

Exhibit A



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Application Type (check all applicable):

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

Current Legal Description: 89.261 Acres Situated in the Pinson Wiles Survey, Abstract No. 1339, Denton Co., Texas

Proposed Subdivision Name: High Plains at Furst Ranch, Phase 1 ☐ In Town Limits ☒ In ETJ

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

Proposed Zoning (if applicable): N/A No. Proposed Lots: 270 Total Acres: 89.261

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

Owner: Spur Furst Ranch Development, L.P. Phone: 941-388-0707

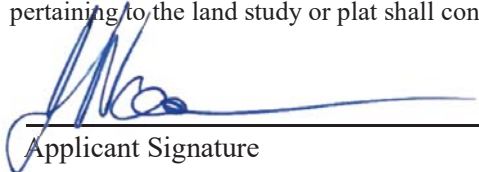
Address: 8433 Enterprise Circle, Suite 100, Lakewood Ranch, FL 34202

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

04/22/2025
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: 04/22/2025

I, John Brian / Spur Furst Ranch Development, L.P., owner of the Property located at High Plains at Furst Ranch, Phase 1 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

John Brian / Spur Furst Ranch Development, L.P.
Print Name


Signature of Owner

8433 Enterprise Circle, Suite 100, Lakewood Ranch, FL 34202
Address

941-388-0707
Phone No.

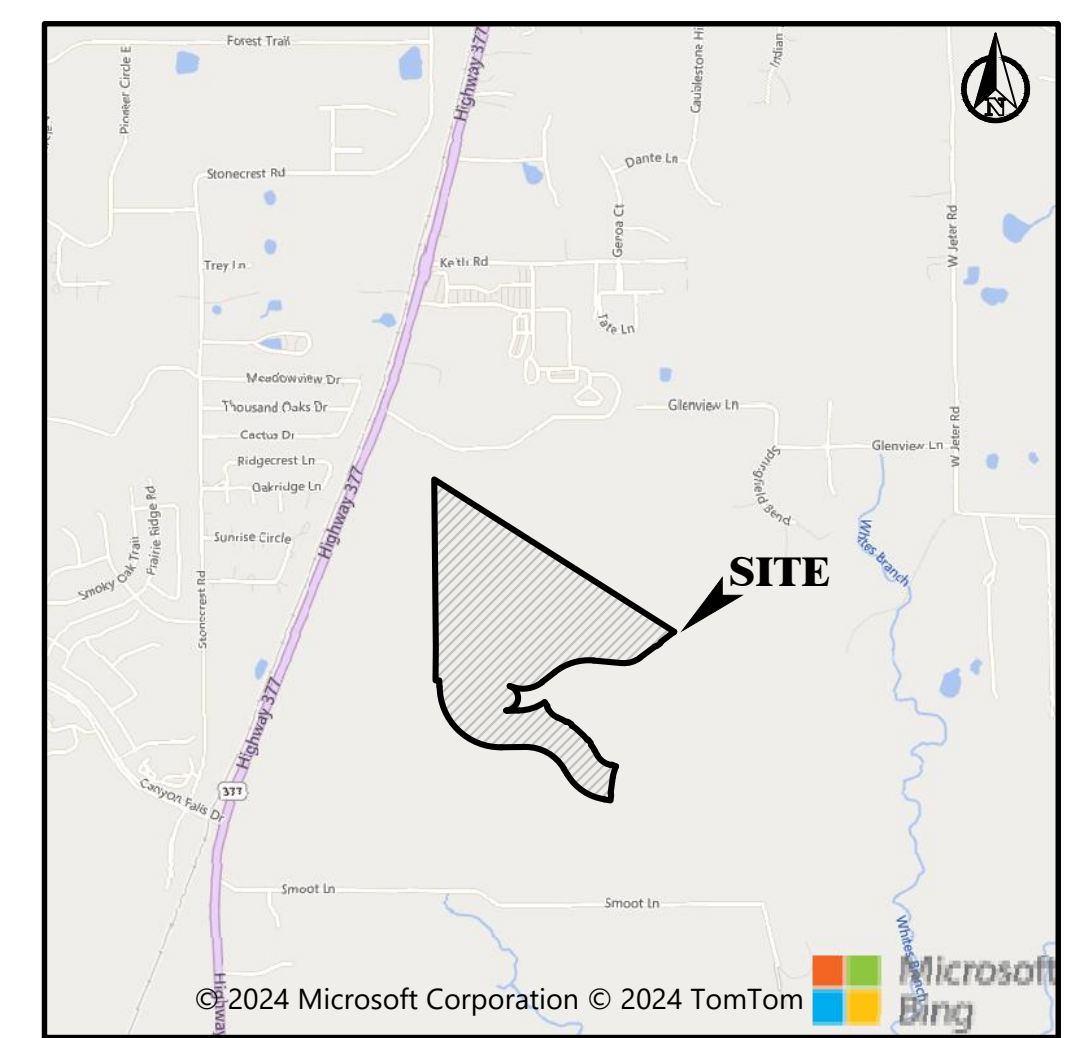
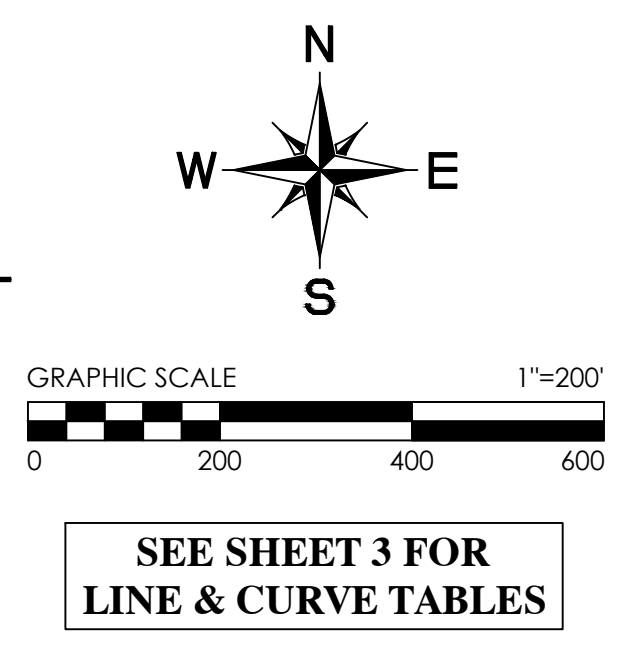
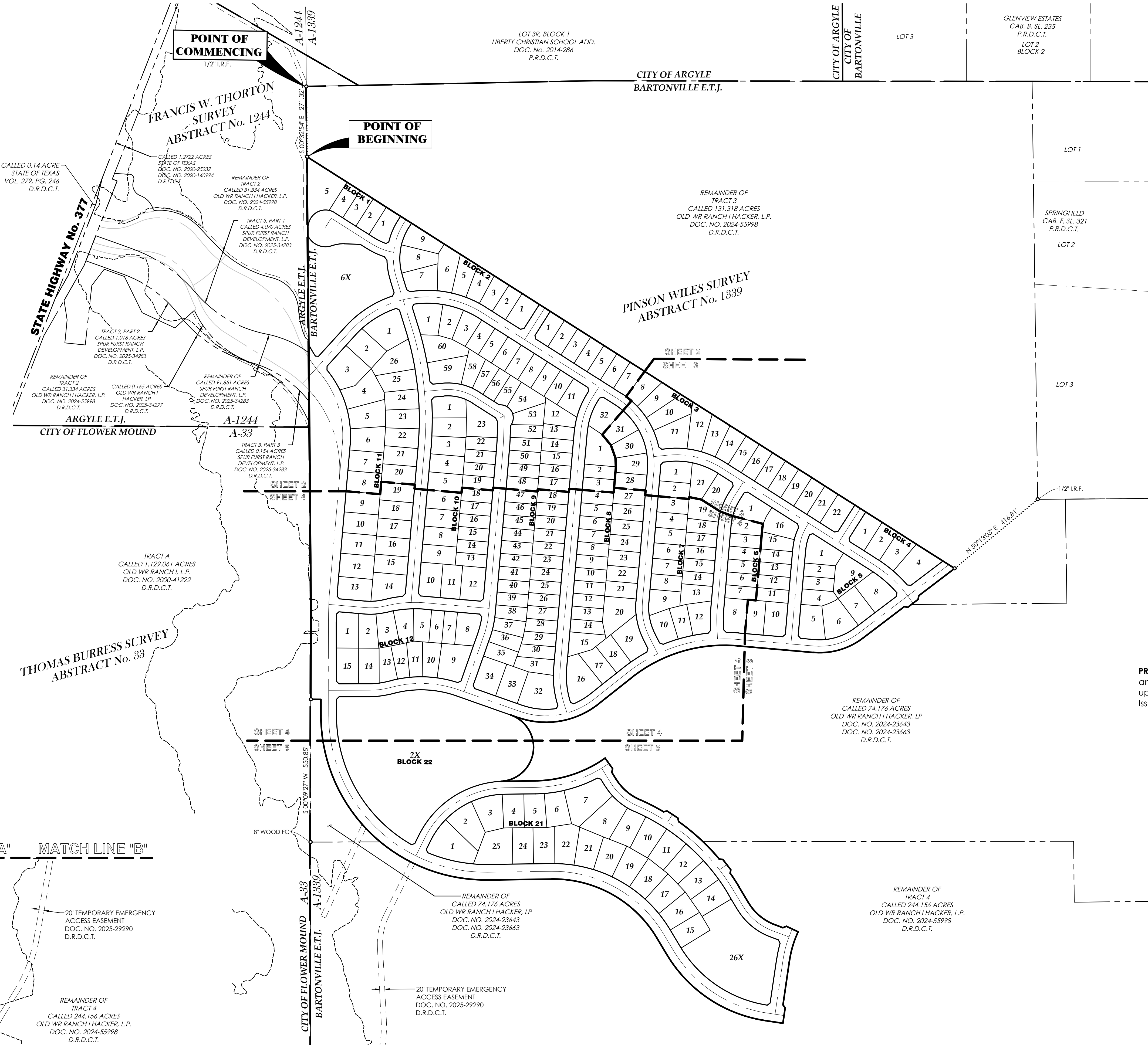
State of Florida §
County of manatee §

