lots known as Lots 2-R1 and 2-R2 (see Exhibit 1 & 2). Additionally, the applicant has submitted a Site Plan (see Exhibit 3) for a Conditional Use Permit (CUP) request (Case # ZON-2026-002) to allow an Equestrian Center (private roping arena) only on proposed Lot 2-R1 and proposed to be addressed as 989 Gibbons Road.

Attached is the applicant's Letter of Intent (see Exhibit 4) summarizing the variance and zoning requests and description of their hardships. Currently, the Denton County Appraisal District Online Maps indicate the property was recently subdivided by metes and bounds without an official replat through the Town of Bartonville. The current replat application is to correctly subdivide the property. The AG District requires a minimum 10-acres. The existing two lots

are owned by two different owners. As a result, the minimum 10-acre lot size cannot be achieved for either lot.

The Site Plan for an equestrian center shows a private fenced roping arena in the northwest corner of proposed Lot 2-R1 with an accessory barn located behind it, and along the northern property line. The AG District side yard setback for the private roping arena and the accessory barn is 50-feet from the northern property line. The proposed setback only along the northern property line is 25-feet. A retaining wall will be required to build up the land area for the proposed uses. The future house, which will front on Hidden Oak Trail, will be located in an open area exclusive of the trees in an effort to preserve more trees.

Informational note: the applicant is required to comply with the Tree Preservation section of the Code of Ordinances which includes tree removal permit, replacement trees, and tree protection measures during construction. <https://ecode360.com/39540752>.

Criteria for Approval: In deciding the variance petition, the Board of Adjustments shall apply the following criteria:

- a) There are special circumstances or conditions arising from the physical surroundings, shape, topography or other feature affecting the land subject to the variance petition, such that the strict application of the provisions of this Zoning Ordinance to the development application would create an unnecessary hardship or inequity upon or for the petitioner, as distinguished from a mere inconvenience, in developing the land or deprive the petitioner of the reasonable and beneficial use of the land;
- b) The circumstances causing the hardship do not similarly affect all or most properties in the vicinity of the petitioner's land;
- c) The variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner;
- d) Granting the variance petition will not be detrimental to the public health, safety, or welfare, or injurious to other property within the area;
- e) Granting the variance petition will not have the effect of preventing the orderly use and enjoyment of other land within the area in accordance with the provisions of this Ordinance, or adversely affect the rights of owners or residents of surrounding property;
- f) Granting the variance petition is consistent with any special criteria applicable to varying particular standards;
- g) The hardship or inequity suffered by petitioner is not self-induced;
- h) The request for a variance is not based exclusively upon a desire from the petitioner for increased financial gain from the property, or to reduce an existing financial hardship; and
- i) The degree of variance requested is the minimum amount necessary to meet the needs of petitioner and to satisfy the standards in this section.

If Approved: Approval of the variance request for lot size would allow the proposed Replat to have two lots less than the minimum 10-acres. Approval of the side yard setback only on the northern property line would permit the applicant to construct an Equestrian Center fence line(private roping arena) and a new accessory barn structure with a 25-foot side yard setback on the northern property line only.

If Denied: Denial of the variance request would mean that the replat request would not meet the Zoning Ordinance requirements and would have to be denied. Additionally, if variances for the side yard setback along the northern property line as shown on the CUP site plan were denied, the applicant would need to reconfigure the lot layout and the development would encroach into the mature tree area and could affect the alignment of

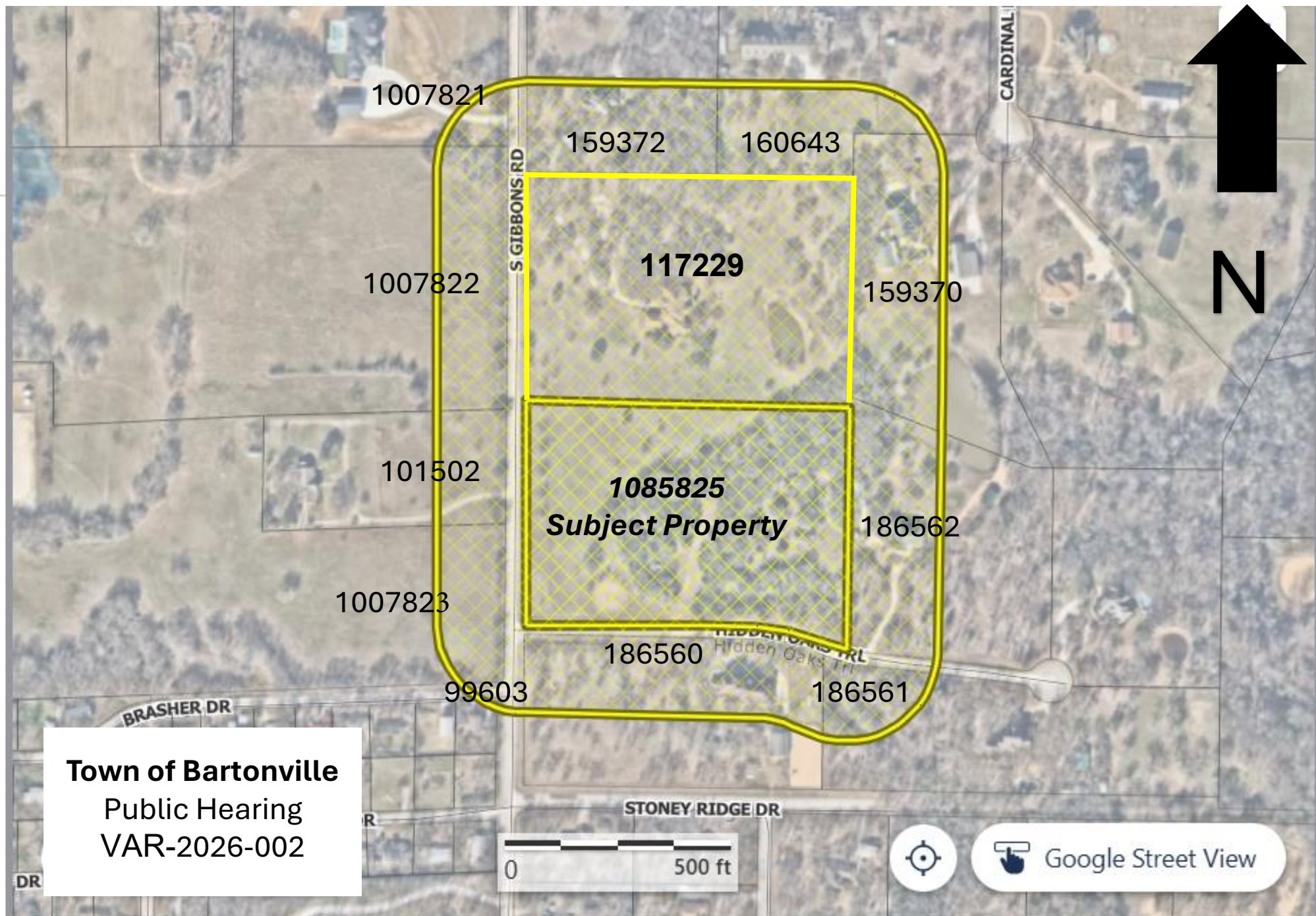
the existing small creek in order to meet the minimum 50-foot setback.

