



AGENDA

PLANNING AND ZONING COMMISSION REGULAR MEETING

July 1, 2020

BARTONVILLE TOWN HALL

7:00 P.M.

In accordance with order of the Office of the Governor issued March 31, 2020, and in accordance with subsequent orders issued by Office of the Governor issued after that date, the Bartonville Board of Adjustment will conduct a special meeting at Town Hall, 1941 E. Jeter Road, Bartonville, Texas 76226 AND by video conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The link to the video conference is www.townofbartonville.com/videomeeting *Please note there is an approximate 30 second delay.*

The public will be permitted to offer public comment via teleconference/video as provided by the agenda and as permitted by the presiding officer during the meeting by joining the meeting at www.zoom.com or by calling the toll-free dial-in number at 877 853 5257. The **meeting ID number is 829 1827 7444** and the **passcode is 500123**. To request to speak at the appropriate time, raise your hand via video or enter *9 on your phone. The identity of each speaker must be clearly stated prior to speaking.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

C. PUBLIC PARTICIPATION

D. APPROVAL OF MINUTES:

1. Discuss and consider approval of the February 5, 2020, meeting minutes.

E. REGULAR ITEMS

1. Discuss and consider recommendations to the Town Council regarding a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Chapter III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the maintenance of a flag lot on an irregularly-shaped tract of land being described as Tract 19D in the M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the waiver is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas.

2. Discuss and consider recommendation to the Town Council regarding a request for Lots 2R-1 and 2R-2 of Replat LOT 2, Block C Barrington Hills, Phase II Addition, Town of Bartonville, Denton County, Texas known as Plat No. 2016-49 to be vacated and the previous plat, recorded in Cabinet W, Pages 43 and 44 to be the effective plat of the subject property. The subject property is commonly known as 875 Porter Road.

3. Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, the Zoning regulations for the Town of Bartonville, by amending Division I, General Requirements, Chapter 2 Definitions, Section 2.2, by amending subsections (166), *Schools, Private*, and (167) *Schools, Public*, and by amending Appendix C, Land Use Table, by amending the Schools - public kindergarten, elementary school, middle school or high school by adding preschool.
 - a. Staff presentation
 - b. Those in Favor
 - c. Those Opposed
 - d. Rebuttal
 - e. Hearing Closed to Public Comment

4. Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning regulations, by amending, Chapter 7, Article 7.2 Uses Permitted, for the Town of Bartonville, by granting a Conditional Use Permit to allow for the operation of an Equestrian Center and Animal- Assisted Therapy located at 875 Porter Road, Bartonville, Texas. The property to be considered for the Conditional Use Permit is zoned Residential Estates 2 (RE-2) with Equestrian Center and Animal-Assisted Therapy as permitted uses by Conditional Use Permit only.
 - a. Applicant presentation
 - b. Staff presentation
 - c. Those in Favor
 - d. Those Opposed
 - e. Rebuttal
 - f. Hearing Closed to Public Comment

5. Public hearing to hear public comment and consider recommendations to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincade Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas.
 - a. Applicant presentation
 - b. Staff presentation

- c. Those in Favor
- d. Those Opposed
- e. Rebuttal
- f. Hearing Closed to Public Comment

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board at Town Hall of the Town of Bartonville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: June 26, 2020 at 4:00 p.m. at least 72 hours prior to the time of said meeting.



Tammy Dixon, Town Secretary

The Planning and Zoning Commission reserves the right to adjourn into a closed meeting or executive session as authorized by Texas Government Code, Sections 551.001, et seq. (the Texas Open Meetings Act) on any item on its open meeting agenda in accordance with the Texas Open Meetings Act, including, without limitation Sections 551.071-551.088 of the Texas Open Meetings Act. Any final action, decision, or vote on a matter deliberated in a closed meeting will only be taken in an open meeting that is held in compliance with Texas Government Code, Chapter 551.

This page left blank intentionally

THE BARTONVILLE PLANNING AND ZONING COMMISSION MEETING HELD ON THE 5TH DAY OF FEBRUARY 2020, AT BARTONVILLE TOWN HALL, 1941 E. JETER ROAD, BARTONVILLE, TX 76226, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

The Planning and Zoning Commission met in a regular meeting with the following members present:

Ralph Arment, Chairman
Gloria McDonald, Vice-Chairman
Harry Otto, Commissioner
Don Abernathy, Commissioner
Gregory Peck, Commissioner
Brenda Hoyt-Stenovitch, Alternate 1
Jim Roberts, Alternate 2

Also present:

Michael Montgomery, Town Administrator
Ed Voss, Town Attorney

There constituting a quorum, the following business took place:

A. CALL TO ORDER

Chairmen Arment called the meeting to order at 6:10 p.m.

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

Chairmen Arment led the pledge of allegiance.

C. CITIZENS PARTICIPATION

None

D. APPROVAL OF MINUTES

1. Discuss and consider approval of the January 8, 2020, meeting minutes.

Commissioner Otto moved to approve the January 8, 2020 minutes. Commissioner Abernathy seconded the motion.

VOTE ON THE MOTION

AYES: Arment, Otto, Peck, Abernathy, McDonald
NAYS: None
VOTE: 5/0

E. REGULAR ITEMS

- 1. Public hearing to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, the Zoning regulations for the Town of Bartonville, by amending Division I, General Requirements, Chapter 3 Site Plans, Section 3.2, General Site Plan, to add public notice provisions to that section.

Mr. Montgomery presented the change to the noticing of Site Plans to be in conformance with zoning changes.

Chairmen Arment opened the public hearing at 6:15 p.m.

No one spoke neither in favor nor opposition.

Chairman Arment closed the public hearing at 6:15 p.m.

Commissioner Abernathy made a motion to recommend an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit “A,” Article 14.02, Ordinance 361-05, the Zoning regulations for the Town of Bartonville, by amending Division I, General Requirements, Chapter 3 Site Plans, Section 3.2, General Site Plan, to add public notice provisions to that section. Commissioner McDonald seconded the motion.

VOTE ON THE MOTION

AYES: Arment, Otto, Peck, Abernathy, McDonald
NAYS: None
VOTE: 5/0

F. ADJOURN REGULAR MEETING

Chairman Arment adjourned the regular meeting at 6:22 p.m.

APPROVED this 1st day of July 2020.

Approved:

Ralph Arment, Chairman

Attest:

Sylvia Ordeman, Town Administrator



Planning and Zoning Commission Meeting

Item # 1

DATE: July 1, 2020

FROM: Tammy Dixon, Town Secretary

ITEM: Discuss and consider recommendations to the Town Council regarding a waiver from Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Chapter III, Subdivision Design Standards, Section 3.5, Lots, Subsection b, to allow for the maintenance of a flag lot on an irregularly-shaped tract of land being described as Tract 19D in the M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the waiver is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas.

Summary:

The Town received a waiver request from the Town's Subdivision Ordinance from the owners of Tract 19D in the M. Tucker Survey Abstract No. 1255 on Seals Road to plat their lot in the configuration of a flag lot that was previously existing. The owners are seeking to plat the 11.34 acres as a single lot. This item was postponed at the November 13, 2019, meeting to May 6, 2020; however due to the COVID-19 pandemic and the Town's Disaster Declaration no meetings were conducted in May.

If the Commission wants to grant recommendation of approval, it is contingent on a variance being granted regarding road frontage from the Board of Adjustment. The Board of Adjustment is considering the variance on Wednesday, July 1, 2020, at 6pm.

The tract is currently zoned Agriculture District (AG).

This tract of land is on the Town's Land Use Plan as Residential Estates 5 (RE-5).

Per Chapter 10, Subdivision Regulations, Exhibit A, Development Ordinance, Chapter I, General Provisions, Section 1.11, Waiver/Suspensions:

a. General. Where 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.*

ATTACHMENTS:

- Applicant Request
- Location Map

TOWN OF BARTONVILLE
REQUEST FOR VARIANCE

Zoning Regulations (Section: 4.8 _____) Subdivision Regulations (Section: 3.5 _____)
 Sign Regulations (Section: _____) Other: _____

Owner's Name: Woodbine Estates 1999 Trust No. 1 Phone: [REDACTED] Fax: _____
Mailing Address P.O. Box 835081, Richardson, TX 75083 _____

Legal Description: Lot _____ Block _____ Addition _____

Present Use and Improvements on Property: Agricultural _____

Description of Variance or *Special Exception* Requested: A variance from Subdivision Regulation 3.5 b is requested because the land was gifted in a flag lot configuration and it is impossible to reconfigure. A variance from Zoning Regulation 4.8 is requested because it is impossible to reconfigure this land to comply with the Regulation. Without these requested variances, the land is not saleable.

Has a previous Application or Appeal to the Board been filed on the property?

No Yes, Date: _____

Attach maps, designs, lists of property owner's names and addresses , and/or any additional materials as necessary or required by ordinance appeal procedures. Please included ten (10) copies of any information that is submitted.

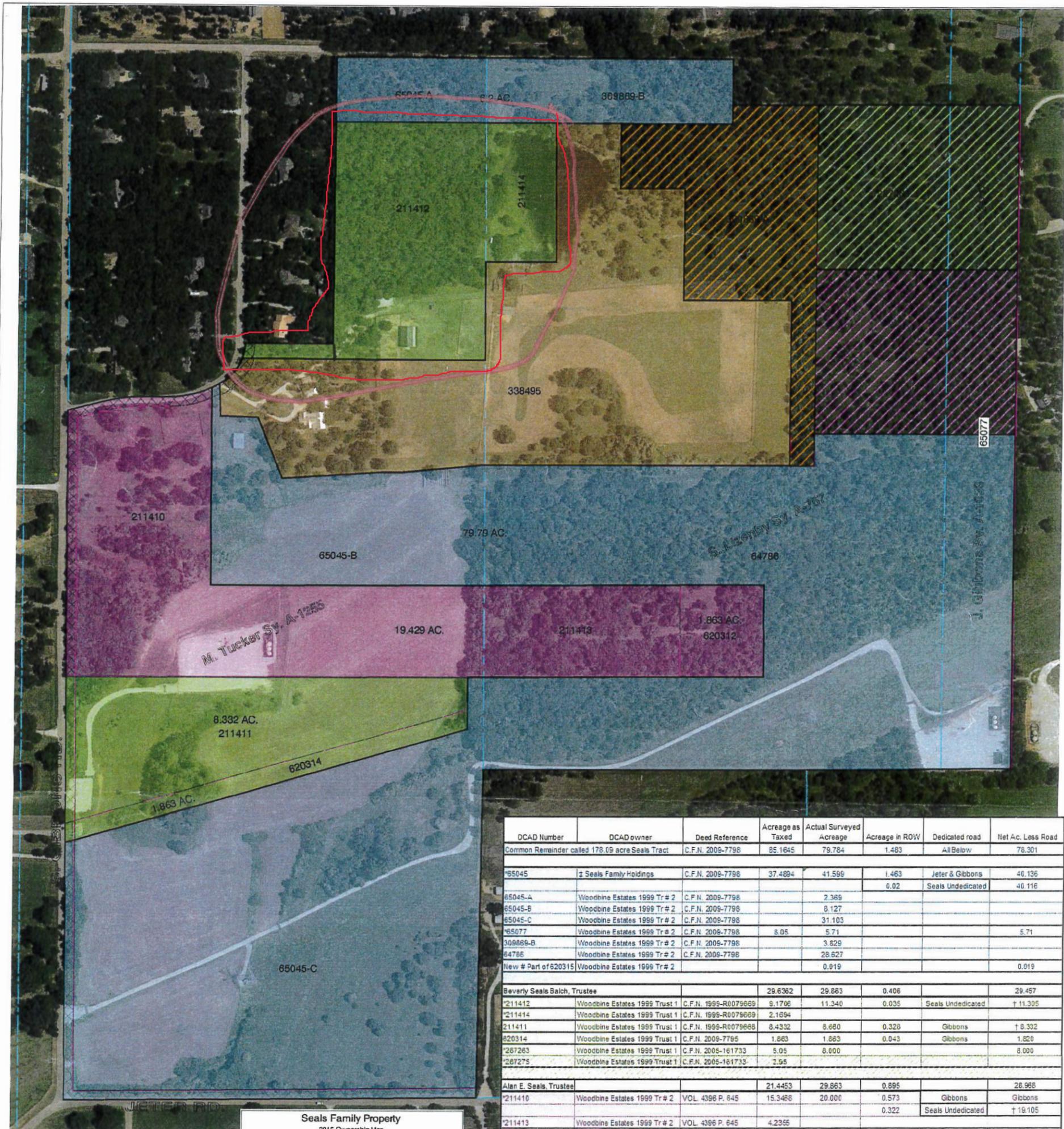
I certify that I am the legal owner of record of the property, or that I have secured the property owner's permission as shown on the attached affidavit (as applicable), and that the information concerning this request for variance is true and correct and respectfully request it's consideration.

Signature Emily Stalch, Trustee, Woodbine Estates 1999 Trust #1 Date 10/17/19

Application complete? Yes _____ Fee Paid: \$ 450 Date: 10/17/19

Date to appear before: P&Z 11-13-2019 TC _____ BOA 11-13-2019

Remarks:



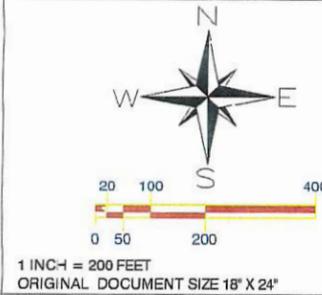
DCAD Number	DCAD Owner	Deed Reference	Acres as Taxed	Actual Surveyed Acreage	Acreage in ROW	Dedicated road	Net Ac. Less Road
Common Remainder called 178.09 acre Seals Tract C.F.N. 2009-7798 85.1645 79.784 1.483 All Below 78.301							
*65045	± Seals Family Holdings	C.F.N. 2009-7798	37.4894	41.599	1.463	Jeter & Gibbons	40.136
65045-A	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		2.369	0.02	Seals Undedicated	40.116
65045-B	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		8.127			
65045-C	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		31.103			
*65077	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798	8.05	5.71			5.71
309889-B	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		3.829			
64786	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7798		28.627			
New # Part of 620315	Woodbine Estates 1999 Tr # 2			0.019			0.019
Beverly Seals Balch, Trustee							
*211412	Woodbine Estates 1999 Trust 1	C.F.N. 1999-R0079669	8.1706	11.340	0.035	Seals Undedicated	† 11.305
*211414	Woodbine Estates 1999 Trust 1	C.F.N. 1999-R0079669	2.1694				
211411	Woodbine Estates 1999 Trust 1	C.F.N. 1999-R0079668	8.4332	8.680	0.328	Gibbons	† 8.332
620314	Woodbine Estates 1999 Trust 1	C.F.N. 2009-7795	1.863	1.883	0.043	Gibbons	1.820
*267263	Woodbine Estates 1999 Trust 1	C.F.N. 2005-161733	5.05	6.000			6.000
*267275	Woodbine Estates 1999 Trust 1	C.F.N. 2005-161733	2.95				
Alan E. Seals, Trustee							
*211410	Woodbine Estates 1999 Tr # 2	VOL 4396 P. 645	15.3486	20.000	0.573	Gibbons	Gibbons
*211413	Woodbine Estates 1999 Tr # 2	VOL 4396 P. 645	4.2355		0.322	Seals Undedicated	† 19.105
620312	Woodbine Estates 1999 Tr # 2	C.F.N. 2009-7799	1.863	1.863			1.863
New # Part of 55077	Woodbine Estates 1999 Tr # 2	C.F.N. 2005-161732	5.202	6.000			5.202
New # Part of 64786	Woodbine Estates 1999 Tr # 2	C.F.N. 2005-161732	2.798				2.798
Marilyn Seals Addison							
620315	Marilyn Seals Addison	C.F.N. 2009-7803	3.727	3.727	0.054	Seals Undedicated	3.673
*208249	Marilyn Seals Addison	VOL 4266 P. 807	2.85	20.00	0.032	Seals Undedicated	† 19.958
*208164	Marilyn Seals Addison	VOL 4266 P. 807	17.15				
Marilyn Seals Addison, Trustee							
309889	Marilyn Seals Addison (50%) Lauren Michelle Addison (25%) Scott Cnln Addison (25%)	C.F.N. 2005-161731	8.00	8.00			8.00
	Total Acres		167.97	171.24	2.407	Jeter & Gibbons	168.830
			167.97		0.463	Seals Undedicated	168.367
Date 6-29-09	(*) Indicates parcels with multiple taxing account numbers due to property being in more than one survey.			(†) indicates approximate remaining acreage by deed split as shown in table		(‡) Seals Family Holdings = 1/3 interest Woodbine Estates 1999 Tr # 2, 1/3 interest Woodbine Estates 1999 Trust 1 and 1/3 interest Marilyn Seals Addison	

Seals Family Property
2015 Ownership Map
Being 168.83 acres in the M. Tucker Sy. A-1255, S. Lizenby Sy. A-767, and J. Gibbons Sy. A-1623, Town of Bartonville, Denton County, Texas

COMMON REMAINDER
BEVERLY SEALS BALCH TRUSTEE
BEVERLY SEALS BALCH 1/50%
ALAN SEALS TRUSTEE
ALAN SEALS 50%
MARILYN SEALS ADDISON TRUSTEE
LAUREN MICHELLE ADDISON & SCOTT COLIN ADDISON
RIGHT-OF-WAY DEDICATION

DRAWN: MGD
CHECKED: WMC
REVISED: MGD/10-30-15

JOB#: 1907
DATE: 8-21-09
SCALE: 1"=200'

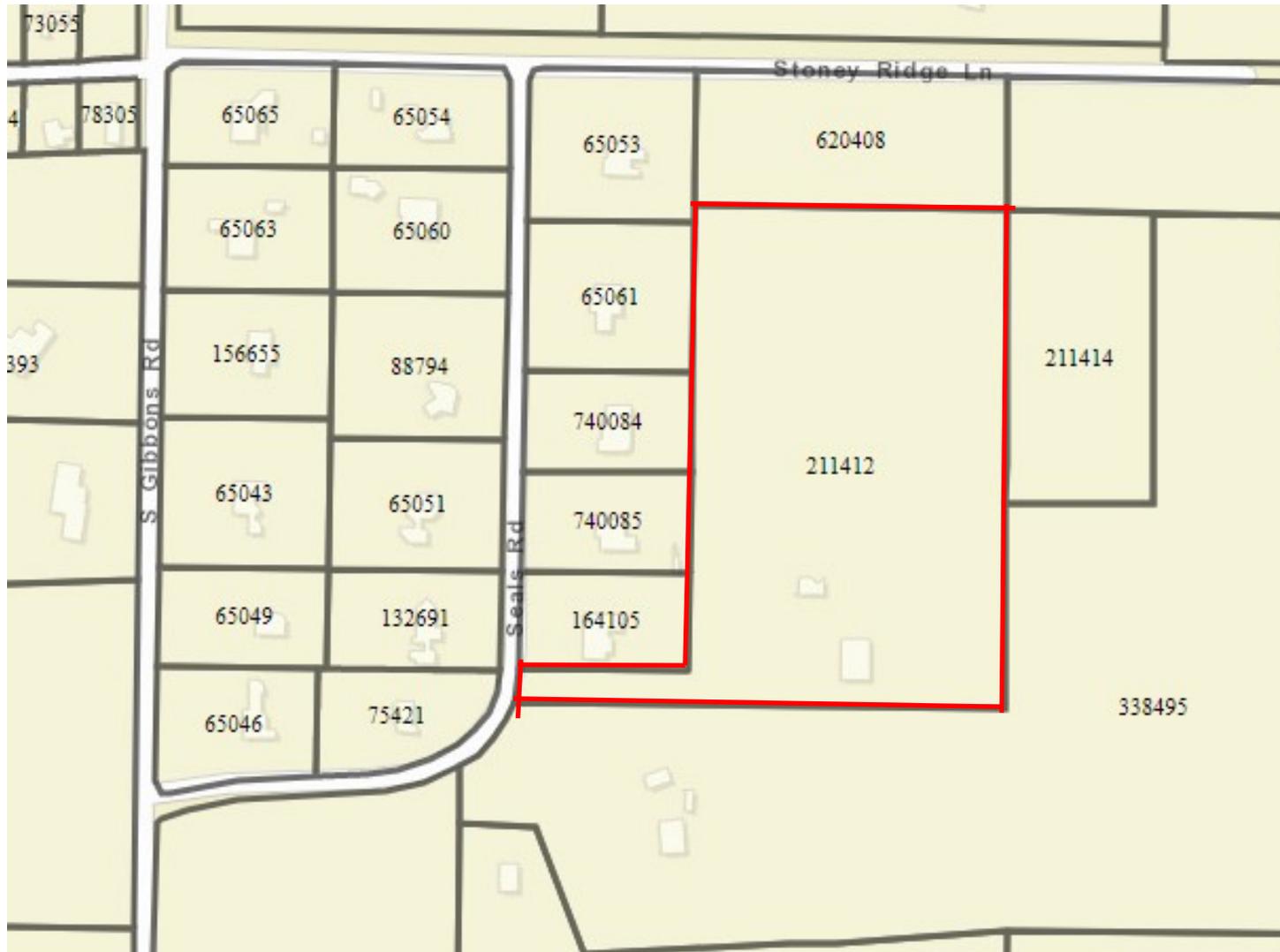


Coleman & Assoc. Land Surveying
P. O. BOX 686
DENTON, TEXAS 76202
PH (940) 565-8215
FAX (940) 565-9800
WWW.COLEMANLANDSURVEYING.COM

THIS IS A GIS WORK PRODUCT AND DOES NOT REPRESENT THE AUTHORITY PROPERTY BOUNDARIES AND SHALL NOT BE USED FOR DETERMINING PROPERTY RIGHTS AND/OR INTEREST.

UPDATED IN 2015 TO ADD NEW AERIAL IMAGE AND REFLECT 2015 D.C.A.D. DATA.

LOCATION MAP



Waiver Request for M. Tucker Survey Abstract No. 1255, an unrecorded plat, Town of Bartonville, Denton County, Texas. The property to be considered for the waiver is a 11.34-acre tract of land located on Seals Road in Bartonville, Texas and is identified by the Denton Central Appraisal District as Property ID: 211412



Planning and Zoning Commission Meeting

Item # 2

DATE: July 1, 2020

FROM: Tammy Dixon, Town Secretary

ITEM: Discuss and consider recommendation to the Town Council regarding a request for Lots 2R-1 and 2R-2 of Replat LOT 2, Block C Barrington Hills, Phase II Addition, Town of Bartonville, Denton County, Texas known as Plat No. 2016-49 to be vacated and the previous plat, recorded in Cabinet W, Pages 43 and 44 to be the effective plat of the subject property. The subject property is commonly known as 875 Porter Road.

Summary:

Property owner, Siobhan O'Brien is requesting to vacate the current plat to return two lots back into one lot. The prior property owners did a minor replat in 2016 creating one lot into two.

The property is zone RE-2, rear setback 50', Side Yard setback 20'. The property has a house and equestrian facility.

Per Chapter 10, Subdivision Regulations, Exhibit A, Section 2.11: Plat Vacation the property owner of the tract covered by the plat may vacate, upon approval of the Planning and Zoning Commission and the Town Council, the plat at any time before any lot in the plat is sold. The plat is vacated when a signed, acknowledged instrument declaring the plat vacated is approved and recorded in the manner prescribed for the original plat.

ATTACHMENTS:

- Plat Vacation
- Location Map

TOWN OF BARTONVILLE

THE STATE OF TEXAS §
COUNTY OF DENTON §

DECLARATION OF PETITION FOR VACATION OF PLAT

KNOW ALL MEN BY THESE PRESENTS, THAT:

I (we), the undersigned, hereby acknowledge that I am (we are) the owner(s)/proprietor(s) of all the land and/or lots or portions of lots included in the certain plat numbered **2016-49 Plat Records, Denton County, TX (PRDCT)** and entitled **Replat Lot 2, Block C Barrington Hills, Phase II Addition**, which was filed in the Plat Records of Denton County, Texas in **Doc Number 2016-49 PRDCT**. A true and correct copy of said plat is attached hereto and was approved administratively by the Town of Bartonville Planning and Zoning Commissioner on February 1, 2016, and by the Bartonville Town Council Mayor on February 3, 2016 Pursuant to Texas Local Government Code Section 212.013 and the Town of Bartonville Subdivision Regulation, Sec. 2.11, the undersigned hereby declare(s) such plat (or portion of such plat as described below) known as Plat No. **2016-49** to be vacated.

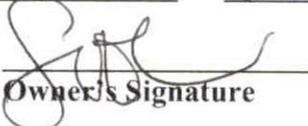
It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced plat (or the portion described of the above referenced plat) by filing this declaration in the Denton County Real Property Records, to cause the County Clerk to write the word "vacated" in plain, legible letters across the plat (or portion of the plat), and to so vacate.

It is further the intent of the undersigned that as a result of vacating this plat, that the previous plat, recorded in **Cabinet W, Pages 43 and 44** will again be the effective plat of the subject property.

It is further declared that the Town of Bartonville Planning and Zoning Commission and the Bartonville Town Council has approved said instrument by its signatures executed, attested, and attached hereto.

I (we) understand and acknowledge that I (we) will have no right to a refund of any monies, fees, or charges paid to the Town of Bartonville nor to the return of any property or consideration dedicated or delivered to the Town of Bartonville except as may have previously been agreed to by the Planning and Zoning Commission pursuant to Section 2.11 of the Town of Bartonville Subdivision Regulation.

Signed this 19th day of June, 2020.

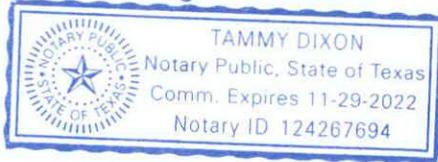
By: Siobhan O'Brien 
Owner's Name Printed Owner's Signature

By: _____

Owner's Name Printed
THE STATE OF TEXAS §
COUNTY OF DENTON §

Owner's Signature

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Sidshan O'Brien 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 consideration therein expressed. Given under my hand and seal of office, this the 19th day of June, 2020.



Tammy Dixon
Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF DENTON §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared _____, 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 consideration therein expressed. Given under my hand and seal of office, this the _____ day of _____, 20____.

Notary Public in and for the State of Texas

This Declaration of Petition for Vacation of Plat numbered **2016-49 Plat Records, Denton County, TX (PRDCT)** and entitled **Replat Lot 2, Block C Barrington Hills, Phase II Addition**, submitted to and considered by the Town of Bartonville is hereby approved.

Signed this _____ day of _____, 20_____.

By: _____
Chairperson, Planning & Zoning Commission

Signed this _____ day of _____, 20_____.