Before me, Lori E. Joyce, a Notary Public in and for said County and State, on this day personally appeared John Brian 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 22 day of April, 2025




Notary Public's Signature

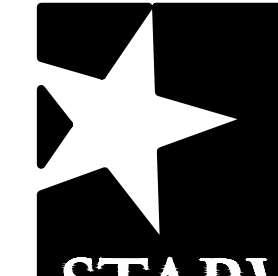


SITE AREA SUMMARY	
GROSS AREA	89.261 ACRES
PUBLIC RIGHT-OF-WAY	23.628 ACRES
LOTS	54,798 ACRES
NON-RESIDENTIAL LOTS	10,836 ACRES

LEGEND	
O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SL.	SLIDE
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.S.	CAPPED IRON ROD SET (GMCIVIL)
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
---	BOUNDARY LINE
- - - -	ADJOINER LINE
- . - .	EASEMENT LINE
---	CENTERLINE
---	BUILDING LINE
- - - -	ABSTRACT LINE
---	CITY LIMIT LINE
- - - -	100-YEAR ULTIMATE FLOODPLAIN PER GMCIVIL FLOOD STUDY

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 4/22/2025 2:35 PM

OWNER/DEVELOPER:



STARWOOD LAND
8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FL 34202
(941) 388-0707

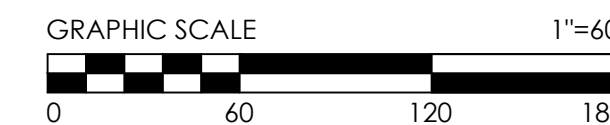
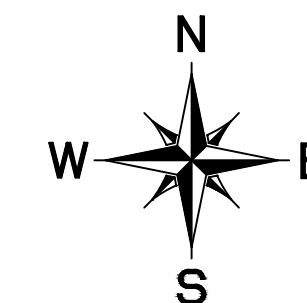
PREPARED BY:



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

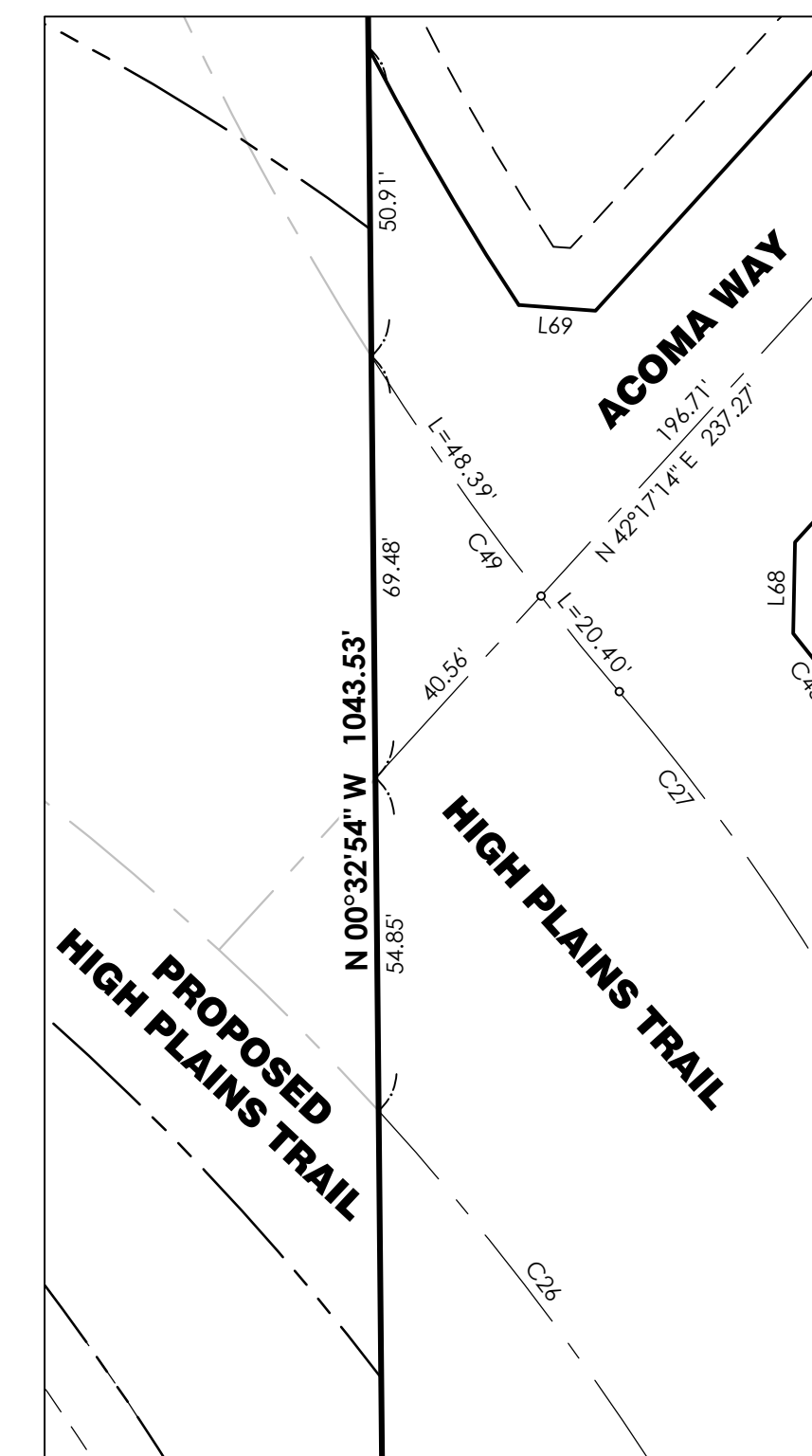
FINAL PLAT
OF
LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4;
LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8;
LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11, LOTS 1-15, BLOCK 12;
LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22
HIGH PLAINS AT FURST RANCH,
PHASE 1
BEING
89.261 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
267 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: April 2025

EN23002 - Hines - Furst Ranch - Flower Mound - COGO PLAT PHASE 1 COGO PLAT PHASE 1 SHEETS.GWG



SEE SHEET 3 FOR
LINE & CURVE TABLES

DETAIL "A"
1" = 30'



REMAINDER OF
TRACT 3
CALLED 131.318 ACRES
OLD WR RANCH HACKER, LP
DOC. NO. 2024-55998
D.R.D.C.T.

PINSON WILES SURVEY
ABSTRACT No. 1339

OWNER/DEVELOPER:



PREPARED BY:



FINAL PLAT OF

LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4;
LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8;
LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11, LOTS 1-15, BLOCK 12;
LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22

HIGH PLAINS AT FURST RANCH, PHASE 1 BEING 89.261 ACRES SITUATED IN THE PINSON WILES SURVEY, ABSTRACT No. 1339 DENTON COUNTY, TEXAS

267 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: April 2025

SHEET 2 of 6

POINT OF
BEGINNING
SEE SHEET 1 FOR
POINT OF
COMMENCING

15' WATER EASEMENT
DOC. NO. 2025-29295
D.R.D.C.T.

REMAINDER OF
TRACT 2
CALLED 31.334 ACRES
OLD WR RANCH HACKER, LP
DOC. NO. 2024-55998
D.R.D.C.T.

FRANCIS W. THORNTON
SURVEY
ABSTRACT No. 1244

10' UTILITY EASEMENT
DOC. NO. 2025-29289
D.R.D.C.T.

TRACT 3, PART 1
CALLED 4.070 ACRES
SPUR FURST RANCH
DEVELOPMENT, L.P.
DOC. NO. 2025-34283
D.R.D.C.T.

REMAINDER OF
CALLED 91.851 ACRES
SPUR FURST RANCH
DEVELOPMENT, L.P.
DOC. NO. 2025-34283
D.R.D.C.T.

SEE DETAIL "A"

100-YEAR ULTIMATE
FLOODPLAIN PER
GMCIVIL
FLOOD STUDY

TRACT 3, PART 3
CALLED 0.154 ACRES
SPUR FURST RANCH
DEVELOPMENT, L.P.
DOC. NO. 2025-34283
D.R.D.C.T.

TRACT 2, REMAINDER OF
CALLED 31.334 ACRES
OLD WR RANCH HACKER, LP
DOC. NO. 2024-55998
D.R.D.C.T.

10' UTILITY EASEMENT
DOC. NO. 2025-29289
D.R.D.C.T.

