

**TOWN OF BARTONVILLE, TEXAS
ORDINANCE NO. 802-26**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS AMENDING EXHIBIT 14A, "ZONING ORDINANCE," IN CHAPTER 14, "ZONING", THE "ZONING ORDINANCE OF THE TOWN OF BARTONVILLE", AS AMENDED, TO APPROVE A CONDITIONAL USE PERMIT (CUP) TO ALLOW AN EQUESTRIAN CENTER, AND ITS ACCOMPANYING SITE PLAN, ON AN APPROXIMATELY 8-ACRE TRACT OF LAND (DCAD ID 1085825), ZONED AGRICULTURAL DISTRICT "AG", SUCH PROPERTY BEING GENERALLY LOCATED AT 989 GIBBONS ROAD, ON LOT 2-R1, TUCKER ADDITION, TOWN OF BARTONVILLE, DENTON COUNTY TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING AMENDMENTS AND ZONING MAP AMENDMENTS; PROVIDING ASSIGNABILITY AND EXPIRATION AND REVOCATION; PROVIDING LAND USE REGULATIONS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE, AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; AND PROVIDING FOR PUBLICATION AND 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, pursuant to Chapter 211 of the Local Government Code, the Town has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare; and

WHEREAS, the owner of a tract of land, totaling eight (8) acres, at the northeast corner of Gibbons Road and Hidden Oaks Trail, in Bartonville, Texas, as more specifically described as Lot 2-R1, Tucker Addition, DCAD ID 1085825, and addressed as 989 Gibbons Road hereto (the "Property"), has initiated an application on the hereinafter described Property to allow a conditional use permit same; and

WHEREAS, at its regular meeting held on the 1st day of April, 2026, the Planning and Zoning Commission of the Town of Bartonville, after holding a public hearing, did consider and make a recommendation to Town Council of the Town of Bartonville by a vote of 5-0 for approval

of CUP 2026-001, and its Site Plan (Case #ZON-2026-002), to allow an equestrian center with an accessory barn with the conditions listed in Section 2 of this Ordinance on the Property; and

WHEREAS, at its regular meeting duly held by the Town Council of the Town of Bartonville on the 21st day of April 2026, approved CUP 2026-001 by a vote of [REDACTED] - [REDACTED] after holding a public hearing to consider CUP 2026-001, and its Site plan as noted above and: (1) determined that all legal requirements of notice and hearings were met; (2) considered the recommendations of the Planning and Zoning Commission; (3) provided the public an opportunity to provide input; (4) considered public input; (5) considered the compatibility of the proposed CUP 2026-001 zoning with surrounding properties and the goals and objectives of the Comprehensive Zoning Ordinance and Zoning Map of the Town; and (6) determined that the proposed amendment to the Zoning Ordinance and Zoning Map of the Town set forth herein below is consistent with the goals of land development as set forth in the Comprehensive Plan of the Town, would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

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

**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.
AMENDMENTS**

The Comprehensive Zoning Ordinance of the Town of Bartonville, Chapter 14, "Zoning" of the Code of Ordinances of the Town, as amended, is hereby amended by granting Case #ZON-2026-002, a Conditional Use Permit (CUP) with the attached approved Site Plan, authorized by Ordinance 802-26, to allow an equestrian center and an accessory barn, in an Agricultural District (AG), on an approximate eight (8) acre tract of land generally located at 989 Gibbons Road, Denton CAD ID 1015825, on Lot 2-R1, Tucker Addition, Town of Bartonville, Denton County, Texas. The official zoning map of the Town of Bartonville, Texas, shall be amended to reflect the CUP granted by this Ordinance which includes the following conditions:

1. Property owner shall be required to spread any collected manure equally over the open space areas of the Property.

**SECTION 3.
OFFICIAL ZONING MAP AMENDED**

The Official Zoning Map of the Town shall be amended and annotated to show the change in zoning classification of the Property from Agricultural to Agricultural with a Conditional Use Permit (CUP) 2026-001, thereon and the updated map shall be on file with the office of the Town Secretary.

