

# Exhibit 1



# Town of Bartonville

## Application for Zoning Map Amendment

All applications must be submitted in accordance with the Submission Schedule attached hereto.

Applicant (Owner or Agent, Specify): McAdams

Mailing Address: 4400 State Highway 121, Suite 800 Lewisville, Tx 75056

Phone: 281-253-5261 Fax: \_\_\_\_\_

Owner's Name(s) if different: Rusty Rice/ Martha Rice

Owner's Address: 1086 Broome Rd, Bartonville, Texas 76226

Phone: 214-802-3334 Fax: \_\_\_\_\_

Engineer/Surveyor if applicable: McAdams-Thad Murley

Mailing Address: 4400 State Highway 121, Suite 800 Lewisville, Tx 75056

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

General Location of Property: Porter Road and Broome Rd

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

Nature and reason for Zoning Change: Change from Ag to 2 Acre Residential Lots

Does this request conform with the adopted Land Use Plan?  Yes  No  
If the change requested does not conform with the adopted Land Use Plan, you must submit a Land Use Plan Amendment Application.

Current Zoning: AG

I hereby request that the Zoning Designation be changed to: RE-2  
(If a PD is proposed, submit PD Application)

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<sup>1</sup> for the owner of the above described property.

Marisa Brewer  
Signature of Applicant/Owner

3/22/2024  
Date

**STAFF USE ONLY:**

Date Submitted: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Accepted By: \_\_\_\_\_ Check No. : \_\_\_\_\_

P & Z Public Hearing: \_\_\_\_\_ Metes & Bounds Attached:  Yes  No

Council Public Hearing: \_\_\_\_\_ Notarized Statement:  Yes  No  N/A

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



# NOTARY FORM

## Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: March 12, 2024

I, Martha S Rice, owner of the Property located at 1086 Broome Rd, Bartonville do hereby certify that I have given my permission to McAdams, to submit this zoning amendment application.

Martha S Rice  
Print Name

Signature of Owner

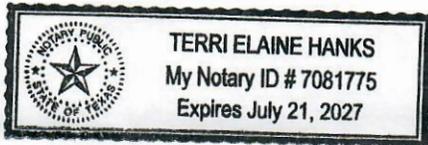
1086 Broome Road, Bartonville, Texas 76226  
Address

214-802-3334  
Phone No.

State of Texas §  
County of DALLAS §

Before me, TERRI E. HANKS, a Notary Public in and for said County and State, on this day personally appeared Martha S. Rice 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.

(Seal)



Notary

Legal Description  
12.000 Acres  
part of  
Rice Ranch Addition  
Town of Bartonville  
Denton County, Texas

Being a portion of Lots 1R and 2R, Block A, Rice Ranch Addition, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Document Number 2018-528, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 2R, and being at the intersection of the south line of Bromme Road and the east line of Porter Road;

THENCE N 89°20'47" E, 396.61 feet;

THENCE S 00°19'50" E, 1270.56 feet;

THENCE S 89°40'10" W, 426.97 feet;

THENCE N 01°02'27" E, 1268.69 feet, to the POINT OF BEGINNING and containing approximately 12.000 acres of land.