100-YEAR ULTIMATE
FLOODPLAIN PER
GMCIVIL
FLOOD STUDY

THOMAS BURESS
SURVEY
ABSTRACT No. 33

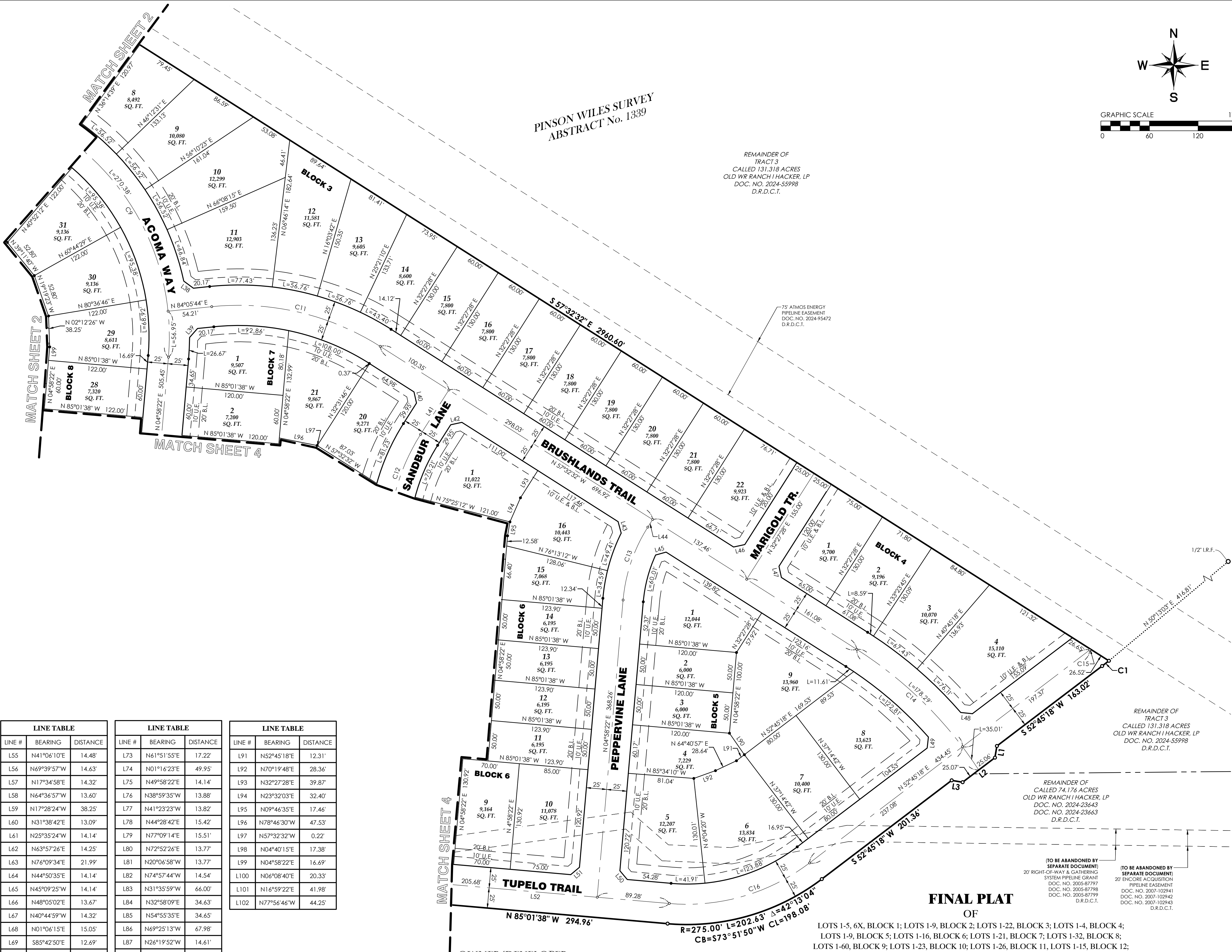
TRACT A, REMAINDER OF
CALLED 1,129.061 ACRES
OLD WR RANCH HACKER, LP
DOC. NO. 2000-41222
D.R.D.C.T.

MATCH SHEET 4

MATCH SHEET 4

MATCH SHEET 3

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	425.00'	10.63'	1°25'57"	S52°02'19"W
C2	132.00'	363.26'	157°40'34"	S08°14'53"W
C3	375.00'	14.09'	2°09'12"	N88°09'46"E
C4	835.00'	63.21'	4°20'13"	S33°02'21"E
C5	635.00'	1004.14'	90°36'12"	N45°27'32"W
C6	250.00'	216.75'	49°40'34"	N07°37'11"E
C7	250.00'	95.18'	21°48'46"	S68°26'55"E
C8	400.00'	559.70'	80°10'14"	S82°22'21"W
C9	300.00'	327.33'	62°30'54"	N26°17'05"W
C10	300.00'	143.91'	27°29'06"	N18°42'55"E
C11	325.00'	217.60'	38°21'44"	S76°43'24"E
C12	250.00'	119.93'	27°29'06"	N18°42'55"E
C13	200.00'	95.94'	27°29'06"	N18°42'55"E
C14	500.00'	213.30'	24°26'32"	S45°19'16"E
C15	400.00'	1.43'	0°12'15"	N52°39'10"E
C16	250.00'	184.21'	42°13'04"	N73°51'50"E
C17	350.00'	45.78'	7°29'41"	N01°13'31"E
C18	600.00'	455.17'	43°27'55"	N73°14'24"E
C19	250.00'	138.17'	31°40'01"	N10°51'39"W
C20	300.00'	303.18'	57°54'09"	N80°27'31"E
C21	350.00'	137.12'	22°26'46"	N06°15'01"W
C22	435.00'	252.44'	33°15'02"	S87°12'55"E
C23	300.00'	71.65'	13°41'01"	N83°00'04"E
C24	605.00'	956.70'	90°36'12"	S45°27'32"E
C25	1505.00'	134.75'	5°07'47"	S02°24'28"W
C26	450.00'	371.94'	47°21'25"	S18°42'20"E
C27	375.00'	297.05'	45°23'08"	S17°43'12"E
C28	250.00'	77.75'	17°49'08"	N86°03'48"E
C29	450.00'	139.95'	17°49'08"	N86°03'48"E
C30	1188.00'	31.85'	1°32'11"	N04°12'17"E
C31	1200.00'	464.77'	22°11'28"	N06°07'22"W
C32	200.00'	131.71'	37°43'58"	N76°24'31"W
C33	1502.00'	96.99'	3°41'59"	N03°07'22"E
C34	350.00'	88.19'	14°26'14"	N12°11'29"E
C35	350.00'	383.99'	62°51'38"	N57°48'33"E
C36	500.00'	302.47'	34°39'36"	N71°54'34"E
C37	225.00'	137.03'	34°53'44"	S49°02'52"E
C38	810.00'	503.63'	35°37'29"	S48°40'59"E
C39	225.00'	151.38'	38°32'59"	S50°08'44"E
C40	425.00'	123.51'	16°39'02"	S16°42'44"W
C41	505.00'	447.24'	50°44'33"	S56°14'31"E
C42	495.00'	517.41'	59°53'23"	S60°48'56"E
C43	400.00'	309.52'	44°20'08"	N17°11'42"W
C44	475.00'	49.14'	5°55'37"	N30°16'39"W
C45	66.50'	127.15'	109°32'52"	S67°41'02"W
C46	75.50'	110.53'	83°52'41"	S67°34'28"E
C47	130.50'	49.04'	21°31'50"	S81°15'07"W
C48	500.00'	68.79'	7°52'56"	S36°28'18"E



