



PLANNING AND ZONING COMMISSION MEETING AGENDA

December 03, 2025 at 6:30 PM

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

A. CALL MEETING TO ORDER

B. PLEDGE OF ALLEGIANCE

C. PUBLIC PARTICIPATION

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

D. APPROVAL OF MINUTES

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

E. PUBLIC HEARINGS AND REGULAR ITEMS

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

F. FUTURE ITEMS

G. ADJOURNMENT

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

CERTIFICATION

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

/s/ Shannon Montgomery, Town Secretary

Posted: Monday, November 24, 2025, prior to 4:00 pm.

Agenda Removed from Town of Bartonville Bulletin Board on: _____

By: _____, Title: _____



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 3, 2025

FROM: Shannon Montgomery, Town Secretary

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

Summary: Minutes from October 1, 2025, Planning & Zoning Commission Regular Meeting.

Recommended Motion Or Action: Approve as presented.

Attachments:

- DRAFT October 1, 2025, Planning & Zoning Commission Regular Meeting Minutes.

THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BARTONVILLE MET IN REGULAR SESSION ON THE 1ST DAY OF OCTOBER 2025 AT THE TOWN OF BARTONVILLE TOWN HALL, LOCATED AT 1941 E JETER ROAD, BARTONVILLE, TEXAS WITH THE FOLLOWING COMMISSIONERS PRESENT, CONSTITUTING A QUORUM:

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

Commissioners Absent:

Brenda Hoyt-Stenovitch, Commissioner

Town Staff Present:

Kirk Riggs, Town Administrator
Shannon Montgomery, Town Secretary
Shari Borth, Permit Technician
Helen-Eve Beadle, Planning Consultant

A. CALL MEETING TO ORDER

Chair McDonald called the meeting to order at 6:31 pm.

B. PLEDGE OF ALLEGIANCE

Chair McDonald led the Pledge of Allegiance.

C. PUBLIC PARTICIPATION

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

There were no public participation.

D. PRESENTATIONS

1. Statement of Appointed Official and Oath of Office to newly appointed and reappointed Commissioners.

Town Secretary Montgomery administered the Statement of Appointed Official and Oath of Office to Commissioners Abernathy, Adams, and Jenkins.

E. APPOINTMENT OF OFFICER**1. Appointment of Vice Chair**

Motion made by Commissioner Arment, seconded by Commissioner Abernathy, to nominate Pat Adams as Vice Chair.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, McDonald

NAYS: None

VOTE: 5-0

F. APPROVAL OF MINUTES**1. Discuss and consider approval of the September 3, 2025, Planning & Zoning Commission Regular Meeting Minutes.**

Motion made by Commissioner Arment, seconded by Commissioner Adams, to approve the September 3, 2025, Planning & Zoning Commission Regular Meeting Minutes as presented.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, McDonald

NAYS: None

VOTE: 5-0

G. PUBLIC HEARINGS AND REGULAR ITEMS

Chair McDonald moved Agenda Items 2 and 3 forward:

- 2. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a request for a Conditional Use Permit (CUP) to allow a Drive-Through (pick-up only) on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number ZON-2025-002, Lantana Tract 8B Chipotle CUP].**

Chair McDonald stated that Staff received a request from the applicant to continue this item to the November 5, 2025 Planning & Zoning Commission meeting. Chair McDonald opened the Public Hearing at 6:38 p.m. and continued the Public Hearing to November 5, 2025 and stated that those wishing to speak could speak on November 5, 2025.

- 3. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a Site Plan application on property zoned General Commercial – Planned Development (GC-PD) on Block 2C, Lot 1R of the Carlisle Addition, Phase C, an approximate 2.0549-acre tract of land situated in the E. P. Holman Survey, Abstract No. 65, Town of Bartonville, Denton County, Texas. The property is generally**

located north of East Jeter Road, north of Justin Road/FM 407, and east of Justin Road/FM 407. The applicant is A-S 114 TC PHASE 2, LP. [Town of Bartonville File Number SP-2025-002, Lantana Tract 8B Site Plan].

Chair McDonald stated that Staff received a request from the applicant to continue this item to the November 5, 2025 Planning & Zoning Commission meeting. Chair McDonald opened the Public Hearing at 6:39 p.m. and continued the Public Hearing to November 5, 2025 and stated that those wishing to speak could speak on November 5, 2025.