Public Hearing Notices: Notice of the Public Hearing was published in the Denton Record Chronicle and notices mailed to property owners within 200-feet of the request. At the time of staff report and agenda packet preparation no responses in favor or in opposition have been received.

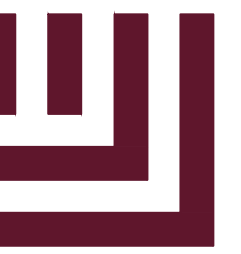
Concurring Vote Required: Texas Local Government Code, Sec. 211.009. Authority of the Board requires a 75 percent (four out of five of the members) concurring vote in favor of the request to approve a variance request.

Exhibits:

1. Location Map
2. Tucker Addition Lots 2-R1 and 2-R2
3. Proposed Site Plan for CUP Equestrian Center
4. Letter of Intent
5. Notification Letter and Addresses
6. Publication Affidavit



Town of Bartonville
Public Hearing
VAR-2026-002



McADAMS

The John R. McAdams Company, Inc. 4400 State Highway 121, Suite 800 Lewisville, Texas 75056

phone 972. 436. 9712 fax 972. 436. 9715 TBPE: F-19762 TBPELS: F-10194440

www.mcadamsco.com

OWNER

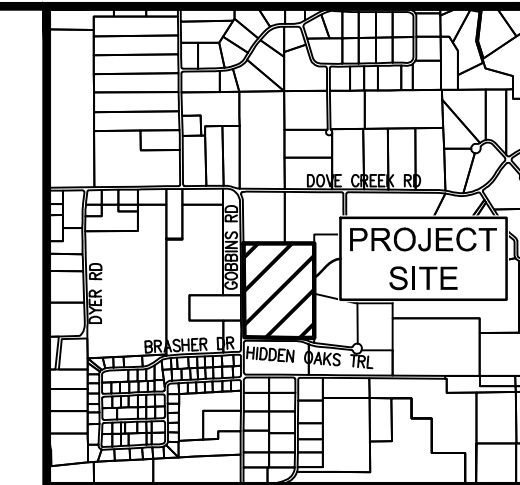
YERXA FAMILY LIVING TRUST 987 S GIBBONS RD BARTONVILLE, TX 76226 CONTACT: RICHARD & BARBARA YERXA

DEVELOPER

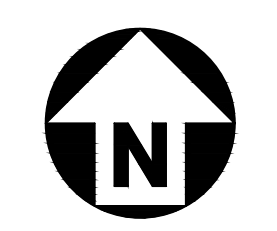
BRYFAM PROPERTIES, LLC 913 HAT CREEK COURT BARTONVILLE, TX 76226 PHONE: 972.849.5177 CONTACT: MARTY BRYAN

SURVEYOR

W. THAD MURLEY III 4400 STATE HIGHWAY 121, SUITE 800 LEWISVILLE, TX 75056 EMAIL: tmurley@mcadamsco.com



VICINITY MAP 1"=2000'



GRAPHIC SCALE 1 inch = 60 ft.

LEGEND

- P.O.B. = POINT OF BEGINNING
RF = REBAR FOUND
CRS = CAPPED REBAR SET
CRP = CAPPED REBAR FOUND

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, RICHARD & BARBARA JEANNE YERXA, TRUSTEES OF THE YERXA FAMILY LIVING TRUST, are the owners of all that certain lot, tract or parcel of land situated in the Margaret Tucker Survey, Abstract Number 1255, Denton County, Texas, being all of Lot 2, Tucker Addition, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Cabinet E, Page 138, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the southwest corner of said Lot 2, being the intersection of the north line of Hidden Oaks Trail, a called 24' Road Dedication, according to the Final Plat of Stoney Ridge Addition, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet M, Page 198, Plat Records, Denton County, Texas, and the east line of Gibbons Road, a called 60' right-of-way;

THENCE N 00°15'45" W, with the east line of Gibbons Road and the west line of said Lot 2, as distance of 987.82 feet to a 3/8" rebar found at the northwest corner thereof, same being the southwest corner of Lot 6, Dove Creek Estates, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet H, Page 185, Plat Records, Denton County, Texas;

THENCE S 89°40'05" E, with the north line of said Lot 2, and the south line of said Lot 6, passing the southeast corner thereof, same being the southwest corner of Lot 5, of said Dove Creek Estates plat, continuing with said south line, a total distance of 719.76 feet to a 1/2" capped rebar set, stamped 'MCADAMS' at the southeast corner thereof, same being the northeast corner of said Lot 2, and being in the west line of Lot 4, of said Dove Creek Estates;

THENCE S 00°15'45" E, with the east line of said Lot 2, and the west line of said Lot 4, passing the southwest corner thereof, same being the northwest corner of Lot 3-R, Stoney Ridge Estates, an addition to the Town of Bartonville, Denton County, Texas, recorded in Cabinet S, Page 89, Plat Records, Denton County, Texas, continuing with said west line, a total distance of 987.82 feet to a 1/2" rebar found at the inner ell corner thereof, same being the southeast corner of said Lot 2;

THENCE N 89°40'05" W, with the south line of said Lot 2, and the most westerly north line of said Lot 3-R, passing at a distance of 158.94 feet, a 1/2" rebar found at the west westerly corner thereof, and being in the north line of Hidden Oaks Trail, continuing with said north line, a total distance of 719.76 feet to the POINT OF BEGINNING and containing approximately 16.321 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That RICHARD & BARBARA JEANNE YERXA, TRUSTEES OF THE YERXA FAMILY LIVING TRUST, the owners, do hereby adopt this plat designating the herein above described property as TUCKER ADDITION, 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 ___, 2026.

BY: YERXA FAMILY LIVING TRUST

RICHARD YERXA TRUSTEE BARBARA JEANNE YERXA TRUSTEE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared RICHARD YERXA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2026.

Notary Public
State of Texas

My commission expires the ___ day of ___, ___

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared BARBARA JEANNE YERXA, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated. Martha S. Rice, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2026.

