



PLANNING AND ZONING COMMISSION MEETING AGENDA

April 01, 2026 at 6:30 PM

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

A. CALL MEETING TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

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

D. APPROVAL OF MINUTES

1. Discuss and consider the approval of the December 3, 2025 Planning & Zoning Commission Regular Meeting Minutes.

E. PUBLIC HEARINGS AND REGULAR ITEMS

1. Hold Public Hearing, consider and make recommendation regarding a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and 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 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. [Case # **ZON-2026-001**]
2. Hold Public Hearing, consider and make recommendation regarding a request for a Conditional Use Permit (CUP) for an equestrian center on property zoned Agricultural District (AG) containing approximately 16.32-acre, 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 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 1085825. [Case # **ZON-2026-002**]
3. Hold Public Hearing, consider and make recommendation regarding a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Part III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land . The property is a 105.82-acre tract of land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road. The property is generally located at 1047 W. Jeter Road [Case # **DOW-2026-001**]

4. Discuss and make a recommendation to the Town Council regarding a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Case # **FP-2026-001**]

F. FUTURE ITEMS

G. ADJOURNMENT

The Planning and Zoning Commission reserves the right to recess into a closed meeting or executive session as authorized by Chapter 551 of the Texas Government Code, (the Texas Open Meetings Act) on any item posted on its open meeting agenda to seek legal advice pursuant to Texas Government Code Section 551.071, Consultation with Attorney of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

CERTIFICATION

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

/s/ Shannon Montgomery, Town Secretary

Posted: Thursday, March 26, 2026, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 1, 2026

FROM: Shannon Montgomery, Town Secretary

AGENDA ITEM: Discuss and consider approval of the December 3, 2025, Planning & Zoning Commission Regular Meeting Minutes.

Summary: Minutes from December 3, 2025, Planning & Zoning Commission Regular Meeting.

Recommended Motion Or Action: Approve as presented.

Attachments:

- DRAFT December 3, 2025, Planning & Zoning Commission Regular Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 3RD DAY OF DECEMBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

Don Abernathy, Commissioner
Pat Adams, Commissioner
Ralph Arment, Commissioner
Brenda Hoyt-Stenovitch, Commissioner
Gloria McDonald, Chair
Rick Lawrence, Alternate 1
Rebecca Jenkins, Alternate 2

Town Staff Present:

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

A. CALL MEETING TO ORDER

Chair McDonald called the meeting to order at 6:30 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, preferably before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Commission during the Public Participation portion of the meeting or when the item is considered by the Planning & Zoning Commission.

There were no public participation.

D. APPROVAL OF MINUTES

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

Motion made by Commissioner Hoyt-Stenovitch, seconded by Commissioner Adams, to approve the October 1, 2025, Planning & Zoning Commission Regular Meeting Minutes as presented.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

E. PUBLIC HEARINGS AND REGULAR ITEMS

Town Secretary’s Note: There were technical difficulties from 6:35 pm until 6:38 pm.

- 1. Discuss and make a recommendation to the Town Council regarding a Final Plat for High Plains at Furst Ranch, Phase 4B encompassing approximately 48.341 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Town of Bartonville File Number FP-2025-004]**

Motion made by Commissioner Arment, seconded by Commissioner Abernathy, to recommend **APPROVAL** of a Final Plat for High Plains at Furst Ranch, Phase 4B encompassing approximately 48.341 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas with the following conditions:

1. Town references shall be updated to reflect Town of Flower Mound, Town of Argyle or Town of Argyle ETJ, and Town of Bartonville or Town of Bartonville ETJ. Verify jurisdiction locations on Final Plat.
2. Denton County ESD 1 recommends approval of the Final Plat with the condition that emergency access in and out of the site meets the IFC code requirements and is maintained in a compliant manner.

VOTE ON THE MOTION

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

NAYS: None

VOTE: 5-0

F. FUTURE ITEMS

Discussion only, no action taken.

G. ADJOURNMENT

Vice McDonald adjourned the meeting at 6:43 pm.

APPROVED this the 1st day of April 2026.

APPROVED:

Gloria McDonald, Chair

ATTEST:

Shannon Montgomery, TRMC, Town Secretary



PLANNING AND ZONING COMMISSION COMMUNICATION

DATE: April 1, 2026

FROM: Marcy Ratcliff, Town Planning Consultant

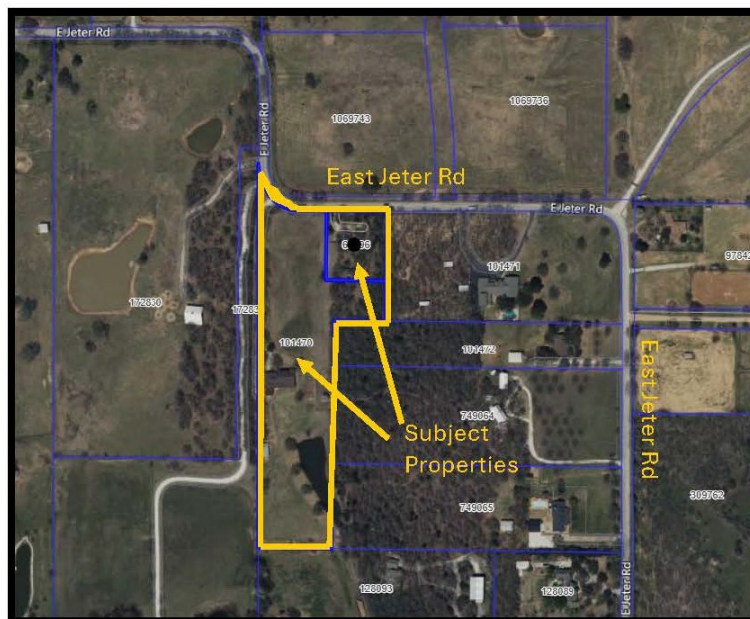
AGENDA ITEM: Hold Public Hearing, consider and make recommendation regarding a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and Tract 4 of the Virginia Morrison Subdivision, out of the A.M. Feltus Survey, Abstract No. 1594, Town of Bartonville, Denton County, Texas, and addressed as 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. [Case # **ZON-2026-001**]

Applicant: Mr. Clayton J. Sams

Existing Zoning: Agricultural District (AG)

Property Location:

Location Map of ZON-2026-001 - 590 and 630 East Jeter Road



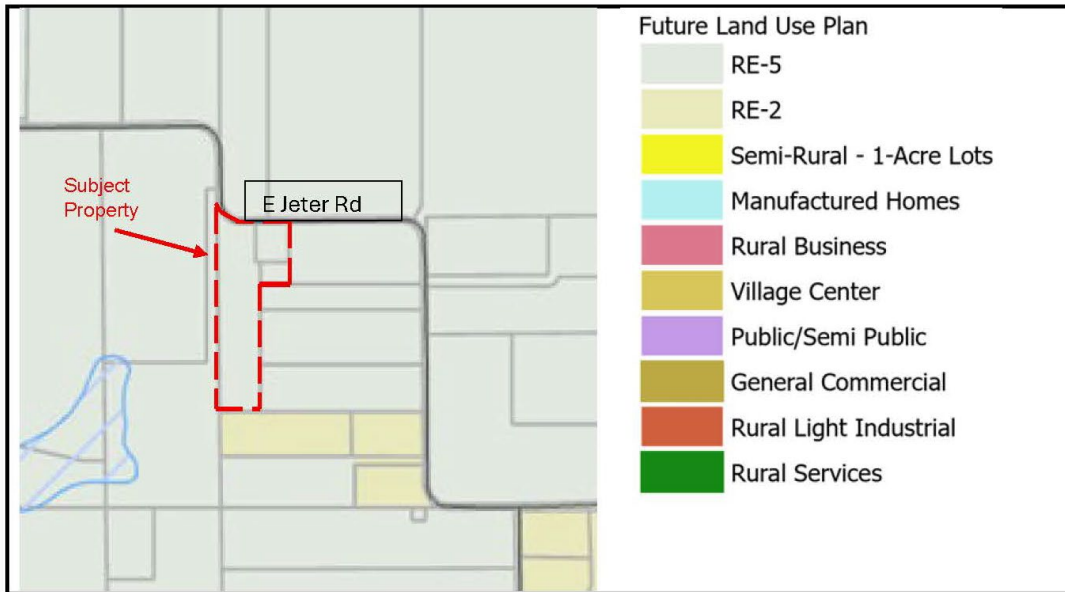
Summary of Zoning Change Request: The applicant has applied for rezoning of the property from the Agricultural (AG) zoning district to Residential Estates 5 (RE-5) district. The AG District requires a minimum lot size of 10 acres, and the RE-5 requires a minimum lot size of five (5) acres. The property includes two (2) lots, 5.85-acre (590 E. Jeter - PID 101470) and 1-acre (630 E. Jeter - PID 65096). The applicant has applied to rezone both non-conforming lots (less than the 10-acre minimum) for the purpose of replating. The future replat will reduce the 5.85-acre lot to 5-acres and increase the 1-acre lot by 0.85-acre.

The Rezoning request (Case # ZON-2026-001), if approved, will bring the lot addressed as 590 E. Jeter Road into conformance with the minimum 5-acre lot size. The lot addressed as 630 E. Jeter Road will become closer to conforming to the minimum 5-acre lot size requirement. The Board of Adjustment (BOA), on December 2, 2025 approved (Case # VAR-2025-005) variances on the 630 E. Jeter Road lot for a 30-foot variance to the Agricultural District's (AG) minimum 50-foot rear yard setback, allowing for a 20-foot rear yard setback for a future accessory building. If the rezoning is approved, the applicant will reapply to the BOA for variances on the 630 E. Jeter Road lot for the Residential Estate-5's (RE-5) minimum lot size and rear yard setback. If the variances are approved, the applicant will then submit the Minor Replat request. Approval of the rezoning to RE-5 is necessary for the Minor Replat to be administratively approved.

The property includes residential homes, barns, and other various accessory structures.

Access is provided by E. Jeter Road and a stub-out at the north property boundary through Badminton Drive.

Comprehensive Plan: The application request is consistent with the Bartonville Comprehensive Plan recommended Land Use of RE-5.



The RE-5 Land Use Description per the Comprehensive Plan.

RE-5

Maximum Density: 5-Acre Minimum Lot Size

RE-5 – uses are located primarily within the central portion of the planning area. As shown, the *RE-5* land use category is a predominant feature of the Land Use Plan. These areas have been established to protect existing areas where lot sizes start at a 5-acre minimum. Development within these areas is intended to be low-density, large-lot residential. Additionally, many of these areas have been impacted by natural gas drilling, thereby making it more desirable to have larger lots spaced a great distance from the well sites. Lots must contain at least five acres. These areas are intended for residential and related uses, with some limited agricultural uses pertaining to the keeping of animals and livestock for personal use and enjoyment. A rural atmosphere should be maintained within these areas and street cross sections that provide for a “country” feel is encouraged for local streets. These areas are also located with respect to the physical features of the planning area, and to preserve existing pockets of low-density residential developments.

These uses should be buffered from higher intensity residential and non-residential land uses via major natural and man-made physical features and/or transitional land uses. The land use pattern has been designed to minimize situations where *RE-5* uses directly abut major thoroughfares as well as higher intensity uses. However, it is extremely difficult to eliminate all such situations and, where appropriate, these other potentially incompatible land use situations should be addressed through appropriate subdivision design in order to minimize negative impacts.

Criteria for Zone Change Approval: The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications and may consider the following factors:

1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan, including the land use classification of the property on the Future Land Use Map and any other incorporated plan maps;
2. Whether the proposed zoning map amendment is consistent with an annexation or development agreement in effect;
3. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses will be appropriate in the immediate area of the land to be reclassified;
4. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area; and
5. Any other factors which will substantially affect the public health, safety, morals, or general welfare.

Criteria Response:

1. The application is consistent with the Comprehensive Plan;
2. There is not a development agreement associated with this property;
3. The proposed zoning is appropriate for this tract of land;

4. There are no plans for additional schools or streets and the utilities are in place to support the development; and
5. No other factors substantially affect the property.

Should the rezoning be approved, the development standards for the RE-5 District, Bartonville Zoning Ordinance, Bartonville Subdivision Ordinance, and Bartonville Development Ordinance shall apply to the property.

Public Notifications: Notification as required by Texas Local Government Code and the Town's Zoning Ordinance have been provided as required.

Staff Recommendation: Staff recommends approval of the rezoning application from the AG District to the RE-5 District.

Exhibits:

1. Notification Maps (2)
2. Letter mailed to property owners
3. Addresses of notified property owners



65096
Subject
Property

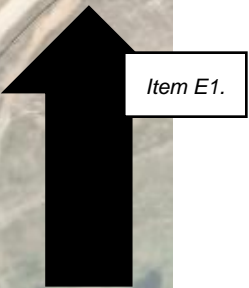
1069743 1069735

101470 101471

101472

Town of Bartonville
Public Hearing
ZON-2026-001
Property #65096





N

1069743

Property ID: 101470

E JETER RD

E Jeter Rd

E Jeter Rd

E JETER RD

65096

101471

101470
Subject
Property

172830

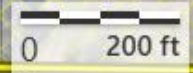
101472

749064

172831

749065

128093



Town of Bartonville
Public Hearing
ZON-2026-001
Property #101470



Planning and Zoning Commission Meeting Date: April 1, 2026
Town Council Meeting Date: April 21, 2026
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Time: 6:30 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 **Wednesday, April 1, 2026, at 6:30 PM, the Town of Bartonville Planning and Zoning Commission and on Tuesday, April 21, 2026 at 6:30 PM, the Town of Bartonville Town Council** will hold public hearings to consider a zoning change request for the item listed below:

Consider a request to rezone two tracts of land containing approximately 7-acres from Agricultural District (AG) to Residential Estates 5 (RE-5), legally described as Tract 1 and 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 590 and 630 E Jeter Road, Bartonville, Texas 76226. The properties are generally located south and west of East Jeter Road and east of Gibbons Road. Denton County property ID 101470 and 65096. (Case # **ZON-2026-001, 590 & 630 E. 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)**

ZON-2026-001 - PID 65096 and 101470- Notification

PID	Owner Name	Mailing Address	City	State	Zip	Site Address
101471	Kevin R & Melissa S Oldham	744 E JETER RD	Bartonville	TX	76226-9588	744 E JETER RD, BARTONVILLE, TX, 76226-9588
101472	Lester Baumgarner	890 E JETER RD	Bartonville	TX	76226-9589	890 E JETER RD, BARTONVILLE, TX, 76226-9589
128093	Kinzer, David	1042 E JETER RD	Bartonville	TX	76226-9591	1042 E JETER RD, BARTONVILLE, TX, 76226-9591
172830	Richard M & Jaye W Griswold, Trs Griswold Family Liv Trust	3400 NORTH DR	Flower Mound	TX	75022-6039	510 E JETER RD, BARTONVILLE, TX, 76226-9586
172831	Mark F Mcmillan	PO BOX 490	Argyle	TX	76226-0490	570 E JETER RD, BARTONVILLE, TX, 76226-9586
749064	David Malay & Gabrielle Malay	805 SHADY BEND CT	Lewisville	TX	75077-6444	950 E JETER RD, BARTONVILLE, TX, 76226
749065	John C & Carrie M Shillingburg Revocable Trust	960 E JETER RD	Bartonville	TX	76226-9590	960 E JETER RD, BARTONVILLE, TX, 76226
1069735	Knights Landing-Bartonville Inc	2904 Corporate Cir Ste 121	Flower Mound	TX	75028-2293	WIESEN WAY, BARTONVILLE, TX
1069743	Knight Family Holdings Inc	3451 Serendipity Hills Trl	Corinth	TX	76210-3605	600 WIESEN WAY, BARTONVILLE, TX



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 1, 2026

FROM: Marcy Ratcliff, Town Planning Consultant

AGENDA ITEM: Hold Public Hearing, consider and make recommendation regarding a request for a Conditional Use Permit (CUP) for an equestrian center on property zoned Agricultural District (AG) containing approximately 16.32-acre, 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 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 1085825. [Case # **ZON-2026-002**]

Applicant: Marty Bryan, Bryan Family Revocable Trust

Existing Zoning: Agricultural District (AG)

Property Location:



a

Summary of Conditional Use Permit Request: The applicant has applied for a Conditional Use Permit (CUP) for an equestrian center (a private roping arena) with an accessory barn on proposed Lot 2-R1 (southern portion of Lot 2 Tucker Addition - PID 1085825) and proposed to be addressed as 989 Gibbons Road (see Exhibit 1 & 2). The applicant is proposing a minor replat of Lot 2, Tucker Addition, containing 16.321-acres into two lots (see Exhibit 3). Additionally, the applicant is requesting variances to the zoning ordinance pertaining to the replat and the site plan for the Conditional Use Permit. The variance request Case # VAR-2026-002 goes to the Board of Adjustment (BOA) on Wednesday, March 31, 2026. Below is a summary of the requested variances. The staff memo (see Exhibit 4) to the BOA for the requested variances is provided for review. Staff will apprise the Commission of the BOA vote at the meeting.

