

Exhibit 1

**TOWN OF BARTONVILLE
REQUEST FOR VARIANCE**

☐ Zoning Regulations (Section: _____) ☒ Subdivision Regulations (Section: 3.5)
☐ Sign Regulations (Section: _____) ☐ Other: _____

Owner's Name: Kathy Morales - exec. of estate Phone: 713-851-3669 Fax: _____

Mailing Address 1288 Porter Rd. Bartonville, TX

Legal Description: Lot Abstract A0928A Block 21 Addition n/a

Present Use and Improvements on Property: Single Family Residence with Agriculture on 22 acres

Property is currently under contract to sell to the following to develop 6 estate lots from 2+ to 5+
acre each in size. Jeff Wawro - Design Classics Homes / RidgeTek Dev.
940-765-9065 mbl. jeff@DesignClassics.com

Description of Variance or *Special Exception* Requested:

1. Lot #4 - Five plus acre flag shaped lot (see attached concept drawing) exceeding in RE2 zoning
to access the private lake view.
2. Lot #4 - 100' frontage on Porter rd. which has a 700'+ of depth and 550'+ width in the rear.
3. Lot #1 - Allow the extension of the existing screen wall around the gas companies lease and
easement to protect the owners of Lot #1 as part of their signed lease agreement.

*Our hope is to increase the value of the property buy building \$2-5 million dollar homes while
helping to removing deteriorating eye sores of existing properties and view of gas production sites.


Has a previous Application or Appeal to the Board been filed on the property?

☒ No ☐ Yes, Date: _____

**Attach maps, designs, lists of property owner's names and addresses , and/or any additional
materials as necessary or required by ordinance appeal procedures. Please included ten (10)
copies of any information that is submitted.**

.....

I certify that I am the legal owner of record of the property, or that I have secured the property owner's
permission as shown on the attached affidavit (as applicable), and that the information concerning this
request for variance is true and correct and respectfully request it's consideration.

Signature  Date 04/04/25

Application complete? _____	Fee Paid: \$ _____	Date: _____
Date to appear before: P&Z _____	TC _____	BOA _____
Remarks: _____		



NOTARY FORM

Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED ONLY IF A PERSON OTHER THAN THE OWNER IS MAKING THIS APPLICATION.

Dated: 4/2/2025

Re: Hidden Lake Estates

I, Kathy Morales - Executrix of the Estate, owner of the Property located at 1288 Porter Road, Bartonville, TX do hereby certify that I have given my permission to Jeff Wawro - RidgeTek Development, to make this (check one):

- ☐ Variance
☐ Waiver
☒ Development Plat
☐ Zoning Change

Application for RidgeTek Development
(applicant)

Kathy Morales
Print Name

Kathy Morales
Signature of Owner

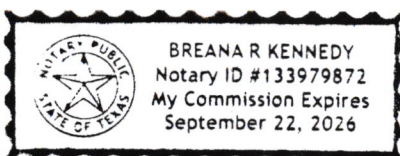
405 S. Burnett Dr
Address Bartonville TX 77520

