

Exhibit 1

DEVELOPMENT ORDINANCE

10A Attachment 1

APPENDIX A
Engineering Design Standards (EDS)¹

1. Streets:

1. ~~Residential~~Local Streets - Subdivisions with Lots Containing a Minimum of 5 Acres.

1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.

2. Standard Specifications:

1. Paving:

1. Minimum Width of Concrete Roadway (Paving) - ~~20~~24 feet.
2. Minimum Thickness of Reinforced Concrete - ~~2~~6 inches.
3. Strength of Concrete - ~~3000~~3,600 psi/28 days.
4. Reinforcement - Billet Steel Grade 40, #~~3~~4 Bars at 18 inch C-C.
5. Grade - 0.~~3~~5 percent minimum (0.5 percent desired for ditches).
6. Surface - Belt Finished.

2. Base:

1. Minimum Width of Base - ~~22~~26 feet.
2. Minimum Thickness of Base - 8 Inches.
3. Compaction of Base - 95% Standard Proctor (ASTM D698).
4. Type of Base - Portland Cement Treated Base, 4% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.

3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.

4. Minimum Right-of-Way - 60 feet (additional right-of-way or drainage easement may be required due to ditch depth).

¹ Editor's note—The numbering in this appendix is as set out in the ordinance.

BARTONVILLE CODE

5. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope -- ~~4:1~~ front slope and 3:1 back slope.
 2. Minimum Width - 14 feet.
6. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
2. Residential-Local Streets - Subdivisions with Lots Containing Less than 5 Acres.
 1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.
 2. Standard Specifications:
 1. Paving:
 1. Minimum Width of Concrete Roadway (Paving) - ~~20~~ 24 feet.
 2. Minimum Thickness Reinforced Concrete - 8 inches.
 3. Strength of Concrete - ~~3000~~ 3,600 psi/28 days.
 4. Reinforcement - Billet Steel Grade 40, #~~3~~ 4 Bars at ~~18~~ 12 inch C-C.
 5. Grade - 0.3~~5~~ percent minimum (0.5 percent desired for ditches).
 6. Surface - Belt Finished.
 2. Base:
 1. Minimum Width of Base - ~~22~~ 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~95~~ 98% Standard Proctor (ASTM D698).
 4. Type of Base - Portland Cement Treated Base, ~~4~~ 6% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.

DEVELOPMENT ORDINANCE

3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Minimum Right-of-Way - 60 feet (additional right-of-way or drainage easement may be required due to ditch depth).
 5. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope - ~~4:1~~ front slope and 3:1 back slope.
~~1. — 3:1.~~
 2. Minimum Width - 14 feet.
 6. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
3. Minor Collector.
1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
 2. Streets shall be designed in accordance with the standard section(s) specified by the Thoroughfare Plan, as amended.
 3. Standard Specifications:
 1. Paving:
 1. Minimum Width of Asphalt Roadway (Paving) - ~~22-24~~ feet.
 2. Minimum Thickness Asphalt or Concrete - 8 inches.
 3. Type Surface - Type ~~C-D~~ HMAC.
 4. Grade - 0.3 percent minimum (0.5 percent desired for ditches).
 2. Base:
 1. Minimum Width of Base - ~~24-26~~ feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~95-98~~ % Standard Proctor (ASTM D698).

BARTONVILLE CODE

4. Type of Base - Portland Cement Treated Base, ~~46~~% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
4. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope ~~--~~ 4:1 front slope and 3:1 back slope.
 2. Minimum Width - 18 feet.
5. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
4. Rural Collector.
 1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
 2. Streets shall be designed in accordance with the standard section(s) specified by the Thoroughfare Plan, as amended.
 3. Standard Specifications:
 1. Paving:
 1. Minimum Width of Asphalt Roadway (Paving) - 24 feet.
 2. Minimum Thickness of Asphalt or Concrete - 8 Inches.
 3. Type Surface - Type ~~C-D~~ HMAC.
 4. Grade - ~~0.3-5~~ percent minimum (0.5 percent ~~desired~~ for ditches).
 2. Base:
 1. Minimum Width of Base - 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - ~~9598~~% Standard Proctor (ASTM D698).

DEVELOPMENT ORDINANCE

4. Type of Base - Portland Cement Treated Base, ~~46%~~ by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
4. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope ~~--~~ 4:1 front slope and 3:1 back slope.
 2. Minimum Width - 18 feet.
5. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.