Chair McDonald recused herself from the dais and left the meeting at 6:40 pm. Vice Chair Adams presided over the remainder of the meeting.

- 1. Conduct a Public Hearing to hear public comment, discuss, and make a recommendation to the Town Council regarding a zoning change from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road. The applicant is McAdams on behalf of the owner Drew Walling. [Town of Bartonville File Number ZON-2025-001, Estates of Quail Run/Walling Addition RE-5 Rezoning].**

Vice Chair Adams opened the Public Hearing at 6:49 p.m.

Town Secretary Montgomery stated the responses that Staff has received:

- Dr. Peter T. Walling, 624 W Jeter Road, Bartonville – IN SUPPORT
- Khosrow Sadeghian – Agent for Kamy Real Property Trust – PO Box 50593, Denton – OPPOSED
- Michael Knoll, 104 Burghley Court, Bartonville – OPPOSED
- Drew & Tiffany Walling, 600 W Jeter Road, Bartonville – IN SUPPORT

Vice Chair Adams closed the Public Hearing at 6:51 p.m.

Motion made by Commissioner Abernathy, seconded by Commissioner Arment, to **RECOMMEND APPROVAL** of a zoning change from Agricultural District (AG) to Residential Estates 5 (RE-5) on an approximate 100.316-acre tract of land situated in the Newton Allsup Survey, Abstract No. 3, Town of Bartonville, Denton County, Texas. The property is generally located west of Gibbons Road, north of West Jeter Road, and south of Frenchtown Road.

VOTE ON THE MOTION

AYES: Abernathy, Adams, Arment, Lawrence, Jenkins

NAYS: None

VOTE: 5-0

H. FUTURE ITEMS

Discussion only, no action taken.

I. ADJOURNMENT

Vice Chair Adams adjourned the meeting at 6:53 pm.

APPROVED this the 3rd day of December 2025.

APPROVED:

Gloria McDonald,
Chair

ATTEST:

Shannon Montgomery, TRMC
Town Secretary

DRAFT



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: December 3, 2025

FROM: Helen-Eve Beadle, AICP, Town Planning Consultant

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

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

Summary: On September 16, 2025, the Town of Bartonville Town Council approved a revised Preliminary Plat for High Plains at Furst Ranch that reconfigured roads and access for the overall property. Construction has begun in various phases for the development. The applicant has submitted a Final Plat application for Phase 4B which includes 111 residential lots and 4 non-residential lots.

Staff has reviewed the Final Plat and have the following observations:

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

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

Staff Recommended Condition of Approval:

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

Exhibits:

1. High Plains at Furst Ranch, Phase 4B Final Plat application packet
2. High Plains at Furst Ranch, Phase 4B Final Plat



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Item E1.

Application Type (check all applicable):

- ☐ Sketch Plat ☐ Land Study ☐ Preliminary ☒ Final
☐ Development ☐ Replat ☐ Amending Plat

Current Legal Description: 48.341 Acres Situated in the Pinson Wiles Survey, Abstract No. 1339, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch, Phase 4B ☐ In Town Limits ☒ In ETJ

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

Proposed Zoning (if applicable): _____ No. Proposed Lots: 115 Total Acres: 48.341

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

Owner: ARROYO CAP V-1, LLC Phone: 949-272-1170

Address: 18575 Jamboree Road, Suite 350, Irvine, CA 92612

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

Applicant: GMcivil/Jason Weaver P.E. Phone: 817-329-4373

Address: 2559 SW Grapevine Pkwy, Grapevine, TX 76051 Fax: _____

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

10/21/2025
Date

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



NOTARY FORM Town of Bartonville

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

Dated: 07/28/2025

I, Jeffrey B. Brouelette/ARROYO CAP V-1, LLC, owner of the Property located at High Plains at Furst Ranch do hereby certify that I have given my permission to Jason Weaver, P.E. / GMcivil, to make an application (check one) on my behalf.