Lot 2-R1 Requested Variances: (southern portion of Lot 2 proposed to be addressed 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)

Lot 2-R2 Requested Variance: (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

A roping arena is not listed as use in the Zoning Ordinance. The closest use is an equestrian center, which requires a conditional use permit and site plan approval by the Town Council. The attached site plan was also used as an exhibit for the variance request (see Exhibit 2). The equestrian center (private roping arena) and accessory barn is proposed to be located in the northwestern corner of proposed Lot 2-R1. The current AG setback along the northern property line is 50 feet. If the variance is approved the setback will 25 feet. The location of the equestrian center (private roping arena) and accessory barn was intentionally made to preserve existing mature trees and to disturb the small creek area as little as possible. A retaining wall 1.5-feet to 4-feet tall is shown along the northern, western and partially on the southern eastern side of the equestrian center. The location of a future residence is also shown on the site plan.

Concerns with an equestrian center (private roping arena) in a residential area generally include whether the use is a commercial use vs. a residential use, dust control, noise, lighting, whether or not there is dedicated seating areas, whether paved off-street parking is provided, and the distance/separation from other residences. The site plan includes the following notes addressing the development of an equestrian center.

1. Dust control: 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)
2. Seating area: No grandstand type infrastructure is proposed. There may be incidental and accessory seating at times.
3. Building height: All structure heights shall be in accordance with Chapter 14A Zoning Ordinance, Subchapter 4.8 Residential Development Standards.
4. Signage: No signage is proposed.
5. Fire Protection: No fire lanes or fire hydrants are required.
6. Screening: No screening walls are required.
7. Lighting: All proposed lighting will be in accordance with Zoning Ordinance Chapter 28.3A Residential Light and Glare Standards.
8. Noise: All noise created by the equestrian center (private roping arena) shall be in accordance with Chapter 37.3A.

The site plan shows the extent of the tree coverage, the driveway entrance, the future residence, the distance the accessory barn is from any adjacent residences and the topography of the site.

Criteria for Approval of a CUP: The Bartonville Zoning Ordinance provides criteria for the Planning & Zoning Commission and Town Council to utilize in reviewing rezoning applications. A Site Plan application is required to accompany the CUP application.

- A. Factors -When considering applications for a conditional use permit, the Commission and the Council shall evaluate the impact of the proposed conditional use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:
1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
 2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
 3. The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhood and includes improvements either on-site or within the public rights-of-way to mitigate development-related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
 4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
 5. The proposed use incorporates roadway adjustments, traffic-control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets;
 6. The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
 7. The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

Public Notifications: Notification as required by Texas Local Government Code and the Town's Zoning Ordinance have been provided as required.

Staff Recommendation:

1. If the Board of Adjustment approves all the variances of VAR-2026-002, staff recommends approval of Case # ZON-2026-002 for a Conditional Use Permit for an equestrian center on proposed Lot 2-R1, to be addressed as 989 Gibbons Road (PID 1085825) with no additional conditions. The site plan has addressed all the criteria for approval of the Conditional Use Permit, along with typical concerns associated with an equestrian center, and specifically notes on the site plan how each will be addressed. **OR**
2. If the Board of Adjustment approves all the variances of VAR-2026-002, with conditions, staff recommends approval of Case # ZON-2026-002 for a Conditional Use Permit for an equestrian center on proposed Lot 2-R1, to be addressed as 989 Gibbons Road (PID 1085825) with specified conditions _____. The site plan has addressed all the criteria for approval of the Conditional Use Permit, along with typical concerns associated with an equestrian center, and specifically notes on the site plan how each will be addressed. **OR**
3. If the Board of Adjustment denies any of the variances of VAR-2026-002, staff recommends denial of Case # VAR-2026-002 for a Conditional Use Permit for an equestrian center on proposed Lot 2-R1, to be addressed as 989 Gibbons Road (PID 1085825).

Exhibits:

1. Letter of Intent
2. Site Plan
3. Proposed Replat Lot 2-R1 and 2-R2, Tucker Addition
4. Staff memo for variance Case # VAR-2026-002
5. Notification map
6. Letter mailed to property owners
7. Addresses of notified property owners



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



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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
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CALLED 8.00 ACRES
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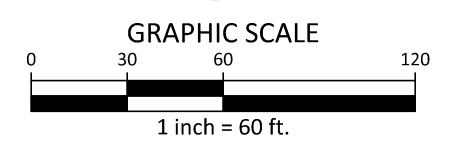
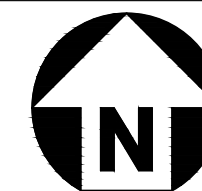
PLAN INFORMATION

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
	TREE CONSERVATION
	GUARDRAIL
	TREED AREA

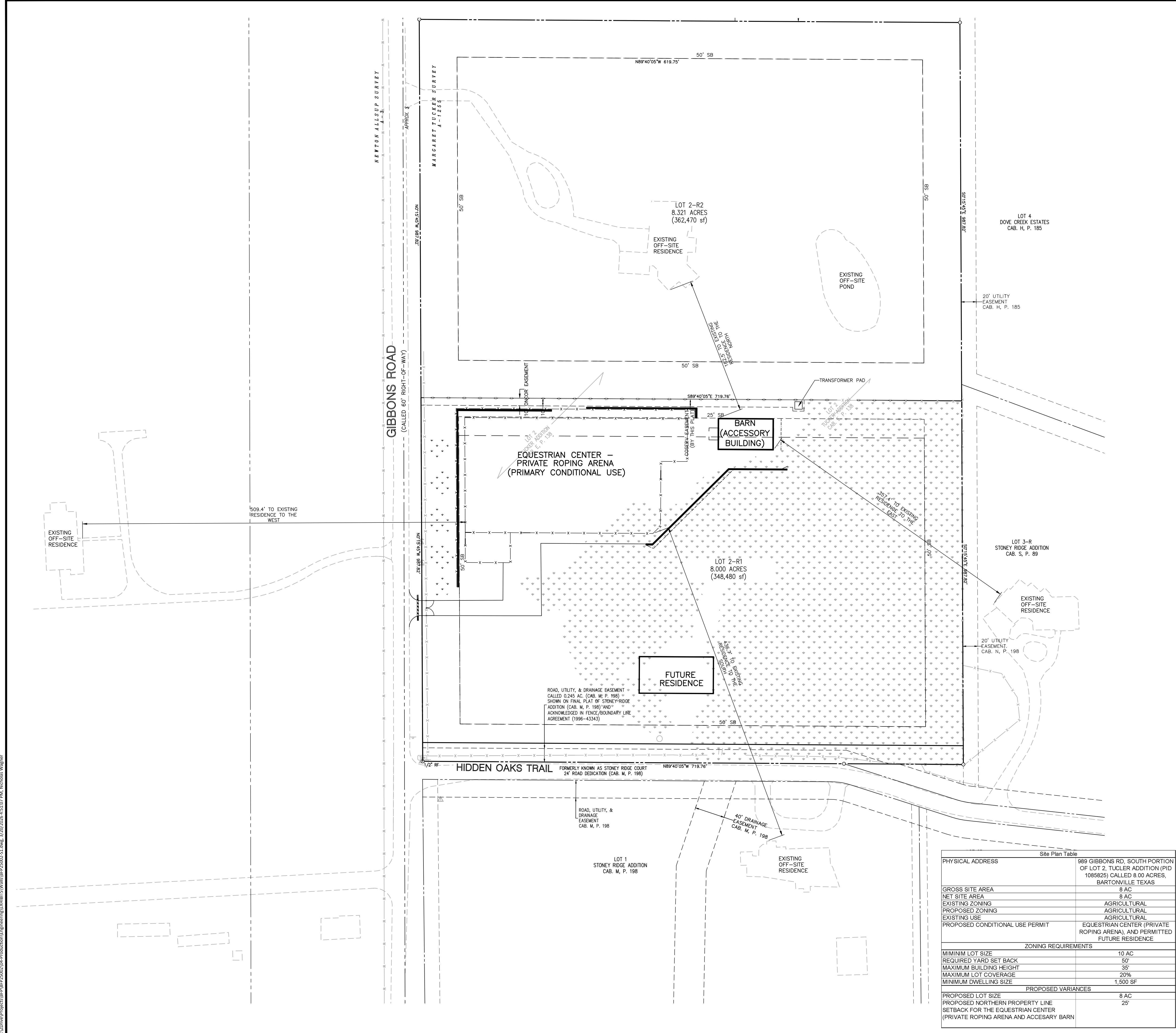
SITE PLAN NOTES

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- DUST CONTROL - 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. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
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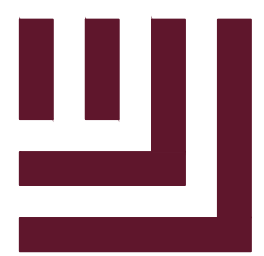
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Site Plan Table	
PHYSICAL ADDRESS	989 GIBBONS RD, SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825) CALLED 8.00 ACRES, BARTONVILLE TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA), AND PERMITTED FUTURE RESIDENCE
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MINIMUM LOT SIZE	10 AC
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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 ACESARY BARN)	25'



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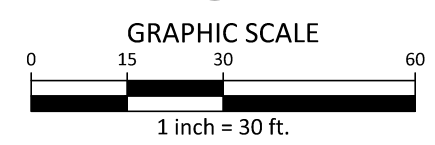
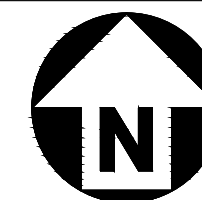
PLAN INFORMATION

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



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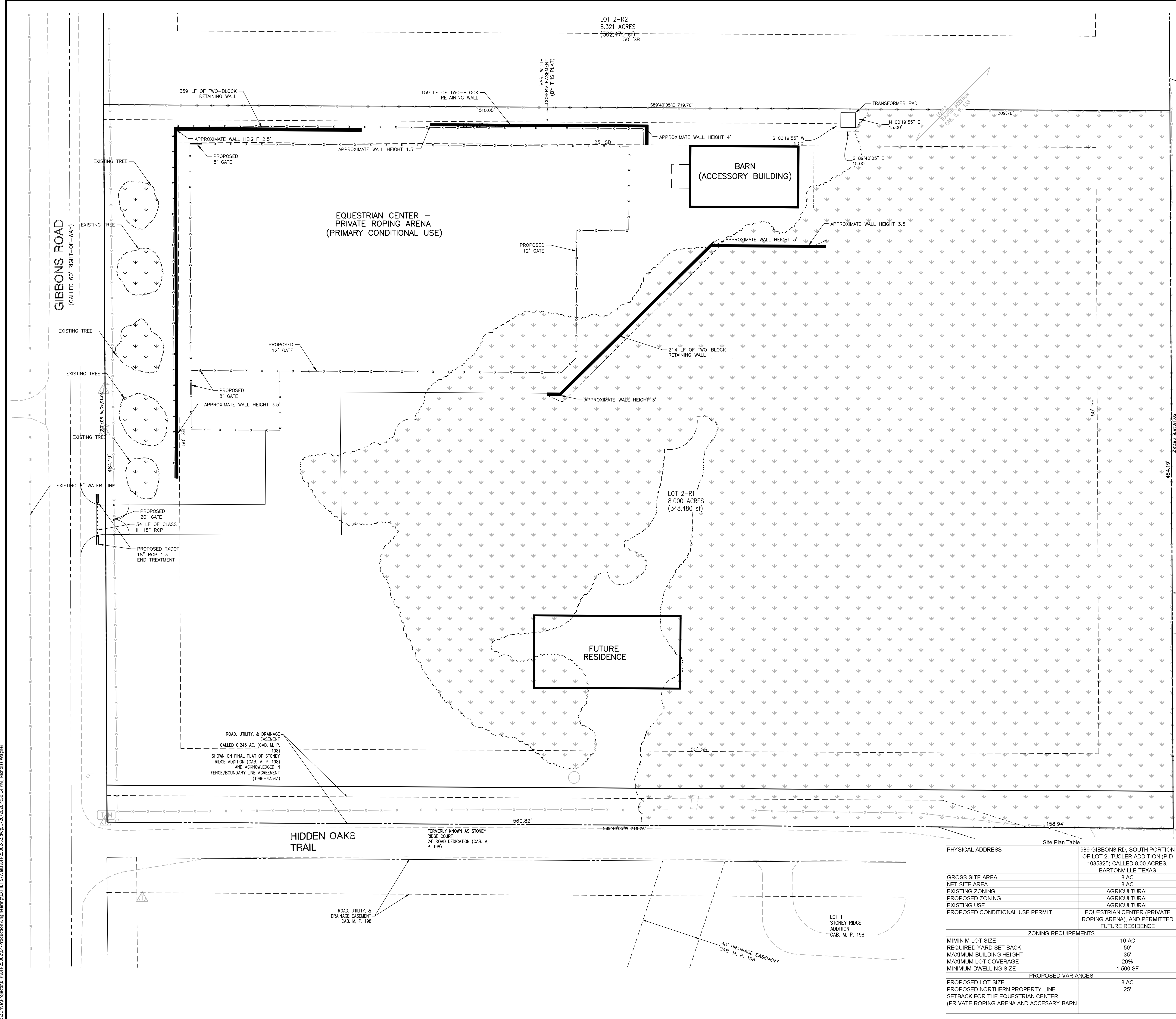
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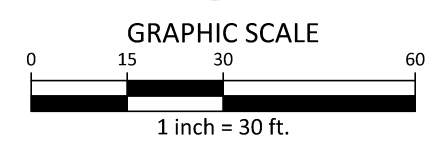
PLAN INFORMATION

PROJECT NO. BFP25002
FILENAME 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

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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'