**SECTION 4.
SITE PLAN APPROVED**

The Site Plan for CUP 2026-001 attached hereto and incorporated as if set forth fully herein as **Exhibit "A"**, is hereby approved by the Town Council. The approved Site Plan meeting the requirements of this Section shall be adhered to in its entirety for the duration of the uses authorized by CUP 2026-001.

**SECTION 5.
ASSIGNABILITY; EXPIRATION AND REVOCATION**

CUP 2026-001 is nontransferable. CUP 2026-001 shall expire or terminate when the Planning and Zoning Commission and the Town Council take proper zoning action to revoke the CUP, with appropriate publication notification and public hearing, pursuant to Section 16.11 of the Town's Comprehensive Zoning Ordinance.

**SECTION 6.
LAND USE REGULATIONS**

The regulations contained in the Town's Comprehensive Zoning Ordinance, as amended, shall control.

**SECTION 7.
CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances of the Town and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such ordinance and for that purpose the ordinance shall remain in full force and effect.

**SECTION 8.
SEVERABILITY**

It is hereby declared to be the intention of the Town Council of The Town of Bartonville 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 any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 9.
SAVINGS**

All rights and remedies of the Town of Bartonville are expressly saved as to any and all violations of the provisions of any Ordinances affecting zoning classifications or changes in zoning classifications, which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 10.
ENGROSSMENT AND ENROLLMENT**

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 11.
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, Penalty Clause, and the Effective Date of this Ordinance for two (2) days.

**SECTION 12.
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 or part of a day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 13.
EFFECTIVE DATE**

This Ordinance shall take effect immediately from and after its passage and publication, as the law provides.

DULY PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on the 21st day of April, 2026.

APPROVED:

Jaclyn Carrington, Mayor

ATTEST:

Shannon Montgomery, TRMC, Town Secretary

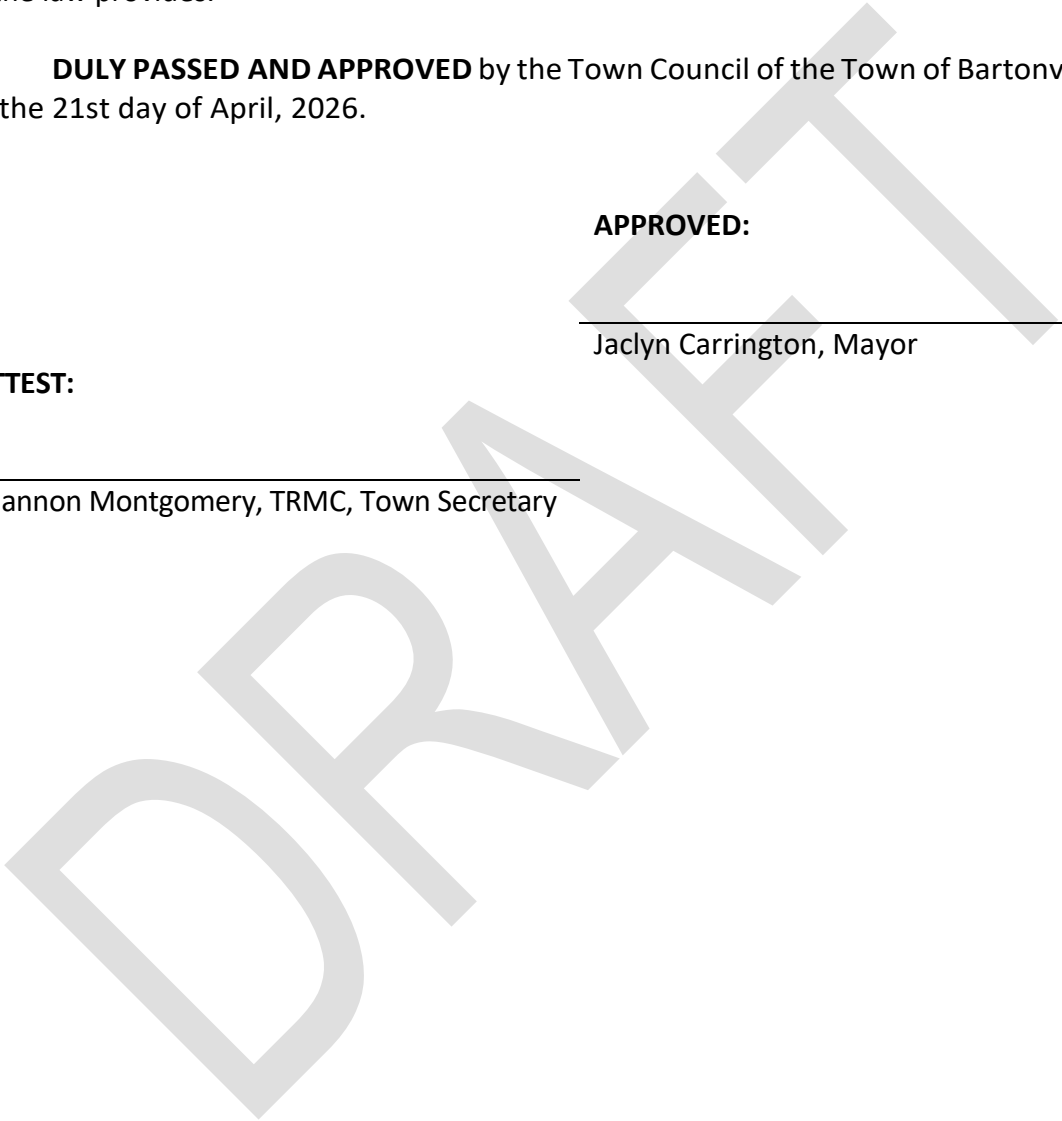
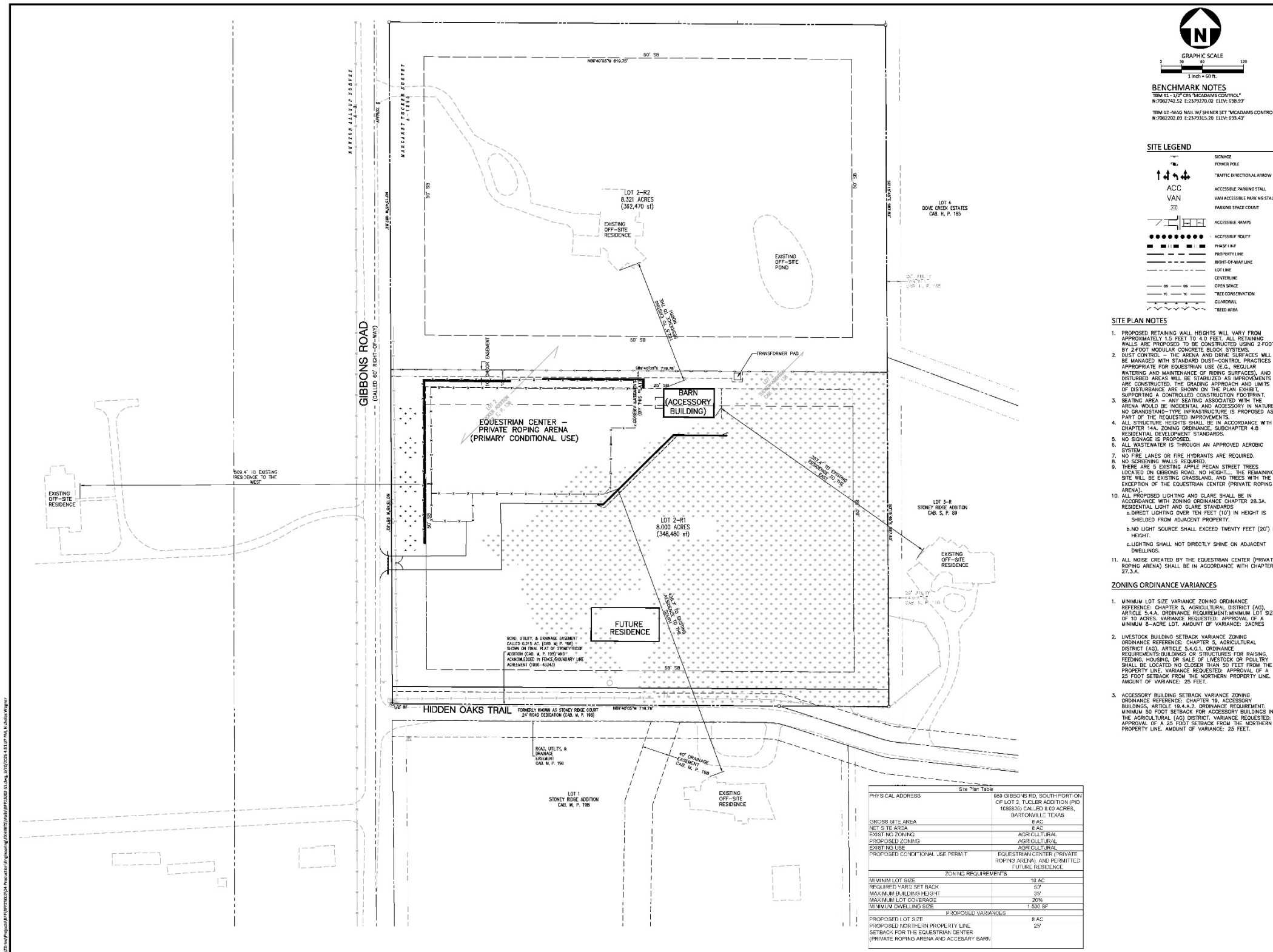