# MCADAMS

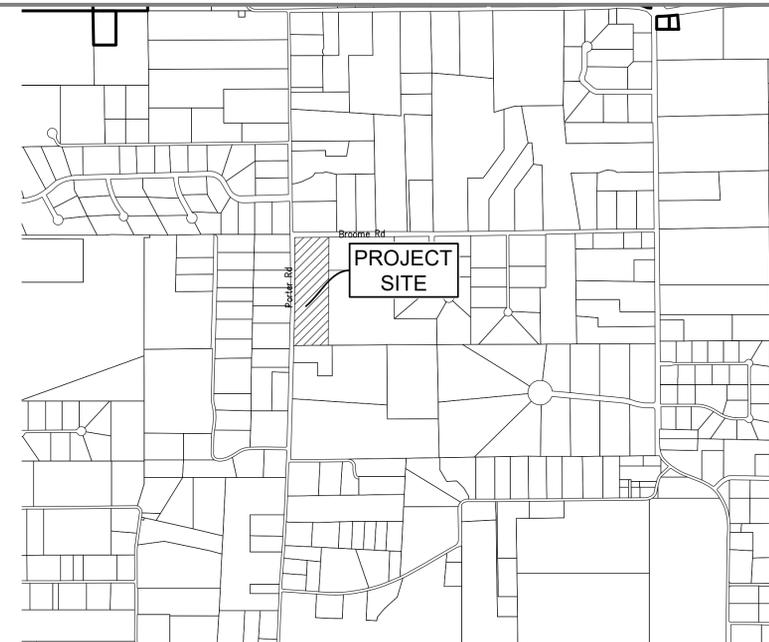
The John R. McAdams Company, Inc.  
111 Hillside Drive  
Lewisville, Texas 75057

phone 972.436.9712  
fax 972.436.9715  
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

## CLIENT

Rusty Rice



Vicinity Map 1"=1000'



## RICE RANCH ZONING EXHIBIT

12.00 AC

Lot 1R, Lot 2R Block A  
J. Burke Survey, Abstract No. 42  
1086 Broome Rd, Bartonville, Texas 76226

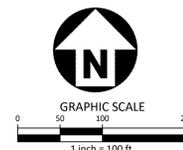
## REVISIONS

NO.	DATE	DESCRIPTION

## PLAN INFORMATION

PROJECT NO.	SPEC23572
FILENAME	2024-03-15 SPEC23572 ZONING EXHIBIT.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	1"=100'
DATE	3/22/2024

## SHEET



M:\Projects\SPEC\2023\SPEC23572 Rice Ranch\04.Production\Planning and Exhibits\Planning\Zoning\2024-03-15 SPEC23572 Zoning Exhibit.dwg, 3/22/2024 9:25:34 AM, Maria Brewer

## Exhibit 2



May 23, 2024

«NAME»

«ADDRESS»

«CITY», «STATE» «ZIP»

Re: Proposed Zoning Change

Dear Property Owner:

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a Public Hearing at 6:30 pm on June 5, 2024, 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, Chapter 14, Exhibit "A," Article 14.02, Ordinance 361-05, Zoning Regulations for the Town of Bartonville, to change the zoning designation from Agriculture (A) to Residential Estates 2 (RE-2) on a 12-acre tract or parcel of land identified as Lot 1R & Lot 2R, Block A, J. Burke Survey, Abstract No. 42, in the Town of Bartonville, Denton County, Texas. The subject property is located on the southeast corner of Broome Road and Porter Road in Bartonville, Texas. The applicant is McAdams, representing property owners Rusty and Martha Rice. The Town of Bartonville file number for this application is ZC-2024-001.

The Town Council will conduct a second Public Hearing at 6:30 pm on June 18, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Zoning Change and recommendations of the Planning and Zoning Commission.

All interested parties are encouraged to attend.