By: _____
Bill Scherer, Mayor
Bartonville Town Council

Attested By:

Tammy Dixon, Town Secretary

Secretary of State P.O. Box 13697 Austin, TX 78711-3697 FAX: 512/463-5709 Filing Fee: \$300	 Certificate of Formation Limited Liability Company	Filed in the Office of the Secretary of State of Texas Filing #: 800878831 10/02/2007 Document #: 187704190002 Image Generated Electronically for Web Filing
---	---	---

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Cranberry Ventures LLC

The name of the entity must contain the words "Limited Liability Company" or "Limited Company," or an accepted abbreviation of such terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:
Gregory J. Stevens

C. The business address of the registered agent and the registered office address is:

Street Address:
4991 Lusk Lane Flower Mound TX 75028

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: Gregory J. Stevens	Title: Managing Member
Address: 4991 Lusk Lane Flower Mound TX, USA 75028	

Managing Member 2: Siobhan E. O'Brien	Title: Managing Member
Address: 4991 Lusk Lane Flower Mound TX, USA 75028	

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Daniela Balan 7083 Hollywood Blvd. Ste. 180, Los Angeles, CA 90028

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Daniela Balan

Signature of Organizer

FILING OFFICE COPY

STATE OF TEXAS
DENTON COUNTY

WHEREAS, LESLIE ANN PEELER and JAMES HARRAL PEELER, JR. are the owners of all that certain lot, tract or parcel of land situated in the J. Burke Survey, Abstract # 42 in the Town of Bartonville, Denton County, Texas and being a part of Lot 2, Block C of Barrington Hills, Phase II, an addition to the Town of Bartonville, Denton County, Texas as recorded in Cabinet W, Page 43 of the Plat Records, Denton County, Texas; the subject tract being more particularly described as follows:

Beginning in the East line of a public road posted as Porter Road and being the Northwest corner of said Lot 2 and the Southwest corner of Lot 1, Block A of Rice Ranch Addition, an addition to the Town of Bartonville, Denton County, Texas as recorded in Document Number 2013-14 of the Plat records, Denton County, Texas;

Thence East with the common line thereof a distance of 1100.98 feet to a capped iron rod found for the Northeast corner of said Lot 2, and the Northwest corner of Lot 1, Block X, Barrington Hills Drainage Easement, as recorded in Cabinet U, Page 825, Plat Records of said County;

Thence South 00 degrees 44 minutes 29 seconds East with said common line a distance of 704.30 feet to a capped iron rod found for the Southeast corner of said Lot 2, and the Northeast corner of Lot 1, of said Phase II;

Thence North 85 degrees 48 minutes 22 seconds West with said common line a distance of 1127.80 feet to a capped iron rod found in the East line of said Road for the common corner thereof;

Thence North 01 degrees 21 minutes 11 seconds East with the common line thereof a distance of 621.94 feet to the PLACE OF BEGINNING and enclosing 16.94 acres of land more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LESLIE ANN PEELER and JAMES HARRAL PEELER, JR., ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICERS, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS BARRINGTON HILLS, PHASE II ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS. 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 15 DAY OF January, 2016

Leslie Ann Peeler
LESLIE ANN PEELER

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LESLIE ANN PEELER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF January, 2016

Anne M Watson
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Denton COUNTY

MY COMMISSION EXPIRES ON 12-29-18



James Harral Peeler, Jr.
JAMES HARRAL PEELER, JR.

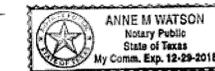
STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES HARRAL PEELER, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF January, 2016

Anne M Watson
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
Denton COUNTY

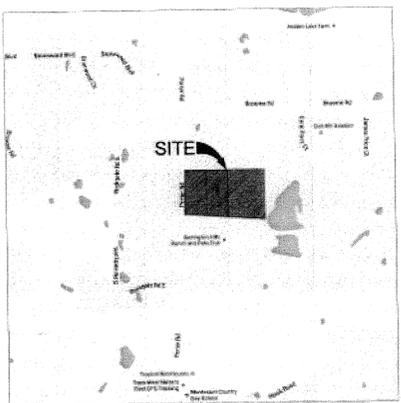
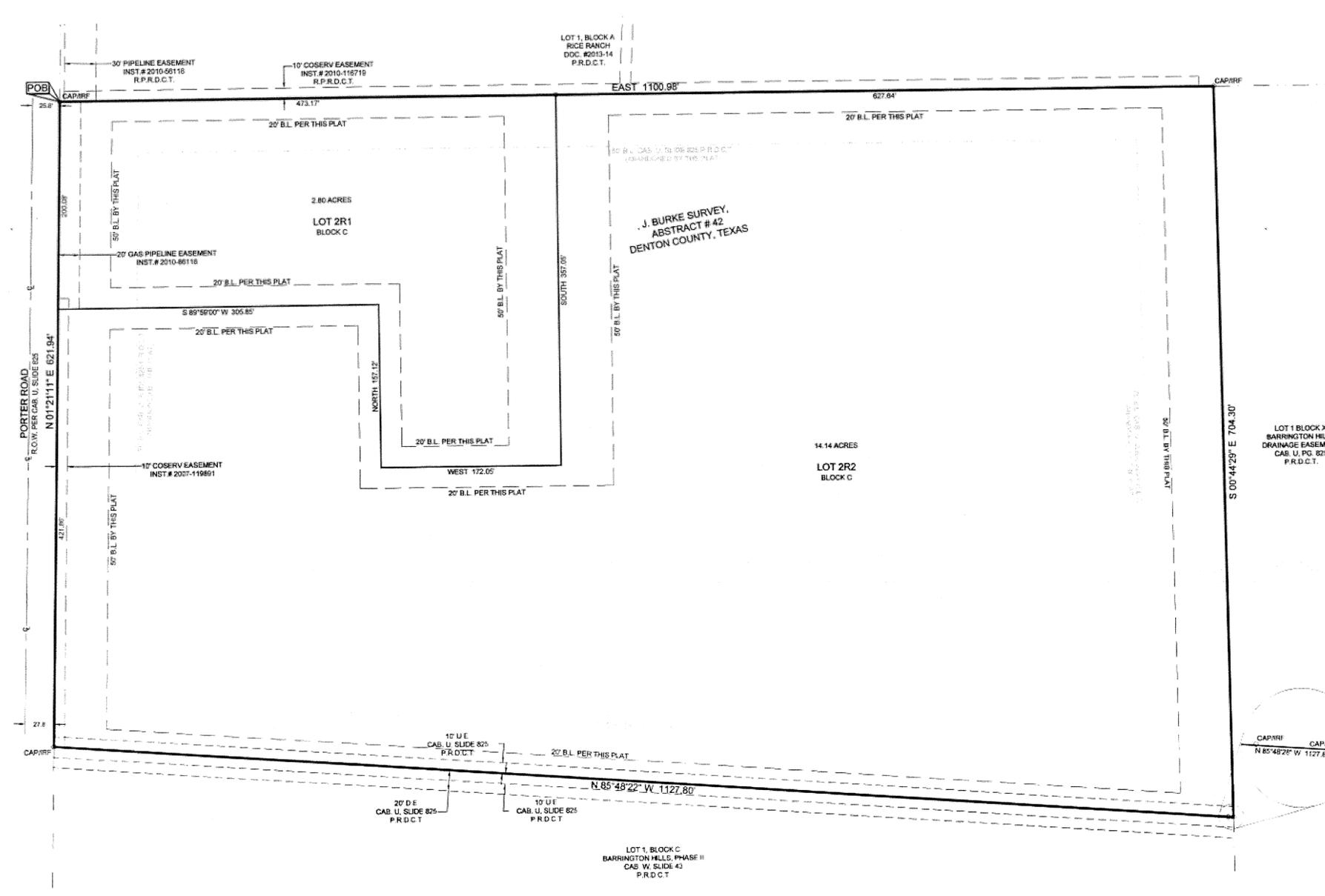
MY COMMISSION EXPIRES ON 12-29-18



SD 2412A - S05, C31, ESD1
275698 - Barrington Hills Phase II BLK C Lot 2 - ALL

REPLAT
LOT 2, BLOCK C
BARRINGTON HILLS,
PHASE II ADDITION
BEING 16.94 ACRES OUT OF THE
J. BURKE SURVEY, ABSTRACT NUMBER 42,
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS
AND BEING A REPLAT OF LOT 2, BLOCK C,
BARRINGTON HILLS ADDITION, CAB. W, SLIDE 43
P.R.D.C.T.

Filed for Record
in the official records of:
Denton County
on
Feb 04, 2016 at 10:56AM
Plat Records
BARRINGTON HILLS PHASE 2
Doc Number: 2016-09
No. of Pages: 1
Sheet: 30,000
Receipt Number: 1206472
Jay Robinson



- GENERAL NOTES:
1. ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, COMMUNITY NUMBER 480744 EFFECTIVE DATE 4/18/2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 520 G OF SAID MAP.
3. THE SUBJECT PROPERTY IS ZONED RE-2 AND LIES WITHIN THE TOWN OF BARTONVILLE PER THE TOWN OF BARTONVILLE ZONING MAP.
4. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS OF RECORD FROM A PREVIOUSLY PLATTED LOT.
5. THE INTENDED DEVELOPMENT ON THE PROPOSED LOTS IS TO CONSTRUCT A NEW HOUSE.
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

DEVELOPMENT STANDARDS	RE-2 DISTRICT
FRONT YARD SETBACK	50 FEET
SIDE YARD SETBACK	20 FEET
STANDARD ADJACENT TO RESIDENTIAL	-
DISTRICT OR USE	-
REAR YARD SETBACK	50 FEET
STANDARD ADJACENT TO RESIDENTIAL	-
DISTRICT OR USE	-

LEGEND
B.L. = BUILDING LINE
POB = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
CAPRRF = CAPPED IRON ROD FOUND
12"IRF = 12" IRON ROD FOUND
CAPRRF = CAPPED IRON ROD FOUND
CAPRRS = CAPPED IRON ROD SET
S.F. = SQUARE FEET
R.O.W. = RIGHT OF WAY
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
- - - = CENTERLINE OF ROAD



REPLAT
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
Ray Armat 2-1-16
CHAIRMAN DATE
APPROVED BY: TOWN COUNCIL
TOWN OF BARTONVILLE, TEXAS
John Dyer 2-3-16
MAYOR DATE
ATTEST:
John Dyer 2-3-16
TOWN SECRETARY DATE



SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER DRIVE
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100
OWNER:
LESLIE ANN PEELER AND JAMES HARRAL PEELER, JR.
1026 GENE PERRY COURT
ARGYLE, TX 76226
PHONE: (214) 458-4333

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF DENTON
I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS.
Kenneth A. Zollinger 1-14-16
KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE
STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 14 DAY OF 1 2016.
Anne M Watson
NOTARY PUBLIC, DENTON COUNTY, TEXAS.
MY COMMISSION EXPIRES 12-29-18



KAZ SURVEYING
1720 WESTMINSTER
DENTON, TX 76205
(940) 382-3446
JOB NUMBER: 070256-RP
DRAWN BY: TK
DATE: 11-19-2015
R.P.L.S.
KENNETH A. ZOLLINGER

BLOCK A
 STONEWOOD ACRES SUBD.
 Vol. 9, Pg. 43
 PRDCT
 Lot 2 Lot 1

George C. Goen, III
 Called 4.83 Acres
 Vol. 4356, Pg. 2212
 RPRDCT

Gary W. Bryant, Et Ux
 called 5.635 ac.
 Vol. 949, Pg. 23
 DRDCT

LUDWIG ADDITION
 Cab. D, Pg. 268
 PRDCT

ILIFF ESTATES
 Cab. C, Pg. 222
 PRDCT

Danny Mims, Et Ux
 Called 28.376 Acres
 CC File No. # 95-027924
 RPRDCT

Danny Mims, Et Ux
 Called 10.420 Acres
 CC File No. # 95-027922
 RPRDCT

Danny Mims, Et Ux
 Called 5.292 Acres
 Vol. 3060, Pg. 0162
 RPRDCT

Danny Mims, Et Ux
 Called 5.98 Acres
 Vol. 923, Pg. 717
 DRDCT

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 90°00'00" E	124.45'
L2	S 35°30'43" E	271.42'
L3	S 45°09'20" W	213.34'
L4	S 44°58'09" E	128.45'
L5	S 89°45'39" W	461.27'
L6	N 38°56'41" E	127.76'
L7	N 67°39'13" E	171.80'
L8	N 00°05'01" E	299.49'

Remainder of
 Herbert C. Otis
 Volume 475, Page 116
 PRDCT

J. BURKE SURVEY,
 ABSTRACT No. 42

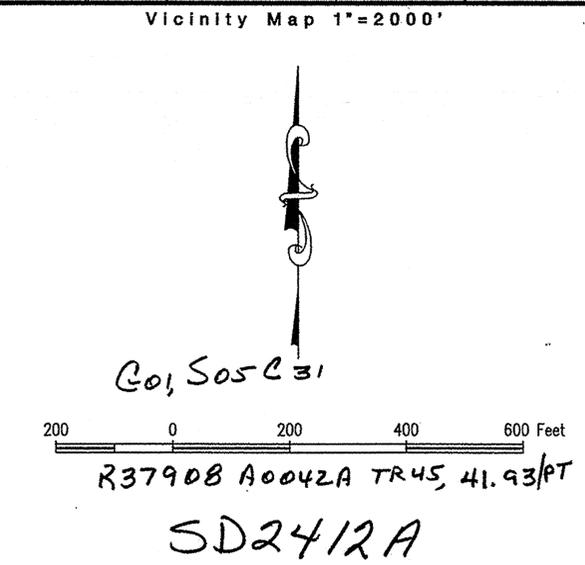
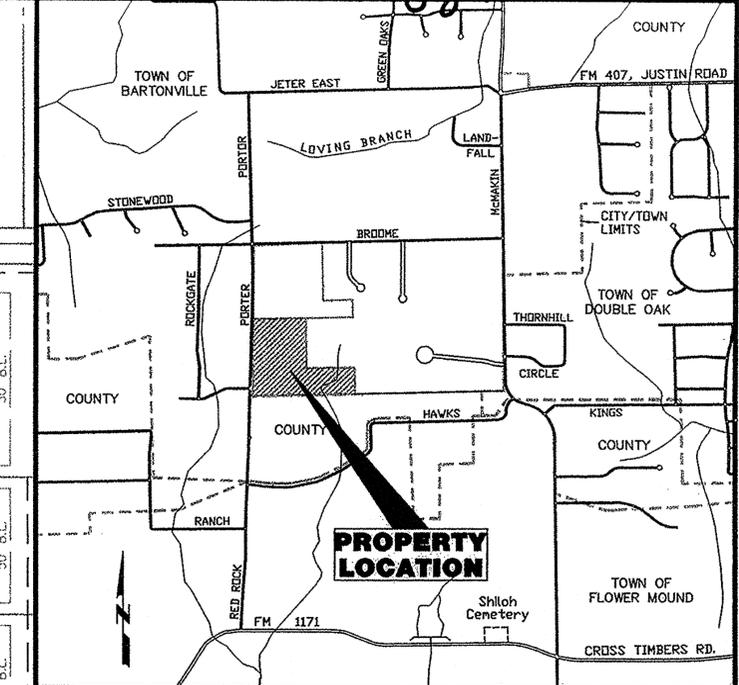
**BARRINGTON HILLS
 PHASE II
 BLOCK "C"**
 LOT 2
 17.441 Gross Acres
 16.942 Net Acres
*Re-Plat
 2016-49*

LOT 1
 24.486 Gross Acres
 23.909 Net Acres

LOT 1, BLOCK X
 DRAINAGE EASEMENT
 (COMMON SPACE)
 Cab. U, Pg. 825

**B.B.B. & C.R.R. SURVEY,
 ABSTRACT No. 152**

**T. PAYNE SURVEY,
 ABSTRACT No. 1056**



FINAL PLAT
 Barrington Hills, Phase II
 Lots 1 & 2, Block C
 41.927 Acres
 ZONED AG
 in the
 J. BURKE SURVEY, ABSTRACT NO. 42
 B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 152
 TOWN OF BARTONVILLE
 DENTON COUNTY, TEXAS

G & A Consultants, Inc.
 SITE PLANNING * PLATTING
 CIVIL ENGINEERING * LAND SURVEYING
 LANDSCAPE ARCHITECTURE
 Phone (972) 436-6712 * Fax (972) 436-6715
 P.O. Box 1896 * Lewisville, Texas 75007

REV: 12/22/04 1/2
 DRAWN BY: R.G. DATE: 12/06/04 SCALE: 1"=200' JOB NO. 04299

Filed for Record in:
 Denton County
 On Jan 10, 2005 at 09:15A
 Plat #
 Page #
 Document Number: 3244
 Receipt Number - 152073
 Linda Halsten
 86-00

OWNER
 Kerr-Pearson Development, LTD.
 145 Thornhill Circle
 Double Oak, Texas 75077
 817-430-9884
 817-491-9849 fax
 Contact: Frank Kerr

NUMBER
 DRAWING NUMBER
 043

DRAWING NUMBER
 043

SAFCD PRODUCTS * NEW HOPE, MINNESOTA
 REPORTS BY PART NUMBER 8552

SAFCD PRODUCTS * NEW HOPE, MINNESOTA
 REPORTS BY PART NUMBER 8552

OWNER'S CERTIFICATE AND DEDICATION

WHEREAS WE, Kerr-Pearson Development, LTD. are the owners of all that certain lot, tract or parcel of land situated in the J. Burke Survey, Abstract Number 42, Town of Bartonville, Denton County, Texas, being part of that certain tract of land described in deed to Kerr-Pearson, LTD. (Kerr-Pearson) recorded in Clerk's File Number 02-080926 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a ½" rebar found at the southwest corner of said Kerr-Pearson tract, being in Porter Road, being the northwest corner of a certain tract of land described in deed to James R. Christopher, et ux recorded in Volume 3291, Page 339 of the Real Property Records of Denton County, Texas, and being on the east line of Woodland Hills Addition, an addition to Denton County, according to the Replat thereof recorded in Cabinet C, Page 257 of the Plat Records of Denton County, Texas;

THENCE N 01°22'17" E, along the west line of said Kerr-Pearson tract and the east line of said Woodland Hills Addition replat, passing the northeast corner thereof and the southeast corner of that certain called 2.072 acre tract of land described in deed to Arda C. Toguchi recorded in Volume 1677, Page 388 of the Real Property Records of Denton County, Texas, passing the northeast corner thereof and continuing along the east line of Woodland Hills Addition according to the plat thereof recorded in Cabinet B, Page 318 of the Plat Records of Denton County, Texas, and continuing a total distance of 1338.51 feet, to a "PK" nail set;

THENCE East, 1135.92 feet, to a ½" capped rebar (G & A) found in concrete at the northwest corner of Lot 1, Block X, Barrington Hills, an addition to the Town of Bartonville according to the plat thereof recorded in Cabinet U, Page 825 of the Plat Records of Denton County, Texas;

THENCE S 00°44'29" E, 868.40 feet, along the west line of Lot 1, to a ½" capped rebar (G & A) found in concrete at the southwest corner thereof;

THENCE East, 602.05 feet, along the south line of Lot 1, to a ½" capped rebar (G & A) found in concrete at the southeast corner thereof, being on the west line of Lot 7, Block A, Barrington Hills;

THENCE S 00°44'29" E, 459.14 feet, along the west line of Lot 7, to a ½" capped rebar (G & A) found at the southwest corner thereof, being on the south line of said Kerr-Pearson tract and being on the north line of Lot 5, Hawk Road Estates, an addition to Denton County according to the plat thereof recorded in Cabinet N, Page 159 of the Plat Records of Denton County, Texas;

THENCE S 89°39'25" W, along the south line of said Kerr-Pearson tract, and the north line of Lot 7, Hawk Road Estates, passing the northwest corner thereof and the northeast corner of that certain called 6.00 acre tract of land described in deed to David W. Witherspoon, et ux recorded in Volume 1572, Page 393 of the Real Property Records of Denton County, Texas, passing the northeast corner of that certain called 1.000 acre tract of land described in deed to D. L. Witherspoon, et ux recorded in Volume 1665, Page 465 of the Real Property Records of Denton County, Texas, passing the northwest corner thereof and the northeast corner of that certain called 1.421 acre tract of land described in deed to Mark A. Johnson, et ux recorded in Clerk's File Number 98-57179 of the Real Property Records of Denton County, Texas, passing the northwest corner thereof and the northeast corner of that certain called 2.546 acre tract of land described in deed to Eddie L. Flanagan, et ux recorded in Clerk's File Number 99-35205 of the Real Property Records of Denton County, Texas, passing the northwest corner thereof and the northeast corner of said Christopher 3.7572 acre tract, and continuing a total distance of 1787.22 feet, to the POINT OF BEGINNING and containing approximately 41.927 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that we, Kerr-Pearson Development, LTD., acting through our duly authorized representative, do hereby adopt this Minor Plat, designating the hereinabove described tract of land as Barrington Hills, Phase II, an addition to the Town of Bartonville, Texas, and do 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 to 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 of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS OUR HAND this 22 day of December, 2004.

David A. Pearson Thomas F. Kerr
David A. Pearson Thomas F. Kerr
Kerr-Pearson Development, LTD. Kerr-Pearson Development, LTD.

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David A. Pearson, 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 30 day of December, 2004

Kelli Morgan
Notary Public
State of Texas



My commission expires the 28 day of January, 2007

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Thomas F. Kerr, 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 22 day of December, 2004

Kelli Morgan
Notary Public
State of Texas



My commission expires the 28 day of January, 2007

APPROVED BY Planning and Zoning Commission
Town of Bartonville

Jeff Adams 11/4/05
Chairman Date

ATTEST:

John G. Hudson 11/7/05
Town Secretary Date



SURVEYOR'S CERTIFICATE

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an accurate and accurate survey of the land and that the boundaries shown thereon as set were properly placed under my direct supervision in accordance with the Denton County Ordinance of the Town of Bartonville



12/28/04

NOTES:

All property corners to be 1/2" G&A capped rebars set unless otherwise noted.
Aerobic Class I treatment with spray irrigation for on lot disposal of effluent, or other systems as approved by the Town Engineer.

LEGEND

C.R.F.	Capped Rebar Found	—	Overhead Power Lines
C.R.S.	Capped Rebar Set	—	
FH-⊙	Fire Hydrant	—	
WM-⊕	Water Meter	—	
WV-⊙	Water Valve	—	
SSMH-⊙	Sanitary Sewer Manhole	—	
PP-⊙	Power Pole	—	
LP-⊙	Light Pole	—	Existing Contours
TC	Top of Curb	—	
TP	Top of Pavement	—	
B.L.	Building Line	—	Proposed Contours
R.O.W.	Right-of-Way	—	

FLOOD STATEMENT

According to Community/Panel No. 48121C0529 E, Dated April 2, 1997, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, this property appears to be within Flood Zone(s) "X" (Shaded) If site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER
Kerr-Pearson Development, LTD.
145 Thomhill Circle
Double Oak, Texas 75077
817-430-9984
817-491-9849 fax
Contact: Frank Kerr

FINAL PLAT
Barrington Hills, Phase II
Lots 1 & 2, Block C
41.927 Acres
ZONED AG
in the
J. BURKE SURVEY, ABSTRACT NO. 42
B.B.B. & C.R.R. SURVEY, ABSTRACT NO. 152
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

G & A Consultants, Inc.

SITE PLANNING • PLATTING
CIVIL ENGINEERING • LAND SURVEYING
LANDSCAPE ARCHITECTURE
Phone 972-436-6712 • Fax 972-436-6715
P.O. Box 1386 • Lewisville, Texas 75077

REV: 12/22/04

2/2

DRAWN BY: R.G. DATE: 12/06/04 SCALE: 1"=200' JOB NO. **04299**

Filed for Record in:
Denton County
On: Jan 10, 2005 at 08:15h
As a
Plat
Document Number:
3244
Amount: 86.00
Receipt Number - 162073
Linda Holsten

NEW HOPE, MINNESOTA
DRAWING NUMBER

NUMBER

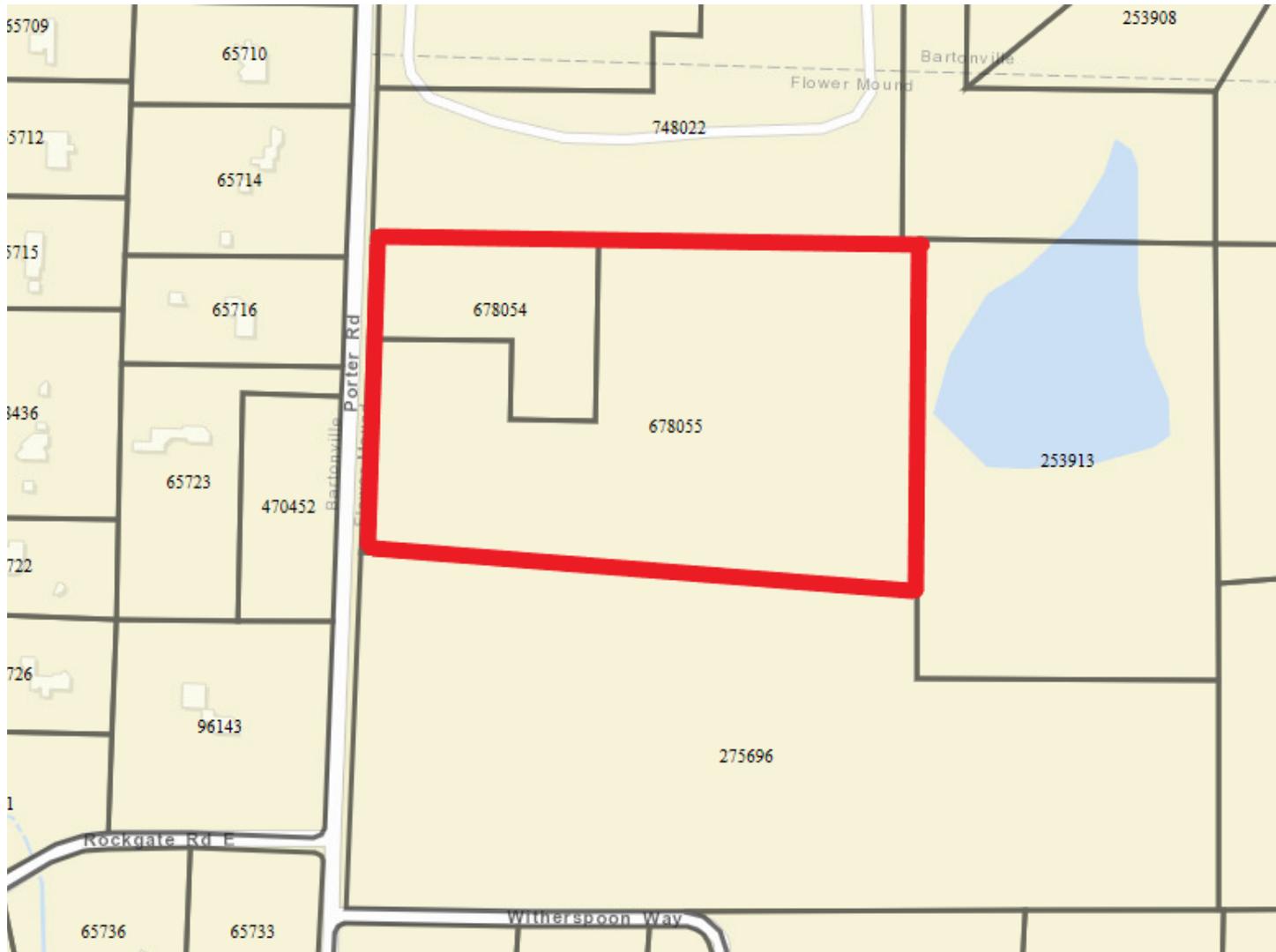
SACFO PRODUCTS • NEW HOPE, MINNESOTA
FORMER BY PART NUMBER 5552



SACFO PRODUCTS • NEW HOPE, MINNESOTA
FORMER BY PART NUMBER 5552



LOCATION MAP



875 Porter Road, Bartonville Texas.

This page left blank intentionally



Planning and Zoning Commission Meeting

Item #3

DATE: July 1, 2020

FROM: Tammy Dixon, Town Secretary

ITEM: Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, the Zoning regulations for the Town of Bartonville, by amending Division I, General Requirements, Chapter 2 Definitions, Section 2.2, by amending subsections (166), *Schools, Private*, and (167) *Schools, Public*, and by amending Appendix C, Land Use Table, by adding preschool to public school use designation.

Summary:

The Town received an inquiry for a charter school as well as a request for a Site Plan for the operation of a school located at Lantana Community Church.

Under the Town's Code, Preschools are not included in the Schools definitions within our Code. Most accredited public and private schools provide for preschools which are defined as an establishment that provides weekday education including care, protection, and supervision for children between the ages of 3 and 5 years old. These establishment are exempt from licensing by the state - Texas Human Resources Code §42.041(b)(7) (Daycares). Generally, these establishment are in session only when the sponsoring school is in session.

This item would add preschool to the School and Private School definitions and to the Land Use Table by adding preschool to public school use designation.

ATTACHMENTS:

- Draft Ordinance
- Published Legal Notice

**TOWN OF BARTONVILLE
ORDINANCE NO.**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 14, EXHIBIT “A,” ARTICLE 14.02, ORDINANCE 361-05, THE ZONING REGULATIONS FOR THE TOWN OF BARTONVILLE, BY AMENDING DIVISION I, “GENERAL REQUIREMENTS,” CHAPTER 2 “DEFINITIONS,” SECTION 2.2, “DEFINITIONS” BY AMENDING SUBSECTIONS (166) AND (167) BY ADDING “PRESCHOOL”; AND BY AMENDING APPENDIX C, LAND USE TABLE BY ADDING “PRESCHOOL” TO PUBLIC SCHOOL USE DESIGNATION; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Bartonville, Texas, is a general law municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state law, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the Town of Bartonville is of the opinion that said zoning ordinance should be amended as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct legislative determinations and are incorporated herein and made a part hereof for all purposes.