Exhibit "A" Site Plan



BENCHMARK NOTES
 TBM #1 - 1/2" CHS "MCADAMS CONTROL"
 N:7082742.52 E:2379270.02 ELEV: 698.99'
 TBM #2 - 1/2" CHS "MCADAMS CONTROL"
 N:7082702.09 E:2379151.20 ELEV: 699.40'

SITE LEGEND

- SNOW
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMP
- ACCESSIBLE ROUTE
- PHASE 1 L&P
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- EASEMENT
- TREED AREA

- SITE PLAN NOTES**
- PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2 FOOT BY 2 FOOT MODULAR CONCRETE BLOCK SYSTEMS.
 - DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF HOOF SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
 - SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
 - ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.B RESIDENTIAL DEVELOPMENT STANDARDS.
 - NO SIGNAGE IS PROPOSED.
 - ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
 - NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
 - NO SCREENING WALLS REQUIRED.
 - THERE ARE 5 EXISTING APPLE PECAN STREET TREES LOCATED ON GIBBONS ROAD. NO REMOVAL - THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
 - ALL PROPOSED LIGHTING AND GLAZE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A. RESIDENTIAL LIGHT AND GLAZE STANDARDS.
 - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
 - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
 - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
 - ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3.A.

- ZONING ORDINANCE VARIANCES**
- MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE**
 REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AD), ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2 ACRES.
 - LIVESTOCK BUILDING SETBACK VARIANCE ZONING ORDINANCE**
 REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AD), ARTICLE 5.4.G.1. ORDINANCE REQUIREMENTS: BUILDINGS OR STRUCTURES FOR RAISING, FEEDING, HOUSING, OR SALE OF LIVESTOCK OR POULTRY SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM THE PROPERTY LINE. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.
 - ACCESSORY BUILDING SETBACK VARIANCE ZONING ORDINANCE**
 REFERENCE: CHAPTER 19, ACCESSORY BUILDINGS, ARTICLE 19.4.A.2. ORDINANCE REQUIREMENT: MINIMUM 50 FOOT SETBACK FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL (AC) DISTRICT. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.