Notary Public
State of Texas

My commission expires the ___ day of ___, ___

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

APPROVED BY: Town Council

Town of Bartonville, Texas

Signature of Mayor Date

ATTEST:

Town Secretary Date

NOTES:

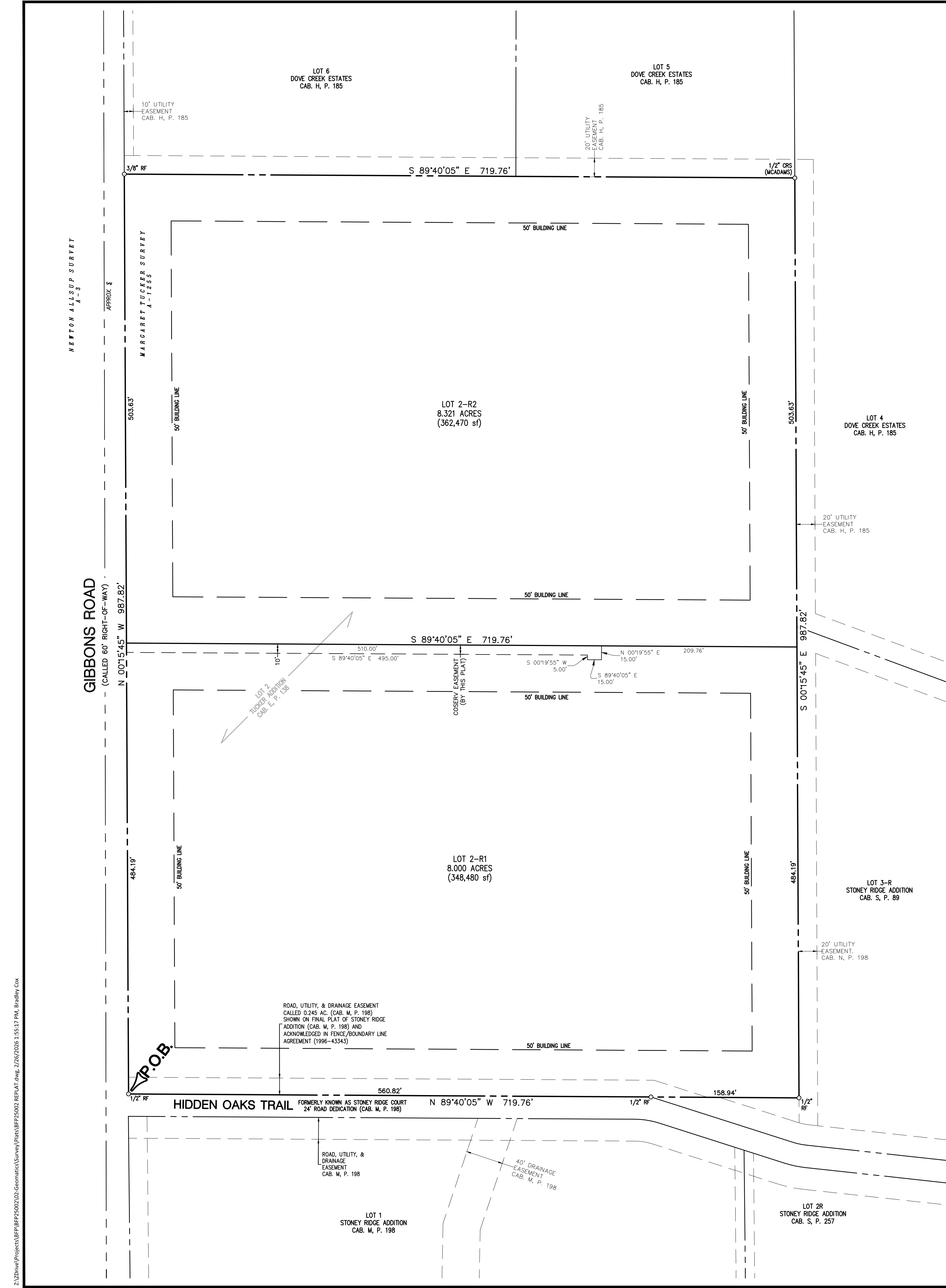
- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams on the subject property.
4. According to Community/Panel No. 48121C0510 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (Areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
This flood statement shall not create liability on the part of the surveyor.
5. The purpose of this Replat is to subdivide Lot 2 into 2 buildable Lots, and create a Coserv Easement.
6. 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.

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. W. THAD MURLEY III, RPLS 6802 2/28/26

W. Thad Murley III, RPLS Texas Registration No. 5802



FINAL PLAT

OF THE TUCKER ADDITION LOTS 2-R1 & 2-R2 BEING A REPLAT OF LOT 2R, TUCKER ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED IN CAB. E, P. 138, PLAT RECORDS, DENTON COUNTY, TEXAS, 16.321 ACRES MARGARET TUCKER SURVEY, ABSTRACT NO. 1255 TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

Table with 2 columns: Field Name and Value. Includes Project No. (BFP25002), Filename (REPLAT), Checked By (TM), Drawn By (BC), Scale (1"=60'), and Date (2.10.2026).



McADAMS

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Lewisville, Texas 75066

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TBPE: F-19762 TBPELS: F-10194440
TBAE: BR3185
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CLIENT

BRYFAM PROPERTIES LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
EMAIL:

FUTURE ADDRESS
989 GIBBONS ROAD
SOUTH PORTION OF LOT 2 IN THE
TUCKER ADDITION (PID 1085825)
CALLED 8.00 ACRES
BARTONVILLE, TEXAS
CASE NUMBERS: VAR-2026-002 & ZON-2026002

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UNDER THE AUTHORITY OF
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110326 ON 3.20.2026.
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NO.	DATE
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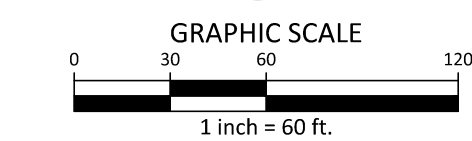
PLAN INFORMATION

PROJECT NO.	BFP25002
FILENAME	BFP25002-S1
CHECKED BY	MSM
DRAWN BY	NW
SCALE	1" = 60'
DATE	3.20.2026

SHEET

OVERALL SITE PLAN

PAGE
1 OF 3



BENCHMARK NOTES

TBM #1 - 1/2" CRS "MCADAMS CONTROL"
N:7082742.52 E:2379270.02 ELEV: 698.93'
TBM #2 - MAG NAIL W/ SHINER SET "MCADAMS CONTROL"
N:7082202.09 E:2379315.20 ELEV: 693.43'

SITE LEGEND

	SIGNAGE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMPS
	ACCESSIBLE ROUTE
	PHASE LINE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	CENTERLINE
	OPEN SPACE
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	TREED AREA