**SECTION 2.
ZONING ORDINANCE CHAPTER 2 AMENDMENT ADOPTED**

The Code of Ordinances of the Town of Bartonville, Texas, shall be and the same is hereby amended by amending Chapter 14, Exhibit “A,” the Zoning Ordinance, Chapter 2,

entitled “Definitions,” Article 2.2, entitled “Definitions,” by amending subsections (166) and (167) by adding preschool to the definitions, to read as follows:

“(166) Schools, Private. A school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum generally equivalent to public preschool, elementary or secondary schools.

(167) Schools, Public. A school under the sponsorship of a public agency providing preschool, elementary or secondary curriculum, but not including private trade or commercial schools.”

**SECTION 3
ZONING ORDINANCE APPENDIX C AMENDMENT ADOPTED**

From and after the effective date of this Ordinance, the Town of Bartonville Code of Ordinances, Chapter 14, Article 14.02, Exhibit A, the Zoning Ordinance, Appendix C, Land Use Table, shall be amended to add “preschool” to the Schools – Public use district designation, and shall read as follows:

Use	Zoning District										
	AG	RE-5	RE-2	R-1	RLI	RB	RS	VC	GC	MH	P/SP
Schools - public preschool, kindergarten, elementary school, middle school or high school	P	P	P	P	P	C	P	P	P	P	P

**SECTION 4.
REPEALING**

All provisions of the Ordinances of the Town of Bartonville, Texas, in conflict with the provisions of this Ordinance shall be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

**SECTION 5.
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town

Council without incorporation in this Ordinance of such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 6.
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 7.
PENALTY**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the Town of Bartonville, Texas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 8.
ENGROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 9.
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 10.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law in such cases provide.

AND IT IS SO ORDAINED.

PASSED AND APPROVED on this the 21st day of July 2019.

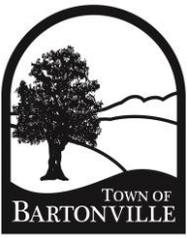
APPROVED:

Bill Scherer, Mayor

ATTEST:

Tammy Dixon, Town Secretary

This page left blank intentionally



Planning and Zoning Commission Meeting

Item #4

DATE: July 1, 2020

FROM: Sylvia Ordeman, Town Administrator

ITEM: Public hearing to hear public comment and consider recommendations to the Town Council regarding an ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning regulations, by amending, Chapter 7, Article 7.2 Uses Permitted, for the Town of Bartonville, by granting a Conditional Use Permit to allow for the operation of an Equestrian Center and Animal- Assisted Therapy located at 875 Porter Road, Bartonville, Texas. The property to be considered for the Conditional Use Permit is zoned Residential Estates 2 (RE-2) with Equestrian Center and Animal-Assisted Therapy as permitted uses by Conditional Use Permit only.

Summary:

See Attachments

ATTACHMENTS:

- Summary from Dunaway
- Application
- Applicant Presentation
- Site Plan
- Location Map
- Draft Ordinance
- Letter mailed to property owners within 200'
- Published Legal Notice



June 26, 2020

Ms. Tammy Dixon, Town Secretary
Town of Bartonville
1941 E. Jeter Road
Bartonville, Texas 76226

RE: Conditional Use Permit (CUP), Equestrian Facility

875 Porter Road, Horselife Farm, Lots 2R1 & 2R2, Block C, Barrington Hills, Ph. 2

PROPERTY INFORMATION

The approximately 16.94-acre site is located at 875 Porter Road, Bartonville, TX and is currently platted as two lots (Lots 2R1 & 2R2, Block C, Barrington Hills Addition, Phase 2). A residence and horse stable are located on Lot 2R1 and an open arena and other buildings are located on Lot 2R2. The property is zoned RE2- Residential 2-Acre Estates



The applicant is proposing to construct an 80' x 200' covered arena on the south side of the property. This building is considered an accessory building and would not be allowed on Lot 2R2 without a primary residence. To address this issue, the applicant

and property owners are requesting to vacate the previous replat splitting the overall property into two lots back into one lot.

The proposed covered riding arena would be added to the existing equestrian facility. Attributes of the proposed covered arena are:

- Arena will exceed the minimum 50' rear setback and the 20' side yard setback
- The eastern portion of the existing gravel loop drive will be relocated to the east of the new covered arena
- Driveway reconfiguration will continue to meet the turn radius for a fire truck
- Soil in the arena will be kept in a dust free condition.
- LED lights in the arena will be directed downward and cease before 9:00 pm
- No amplified sound will be installed in the arena

If you have any questions, please contact me at bhudson@dunawayassociates.com or call me on my cell phone at 817-995-9703.

Submitted for your consideration,



Barry Hudson, AICP, CNU-A

Planning Consultant to the Town of Bartonville



Town of Bartonville
Application for Conditional Use Permit

All applications must be submitted in accordance with the Submission Schedule attached hereto. Please complete the attached checklist. A site plan application must be submitted with all Conditional Use Permit Applications.

Applicant (Owner or Agent, Specify): Siobhan O'Brien (Owner)
 Mailing Address: 875 Porter Rd., Bartonville, TX 76224
 Phone: 972.467.4533 Fax: —
 Email Address*: Siobhano@tx.rr.com
 (*This will be the primary method of communication)

Owner's Name(s) if different¹: _____
 Owner's Address: _____
 Phone: _____ Fax: _____

General Location of Property: 875 Porter Rd, Bartonville, Tx 76224
 Current Zoning: RE-2 06/19/2020 - Owner in process of vacating plat 2016-49 so the previous plat will again be the effective plat of the subject property creating one lot.

Legal Description of Property: Attached in presentation
 (Attach Complete Metes and Bounds Description)

Use Being Requested (In accordance with Appendix C: Land Use Table, of the Town of Bartonville's Comprehensive Zoning Ordinance: Equestrian Facility and Animal Assisted Therapy)

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized for the owner of the above described property.

[Signature] 3/19/20
 Signature of Applicant/Owner Date

STAFF USE ONLY:	
Date Submitted: <u>7/1/2020</u>	Fee Paid: <u>CUP \$400 DRC \$200</u>
Accepted By: <u>[Signature]</u>	Check No.: <u>1133</u>
P & Z Public Hearing: <u>7/1/2020</u>	Metes & Bounds Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No
Council Public Hearing: <u>7/21/2020</u>	Notarized Statement: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.

Secretary of State
P.O. Box 13697
Austin, TX 78711-3697
FAX: 512/463-5709



**Certificate of Formation
Limited Liability Company**

Filed in the Office of the
Secretary of State of Texas
Filing #: 800878831 10/02/2007
Document #: 187704190002
Image Generated Electronically
for Web Filing

Filing Fee: \$300

Article 1 - Entity Name and Type

The filing entity being formed is a limited liability company. The name of the entity is:

Cranberry Ventures LLC

The name of the entity must contain the words "Limited Liability Company" or "Limited Company," or an accepted abbreviation of such terms. The name must not be the same as, deceptively similar to or similar to that of an existing corporate, limited liability company, or limited partnership name on file with the secretary of state. A preliminary check for "name availability" is recommended.

Article 2 - Registered Agent and Registered Office

A. The initial registered agent is an organization (cannot be company named above) by the name of:

OR

B. The initial registered agent is an individual resident of the state whose name is set forth below:

Name:

Gregory J. Stevens

C. The business address of the registered agent and the registered office address is:

Street Address:

4991 Lusk Lane Flower Mound TX 75028

Article 3 - Governing Authority

A. The limited liability company is to be managed by managers.

OR

B. The limited liability company will not have managers. Management of the company is reserved to the members.

The names and addresses of the governing persons are set forth below:

Managing Member 1: **Gregory J. Stevens**

Title: **Managing Member**

Address: **4991 Lusk Lane Flower Mound TX, USA 75028**

Managing Member 2: **Siobhan E. O'Brien**

Title: **Managing Member**

Address: **4991 Lusk Lane Flower Mound TX, USA 75028**

Article 4 - Purpose

The purpose for which the company is organized is for the transaction of any and all lawful business for which limited liability companies may be organized under the Texas Business Organizations Code.

Supplemental Provisions / Information

[The attached addendum, if any, is incorporated herein by reference.]

Organizer

The name and address of the organizer are set forth below.

Daniela Balan 7083 Hollywood Blvd. Ste. 180, Los Angeles, CA 90028

Effectiveness of Filing

A. This document becomes effective when the document is filed by the secretary of state.

OR

B. This document becomes effective at a later date, which is not more than ninety (90) days from the date of its signing. The delayed effective date is:

Execution

The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument.

Daniela Balan

Signature of Organizer

FILING OFFICE COPY

HORSELIFE FARM

875 Porter Rd. Bartonville TX 76226

HORSELIFE FARM

- We are a small multi-discipline boarding, breeding and training facility. We have clients of all skill levels.
- We partner with Helping on Horseback, a 501©3 run by Tom Goodspeed, which serves Hope Kids and Easter Seals in providing therapeutic riding opportunities for terminally ill children and their families.
- Due to excessive slope on Lot 2R1, placing the arena there would be cost prohibitive and difficult to make ADA compliant. Lot 2R2 is level and more conducive to building an ADA accessible covered arena is needed for Helping on Horseback and is desirable for our riding clients during the rainy season and hot summer weather.

SITE PLAN AND DETAILS FOR CONDITIONAL USE PERMIT (CUP)

- Horselife Farm is requesting a CUP permit for a covered riding arena on the existing Equestrian Facility
 - Soil in the arena will be kept in a dust free condition.
 - Lights in the arena will be directed downward and cease before 9p.m. nightly.
 - No amplified sound will be installed in outdoor arena.
 - The arena will meet the setback requirements of 50 feet off the back and 20 feet on the side yard.
 - The driveway currently meets and will continue to meet the turn radius of a fire truck.

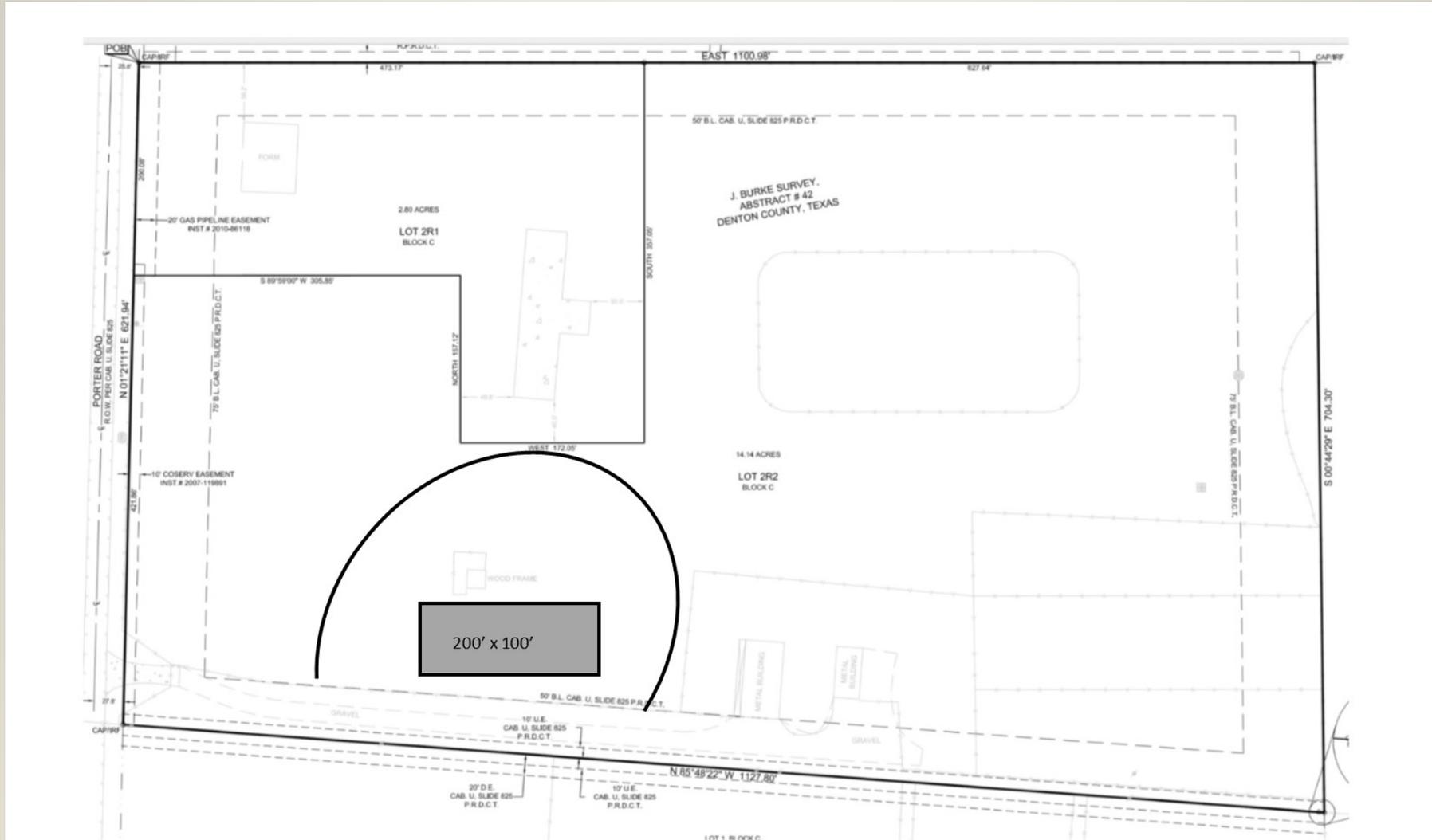
LEGAL DESCRIPTION

Legal Description of Horselife Farm at 875 Porter Rd., Bartonville, TX 76226;

LOTS 2R1, and 2R2, Block C, of Barrington Hills, Phase II Addition, an Addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded in Clerk's File No. 2016-49, Plat Records, Denton County, Texas

Commonly known as: 875 Porter Rd, Bartonville, TX 76226

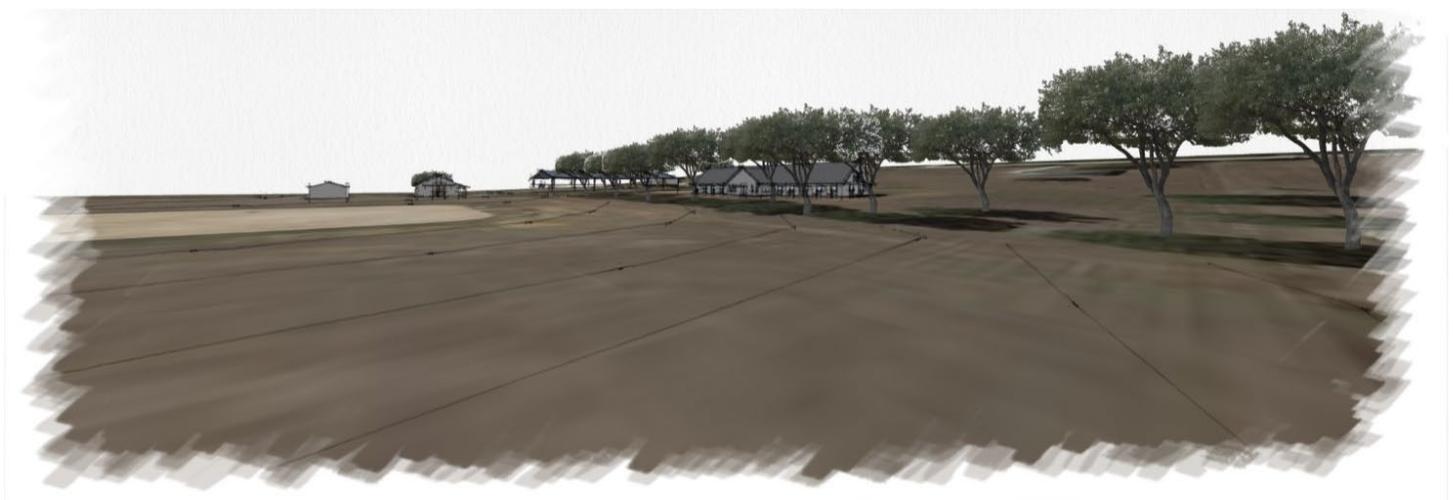
ARENA DRAWN ON SURVEY



AERIAL VIEW

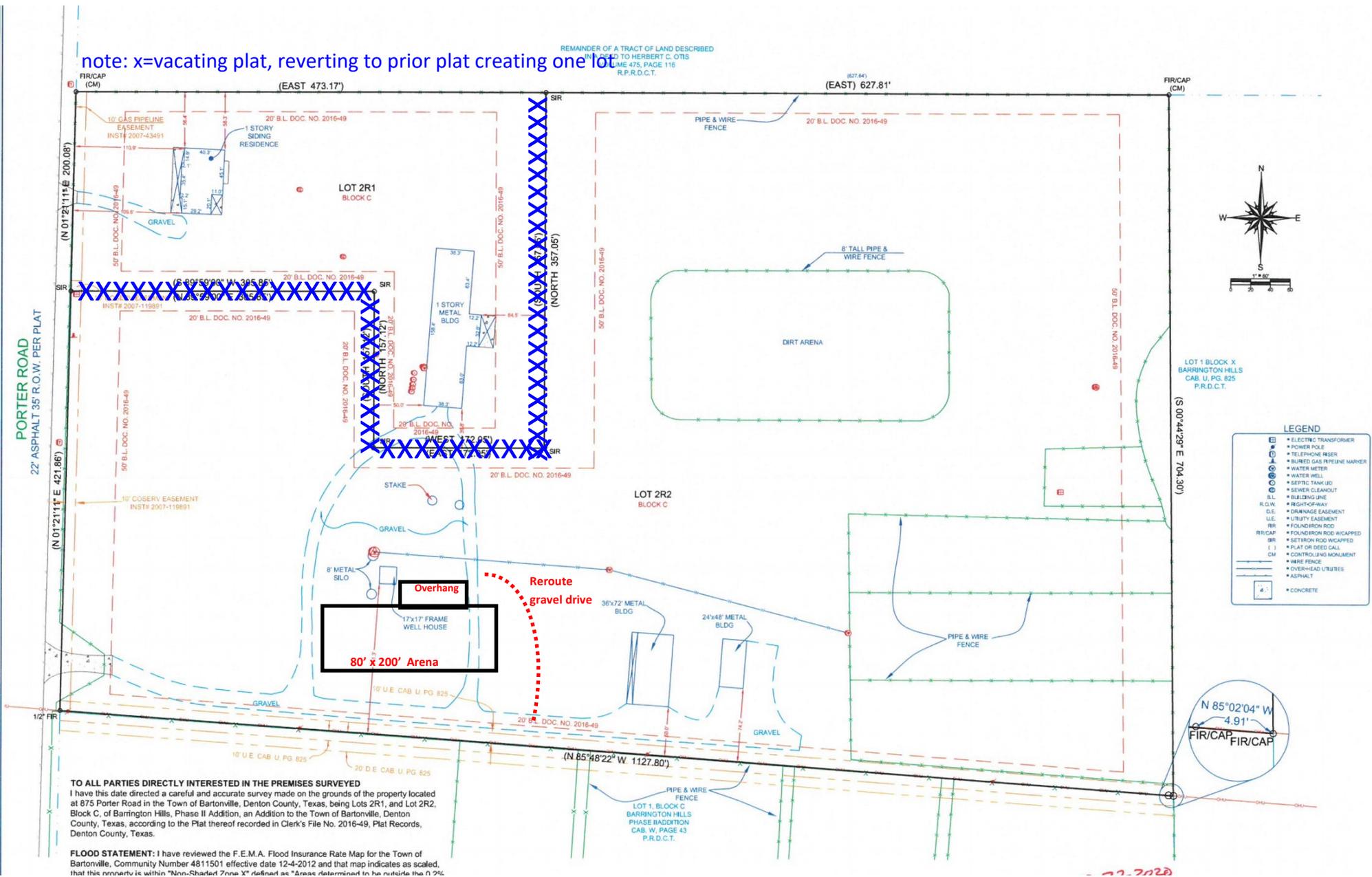


VIEW FROM THE NORTH (NEIGHBOR)



note: x=vacating plat, reverting to prior plat creating one lot

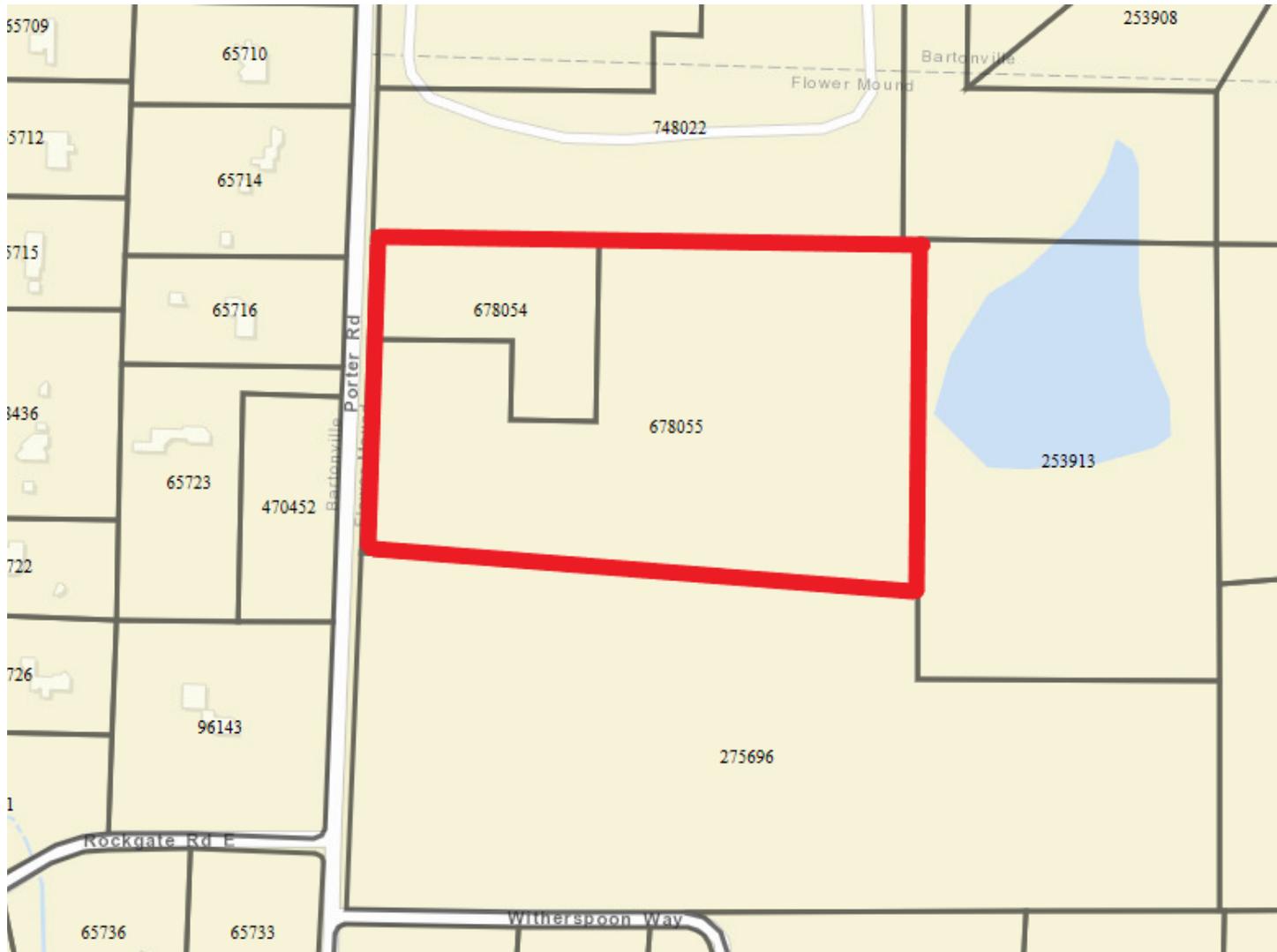
REMAINDER OF A TRACT OF LAND DESCRIBED IN PLAT TO HERBERT C. OTIS ME 475, PAGE 116 R.P.R.D.C.T.



TO ALL PARTIES DIRECTLY INTERESTED IN THE PREMISES SURVEYED
 I have this date directed a careful and accurate survey made on the grounds of the property located at 875 Porter Road in the Town of Bartonville, Denton County, Texas, being Lots 2R1, and Lot 2R2, Block C, of Barrington Hills, Phase II Addition, an Addition to the Town of Bartonville, Denton County, Texas, according to the Plat thereof recorded in Clerk's File No. 2016-49, Plat Records, Denton County, Texas.

FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Insurance Rate Map for the Town of Bartonville, Community Number 4811501 effective date 12-4-2012 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 1%...

LOCATION MAP



Notice of Public Hearings for a Conditional Use Permit to allow for the operations of an Equestrian Center and Animal-Assisted Therapy located at 875 Porter Road, Bartonville Texas. Identified on Denton Central Appraisal District as Property ID 678055.

**TOWN OF BARTONVILLE
ORDINANCE NO. ____ -**

AN ORDINANCE OF THE TOWN OF BARTONVILLE, TEXAS, GRANTING A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF AN EQUESTRAIN CENTER (TRAINING FACILITY) WITH ANIMAL ASSISTED THERAPY LOCATED AT 875 PORTER ROAD, BARTONVILLE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR NO VESTED RIGHTS; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Bartonville, Texas, is a Type A General Law Municipality located in Denton County, Texas, created in accordance with provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the Town of Bartonville, Texas, as a general law municipality, is empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the Town; and

WHEREAS, the Planning and Zoning Commission of the Town of Bartonville and the Town Council of the Town of Bartonville, in compliance with state law with reference to amending the Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due public hearings and affording full and fair hearings to all property owners generally, the Town Council of the Town of Bartonville, Texas, is of the opinion that said zoning ordinance should be amended as provided herein.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, THAT:

**SECTION 1.
CUP GRANTED**

The Zoning Ordinance for the Town of Bartonville, Texas, as amended, is hereby amended by granting a Conditional Use Permit (CUP) to allow for the operation of an Equestrian Center (training facility) with Animal Assisted Therapy located at 875 Porter Road, Bartonville, Texas. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance with the following conditions:

**SECTION 2.
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of the Town of Bartonville, Texas, that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the Town Council without incorporation in this Ordinance of such unconstitutional phrases, clause, sentence, paragraph, or section.

**SECTION 3.
SAVINGS**

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Town of Bartonville Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

**SECTION 4.
ENROSS AND ENROLL**

The Town Secretary of the Town of Bartonville is hereby directed to engross and enroll this Ordinance by copying the exact Caption and the Effective Date clause in the minutes of the Town Council of the Town of Bartonville and by filing this Ordinance in the Ordinance records of the Town.

**SECTION 5
PUBLICATION**

The Town Secretary of the Town of Bartonville is hereby directed to publish in the Official Newspaper of the Town of Bartonville the Caption and the Effective Date of this Ordinance for two (2) days.

**SECTION 6.
PUNISHMENT**

Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Bartonville Zoning Ordinance as previously amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense.

**SECTION 7.
NO VESTED RIGHTS**

No person or entity shall acquire any vested rights in this Ordinance or any specific regulations contained herein. This Ordinance and any regulations may be amended or repealed by the Town Council of the Town of Bartonville, Texas, in the manner provided by law.

**SECTION 8.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such case provides.

AND IT SO ORDAINED.

DULY PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on the 21ST day of July, 2020.

APPROVED:

Bill Scherer, Mayor

ATTEST:

Tammy Dixon, Town Secretary



June 18, 2020

Name
Address
City, State Zip

RE: Conditional Use Permit 875 Porter Road, Bartonville Texas, property identified on Denton Central Appraisal District as Property ID 678055.