GRADING LEGEND

- EXISTING TREE CANOPY
- LIMITS OF DISTURBANCE
- DRAINAGE AREA BOUNDARY

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

LEGEND

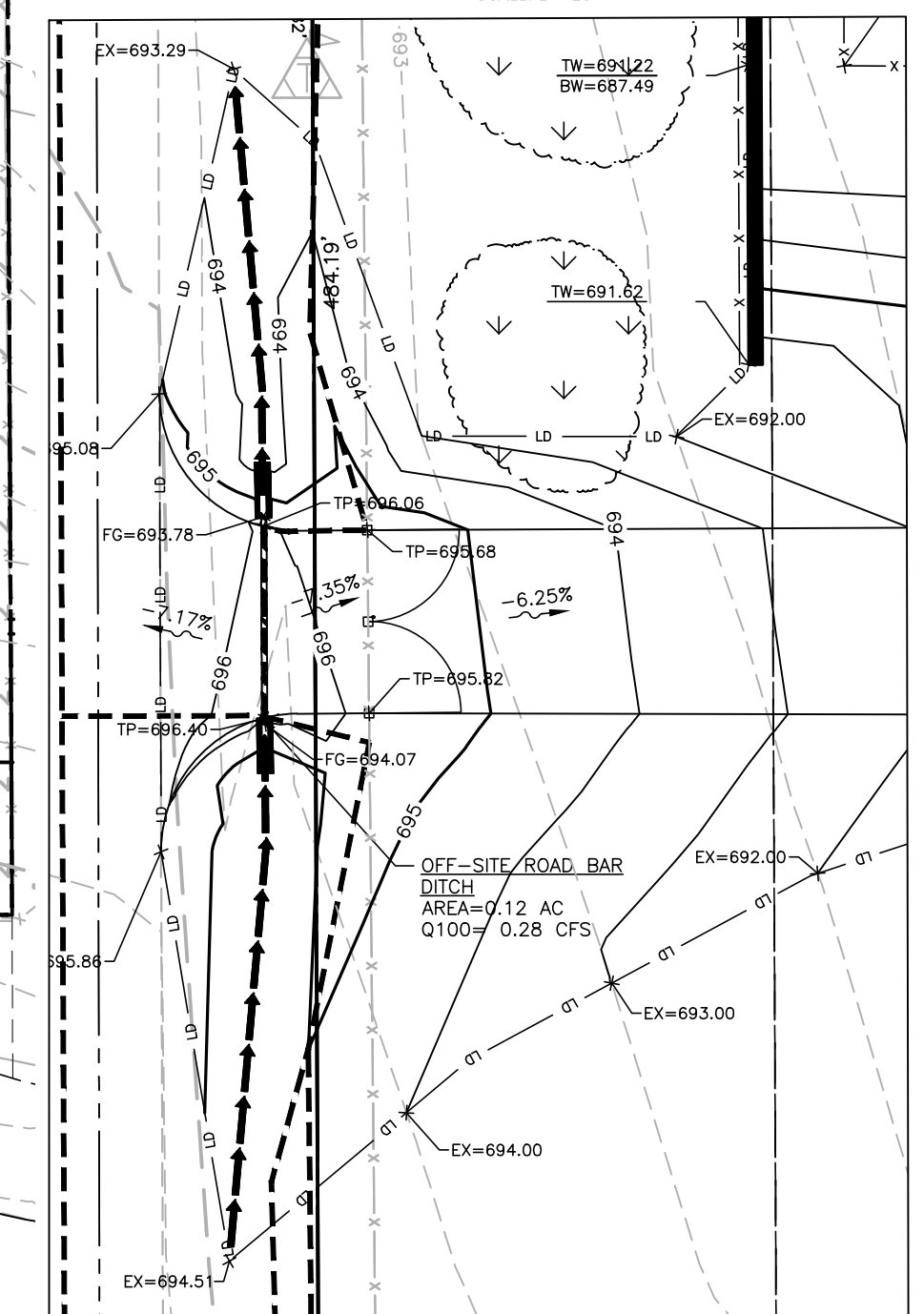
- ABBREVIATIONS:
- EX TC Existing Top of Curb
 - EX TP Existing Top of Pavement
 - TC Top of Curb
 - G Gutter
 - PG Proposed Grade
 - TP Grade at Top of Pavement
 - TA Grade at Top of Asphalt
 - TW Grade at Top of Wall
 - BW Grade at Bottom of Wall
 - RW Grade at Retaining Wall
 - TC Grade at Top of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

GENERAL NOTES

- MINIMUM SLOPE = 0.70%
- MAXIMUM SLOPE = 33.0%
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS, DEPTHS, AND ADJUST TO FINISHED GRADE.
- RETAINING WALLS OVER 4' IN HEIGHT, INCLUDING THE FOOTING, REQUIRES A SEPARATE PERMIT AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- MAINTENANCE OF DRAINAGE SYSTEM TO BE THE RESPONSIBILITY OF THE OWNER.
- AS PART OF THE BASE BID THE CONTRACTOR SHALL PROVIDE/IMPORT ALL SELECT FILL AND TOPSOIL MATERIAL NECESSARY TO ACHIEVE FINAL GRADE PER PLAN.
- ALL AREAS WITHIN CONSTRUCTION LIMITS NOT COVERED WITH AN IMPERVIOUS MATERIAL SHALL BE COVERED WITH TOPSOIL.
- BASE BID SHALL INCLUDE HAUL OFF OF EXCESS MATERIAL IF NECESSARY.
- 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.
- 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.
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM 2.0% AWAY FROM THE BUILDING.
- THESE PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES.
- FINAL POOL DRAINAGE DESIGN BY POOL CONTRACTOR.
- 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>

LOT 2-R2
8.321 ACRES
(362,470 sq ft)

LOT 2-R1
8.000 ACRES
(348,480 sq ft)

LOT 1
STONEY RIDGE
ADDITION
CAB. M. P. 198

EQUESTRIAN CENTER -
PRIVATE ROPING ARENA
(PRIMARY CONDITIONAL USE)

BARN
(ACCESSORY BUILDING)

FUTURE
RESIDENCE

359 LF OF TWO-BLOCK
RETAINING WALL

159 LF OF TWO-BLOCK
RETAINING WALL

214 LF OF TWO-BLOCK
RETAINING WALL

PROPOSED 18" RCP
END TREATMENT

ROAD, UTILITY, & DRAINAGE
EASEMENT
CALLED 0.245 AC. (CAB. M. P.
198)
SHOWN ON FINAL PLAT OF STONEY
RIDGE ADDITION (CAB. M. P. 198)
AND ACKNOWLEDGED IN
FENCE/BOUNDARY LINE AGREEMENT
(1996-43343)

HIDDEN OAKS
TRAIL

FORMERLY KNOWN AS STONEY
RIDGE COURT
24' ROAD DEDICATION (CAB. M.
P. 198)

ROAD, UTILITY, & DRAINAGE
EASEMENT
CAB. M. P. 198

40' DRAINAGE EASEMENT
CAB. M. P. 198

GIBBONS ROAD
(CALLED 60' RIGHT-OF-WAY)

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OWNER

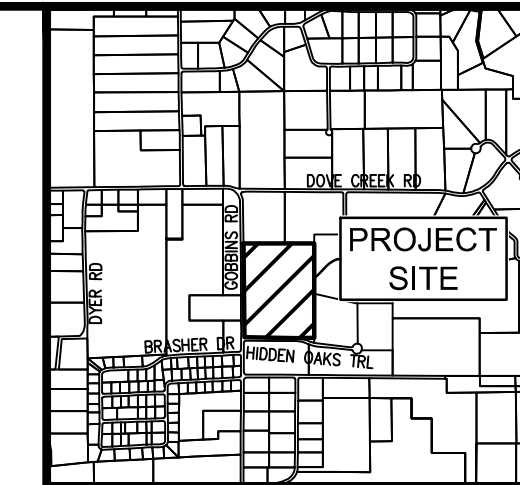
YERXA FAMILY LIVING TRUST 987 S GIBBONS RD BARTONVILLE, TX 76226 CONTACT: RICHARD & BARBARA YERXA

DEVELOPER

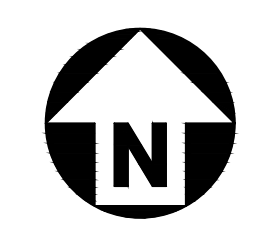
BRYFAM PROPERTIES, LLC 913 HAT CREEK COURT BARTONVILLE, TX 76226 PHONE: 972.849.5177 CONTACT: MARTY BRYAN

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 table with symbols for Point of Beginning, Rebar Found, Capped Rebar Set, and 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 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:

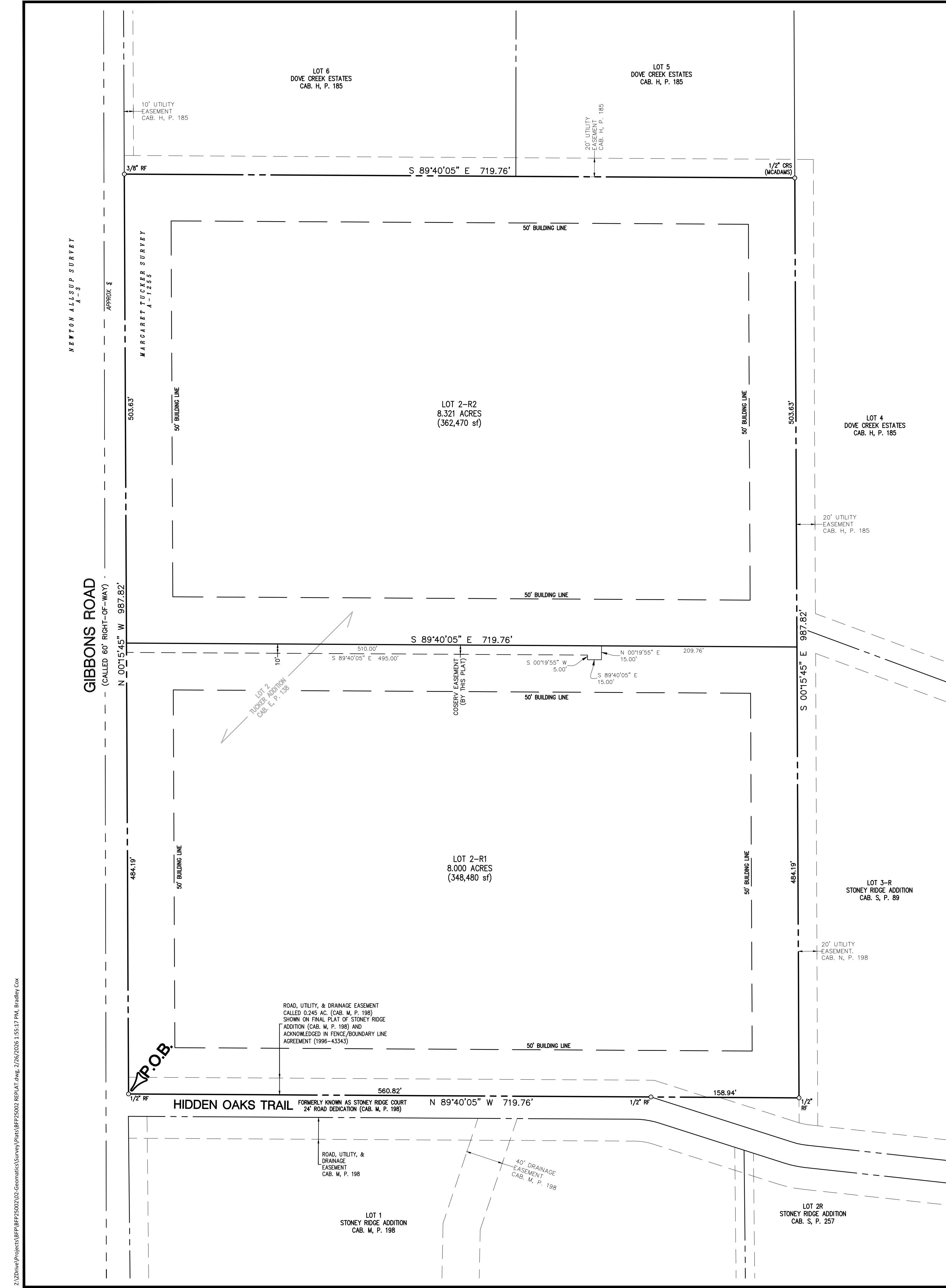
- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. 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 columns for PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, and DATE.



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

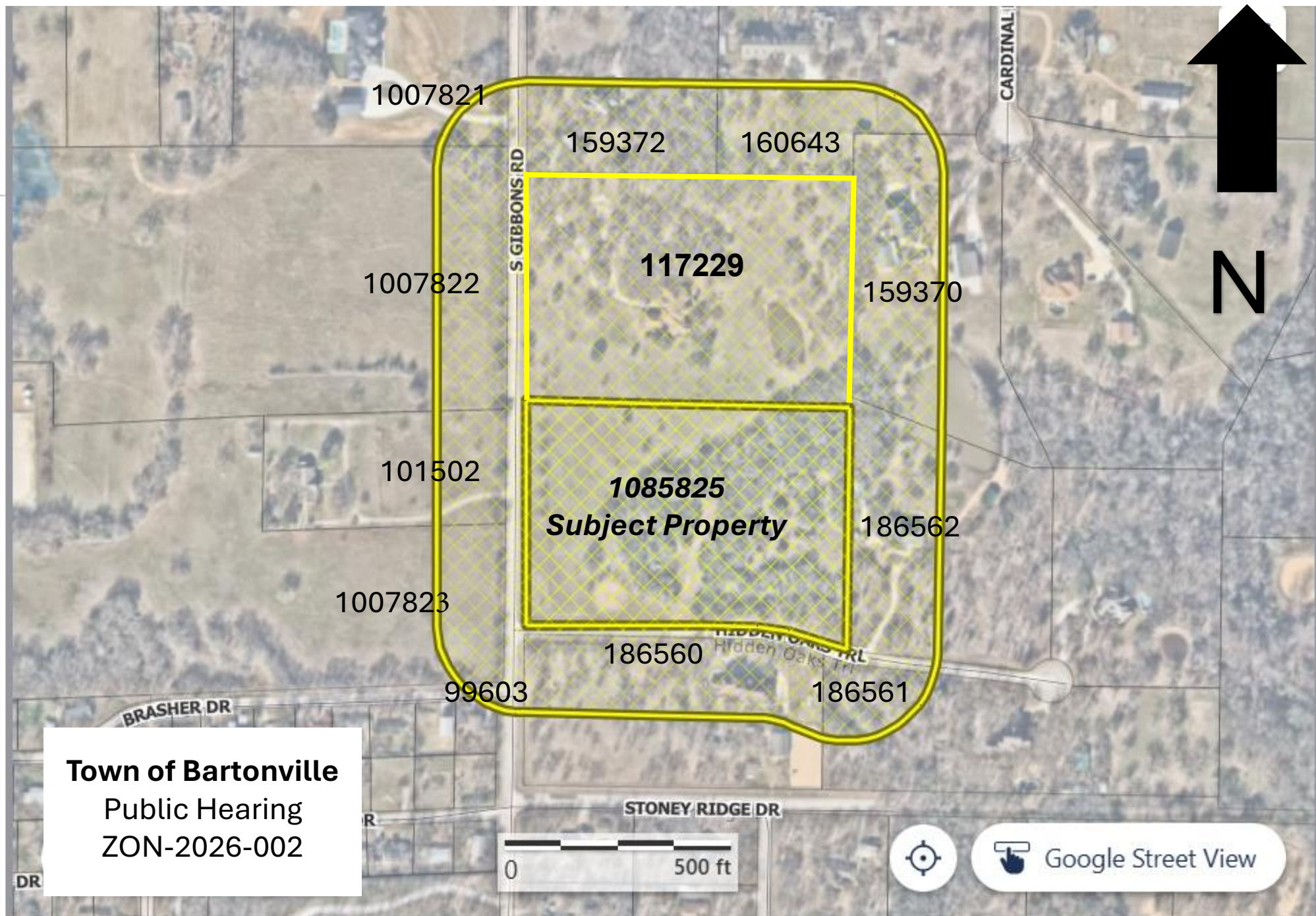
the existing small creek in order to meet the minimum 50-foot setback.