713-851-3669
Phone No. 4/2/2025
Date

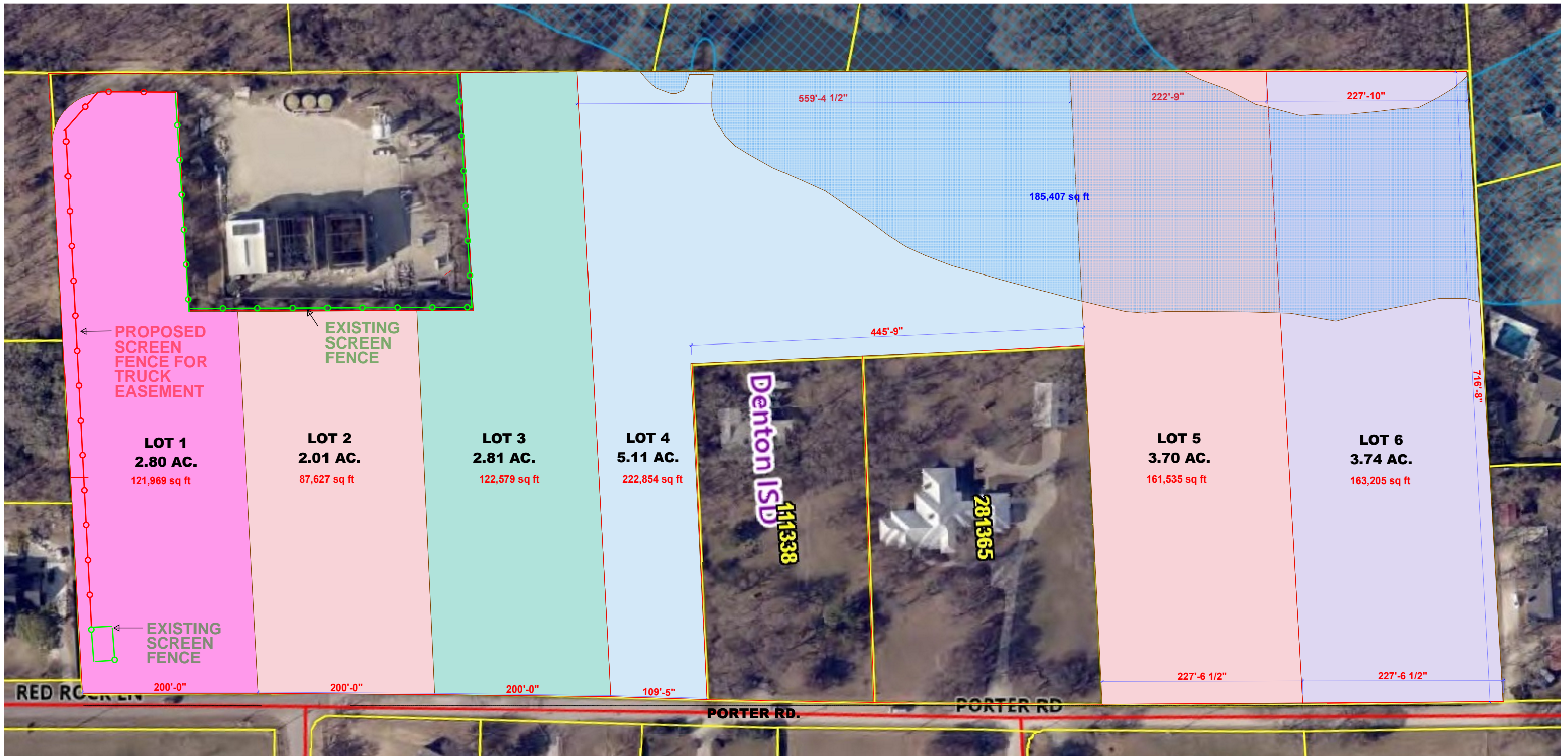
State of Texas §
County of Harris §

Before me, Breana Kennedy, a Notary Public in and for said County and State, on this day personally appeared Kathy Morales 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)



Breana Kennedy
Notary



**HIDDEN LAKE
ESTATES**
1200 BLK. PORTER RD.
BARTONVILLE, TX



129 S. MAIN ST.
STE #260
GRAPEVINE, TX
76051

940-315-2550
www.RidgeTekUSA.com

Exhibit 2



Exhibit 3



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

April 17, 2025

«NAME»

«ADDRESS»

«CITY», «ST» «ZIP»

Re: Proposed Variance, 1288 Porter Road

Dear «NAME»,

The Board of Adjustment for the Town of Bartonville, Texas will conduct a Public Hearing at 6:00 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider a variance to the following regulations: Bartonville Development Ordinance Section 3.5, relating to flag lots, and Bartonville Zoning Ordinance Section 4.8, relating to residential development standards.

The property subject to the variance request is located at 1288 Porter Road in Bartonville, Texas. The applicant, Jeff Wawro, is requesting a waiver of the applicable standards to facilitate a six-lot residential subdivision. The Town of Bartonville file number for this application is VAR-2025-003.

To learn more about this project or to provide written comments, please contact Town Secretary Shannon Montgomery by calling 817-693-5280 or at smontgomery@townofbartonville.com.

All interested parties are encouraged to attend.