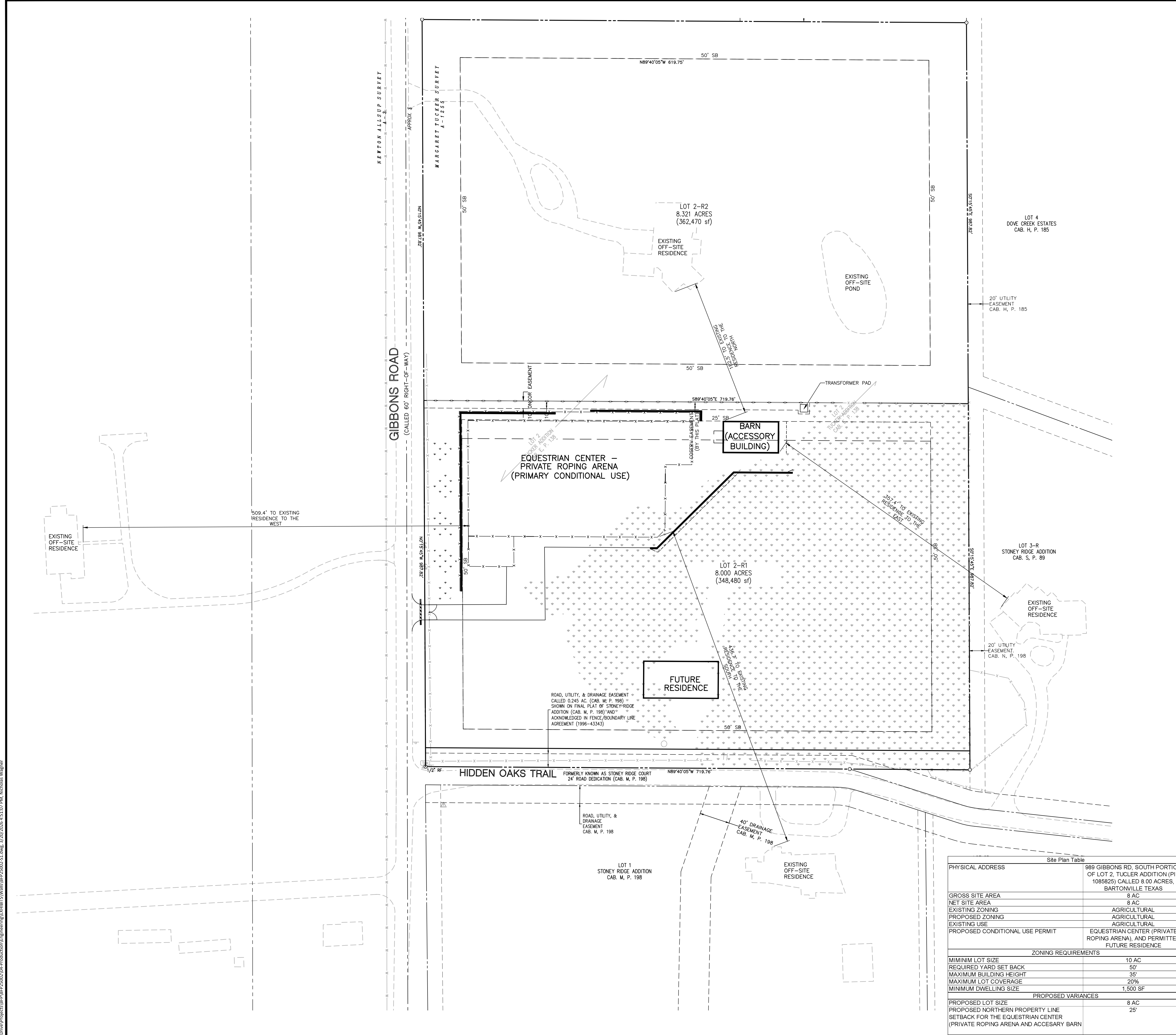
SITE PLAN NOTES

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 - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
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ZONING ORDINANCE VARIANCES

- MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG) ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2ACRES
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Site Plan Table	
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GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA), AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SET BACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
PROPOSED VARIANCES	
PROPOSED LOT SIZE	8 AC
PROPOSED NORTHERN PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	25'



Z:\ZD\w\Projects\BFP\BFP25002\04-Production\Engineering\EXHIBITS\Walls\BFP25002-S1.dwg, 3/20/2026, 4:51:07 PM, Nicholas Wagner



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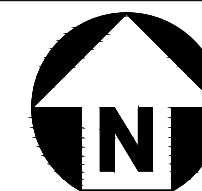
PLAN INFORMATION

PROJECT NO. BFP25002
FILENAME BFP25002-S2
CHECKED BY MSM
DRAWN BY NW
SCALE 1" = 30'
DATE 3.20.2026

SHEET

SITE PLAN

PAGE
2 OF 3



GRAPHIC SCALE
1 inch = 30 ft.

BENCHMARK NOTES

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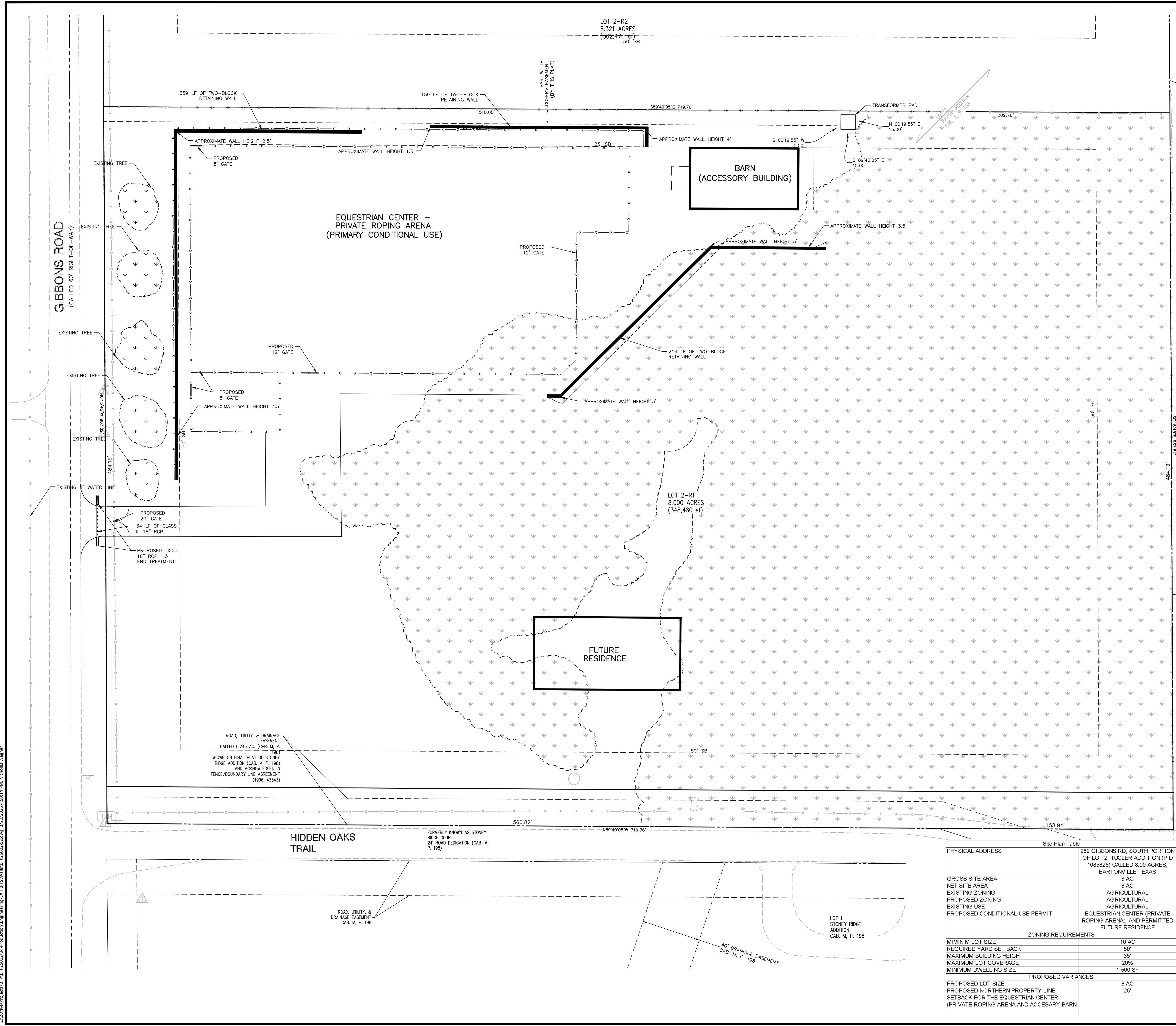
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REVISIONS

