

# 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): Jacob Sumpter, AICP - Mycoskie & Associates, Inc.

Mailing Address: 519 E. Border Street Arlington, TX 76010

Phone: 817-469-1671 Fax: 817-274-8757

Owner's Name(s) if different: Knight Development Group LLC - Rob Knight

Owner's Address: 3451 Setendipity Hill Trail

Phone: 469-774-8172 Fax: \_\_\_\_\_

Engineer/Surveyor if applicable: Mycoskie & Associates, Inc.

Mailing Address: 519 E. Border Street Arlington, TX 76010

Phone: 817-469-1671 Fax: 817-274-8757

General Location of Property: 799 East Jeter Road

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

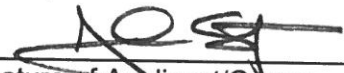
Nature and reason for Zoning Change: Rezone to be in compliance with future land use plan

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-5  
 (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.

  
 Signature of Applicant/Owner

September 22, 2023  
 Date

<b>STAFF USE ONLY:</b>	
Date Submitted: _____	Fee Paid: _____
Accepted By: _____	Check No. : _____
P& Z Public Hearing: _____	Metes & Bounds Attached: <input type="checkbox"/> Yes <input type="checkbox"/> No
Council Public Hearing: _____	Notarized Statement: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> 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: 9/20/2023

I, Knigh Development Group LLC - Rob Knight, owner of the Property located at 799 E. Jeter Road do hereby certify that I have given my permission to Jacob Sumpter, AICP - Mycoskie & Associates, Inc., to submit this zoning amendment application.

Rob Knight  
Print Name

[Signature]  
Signature of Owner

3451 Setendipity Hill Trail  
Address

469-774-8172  
Phone No.

State of Texas §  
County of Tarrant §

Before me, Courtney White, a Notary Public in and for said County and State, on this day personally appeared Rob Knight 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)



Courtney White  
Notary

**ZONING LEGAL DESCRIPTION**  
**101.467 ACRES/4,419,898 SQ. FT.**

**BEING** a 101.467 acre tract of land situated in the Daniel Cook Survey, Abstract No. 230 and the A. M. Feltus Survey, Abstract No. 1594, Denton County, Texas and being a part of a called 183.23 acre tract of land as described indeed to Ponca City Inn, Inc, as recorded in County Clerk's Instrument No. 2021-115695, Official Records Denton County, Texas, (ORDCT) said tract being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2" iron rod (leaning) in concrete found for the northeast corner of said 183.23 acre tract and being the southeast corner of Hat Creek Estates (Lot 1) as recorded in Instrument No. 2017-260 ORDCT and being in the west line of a called 99.8173 acre tract as described in deed to Education Leads to Success Foundation, recorded in Instrument No. 2020-151501 ORDCT;

**THENCE** South 00°30'01" East, with the common line of said 183.23 acre tract and said 99.8173 acre tract, a distance of 926.45 feet to a point for corner;

**THENCE** over and across said 183.23 acre tract, the following courses and distances as follows:

South 89°42'58" West, a distance of 1,430.64 feet to the beginning of a curve to the left, having a radius of 570.00 feet and a chord bearing and distance of South 67°05'22" West - 438.59 feet;

Southwesterly along said curve to the left, through a central angle of 45°15'12" an arc distance of 450.20 feet to a point for corner and the end of said curve;

South 44°27'46" West, a distance of 613.16 feet to a point for corner;

South 00°29'28" East, a distance of 1,045.07 feet to a point for corner in south line of said 183.23 acre tract and the north right-of-way line of Jeter Road East;

**THENCE** South 89°30'32" West, with the south line of said 183.23 acre tract and the north line of said Jeter Road East, a distance of 951.35 feet to a 1/2" capped iron rod stamped "KAZ" found the beginning of a curve to the right having a radius of 100.69 feet and a chord bearing and distance of North 45°43'32" West - 141.81 feet;