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
ZON-2026-002



Planning and Zoning Commission Meeting Date: April 1, 2026
Town Council Meeting Date: April 21, 2026
Town Hall – 1941 E. Jeter Road, Bartonville, TX 76226
Time: 6:30 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 **Wednesday, April 1, 2026, at 6:30 PM, the Town of Bartonville Planning and Zoning Commission and on Tuesday, April 21, 2026 at 6:30 PM, the Town of Bartonville Town Council** will hold public hearings to consider a zoning change request for the item listed below:

Consider a request for a conditional use permit for an equestrian center (a private roping arena) on property zoned Agricultural District (AG) on the southern portion of a lot containing approximately 16.32-acre, 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 # **ZON 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)**

ZON-2026-002 - PID 1085825 and 117229 - Notification

PID	owner_name	Mailing Address	City	Zip	State	Zip	Site Address
99603	Linda F Machnicki	1101 BRASHER DR	BARTONVILLE	76226-6902	TX	76226-6902	1101 BRASHER DR, BARTONVILLE, TX, 76226-6902
101502	Cherry Lyn Fuller - Fuller Family Trust	1000 GIBBONS RD S	BARTONVILLE	76226-6336	TX	76226-6336	1000 S GIBBONS RD, BARTONVILLE, TX, 76226-6336
117229	Richard & Barbara Jeanne Tr Yerxa - Yerxa Family Living Trust	987 GIBBONS RD S	BARTONVILLE	76226-6365	TX	76226-6365	987 GIBBONS RD, BARTONVILLE, TX, 76226
159372	J Jeffrey Thompson	178 DOVE CREEK RD	BARTONVILLE	76226-6356	TX	76226-6356	178 DOVE CREEK RD, BARTONVILLE, TX, 76226-6356
159370	Michael A & Patricia G Loeckle - Park123 Revocable Trust	PO BOX 1197	ARGYLE	76226-1197	TX	76226-1197	1042 CARDINAL DR, BARTONVILLE, TX, 76226-2619
160643	Vance Ratliff & Jeanine Fisher - Fisher Revocable Trust	238 DOVE CREEK RD	ARGYLE	76226-6346	TX	76226-6346	238 DOVE CREEK RD, BARTONVILLE, TX, 76226-6346
186560	Gregory K & Sherri R Peck - Living Revocable Trust	150 HIDDEN OAKS TRL	BARTONVILLE	76226-2622	TX	76226-2622	150 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2622
186561	Jason P & Stacy A Broyles	200 HIDDEN OAKS TRL	ARGYLE	76226-2618	TX	76226-2618	200 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2618
186562	Ardavan & Monique Nawaby	189 HIDDEN OAKS TRL	ARGYLE	76226-2621	TX	76226-2621	189 HIDDEN OAKS TRL, BARTONVILLE, TX, 76226-2621
1007821	Nicholas Adam Flugstad & Erin Murphy Flugstad	7104 MITCHELL CT	LANTANA	76226-4378	TX	76226-4378	850 S GIBBONS RD, BARTONVILLE, TX, 76226
1007823	Cherry Lyn Fuller - Fuller Family Trust	1000 GIBBONS RD S	BARTONVILLE	76226-6336	TX	76226-6336	GIBBONS RD, BARTONVILLE, TX, 76226
1007822	Odis Fuller Jr	443 PINE HILLS DR	FRISCO	75036-1042	TX	75036-1042	900 S GIBBONS RD, , TX



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 1, 2026

FROM: Marcy Ratcliff, Town Planning Consultant

AGENDA ITEM: Hold Public Hearing, consider and make recommendation regarding a request for a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Part III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the creation of a flag lot on an irregularly shaped tract of land . The property is a 105.82-acre tract of land being described as Lot 2, Block A, Robert Evans Ranch Addition, Town of Bartonville, Denton County, Texas located on the south side of West Jeter Road. The property is generally located at 1047 W. Jeter Road [Case # **DOW-2026-001**]

APPLICANT: Robert and Tracie Evans

LAND USE AND ZONING: RE-5 and Agricultural District (AG)

REQUESTED WAIVER TO DEVELOPMENT ORDINANCE: The applicant has submitted a waiver request to Code of Ordinances, Exhibit 10A Development Ordinance, Chapter 3.5.b., No *Flag Lots* shall be created under this design standard adopted by this Ordinance.

REQUESTED VARIANCE TO ZONING ORDINANCE: The applicant has submitted a variance application, to the Board of Adjustment (BOA), 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).The Board of Adjustment is scheduled to review the request at the March 31, 2026 meeting. Staff will provide the BOA's vote at the meeting. If the Variance Request VAR-2026-001 is denied the waiver request should be denied.

SUMMARY: The applicant has submitted a Minor Replat of the Robert Evans Ranch Addition, Lots 1R, 2R and Lot 3. 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 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 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 of 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 acreage of the replat of Lot 2R will go from 105.82-acres to 96.23-acres. Lot 3 is proposed to contain 14.18-acres. 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.

Criteria for Waiver Approval: In deciding the waiver petition, the Planning and Zoning Commission and Town Council shall apply the following criteria of Development Ordinance, Section 1.11 Waivers/Suspensions.

- a. General. The Town Council finds that unreasonable hardships or difficulties may result from strict compliance with a certain provision(s) of the Development Ordinance, and/or where the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve a waiver/suspension from portions of these regulations so that substantial justice may be done and the public interest is secured, provided that the waiver/suspension shall not have the effect of nullifying the intent and purpose of these regulations, and further provided that the Town Council shall not approve a waiver/suspension unless it shall make findings based upon the evidence presented to it in each specific case that:
 1. Granting the waiver/suspension will not be detrimental to the public safety, health or welfare, and will not be injurious to other property;
 2. The conditions upon which the request for a waiver/suspension is based are unique to the property for which the waiver/suspension is sought, and are not applicable generally to other property;

3. Because of the particular physical surroundings, shape and/or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out;
4. The waiver/suspension will not in any manner vary the provisions of the Zoning Ordinance or Comprehensive Plan, Future Land Use Plan, Thoroughfare Plan, and other adopted plans, except that those documents may be amended in the manner prescribed by law;
5. An alternate design will generally achieve the same result or intent as the standards and regulations prescribed herein.

If Approved: Approval of the waiver request would permit the applicant to replat the Robert Evans Ranch Addition with Lot 3 being a *Flag Lot*.

If Denied: Denial of the waiver 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: No. Public Hearing notices are NOT required to be published or notify adjacent property owners within 200-feet like a Zoning Ordinance variance. However, this item is listed as a public hearing on the agenda allowing input from the applicant and the general public to assist with making a findings based upon evidence for each specific case.

Concurring Vote Required: Texas Local Government Code, Sec. 212.009. Approval Procedure: requires a simple majority of the members be present at the meeting of either the Planning and Zoning Commission or the Town Council. Three (3) members present at either the Planning and Zoning Commission or the Town Council constitute a quorum.

Exhibits:

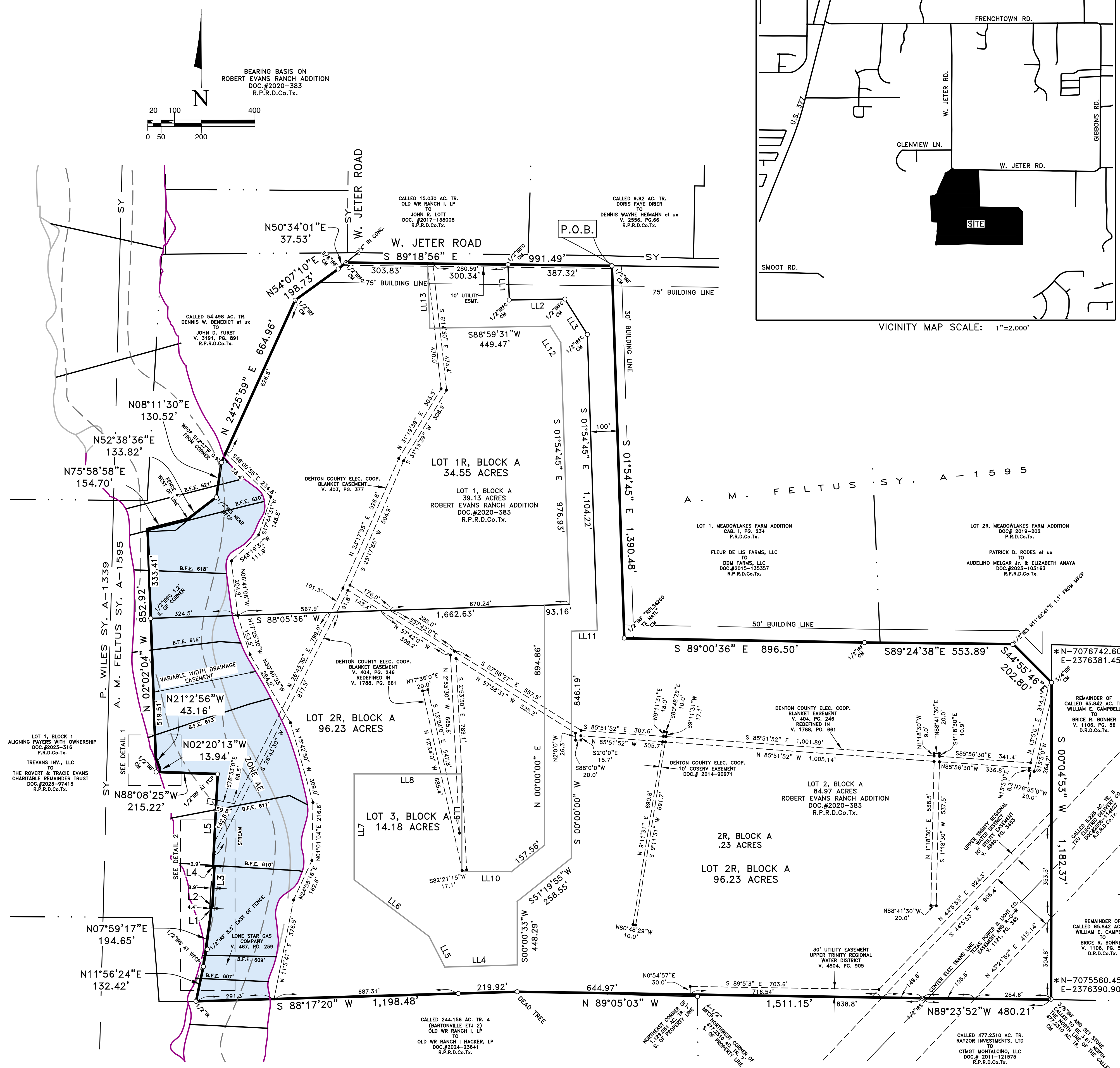
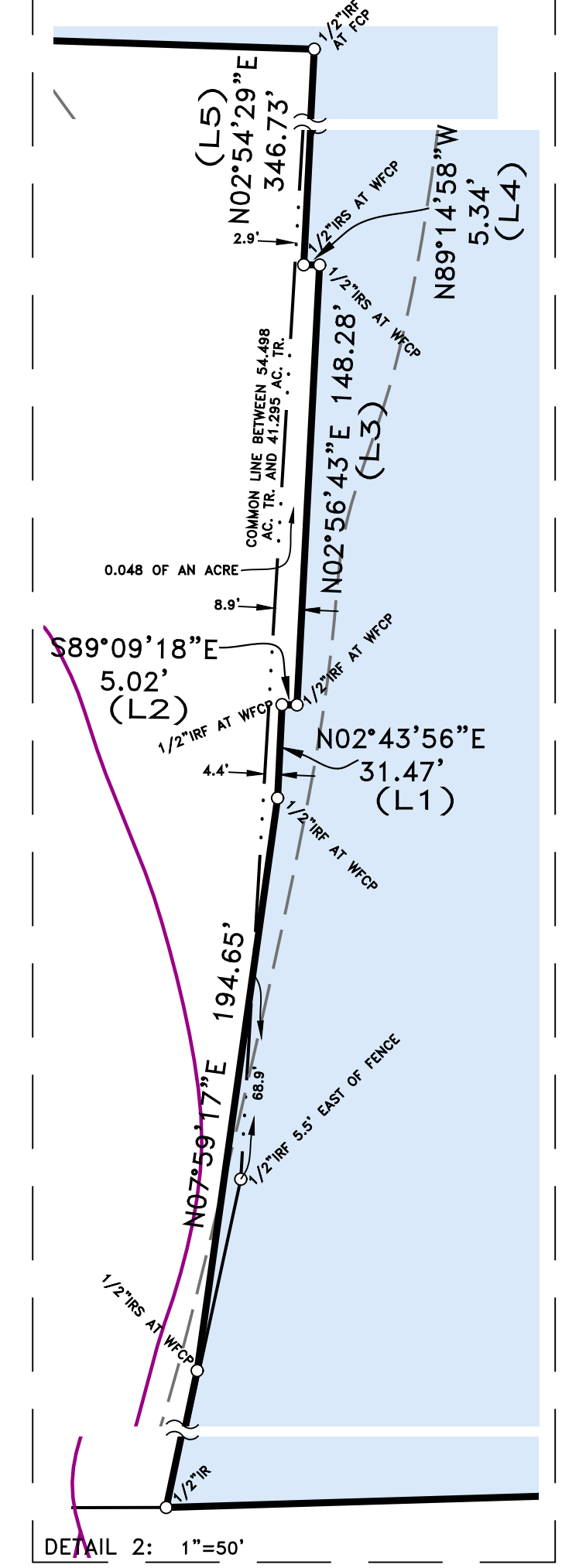
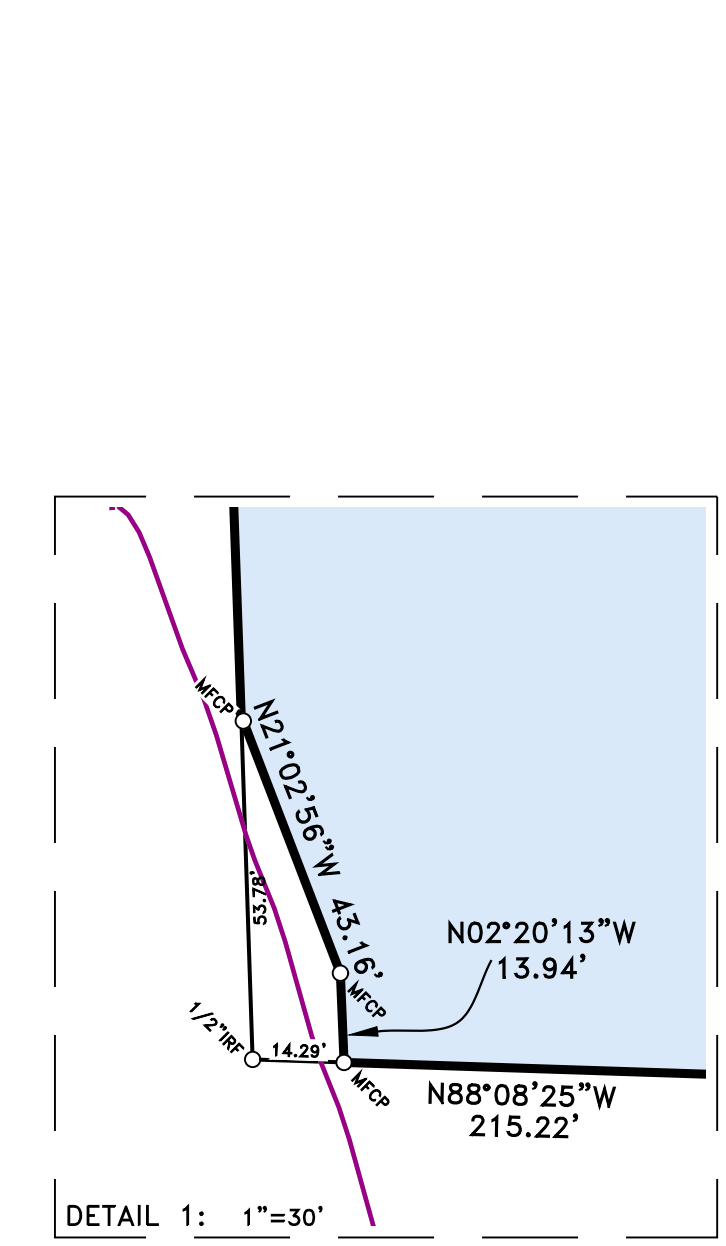
1. Location Map
2. Proposed Replat of Robert Evans Addition
3. Illustration 13 Lot Types
4. Illustration 14 Lot Width
5. Applicants Option A Illustration
6. Pictures of the Gate Entrance

**Location Map of Robert Evans Ranch Addition, 1047 & 1101 W. Jeter Road
Case #'s VAR-2026-001 & DOW-2026-001**



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 72.80'
LL13=S 02°07'44" W 241.35'



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

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

- 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.