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S09°27'21"W	14.56'
L2	S52°45'34"W	50.13'
L3	N80°21'54"W	13.67'
L4	N70°35'24"W	29.94'
L5	N89°14'22"E	118.54'
L6	S35°25'14"E	50.00'
L7	S11°45'45"W	14.54'
L8	S31°35'59"E	31.60'
L9	N76°56'24"E	14.39'
L10	S57°01'51"E	50.00'
L11	S11°00'05"E	14.39'
L12	S82°22'22"E	14.70'
L13	S37°36'41"E	50.05'
L14	S09°41'11"W	14.08'
L15	S69°25'13"E	33.68'
L16	N67°29'25"E	14.61'
L17	S64°57'45"E	50.00'
L18	S36°36'47"E	14.14'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S08°23'13"W	60.00'
L20	N00°09'25"W	63.90'
L21	N89°50'33"W	38.68'
L22	N32°27'28"E	18.60'
L23	N60°31'34"E	13.38'
L24	N32°27'28"E	41.50'
L25	N12°54'36"E	15.91'
L26	N87°58'59"W	60.98'
L27	N57°32'32"W	32.46'
L28	N36°56'57"W	16.02'
L29	N27°31'28"E	14.21'
L30	N58°25'22"W	15.05'
L31	N32°05'10"E	13.04'
L32	N62°30'35"W	14.07'
L33	N77°27'28"E	14.14'
L34	N12°32'32"W	14.14'
L35	N12°32'32"W	14.14'
L36	N32°27'28"E	46.45'

LINE TABLE		
LINE #	BEARING	DISTANCE
L37	N77°27'28"E	14.14'
L38	N53°33'03"W	14.78'
L39	N41°44'32"E	14.78'
L40	N12°32'32"W	14.14'
L41	N32°27'28"E	64.95'
L42	N77°27'28"E	14.14'
L43	N14°57'11"W	14.72'
L44	N32°27'28"E	11.07'
L45	N74°21'26"E	13.36'
L46	N77°27'28"E	14.14'
L47	N27°31'28"E	14.14'
L48	N83°49'09"W	14.53'
L49	N06°00'54"E	13.71'
L50	N40°01'38"W	14.14'
L51	N49°58'22"E	14.14'
L52	N85°01'38"W	294.96'
L53	N45°04'31"W	14.73'
L54	N02°31'19"W	61.08'

LINE TABLE		
LINE #	BEARING	DISTANCE
L55	N41°06'10"E	14.48'
L56	N69°39'57"W	14.63'
L57	N17°34'58"E	14.32'
L58	N64°36'57"W	13.60'
L59	N17°28'24"W	38.25'
L60	N31°38'42"E	13.09'
L61	N25°35'24"W	14.14'
L62	N63°57'26"E	14.25'
L63	N76°09'34"E	21.99'
L64	N44°50'35"E	14.14'
L65	N45°09'25"W	14.14'
L66	N48°05'02"E	13.67'
L67	N40°44'59"W	14.32'
L68	N01°06'15"E	15.05'
L69	S85°42'50"E	12.69'
L70	N50°58'36"W	14.31'
L71	N40°25'36"E	14.31'
L72	N28°08'05"W	17.42'

LINE TABLE		
LINE #	BEARING	DISTANCE
L73	N61°51'55"E	17.22'
L74	N01°16'23"E	49.95'
L75	N49°58'22"E	14.14'
L76	N38°59'35"W	13.88'
L77	N41°23'23"W	13.82'
L78	N44°28'42"E	15.42'
L79	N77°09'14"E	15.51'
L80	N72°52'26"E	13.77'
L81	N20°06'58"W	13.77'
L82	N74°57'44"W	14.54'
L83	N31°35'59"W	66.00'
L84	N32°58'09"E	34.63'
L85	N54°55'35"E	34.65'
L86	N69°25'13"W	67.98'
L87	N26°19'52"W	14.61'
L88	N53°24'48"E	14.14'
L89	N32°27'28"E	44.30'
L90	N34°44'09"W	32.33'

LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N52°45'18"E	12.31'
L92	N70°19'48"E	28.36'
L93	N32°27'28"E	39.87'
L94	N23°32'03"E	32.40'
L95	N09°46'35"E	17.46'
L96	N78°46'30"W	47.53'
L97	N57°32'32"W	0.22'
L98	N04°40'15"E	17.38'
L99	N04°58'22"E	16.69'
L100	N06°08'40"E	20.33'
L101	N16°59'22"E	41.98'
L102	N77°56'46"W	44.25'

OWNER/DEVELOPER:

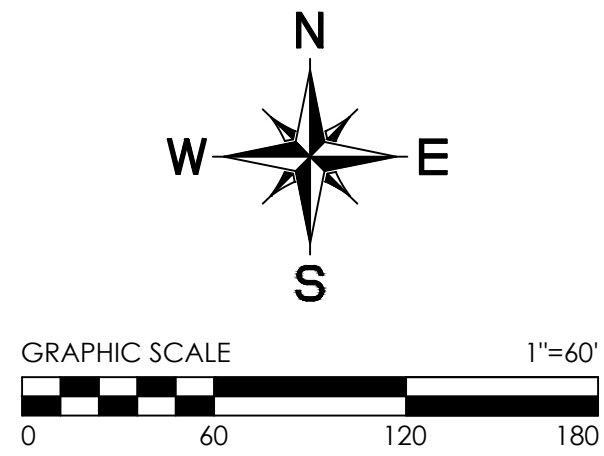


PREPARED BY:

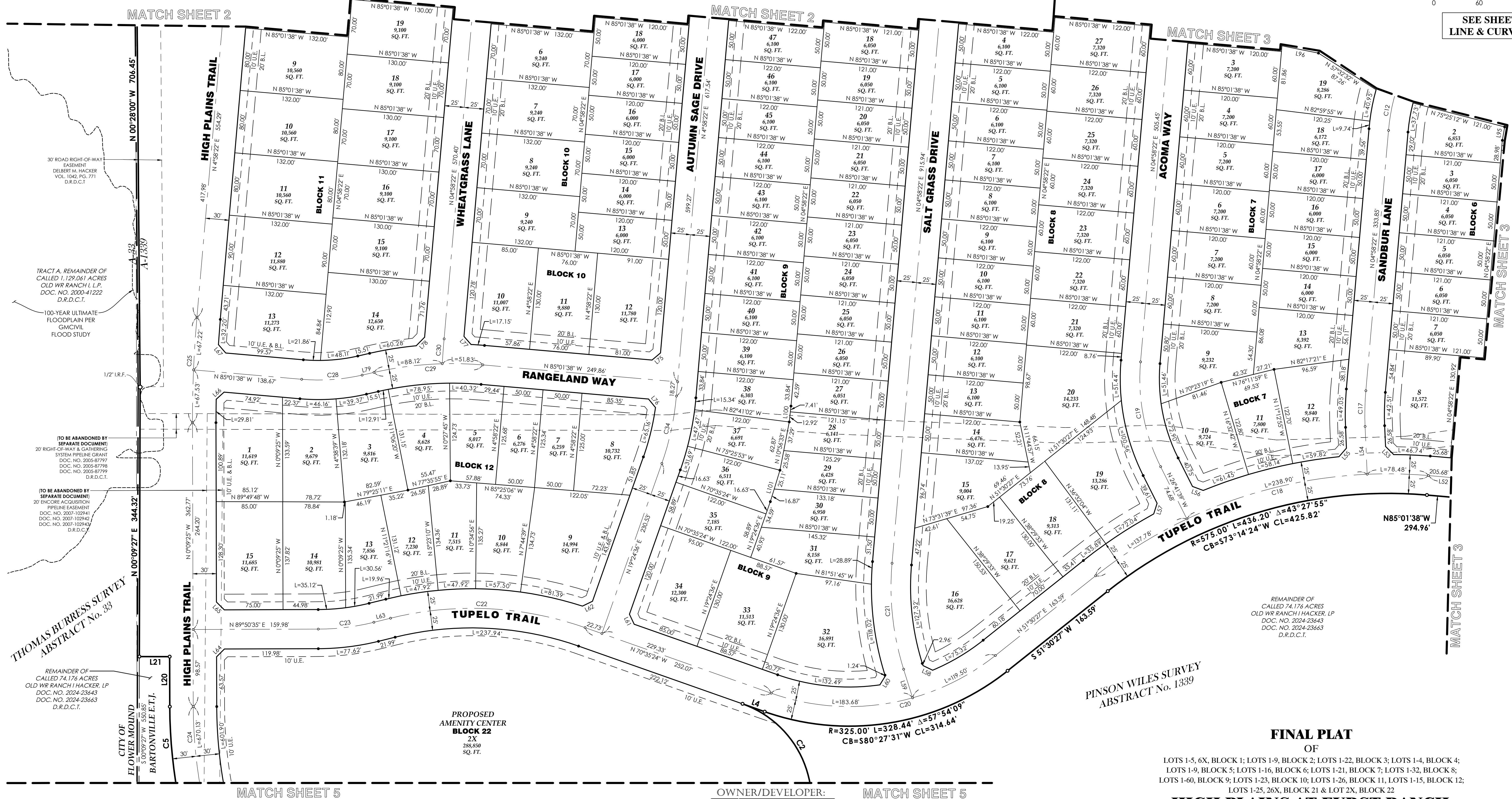


LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4; LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8; LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11; LOTS 1-15, BLOCK 12; LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22

HIGH PLAINS AT FURST RANCH, PHASE 1
BEING
89.261 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
267 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
Date: April 2025



SEE SHEET 3 FOR
LINE & CURVE TABLES



FINAL PLAT OF

LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4;
LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8;
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LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22

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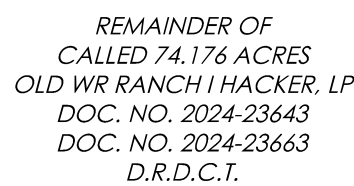
SHEET 4 of 6

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 4/22/2025 2:36 PM



PREPARED BY:





S 00°09'27" W 550.85'

REMAINDER OF
CALLED 74.176 ACRES
OLD WR RANCH / HACKER, LP
DOC. NO. 2024-23643
DOC. NO. 2024-23663
D.R.D.C.T.

**PROPOSED
AMENITY CENTER
BLOCK 22
2X
288,850
SQ. FT.**

— (TO BE ABANDONED BY
SEPARATE DOCUMENT)
20' ENCORE ACQUISITION
PIPELINE EASEMENT
DOC. NO. 2007-102941
DOC. NO. 2007-102942
DOC. NO. 2007-102943
D.R.D.C.T.

THOMAS BURRESS SURVEY
ABSTRACT No. 33

20' DRAINAGE EASEMENT
DOC. NO. 2025-29293
D.R.D.C.T.

VARIABLE WIDTH
SEWER EASEMENT
DOC. NO. 2025-29291
D.R.D.C.T.

—15' DRAINAGE EASEMENT
DOC. NO. 2025-29293
D.R.D.C.T.

-20' TEMPORARY EMERGENCY
ACCESS EASEMENT
DOC. NO. 2025-29290
D.R.D.C.T.

REMAINDER OF
TRACT 4
CALLED 244.156 ACRES
OLD WR RANCH / HACKER, LP
DOC. NO. 2024-55998
D.R.D.C.T.