Table with 2 columns: NO. and DATE. Rows 1 through 6.

PLAN INFORMATION

Table with 2 columns: PROJECT NO. and FILENAME. Values: BFP25002, BFP25002-G1.

CHECKED BY: MSM

DRAWN BY: NW

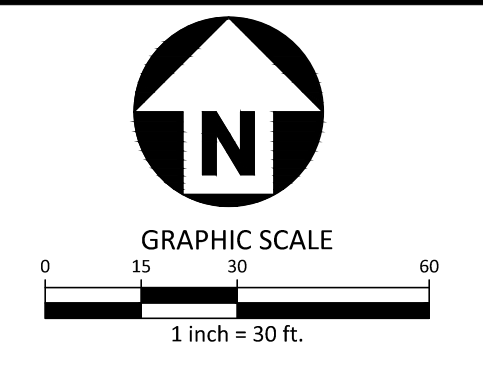
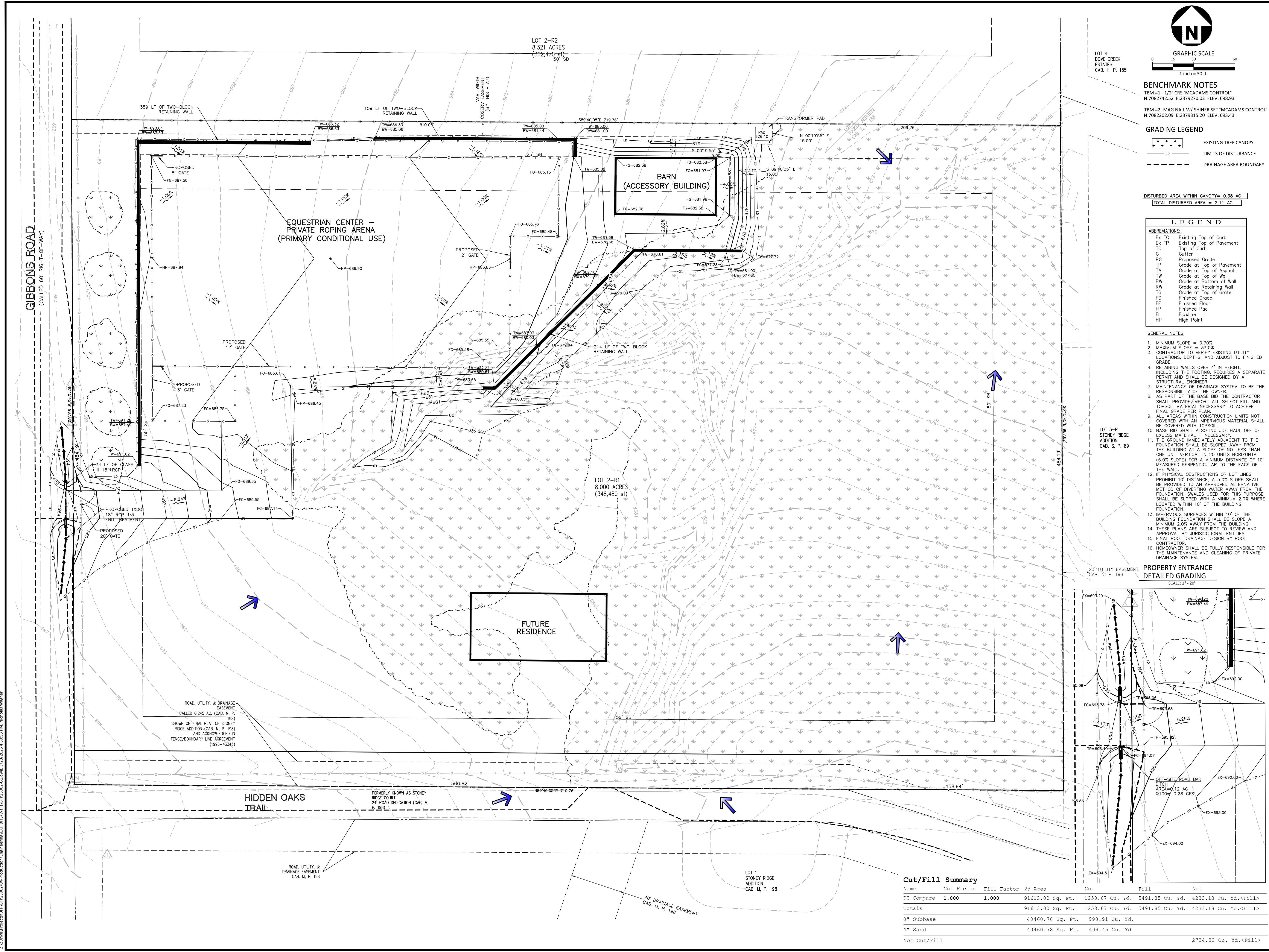
SCALE: 1" = 30'