Site Plan Table	
PHYSICAL ADDRESS	989 GIBBONS RD, SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825), CALLED 8.00 ACRES, BARTONVILLE, TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA) AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SETBACK	50'
MAXIMUM BUILDING HEIGHT	30'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
PROPOSED LOT SIZE	8 AC
PROPOSED FRONT PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	25'

McADAMS
 The John R. McAdams Company, Inc.
 4400 State Highway 121, Suite 800
 Lewisville, Texas 75056
 phone 972.436.9712
 fax 972.436.9715
 TBPE: F-19762 TBPFLS: F-10194440
 TBAE: BR3185
 www.mcadamsco.com

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT REVIEW UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110509 ON 5/20/2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

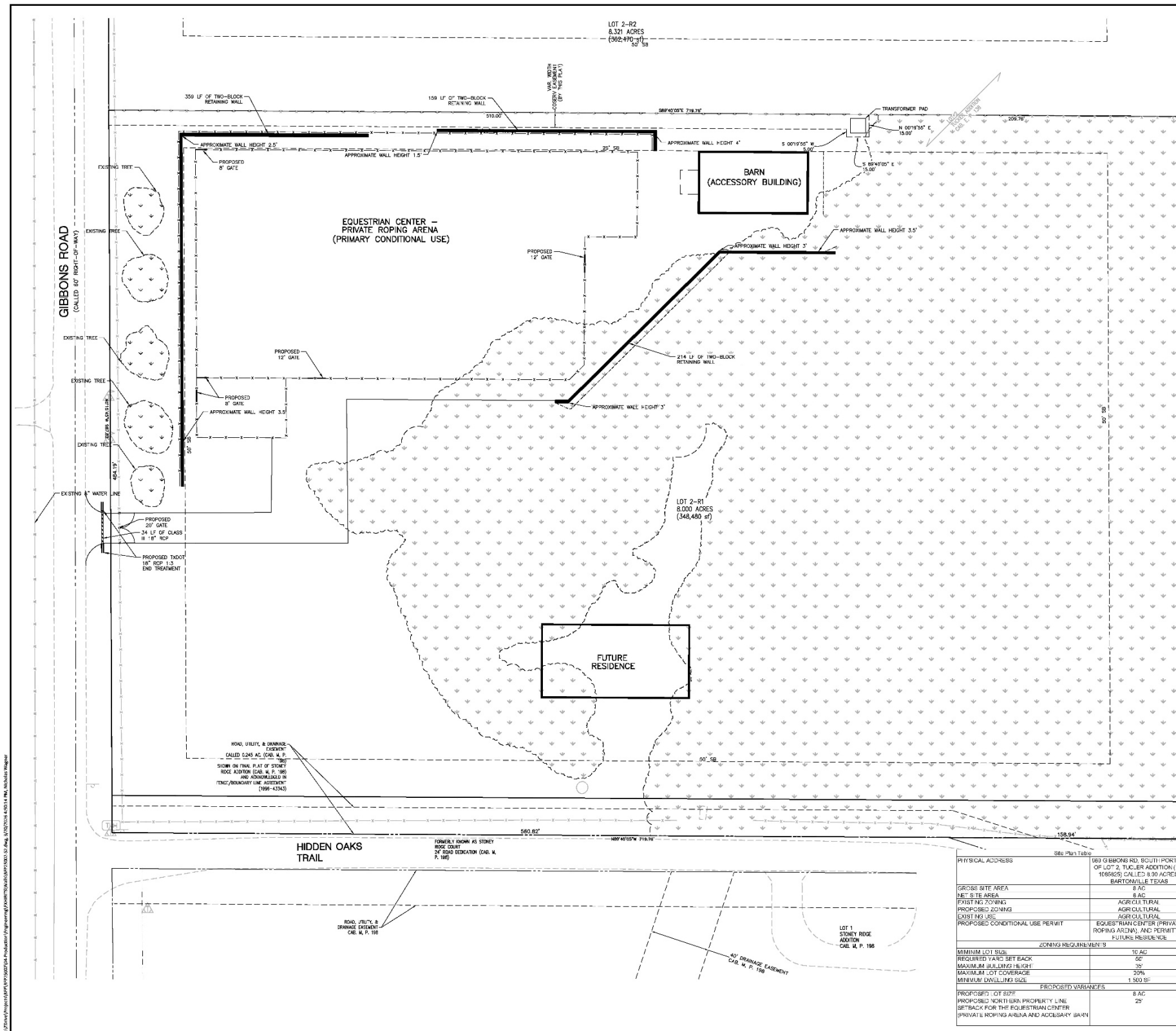
NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO. BFP25002
 FILENAME BFP25002-51
 CHECKED BY MSW
 DRAWN BY NW
 SCALE 1"=60'
 DATE 3.20.2026