PINSON WILES SURVEY
ABSTRACT No. 1339

REMAINDER OF
TRACT 4
CALLED 244.156 ACRES
OF WR RANCH I HACKER, LP
DOC. NO. 2024-55998
D.R.D.C.T.

BLOCK 21
26X
88,596
SQ. FT.
PRIVATE OPEN SPACE &
DRAINAGE EASEMENT

FINAL PLAT
OF
LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4;
LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8;
LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11, LOTS 1-15, BLOCK 12;
LOTS 1-25, 26X, BLOCK 21 & LOT 2X, BLOCK 22

LOTS 1-23, 20A, BLOCK 21 & LOT 24, BLOCK 22
HIGH PLAINS AT FURST RANCH,
PHASE 1
 BEING
 89.261 ACRES
 SITUATED IN THE
 PINSON WILES SURVEY, ABSTRACT No. 1339
 DENTON COUNTY, TEXAS
 267 RESIDENTIAL LOTS, 3 NON-RESIDENTIAL LOTS
 Date: April 2025

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 4/22/2025 2:36 PM

OWNER/DEVELOPER:



**STARWOOD
LAND**

8433 ENTERPRISE CIRCLE, SUITE 100
LAKEWOOD RANCH, FL 34202
(941) 388-0707

PREPARED BY:



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Spur Furst Ranch Development L.P. 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 part of that certain called 91.851 acre tract described as Tract 1 in a deed to Spur Furst Ranch Development, L.P., recorded in Document No. 2025-34283 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a 1/2" iron rod found for the Northwest corner of a called 131.318 acre tract described as Tract 3 and an ell corner of a called 31.334 acre tract described as Tract 2 in a deed to Old WR Ranch I Hacker, LP recorded in Document No. 2024-55998 of the Deed Records of Denton County, Texas (DRDCT);

THENCE South 00 deg. 32 min. 54 sec. East along the East line of said 31.334 acre tract and the West line of said 131.318 acre tract, a distance of 271.32 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred to as a 1/2" capped iron rod set for the most northerly Northwest corner of said 91.851 acre tract, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 57 deg. 32 min. 32 sec. East departing said deed lines and continuing along the Northeast line of said 91.851 acre tract, a distance of 2,960.60 feet to a 1/2" capped iron rod set for the most easterly Northeast corner of said 91.851 acre tract, from which a 1/2" iron rod found for an ell corner of said 131.318 acre tract and the Southwest corner of Lot 3 of Springfield a subdivision recorded in Cabinet F, Slide 321 of the Plat Records of Denton County, Texas (PRDCT) bears North 50 deg. 13 min. 03 sec. East - 416.81 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 425.00 feet, a central angle of 01 deg. 25 min. 57 sec., and being subtended by a chord which bears South 52 deg. 02 min. 19 sec. West - 10.63 feet;

THENCE in a southerly direction along the East line of said 91.851 acre tract the following thirty-eight (38) courses:

Continue in a southwesterly direction along said curve to the right, a distance of 10.63 feet to a 1/2" capped iron rod set;

South 52 deg. 45 min. 18 sec. West tangent to said curve, a distance of 163.02 feet to a 1/2" capped iron rod set;

South 09 deg. 27 min. 21 sec. West, a distance of 14.56 feet to a 1/2" capped iron rod set;

South 52 deg. 45 min. 34 sec. West, a distance of 50.13 feet to a 1/2" capped iron rod set;

North 80 deg. 21 min. 54 sec. West, a distance of 13.67 feet to a 1/2" capped iron rod set;

South 52 deg. 45 min. 18 sec. West, a distance of 201.36 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 275.00 feet, a central angle of 42 deg. 13 min. 04 sec., and being subtended by a chord which bears South 73 deg. 51 min. 50 sec. West - 198.08 feet;

Continue in a westerly direction along said curve to the right, a distance of 202.63 feet to a 1/2" capped iron rod set;

North 85 deg. 01 min. 38 sec. West tangent to said curve, a distance of 294.96 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 575.00 feet, a central angle of 43 deg. 27 min. 55 sec., and being subtended by a chord which bears South 73 deg. 14 min. 24 sec. West - 425.82 feet;

Continue in a westerly direction along said curve to the left, a distance of 436.20 feet to a 1/2" capped iron rod set;

South 51 deg. 30 min. 27 sec. West tangent to said curve, a distance of 163.59 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 325.00 feet, a central angle of 57 deg. 54 min. 09 sec., and being subtended by a chord which bears South 80 deg. 27 min. 31 sec. West - 314.64 feet;

Continue in a westerly direction along said curve to the right, a distance of 328.44 feet to a 1/2" capped iron rod set;

North 70 deg. 35 min. 24 sec. West non-tangent to said curve, a distance of 29.94 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 132.00 feet, a central angle of 157 deg. 40 min. 34 sec., and being subtended by a chord which bears South 08 deg. 14 min. 53 sec. West - 259.01 feet;

Continue in a southerly direction along said curve to the right, a distance of 363.26 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 375.00 feet, a central angle of 02 deg. 09 min. 12 sec., and being subtended by a chord which bears North 88 deg. 09 min. 46 sec. East - 14.09 feet;

Continue in an easterly direction along said curve to the right, a distance of 14.09 feet to a 1/2" capped iron rod set;

North 89 deg. 14 min. 22 sec. East tangent to said curve, a distance of 118.54 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 475.00 feet, a central angle of 34 deg. 39 min. 36 sec., and being subtended by a chord which bears North 71 deg. 54 min. 34 sec. East - 282.98 feet;

Continue in an easterly direction along said curve to the left, a distance of 287.34 feet to a 1/2" capped iron rod set;

South 35 deg. 25 min. 14 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 11 deg. 45 min. 45 sec. West, a distance of 14.54 feet to a 1/2" capped iron rod set;

South 31 deg. 35 min. 59 sec. East, a distance of 31.60 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 200.00 feet, a central angle of 34 deg. 53 min. 44 sec., and being subtended by a chord which bears South 49 deg. 02 min. 52 sec. East - 119.93 feet;

Continue in a southeasterly direction along said curve to the left, a distance of 121.81 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 835.00 feet, a central angle of 07 deg. 03 min. 46 sec., and being subtended by a chord which bears South 62 deg. 57 min. 51 sec. East - 102.87 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 102.93 feet to a 1/2" capped iron rod set;