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: _____

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 Degree 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 Degree 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 thereat;

THENCE South 89 Degree 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 Degree 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 Degree 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 1,129.01 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 Degree 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 thereat;

THENCE North 89 Degree 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 1,129.01 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, continuing along the same course, 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 Degree 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 Degree 56 Minutes 24 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 Degree 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 North 02 Degree 20 Minutes 13 Seconds West along the West line of the 145,749 acre tract the following 5 calls:
1. North 02 Degree 43 Minutes 56 Seconds East a distance of 31.47 feet to a 1/2IRS of a wood fence corner post;
2. South 89 Degree 09 Minutes 18 Seconds East a distance of 5.02 feet to a 1/2IRS of a wood fence corner post;
3. North 02 Degree 56 Minutes 43 Seconds East a distance of 148.28 feet to a 1/2IRS of a wood fence corner post;
4. North 89 Degree 14 Minutes 58 Seconds West a distance of 5.34 feet to a 1/2IRS of a wood fence corner post;
5. North 02 Degree 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 salient corner of the 54,498 acre tract;

THENCE North 88 Degree 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 Degree 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 Degree 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 Degree 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 41,285 acre tract bears South 12 Degree 50 Minutes East a distance of 10.0 feet;

THENCE North 75 Degree 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 Degree 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 Degree 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 thereat;

THENCE North 24 Degree 25 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 193.73 feet to a 5/8 inch iron rod found at a salient corner thereof;

THENCE North 54 Degree 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 193.73 feet to a 5/8 inch iron rod found at a salient corner thereof;

THENCE North 50 Degree 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 Degree 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 dedicating the heretofore 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, 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 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 easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas
WITNESS, my hand, this _____ 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

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) 388-1900
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

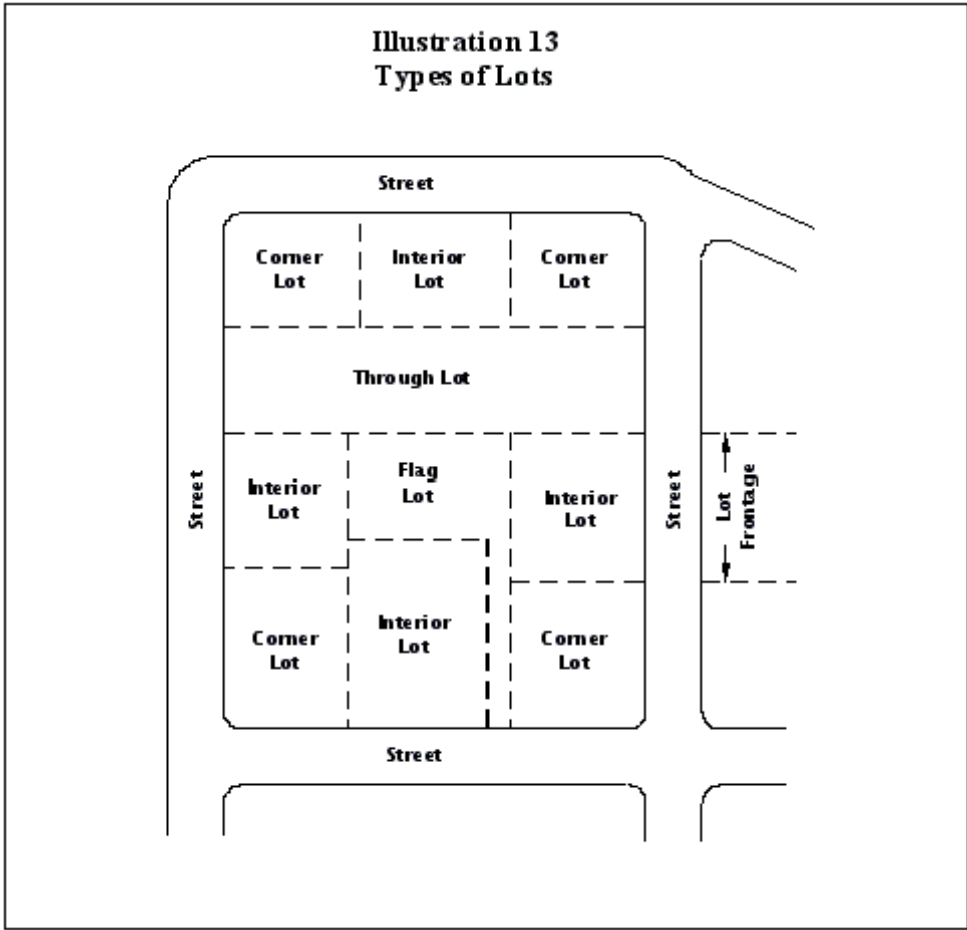
DRAWN: MGD
CHECKED: WMC

SCALE
1" = 200'

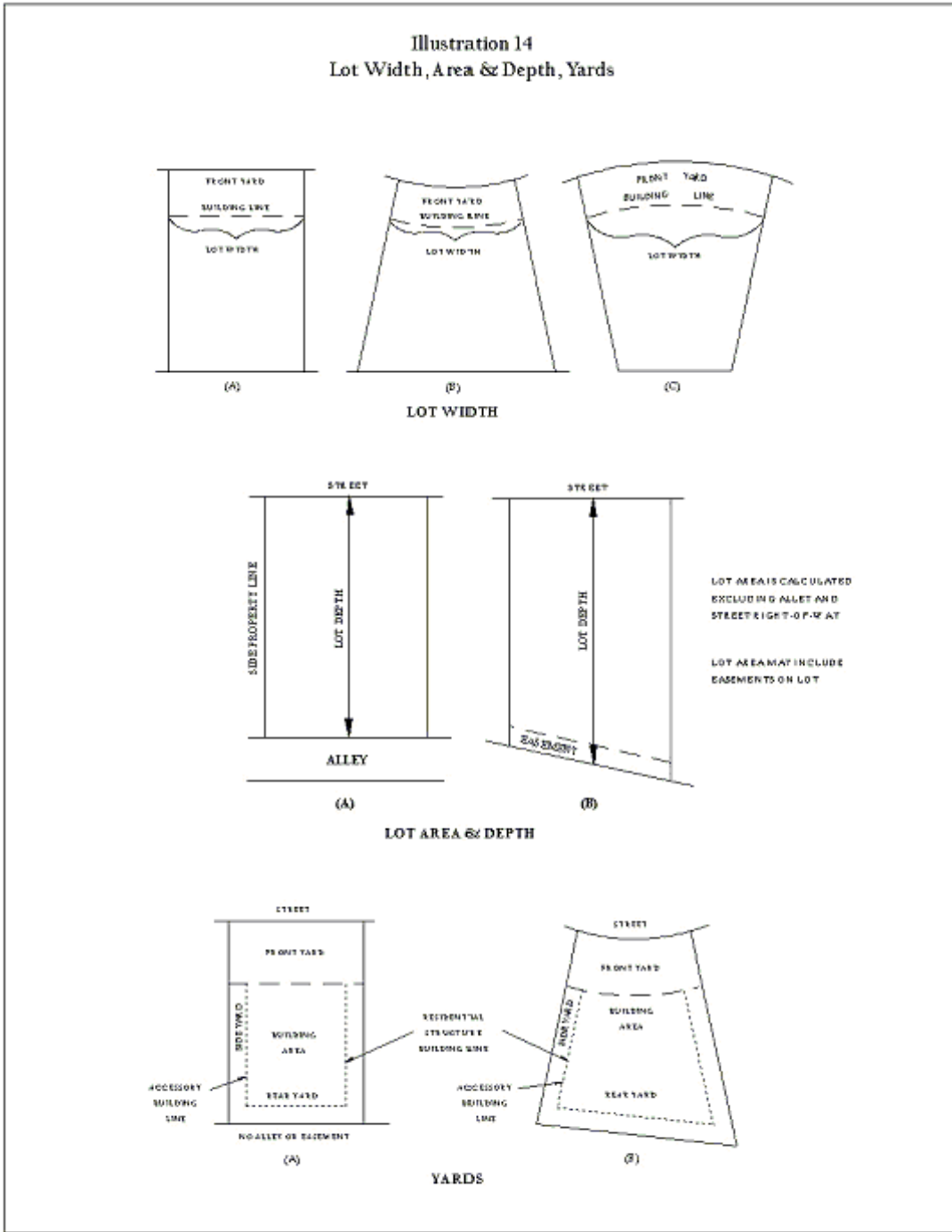
ORIGINAL PAPER
SIZE = 24"x36"

01
OF
01

BARTONVILLE CODE

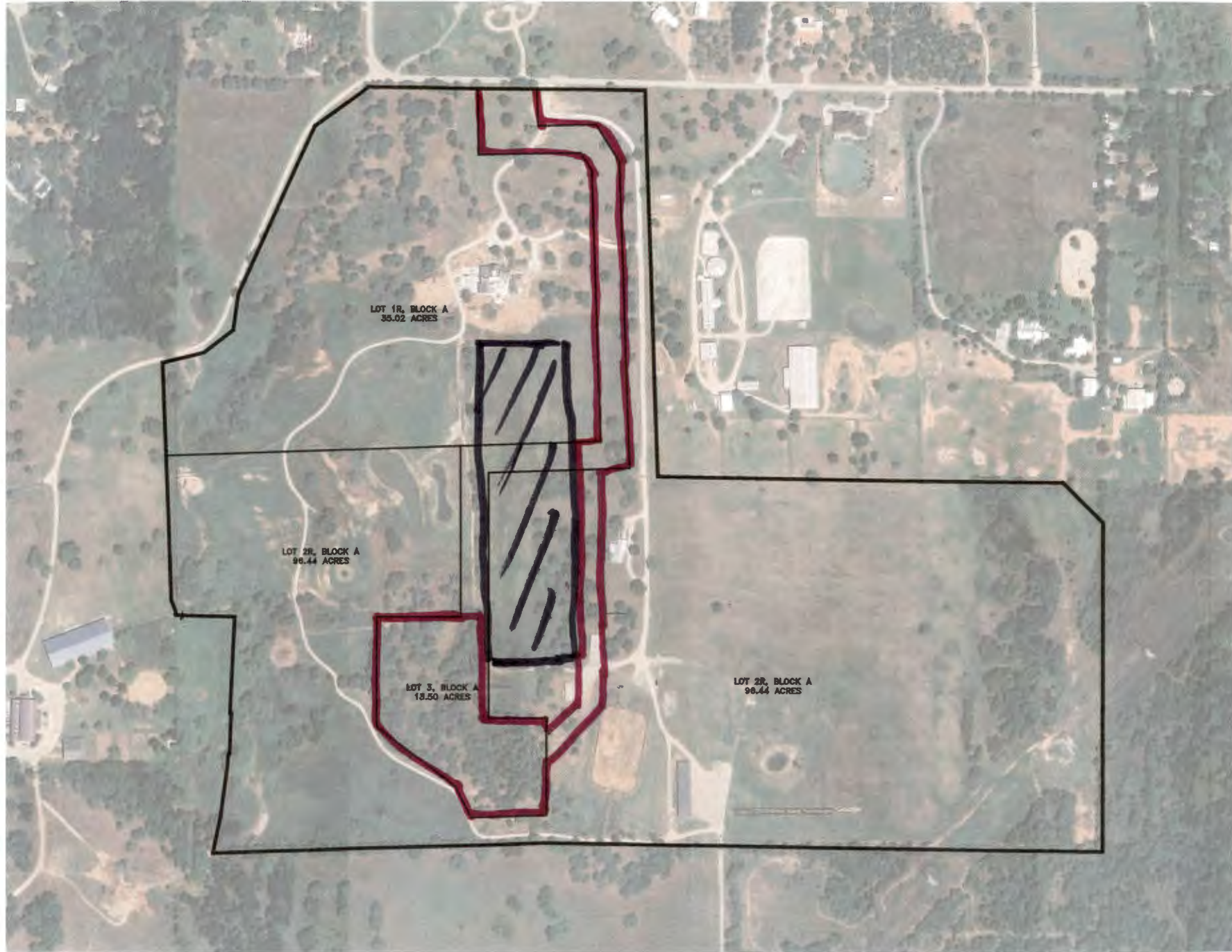


ZONING ORDINANCE



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

Option A



/// horse pasture

Pictures of 1047 and 1101 W Jeter Road





PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 1, 2026

FROM: Marcy Ratcliff, Town Planning Consultant

AGENDA ITEM: Discuss and make a recommendation to the Town Council regarding a Final Plat for High Plains at Furst Ranch, Phase 2 encompassing approximately 76.052 acres of property situated in the Pinson Wiles Survey, Abstract Number 1339, in the Extraterritorial Jurisdiction (ETJ) of the Town of Bartonville, Denton County, Texas. The property is located generally east of State Highway 377 between Keith Road and Smoot Lane. The applicant is GMcivil on behalf of the owner ARROYO CAP V-1 LLC. [Case # **FP-2026-001**]

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

Summary: On August 20, 2024, the Town of Bartonville Town Council approved a Preliminary Plat for High Plains at Furst Ranch and Final Plat phases and construction has begun. On September, 16, 2025, the Town of Bartonville approved a revised Preliminary Plat illustrating a change in the street/lot patterns and phasing. The Preliminary Plat includes 1,104 residential lots and two (2) Mixed Use lots and 32 Non-Residential lots. The applicant has submitted a Final Plat application for Phase 2 which includes 242 residential lots and 6 non-residential lots.

Staff has reviewed the Final Plat and the conditions approved with the Preliminary Plan and have the following observations:

1. Lots that may require floodplain reclamation shall comply with Denton County jurisdictional review. The zone AE floodplain boundary shall be reflected on the final plats.
2. Finished Floor Elevations (FFE) shall be provided on Final Plat phases.