Dear Property Owner,

In accordance with state and local zoning laws, all owners of land within two hundred feet of any property being considered for a conditional use permit must be afforded an opportunity to address the subject at a public hearing held for this purpose.

Per the Denton County Appraisal District records, you own property (Property ID _____) within two hundred feet (200') of the property described above. The owner for this property has made an application for a Conditional Use Permit as follows:

Conditional Use Permit to allow for the operation of an Equestrian Center and Animal-Assisted Therapy located at 875 Porter Road, Bartonville, Texas. The property to be considered for the Conditional Use Permit is zoned Residential Estates 2 (RE-2) with Equestrian Center and Animal-Assisted Therapy as permitted uses by Conditional Use Permit only.

You are hereby notified that the Bartonville Planning and Zoning Commission and Bartonville Town Council will conduct two public hearings regarding a Conditional Use Permit for the subject property which may be of interest to you as follows:

Bartonville Planning and Zoning Commission Public Hearing

Date/Time: Wednesday, July 1, 2020 at 7:00 p.m.

Location Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas; AND
via teleconference/video due to COVID-19

Please Join Zoom Meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/82918277444?pwd=WkZzaWtlbVRoSjYwSEdxb2kzd0U5QT09>

or www.zoom.com, join meeting and use the following ID and Password

Meeting ID: 829 1827 7444

Password: 500123

You may also dial in using your phone toll free.

1-877-853-5257, Meeting ID 829 1827 7444, Passcode 500123

Bartonville Town Council

Date/Time: Tuesday, July 21, 2020 at 7:00 p.m.

Location: Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas; AND
via teleconference/video due to COVID-19

Please Join Zoom Meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/88533112759?pwd=SEJ2SkZsVnE5OW9EcDFZdXp1SXJkdz09>

Meeting ID: 885 3311 2759 Password: 415215

You may also dial in using your phone toll free.

1-877-853-5257, Meeting ID: 885 3311 2759, Password: 415215

Should you have any questions regarding this matter, please feel free to contact me at 817.693.5280.

Sincerely,



Sylvia Ordeman
Town Administrator

Enclosure: Location Map

Name	Address	City, State, ZIP	Property ID
RICE, PHILIP R & MARTHA S	PO BOX 600308	DALLAS, TX 75360	748022
CRANBERRY VENTURES LLC	5312 RED BUD CV	FLOWER MOUND, TX 75028	678055
SUMMERS, CARMEN C	834 PORTER RD	BARTONVILLE, TX 76226	65714
JONES, LYNETTE	864 PORTER RD	BARTONVILLE, TX 76226	65716
EL-ASHMAWI, AMAL	896 PORTER RD	BARTONVILLE, TX 76226	65723
MARTINEZ, ANNA M	950 PORTER RD	ARGYLE, TX 76226	470452
HUBER, CHRISTIAN M & CHERYE C	1051 PORTER RD	BARTONVILLE, TX 76226	275696
BARRINGTON HILLS HOA	1845 PRECINCT LINE RD STE 100	HURST, TX 76054	253913
RICE, PHILIP R & MARTHA S	PO BOX 600308	DALLAS, TX 75360	748023
GARNIER, MICHAEL H & HILLARIE A	825 ROCKGATE RD	BARTONVILLE, TX 76226	96143

DENTON RECORD-CHRONICLE
P.O. BOX 369
DENTON TX 76202
(940)566-6800

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/12/20 09:19 by plaga-dm

Acct #: 232

Ad #: 27715

Status: New WHOLD WHOI

TOWN OF BARTONVILLE

The Planning and Zoning Commission for the Town of Bartonville, Texas, will conduct a public hearing at 7:00 p.m. on July 1, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, AND by teleconference/video due to COVID-19 for the public to offer public comment by calling 877-853-5257, Meeting ID 829 1827 7444, Passcode 500123, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning regulations, by amending, Chapter 7, Article 7.2 Uses Permitted, for the Town of Bartonville, by granting a Conditional Use Permit to allow for the operation of an Equestrian Center and Animal-Assisted Therapy located at 875 Porter Road, Bartonville, Texas. The property to be considered for the Conditional Use Permit is zoned Residential Estates 2 (RE-2) with Equestrian Center and Animal-Assisted Therapy as a permitted uses by Conditional Use Permit only. The Town Council will conduct a second Public Hearing at 7:00 p.m. on Tuesday, July 21, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas AND by teleconference/video due to COVID-19 for the public to offer public comment by calling 877-853-5257, Meeting ID 885 3311 2759, Passcode 415215, to hear public comment and consider the Conditional Use Permit and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 06/14/2020



Planning and Zoning Commission Meeting

Item #5

DATE: July 1, 2020

FROM: Sylvia Ordeman, Town Administrator

ITEM: Public hearing to hear public comment and consider recommendations to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincade Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas.

Summary:
See Attachments

ATTACHMENTS:

- Summary from Dunaway
- Application and backup from applicant
- Private Sanitarian Comments
- Location Map
- Letter mailed to property owners within 200'
- Published Legal Notice



June 26, 2020

Ms. Tammy Dixon, Town Secretary
Town of Bartonville
1941 E. Jeter Road
Bartonville, Texas 76226

RE: Site Plan Application

Lantana Community Church / Harvest Christian Academy / First Church of the Nazarene (Kincade Addition, Lot 2R)

Owner: First Church of the Nazarene

Developer: Lantana Community Church / Harvest Christian Academy

PROPERTY INFORMATION

The approximately 10-acre lot is located at 220 Jeter Road E, Bartonville, TX and is currently used as a church, known as Lantana Community Church. The property is zoned AG, Agricultural. Both the use as a church and the proposed K5-12 grade school* are permitted uses in accordance with Appendix C of Chapter 14, Zoning, of the Bartonville Code of Ordinances. (* Pending approval by Town Council of an update to Chapter 2, Definitions of the Zoning Ordinance. Definition of Private and Public Schools)

The applicant has submitted site plan information three times to respond to minimum site plan requirements and comments from the consulting planner and town staff. A Development Review Committee (DRC) meeting was held at the Town Hall at 1:00 PM, Wednesday, June 24, 2020. The applicant presented information about the addition of a Christian school use to the existing church facilities. Representatives from the town staff, consulting planner, consulting engineer, town sanitarian, fire department, Planning & Zoning Commission and Town Council attended the DRC in person or via Zoom to discuss the site plan and the proposed school use on the church property.

The DRC discussion focused on three main outstanding issues:

- 1. Traffic circulation**
- 2. Sanitary sewer/septic system**
- 3. Fire code/sprinkler system**

All three issues related back to the number of students, teachers and staff which would be occupying the building daily during the week, versus the church assembly use which is primarily on Sunday. The applicant stated that 70 students are pre-enrolled for the fall (tentatively starting in August, with a goal of having 100 students. A future maximum capacity of 150 students was also discussed. The number of teachers and staff on-site during school days was not stated.

Traffic Circulation

The traffic circulation diagram submitted by the applicant indicates a simple “U” circulation with the Jeter (west) driveway being the designated entry and the Wolf Run Road (east) driveway being the designated exit from the parking area. Additional information requested by the DRC:

1. Estimated number of daily vehicles during AM drop-off (8:00-8:30)
2. Number of stacking spaces for vehicles dropping off within the property
3. Additional/alternate drop-off stacking area, if needed
4. Logistics for a “double loaded” drop-off option
5. Consideration of limiting the site entry to only eastbound traffic on Jeter Road. This would require parents to from the east on FM 407 to continue north to the signal light at McMakin Road, travel south to Jeter and then have a right turn into the church parking lot. This “make the block” traffic pattern would reduce turning movements into the parking lot and eliminate possible concerns about stacking on Jeter Road to the east towards FM 407.

Sanitary Sewer/Septic System

Leslie Freeman, the Bartonville sanitarian, has reviewed the original commercial septic system permit issued for the church and raised concerns. The original permit was based on 40’ radius sprinkler head coverage for the effluent and current approved heads only provide 36’ radius coverage. With the addition of the school and the students, additional sprinkler heads will need to be added to the system. This new design must be prepared by a qualified engineer, reviewed and approved by the Town. Key to the septic system design will be a projected timeline for the church and school occupancy during the entire week. The required septic system will need to be calculated on the maximum number of students, teachers, clergy and staff. These calculations will also be impacted on whether hot lunches are prepared on site daily. The enlargement of the septic system will need to be designed and permitted for the new school use.

Fire Code/Sprinkler System

The addition of the school use to the existing church facility requires a new Certificate of Occupancy (CO). Since the building is over 5,000 square feet the current Fire Code will require an automated fire suppression system (sprinkler system) for the building. At the DRC there was discussion about the total number of students, teachers and staff for the school type of occupancy, and the timing of the sprinkler system permitting and improvements.

If you have any questions, please contact me at bhudson@dunawayassociates.com or call me on my cell phone at 817-995-9703.

Submitted for your consideration,



Barry Hudson, AICP, CNU-A

Planning Consultant to the Town of Bartonville



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Application Type (check all applicable):

- | | | | |
|--------------------------------------|-------------------------------------|--|---|
| <input type="checkbox"/> Sketch Plat | <input type="checkbox"/> Land Study | <input type="checkbox"/> Preliminary | <input type="checkbox"/> Final |
| <input type="checkbox"/> Development | <input type="checkbox"/> Replat | <input type="checkbox"/> Amending Plat | <input checked="" type="checkbox"/> Site Plan |

Current Legal Description: Kincade Lot 2R

Proposed Subdivision Name: _____ In Town Limits In ETJ

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

Proposed Zoning (if applicable): _____ No. Proposed Lots: 1 Total Acres: 10.009

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

Owner: First Church of the Nazarene Phone: 817-224-9200

Address: 2200 Jeter Road E, Bartonville, Tx 76226-8439 Fax: _____

Applicant: First Church of the Nazarene Phone: 817-224-9200

Address: 2200 Jeter Road E, Bartonville, TX 76226-8439 Fax: _____

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

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

Applicant Signature: *Howard Colby Bell* Date: 5-14-20

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

Lantana Community Church

2200 Jeter Road East

Bartonville, Texas 76226

Lantana Community Church / First Church of the Nazarene

Calvary Calendar, Pastor

Harvest Christian Academy, a church school ministry

Terry Caywood, Head of Schools

SITE PLAN INFORMATION FOR EXISTING PROPERTY & EXISTING BUILDING CHURCH OF THE NAZARENE AKA LANTANA COMMUNITY CHURCH

1. A title block within the lower right-hand corner of the concept plan with the proposed name of the project/subdivision;

- a. The property currently owned and identified as
Lantana Community Church 2200 Jeter Road E, Bartonville, TX

The legal property owner name is
First Church of the Nazarene 2200 Jeter Road E, Bartonville, Tx

Item 1.a Property Owner Documentation

- b. The name of the private school is
Harvest Christian Academy – Lantana
2200 Jeter Road E, Bartonville, Tx

HCA-L is a satellite campus of the private school
Harvest Christian Academy (Main Campus)
7200 Denton Hwy, Watauga, Tx 76148
Generally located at 377 & Hightower Drive in Watauga, Tx

Expected enrollment for Harvest Christian Academy:
Preschool Students 20-40
K-12th Grade Students 75-100

Item 1a: Property Ownership

Denton CAD Webmap | Denton Central Appraisal District

dentoncad.com/home/details?search=277887&year=2020

PRINT | QUESTION ABOUT THIS PROPERTY? | FIND SIMILAR PROPERTIES



Search
Protest Information
Exemptions
GIS Map
Forms and Downloads
General Information
Employment and Education
Need Help?
Contact Us

General Information

220 E JETER RD TX 76226-8437 \$760,317.00
Protest Deadline: 2020-05-29

Owner Name	FIRST CHURCH NAZARENE - 100%
Owner ID	404448
Owner Mailing Address	2200 E JETER RD BARTONVILLE, TX 76226-8439
Property Type	Real Property
Area	15,277ft ²
Class	15E
Legal Description	KINCADE LOT 2R
Geographic ID	SD3351A-000000-0000-0002-000R
Subdivision	KINCADE - SD3351A
Neighborhood	Exemption 11.20 Religous - EX11.20REL
Taxing Jurisdictions	C31 (BARTONVILLE TOWN OF) ESD1 (DENTON CO EMERGENCY SERVICE DI) G01 (DENTON COUNTY) S05 (DENTON ISD)



Denton Central Appraisal District

dentoncad.com/home/details?search=277887&year=2020

PRINT | QUESTION ABOUT THIS PROPERTY? | FIND SIMILAR PROPERTIES



Search
Protest Information
Exemptions
GIS Map
Forms and Downloads
General Information
Employment and Education
Need Help?
Contact Us

Improvements

Class	Description	Square Feet	Number Of Units	Effective Year Built	Year Built	2020 Improvement Value
15E	MAIN AREA	15277		1985	1985	
Improvement Total		15277	N/A			\$0.00

Land Segments

Type	Acres	Area
6 - COMMERCIAL	10.009	435992.04 ft ²

Site Plans

Original Site Plans (2 pages) from Crossroads Bible Church for use as a church & school: Site Plan 1a
Site Plans (4 additional pages) from plans drawn for Excel Christian Academy: Site Plan 1b

Harvest Christian Academy will be using the building exactly as Excel and Crossroads Bible Church were using it. Rooms noted as "Adult" will be used for middle and high school age children.

2. The name and address of the owner/developer and the land planner, engineer architect or surveyor responsible for the design or survey;

The building is an existing building. No interior space will be remodeled. No modifications to the building are proposed. Site Plan is attached of building and parking area. Site Plan 1a & 1b. Second Floor follows

3. The scale of the drawing (both written and graphic scale) and north arrow;

Information on the existing building is attached

Item Site Plan of existing building

Item 3.a graphic Site Map Denton County Appraisal District

Item 3.b. written Improvement Information Denton County Appraisal District

Item 3.c historical land survey with north arrow,

4. The date the drawing was prepared;

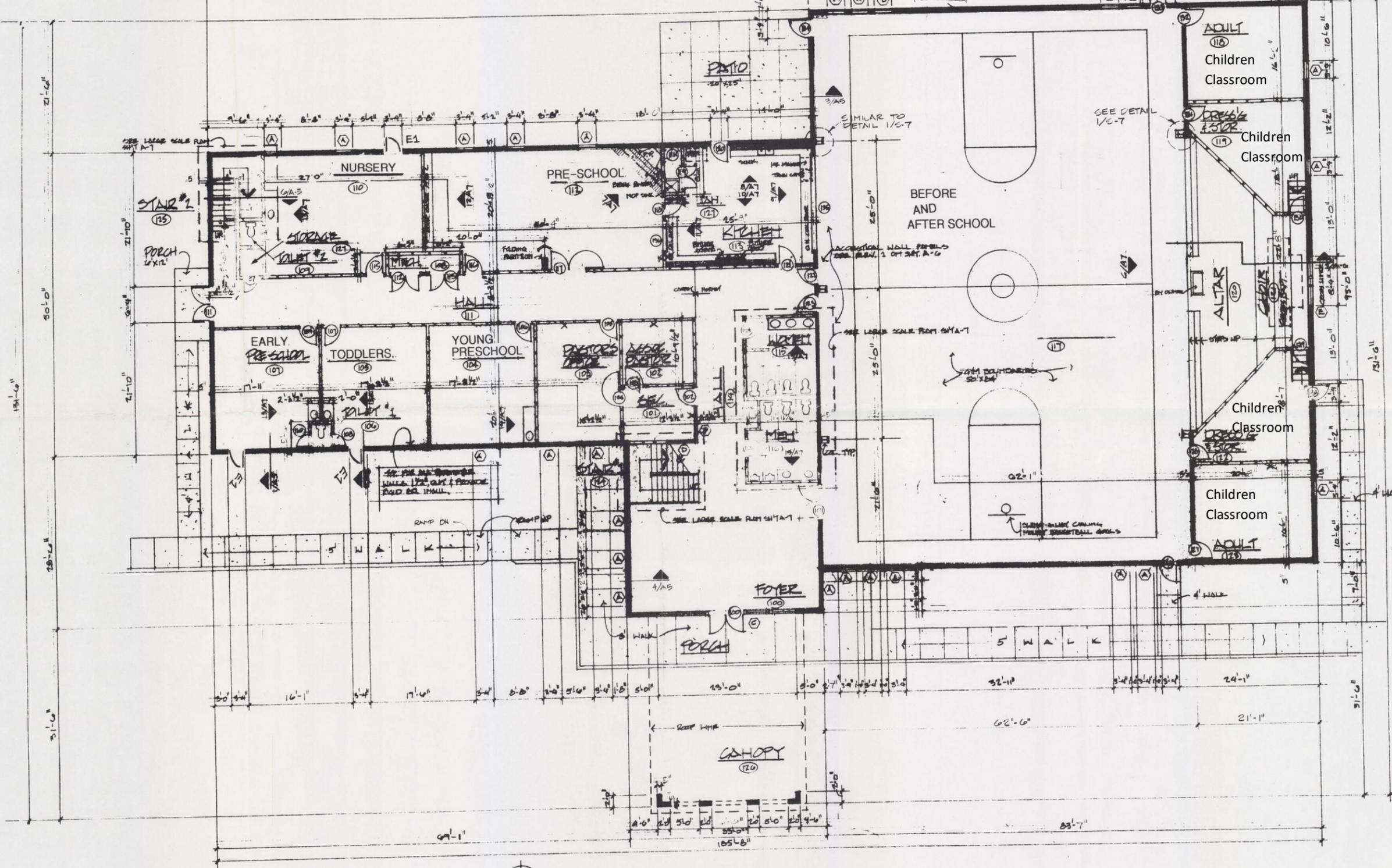
Item A. Site Map: Original build plans by Robert E. Myers Architect, Ft. Worth

Item B. Site Map: 5/28/13 ACS Security, Coppell

Item 3.b Improvement 1985 Per Denton Co records 15,277 square feet of interior space

Item 3.c land survey December 22, 2004.5. Total site acreage and the location of the property according to the abstract and survey records of Denton County, Texas;

Site Plan 1a.



APPROVAL
 1.8.88

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 FIRST FLOOR = 13,587 S.F.
 SECOND FLOOR = 5,447 S.F.
 TOTAL = 19,034 S.F.
 * DAYCARE USE = 9932 SF

WALL LEGEND
 ——— = CONCRETE PANEL
 X X X = 3/8" METAL STUDS 1/2" GYP. BO.

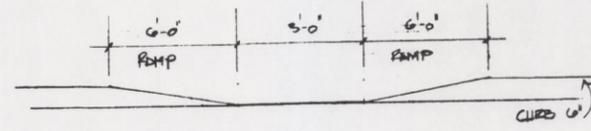
ROBERT E. MYERS & ASSOCIATES
 ARCHITECT...BUILDER
 FORT WORTH, TEXAS 817-732-1387

CROSSROADS BIBLE CHURCH
 LEWISVILLE, TEXAS

SHT
 A-4
 OF
 8

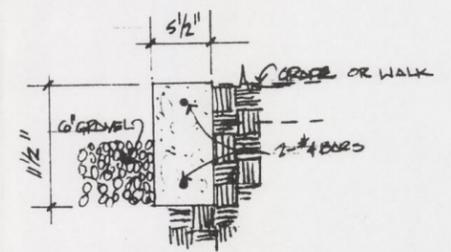
APPROVAL
 1 2 3 4

Site Plan 1b.



② HANDICAPPED RAMP ELEVATION
 NO SCALE:

SPECIAL REQUEST ITEMS:
 A. BUILDING HEIGHT VARIANCE FROM 20' TO 42' (APPROVED)
 B. BELL TOWER IN SETBACK AREA. (LIKE A BURT) (REVISED)



③ TYP. CURB DETAIL
 SCALE: 1/2" = 1'

INDEX OF DRAWINGS

- ARCHITECTURAL**
 A-1 ... SITE PLAN
 A-2 ... FIRST FLOOR PLAN
 A-3 ... SECOND FLOOR PLAN
 A-4 ... FRONT & RIGHT ELEVATION
 A-5 ... REAR & LEFT ELEVATION
 A-6 ... WALL SECTIONS
 A-7 ... FINISH & DOOR SCHEDULES
 A-8 ... LARGE SCALE PLANS (TOILETS & STAIRS)

- STRUCTURAL**
 S-1 ... FOUNDATION PLAN
 S-2 ... FOUNDATION DETAILS
 S-3 ... SECOND FLOOR FRAMING PLAN
 S-4 ... MISCELLANEOUS DETAILS
 S-5 ... ROOF FRAMING PLAN
 S-6 ... ROOF DETAILS
 S-7 ... ROOF DETAILS

- MECHANICAL**
 M-1 ... UTILITY PLAN
 M-2 ... FIRST FLOOR MECHANICAL
 M-3 ... SECOND FLOOR MECHANICAL

- ELECTRICAL**
 E-1 ... FIRST FLOOR LIGHTING
 E-2 ... SECOND FLOOR LIGHTING
 E-3 ... FIRST FLOOR POWER
 E-4 ... SECOND FLOOR POWER

- PLUMBING**
 P-1 ... FIRST FLOOR PLUMBING
 P-2 ... SECOND FLOOR PLUMBING
 P-3 ... RISER DIAGRAM

Parking Spaces

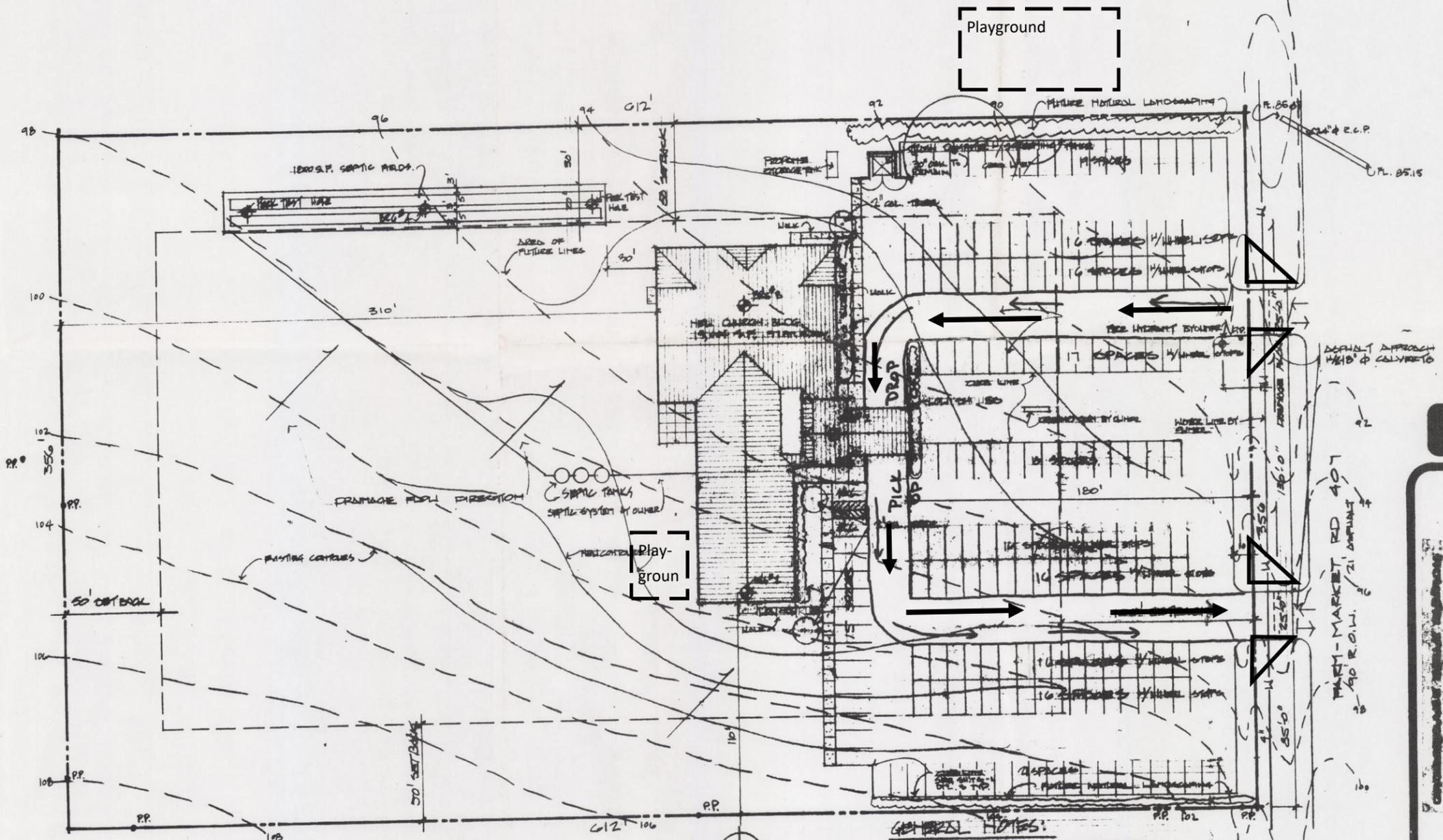
Provided: 183

Required for Church School: 36

- parking spaces are 9' x 18'
- ** Fire Lanes are 27' 6" wide

Geographic Government Boundaries:

- Town of Bartonville
- Argyle Fire Department
- Denton ISD

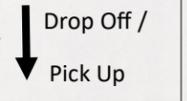


LEGAL
 LOT 3 OF THE KINGDOM SUBDIVISION OF
 THE BOO & COE. SURVEY, ABSTRACT 152
 CONSISTING OF 5 ACRES.

SITE PLAN
 SCALE: 1" = 30'

5. SEATING TICKETS WILL REMAIN WHEREVER POSSIBLE.
 6. BUILDING WILL BE USED FOR NORMAL CHURCH FUNCTIONS
 PRIMARILY SUNDAY, BUT THROUGHOUT THE WEEKEND WOULD BE USED
 FOR SECONDARY CHURCH ACTIVITIES.

- GENERAL NOTES:**
 1. ALLOTMENT SAVING 556 PEOPLE
 2. PARKING SPACES 183 ... PARKING SHOWN 183
 3. DRAINAGE PLAN & SEWER WILL NOT CHANGE.
 THE EXISTING CONDITIONS WILL BE MAINTAINED WITHOUT
 CAUSING ANY ADVERSE IMPACT.
 4. PEOPLE FLOW: MAY BE 125 CARS PER TIME PERIOD
 FROM APPROXIMATE 10:00 AM TO 12:00 PM. APPROXIMATE



ROBERT E. MYERS & ASSOCIATES
 ARCHITECT...BUILDER
 FORT WORTH, TEXAS 817-732-1387

SPECIFIC DRAWING NOTES

- CITY OF BARTONVILLE, TEXAS - AUTHORITY HAVING JURISDICTION
- ONLY 1ST FLOOR WILL BE USED FOR DAY CARE SERVICES.
- BUILDING IS NOT SPRINKLED.

- SEQUENCE OF OPERATIONS**
- ACTIVATION OF ANY AUTOMATIC DETECTOR OR PULL STATION SHALL INDICATE AT CONTROL PANEL ORIGIN OF ALARM VIA AN L.C.D. DISPLAY.
 - ACTIVATE AN AUDIBLE SIGNAL AT THE FIRE ALARM CONTROL PANEL.
 - ACTIVATE BUILDING AUDIBLE DEVICES.
 - ACTIVATE VISUAL DEVICES.
 - REPORT A DISTINCT WATERFLOW SIGNAL TO U.L. LISTED CENTRAL STATION.
 - CLOSURE OF ANY SUPERVISED SPRINKLER SYSTEM SHUTOFF VALVE OR LOW AIR PRESSURE SUPERVISORY SHALL:
 - INDICATE AT CONTROL PANEL ORIGIN OF ALARM VIA AN L.C.D. DISPLAY.
 - ACTIVATE AN AUDIBLE SIGNAL AT THE FIRE ALARM CONTROL PANEL THAT SEPARATE AND DISTINCT FROM ALARM AND TROUBLE AUDIBLE SIGNAL SHALL BE SILENCIBLE BUT SHALL OPERATE IN A MANNER SIMILAR TO THAT DESCRIBED FOR TROUBLE SIGNAL SILENCING.
 - REPORT SUPERVISORY CONDITION TO U.L. LISTED CENTRAL STATION.
 - OCCURRENCE OF A FAULT IN WIRING ON ANY SUPERVISED CIRCUIT WITHIN THE SYSTEM SHALL:
 - INDICATE AT CONTROL PANEL VIA AN L.C.D. DISPLAY.
 - SOUND AN AUDIBLE SIGNAL AT FIRE ALARM CONTROL PANEL. SIGNAL SHALL BE SILENCIBLE BY MEANS OF A PUSH BUTTON HOWEVER, A SUPERVISORY L.E.D. SHALL CONTINUE TO IDENTIFY PRESENCE OF A TROUBLE CONDITION UNTIL IT IS CLEARED. UPON CLEARING OF ALL TROUBLE WITHIN THE SYSTEM, TROUBLE SIGNAL SHALL RESOUND NORMAL POSITION.
 - ACTIVATION OF ANY DUCT DETECTOR SHALL:
 - SHUT DOWN THE ASSOCIATED AIR HANDLER UNIT VIA RELAY IN THE DUCT DETECTOR.
 - SOUND A SUPERVISORY SIGNAL AT FIRE ALARM CONTROL PANEL. SIGNAL SHALL BE SILENCIBLE BY MEANS OF A PUSH BUTTON HOWEVER, A SUPERVISORY L.E.D. SHALL CONTINUE TO IDENTIFY PRESENCE OF A SUPERVISORY CONDITION UNTIL IT IS RESET.
 - REPORT SUPERVISORY CONDITION TO U.L. LISTED CENTRAL STATION.