OVERALL SITE PLAN
PAGE
1 OF 3

Exhibit "A" Site Plan



BENCHMARK NOTES
 TBM #1: 127' 05" TUCADAMS CONTROL'
 N: 7082742.52 E: 2379270.02 ELEV: 698.93'
 TBM #2: MAG NAL W/ SHINER SET 'MCADAMS CONTROL'
 N: 7082422.09 E: 2379915.20 ELEV: 698.43'

SITE LEGEND

- DOWNED POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- ACCESSIBLE PARKING NO STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- ORANGE
- 10% CONSERVATION
- LANDMARK
- TREED AREA

SITE PLAN NOTES

- PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2-FOOT BY 2-FOOT MODULAR CONCRETE BLOCK SYSTEMS.
- DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF RIDING SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
- SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
- ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.8 RESIDENTIAL DEVELOPMENT STANDARDS.
- NO SIGNAGE IS PROPOSED.
- ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
- NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
- NO SCREENING WALLS REQUIRED.
- THERE ARE 5 EXISTING APPLE PECAN STREET TREES LOCATED ON GIBBONS ROAD. NO HEIGHT... THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
- ALL PROPOSED LIGHTING AND GLARE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A, RESIDENTIAL LIGHT AND GLARE STANDARDS.
 - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
 - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
 - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
- ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3.A.

ZONING ORDINANCE VARIANCES

- MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2 ACRES.
- LIVESTOCK BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.G.1. ORDINANCE REQUIREMENT: BUILDINGS OR STRUCTURES FOR RAISING, FEEDING, HOUSING, OR SALE OF LIVESTOCK OR POULTRY SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM THE PROPERTY LINE. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.
- ACCESSORY BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 19, ACCESSORY BUILDINGS, ARTICLE 19.4.A.2. ORDINANCE REQUIREMENT: MINIMUM 30 FOOT SETBACK FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL (AG) DISTRICT. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.

Site Plan Table	
PHYSICAL ADDRESS	889 GIBBONS RD. SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 108825) CALLED 8.00 ACRES, BARTONVILLE, TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA) AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SETBACK	50'
FRONTING ZONING	50'
PROPOSED VARIANCES	8 AC
PROPOSED LOT SIZE	25'
PROPOSED NORTH-SOUTH PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	

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

phone 972.436.9712
 fax 972.436.9715
 TBPE: F-19762 TBPELS: F-10194440
 TBAE: BR3185
 www.mcadamsco.com

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

FUTURE ADDRESS
989 GIBBONS ROAD
SOUTH PORTION OF LOT 2 IN THE
TUCKER ADDITION (PID 108825)
CALLED 8.00 ACRES
 BARTONVILLE, TEXAS

CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT REVIEW UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110208 ON 3.20.2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

