

# Exhibit 1

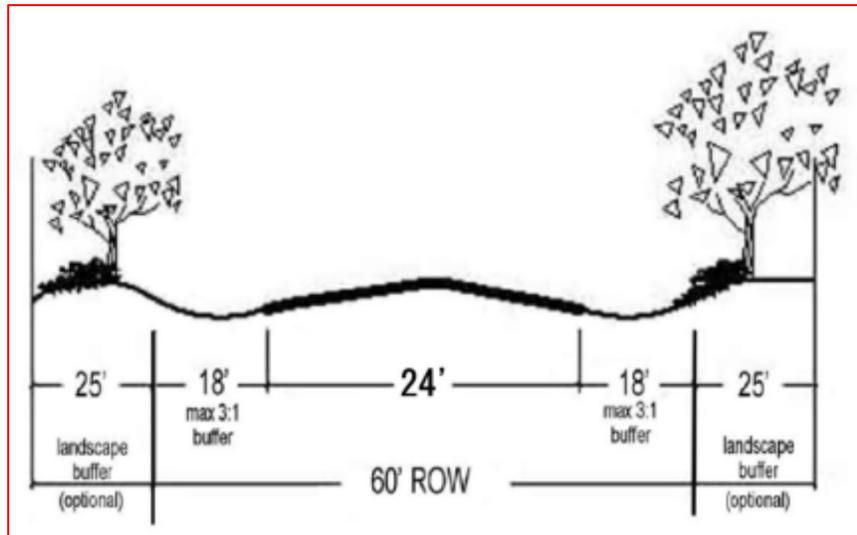
## Exhibit 1: Bartonville Comprehensive Plan Amendments

### Section 4: Thoroughfare Plan

#### **Minor Collector**

Minor Collector streets are two-lane roadways that are intended primarily to collect residential traffic and distribute it efficiently to the higher-level roadways. Minor Collector streets require 60 feet of right-of-way, with a minimum paving width of ~~22~~ 24 feet. These roadways are intended to accommodate up to 5,000 trips per day. Illustration 4.2 shows a typical section for the *Minor Collector*.

**Illustration 4.2**  
**Minor Collector**

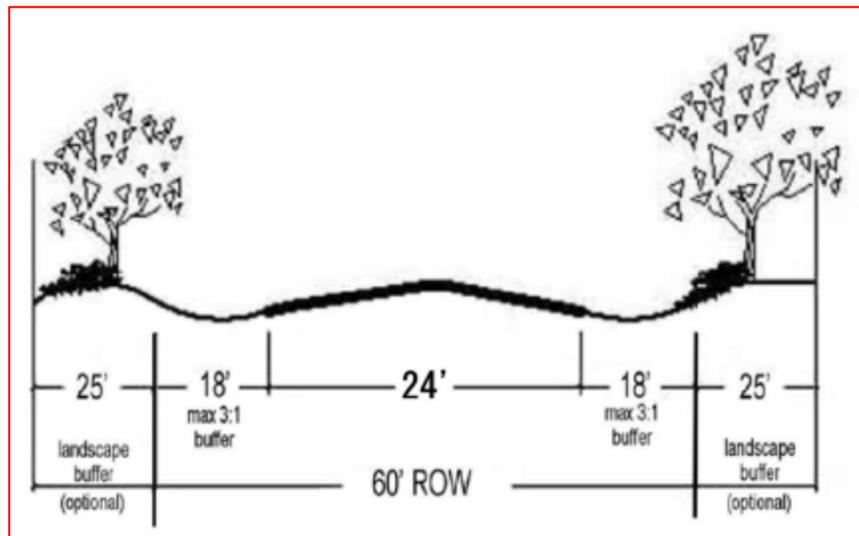


Note: The minimum drainage easement is 18' but may be reduced if approved by Town Engineer.

## Local Streets

Local streets provide the greatest access to adjacent properties, but they function poorly in terms of mobility. Due to the fact that local streets are generally constructed within residential areas, safety is an important issue. To ensure that these roadways are not used a great deal for mobility purposes and to ensure that their ability to provide access safely, local streets should be configured to discourage through-traffic movement by using offset intersections or curvilinear, discontinuous, or looped street designs. While low-water crossings may be considered for local streets, alternate routes must be available for use during flood stages.

**Illustration 4.3**  
**Local Street**



## Exhibit 2

DEVELOPMENT ORDINANCE

10A Attachment 1

**APPENDIX A  
Engineering Design Standards (EDS)<sup>1</sup>**

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).

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<sup>1</sup> 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

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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

<b>Rational Method Runoff Coefficients</b>	
<b>Description of Land Use</b>	<b>Runoff Coefficient</b>
Undeveloped, pasture	0.25
Residential, > 10 acres	0.25
Residential, 5 - 9.99 acres	0.30
Residential, 2 - 4.99 acres	<del>0.35</del> <u>0.45</u>
Residential, < 2 acres	<del>0.40</del> <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 3

**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:** 4jm166RbfkRJFXEWqFO6  
**Notice Name:** 03.05 & 03.18 PH Notice 2 for 02.15.25 pub

**PUBLICATION FEE:** \$40.64

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

*Jake Seaton*

\_\_\_\_\_  
Agent

**VERIFICATION**

State of New Jersey  
County of Burlington

**LIZA ORTIZ**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires November 27, 2028

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

*Liza 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 Comprehensive Plan, Section 4 (Thoroughfare Plan) to update public road design standards. The Town of Bartonville file number for this application is CPA-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 Comprehensive Plan Amendment and recommendations of the Planning and Zoning Commission. All interested parties are encouraged to attend.

drc 02/15/2025

**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

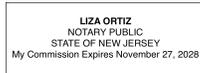
**VERIFICATION**

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**  
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drc 02/15/2025