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

Staff Recommended Conditions of Approval:

1. Finished Floor Elevations (FFE) shall be provided on Final Plat.

Exhibits:

1. Denton County ESD #1 Review Comments
2. High Plains at Furst Ranch, Phase 2 Final Plat

Shannon Montgomery

Subject: Furst Ranch, Phase 2 Final Plat

*****The following review has been completed for the Final Plat of Furst Ranch, Phase 2*****

*****The following comments were made in accordance with the 2021 International Fire Code*****

OMMISSION OF REVIEW COMMENTS DOES NOT CONSTITUTE APPROVAL TO VIOLATE ANY PORTION OF THE FIRE OR OTHER ADOPTED CODES.

Action Items:

NONE at this time.

For Informational Purposes:

Be advised:

Water Supply / Fire Hydrants

2021 International Fire Code Section 507 - Water Supply - Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (unsprinklered) or 600 feet (sprinklered) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Distance between fire hydrants shall not exceed 500 feet and shall comply with Appendix C, Table C105.1. Fire flow shall comply with Appendix B, Table B105.1.

DCESD #1 recommends APPROVAL of this Final Plat.

Please let me know if there are any further questions or clarifications.

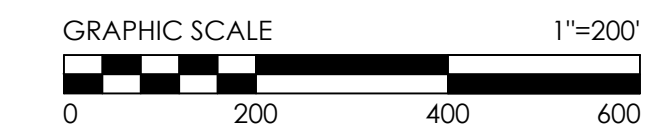
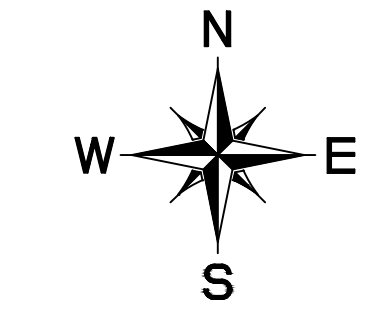
Respectfully,



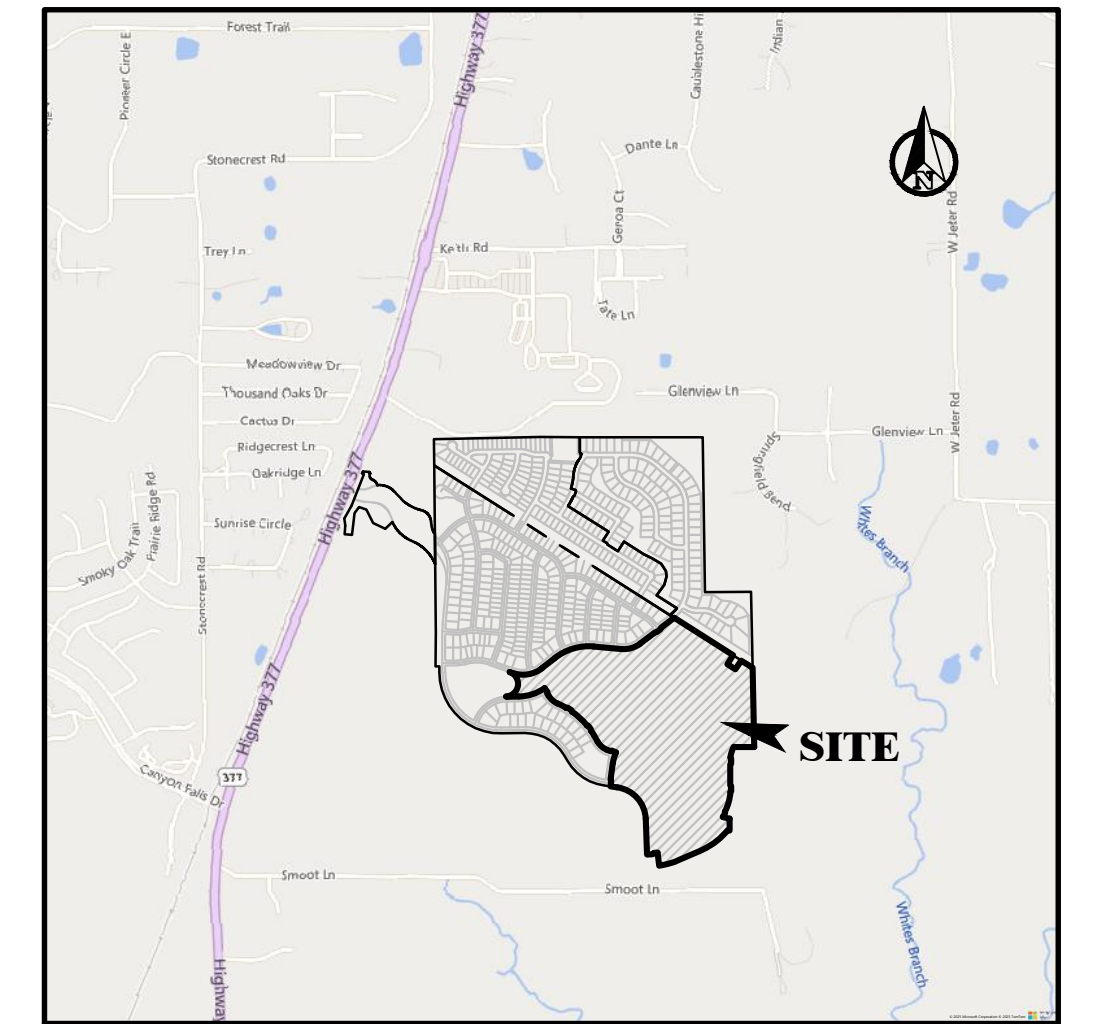
**Chris Ahrens CFPS, CFPE
Captain/Assistant Fire Marshal**

**Denton County ESD #1
511 S. Gibbons Rd.
Argyle, TX 76226**

**(O) 940-464-7102
(C) 682-808-9994
www.DentonCountyESD1.gov**



SEE SHEET 4 FOR LINE & CURVE TABLES



VICINITY MAP N.T.S.

SITE AREA SUMMARY	
GROSS AREA	76.052 ACRES
PUBLIC RIGHT-OF-WAY	14.791 ACRES
LOTS	51.030 ACRES
NON-RESIDENTIAL LOTS	10.232 ACRES

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



OWNER/DEVELOPER:

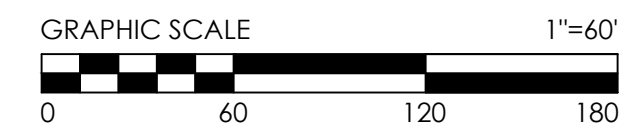
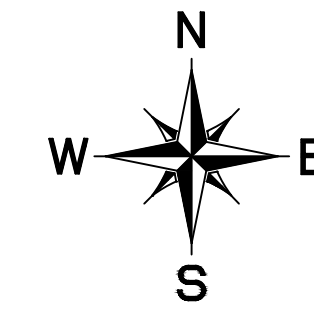
9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
LOT 1X, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34
HIGH PLAINS AT FURST RANCH, PHASE 2
BEING
76.052 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
Date: February 2026

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 2/12/2026 11:18 AM



SEE SHEET 4 FOR LINE & CURVE TABLES



POINT OF BEGINNING

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 2/12/2026 11:18 AM

OWNER/DEVELOPER:



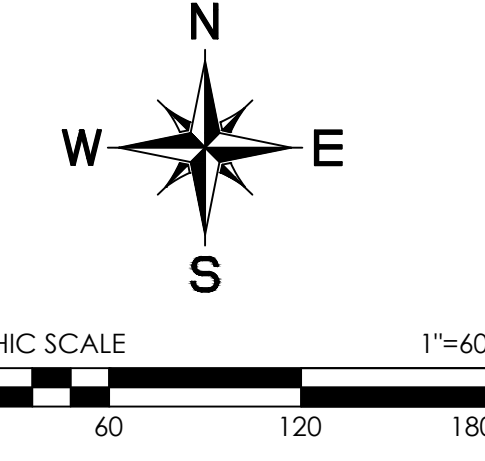
9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

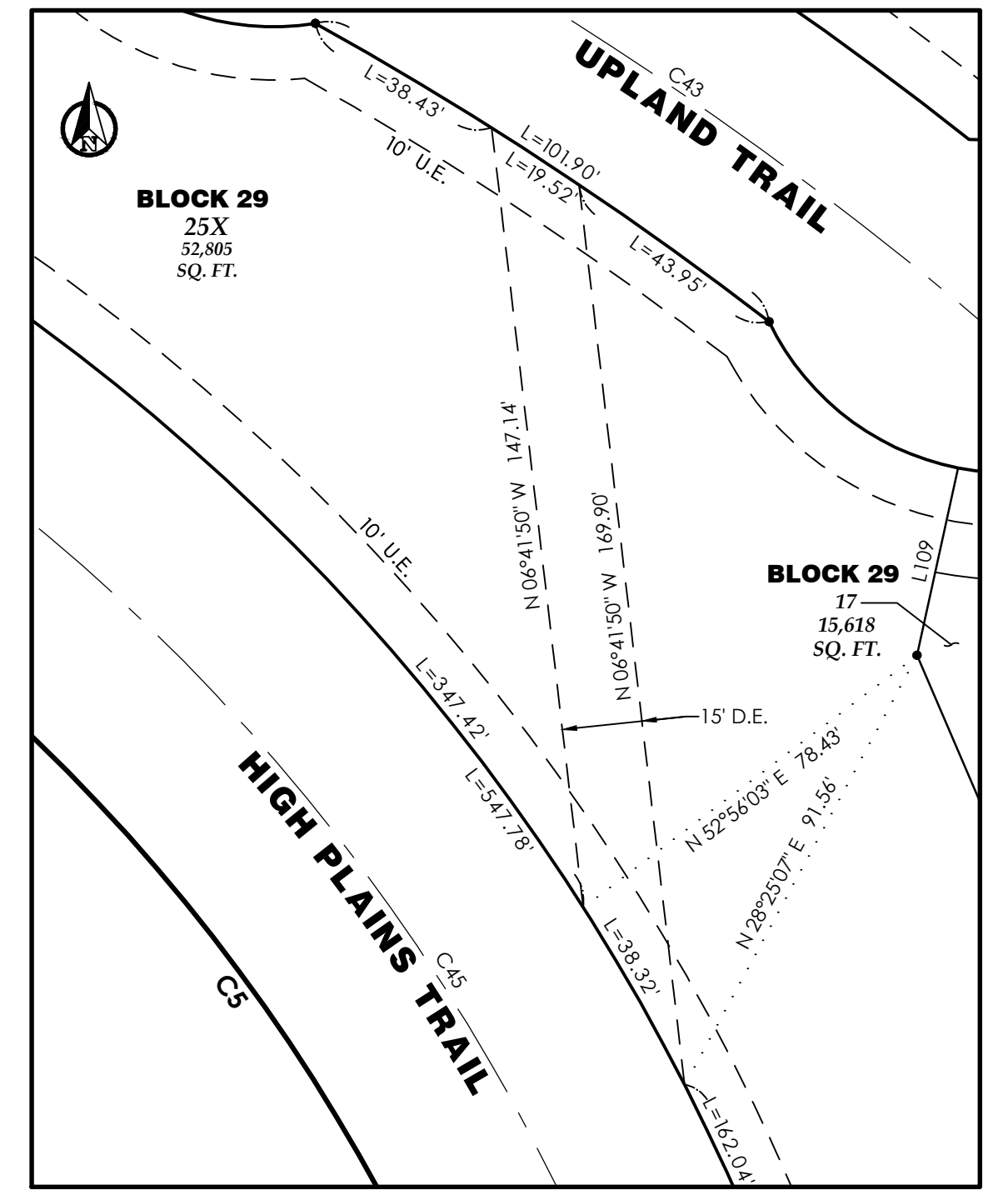


2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34
HIGH PLAINS AT FURST RANCH, PHASE 2
BEING
76.052 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
Date: February 2026



SEE SHEET 4 FOR
LINE & CURVE TABLES



DETAIL "A"
N.T.S.

FINAL PLAT

OF
 LOT IX, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,
 BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,
 BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,
 BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34
HIGH PLAINS AT FURST
RANCH, PHASE 2
 BEING
 76.052 ACRES
 SITUATED IN THE
 PINSON WILES SURVEY, ABSTRACT No. 1339
 DENTON COUNTY, TEXAS
 242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
 Date: February 2026

OWNER/DEVELOPER:

9400 Town Center Parkway, Suite 200
 Lakewood Ranch, FL 34202
 (941) 388-0707

PREPARED BY:

Engineering & Surveying
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-329-4373
 TxEng Firm # F-2944 | TxSurv Firm # 10021700

LINE #	BEARING	DISTANCE
L1	S44°09'10"E	13.94'
L2	S00°01'29"W	50.00'
L3	S45°01'08"W	14.14'
L4	S44°58'52"E	14.14'
L5	S00°43'27"W	50.00'
L6	S46°40'45"W	14.55'
L7	S20°33'05"E	13.32'
L8	S30°57'14"W	50.77'
L9	N89°58'52"W	23.07'
L10	S39°18'39"W	33.63'
L11	S68°14'47"W	38.95'
L12	S42°26'46"W	14.18'
L13	S87°35'46"W	60.00'
L14	N08°23'13"E	60.00'
L15	N36°36'47"W	14.14'
L16	N64°57'45"W	50.00'
L17	S67°29'25"W	14.61'
L18	N69°25'13"W	33.68'
L19	N09°41'16"E	14.08'
L20	N37°36'41"W	50.05'
L21	N82°22'22"W	14.70'
L22	N11°00'05"W	14.39'
L23	N57°01'51"W	50.00'
L24	S76°56'24"W	14.39'

LINE #	BEARING	DISTANCE
L25	N31°35'59"W	31.60'
L26	N11°45'45"E	14.54'
L27	N35°25'14"W	50.00'
L28	S70°35'24"E	29.94'
L29	S80°21'54"E	13.67'
L30	N52°45'34"E	50.13'
L31	N09°27'21"E	14.56'
L32	N76°57'19"E	21.11'
L33	N88°08'53"E	45.55'
L34	N43°08'53"E	21.21'
L35	S33°36'45"W	3.73'
L36	N89°58'52"W	35.00'
L37	S89°58'52"E	34.69'
L38	S01°51'07"E	49.21'
L39	N61°58'10"E	18.50'
L40	S02°28'07"W	25.22'
L41	S33°55'51"W	13.80'
L42	S87°35'46"W	32.15'
L43	N87°35'46"E	32.15'
L44	S81°36'47"E	71.94'
L45	N32°58'09"E	32.48'
L46	S61°02'05"E	14.54'
L47	S32°14'25"W	14.54'
L48	N12°56'17"W	14.24'