Sincerely,

Kirk H. Riggs,
Town Administrator / Chief of Police
Town of Bartonville

VAR-2025-003 1288 Porter Road Variance Request Mailing List

NAME	ADDRESS	CITY	ST	ZIP
BOUDREAUX, STEVEN J & LAURI A REVOCABLE TRUST	1189 PORTER RD	FLOWER MOUND	TX	75022-6564
CABRERA, OCTAVIO	1207 PORTER ROAD	LEWISVILLE	TX	75022-6299
CAMPBELL, DEBORAH C	790 ROCKGATE RD	ARGYLE	TX	76226-8239
CARLTON, JUANITA KAY	1288 PORTER RD	FLOWER MOUND	TX	75022-6298
CHRISTOPHEL, JAMES R & JANICE TRST OF THE CHRISTOPHEL REV LIV TRST	830 WITHERSPOON WAY	FLOWER MOUND	TX	75022-6286
DELCID, GREG A	1234 PORTER RD	FLOWER MOUND	TX	75022-6298
FRANK, KATRINA L & MOORE, DONALD J	1254 BRIDLE BIT RD	FLOWER MOUND	TX	75022-6593
GERMAIN GARY & JULIE	1212 PORTER RD	FLOWER MOUND	TX	75022-6298
INVISION DEVELOPMENT FM WEST LLC	2140 E SOUTHLAKE BLVD STE L203	SOUTHLAKE	TX	76092-6599
KAK STAR INTERNATIONAL LLC	4102 HONOR DR	FRISCO	TX	75034-6312
LAMB, ARTHUR JEFFERSON III & KIMBERLY ANN CO-TR LAMB FAM REV TRUST	1204 BRIDLE BIT RD	FLOWER MOUND	TX	75022-6593
LEBLANC, EMILIE & JOSIAH	3340 BARBERRY RD	GRAPEVINE	TX	76051-4202
MCCOLLUM, MICHAEL GLENN & CASSIDI DAWN	800 ROCKGATE RD	BARTONVILLE	TX	76226-8246
MOYER, JASON & TRACY LIVING TRUST	780 ROCKGATE RD	BARTONVILLE	TX	76226
RODGERS LIVING TRUST DATED APRIL 7,1995	1277 PORTER RD	FLOWER MOUND	TX	75022-6299
SHILKUS PROPERTIES LLC	195 PRAIRIE LAKE RD	EAST DUNDEE	IL	60118-9126
SWEENEY, CHARLES D	1331 BRIDLE BIT RD	FLOWER MOUND	TX	75022-6293
THACKER, MICHAEL DEAN & ANTJE	4971 RED ROCK LN	FLOWER MOUND	TX	75022-6420
WALTER, JOSHUA & COLETTE	7700 RANCH RD	FLOWER MOUND	TX	75022-6405
ZERMENO, NORMA ALICIA GARCIA	7508 RANCH RD	FLOWER MOUND	TX	75022-6401

Exhibit 4

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

I, Ankit Sachdeva, 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:
Apr. 12, 2025

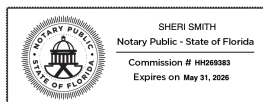
Notice ID: lhBH10qXomPWFSksSVMa
Notice Name: 04.30.25 BOA PH Notice for 04.12.25 pub

PUBLICATION FEE: \$60.88

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

Ankit Sachdeva

Agent



VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 04/15/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

TOWN OF BARTONVILLE
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC
HEARINGS

The Board of Adjustment for the Town of Bartonville, Texas will conduct Public Hearings beginning at 6:00 p.m. on Wednesday, April 30, 2025, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment and consider:

- a variance to the following regulation: Bartonville Zoning Ordinance Section 19.4, relating to accessory building setbacks. The property subject to the variance request is located at 1032 Roadrunner Road in Bartonville, Texas. The applicants, Alan and Kim Griggs, are requesting a 15-foot reduction to the side yard setback regulation for a proposed new 2,400 sf accessory building. The Town of Bartonville file number for this application is VAR-2025-002.
 - a variance to the following regulations: Bartonville Development Ordinance Section 3.5, relating to flag lots, and Bartonville Zoning Ordinance Section 4.8, relating to residential development standards. The property subject to the variance request is located at 1288 Porter Road in Bartonville, Texas. The applicant, Jeff Wawro, is requesting a waiver of the applicable standards to facilitate a six-lot residential subdivision. The Town of Bartonville file number for this application is VAR-2025-003.
- To learn more about these projects or to provide written comments, please contact the Town of Bartonville at (817) 693-5280 or email smontgomer@townofbartonville.com. All interested parties are encouraged to attend.

drc 04/12/2025