North 76 deg. 56 min. 24 sec. East non-tangent to said curve, a distance of 14.39 feet to a 1/2" capped iron rod set;

South 57 deg. 01 min. 51 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 11 deg. 00 min. 05 sec. East, a distance of 14.39 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 835.00 feet, a central angle of 14 deg. 36 min. 50 sec., and being subtended by a chord which bears South 47 deg. 19 min. 19 sec. East - 212.40 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 212.98 feet to a 1/2" capped iron rod set;

South 82 deg. 22 min. 22 sec. East non-tangent to said curve, a distance of 14.70 feet to a 1/2" capped iron rod set;

South 37 deg. 36 min. 41 sec. East, a distance of 50.05 feet to a 1/2" capped iron rod set;

South 09 deg. 41 min. 16 sec. West, a distance of 14.08 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 835.00 feet, a central angle of 04 deg. 20 min. 13 sec., and being subtended by a chord which bears South 33 deg. 02 min. 21 sec. East - 63.19 feet;

Continue in a southeasterly direction along said curve to the right, a distance of 63.21 feet to a 1/2" capped iron rod set;

South 30 deg. 52 min. 14 sec. East tangent to said curve, a distance of 70.41 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 200.00 feet, a central angle of 38 deg. 32 min. 59 sec., and being subtended by a chord which bears South 50 deg. 08 min. 44 sec. East - 132.04 feet;

Continue in a southeasterly direction along said curve to the left, a distance of 134.56 feet to a 1/2" capped iron rod set;

South 69 deg. 25 min. 13 sec. East tangent to said curve, a distance of 33.68 feet to a 1/2" capped iron rod set;

North 67 deg. 29 min. 25 sec. East, a distance of 14.61 feet to a 1/2" capped iron rod set;

South 64 deg. 57 min. 45 sec. East, 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 400.00 feet, a central angle of 16 deg. 39 min. 02 sec., and being subtended by a chord which bears South 16 deg. 42 min. 44 sec. West - 115.84 feet;

Continue in a southerly direction along said curve to the left, a distance of 116.24 feet to a 1/2" capped iron rod set;

South 08 deg. 23 min. 13 sec. West tangent to said curve, a distance of 173.24 feet to a 1/2" capped iron rod set;

South 36 deg. 36 min. 47 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

South 08 deg. 23 min. 13 sec. West, a distance of 60.00 feet to a 1/2" capped iron rod set for the Southeast corner of said 91.851 acre tract;

THENCE in a northwesterly direction along the South line of said 91.851 acre tract the following eight (8) courses:

North 81 deg. 36 min. 47 sec. West, a distance of 67.04 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 535.00 feet, a central angle of 50 deg. 44 min. 33 sec., and being subtended by a chord which bears North 56 deg. 14 min. 31 sec. West - 458.47 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 473.81 feet to a 1/2" capped iron rod set;

North 30 deg. 52 min. 14 sec. West tangent to said curve, a distance of 76.07 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 465.00 feet, a central angle of 59 deg. 53 min. 23 sec., and being subtended by a chord which bears North 60 deg. 48 min. 56 sec. West - 464.23 feet;

Continue in a northwesterly direction along said curve to the left, a distance of 486.05 feet to a 1/2" capped iron rod set;

OWNER'S CERTIFICATE CONT...

South 89 deg. 14 min. 22 sec. West tangent to said curve, a distance of 246.81 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 635.00 feet, a central angle of 90 deg. 36 min. 12 sec., and being subtended by a chord which bears North 45 deg. 27 min. 32 sec. West - 902.74 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 1,004.14 feet to a 1/2" capped iron rod set;

North 00 deg. 09 min. 25 sec. West tangent to said curve, a distance of 63.90 feet to a 1/2" capped iron rod set;

North 89 deg. 50 min. 33 sec. West, a distance of 38.68 feet to a 1/2" capped iron rod set for an ell corner of said 91.851 acre tract and being in an East line of a called 1,129.061 acre tract described as Tract A in a deed to Old WR Ranch I, L.P., recorded in Document No. 2000-41222 (DRDCT), from which a 8" wood fence corner for the Southwest corner of a called 74.176 acre tract described in a deed to Old WR Ranch Hacker, LP, recorded in Document No. 2024-23643 and 2024-23663 (DRDCT) and the Northwest corner of a called 244.156 acre tract described as Tract 4 in a deed to same recorded in Document No. 2024-55998 (DRDCT) bears South 00 deg. 09 min. 27 sec. West - 550.85 feet;

THENCE North 00 deg. 09 min. 27 sec. East along said East line and the West line of said 91.851 acre tract, a distance of 344.32 feet to a 1/2" iron rod found;

THENCE North 00 deg. 28 min. 00 sec. West along said East and West lines, a distance of 706.45 feet to a 1/2" iron rod found for the most northerly Northeast corner of said 1,126.061 acre tract and the Southeast corner of said 31.334 acre tract;

THENCE North 00 deg. 32 min. 54 sec. West along the East line of said 31.334 acre tract and said West line, a distance of 1,043.53 feet to the **POINT OF BEGINNING**, containing 3,888,218 square feet or 89.261 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Spur Furst Ranch Developemnt, L.P., acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the hereinabove described property as HIGH PLAINS AT FURST RANCH, PHASE 1, 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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at 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__

WITNESS, our hands at Denton County, Texas, this the ____ day of _____, 20__.

BY: SPUR FURST RANCH DEVELOPMENT, L.P.,
a Delaware limited partnership

By: Spur Furst Ranch Development GP, L.L.C., its general partner

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DENTON §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ of Spur Furst Ranch Development, L.P., a Delaware limited partnership, 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:

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:

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/DEVELOPER:



PREPARED BY:



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.

FINAL PLAT
OF

LOTS 1-5, 6X, BLOCK 1; LOTS 1-9, BLOCK 2; LOTS 1-22, BLOCK 3; LOTS 1-4, BLOCK 4;
LOTS 1-9, BLOCK 5; LOTS 1-16, BLOCK 6; LOTS 1-21, BLOCK 7; LOTS 1-32, BLOCK 8;
LOTS 1-60, BLOCK 9; LOTS 1-23, BLOCK 10; LOTS 1-26, BLOCK 11, LOTS 1-15, BLOCK 12;
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HIGH PLAINS AT FURST RANCH,
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