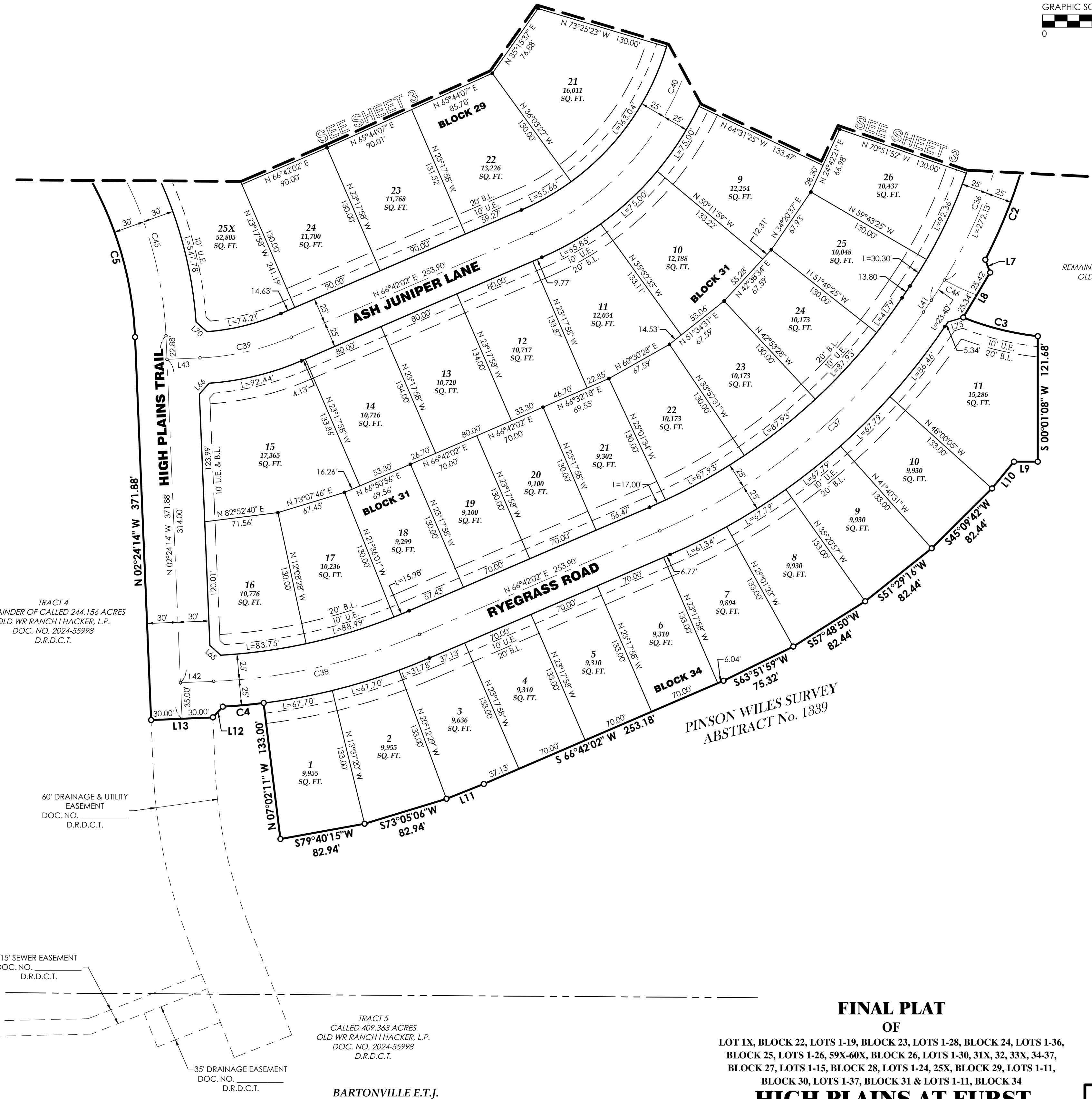
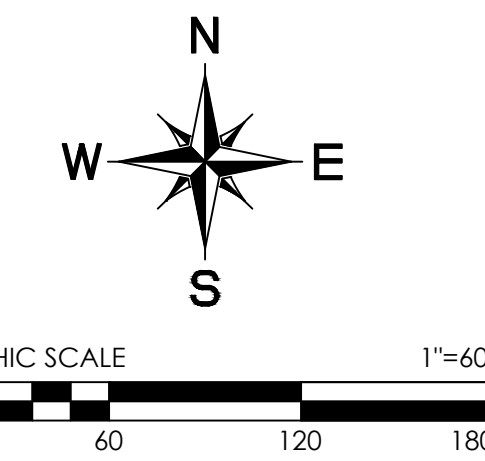
LINE #	BEARING	DISTANCE
L49	N46°51'07"W	14.14'
L50	N43°08'53"E	14.14'
L51	S48°16'32"E	14.49'
L52	S26°14'33"E	14.41'
L53	N29°56'19"E	14.54'
L54	S57°35'10"E	13.69'
L55	N46°51'07"W	14.14'
L56	N43°08'53"E	14.14'
L57	S54°50'54"E	15.00'
L58	S28°47'38"W	13.69'
L59	N06°49'29"W	14.38'
L60	S65°56'01"W	14.41'
L61	N43°08'53"E	14.14'
L62	S46°51'07"E	14.14'
L63	N43°08'53"E	14.14'
L64	S41°18'26"E	12.71'
L65	N47°34'04"W	13.80'
L66	N42°16'29"E	14.22'
L67	N85°21'05"E	14.44'
L68	N41°41'21"E	14.50'
L69	S46°51'07"E	14.14'
L70	N48°17'59"W	14.17'
L71	S30°15'01"E	16.89'
L72	N46°51'07"W	14.14'

LINE #	BEARING	DISTANCE
L73	N43°08'53"E	14.14'
L74	S88°11'01"E	16.00'
L75	N73°27'01"E	15.43'
L76	S46°54'59"W	5.40'
L77	S35°13'24"W	39.83'
L78	S35°13'24"W	30.86'
L79	S23°31'49"W	14.25'
L80	S23°31'49"W	45.45'
L81	S23°31'49"W	10.99'
L82	S11°38'08"W	35.45'
L83	S11°38'08"W	22.33'
L84	S01°51'07"E	26.41'
L85	N57°12'59"W	47.09'
L86	N46°40'17"W	46.64'
L87	N36°10'40"W	46.64'
L88	N25°41'03"W	46.64'
L89	S80°32'31"E	8.56'
L90	S80°32'31"E	42.43'
L91	S88°08'53"W	30.92'
L92	N05°56'27"E	20.00'
L93	S03°31'19"E	33.19'
L94	N02°21'57"W	0.29'
L95	N24°08'22"W	24.08'
L96	N36°10'40"W	24.30'

LINE #	BEARING	DISTANCE
L97	N25°41'03"W	46.64'
L98	N15°11'26"W	22.07'
L99	N15°11'26"W	24.57'
L100	N02°30'14"W	47.35'
L101	N07°44'18"W	19.50'
L102	N54°49'30"E	34.81'
L103	N54°46'32"E	35.26'
L104	S06°17'45"W	39.25'
L105	S10°43'38"W	19.08'
L106	S10°43'38"W	2.72'
L107	S24°42'21"W	38.68'
L108	S51°34'31"E	20.00'
L109	S12°22'57"W	35.94'
L110	S41°08'03"W	39.34'
L111	N56°24'04"E	26.11'
L112	N56°24'04"E	38.31'
L113	N50°06'17"E	14.40'
L114	N50°06'17"E	48.74'
L115	N44°16'03"E	12.53'
L116	S58°58'45"W	1.19'
L117	S58°58'45"W	31.12'
L118	S01°51'07"E	26.41'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	225.00'	116.85'	29°45'19"	S17°49'34"W	115.54'
C2	525.00'	213.29'	29°16'40"	S15°31'26"W	211.83'
C3	275.00'	74.84'	15°35'31"	S75°51'18"E	74.61'
C4	589.00'	39.77'	3°52'06"	S84°53'52"W	39.76'
C5	345.00'	476.95'	79°12'33"	N42°00'30"W	439.87'
C6	400.00'	116.24'	16°39'02"	N16°42'44"E	115.84'
C7	200.00'	134.56'	38°32'59"	N50°08'44"W	132.04'
C8	835.00'	63.21'	4°20'13"	N33°02'21"W	63.19'
C9	835.00'	212.98'	14°36'50"	N47°19'19"W	212.40'
C10	835.00'	102.93'	7°03'46"	N62°57'51"W	102.87'
C11	200.00'	121.81'	34°53'44"	N49°02'52"W	119.93'
C12	475.00'	287.34'	34°39'36"	S71°54'34"W	282.98'
C13	375.00'	14.09'	2°09'12"	S88°09'46"W	14.09'
C14	132.00'	363.26'	157°40'41"	N08°14'54"E	259.01'
C15	325.00'	328.44'	57°54'09"	N80°27'31"E	314.64'
C16	575.00'	436.20'	43°27'55"	N73°14'24"E	425.82'
C17	275.00'	202.63'	42°13'04"	N73°51'50"E	198.08'
C18	425.00'	10.63'	1°25'57"	S52°02'19"E	10.63'
C19	500.00'	60.81'	6°58'06"	N51°05'43"E	60.77'
C20	375.00'	265.31'	40°32'13"	N67°52'47"E	259.81'
C21	500.00'	197.56'	22°38'19"	N76°49'44"E	196.28'
C22	400.00'	70.39'	10°04'58"	N70°33'03"E	70.30'
C23	200.00'	163.59'	46°51'56"	S80°58'30"E	159.07'

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C24	200.00'	262.09'	75°04'56"	S05°52'30"E	243.73'
C25	200.00'	169.07'	48°26'09"	S67°38'02"E	164.08'
C26	500.00'	272.69'	31°14'53"	S17°28'33"E	269.32'
C27	765.00'	758.09'	56°46'41"	S26°32'14"W	727.45'
C28	425.00'	221.70'	29°53'19"	S39°58'55"W	219.20'
C29	250.00'	109.67'	25°08'07"	N45°32'13"E	108.80'
C30	200.00'	209.29'	59°57'23"	N28°07'35"E	199.87'
C31	400.00'	477.17'	68°21'00"	N20°45'05"E	449.38'
C32	400.00'	476.84'	68°18'09"	N36°00'11"W	449.10'
C33	250.00'	213.86'	49°00'50"	S26°21'32"E	207.40'
C34	250.00'	154.74'	35°27'52"	S15°52'49"W	152.28'
C35	250.00'	146.58'	33°35'37"	S16°48'57"W	144.49'
C36	500.00'	295.94'	33°54'43"	S16°58'30"W	291.64'
C37	589.00'	336.87'	32°46'11"	S50°18'57"W	332.30'
C38	564.00'	205.69'	20°53'44"	S77°08'54"W	204.55'
C39	250.00'	91.17'	20°53'44"	N77°08'54"E	90.67'
C40	275.00'	329.03'	68°33'09"	N32°25'28"E	309.75'
C41	250.00'	144.96'	33°13'19"	S71°32'14"W	142.94'
C42	200.00'	184.30'	52°47'58"	S28°31'36"W	177.85'
C43	704.00'	183.64'	14°56'45"	S56°50'27"E	183.12'
C44	250.00'	144.96'	33°13'19"	N71°32'14"E	142.94'
C45	375.00'	518.42'	79°12'33"	S42°00'30"E	478.11'
C46	250.00'	34.49'	7°54'19"	N65°00'59"W	34.47'



TRACT 4
REMAINDER OF CALLED 244.156 ACRES
OLD WR RANCH I HACKER, L.P.
DOC. NO. 2024-55998
D.R.D.C.T.

TRACT 4
REMAINDER OF CALLED 244.156 ACRES
OLD WR RANCH I HACKER, L.P.
DOC. NO. 2024-55998
D.R.D.C.T.

15' SEWER EASEMENT
DOC. NO.
D.R.D.C.T.

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

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 2/12/2026 11:18 AM

OWNER/DEVELOPER:

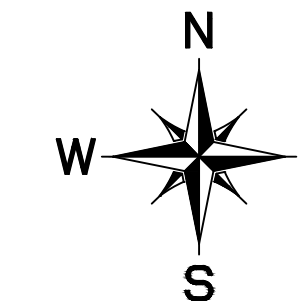
9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

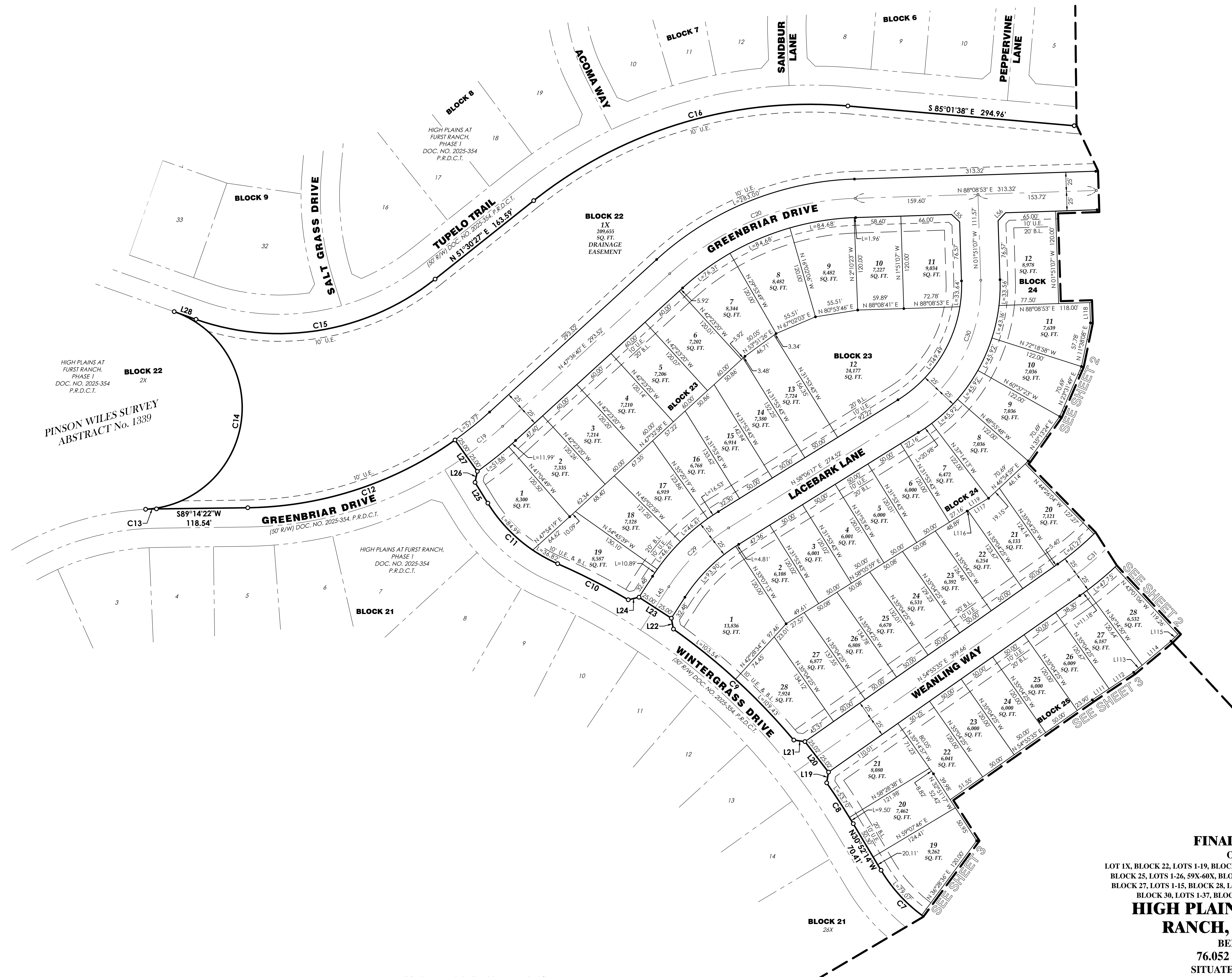
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxSurv Firm # 10021700

BARTONVILLE E.T.J.
CITY OF FLOWER MOUND

FINAL PLAT
OF
LOT 1X, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34
HIGH PLAINS AT FURST
RANCH, PHASE 2
BEING
76.052 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
Date: February 2026



SEE SHEET 4 FOR
LINE & CURVE TABLES



HIGH PLAINS AT
FURST RANCH,
PHASE 1
DOC. NO. 2025-354
P.R.D.C.T.
BLOCK 22
2X
PINSON WILES SURVEY
ABSTRACT No. 1339

PRELIMINARY. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 2/12/2026 11:18 AM

OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202
(941) 388-0707

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-529-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
LOT 1X, BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36,
BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37,
BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11,
BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34
**HIGH PLAINS AT FURST
RANCH, PHASE 2**
BEING
76.052 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS
Date: February 2026

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Old WR Ranch I Hacker, L.P. is owner of that certain lot, tract, or parcel of land, situated in a portion of the Pinson Wiles Survey, Abstract No. 1339, Denton County, Texas, being part of that certain called 131.318 acre tract described as Tract 3 and part of that certain called 244.156 acre tract described as Tract 4 in a deed to Old WR Ranch I Hacker, L.P. recorded in Document No. 2024-65998 of the Deed Records of Denton County, Texas (DRDCT), being part of that certain called 74.176 acre tract described in a deed to same recorded in Document No. 2024-23643 and Document No. 2024-23663 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of a called 48.341 acre tract described in a deed to Arroyo Cap V.1, LLC recorded in Document No. 2025-39277 (DRDCT), being in the West line of a called 7.771 acre tract described in a deed to Old WR Ranch I, LP recorded in Document No. 2024-1738 (DRDCT) and being in the East line of said 74.176 acre tract, from which a 1/2" capped iron rod found stamped "GMCIVIL" for the Northwest corner of said 7.771 acre tract, the most easterly Northeast corner of said 48.341 acre tract and being in the South line of Springfield a subdivision plat recorded in Cabinet F, Slide 321 of the Plat Records of Denton County, Texas (PRDCT) bears North 01 deg. 15 min. 01 sec., West - 789.58 feet;

TENCE North 01 deg. 15 min. 01 sec., East along said East and West lines, at 764.94 feet pass a 1/2" capped iron rod found stamped "GMCIVIL" for the Southwest corner of said 7.771 acre tract and the Southeast corner of said 74.176 acre tract, continue a total distance of 824.34 feet to a 1/2" capped iron rod set;

TENCE North 89 deg. 58 min. 52 sec., West, a distance of 213.69 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 225.00 feet, a central angle of 29 deg. 45 min. 19 sec., and being subtended by a chord which bears South 17 deg. 49 min. 34 sec., West - 115.54 feet;

TENCE in a southerly direction along said curve to the left, a distance of 116.85 feet to a 1/2" capped iron rod set;

TENCE South 44 deg. 09 min. 10 sec., East non-tangent to said curve, a distance of 13.94 feet to a 1/2" capped iron rod set;

TENCE South 00 deg. 01 min. 29 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set;

TENCE South 45 deg. 01 min. 08 sec., West, a distance of 14.14 feet to a 1/2" capped iron rod set;

TENCE South 00 deg. 01 min. 08 sec., West, a distance of 220.00 feet to a 1/2" capped iron rod set;

TENCE South 44 deg. 58 min. 52 sec., East, a distance of 14.14 feet to a 1/2" capped iron rod set;

TENCE South 00 deg. 43 min. 27 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set;

TENCE South 46 deg. 40 min. 45 sec., West, a distance of 14.55 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 525.00 feet, a central angle of 23 deg. 16 min. 40 sec., and being subtended by a chord which bears South 15 deg. 31 min. 26 sec., West - 211.83 feet;

TENCE in a southerly direction along said curve to the right, a distance of 213.29 feet to a 1/2" capped iron rod set;

TENCE South 20 deg. 33 min. 05 sec., East non-tangent to said curve, a distance of 13.32 feet to a 1/2" capped iron rod set;

TENCE South 30 deg. 57 min. 14 sec., West, a distance of 50.77 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 275.00 feet, a central angle of 15 deg. 35 min. 31 sec., and being subtended by a chord which bears South 75 deg. 51 min. 18 sec., East - 74.61 feet;

TENCE in an easterly direction along said curve to the left, a distance of 74.84 feet;

TENCE South 00 deg. 01 min. 08 sec., West non-tangent to said curve, a distance of 121.68 feet to a 1/2" capped iron rod set;

TENCE North 89 deg. 58 min. 52 sec., West, a distance of 23.07 feet to a 1/2" capped iron rod set;

TENCE South 39 deg. 18 min. 39 sec., West, a distance of 33.63 feet to a 1/2" capped iron rod set;

TENCE South 45 deg. 09 min. 42 sec., West, a distance of 82.44 feet to a 1/2" capped iron rod set;

TENCE South 51 deg. 29 min. 16 sec., West, a distance of 82.44 feet to a 1/2" capped iron rod set;

TENCE South 57 deg. 48 min. 50 sec., West, a distance of 82.44 feet to a 1/2" capped iron rod set;

TENCE South 63 deg. 51 min. 59 sec., West, a distance of 75.32 feet to a 1/2" capped iron rod set;

TENCE South 66 deg. 42 min. 02 sec., West, a distance of 253.18 feet to a 1/2" capped iron rod set;

TENCE South 68 deg. 14 min. 47 sec., West, a distance of 38.95 feet to a 1/2" capped iron rod set;

TENCE South 73 deg. 05 min. 06 sec., West, a distance of 82.94 feet to a 1/2" capped iron rod set;

TENCE South 79 deg. 40 min. 15 sec., West, a distance of 82.94 feet to a 1/2" capped iron rod set;

TENCE North 07 deg. 02 min. 11 sec., West, a distance of 133.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 589.00 feet, a central angle of 03 deg. 52 min. 06 sec., and being subtended by a chord which bears South 84 deg. 53 min. 52 sec., West - 39.76 feet;

TENCE in a westerly direction along said curve to the right, a distance of 39.77 feet to a 1/2" capped iron rod set;

TENCE South 42 deg. 26 min. 46 sec., West non-tangent to said curve, a distance of 141.18 feet to a 1/2" capped iron rod set;

TENCE South 87 deg. 35 min. 46 sec., West, a distance of 60.00 feet to a 1/2" capped iron rod set;

TENCE North 02 deg. 24 min. 14 sec., West, a distance of 371.88 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 345.00 feet, a central angle of 79 deg. 12 min. 33 sec., and being subtended by a chord which bears North 42 deg. 00 min. 30 sec., West - 439.87 feet;

TENCE in a northwesterly direction along said curve to the left, a distance of 476.95 feet to a 1/2" capped iron rod set;

TENCE North 81 deg. 36 min. 47 sec., West tangent to said curve, a distance of 71.94 feet to a 1/2" capped iron rod set for the Southeast corner of a called 91.851 acre tract described as Tract 1 in a deed to Spur Ranch Development, L.P. recorded in Document No. 2025-34283 (DRDCT);

TENCE in a northeasterly direction along the Southeast line of said 91.851 acre tract the following thirty-eight (38) courses:

North 08 deg. 23 min. 13 sec., East, a distance of 60.00 feet to a 1/2" capped iron rod set;

North 36 deg. 36 min. 47 sec., West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 08 deg. 23 min. 13 sec., East, a distance of 173.24 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 400.00 feet, a central angle of 16 deg. 39 min. 02 sec., and being subtended by a chord which bears North 16 deg. 42 min. 44 sec., East - 115.84 feet;

Continue in a northerly direction along said curve to the right, a distance of 116.24 feet to a 1/2" capped iron rod set;

North 64 deg. 57 min. 45 sec., West non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 67 deg. 29 min. 25 sec., West, a distance of 14.61 feet to a 1/2" capped iron rod set;

North 69 deg. 25 min. 13 sec., West, a distance of 33.68 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 200.00 feet, a central angle of 38 deg. 32 min. 59 sec., and being subtended by a chord which bears North 50 deg. 08 min. 44 sec., West - 132.04 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 134.56 feet to a 1/2" capped iron rod set;

North 30 deg. 52 min. 14 sec., West tangent to said curve, a distance of 70.41 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 835.00 feet, a central angle of 04 deg. 20 min. 13 sec., and being subtended by a chord which bears North 33 deg. 02 min. 21 sec., West - 63.19 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 63.21 feet to a 1/2" capped iron rod set;

North 09 deg. 41 min. 16 sec., East non-tangent to said curve, a distance of 14.08 feet to a 1/2" capped iron rod set;

North 37 deg. 36 min. 41 sec., West, a distance of 50.05 feet to a 1/2" capped iron rod set;

North 82 deg. 22 min. 22 sec., West, a distance of 14.70 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 835.00 feet, a central angle of 14 deg. 36 min. 50 sec., and being subtended by a chord which bears North 47 deg. 19 min. 19 sec., West - 212.40 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 212.98 feet to a 1/2" capped iron rod set;

North 11 deg. 00 min. 05 sec., West non-tangent to said curve, a distance of 14.39 feet to a 1/2" capped iron rod set;

North 57 deg. 01 min. 51 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 76 deg. 56 min. 24 sec., West, a distance of 14.39 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 835.00 feet, a central angle of 07 deg. 03 min. 46 sec., and being subtended by a chord which bears North 62 deg. 57 min. 51 sec., West - 102.87 feet;

OWNER'S CERTIFICATE CONT..

Continue in a northwesterly direction along said curve to the left, a distance of 102.93 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 200.00 feet, a central angle of 34 deg. 53 min. 44 sec., and being subtended by a chord which bears North 49 deg. 02 min. 52 sec., West - 119.93 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 121.81 feet to a 1/2" capped iron rod set;

North 31 deg. 35 min. 59 sec., West tangent to said curve, a distance of 31.60 feet to a 1/2" capped iron rod set;

North 11 deg. 45 min. 45 sec., East, a distance of 14.54 feet to a 1/2" capped iron rod set;

North 35 deg. 25 min. 14 sec., West, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 475.00 feet, a central angle of 34 deg. 39 min. 36 sec., and being subtended by a chord which bears South 71 deg. 54 min. 34 sec., West - 282.98 feet;

Continue in a westerly direction along said curve to the right, a distance of 287.34 feet to a 1/2" capped iron rod set;

South 89 deg. 14 min. 22 sec., West tangent to said curve, a distance of 118.54 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 375.00 feet, a central angle of 02 deg. 09 min. 12 sec., and being subtended by a chord which bears South 88 deg. 09 min. 46 sec., West - 14.09 feet;

Continue in a westerly direction along said curve to the left, a distance of 14.09 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 132.00 feet, a central angle of 157 deg. 40 min. 35 sec., and being subtended by a chord which bears North 08 deg. 14 min. 53 sec., East - 259.01 feet;

Continue in a northerly direction along said curve to the left, a distance of 363.26 feet to a 1/2" capped iron rod set;

South 70 deg. 35 min. 24 sec., East non-tangent to said curve, a distance of 29.94 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 325.00 feet, a central angle of 57 deg. 54 min. 09 sec., and being subtended by a chord which bears North 80 deg. 27 min. 31 sec., East - 314.64 feet;

Continue in an easterly direction along said curve to the left, a distance of 328.44 feet to a 1/2" capped iron rod set;

North 51 deg. 30 min. 27 sec., East tangent to said curve, a distance of 163.59 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 575.00 feet, a central angle of 43 deg. 27 min. 55 sec., and being subtended by a chord which bears North 73 deg. 14 min. 24 sec., East - 425.82 feet;

Continue in an easterly direction along said curve to the right, a distance of 436.20 feet to a 1/2" capped iron rod set;

South 85 deg. 01 min. 38 sec., East tangent to said curve, a distance of 294.96 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 275.00 feet, a central angle of 42 deg. 13 min. 04 sec., and being subtended by a chord which bears North 73 deg. 51 min. 50 sec., East - 198.08 feet;

Continue in an easterly direction along said curve to the left, a distance of 202.63 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 18 sec., East tangent to said curve, a distance of 201.36 feet to a 1/2" capped iron rod set;

South 80 deg. 21 min. 54 sec., East, a distance of 13.67 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 34 sec., East, a distance of 50.13 feet to a 1/2" capped iron rod set;

North 09 deg. 27 min. 21 sec., East, a distance of 14.56 feet to a 1/2" capped iron rod set;

North 52 deg. 45 min. 18 sec., East, a distance of 163.02 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 425.00 feet, a central angle of 01 deg. 25 min. 57 sec., and being subtended by a chord which bears North 52 deg. 02 min. 19 sec., East - 10.63 feet;

Continue in a northeasterly direction along said curve to the left, a distance of 10.63 feet to a 1/2" capped iron rod set for the Northeast corner of said 91.851 acre tract and being in the Southwest line of said 48.341 acre tract, from which a 1/2" iron rod found for an ell corner of said 48.341 acre tract and the Southwest corner of said Springfield bears North 50 deg. 13 min. 03 sec., East - 416.81 feet;

TENCE South 57 deg. 32 min. 32 sec., East non-tangent to said curve and continue along said Southwest line, a distance of 726.88 feet to a 1/2" capped iron rod set;

TENCE South 32 deg. 27 min. 28 sec., West departing said Southwest line, a distance of 110.00 feet to a 1/2" capped iron rod set;

TENCE South 57 deg. 32 min. 32 sec., East, a distance of 100.00 feet to a 1/2" capped iron rod set;

TENCE North 32 deg. 27 min. 28 sec., East, a distance of 110.00 feet to a 1/2" capped iron rod set in the Southwest line of said 48.341 acre tract;

TENCE South 57 deg. 32 min. 32 sec., East along said Southwest line, a distance of 141.38 feet to the **POINT OF BEGINNING**, containing 3,312.825 square feet or 76.052 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Spur Furst Ranch Developemnt, L.P., acting herein by and through his [its] duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HIGH PLAINS AT FURST RANCH, PHASE 2, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public, use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the Town of Bartonville. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS, my hand, this ____ day of _____, 20____.

WITNESS, our hands at Denton County, Texas, this the ____ day of _____, 20____.

BY: SPUR FURST RANCH DEVELOPMENT, L.P.,
a Delaware limited partnership

By: Spur Furst Ranch Development GP, L.L.C., its general partner

By: _____

Name: _____

Title: _____

STATE OF FLORIDA §

COUNTY OF MANATEE §

Before me, the undersigned authority, a Notary Public in and for the State of Florida, on this day personally appeared _____ of Spur Furst Ranch Development, L.P., a Delaware limited partnership, 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 Florida

My Commission Expires On: _____

OWNER/DEVELOPER:



9040 Town Center Parkway, Suite 200

Lakewood Ranch, FL 34202

(941) 388-0707

NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999840425. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.

2. The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0505G & 48121C0510G, with a date of identification of April 18, 2011, for Community No. 480774, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.

3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.

4. Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

5. All right-of-way's shown on this plat will be owned and maintained by the Municipal Utility District for public use and utility purposes.

6. All parcels ending in "X" are open space parcels to be owned and maintained by the H.O.A. or Municipal Utility District. Said parcels shall be encumbered with a public access and utility easement of their entirety.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

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

STATE OF TEXAS §

COUNTY OF TARRANT §

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

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires On: _____

APPROVAL

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

Signature of Chairman Date

APPROVED BY: _____
Town Council
Town of Bartonville, Texas

Signature of Mayor Date

Town Secretary Date

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 2/12/2026 11:18 AM

FINAL PLAT
OF

BLOCK 22, LOTS 1-19, BLOCK 23, LOTS 1-28, BLOCK 24, LOTS 1-36, BLOCK 25, LOTS 1-26, 59X-60X, BLOCK 26, LOTS 1-30, 31X, 32, 33X, 34-37, BLOCK 27, LOTS 1-15, BLOCK 28, LOTS 1-24, 25X, BLOCK 29, LOTS 1-11, BLOCK 30, LOTS 1-37, BLOCK 31 & LOTS 1-11, BLOCK 34

HIGH PLAINS AT FURST RANCH, PHASE 2

BEING
76.052 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS

242 RESIDENTIAL LOTS, 6 NON-RESIDENTIAL LOTS

Date: February 2026

SHEET 6 of 6