**THENCE** northwesterly with said curve to the right through a central angle of 89°31'51" an arc distance of 157.34 feet to a 1/2" capped iron rod stamped "KAZ" found for the end of said curve;

**THENCE** North 00°51'38" West, with the west line of said 183.23 acre tract and the east right-of-way line of said Jeter Road East, a distance of 314.27 feet to a 1/2" iron rod found for corner;

**THENCE** North 24°14'34" West, with the west line of said 183.23 acre tract and the east right-of-way line of said Jeter Road East, a distance of 69.09 feet to a 5/8" iron rod found for corner;

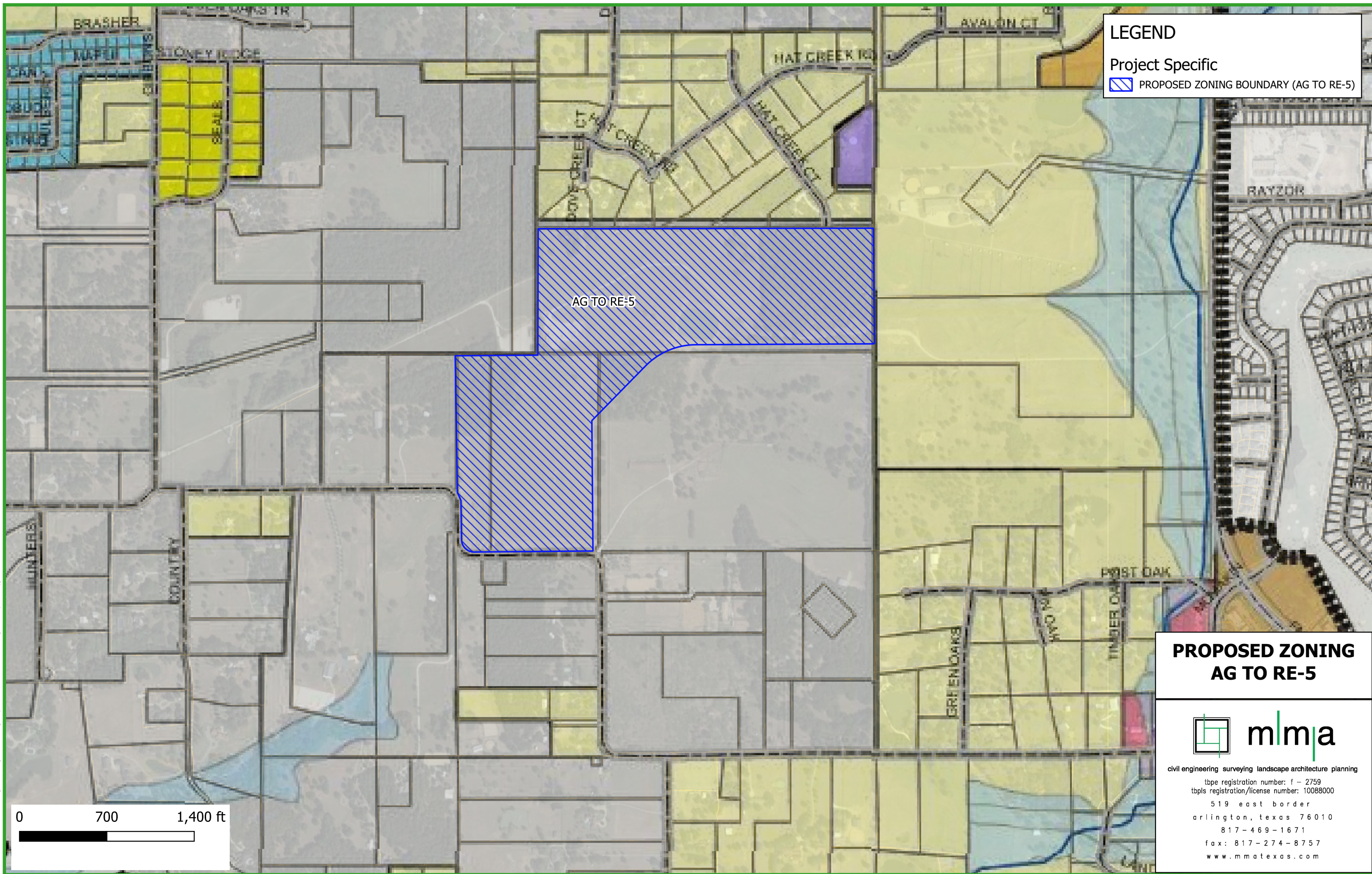
**THENCE** North 00°56'31" West, with the west line of said 183.23 acre tract, passing at a distance of 66.94 feet the southeast corner of a called 26.010 acre tract as described in a deed to Locke Living Trust, recorded in Instrument No. 2000-29231 ORDCT, in all a total distance of 1,096.87 feet to a 5/8" iron rod found for the most westerly northwest corner of said 183.23 acre tract and in the south line of Deer Hollow (Lot 4, Block B) as recorded in Instrument No. 2023-18 ORDCT;