- ☐ Sketch Plat
☐ Development
☐ Land Study
☐ Replat
☒ Preliminary
☐ Amending Plat
☒ Final Plat

Jeffrey B. Brouelette/ARROYO CAP V-1, LLC
Print Name

Jeffrey B. Brouelette
Signature of Owner

18575 Jamboree Road Suite 350, Irvine, CA 92612 949-272-1170
Address Phone No.

State of California §
County of Orange §

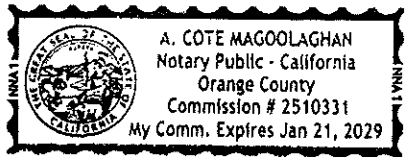
Before me, A. Cote Magoolaghan, a Notary Public in and for said County and State, on this day personally appeared Jeffrey B. Brouelette known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

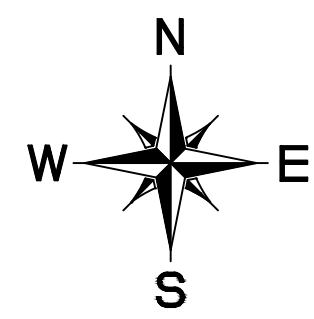
Given under my hand and seal of office this 29th day of July, 2025.

Ali G...

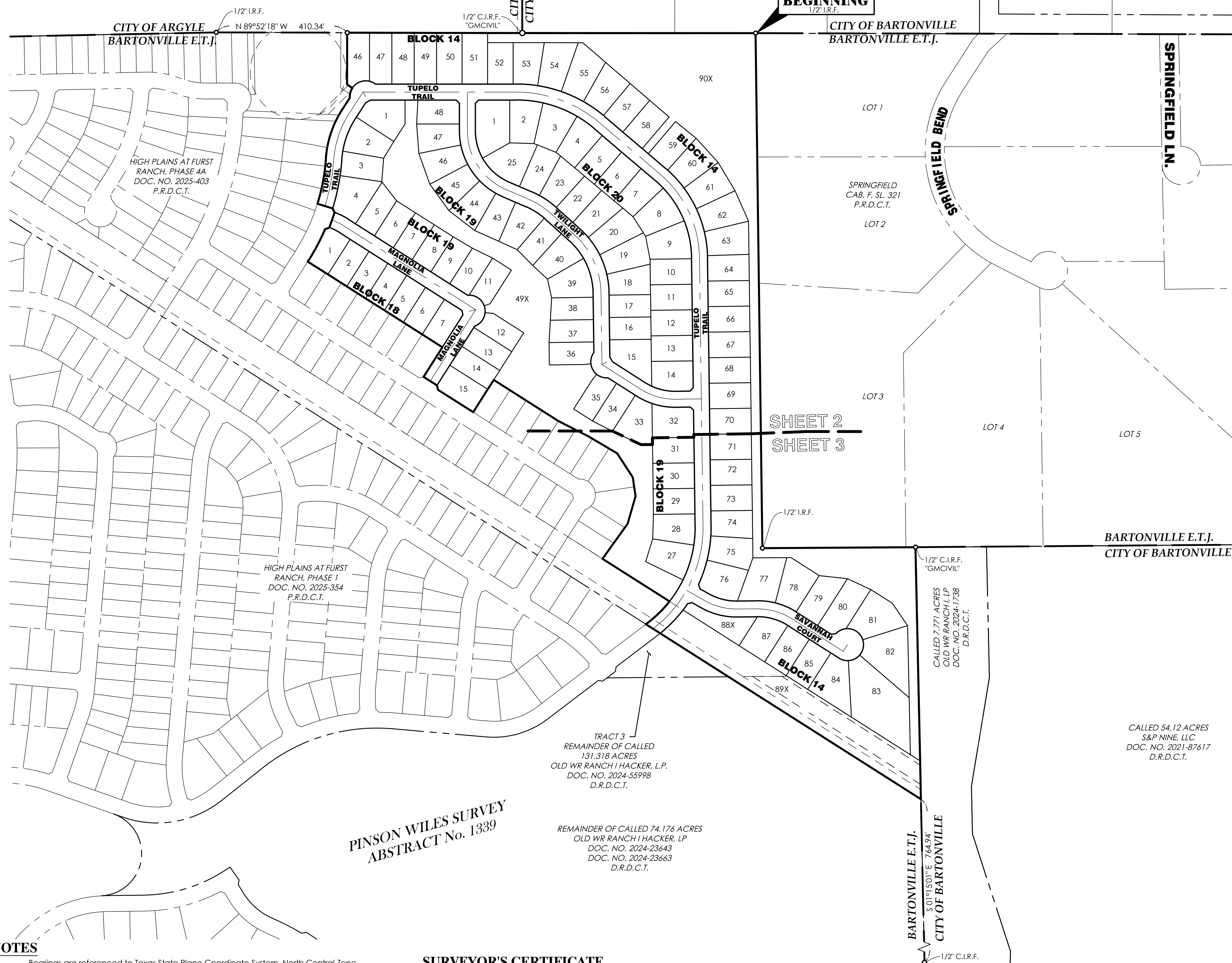
Notary Public's Signature

(Seal)





LOT 3R, BLOCK 1
LIBERTY CHRISTIAN SCHOOL ADD.
DOC. NO. 2014-284
P.R.D.C.T.