II. Drainage: Drainage criteria for the Town of Bartonville shall be the latest edition of the "Drainage Criteria Manual" of the City of Lewisville, Texas, ~~April 1988~~ with the following changes, modifications and additions:

1. All references to the City of Lewisville shall be changed to the Town of Bartonville.
2. All reference to the City Engineer or Director of Engineering shall be changed to Town Engineer.
3. The Drainage Criteria shall apply to all subdivisions and site plans as defined in the Town's Subdivision Regulations and Zoning Ordinance, as amended.
4. All reference to "Floodplain" and "Special Flood Hazard" shall include the streams defined in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, and shall also include all streams and watercourses located outside of a "Floodplain" as designated on the FEMA Flood Insurance Rate Map.
5. The "rational method" of determining stormwater runoff may be used for drainage areas up to ~~250-100~~ acres.
- ~~6.~~ All drainage facilities shall be sized for full development.
- ~~6-7.~~ Riprap or other velocity dissipation shall be installed at inlet and outlet/outfall locations of culverts and storm drain when velocities are higher than 5 ft/second.
- ~~7-8.~~ For new developments in the Town of Bartonville, the Town will require provisions to be made by the developer to ensure zero adverse impact to adjacent properties. Adverse impact will be defined to include increases in runoff as

BARTONVILLE CODE

compared with pre-developed conditions, increases in water surface elevations in streams, increases in stream flow velocities, increases in erosion and/or sediment transport, and construction that impedes flow from upstream. Provisions necessary to avoid these adverse impacts may include, but are not limited to, detention or downstream drainage improvements. All such improvements will require appropriate easements. Detention facilities must be designed for the 2-, 10-, 50-, and 100-year storm events. _

~~8.9.~~ All drainageways shall have unprotected areas seeded or sodded to prevent erosion, as determined by the Town. The developer shall maintain the seeded or sodded area for ~~one-two~~ (2+) years from the date of planting or installation in accordance with the maintenance period.

~~9.10.~~ All driveway culverts shall conform to the Town's culvert and driveway requirements, as amended.

~~10.11.~~ All drainageways shall be located within easements dedicated to the Town of Bartonville, and shall be of sufficient width to provide for the drainage facility and additional width for maintenance purposes. Access to drainage facilities shall be provided from public streets, and the accessway shall be improved to allow easy access.

~~11.12.~~ The Town may require the developer to provide hydraulic studies upstream and downstream of the development.

~~12.13.~~ Drainageways are required across lots that carry drainage from adjacent lots. Lot-to-lot drainage shall be prohibited.

~~13.14.~~ The Town may allow streams and creeks to remain in a natural condition or an improved natural condition provided drainage easements are provided for drainage and maintenance purposes, and will not have an adverse affect on upstream or downstream properties. The minimum easement width shall be the total lot area within the 100-year storm frequency floodplain, plus area needed for maintenance.

~~14.15.~~ In the event that the standards and specifications within the "Drainage Criteria Manual of the City of Lewisville, Texas, ~~April 1988,~~" as amended herein, conflict with the standards and specifications prescribed by other sections within this ordinance, the more stringent shall apply.

~~15.16.~~ The following Runoff Coefficient Table will be used in place of Table 2-5 of the Lewisville Drainage Criteria Manual.

DEVELOPMENT ORDINANCE

Rational Method Runoff Coefficients	
Description of Land Use	Runoff Coefficient
Undeveloped, pasture	0.25
Residential, > 10 acres	0.25
Residential, 5 - 9.99 acres	0.30
Residential, 2 - 4.99 acres	0.35 <u>0.45</u>
Residential, < 2 acres	0.40 <u>0.50</u>
Nonresidential	Site Specific

*Calculations for determination of runoff coefficients for nonresidential land uses must be approved by the Town Engineer. Such calculations will be weighted, using 0.95 for impervious areas and 0.25 for pervious areas.

*These coefficients will be used for all storm frequencies.

(Ordinance 336-03 adopted 11/18/03; Ordinance 397-06 adopted 7/18/06; Ordinance 659-19 adopted 5/21/19; Ordinance 670-19 adopted 9/17/19)

Exhibit 2

**TOWN OF BARTONVILLE
ORDINANCE NO. 782-25**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF BARTONVILLE, TEXAS, AMENDING THE TOWN OF BARTONVILLE CODE OF ORDINANCES, CHAPTER 10A, "DEVELOPMENT ORDINANCE," APPENDIX A, "ENGINEERING DESIGN STANDARDS," BY AMENDING PUBLIC ROAD DESIGN STANDARDS AND DRAINAGE STANDARDS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; 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 ("Town"), 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, Town Staff requested to increase the minimum road width from twenty (20) feet to twenty-four (24) feet; and

WHEREAS, the Planning and Zoning Commission conducted a public hearing on March 5, 2025, and after all persons were given an opportunity to present testimony, did consider and make recommendations to the Town Council to adopt a revised Chapter 10A, "Development Ordinance," Appendix A, "Engineering Design Standards"; and