DATE: 3.20.2026

SHEET

GRADING & DRAINAGE PLAN

PAGE 3 OF 3



BENCHMARK NOTES
B.M. #1 - 1/2" CRS 'MCADAMS CONTROL'
N:7082742.52 E:2379270.02 ELEV: 698.93'
B.M. #2 - MAG NAIL W/ SHINER SET 'MCADAMS CONTROL'
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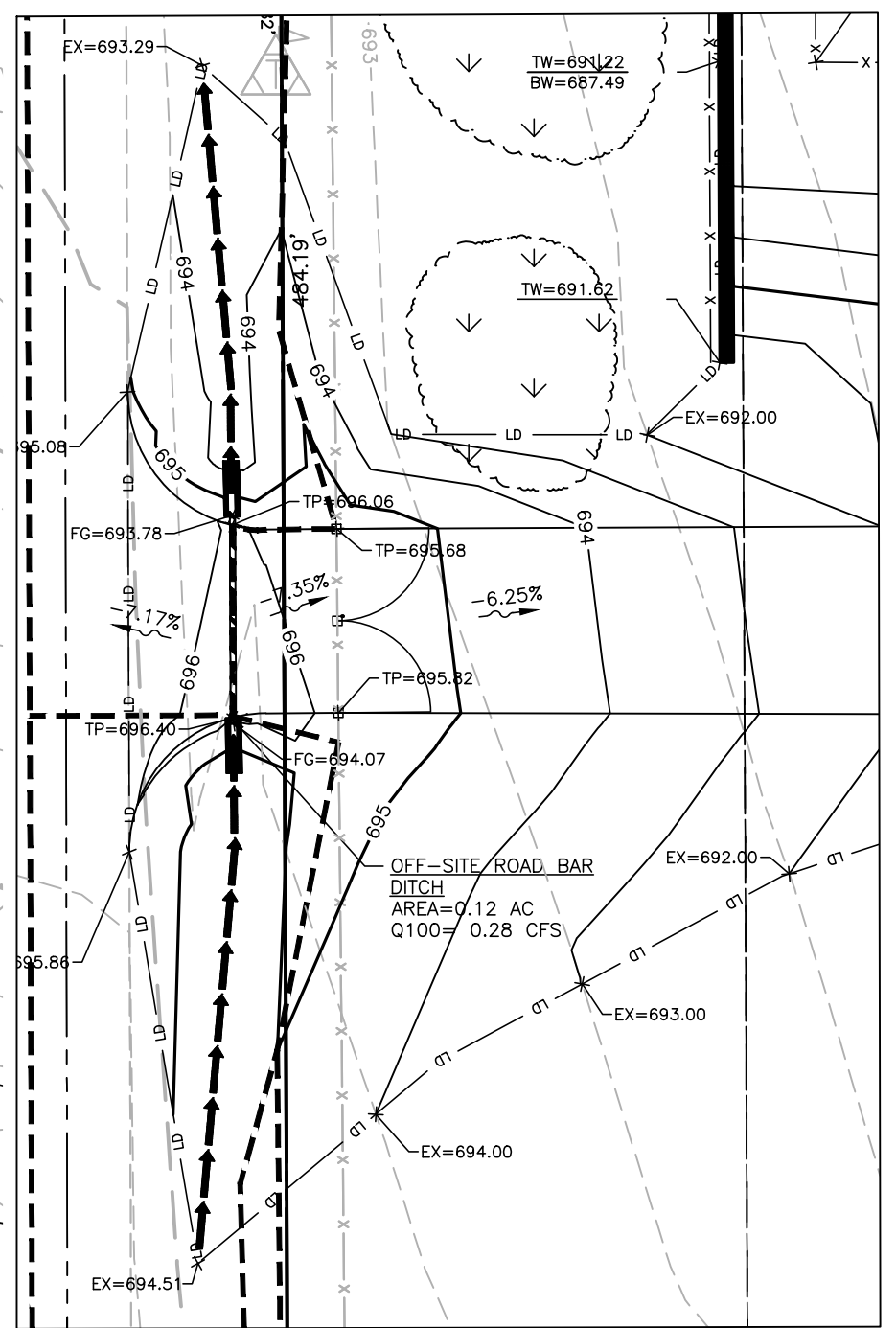
GRADING LEGEND
[Symbol] EXISTING TREE CANOPY
[Symbol] LIMITS OF DISTURBANCE
[Symbol] DRAINAGE AREA BOUNDARY

DISTURBED AREA WITHIN CANOPY = 0.38 AC
TOTAL DISTURBED AREA = 2.11 AC

LEGEND
ABBREVIATIONS:
EX TC Existing Top of Curb
EX TP Existing Top of Pavement
TC Top of Curb
G Gutter
PG Proposed Grade
TP Grade at Top of Pavement
TA Grade at Top of Asphalt
TW Grade at Top of Wall
BW Grade at Bottom of Wall
RW Grade at Retaining Wall
TG Grade at Top of Grate
FG Finished Grade
FF Finished Floor
FP Finished Pad
FL Flowline
HP High Point

GENERAL NOTES
1. MINIMUM SLOPE = 0.70%
2. MAXIMUM SLOPE = 33.0%
3. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS, DEPTHS, AND ADJUST TO FINISHED GRADE.
4. RETAINING WALLS OVER 4' IN HEIGHT, INCLUDING THE FOOTING, REQUIRES A SEPARATE PERMIT AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
5. MAINTENANCE OF DRAINAGE SYSTEM TO BE THE RESPONSIBILITY OF THE OWNER.
6. AS PART OF THE BASE BID THE CONTRACTOR SHALL PROVIDE/IMPORT ALL SELECT FILL AND TOPSOIL MATERIAL NECESSARY TO ACHIEVE FINAL GRADE PER PLAN.
7. ALL AREAS WITHIN CONSTRUCTION LIMITS NOT COVERED WITH AN IMPERVIOUS MATERIAL SHALL BE COVERED WITH TOPSOIL.
8. BASE BID SHALL INCLUDE HAUL OFF OF EXCESS MATERIAL IF NECESSARY.
9. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NO LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5.0% SLOPE) FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
10. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' DISTANCE, A 5.0% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED WITH A MINIMUM 2.0% SLOPE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION.
11. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM 2.0% AWAY FROM THE BUILDING.
12. THESE PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES.
13. FINAL POOL DRAINAGE DESIGN BY POOL CONTRACTOR.
14. HOMEOWNER SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE AND CLEANING OF PRIVATE DRAINAGE SYSTEM.

PROPERTY ENTRANCE DETAILED GRADING
SCALE: 1" = 20'



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG Compare	1.000	1.000	91613.00 Sq. Ft.	1258.67 Cu. Yd.	5491.85 Cu. Yd.	4233.18 Cu. Yd.<Fill>
Totals			91613.00 Sq. Ft.	1258.67 Cu. Yd.	5491.85 Cu. Yd.	4233.18 Cu. Yd.<Fill>
8" Subbase			40460.78 Sq. Ft.	998.91 Cu. Yd.		
4" Sand			40460.78 Sq. Ft.	499.45 Cu. Yd.		
Net Cut/Fill						2734.82 Cu. Yd.<Fill>

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4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

March 20, 2026

Kirk Riggs – Town Administrator

1941 E Jeter Road

Bartonville, TX 76226

E: kriggs@townofbartonville.com

P: 817.693.5286

RE: Letter of Intent

Dear Mr. Riggs,

On behalf of the property owner/applicant, this letter is submitted to outline the proposed conditional use of the subject property and to summarize the requested variances. The intent of this letter is to assist Town staff and the reviewing bodies during public hearings by clearly describing the use, addressing common concerns, and documenting the physical hardships that prevent strict compliance with the Zoning Ordinance.