NOTES

- Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999840425. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
- The surveyed property is located within an area having Flood Zone Classification "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48121C0505G & 48121C0510G, with a date of identification of April 18, 2011, for Community No. 480774, in Denton County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the property is situated. Approximate location of floodplain and/or floodway lines are shown on the plat.
- All 1/2" iron rod set with yellow plastic cap stamped "GMCivil" unless otherwise noted.
- Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- All right-of-way's shown on this plat will be owned and maintained by the Municipal Utility District for public use and utility purposes.
- All parcels ending in "X" are open space parcels to be owned and maintained by the H.O.A. or Municipal Utility District. Said parcels shall be encumbered with a public access and utility easement of their entirety.

SURVEYOR'S CERTIFICATE

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

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

STATE OF TEXAS §

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

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

Notary Public in and for the State of Texas

My Commission Expires On:

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 10/22/2025 1:16 PM

APPROVAL

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

Signature of Chairman _____ Date _____

APPROVED BY: _____ Town Council
Town of Bartonville, Texas

Signature of Mayor _____ Date _____

Town Secretary _____ Date _____

OWNER:
ARROYO CAP V-1, LLC
18575 JAMBOREE ROAD, SUITE 350
IRVINE, CA 92612

DEVELOPER:
Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
2555 SW Grapevine Pkwy, Suite 100, Grapevine, TX 76051

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Arroyo Cap V-1, LLC is the owner of that certain lot, tract, or parcel of land, situated in a portion of the Pinson Wiles Survey, Abstract No. 1339, Denton County, Texas, being all of that certain called 48.341 acre tract described in a deed to Arroyo Cap V-1, LLC recorded in Document No. 2025-39277 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, To-wit:

BEGINNING at a 1/2" iron rod found for the most northerly Northeast corner of said 48.341 acre tract, being in the South line of Lot 2, Block 2 of Glenview Estates recorded in Cabinet 8, Slide 235 of the Plat Records of Denton County, Texas (PRDCT), and the Northwest corner of Lot 1 of Springfield a subdivision recorded in Cabinet F, Slide 321 (PRDCT);

THENCE South 00 deg. 45 min. 23 sec. East departing said South line and continue along the East line of said 48.341 acre tract and the West line of said Springfield subdivision, at 783.20 feet pass a 5/8" iron rod found, continue a total distance of 1,613.39 feet to a 1/2" iron rod found for an ell corner of said 48.341 acre tract and the Southwest corner of Lot 3 of said Springfield subdivision;

THENCE North 89 deg. 38 min. 12 sec. East along a North line of said 48.341 acre tract and the South line of said Lot 3, a distance of 479.48 feet to a 1/2" capped iron rod found stamped "GMCIVIL" for the most easterly Northeast corner of said 48.341 acre tract and the Northwest corner of a called 7.771 acre tract described in a deed to Old WR Ranch I, L.P. recorded in Document No. 2024-1738 (DRDCT);

THENCE South 01 deg. 15 min. 01 sec. East departing said South line and continue along the East line of said 48.341 acre tract and the West line of said 7.771 acre tract, a distance of 789.58 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of said 48.341 acre tract, from which a 1/2" capped iron rod found stamped "GMCIVIL" for the Southeast corner of a called 74.176 acre tract described in a deed to Old WR Ranch I Hacker, LP recorded in Document No. 2024-23643 and Document No. 2024-23663 (DRDCT) and the Southwest corner of said 7.771 acre tract bears South 01 deg. 15 min. 01 sec. East - 764.94 feet;