- GENERAL NOTES**
- A SMOKE DETECTOR SHALL BE PROVIDED ABOVE ALL FIRE ALARM CONTROL UNITS.
 - ALL HORN STROBES AND STROBES SHALL BE SYNCHRONIZED.
 - ALL HORNS SHALL SOUND SHULDS TEMPORAL PER CODE.
 - INSTALLATION SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE ELECTRICAL CODES.
 - WIRING METHODS AND MATERIALS SHALL CONFORM WITH ALL APPLICABLE SECTION OF NEC 760.
 - 120 VAC @ 60HZ INPUT POWER SHALL BE INSTALLED BY LICENSE ELECTRICAL CONTRACTOR.
 - ALL SLEEVES AND PENETRATION AND FIRE CALKING SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.
 - DEDICATED LOCKING BREAKER PROPERLY LABELED SOURCE SHALL SUPPLY FIRE ALARM CONTROL(S) PANEL.
 - 120 VAC IS NOT PERMITTED IN THE SAME RACEWAY AS LOW VOLTAGE WIRING.
 - HORN STROBES AND STROBES SHALL BE MOUNTED AT 10' A.F.F. UNLESS NOTED OTHERWISE.
 - ANY SMOKE DETECTOR HEAD INSTALLED BEFORE BUILDING IS CLEANED AND ACCEPTED SHALL BE COVERED TO PROTECT FROM DUST AND ANY FALSE ALARMS DUE TO DIRT-CONTAMINATED HEAD SHALL BE THE RESPONSIBILITY OF THE GENERAL AND/OR THE ELECTRICAL CONTRACTOR.
 - THERE SHALL BE NO RACEWAYS ENTERING THE LOWER 18" OF FIRE ALARM PANEL PRIOR PRE-TESTING.
 - MANUAL PULL STATION SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR.
 - THE OWNER SHALL FURNISH TWO (2) WORKING TELEPHONE NUMBER AT FIRE ALARM PANEL PRIOR PRE-TESTING.
 - LOCAL FIRE MARSHALL SHALL WITNESS FINAL TEST.
 - 24 HOUR CENTRAL MONITORING WILL BE PROVIDED AND SETUP BY OWNER PRIOR PRE-TEST OF SYSTEM.
 - ALL INITIATING DEVICE CIRCUIT SHALL BE CLASS "A" WIRING WITH A MINIMUM OF SIX (6) FOOT SEPARATION.
 - MINIMUM OF 0.575 LUMENS/SQ.FT. AT ANY POINT WITHIN THE COVERAGE AREA (E=1/2) (2010 EDITION OF NFPA 72 PER SECTION 75.4.5.1)
 - FIRE ALARM SYSTEM IS DESIGNED ON THE GUIDE LINES OF THE 2004 EDITION OF INTERNATIONAL FIRE CODE AND THE 2010 EDITION OF NFPA 72.

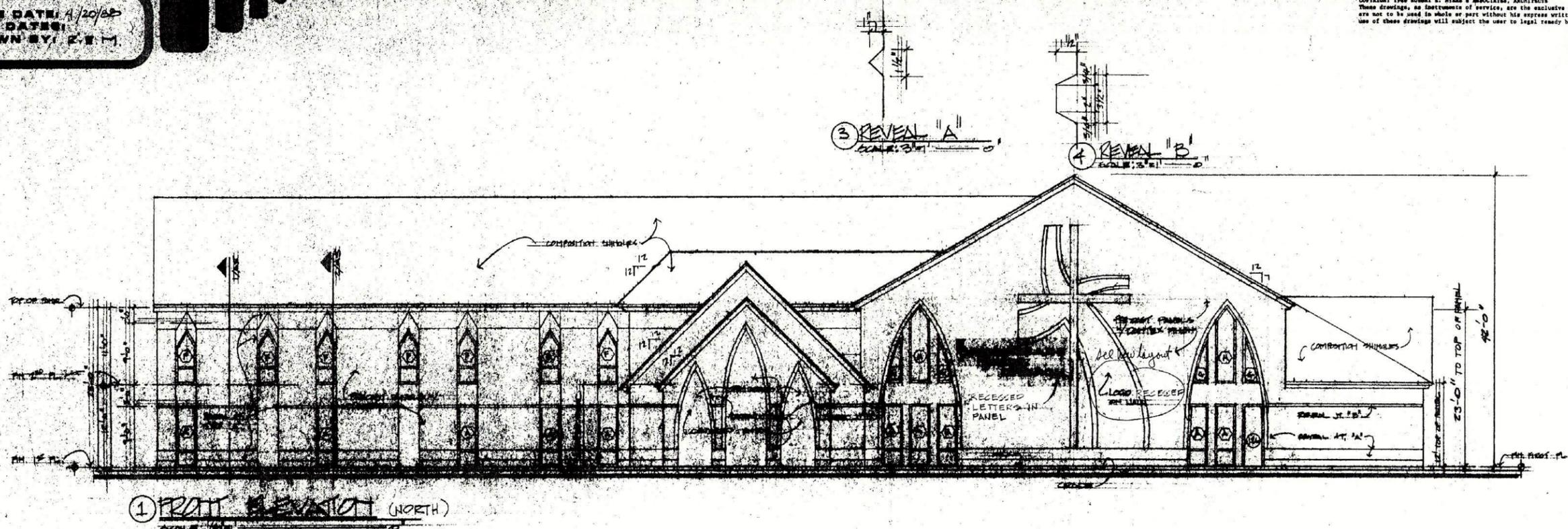
WIRE LEGEND

---NAC 1	---NAC 2	---NAC 3	---NAC 4	---NAC 1	NOTIFICATION CIRCUIT #142 PPLP
---NAC 5	---NAC 6	---NAC 7	---NAC 8	---NAC 9	NOTIFICATION CIRCUIT #142 PPLP
---NAC 10	---NAC 11	---NAC 12	---NAC 13	---NAC 14	NOTIFICATION CIRCUIT #142 PPLP
---NAC 15	---NAC 16	---NAC 17	---NAC 18	---NAC 19	NOTIFICATION CIRCUIT #142 PPLP
---NAC 20	---NAC 21	---NAC 22	---NAC 23	---NAC 24	NOTIFICATION CIRCUIT #142 PPLP
---NAC 25	---NAC 26	---NAC 27	---NAC 28	---NAC 29	NOTIFICATION CIRCUIT #142 PPLP
---NAC 30	---NAC 31	---NAC 32	---NAC 33	---NAC 34	NOTIFICATION CIRCUIT #142 PPLP
---NAC 35	---NAC 36	---NAC 37	---NAC 38	---NAC 39	NOTIFICATION CIRCUIT #142 PPLP
---NAC 40	---NAC 41	---NAC 42	---NAC 43	---NAC 44	NOTIFICATION CIRCUIT #142 PPLP
---NAC 45	---NAC 46	---NAC 47	---NAC 48	---NAC 49	NOTIFICATION CIRCUIT #142 PPLP
---NAC 50	---NAC 51	---NAC 52	---NAC 53	---NAC 54	NOTIFICATION CIRCUIT #142 PPLP
---NAC 55	---NAC 56	---NAC 57	---NAC 58	---NAC 59	NOTIFICATION CIRCUIT #142 PPLP
---NAC 60	---NAC 61	---NAC 62	---NAC 63	---NAC 64	NOTIFICATION CIRCUIT #142 PPLP
---NAC 65	---NAC 66	---NAC 67	---NAC 68	---NAC 69	NOTIFICATION CIRCUIT #142 PPLP
---NAC 70	---NAC 71	---NAC 72	---NAC 73	---NAC 74	NOTIFICATION CIRCUIT #142 PPLP
---NAC 75	---NAC 76	---NAC 77	---NAC 78	---NAC 79	NOTIFICATION CIRCUIT #142 PPLP
---NAC 80	---NAC 81	---NAC 82	---NAC 83	---NAC 84	NOTIFICATION CIRCUIT #142 PPLP
---NAC 85	---NAC 86	---NAC 87	---NAC 88	---NAC 89	NOTIFICATION CIRCUIT #142 PPLP
---NAC 90	---NAC 91	---NAC 92	---NAC 93	---NAC 94	NOTIFICATION CIRCUIT #142 PPLP
---NAC 95	---NAC 96	---NAC 97	---NAC 98	---NAC 99	NOTIFICATION CIRCUIT #142 PPLP
---NAC 100	---NAC 101	---NAC 102	---NAC 103	---NAC 104	NOTIFICATION CIRCUIT #142 PPLP
---NAC 105	---NAC 106	---NAC 107	---NAC 108	---NAC 109	NOTIFICATION CIRCUIT #142 PPLP
---NAC 110	---NAC 111	---NAC 112	---NAC 113	---NAC 114	NOTIFICATION CIRCUIT #142 PPLP
---NAC 115	---NAC 116	---NAC 117	---NAC 118	---NAC 119	NOTIFICATION CIRCUIT #142 PPLP
---NAC 120	---NAC 121	---NAC 122	---NAC 123	---NAC 124	NOTIFICATION CIRCUIT #142 PPLP
---NAC 125	---NAC 126	---NAC 127	---NAC 128	---NAC 129	NOTIFICATION CIRCUIT #142 PPLP
---NAC 130	---NAC 131	---NAC 132	---NAC 133	---NAC 134	NOTIFICATION CIRCUIT #142 PPLP
---NAC 135	---NAC 136	---NAC 137	---NAC 138	---NAC 139	NOTIFICATION CIRCUIT #142 PPLP
---NAC 140	---NAC 141	---NAC 142	---NAC 143	---NAC 144	NOTIFICATION CIRCUIT #142 PPLP
---NAC 145	---NAC 146	---NAC 147	---NAC 148	---NAC 149	NOTIFICATION CIRCUIT #142 PPLP
---NAC 150	---NAC 151	---NAC 152	---NAC 153	---NAC 154	NOTIFICATION CIRCUIT #142 PPLP
---NAC 155	---NAC 156	---NAC 157	---NAC 158	---NAC 159	NOTIFICATION CIRCUIT #142 PPLP
---NAC 160	---NAC 161	---NAC 162	---NAC 163	---NAC 164	NOTIFICATION CIRCUIT #142 PPLP
---NAC 165	---NAC 166	---NAC 167	---NAC 168	---NAC 169	NOTIFICATION CIRCUIT #142 PPLP
---NAC 170	---NAC 171	---NAC 172	---NAC 173	---NAC 174	NOTIFICATION CIRCUIT #142 PPLP
---NAC 175	---NAC 176	---NAC 177	---NAC 178	---NAC 179	NOTIFICATION CIRCUIT #142 PPLP
---NAC 180	---NAC 181	---NAC 182	---NAC 183	---NAC 184	NOTIFICATION CIRCUIT #142 PPLP
---NAC 185	---NAC 186	---NAC 187	---NAC 188	---NAC 189	NOTIFICATION CIRCUIT #142 PPLP
---NAC 190	---NAC 191	---NAC 192	---NAC 193	---NAC 194	NOTIFICATION CIRCUIT #142 PPLP
---NAC 195	---NAC 196	---NAC 197	---NAC 198	---NAC 199	NOTIFICATION CIRCUIT #142 PPLP
---NAC 200	---NAC 201	---NAC 202	---NAC 203	---NAC 204	NOTIFICATION CIRCUIT #142 PPLP
---NAC 205	---NAC 206	---NAC 207	---NAC 208	---NAC 209	NOTIFICATION CIRCUIT #142 PPLP
---NAC 210	---NAC 211	---NAC 212	---NAC 213	---NAC 214	NOTIFICATION CIRCUIT #142 PPLP
---NAC 215	---NAC 216	---NAC 217	---NAC 218	---NAC 219	NOTIFICATION CIRCUIT #142 PPLP
---NAC 220	---NAC 221	---NAC 222	---NAC 223	---NAC 224	NOTIFICATION CIRCUIT #142 PPLP
---NAC 225	---NAC 226	---NAC 227	---NAC 228	---NAC 229	NOTIFICATION CIRCUIT #142 PPLP
---NAC 230	---NAC 231	---NAC 232	---NAC 233	---NAC 234	NOTIFICATION CIRCUIT #142 PPLP
---NAC 235	---NAC 236	---NAC 237	---NAC 238	---NAC 239	NOTIFICATION CIRCUIT #142 PPLP
---NAC 240	---NAC 241	---NAC 242	---NAC 243	---NAC 244	NOTIFICATION CIRCUIT #142 PPLP
---NAC 245	---NAC 246	---NAC 247	---NAC 248	---NAC 249	NOTIFICATION CIRCUIT #142 PPLP
---NAC 250	---NAC 251	---NAC 252	---NAC 253	---NAC 254	NOTIFICATION CIRCUIT #142 PPLP
---NAC 255	---NAC 256	---NAC 257	---NAC 258	---NAC 259	NOTIFICATION CIRCUIT #142 PPLP
---NAC 260	---NAC 261	---NAC 262	---NAC 263	---NAC 264	NOTIFICATION CIRCUIT #142 PPLP
---NAC 265	---NAC 266	---NAC 267	---NAC 268	---NAC 269	NOTIFICATION CIRCUIT #142 PPLP
---NAC 270	---NAC 271	---NAC 272	---NAC 273	---NAC 274	NOTIFICATION CIRCUIT #142 PPLP
---NAC 275	---NAC 276	---NAC 277	---NAC 278	---NAC 279	NOTIFICATION CIRCUIT #142 PPLP
---NAC 280	---NAC 281	---NAC 282	---NAC 283	---NAC 284	NOTIFICATION CIRCUIT #142 PPLP
---NAC 285	---NAC 286	---NAC 287	---NAC 288	---NAC 289	NOTIFICATION CIRCUIT #142 PPLP
---NAC 290	---NAC 291	---NAC 292	---NAC 293	---NAC 294	NOTIFICATION CIRCUIT #142 PPLP
---NAC 295	---NAC 296	---NAC 297	---NAC 298	---NAC 299	NOTIFICATION CIRCUIT #142 PPLP
---NAC 300	---NAC 301	---NAC 302	---NAC 303	---NAC 304	NOTIFICATION CIRCUIT #142 PPLP
---NAC 305	---NAC 306	---NAC 307	---NAC 308	---NAC 309	NOTIFICATION CIRCUIT #142 PPLP
---NAC 310	---NAC 311	---NAC 312	---NAC 313	---NAC 314	NOTIFICATION CIRCUIT #142 PPLP
---NAC 315	---NAC 316	---NAC 317	---NAC 318	---NAC 319	NOTIFICATION CIRCUIT #142 PPLP
---NAC 320	---NAC 321	---NAC 322	---NAC 323	---NAC 324	NOTIFICATION CIRCUIT #142 PPLP
---NAC 325	---NAC 326	---NAC 327	---NAC 328	---NAC 329	NOTIFICATION CIRCUIT #142 PPLP
---NAC 330	---NAC 331	---NAC 332	---NAC 333	---NAC 334	NOTIFICATION CIRCUIT #142 PPLP
---NAC 335	---NAC 336	---NAC 337	---NAC 338	---NAC 339	NOTIFICATION CIRCUIT #142 PPLP
---NAC 340	---NAC 341	---NAC 342	---NAC 343	---NAC 344	NOTIFICATION CIRCUIT #142 PPLP
---NAC 345	---NAC 346	---NAC 347	---NAC 348	---NAC 349	NOTIFICATION CIRCUIT #142 PPLP
---NAC 350	---NAC 351	---NAC 352	---NAC 353	---NAC 354	NOTIFICATION CIRCUIT #142 PPLP
---NAC 355	---NAC 356	---NAC 357	---NAC 358	---NAC 359	NOTIFICATION CIRCUIT #142 PPLP
---NAC 360	---NAC 361	---NAC 362	---NAC 363	---NAC 364	NOTIFICATION CIRCUIT #142 PPLP
---NAC 365	---NAC 366	---NAC 367	---NAC 368	---NAC 369	NOTIFICATION CIRCUIT #142 PPLP
---NAC 370	---NAC 371	---NAC 372	---NAC 373	---NAC 374	NOTIFICATION CIRCUIT #142 PPLP
---NAC 375	---NAC 376	---NAC 377	---NAC 378	---NAC 379	NOTIFICATION CIRCUIT #142 PPLP
---NAC 380	---NAC 381	---NAC 382	---NAC 383	---NAC 384	NOTIFICATION CIRCUIT #142 PPLP
---NAC 385	---NAC 386	---NAC 387	---NAC 388	---NAC 389	NOTIFICATION CIRCUIT #142 PPLP
---NAC 390	---NAC 391	---NAC 392	---NAC 393	---NAC 394	NOTIFICATION CIRCUIT #142 PPLP
---NAC 395	---NAC 396	---NAC 397	---NAC 398	---NAC 399	NOTIFICATION CIRCUIT #142 PPLP
---NAC 400	---NAC 401	---NAC 402	---NAC 403	---NAC 404	NOTIFICATION CIRCUIT #142 PPLP
---NAC 405	---NAC 406	---NAC 407	---NAC 408	---NAC 409	NOTIFICATION CIRCUIT #142 PPLP
---NAC 410	---NAC 411	---NAC 412	---NAC 413	---NAC 414	NOTIFICATION CIRCUIT #142 PPLP
---NAC 415	---NAC 416	---NAC 417	---NAC 418	---NAC 419	NOTIFICATION CIRCUIT #142 PPLP
---NAC 420	---NAC 421	---NAC 422	---NAC 423	---NAC 424	NOTIFICATION CIRCUIT #142 PPLP
---NAC 425	---NAC 426	---NAC 427	---NAC 428	---NAC 429	NOTIFICATION CIRCUIT #142 PPLP
---NAC 430	---NAC 431	---NAC 432	---NAC 433	---NAC 434	NOTIFICATION CIRCUIT #142 PPLP
---NAC 435	---NAC 436	---NAC 437	---NAC 438	---NAC 439	NOTIFICATION CIRCUIT #142 PPLP
---NAC 440	---NAC 441	---NAC 442	---NAC 443	---NAC 444	NOTIFICATION CIRCUIT #142 PPLP
---NAC 445	---NAC 446	---NAC 447	---NAC 448	---NAC 449	NOTIFICATION CIRCUIT #142 PPLP
---NAC 450	---NAC 451	---NAC 452	---NAC 453	---NAC 454	NOTIFICATION CIRCUIT #142 PPLP
---NAC 455	---NAC 456	---NAC 457	---NAC 458	---NAC 459	NOTIFICATION CIRCUIT #142 PPLP
---NAC 460	---NAC 461	---NAC 462	---NAC 463	---NAC 464	NOTIFICATION CIRCUIT #142 PPLP
---NAC 465	---NAC 466	---NAC 467	---NAC 468	---NAC 469	NOTIFICATION CIRCUIT #142 PPLP
---NAC 470	---NAC 471	---NAC 472	---NAC 473	---NAC 474	NOTIFICATION CIRCUIT #142 PPLP
---NAC 475	---NAC 476	---NAC 477	---NAC 478	---NAC 479	NOTIFICATION CIRCUIT #142 PPLP
---NAC 480	---NAC 481	---NAC 482	---NAC 483	---NAC 484	NOTIFICATION CIRCUIT #142 PPLP
---NAC 485	---NAC 486	---NAC 487	---NAC 488	---NAC 489	NOTIFICATION CIRCUIT #142 PPLP
---NAC 490	---NAC 491	---NAC 492	---NAC 493	---NAC 494	NOTIFICATION CIRCUIT #142 PPLP
---NAC 495	---NAC 496	---NAC 497	---NAC 498	---NAC 499	NOTIFICATION CIRCUIT #142 PPLP
---NAC 500	---NAC 501	---NAC 502	---NAC 503	---NAC 504	NOTIFICATION CIRCUIT #142 PPLP
---NAC 505	---NAC 506	---NAC 507	---NAC 508	---NAC 509	NOTIFICATION CIRCUIT #142 PPLP
---NAC 510	---NAC 511	---NAC 512	---NAC 513	---NAC 514	NOTIFICATION CIRCUIT #142 PPLP
---NAC 515	---NAC 516	---NAC 517	---NAC 518	---NAC 519	NOTIFICATION CIRCUIT #142 PPLP
---NAC 520	---NAC 521	---NAC 522	---NAC 523	---NAC 524	NOTIFICATION CIRCUIT #142 PPLP
---NAC 525	---NAC 526	---NAC 527	---NAC 528	---NAC 529	NOTIFICATION CIRCUIT #142 PPLP
---NAC 530	---NAC 531	---NAC 532	---NAC 533	---NAC 534	NOTIFICATION CIRCUIT #142 PPLP
---NAC 535	---NAC 536	---NAC 537	---NAC 538	---NAC 539	NOTIFICATION CIRCUIT #142 PPLP
---NAC 540	---NAC 541	---NAC 542	---NAC 543	---NAC 544	NOTIFICATION CIRCUIT #142 PPLP
---NAC 545	---NAC 546	---NAC 547	---NAC 548	---NAC 549	NOTIFICATION CIRCUIT #142 PPLP
---NAC 550	---NAC 551	---NAC 552	---NAC 553	---NAC 554	NOTIFICATION CIRCUIT #142 PPLP
---NAC 555	---NAC 556	---NAC 557	---NAC 558	---NAC 559	NOTIFICATION CIRCUIT #142 PPLP
---NAC 560	---NAC 561	---NAC 562	---NAC 563	---NAC 564	NOTIFICATION CIRCUIT #142 PPLP
---NAC 565	---NAC 566	---NAC 567	---NAC 568	---NAC 569	NOTIFICATION CIRCUIT #142 PPLP
---NAC 570	---NAC 571	---NAC 572	---NAC 573	---NAC 574	NOTIFICATION CIRCUIT #142 PPLP
---NAC 575	---NAC 576	---NAC 577	---NAC 578	---NAC 579	NOTIFICATION CIRCUIT #142 PPLP
---NAC 580	---NAC 581	---NAC 582	---NAC 583	---NAC 584	NOTIFICATION CIRCUIT #142 PPLP
---NAC 585	---NAC 586	---NAC 587	---NAC 588	---NAC 589	NOTIFICATION CIRCUIT #142 PPLP
---NAC 590	---NAC 591	---NAC 592	---NAC 593	---NAC 594	NOTIFICATION CIRCUIT #142 PPLP
---NAC 595	---NAC 596	---NAC 597	---NAC 598	---NAC 599	NOTIFICATION CIRCUIT #142 PPLP
---NAC 600	---NAC 601	---NAC 602	---NAC 603	---NAC 604	



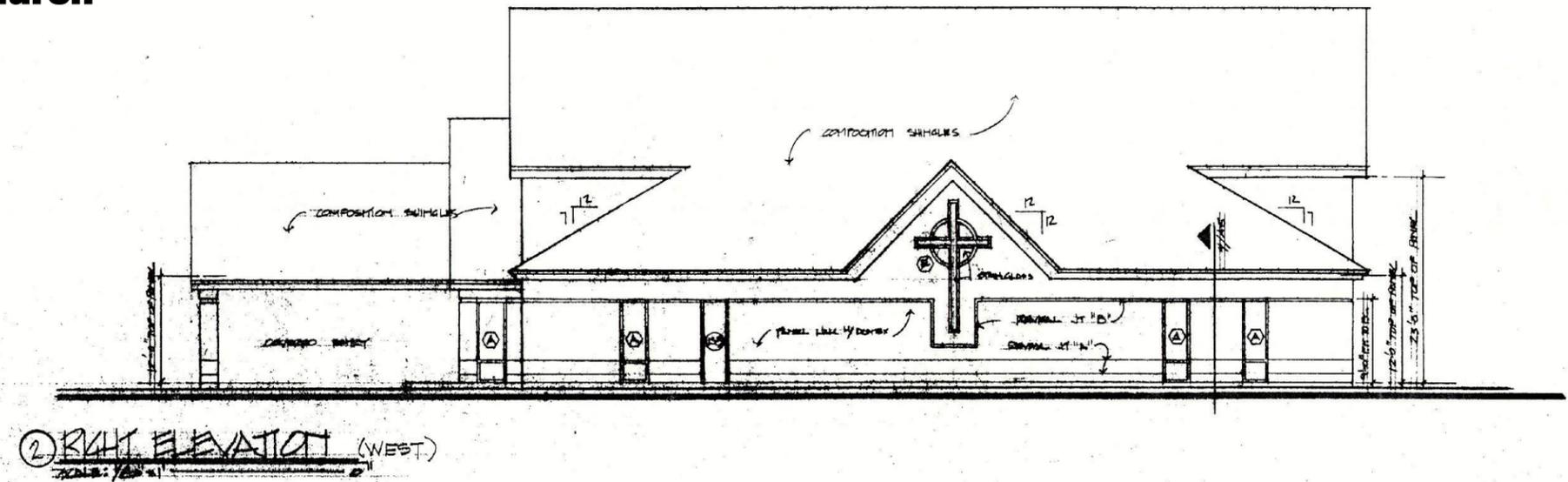
ISSUE DATE: 1/20/68
 REV. DATE:
 DRAWN BY: R.E.M.

COPYRIGHT 1968 ROBERT E. MYERS & ASSOCIATES, ARCHITECTS
 These drawings, as instruments of service, are the exclusive property of the Architect, and are not to be used in whole or part without his express written permission. Unauthorized use of these drawings will subject the user to legal remedy being sought by the Architect.



Lantana Community Church
2200 Jeter Road E.
Bartonville, Texas

Building Height:
 42' at the peak—front view
 Roof Material:
 Composite Shingles
 Exterior:
 Masonry / Stucco



APPROVED FOR CONSTRUCTION	
Owner _____	Speed Fast-Crete _____
By _____	By _____
Date _____	Date _____

ROBERT E. MYERS & ASSOCIATES
ARCHITECT...BUILDER
 FORT WORTH, TEXAS 817-798-1387

CROSSROADS BIBLE CHURCH
 BARTONVILLE, TEXAS

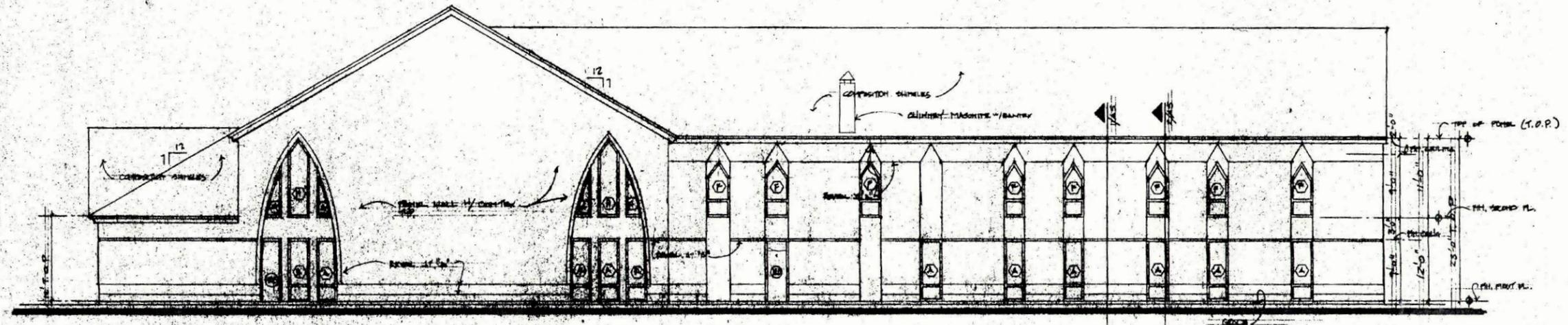




ISSUE DATE: 4/10/87
 REV. DATES:
 DRAWN BY: R.E.M.