Sincerely,

Thad Chambers, CPM  
Town Administrator  
Town of Bartonville

## ZC-2024-001 Broome Rezoning Request Mailing List

NAME	ADDRESS	CITY	STATE	ZIP
ALTENHOFEN, DAWN M	858 BROOME RD	BARTONVILLE	TX	76226-8211
BARRINGTON HILLS HOA C/O BARBARA D NUNNELEY	1845 PRECINCT LINE RD STE 100	HURST	TX	76054-3109
BEVERS, RONNY R & JENNIE REBECCA	589 PORTER RD	ARGYLE	TX	76226-8226
BRYANT, GARY WADE & COLYN BAKER TRS BRYANT REVOCABLE LIVING TRUST	987 BROOME RD	BARTONVILLE	TX	76226-8206
BUCCINO, EDWARD & AMANDA	1095 BROOME RD	ARGYLE	TX	76226-8207
CRANBERRY VENTURES LLC	875 PORTER RD	BARTONVILLE	TX	76226
D & L TAYLOR FAMILY LIMITED PARTNERSHIP	1240 BEDFORD LN	LEWISVILLE	TX	75077-3733
GONYA, DAVID E JR & ANNE MG	1139 BROOME RD	BARTONVILLE	TX	76226-8282
LEAST, MICHAEL & CYNTHIA	1022 GENE PERRY CT	ARGYLE	TX	76226-8289
LIEBER, SOLON JAMES & TAMBERLY L	800 STONEWOOD BLVD	ARGYLE	TX	76226-8265
PEELER, LESLIE A	1026 GENE PERRY CT	ARGYLE	TX	76226-8289
RICE, PHILIP R & MARTHA S	PO BOX 600308	DALLAS	TX	75360-0308
ROBERSON, DON M	1027 BROOME RD	BARTONVILLE	TX	76226-8207
RUSSELL, BRIDGET	1644 BARRINGTON HILLS BLVD	BARTONVILLE	TX	76226-8291
SCHELL, GENE P & LORELEI B TRTS OF THE SCHELL REVOCABLE TRUST	726 PORTER RD	ARGYLE	TX	76226-8219
SCOTKA, DANELLE L & RONALD L TRUST	1010 GENE PERRY CT	ARGYLE	TX	76226-8289
SEAMAN, GEORGE L & ANDREA A	654 PORTER RD	ARGYLE	TX	76226-8218
SUMMERS, CARMEN C	834 PORTER RD	BARTONVILLE	TX	76226-8220
SVOR, BRENT D & LEAH	1018 GENE PERRY CT	ARGYLE	TX	76226-8289
TAYLOR, JOSEPH M & KIMBERLY J	830 PORTER RD	ARGYLE	TX	76226-8220
WILLIAMS, WOODROW	1167 BROOME RD	BARTONVILLE	TX	76226-8282
WORKMAN, CLARIE A & RAYMOND C	690 PORTER RD	BARTONVILLE	TX	76226-8218

## Exhibit 3

**AFFIDAVIT OF PUBLICATION**

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

I, David Goolcharran, 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:**  
May. 18, 2024

**Notice ID:** upS9jWe4r0nTHXjigJMm  
**Notice Name:** 05.18.24 PH Notices - PZ 06.05 & TC 06.18.24

**PUBLICATION FEE:** \$70.56

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

*David Goolcharran*

Agent

SHANNEA H HOLMES  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires August 1, 2026

**VERIFICATION**

State of New Jersey  
County of Hudson

Signed or attested before me on this: 05/22/2024

*Shanea H. Holmes*

Notary Public  
Notarized remotely online using communication technology via Proof.

**TOWN OF BARTONVILLE  
NOTICE OF PUBLIC  
HEARINGS**

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct Public Hearings beginning at 6:30 p.m. on June 5, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the following:

- 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 for the Town of Bartonville, to change the zoning designation from Agriculture (A) to Residential Estates 2 (RE-2) on a 12-acre tract or parcel of land identified as Lot 1R & Lot 2R, Block A, J. Burke Survey, Abstract No. 42, in the Town of Bartonville, Denton County, Texas. The subject property is located on the southeast corner of Broome Road and Porter Road in Bartonville, Texas. The applicant is McAdams, representing property owners Rusty and Martha Rice. The Town of Bartonville file number for this application is ZC-2024-001.
- recommendations to the Town Council regarding an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A," Exhibit C and Chapter 19 (Accessory Building and Use Regulation s), to permit the installation and operation of Recycling Collection Bins in the Town of Bartonville. The applicant is Filip Filipov, representing Texas Green Team. The Town of Bartonville file number for this application is ZC-2024-002.

The Town Council will conduct second Public Hearings beginning at 6:30 p.m. on June 18, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider the proposed Zoning Change and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

dre 05/18/2024