THENCE North 57 deg. 32 min. 32 sec. West departing said West line and continue along the Southwest line of said 48.341 acre tract, a distance of 1,021.43 feet to a 1/2" capped iron rod set for the Southwest corner of said 48.341 acre tract, the Southeast corner of High Plains Trail at Furst Ranch, Phase 4A recorded in Document No. 2025-403 (PRDCT) and being in the Northeast line of High Plains at Furst Ranch, Phase 1 recorded in Document No. 2025-354 (PRDCT);

THENCE in a northwesterly direction departing said Northeast line and continue along the East line of said High Plains at Furst Ranch, Phase 4A and the West line of said 48.341 acre tract the following twenty-eight (28) courses:

North 52 deg. 45 min. 18 sec. East, a distance of 7.82 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 375.00 feet, a central angle of 14 deg. 34 min. 15 sec., and being subtended by a chord which bears North 45 deg. 28 min. 10 sec. East - 95.11 feet;

Continue in a northeasterly direction along said curve to the left, a distance of 95.37 feet to a 1/2" capped iron rod set;

North 57 deg. 32 min. 32 sec. West non-tangent to said curve, a distance of 248.67 feet to a 1/2" capped iron rod set;

North 35 deg. 36 min. 42 sec. East, a distance of 134.86 feet to a 1/2" capped iron rod set;

North 16 deg. 06 min. 57 sec. East, a distance of 90.00 feet to a 1/2" capped iron rod set;

North 08 deg. 26 min. 22 sec. West, a distance of 59.43 feet to a 1/2" capped iron rod set;

North 32 deg. 59 min. 41 sec. West, a distance of 90.00 feet to a 1/2" capped iron rod set;

North 59 deg. 27 min. 43 sec. West, a distance of 104.76 feet to a 1/2" capped iron rod set;

North 42 deg. 53 min. 07 sec. West, a distance of 105.46 feet to a 1/2" capped iron rod set;

North 57 deg. 32 min. 32 sec. West, a distance of 240.00 feet to a 1/2" capped iron rod set;

South 32 deg. 27 min. 28 sec. West, a distance of 120.00 feet to a 1/2" capped iron rod set;

North 57 deg. 32 min. 32 sec. West, a distance of 130.73 feet to a 1/2" capped iron rod set;

North 12 deg. 32 min. 32 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

North 57 deg. 32 min. 32 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

North 32 deg. 27 min. 28 sec. East, a distance of 110.00 feet to a 1/2" capped iron rod set;

North 57 deg. 32 min. 32 sec. West, a distance of 499.91 feet to a 1/2" capped iron rod set;

North 32 deg. 27 min. 28 sec. East, a distance of 5.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 675.00 feet, a central angle of 09 deg. 17 min. 02 sec., and being subtended by a chord which bears North 27 deg. 48 min. 57 sec. East - 109.25 feet;

Continue in a northeasterly direction along said curve to the left, a distance of 109.37 feet to a 1/2" capped iron rod set;

North 68 deg. 11 min. 24 sec. East non-tangent to said curve, a distance of 14.93 feet to a 1/2" capped iron rod set;

North 19 deg. 27 min. 45 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

North 26 deg. 04 min. 15 sec. West, a distance of 14.45 feet to a 1/2" capped iron rod set;

North 72 deg. 46 min. 08 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 625.00 feet, a central angle of 13 deg. 11 min. 02 sec., and being subtended by a chord which bears North 10 deg. 38 min. 21 sec. East - 143.50 feet;

Continue in a northerly direction along said curve to the left, a distance of 143.82 feet to a 1/2" capped iron rod set for a Point of Curvature of a reverse circular curve to the right, having a radius of 325.00 feet, a central angle of 28 deg. 49 min. 39 sec., and being subtended by a chord which bears North 18 deg. 27 min. 39 sec. East - 161.80 feet;

Continue in a northerly direction along said curve to the right, a distance of 163.52 feet to a 1/2" capped iron rod set;

North 32 deg. 52 min. 28 sec. East tangent to said curve, a distance of 43.64 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 50.00 feet, a central angle of 37 deg. 39 min. 19 sec., and being subtended by a chord which bears North 14 deg. 49 min. 56 sec. East - 32.27 feet;

Continue in a northerly direction along said curve to the right, a distance of 32.86 feet to a 1/2" capped iron rod set;

North 56 deg. 20 min. 25 sec. West non-tangent to said curve, a distance of 20.00 feet to a 1/2" capped iron rod set;