COPYRIGHT 1986 ROBERT E. MYERS & ASSOCIATES, ARCHITECTS
 These drawings, as instruments of service, are the exclusive property of the Architect, and are not to be used in whole or part without his express written permission. Unauthorized use of these drawings will subject the user to legal remedy being sought by the Architect.

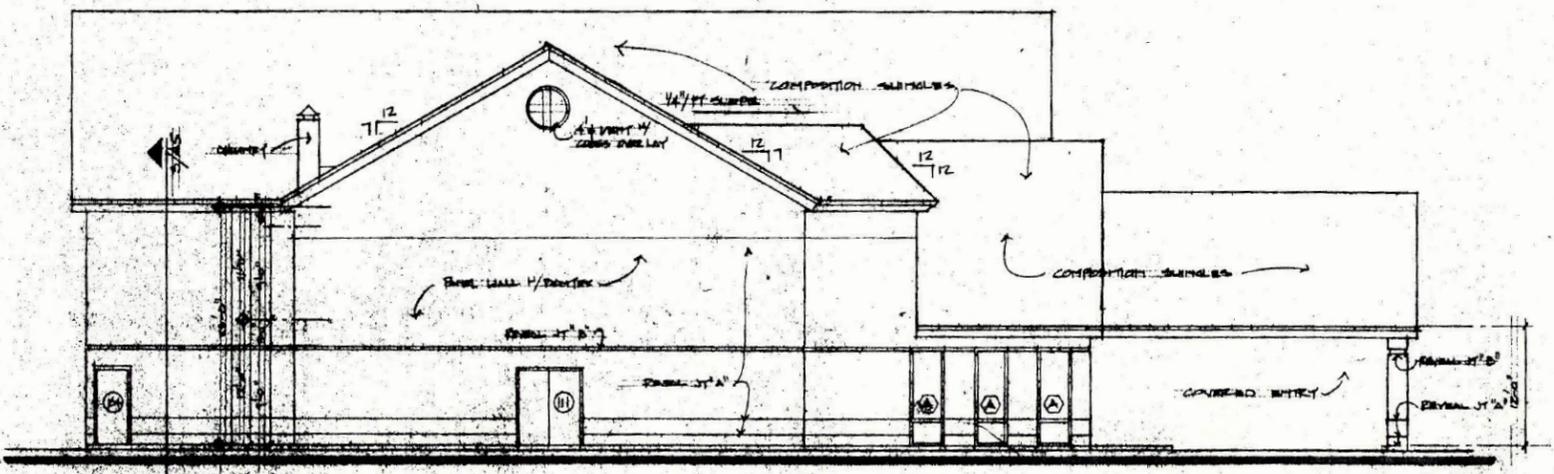
APPROVAL



① REAR ELEVATION (SOUTH)
 SCALE: 1/8" = 1'-0"

Lantana Community Church
2200 Jeter Road E.
Bartonville, Texas

Building Height:
 42' at the peak—front view
 Roof Material:
 Composite Shingles
 Exterior:
 Masonry / Stucco



② LEFT ELEVATION (EAST)
 SCALE: 1/8" = 1'-0"

APPROVED FOR
 CONSTRUCTION
 Owner _____ Special Fax-Grid
 By _____ By _____
 Date _____ Date _____

CROSSROADS BUILT BY CROSSROADS
 LANTANA COMMUNITY CHURCH

ROBERT E. MYERS & ASSOCIATES
ARCHITECT...BUILDER
 FORT WORTH, TEXAS 817-732-1357



Front



Western Wall



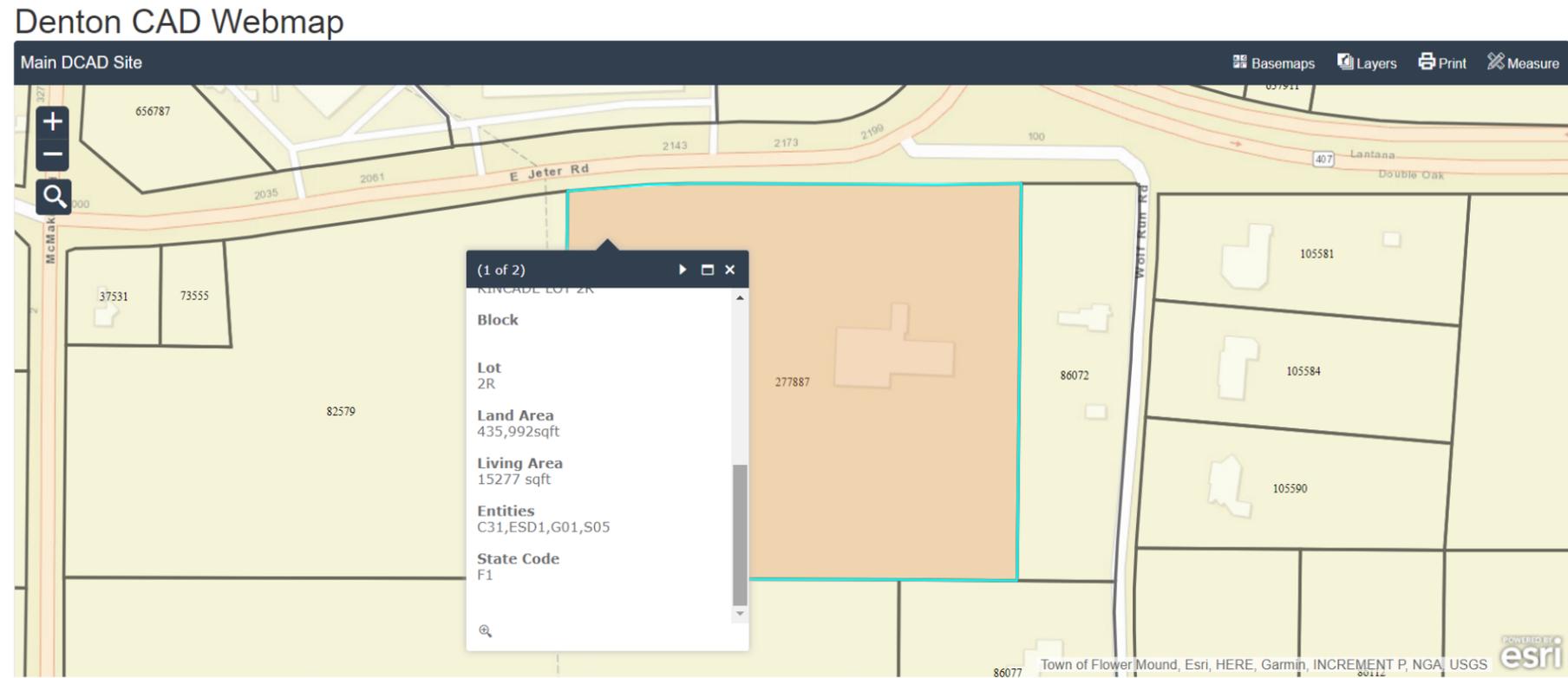
Back



Eastern Wall



Item 3.a graphic Site Map Denton County Appraisal District



Item 3.b. written Improvement Information Denton County Appraisal District

Denton Central Appraisal District

dentoncad.com/home/details?search=277887&year=2020

PRINT QUESTION ABOUT THIS PROPERTY? FIND SIMILAR PROPERTIES

Improvements

Class	Description	Square Feet	Number Of Units	Effective Year Built	Year Built	2020 Improvement Value
15E	MAIN AREA	15277		1985	1985	
Improvement Total		15277	N/A			\$0.00

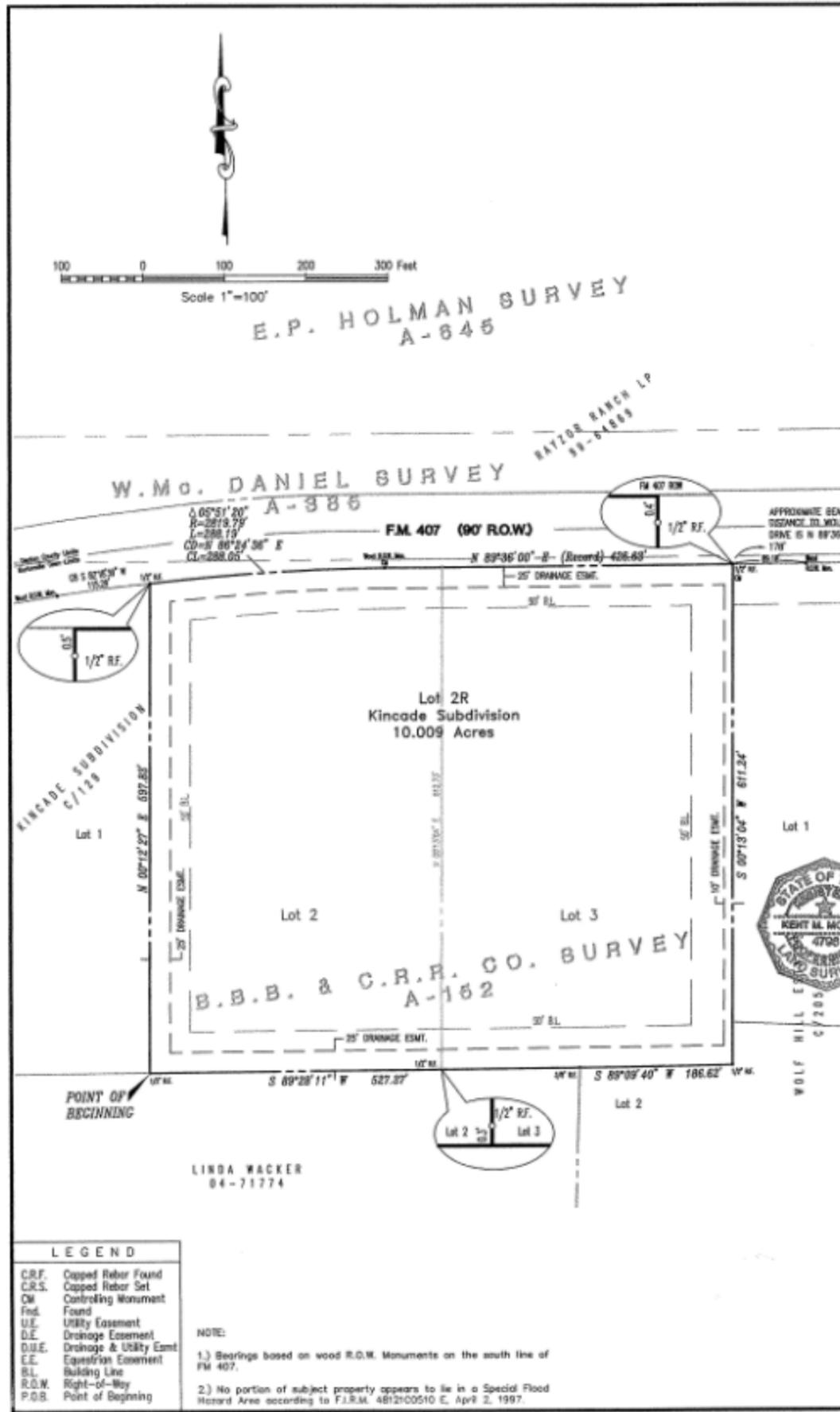
Land Segments

Type	Acres	Area
6 - COMMERCIAL	10.009	435992.04 ft ²

SD3351A (1).tif

96% 4:47 PM 5/4/2020

Item 3.c
historical
land survey
with north
arrow,



LEGEND

C.R.F.	Capped Rebar Found
C.R.S.	Capped Rebar Set
FD	Found
U.E.	Utility Easement
D.E.	Drainage Easement
D.U.E.	Drainage & Utility Easmt
E.E.	Equestrian Easement
B.L.	Building Line
R.O.W.	Right-of-Way
P.O.B.	Point of Beginning

NOTE:
1.) Bearings based on wood R.O.W. Monuments on the south line of FM 407.
2.) No portion of subject property appears to lie in a Special Flood Hazard Area according to F.J.R.M. 4812100510 E, April 2, 1997.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS : WHEREAS WE, Lantana Community Fellowship, are the owners of all that certain ML tract or parcel of land situated in the B. B. & C. Railroad Company Survey, Abstract Number 152, Town of Bartonville, Denton County, Texas, being all of Lots 2 and 3, Kincaid Subdivision, as shown on the plat thereof recorded in Cabinet C, Page 129 of the Plat Records of Denton County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 3" rebar found at the southwest corner of Lot 2, Kincaid Subdivision, being the southeast corner of Lot 1 of same and being on the north line of that certain tract of land described in deed to Linda Wacker recorded in Oak's File Number 04-71774 of the Real Property Records of Denton County, Texas;

THENCE N 00°12'27" E, along the east line of Lot 1 and the west line of Lot 2, passing at 597.33 feet, a 3" rebar found and continuing a total distance of 597.83 feet, to the northeast corner of Lot 2 and the northeast corner of Lot 1, being on the south right-of-way line of F. M. Highway 407 (90' R.O.W.) and being in a curve to the right;

THENCE Northeastly, along the north line of Lot 2, the south right-of-way line of F. M. Highway 407 and with the arc of said curve having a radius of 298.79 feet, a central angle of 03°5'20", whose chord bears N 86°2'36" E, 288.05 feet, on an arc length of 288.19 feet, to a wood right-of-way monument found;

THENCE N 89°36'00" E (Record), continuing along the south right-of-way line of F. M. Highway 407, and the north line of Lot 2, passing the northeast corner thereof and the northeast corner of Lot 3 and continuing a total distance of 426.63 feet, to the northeast corner of Lot 2, being the northwest corner of Lot 1, Wolf Hill Estates, on addition to the Town of Bartonville according to the plat thereof recorded in Cabinet C, Page 205 of the Plat Records of Denton County, Texas;

THENCE S 00°13'04" W, along the west line of Lot 3, Kincaid Addition and the west line of Lot 1, Wolf Hill Estates, passing at 542 feet, a 3" rebar and passing the southwest corner of Lot 1, Wolf Hill Estates, being the northerly northeast corner of Lot 2 of same and continuing a total distance of 611.24 feet, to a 3" rebar found at the northeast corner of Lot 2, Kincaid Subdivision;

THENCE S 89°36'40" W, 186.62 feet, along the south line of Lot 3, Kincaid Subdivision and the westerly north line of Lot 2, Wolf Hill Estates, to a 3/8" rebar found at the westerly northeast corner thereof, being the northeast corner of said Wacker tract;

THENCE S 89°36'11" W, continuing along the north line of said Wacker tract and the south line of Lot 3, Kincaid Subdivision, passing the southeast corner thereof and the southeast corner of Lot 2 and continuing a total distance of 527.37 feet, to the POINT OF BEGINNING and containing approximately 10.009 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT WE, Lantana Community Fellowship, acting through our duly authorized representatives, do hereby designate the heretofore described property as Lot 2B, Kincaid Subdivision, on addition to the Town of Bartonville, Texas, and do 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 to 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 so 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 existing to and from the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to receive and keep removed or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, potoling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring the permission of anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS OUR HAND AND SEAL, this 22 day of December, 2004

Timothy P. Williams
Timothy P. Williams, Senior Pastor
Authorized Representative

"Being a portion of this addition by metes and bounds is a violation of Town Ordinance and State law and is subject to fine and/or abatement of utilities and building permits."

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Timothy P. Williams, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of December, 2004

Kelli Morgan
Kelli Morgan
Notary Public
State of Texas
My commission expires the 28 day of Jan., 2007

SURVEYOR'S CERTIFICATE

I, Kent M. Mobley, do hereby certify that I prepared this plat from an actual and accurate survey of the property and that the corner monuments shown thereon or set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Bartonville.

STATE OF TEXAS : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Kent M. Mobley, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed and whose official seal is affixed to the foregoing certificate and acknowledged that he executed and sealed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of December, 2004

Kelli Morgan
Kelli Morgan
Notary Public
State of Texas
My commission expires the 28 day of January, 2007

APPROVED BY: Planning and Zoning Commission
Date: 1/6/05

APPROVED BY: Town Council
Date: 1/8/05

ATTEST: *Linda Spillman*
Town Secretary
Date: 1/8/05

FILED: CAB W-7 PG. 14 P.R.D.C.T.



R82600 Kincaid Lot 3 (all)
R82599 Kincaid Lot 2 (all)
301, 505, 631
SD3351A

REPLAT
Lot 2R
Kincaid Subdivision
10.009 Acres
Being a Replat of
Lots 2 & 3
Kincaid Subdivision
Cab. C, Pg. 129, P.R.D.C.T.
in the
B. B. B. & C. R. R. CO. SURVEY, ABSTRACT NO. 152
TOWN OF BARTONVILLE
DENTON COUNTY, TEXAS

G & A Consultants, Inc.
SITE PLANNING * PLATTING
CIVIL ENGINEERING * LAND SURVEYING
LANDSCAPE ARCHITECTURE
P.O. Box 1396 * Lewisville, Texas 75067
Phone (972) 436-9712 * Fax (972) 436-9715

rev. 12/21/04

DRAWN BY: B.S. DATE: 12/01/04 SCALE: 1"=100' JOB NO. 04210

OWNER
Lantana Community Fellowship
9099 E. Highway FM #407
Bartonville, TX 78226
phone 817-224-9200
fax 214-292-9542
Contact: Tim Williams

FILED FOR RECORD IN
DENTON COUNTY
ON 1/11/05
AT 10:30 AM
RECORDED IN BOOK 1279
PAGE 42, 43
RECORD NUMBER - 167881
INDEXED

DRAWING NUMBER 076

DRAWING NUMBER 3

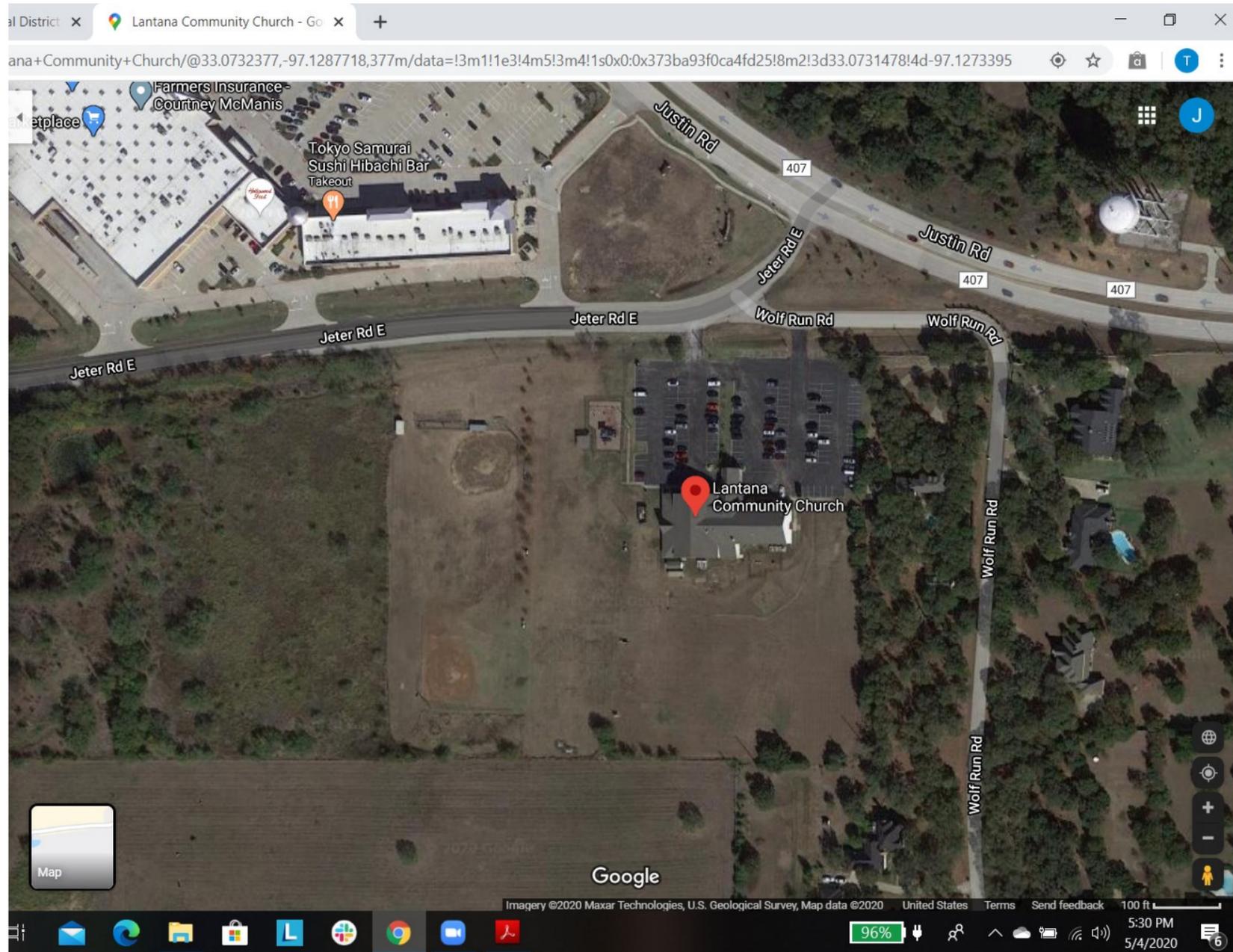
NUMBER

6. A vicinity or location map that shows the location of the proposed development within the City (or its ETJ) and in relationship to existing roadways;

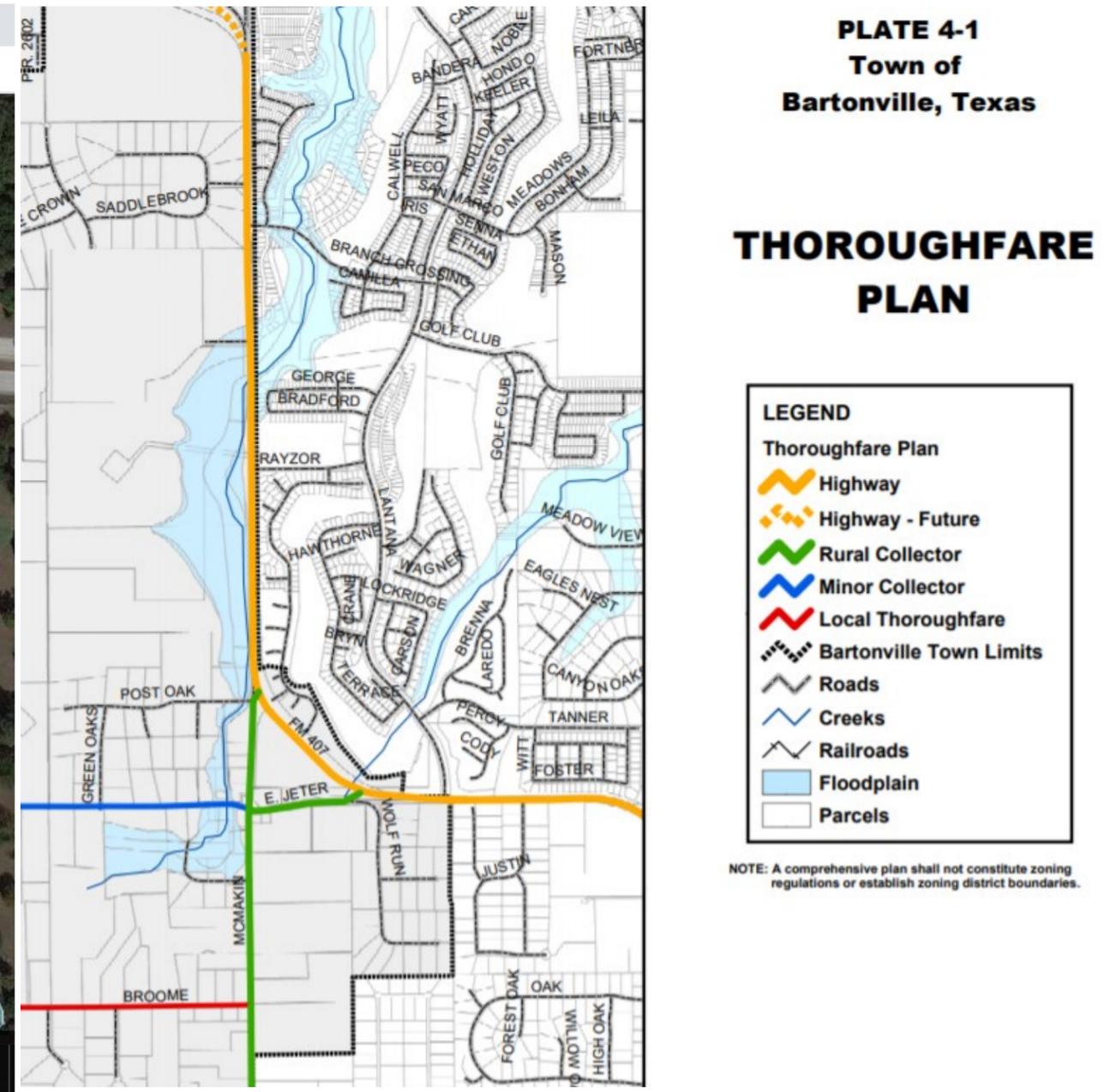
Location map is attached Item 6.