WHEREAS, the Town Council, has carefully reviewed and considered the merits of the Engineering Design Standards after having received input and recommendations from the Planning and Zoning Commission, and after holding a public hearing on March 18, 2025; and

WHEREAS, the Town Council has found and determined that all meetings were duly noticed and held in accordance with law; and

WHEREAS, the Town Council of the Town of Bartonville ("Town Council") desires to modify the Town Code provisions concerning public road design standards and drainage standards found in Appendix A, "Engineering Design Standards" of Exhibit 10A, "Development Ordinance" of the Town of Bartonville Code of Ordinances; and

WHEREAS, the Town Council has determined that it is in the best interest of the health, safety, and welfare of its citizens, and for the good government of the Town, to amend the Town Code as specified 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.
AMENDMENT OF APPENDIX A, "ENGINEERING DESIGN STANDARDS"**

From and after the effective date of this Ordinance, the Town of Bartonville Code of Ordinances, Appendix A, "Engineering Design Standards" of Exhibit 10A, "Development Ordinance," of Chapter 10, "Subdivision Regulation" is hereby amended, which shall read as follows:

"Chapter 10A - DEVELOPMENT ORDINANCE

*** * ***

APPENDIX A Engineering Design Standards (EDS)¹

I. Streets:

1. Local Streets - Subdivisions with Lots Containing a Minimum of 5 Acres.
 1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.
 2. Standard Specifications:
 1. Paving:
 1. Minimum Width of Concrete Roadway (Paving) - 24 feet.
 2. Minimum Thickness of Reinforced Concrete - 6 inches.
 3. Strength of Concrete - 3,600 psi/28 days.
 4. Reinforcement - Billet Steel Grade 40, #4 Bars at 18 inch C-C.
 5. Grade - 0.35 percent minimum (0.5 percent desired for ditches).
 6. Surface - Belt Finished.

¹ Editor's note – The numbering in this appendix is as set out in the ordinance.

2. Base:
 1. Minimum Width of Base - 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
 3. Compaction of Base - 95% Standard Proctor (ASTM D698).
 4. Type of Base - Portland Cement Treated Base, 4% by Weight, or if P.I. is Above 15 the Town may require lime instead of Portland Cement.
 3. Construction Specifications - Refer to the current edition of the North Central Texas Council of Governments for Construction Specifications.
 4. Minimum Right-of-Way - 60 feet (additional right-of-way or drainage easement may be required due to ditch depth).
 5. Drainage - Open drainage ditches may be utilized, subject to the following:
 1. Maximum Slope – 4:1 front slope and 3:1 back slope.
 2. Minimum Width - 14 feet.
 6. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
2. Local Streets - Subdivisions with Lots Containing Less than 5 Acres.
 1. Streets shall be constructed with reinforced concrete paving, subject to the design specifications outlined herein.
 2. Standard Specifications:
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3. Minor Collector.
1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
 2. Streets shall be designed in accordance with the standard section(s) specified by the Thoroughfare Plan, as amended.
 3. Standard Specifications:
 1. Paving:
 1. Minimum Width of Asphalt Roadway (Paving) - 24 feet.
 2. Minimum Thickness Asphalt or Concrete - 8 inches.
 3. Type Surface - Type D HMA.
 4. Grade - 0.3 percent minimum (0.5 percent desired for ditches).
 2. Base:
 1. Minimum Width of Base - 26 feet.
 2. Minimum Thickness of Base - 8 Inches.
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4. Drainage - Open drainage ditches may be utilized, subject to the following:
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 2. Minimum Width - 18 feet.
 5. Shoulder Preferred from edge of paving:
 1. Minimum Width - 4 feet.
 2. Maximum Slope - 1 inch per foot.
4. Rural Collector.
1. Streets shall be constructed with asphalt paving, subject to the design specifications outlined herein.
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 2. Minimum Thickness of Asphalt or Concrete - 8 Inches.
 3. Type Surface - Type D HMA.
 4. Grade - 0.5 percent minimum (0.5 percent for ditches).
 2. Base:
 1. Minimum Width of Base - 26 feet.
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- II. Drainage: Drainage criteria for the Town of Bartonville shall be the latest edition of the “Drainage Criteria Manual” of the City of Lewisville, Texas with the following changes, modifications and additions:
1. All references to the City of Lewisville shall be changed to the Town of Bartonville.
 2. All reference to the City Engineer or Director of Engineering shall be changed to Town Engineer.
 3. The Drainage Criteria shall apply to all subdivisions and site plans as defined in the Town’s Subdivision Regulations and Zoning Ordinance, as amended.
 4. All reference to “Floodplain” and “Special Flood Hazard” shall include the streams defined in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, and shall also include all streams and watercourses located outside of a “Floodplain” as designated on the FEMA Flood Insurance Rate Map.
 5. The “rational method” of determining stormwater runoff may be used for drainage areas up to 100 acres.
 6. All drainage facilities shall be sized for full development.
 7. Riprap or other velocity dissipation shall be installed at inlet and outlet/outfall locations of culverts and storm drain when velocities are higher than 5 ft/second.
 8. For new developments in the Town of Bartonville, the Town will require provisions to be made by the developer to ensure zero adverse impact to adjacent properties. Adverse impact will be defined to include increases in runoff as compared with pre-developed conditions, increases in water surface elevations in streams, increases in stream flow velocities, increases in erosion and/or sediment transport, and construction that impedes flow from upstream. Provisions necessary to avoid these adverse impacts may include, but are not limited to, detention or downstream drainage improvements. All such improvements will require appropriate easements. Detention facilities must be designed for the 2-, 10-, 50-, and 100-year storm events.
 9. All drainageways shall have unprotected areas seeded or sodded to prevent erosion, as determined by the Town. The developer shall maintain the seeded or sodded area for two (2) years from the date of planting or installation in accordance with the maintenance period.
 10. All driveway culverts shall conform to the Town’s culvert and driveway requirements, as amended.
 11. All drainageways shall be located within easements dedicated to the Town of Bartonville, and shall be of sufficient width to provide for the drainage facility and additional width for maintenance purposes. Access to drainage facilities shall be provided from public streets, and the accessway shall be improved to allow easy access.
 12. The Town may require the developer to provide hydraulic studies upstream and downstream of the development.