North 00 deg. 07 min. 42 sec. East, a distance of 142.21 feet to a 1/2" capped iron rod set for the Northwest corner of said 48.341 acre tract, the Northeast corner of said High Plains Trail, Phase 4A and the South line of Lot 3R, Block 1 of Liberty School Addition recorded in Document No. 2014-286 (PRDCT), from which a 1/2" iron rod found in said North and South lines bears North 89 deg. 52 min. 18 sec. West - 410.34 feet;

THENCE South 89 deg. 52 min. 18 sec. East along the North line of said 48.341 acre tract and said South line, a distance of 548.82 feet to a 1/2" capped iron rod found stamped "GMCIVIL" for the Southeast corner of said Lot 3R, Block 1 and the Southwest corner of Lot 3, Block 2 of said Glenview Estates;

THENCE South 89 deg. 58 min. 26 sec. East along said North line and the South line of said Glenview Estates, a distance of 730.98 feet to the **POINT OF BEGINNING**, containing 2,105,744 square feet or 48.341 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arroyo Cap V-1, LLC, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HIGH PLAINS AT FURST RANCH, PHASE 4B, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown thereon. The streets are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the Town of Bartonville, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Bartonville's use thereof. The Town of Bartonville and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The Town of Bartonville and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, maintaining, repairing, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

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

By: Arroyo Cap V-1, LLC, a Delaware limited liability company

By: Arroyo Capital V, LLC, a Delaware limited liability company, its sole member

By: _____

NAME: _____

TITLE: _____

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared _____ of Arroyo Cap V-1, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of _____

My Commission Expires On:

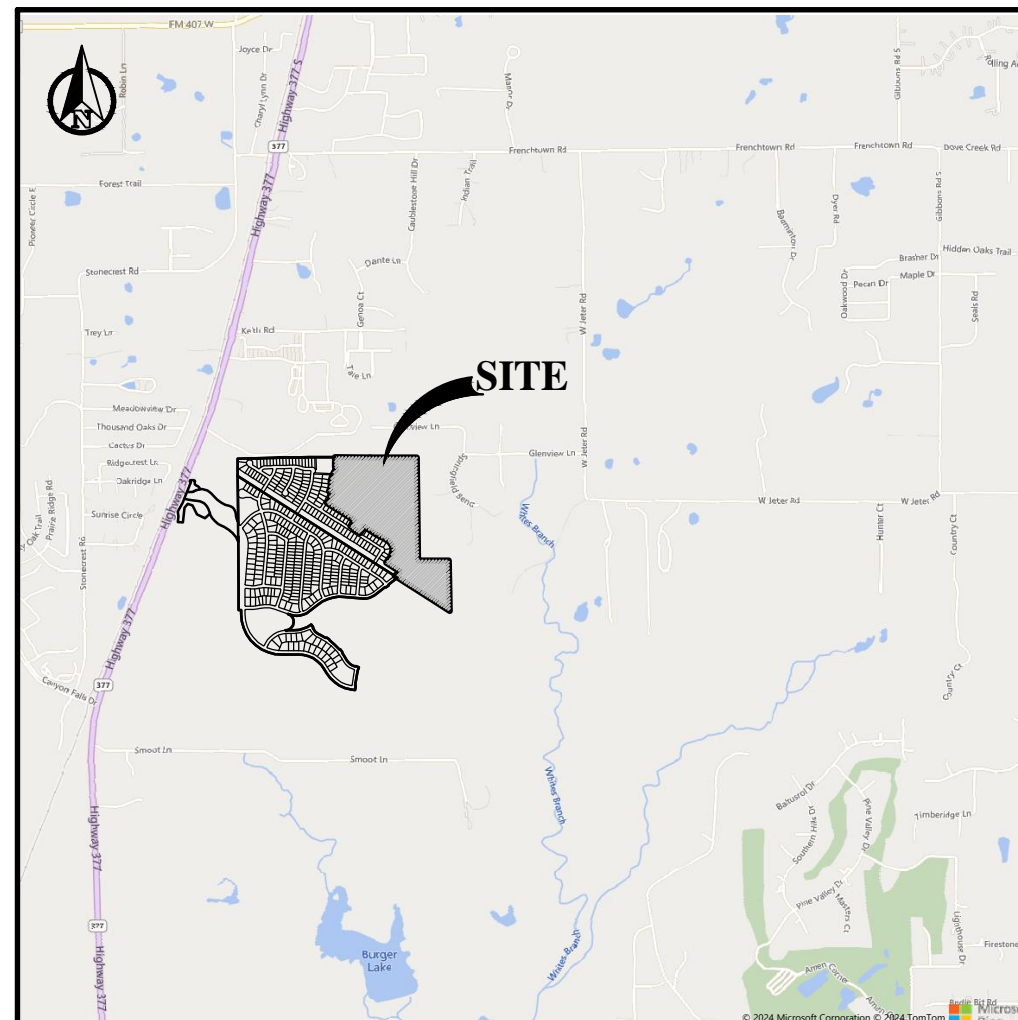
FINAL PLAT OF

LOTS 46-87, 88X, 89X, 90X, BLOCK 14; LOTS 1-7, BLOCK 18; LOTS 1-15, 27-48, 49X, BLOCK 19; LOTS 1-25 BLOCK 20

HIGH PLAINS AT FURST RANCH, PHASE 4B

BEING
48.341 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
111 RESIDENTIAL LOTS, 4 NON-RESIDENTIAL LOTS
Date: October 2025

SHEET 1 of 3



VICINITY MAP
N.T.S.

SITE AREA SUMMARY

GROSS AREA	48.341 ACRES
PUBLIC RIGHT-OF-WAY	6.572 ACRES
LOTS	29.162 ACRES
NON-RESIDENTIAL LOTS	12.608 ACRES

LEGEND

O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
_____	BOUNDARY LINE
_____	ADJOINER LINE
_____	EASEMENT LINE
_____	CENTERLINE
_____	BUILDING LINE
_____	ABSTRACT LINE
_____	CITY LIMIT LINE

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PREPARED BY:



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



CITY OF ARGYLE
BARTONVILLE E.T.J.

SANITATION EASEMENT
BY SEPARATE DOCUMENT

91'X
BLOCK 14

SANITATION EASEMENT
DOC. NO. 2025-105369
D.R.D.C.T.

HIGH PLAINS AT FURST
RANCH, PHASE 4A
DOC. NO. 2025-403
P.R.D.C.T.

20' UTILITY EASEMENT
DOC. NO. 2025-403
P.R.D.C.T.

LOT 3R, BLOCK 1, LIBERTY CHRISTIAN SCHOOL ADD.
DOC. NO. 2014-286 P.R.D.C.T.

S 89°52'18" E 548.82'

1/2" C.I.R.F.
"GMCIVIL"

15' WATER EASEMENT
DOC. NO. 95-R0039900 D.R.D.C.T.

GLENVIEW ESTATES, CAB. B, SL. 235
P.R.D.C.T.

LOT 3
S 89°58'26" E 730.98'

GLENVIEW ESTATES, CAB. B, SL. 235
P.R.D.C.T.

BLOCK 2
LOT 2

CITY OF BARTONVILLE
BARTONVILLE E.T.J.

POINT OF BEGINNING
1/2" I.R.F.