Thoroughfare map is attached Item 13

Item 6

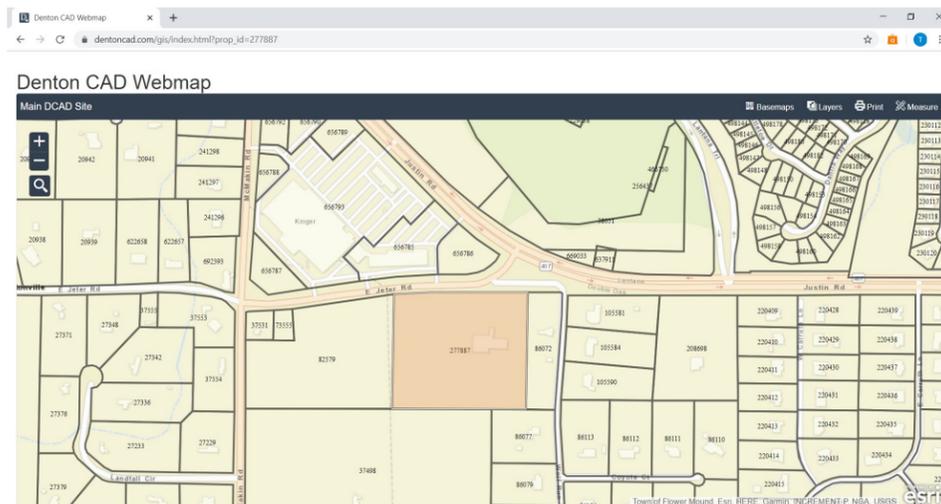
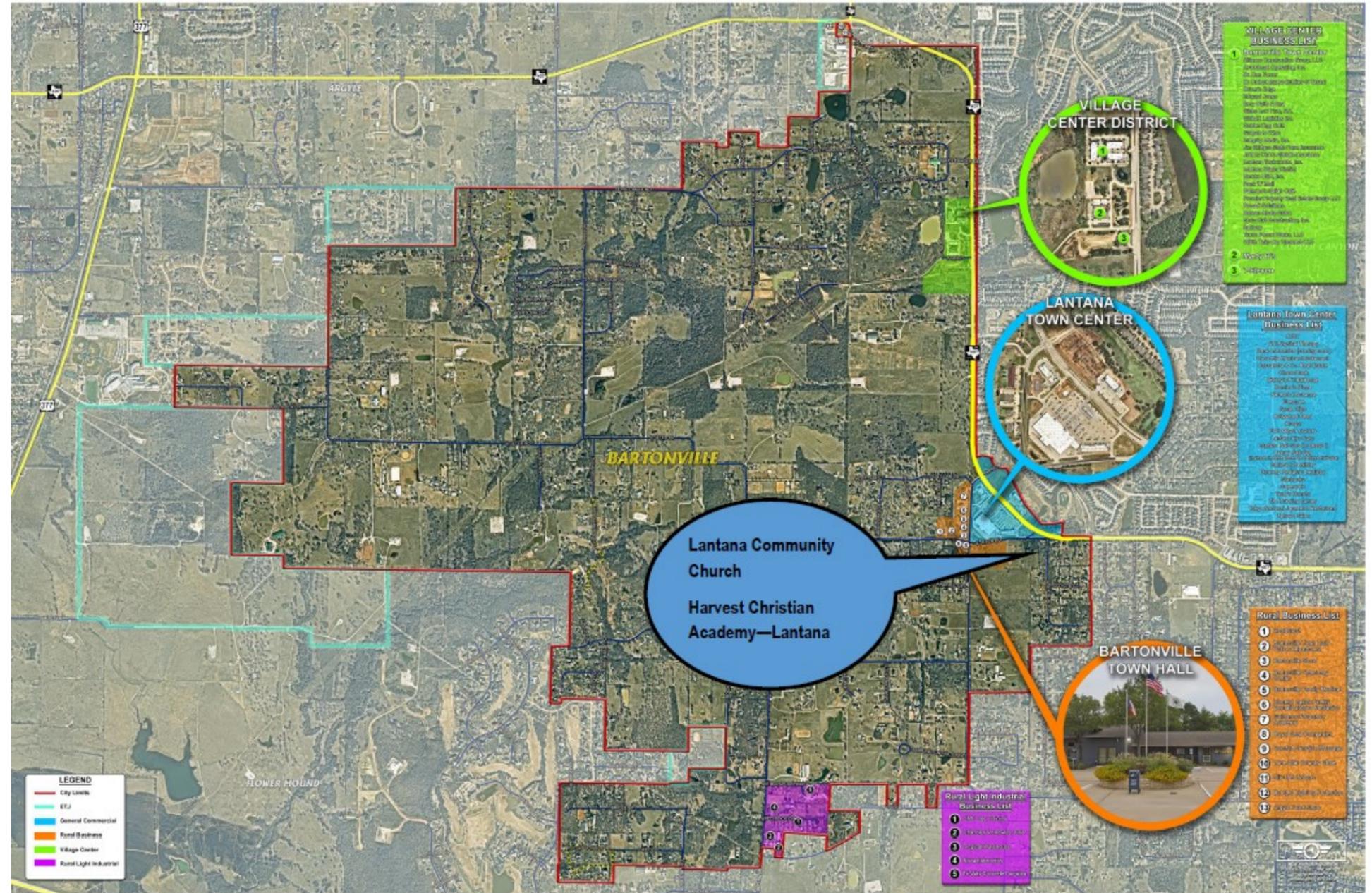
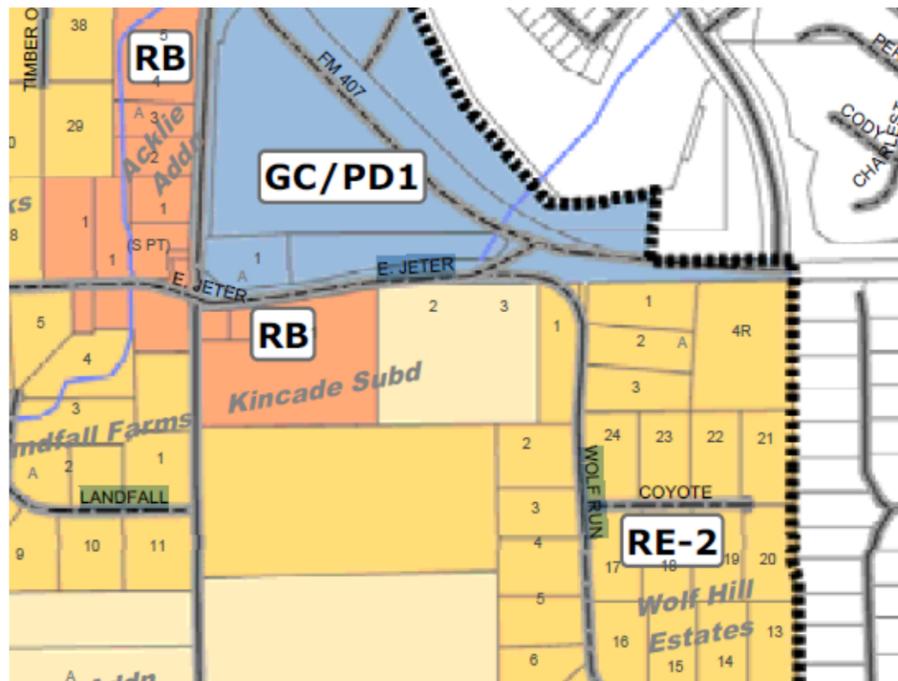


Item 13



8. . The names of adjacent subdivisions (or the name of the owners of record and recording information for adjacent parcels of unplatted land), including parcels on the other sides of roads, creeks, etc.;

Bartonville Adjacent Zoning Map is attached Item 8a.
 Bartonville Flyover Map LCC and HCA-L Item 8b
 Denton CAD Map is attached Item 8c

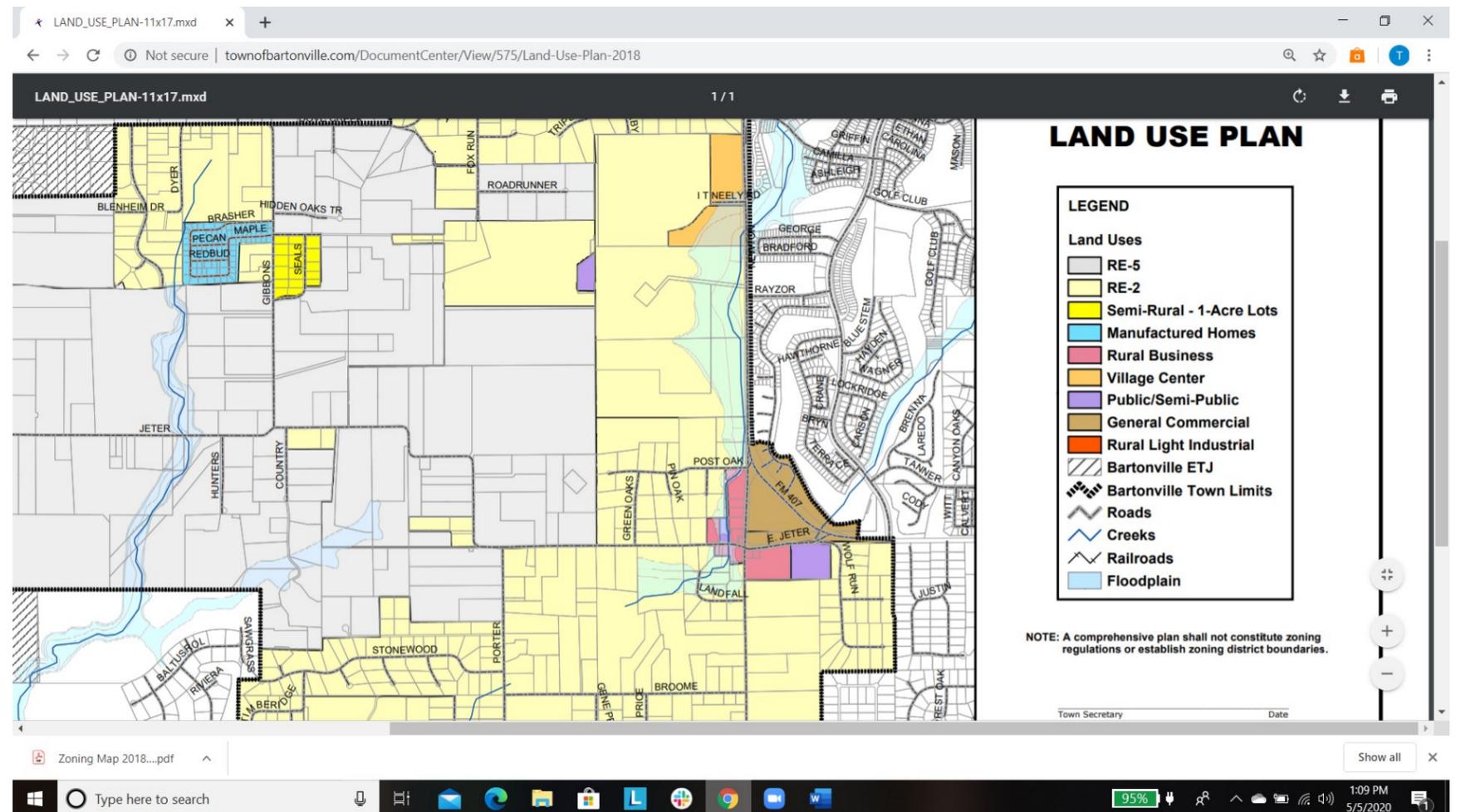


Clockwise around First Church of the Nazarene

ID#	DCAD Land Segment Type	Owner's Name
277897	6-Commercial	First Church of the Nazarene
656785	6-Commercial	A-S 114 Lantana Town Center LP
656786	6-Commerical	A-S 114 Lantana Town Center LP
86072	8-Resident Lot	Kenneth & Lori Longeway
86077	8-Resident Lot	Carols & Maria Santayana
37498	8-Resident Lot	1 acre Linda Irene Wacker Revocable Trust
	PI3-Improved pasture	19.236 Linda Irene Wacker Revocable Trust
82579	3-Pasture	McMakin Ten Acre LLC

9. The existing uses of the subject property;

Church for meetings and land for recreation
 Bartonville Current Land Use Map see
 Attached Item 9



10. The general arrangement of future land uses, including the approximate number of lots and any residential uses anticipated;

The Church will continue its regular meetings as building owner.

Private Christian school and preschool for education in existing building.

Expected enrollment K5 – 12th grade 75-120 children.

Land use for recreational use for enrolled children.

11. A generalized circulation plan for the subject property showing the proposed locations and patterns of motor vehicle and pedestrian traffic. Said circulation plan shall contain arrows indicating traffic flow;

Vehicle & pedestrian traffic map is attached item 11 on the following page.

Use existing 185 parking spaces for children and staff.

12. The existing zoning and existing/proposed uses on adjacent land;

Attached Bartonville Zoning Map on the page following the Vehicle & Pedestrian Traffic map

13. The location, width and names of all existing or platted streets or other public ways within or adjacent to the tract;

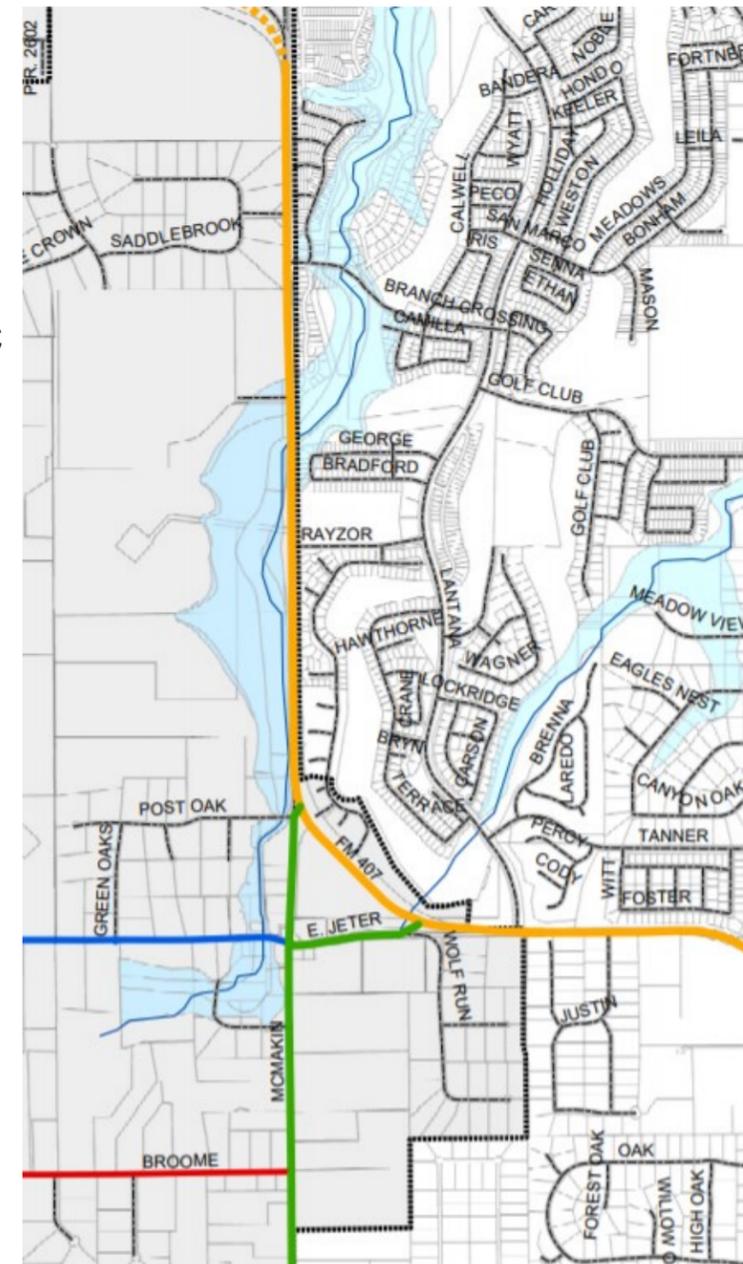


PLATE 4-1
Town of
Bartonville, Texas

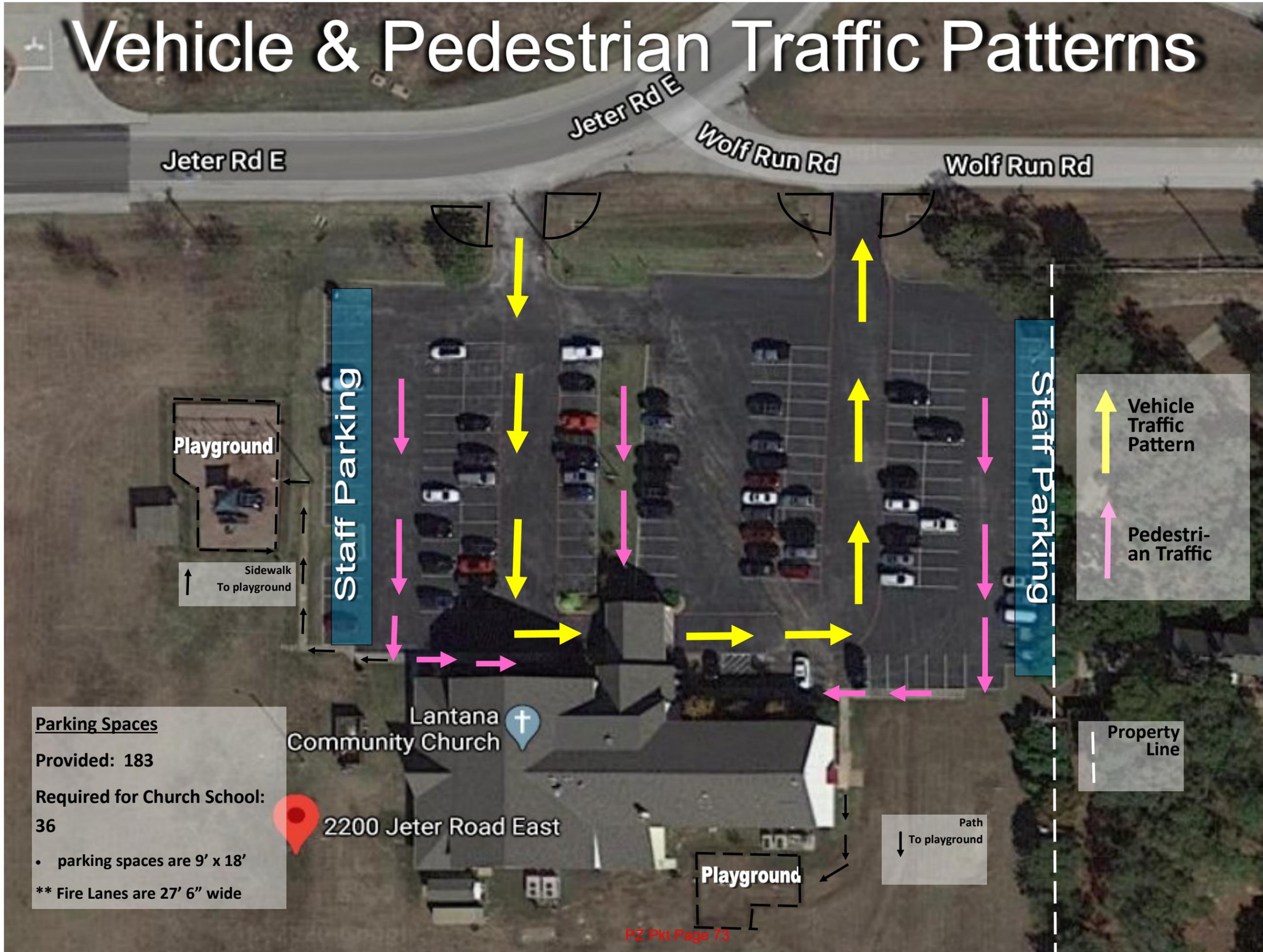
THOROUGHFARE
PLAN

LEGEND	
Thoroughfare Plan	
	Highway
	Highway - Future
	Rural Collector
	Minor Collector
	Local Thoroughfare
	Bartonville Town Limits
	Roads
	Creeks
	Railroads
	Floodplain
	Parcels

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Bartonville Thoroughfare Map

Vehicle & Pedestrian Traffic Patterns



Parking Spaces
Provided: 183
Required for Church School: 36

- parking spaces are 9' x 18'

** Fire Lanes are 27' 6" wide

↑ Vehicle Traffic Pattern
↑ Pedestrian Traffic

--- Property Line

Lantana Community Church
2200 Jeter Road East



OFFICIAL ZONING MAP

LEGEND

- HAT CREEK ESTATES
- Bartonville Town Limits
- Roads
- Creeks
- Railroads
- Bartonville ETJ
- AG - Agricultural (Min. 10-Acre Lot)
- RL1 - Rural Light Industrial
- RE-5 - Residential Estates 5 (5 Acre Lots)
- RE-2 - Residential Estates 2 (2 Acre Lots)
- R-1 - Single Family Residential 1 (Min. 1-Acre Lot)
- MH - Manufactured Home
- RB - Rural Business
- VC - Village Center
- GC - General Commercial (PD Only District)
- P/SP - Public/Semi Public

MAP UPDATES

ORDINANCE	DATE	ORDINANCE	DATE	ORDINANCE	DATE
ORD 384-06	3/21/06	ORD 579-14	3/17/15		
ORD 393-06	7/18/06	ORD 580-15	4/21/15		
ORD 411-06	11/21/06	ORD 585-15	7/21/15		
ORD 428-07	7/17/07	ORD 589-15	8/15/15		
ORD 432-07	8/21/07	ORD 595-15	12/15/15		
ORD 435-07	9/18/07	ORD 606-16	8/16/16		
ORD 458-08	9/16/08	ORD 612-16	10/18/16		
ORD 464-08	11/18/08	ORD 613-16	11/15/16		
ORD 465-08	11/18/08	ORD 615-17	1/17/17		
ORD 468-09	1/20/09				
ORD 507-10	11/16/10				
ORD 521-11	8/16/11				
ORD 529-12	4/15/12				
ORD 530-12	4/17/12				
ORD 560-13	12/17/13				
ORD 569-14	10/29/14				

Pursuant to Section 4.2 of the Town of Bartonville Comprehensive Zoning Ordinance, I hereby certify that this map reflects the Zoning Designations pursuant to Ordinance No. 361-05 and all subsequent zoning boundary amendments as of the most recent update as specified in the table above.

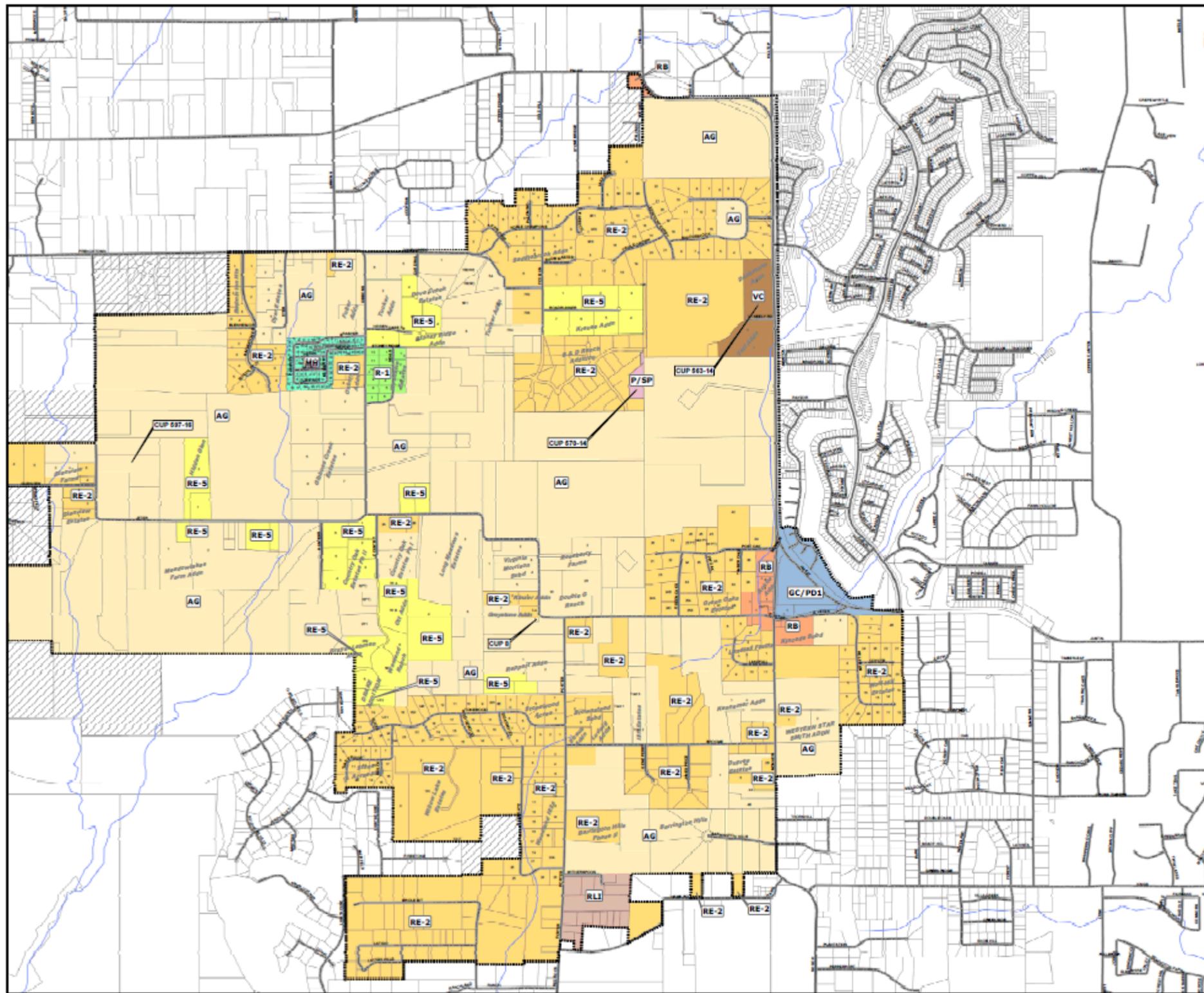
Town Secretary _____

NOTE: Official zoning map of the Town of Bartonville adopted by Ordinance No. 361-05 and updated pursuant to Section 4.2 of the Comprehensive Zoning Ordinance.



JUNE 2018

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



14. The location, type, size and recording information for any existing easements located on the subject property or within two hundred (200) feet of the subject property. In the event no existing easements have been dedicated, a note to that effect shall be provided;

A utility easement on located on the east property line. Noted on the Site Plan. The property and buildings will be used in their current state. No modifications will be made affecting potential easement locations.

15. The location and building footprints of existing buildings located on the property. Existing buildings shall be noted as to those that are to remain and those that are to be removed;

All existing buildings remain on the property.
No new buildings are proposed for the property.

16. Railroad rights-of-way located within two hundred (200) feet of the subject property;

No Railroad right-of-way is located within 200 feet of the property

17. Topography, including contours at five-foot intervals, with existing drainage channels or creeks;

Topographical map is included in Site Plan b on page 6.

18. Any 100-year floodplain as designated on the appropriate Flood Insurance Rate Map (FIRM) located on or within two hundred (200) feet of the subject tract. In the event that a 100-year floodplain is not located on the subject tract or within two hundred (200) feet of the subject tract, a note to that effect must be provided with the reference to appropriate panel number;

FEMA Flood Plain Map is next on page 19.

MSC Frequently Asked Questions (FAQs)

MSC Email Subscriptions

Contact MSC Help

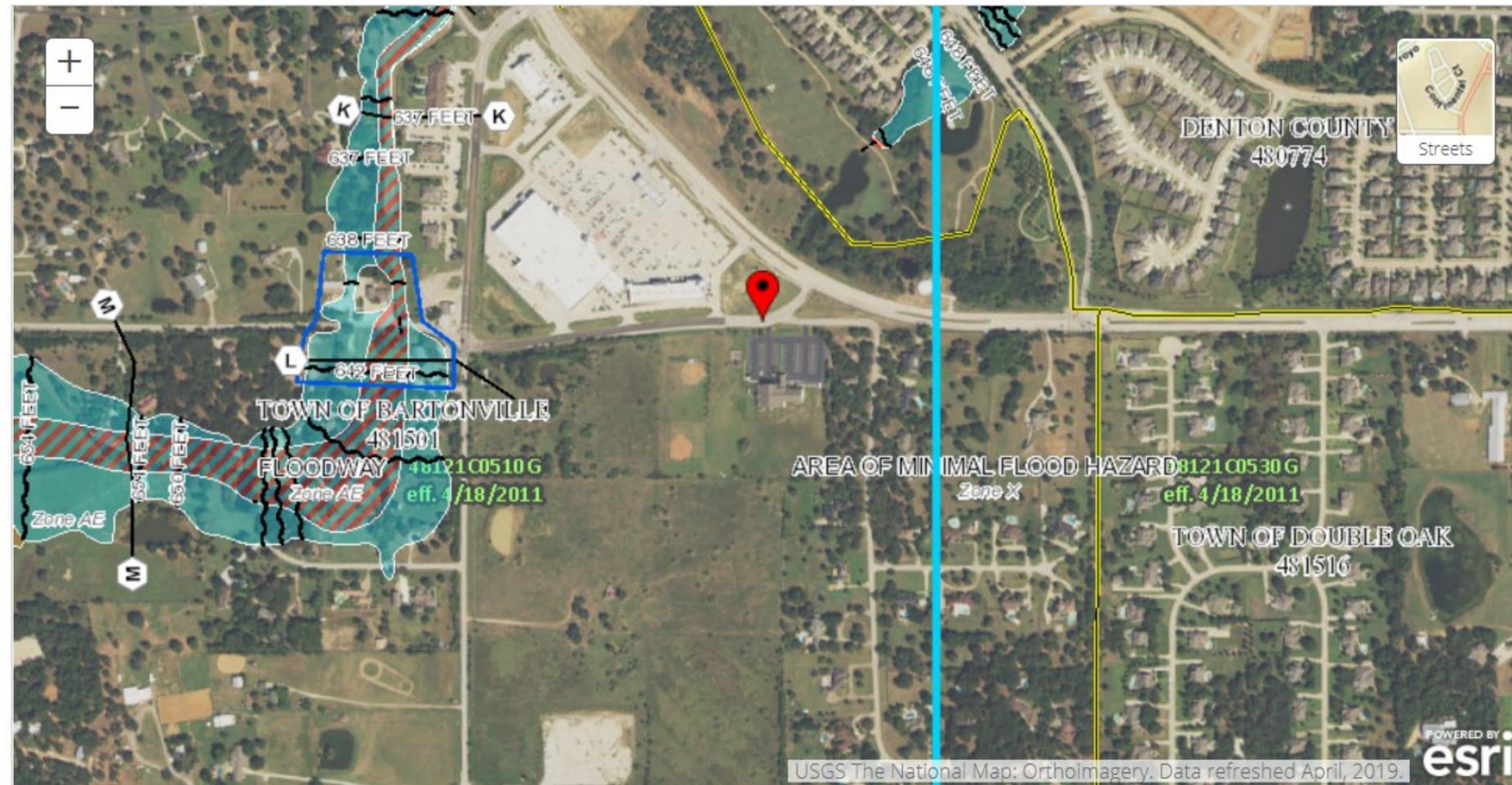
PRINT MAP/
FIRMette

FIRM PANEL

Revalidations (3)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist.