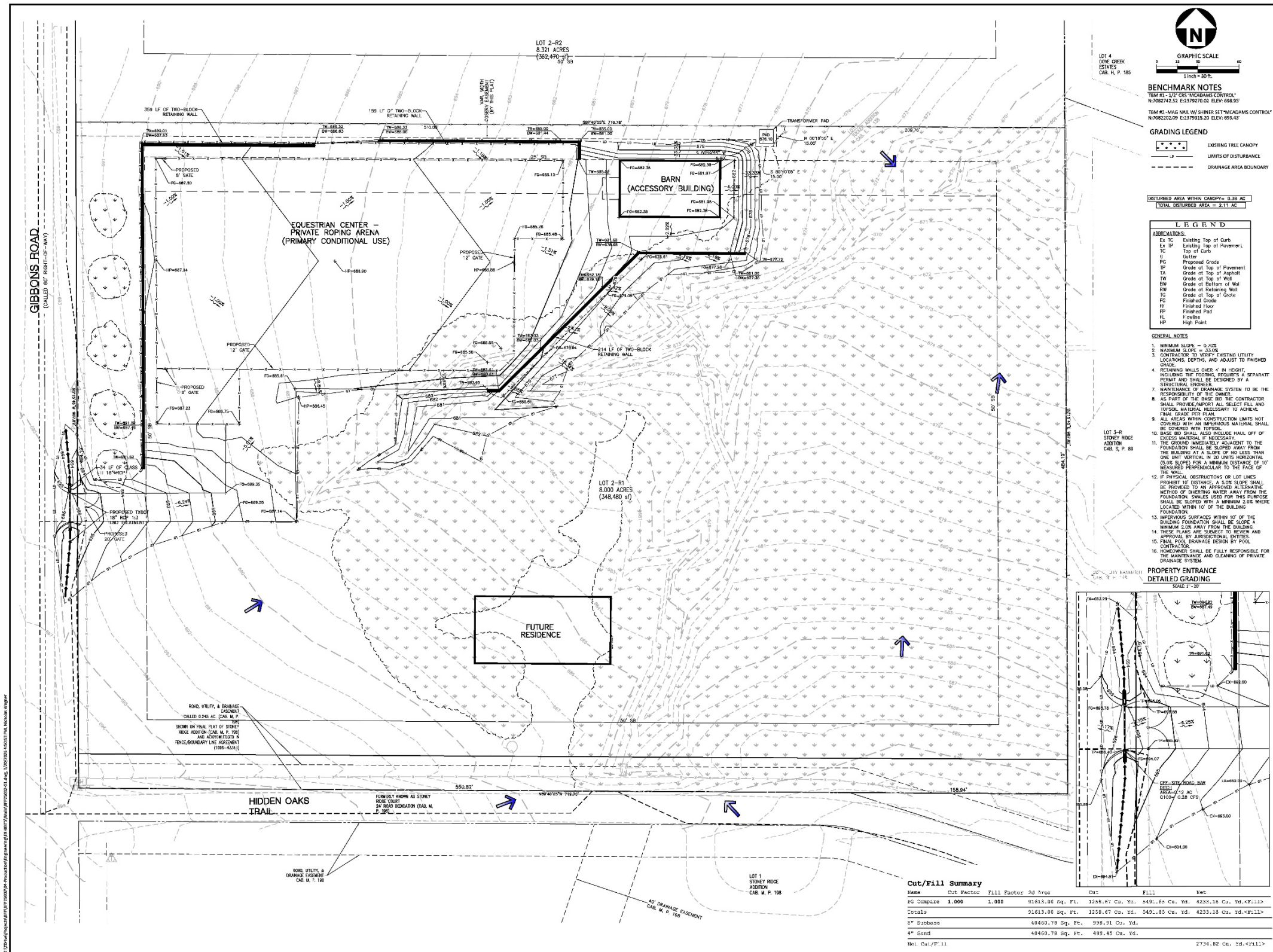
NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	BFP25002
FILENAME	BFP25002-52
CHECKED BY	MSM
DRAWN BY	NW
SCALE	1" = 30'
DATE	3.20.2026
SHEET	

SITE PLAN
PAGE
2 OF 3

Exhibit "A" Site Plan



McADAMS
 The John R. McAdams Company, Inc.
 4400 State Highway 121, Suite 800
 Lewisville, Texas 75056
 phone 972.436.9712
 fax 972.436.9715
 TBPE: F-19762 TBPFLS: F-10194440
 TBAL: BR3185
 www.mcadamsco.com

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

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT REVIEW UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110326 ON 3.20.2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES. FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	

PLAN INFORMATION

PROJECT NO. BFP25002
 FILENAME BFP25002-61
 CHECKED BY MSM
 DRAWN BY NW
 SCALE 1" = 30'
 DATE 3.20.2026

SHEET
GRADING & DRAINAGE PLAN
PAGE 3 OF 3