N

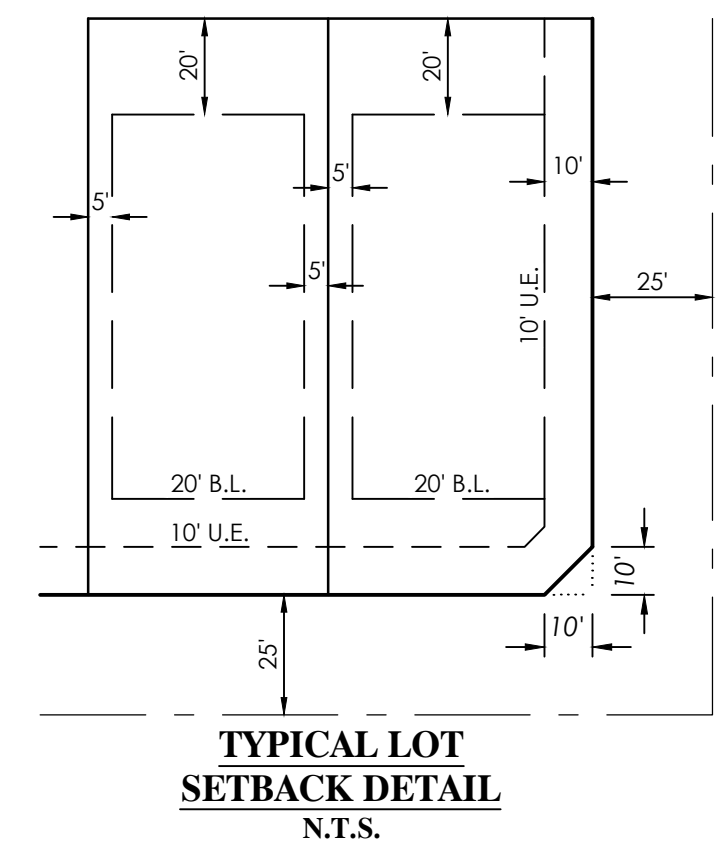
W E

S

GRAPHIC SCALE 1"=60'

0 60 120 180

**SEE SHEET 3 FOR
LINE & CURVE TABLES**



LOT 1
SPRINGFIELD
CAB. F, SL. 321
P.R.D.C.T.

LOT 2
SPRINGFIELD
CAB. F, SL. 321
P.R.D.C.T.

DEVELOPER:
Toll Brothers
AMERICA'S LUXURY HOME BUILDER®
2555 SW Grapevine Pkwy, Suite 100, Grapevine, TX 76051

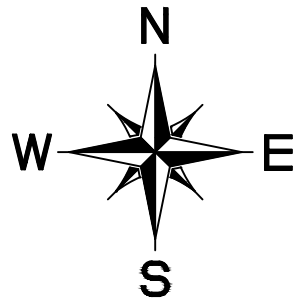
OWNER:
ARROYO CAP V-1, LLC
18575 JAMBOREE ROAD, SUITE 350
IRVINE, CA 92612

PREPARED BY:

GMcivil
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LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N52°45'18"E	7.82'
L2	N12°32'32"W	14.14'
L3	N32°27'28"E	5.00'
L4	N68°11'24"E	14.93'
L5	S26°04'15"E	14.45'
L6	N32°52'28"E	43.64'
L7	N56°20'25"W	20.00'
L8	N77°27'28"E	21.21'
L9	N28°32'59"W	17.08'
L10	S60°51'03"W	17.05'
L11	S32°27'28"W	25.00'
L12	S76°32'48"W	14.63'
L13	S17°29'59"E	14.63'
L14	N80°19'39"E	14.83'
L15	N45°45'23"W	14.14'
L16	S44°14'37"W	14.14'
L17	N29°08'57"W	17.59'
L18	N45°01'34"E	14.14'
L19	N44°58'28"W	14.14'
L20	S61°27'01"W	17.56'
L21	S69°47'51"E	0.65'
L22	S12°32'32"E	14.14'
L23	N70°20'17"E	20.00'
L24	S84°50'17"E	26.32'
L25	S83°33'23"W	20.00'
L26	N39°17'24"E	20.00'
L27	S69°47'51"E	0.32'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	375.00'	95.37'	14°34'15"	N45°28'10"E	95.11'
C2	675.00'	109.37'	9°17'02"	N27°48'57"E	109.25'
C3	625.00'	143.82'	13°11'02"	N10°38'21"E	143.50'
C4	325.00'	163.52'	28°49'39"	N18°27'39"E	161.80'
C5	50.00'	32.86'	37°39'19"	N14°49'56"E	32.27'
C6	200.00'	42.78'	12°15'19"	S63°40'11"E	42.70'
C7	650.00'	149.57'	13°11'02"	S10°38'21"W	149.24'
C8	300.00'	150.94'	28°49'39"	S18°27'39"W	149.35'
C9	200.00'	232.85'	66°42'23"	N33°19'37"W	219.92'
C10	250.00'	81.83'	18°45'13"	N57°18'12"W	81.46'
C11	250.00'	205.82'	47°10'13"	N24°20'29"W	200.06'
C12	200.00'	115.94'	33°12'51"	N74°08'57"W	114.32'
C13	400.00'	372.15'	53°18'25"	N25°53'50"E	358.87'
C14	200.00'	104.32'	29°53'12"	N75°25'12"W	103.15'
C15	200.00'	114.57'	32°49'16"	N73°57'10"W	113.01'
C16	350.00'	298.46'	48°51'33"	N25°11'09"W	289.50'
C17	400.00'	281.75'	40°21'30"	N69°47'41"W	275.96'

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