I Proposed Conditional Use and Compatibility with Adjacent Properties

The subject property is currently utilized for agricultural purposes. Proposed improvements include:

1. a private roping arena,
2. a primary building with associated barn,
3. an accessory building serving the roping arena, and
4. a single-family residence to be constructed in the future.

The layout of the improvements has been intentionally designed to be compatible with adjacent properties and to limit impacts. In particular, the overall site plan approach is intended to keep horse pens situated landward of the existing creek channel to minimize disturbance to the creek and to preserve existing mature trees along the channel. Existing tree canopy limits are shown on the exhibit and grading sheet.

I Addressing Concerns Commonly Raised for Equestrian Centers

We understand the Town may receive questions regarding whether the roping arena/equestrian center could function as a commercial venture rather than an accessory residential/agricultural use. The proposed use is intended to remain private in nature and is not designed as a public event venue. The site design and operational approach are aimed at ensuring the use will not be a detriment to adjacent properties, including consideration of dust, noise, lighting, seating, and parking.

1. Commercial vs. Residential/Private Use
 - a. The roping arena is proposed as a private facility associated with agricultural/residential use of the property, not a public commercial enterprise.
 - b. The site is not designed for high volume public attendance (no event-venue infrastructure is proposed), and the use will remain consistent with an agricultural/residential context.

2. Dust Control
 - a. The arena and drive surfaces will be managed with standard dust-control practices appropriate for equestrian use (e.g., regular watering and maintenance of riding surfaces), and disturbed areas will be stabilized as improvements are constructed.
 - b. The grading approach and limits of disturbance are shown on the plan exhibit, supporting a controlled construction footprint.
3. Noise
 - a. Typical roping arena activity is intermittent and localized. The proposed layout provides separation between activity areas and adjoining properties, and the use is intended to remain private rather than event-based.
 - b. No amplified sound systems are proposed as part of the improvement request.
4. Lighting
 - a. Any arena or site lighting will be designed to minimize spillover (downcast/shielded fixtures where applicable) and focused on on-site safety and limited operations, rather than high-intensity commercial lighting.
5. Seating Areas
 - a. Any seating associated with the arena would be incidental and accessory in nature. No grandstand-type infrastructure is proposed as part of the requested improvements.
6. Off Street Parking
 - a. Parking demand is expected to be limited due to the private nature of the use. Off-street parking will be accommodated on-site to avoid impacts to public roadways and adjacent properties.
7. Distance / Separation as a Key Mitigation Factor
 - a. The site design uses distance and placement to reduce potential impacts (noise, lighting, and activity visibility) on adjacent properties. The requested barn placement (addressed below) is specifically tied to protecting the creek corridor and tree canopy while maintaining appropriate internal site function.

I Requested Variances

The applicant respectfully requests approval of the following variances from the Town of Bartonville Zoning Ordinance in order to allow reasonable use of the property while minimizing environmental impacts and preserving existing site features:

1. Minimum Lot Size Variance
 - a. Zoning Ordinance Reference: Chapter 5, Agricultural District (AG), Article 5.4.A
 - b. Ordinance Requirement: Minimum lot size of 10 acres
 - c. Variance Requested: Approval of a minimum 8-acre lot
 - d. Amount of Variance: 2 acres
2. Livestock Building Setback Variance
 - a. Zoning Ordinance Reference: Chapter 5, Agricultural District (AG), Article 5.4.G.1

- b. Ordinance Requirement: Buildings or structures for raising, feeding, housing, or sale of livestock or poultry shall be located no closer than 50 feet from the property line
 - c. Variance Requested: Approval of a 25-foot setback from the northern property line
 - d. Amount of Variance: 25 feet
3. Accessory Building Setback Variance
- a. Zoning Ordinance Reference: Chapter 19, Accessory Buildings, Article 19.4.A.2
 - b. Ordinance Requirement: Minimum 50-foot setback for accessory buildings in the Agricultural (AG) District
 - c. Variance Requested: Approval of a 25-foot setback from the northern property line
 - d. Amount of Variance: 25 feet

Each variance request is based on physical conditions unique to the property, including existing lot configuration, topography, drainage patterns, the presence of a creek corridor, and established mature trees. These conditions prevent strict compliance with the Zoning Ordinance without creating greater environmental disturbance or limiting reasonable use of the property.

I Physical Hardships / Reasons Strict Compliance Is Not Feasible

The Board of Adjustment is required to find a physical hardship for each variance request. The basis for the requested variances is grounded in physical and legal constraints of the property, not monetary hardship.

1. Existing Lot Configuration and Legal Constraints
 - a. The subject property exists as an 8-acre tract (portion of Lot 2, Tucker Addition).
 - b. The tract was created through a metes-and-bounds description recorded through Denton County rather than through a Town of Bartonville platting process. Denton County's lot size standards differ from the Town's standards.
 - c. There is no adjacent property available to purchase or combine to create a conforming 10-acre lot, leaving the applicant with a legally established tract that cannot be practically enlarged.
2. Natural Features and Site Constraints (Creek Corridor and Mature Trees)
 - a. The site layout is intentionally designed to place horse pens landward of the creek channel, reducing the risk of creek disturbance and protecting mature trees along the corridor.
 - b. Shifting improvements to meet more restrictive setbacks would push activity areas closer to sensitive features or require additional disturbance, undermining the goal of preservation.
3. Topography / Drainage / Constructability
 - a. Grading and drainage constraints and the planned limits of disturbance influence where improvements can be placed. The submitted exhibit includes tree canopy limits, limits of disturbance, and grading information supporting these constraints.

The proposed conditional use is designed to be compatible with surrounding properties and not detrimental to adjacent landowners. The requested variances are tied directly to physical constraints and existing legal conditions of the tract, including the creek corridor and mature trees, existing lot configuration, and the lack of ability to assemble additional acreage.

Sincerely,
McAdams



Cara King | Assistant Project Manager, Civil/Site Design
Cking@mcadamsco.com | 940. 391. 8999



Board of Adjustment Meeting
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Date: March 31, 2026
Time: 6:00 PM

PUBLIC HEARING NOTICE

Dear Property Owner:

You are receiving this notice because you own property within 200 feet of, or within, the boundaries of the subject property that is affected by the proposed change, which is described below and shown on a location map on the reverse side.

Notice is hereby given that the Town of Bartonville will hold the following public hearing:

On Tuesday, March 31, 2026, at 6:00 PM, the Town of Bartonville Board of Adjustment will hold a public hearing to consider a request for a variance application for the item listed below:

Consider a request for variances to Chapter 5, Agricultural District (AG), Article 5.4.A Minimum Lot Size, Article 5.4.G.1 Any Buildings or Structures for Raising, Feeding, Housing or Sale of Livestock or Poultry Shall be Located Not Closer than 50’ from the Property Line, Chapter 19, Accessory Buildings, Article 19.4.A.2 Accessory Building Setback on a portion of an approximately 16.32-acre property legally described as Lot 2 (S PT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The southern portion of Lot 2 (proposed to be addressed as 989 Gibbons Road) is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road. Denton County property ID 1085825. (Case #VAR 2026.002, 987 & 989 Gibbons Road)

As a property owner within two hundred 200 feet of this property, you are invited to attend this meeting in-person and voice your opinion at the public hearing. You are not required to be present, but all interested parties wanting to be heard should participate through the time and method stated above.