[Go To NFHL Viewer »](#)



Zoning Map 2018....pdf

Show all

19. Any significant natural features such as rock outcroppings, caves, wildlife habitats, etc.;

None noted

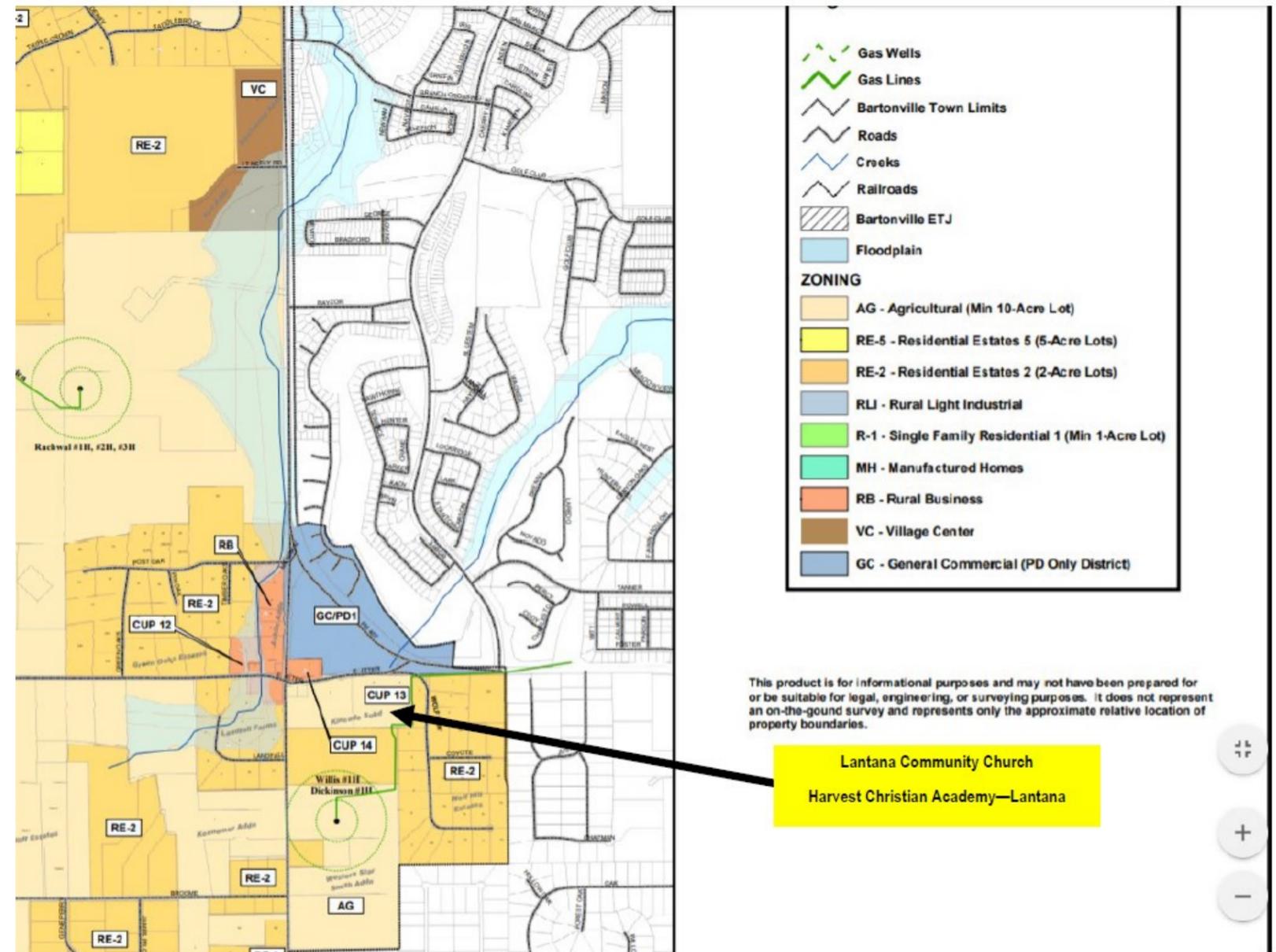
20. All substantial natural vegetation;

All existing vegetation will remain

21. Location of Gas/Oil wells or pipelines;

Bartonville Gas/Well Map

Bartonville Gas Well/Line Map



22. Location, type, size, and ownership of all existing water and wastewater lines. Said water and wastewater lines shall include all appurtenances - i.e. valves, hydrants;

- * Using all existing water and wastewater lines.
- * Permit #33
This permit was
- * Complete File is attached as stand alone 28 page file.
- * Aerobic Septic System is brand name Southern.
 - * There are 2 separate systems.
 - * Each system can process 1,500 gallons per day, for a total of 3,000 gallons per day
 - * 100 people @ a usage of 12 gallons per day is 1,200 gallons per day usage.
 - * By state calculations provided, the site can process 3,000 gallons a day and will only need to process 1,200 gallons per day.
 - * The systems together provide 6 sprinkler heads.

The septic system is serviced by Helton Ingram Septic, Inc. 3616 Dove Creek Rd. Cleburne, Texas.
. The owner of this company was involved in the original installation of the system on site.

Note: Pastor Calvary Calendar has been in communication with Leslie Freeman.

Rec. 7-1-98

Application
Septic Permit



OFFICIAL USE ONLY	
Permit #:	33
Date:	
Lot Size:	
Percolation:	
Conforming Lot:	1.0

Address: 9099 Justin Rd, Bartonville, Texas

Will be supplied by the Town if unknown. We use a 911 grid map and can only give address after the address is mapped.

Owner: Crossroads Bible Church	Installer: RAYMOND HELTON
Address: c/o Dan Cook 9099 E. FM 407 BARTONVILLE TX 76226	Address: 1316 CR. 429 CIRBURNIE TX. 76031
Phone: (817) 430-1233	Phone: 817 558 0843

Description of Project: Subdivision KINCADRE LOT 3 Block

Expected Date of Construction of On Site Wastewater System JULY/AUGUST 1998

New Residence Upgrade Repair Barn Other

Submit Original Drawings of upgrade or Repair if within County 817-551-7600 or 817-430-4000

Installer: <u>RAYMOND HELTON</u>
License Number: <u>OS 23963</u>

Type of system: Convention Soil Absorption Field
 Aerobic System
 Other: _____
 Innovative or Hybrid System

Total Heated Square Footage: 20,000 FT² # of People: N.A. Bedrooms: N.A.

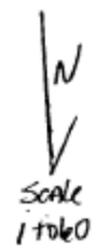
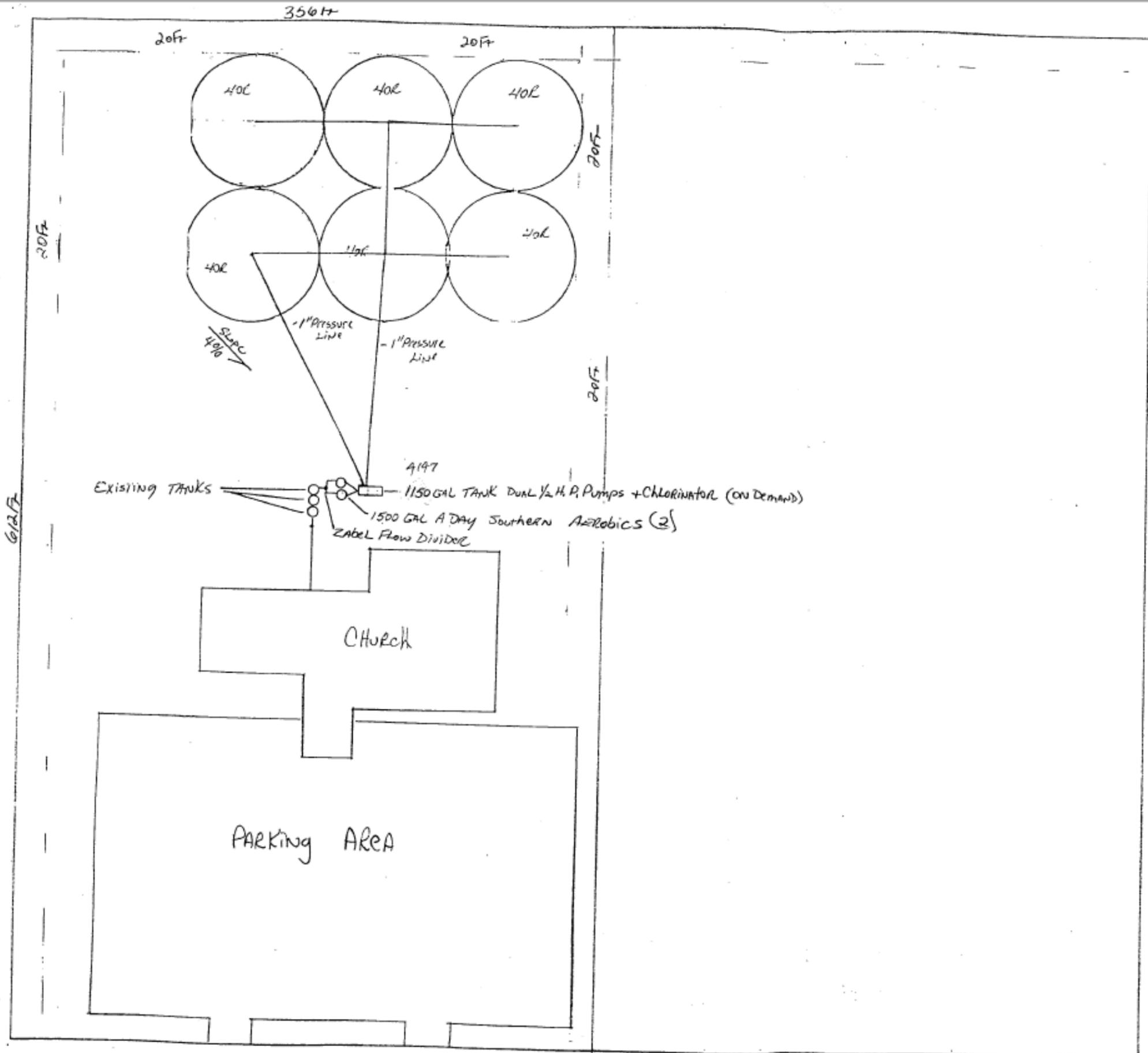
I certify that the above information is correct and this work shall conform to all applicable codes of the Town of Bartonville. This application does not authorize altering from those codes in any manner. I understand Code amendments and procedures for obtaining variances. The undersigned have read and understand the minimum installation requirements and agree to follow these and other applicable codes pertaining to the installation of an on site wastewater facility. I further release the Town of Bartonville from any and all claims or errors made on my part regarding this installation.

[Signature] (Dan Cook) Date 6-23-98
 Trustee Contractor/Installer

Inspector Comments:

2200 E Jeter

Crossroads Bible Church
9099 JUSTIN RD
BARTONVILLE TX
76226
430-1233
10 ACRES



6/9/98
DWC

FM 407 EAST

23. Location, type and size of all drainage and other underground structures.

Using property as is. No changes will be made. Permit #33 information is in separate 28 page file.

24. Proposed connection to all existing water, wastewater, and drainage systems;

Using all existing water, wastewater and drainage systems. No Interior remodeling of building.

25. Adjacent political subdivisions, corporate limits, and/or school district boundaries;

County: Denton
Town: Bartonville
Fire Dept: Argyle
Denton ISD

26. Proposed strategies for tree preservation proposed strategies for tree preservation [sic] in accordance with Section 3.5 [Article 3.05] of the Town's Code of Ordinances (showing individual trees or tree masses that will be preserved, and the techniques that will be used to protect them during construction);

No trees will be disturbed.

27. The layout and width (right-of-way lines) of existing and proposed thoroughfares, collector streets and/or intersections, and a general configuration of proposed streets, lots and blocks, including proposed median openings and left turn lanes on future divided roadways;

No changes will be made to existing roadways

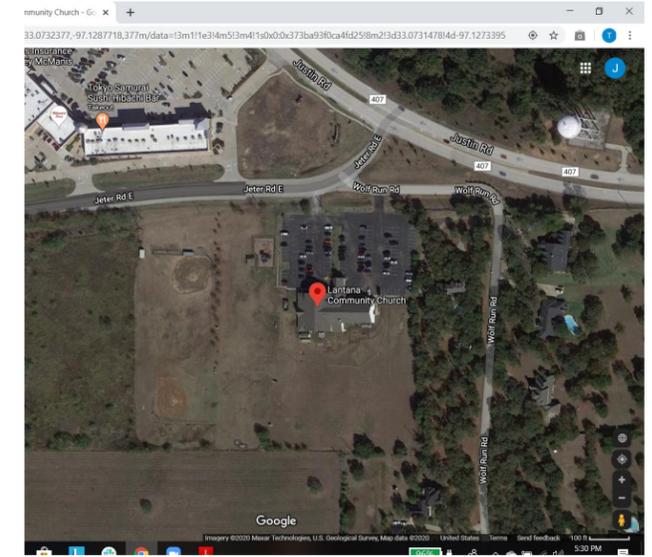
28. Existing and planned driveways located within two hundred (200) feet of the subject tract, including those located on the opposite side of divided roadways;

Driveway map

29. A general arrangement of land uses and buildings, including but not limited to:

No modifications will be made to the property of the building. Refer to Site Plans.

- a. Proposed nonresidential and residential densities;
- b. Building footprints for each proposed structure;
- c. Building heights;
- d. Building square footages for each proposed structure. For multi-tenant or multi-purpose buildings, show the square footage for each intended use;
- e. Building massing and orientation;
- f. Location of loading/service areas;
- g. Location of recycling containers, compactors, dumpsters and their enclosures;
Noted on Site Plan. Dumpster to be relocated to area marked.
- h. Sidewalks and pedestrian walkways;
Noted on Site Plan and on Vehicle and Walkway Traffic Patterns doc
- i. Parking plan showing the proposed on-site parking stalls with dimensions and driveway aisles with dimensions;
Noted on Site Plan: Spaces Provided/Spaces Required, dimensions and driveways.
- j. Retention/detention ponds with proposed aesthetic treatments;
Not applicable
- k. Screening walls;
- l. Fence;
Playground fences noted on Site Plan and Vehicle and Walkway Traffic Patterns doc
- m. Signage



n. Fire lanes with dimensions for the fire lane isles and turn arounds;

Noted on Site Plan

o. A lighting plan for all external lighting demonstrating that the City's lighting standards have been met. Said lighting plan shall include the following.

1. The location and type of all lighting fixtures including the height of all pole lights;
2. A photometric analysis showing the estimated illumination at the property line;
3. The type of illumination fixtures to be utilized;
4. The type and method of shielding proposed;



Will continue to use existing lighting.

Photo is of light type on eastern property line.

Photo is lighting from eastern property line

p. Visibility easements;

Marked on Site Plan and Vehicle and Walkway Traffic doc

q. Any proposed sites for parks, schools, public facilities, public or private open spaces;



29[a]. A landscape plan meeting the Town of Bartonville standards for landscape plans as specified in Chapter 18 of this Ordinance;

No modifications will be made to the property. See Items A. & B. Site Plan.

30. An irrigation plan meeting the Town of Bartonville standards for irrigation plans as specified in Chapter 18 of this Ordinance;

No modifications will be made to the property. See Items A. & B. Site Plan.

31. Building facade (elevation) plans showing the type and color of the exterior materials to be utilized for each building or structure and each screening wall. Said building elevations shall be drawn to a scale of one inch equals twenty feet (1" = 20') or any such scale as designated by the Town Secretary, or his/her designee; and Provision of the above items shall conform to the principles and standards of this Ordinance and the Comprehensive Plan. To ensure the submission of adequate information, the Town is hereby empowered to maintain and distribute a separate list of specific requirements for site plan review applications. Upon periodic review, the Town Secretary, or his/her designee, shall have the authority to update such requirements for site plan and development review applications. It is the applicant's responsibility to be familiar with, and to comply with, these requirements.

No modifications will be made to the property. See Items A. & B. Site Plan.

JAY R. PINKSTON

R.S. # 1293 O.S. II # 1520
Pinkston Wastewater
P.O. Box 50357, Denton, TX 76206-0357
940-383-1112

June 25, 2020

To: Town of Bartonville Env. Health / OSSF review
Re: Lantana Community Church, 2200 E. Jeter Rd., Bartonville, Tx.

The Church has asked me to review design of the current ossf serving their facility to determine if it is properly sized to handle domestic waste from a proposed 100 student school (maximum). There will be no food preparation and the school is expected to operate 5 days per week. Using the 100 students x 12 gpd each, it is anticipated that an addition maximum of 1200 gallons might be added to the system.

Current worship services are 2 x week with 150 in attendance on Sunday and 50 on Wednesday night. Using 2 gal/person that is 300 gallons on Sunday and 100 on Wednesday night.

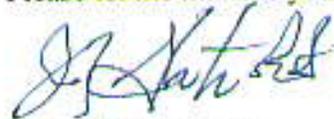
Current ossf has the treatment capacity of 3000 gpd according to original installation design and drawing. I am attaching water usages for the last year, however irrigation water is included in the totals and what is actually treated by the ossf is unknown.

Based on these calculations, it appears that sufficient treatment capacity exists to handle the anticipated load. The existing spray field, if intact from original installation, also has proper sizing to dispose of treated effluent.

Depending on how water lines enter the existing building and how water is run to school area, it is recommended that the church, school, and irrigation water be individually metered so that water usage can be accurately verified.

If for any reason the system fail or water usage exceed design treatment capacity, it will be the responsibility of the owner to bring the ossf into compliance immediately.

Please let me know if you have questions.



Jay R. Pinkston, R.S.
Texas Registered Sanitarian #1293



CROSS TIMBERS WATER SUPPLY CORPORATION

Customer Maintenance - Master View

Date : 6/11/2020 03:42:35 PM

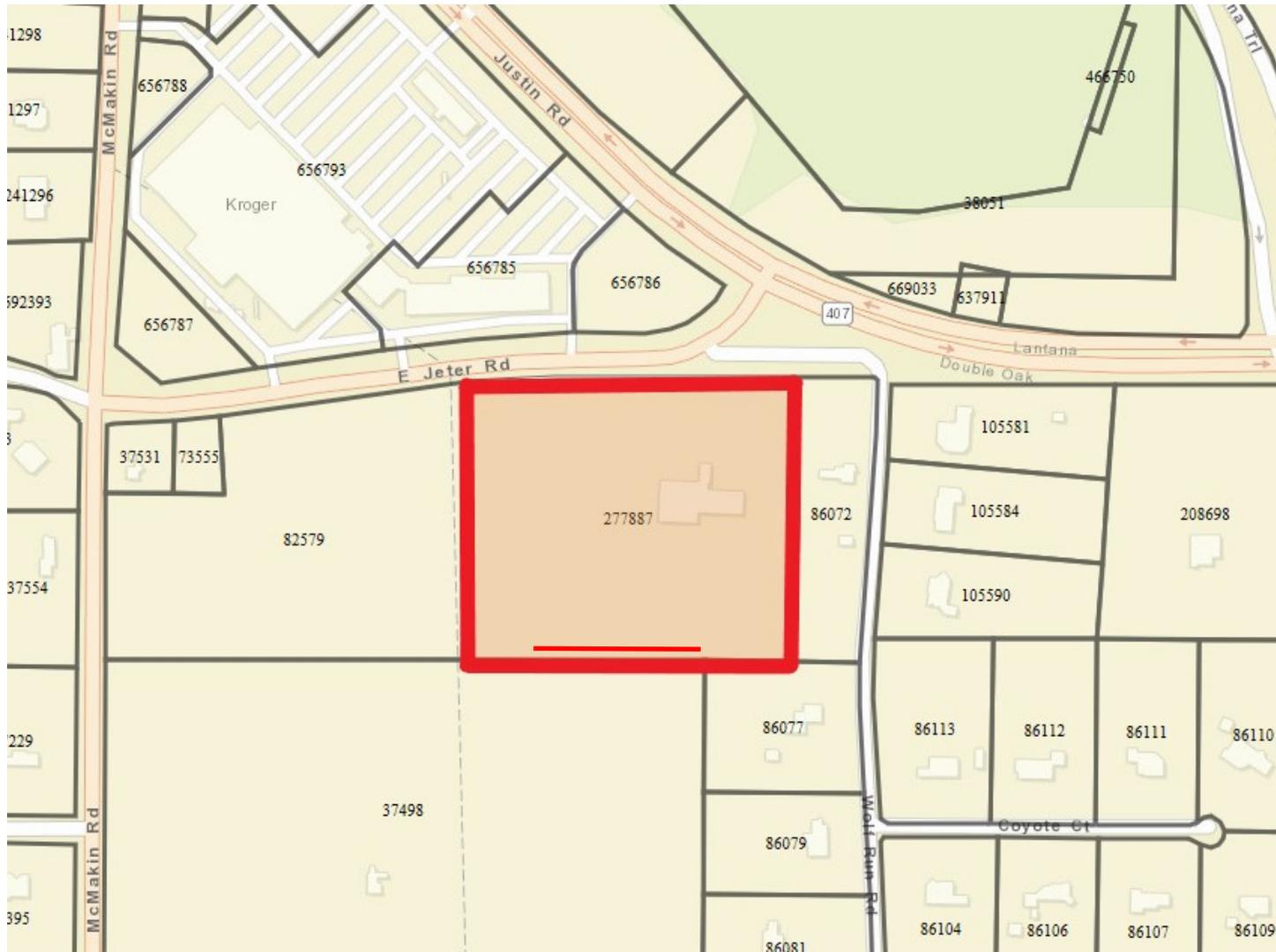
User Name : tvillarreal

Account Number	: 02330101	Customer Name	: FIRST CHURCH OF NAZARENE	Status	: Active
Home Phone	: (817) 224-9200	Work Phone	:	Billing Type	: Normal
Class	: COMMERCIAL	Billing Status	:	Billing Cycle	: CYCLE 1
Address	: 2200 E JETER RD BARTONVILLE, TX 76226-8437				

Service Location : <All>

Description	6/1/2020	5/1/2020	4/1/2020	3/1/2020	2/1/2020	1/1/2020	12/1/2019	11/1/2019	10/1/2019	9/1/2019	8/1/2019	7/1/2019	6/1/2019	5/1/2019
Charges														
311.36	311.36	428.98	430.39	351.05	399.67	344.16	407.39	387.38	391.16	82.71	989.13	503.42	49.91	557.27
Payments														
0.00	0.00	428.98	430.39	351.05	399.67	344.16	407.39	387.38	391.16	82.71	989.13	503.42	49.91	557.27
Service - Service Usage														
51,940	51,940	65,562	66,725	57,176	63,157	57,624	65,658	63,187	63,654	12,711	137,500	77,518	3,016	84,168

LOCATION MAP



Site Plan request for a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road in Bartonville, Texas and is identified by the Denton Central Appraisal District as Property ID: 277887.



June 18, 2020

Name
Address
City State Zip

RE: Site Plan request for a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road in Bartonville, Texas and is identified by the Denton Central Appraisal District as Property ID: 277887.

Dear Property Owner,

In accordance with local zoning laws, all owners of land within two hundred feet of any property being considered for a site plan must be afforded an opportunity to address the subject at a public hearing held for this purpose.

Per the Denton County Appraisal District records, you own property (Property ID ____) within two hundred feet (200') of the property described above. The owner for this property has made an application for a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy.

You are hereby notified that the Bartonville Planning and Zoning Commission and Bartonville Town Council will conduct two public hearings regarding a Site Plan for the subject property which may be of interest to you as follows:

Bartonville Planning and Zoning Commission Public Hearing

Date/Time: Wednesday, July 1, 2020 at 7:00 p.m.

Location Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas; AND via teleconference/video due to COVID-19

Please Join Zoom Meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/82918277444?pwd=WkZzaWtlbVRoSjYwSEdxb2kzd0U5QT09>

or www.zoom.com, join meeting and use the following ID and Password

Meeting ID: 829 1827 7444

Password: 500123

You may also dial in using your phone toll free.

1-877-853-5257, Meeting ID 829 1827 7444, Passcode 500123

Bartonville Town Council

Date/Time: Tuesday, July 21, 2020 at 7:00 p.m.

Location: Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas; AND
via teleconference/video due to COVID-19

Please Join Zoom Meeting from your computer, tablet or smartphone.

<https://us02web.zoom.us/j/88533112759?pwd=SEJ2SkZsVnE5OW9EcDFZdXp1SXJkdz09>

Meeting ID: 885 3311 2759 Password: 415215

You may also dial in using your phone toll free.

1-877-853-5257, Meeting ID: 885 3311 2759, Password: 415215

Should you have any questions regarding this matter, please feel free to contact me at 817.693.5280.

Sincerely,



Sylvia Ordeman
Town Administrator

Enclosure: Location Map

Name	Address	City, State, ZIP	Property ID
LONGEWAY, KENNETH & LORI	190 WOLF RUN RD	BARTONVILLE, TX 76226	86072
SANTAYANA, CARLOS & MARIA	258 WOLF RUN RD	BARTONVILLE, TX 76226	86077
WACKER, LINDA IRENE REVOCABLE TRUST	PO BOX 834	AUBREY, TX 76227	37498
MCKIN TEN ACRE LLC	114 W CARRUTH LN	LEWISVILLE, TX 75077	82579
WOODALL, LARRY & NANCY	153 WOLF RUN RD	BARTONVILLE, TX 76226	105584
HUHAK, JAMES S	203 WOLF RUN RD	BARTONVILLE, TX 76226	105590
SMITH, RICHARD E & LAURA L	185 COYOTE CT	BARTONVILLE, TX 76226	86113
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040	656785
A-S 114 LANTANA TOWN CENTER LP	8827 W SAM HOUSTON PKWY N STE 200	HOUSTON, TX 77040	656786
KROGER TEXAS LP	751 FREEPORT PKWY	COPPELL, TX 75019	656793
FIRST CHURCH NAZARENE	2200 E JETER RD	BARTONVILLE, TX 76226	277887

DENTON RECORD-CHRONICLE
P.O. BOX 369
DENTON TX 76202
(940)566-6800

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 06/11/20 15:08 by plaga-dm

Acct #: 232

Ad #: 27706

Status: New WHOLD WHOI

TOWN OF BARTONVILLE

The Planning and Zoning Commission for the Town of Bartonville, Texas, will conduct a public hearing at 7:00 p.m. on July 1, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, AND by teleconference/video due to COVID-19 for the public to offer public comment by calling 877-853-5257, Meeting ID 829 1827 7444, Passcode 500123, to hear public comment and consider recommendations to the Town Council regarding a Site Plan for First Church Nazarene/Lantana Community Church/Harvest Christian Academy being all of a tract of land being described as Kincaide Lot 2R, Block A, Town of Bartonville, Denton County, Texas. The property is generally described as a 10.09-acre tract of land located on the north side of East Jeter Road, more commonly known as 2200 E. Jeter Road, Bartonville, Texas. The Town Council will conduct a second Public Hearing at 7:00 p.m. on Tuesday, July 21, 2020, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas AND by teleconference/video due to COVID-19 for the public to offer public comment by calling 877-853-5257, Meeting ID 885 3311 2759, Passcode 415215, to hear public comment and consider the site plan and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

Drc 06/14/2020