13. Drainageways are required across lots that carry drainage from adjacent lots. Lot-to-lot drainage shall be prohibited.
14. The Town may allow streams and creeks to remain in a natural condition or an improved natural condition provided drainage easements are provided for drainage and maintenance purposes, and will not have an adverse affect on upstream or downstream properties. The minimum easement width shall be the total lot area within the 100-year storm frequency floodplain, plus area needed for maintenance.
15. In the event that the standards and specifications within the "Drainage Criteria Manual" of the City of Lewisville, Texas as amended herein, conflict with the standards and specifications prescribed by other sections within this ordinance, the more stringent shall apply.
16. The following Runoff Coefficient Table will be used in place of Table 2-5 of the Lewisville Drainage Criteria Manual.

Rational Method Runoff Coefficients	
Description of Land Use	Runoff Coefficient
Undeveloped, pasture	0.25
Residential, > 10 acres	0.25
Residential, 5 - 9.99 acres	0.30
Residential, 2 - 4.99 acres	0.45
Residential, < 2 acres	0.5
Nonresidential	Site Specific

*Calculations for determination of runoff coefficients for nonresidential land uses must be approved by the Town Engineer. Such calculations will be weighted, using 0.95 for impervious areas and 0.25 for pervious areas.

*These coefficients will be used for all storm frequencies."

SECTION 3. 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 any such unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 4.
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 that purpose.

**SECTION 5.
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 6.
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 7.
EFFECTIVE DATE**

This Ordinance shall be in full force and effect upon passage and publication of its caption, as the law in such cases provides.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the Town Council of the Town of Bartonville, Texas, on this the 18th day of March 2025.

APPROVED:

Jaclyn Carrington,
Mayor

ATTEST:

Shannon Montgomery, TRMC,
Town Secretary

Exhibit 3

AFFIDAVIT OF PUBLICATION

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

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

PUBLICATION DATES:
Feb. 15, 2025

Notice ID: KUrEok7QYQag2hmLavaj
Notice Name: 03.05 & 03.18 PH Notice 1 for 02.15.25 pub

PUBLICATION FEE: \$45.04

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

Jake Seaton

Agent

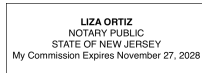
VERIFICATION

State of New Jersey
County of Burlington

Signed or attested before me on this: 02/19/2025

Lisa Ortiz

Notary Public
Notarized remotely online using communication technology via Proof.



**TOWN OF BARTONVILLE,
TEXAS**
NOTICE OF PUBLIC HEARING
The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a Public Hearing at 6:30 p.m. on March 5, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Exhibit 10A (Development Ordinance), Appendix A (Engineering Design Standards), to update public road design standards, drainage standards, and public water and sewer system design standards. The Town of Bartonville file number for this application is COA-2025-001. The Town Council will conduct a second Public Hearing at 6:30 p.m. on March 18, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Development Ordinance Amendment and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 02/15/2025