Additionally, your opinion regarding the request on the property described above may be expressed by notation on this form, or by letter. You may support or oppose this request; your opposition will be considered a protest. Written comments are to be sent to the **Town of Bartonville at 1941 E Jeter Road, Bartonville, Texas 76226**. This form, or comment, may also be sent by email to Shannon Montgomery, at smontgomery@townofbartonville.com. Additionally, if you have any questions regarding the proposed item, you may call 817-693-5280 for assistance.

I am writing in **(Check as applicable) Support:** _____ **Opposition:** _____ of the proposal.

Name/Address/Town: **(Print) (Required)**

VAR-2026-002 & ZON-2026-002 - PID 1085825 and 117229 - Notificalton

PID	owner_name	Address	City	Zip	legal_desc	abs_subdv	c cert_asses_val
99603	Linda F Machnicki	MACHNICKI, LINDA F	1101 BRASHER DR	BARTONVILLE	TX	76226-6902	1101 BRASHER DR, BARTONVILLE, TX, 76226-6902
101502	Cherry Lyn Fuller - Fuller Family Trust	FULLER, CHERRY LYN TR FULLER FAMILY TRUST	1000 GIBBONS RD S	BARTONVILLE	TX	76226-6336	1000 S GIBBONS RD, BARTONVILLE, TX, 76226-6336
117229	Richard & Barbara Jeanne Tr Yerxa - Yerxa Family Living Trust	YERXA, RICHARD & BARBARA JEANNE TR YERXA FAMILY LIVING TRUST	987 GIBBONS RD S	BARTONVILLE	TX	76226-6365	987 GIBBONS RD, BARTONVILLE, TX, 76226
159372	J Jeffrey Thompson	THOMPSON, J JEFFREY	178 DOVE CREEK RD	BARTONVILLE	TX	76226-6356	178 DOVE CREEK RD, BARTONVILLE, TX, 76226-6356
159370	Michael A & Patricia G Loeckle - Park123 Revocable Trust	LOECKLE, MICHAEL A & PATRICIA G TRS PARK123 REVOCABLE TRUST	PO BOX 1197	ARGYLE	TX	76226-1197	1042 CARDINAL DR, BARTONVILLE, TX, 76226-2619
160643	Vance Ratliff & Jeanine Fisher - Fisher Revocable Trust	FISHER, VANCE RATLIFF & JEANINE TRS FISHER REVOCABLE TRUST	238 DOVE CREEK RD	ARGYLE	TX	76226-6346	238 DOVE CREEK RD, BARTONVILLE, TX, 76226-6346
186560	Gregory K & Sherri R Peck - Living Revocable Trust	PECK, GREGORY K & SHERRI R LIVING REVOCABLE TRUST	150 HIDDEN OAKS TRL	BARTONVILLE	TX	76226-2622	150 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2622
186561	Jason P & Stacy A Broyles	BROYLES, JASON P & STACY A	200 HIDDEN OAKS TRL	ARGYLE	TX	76226-2618	200 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2618
186562	Ardavan & Monique Nawaby	NAWABY, ARDAVAN & MONIQUE	189 HIDDEN OAKS TRL	ARGYLE	TX	76226-2621	189 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2621
1007821	Nicholas Adam Flugstad & Erin Murphy Flugstad	FLUGSTAD, NICHOLAS ADAM & FLUGSTAD, ERIN MURPHY	7104 MITCHELL CT	LANTANA	TX	76226-4378	850 S GIBBONS RD, BARTONVILLE, TX, 76226
1007823	Cherry Lyn Fuller - Fuller Family Trust	FULLER, CHERRY LYN TR FULLER FAMILY TRUST	1000 GIBBONS RD S	BARTONVILLE	TX	76226-6336	GIBBONS RD, BARTONVILLE, TX, 76226
1007822	Odis Fuller Jr	FULLER, ODIS, JR	443 PINE HILLS DR	FRISCO	TX	75036-1042	900 S GIBBONS RD, , TX

Denton Record-Chronicle
2413 Fort Worth Dr
(940) 387-7755

I, Laquansay Nickson Watkins, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Mar. 14, 2026

Notice ID: wxBKIJw4kaiBKL83NVs1
Notice Name: 03.31.26 BOA PH Notice for 03.14.26 pub

PUBLICATION FEE: \$81.12

I declare under penalty of perjury that the foregoing is true and correct.

Laquansay Nickson Watkins

Agent

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Signed or attested before me on this: 03/16/2026

SM E. R. Poe

Notary Public
Notarized remotely online using communication technology via Proof.

**Town of Bartonville
Board of Adjustment
Notice of Public Hearings**
Notice is hereby provided that the Town of Bartonville Board of Adjustment will hold a Public Hearing on Tuesday, March 31, 2026, at 6:00 pm, at Bartonville Town Hall, located at 1941 E Jeter Road, Bartonville, TX 76226, to consider the following variance requests:
1. Consider a request for variance to Chapter 4 Zoning Districts, Article 4.8 Residential Development Standards, Chart 4.3 Minimum Lot Width in the Agricultural District (AG) on a proposed Lot 3R containing approximately 14.18-acres being a part of an approximately 39.13-acre property and an approximately 105.82-acre property legally described as Lots 1 and 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas, and addressed respectively as 1101 and 1047 West Jeter Road, Bartonville, Texas 76226. The properties are generally located on the south side of West Jeter Road and south Glenview Lane, Denton County property ID's 964409 and 964410. VAR-2026-001
2. Consider a request for variances to Chapter 5, Agricultural District (AG), Article 5.4.A Minimum Lot Size, Article 5.4.G.1 any buildings or structures for raising, feeding, housing or sale of livestock or poultry shall be located not closer than 50' from the property line, Chapter 19, Accessory Buildings, Article 19.4.A.2 accessory building setback on an approximately 16.32-acre property legally described as Lot 2 (S FT), Tucker Addition, Town of Bartonville, Denton County, Texas and currently addressed as 987 Gibbons Road, Bartonville, Texas 76226. The property is generally located on the east side of Gibbons Road, at the northeast corner of Hidden Oaks Trail and south of Dove Creek Road, Denton County property ID 1065825. VAR-2026-002
The public is invited to attend the meeting and provide comments in support of or opposition to the item. Written comments will be accepted until 4:00 p.m. Tuesday, March 31, 2026, and may be submitted by email to Town Secretary Shannon Montgomery at smontgomery@townofbartonville.com, mailed to the Town of Bartonville, 1941 E. Jeter Road, Bartonville, TX 76226, dropped off at Town Hall. For questions regarding the proposed items, please call 817-693-5280.
dre 03/14/2026