**THENCE** North 89°35'32" East, with the most southerly north line of said 183.23 acre tract and the south line of said Deer Hollow, a distance of 661.66 feet to a 5/8" iron rod found for an interior ell corner of said 183.23 acre tract;

**THENCE** North 00°10'35" East, with the common line of said 183.23 acre tract and said Deer Hollow, a distance of 1,013.37 feet to a point for the most northerly northwest corner of said 183.23 acre tract and being the southwest corner of said Hat Creek Estates;


**THENCE** North 89°54'52" East, with the common line of said 183.23 acre tract and said Hat Creek Estates, a distance of 2,686.26 feet to the **POINT OF BEGINNING** and containing 4,419,898 Square Feet or 101.467 Acres of Land, more or less.

P:\3733-00-01\200 Planning & Zoning\201 Zoning Representation\GIS\GIS-Knight Compound.gxd 2023-09-19T16:32:21-499

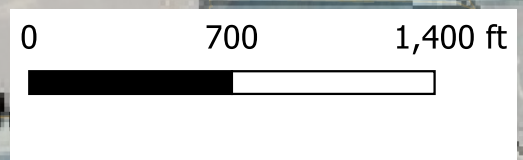


**LEGEND**

Project Specific

 PROPOSED ZONING BOUNDARY (AG TO RE-5)

AG TO RE-5



**PROPOSED ZONING  
AG TO RE-5**



civil engineering surveying landscape architecture planning

tbpe registration number: f - 2759  
 tbpls registration/license number: 10088000

519 east border  
 arlington, texas 76010  
 817-469-1671  
 fax: 817-274-8757  
 www.mmatexas.com

## Exhibit 2



October 16, 2023

[NAME]  
[ADDRESS]  
[CITY], [STATE] [ZIP]

RE: Proposed Zoning Change

Dear [NAME]:

The Planning and Zoning Commission for the Town of Bartonville, Texas will conduct a public hearing at 7:00pm on November 1, 2023, 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 5 (RE-5) on a 101.467-acre tract or parcel of land identified as A0230A COOK, TR 8, 60.0 ACRES, OLD DCAD TR #4; A1594A A.M. FELTUS, TR 3, 10.0 ACRES, OLD DCAD TR #1; A1594A A.M. FELTUS, TR 2, 30.0 ACRES, OLD DCAD TR #1A; and A1594A A.M. FELTUS, TR 1, 78.763 ACRES, OLD DCAD TR #2, in the Town of Bartonville, Denton County, Texas.

The subject property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court in Bartonville, Texas. The property address is 799 E Jeter Road.

The applicant is Mycoskie & Associates, Inc, representing Knight Development Group, LLC.

The Town of Bartonville file number for this application is ZC-2023-003.

All interested parties are encouraged to attend.

Sincerely,

  
Shannon Montgomery, TRMC  
Town Secretary  
Town of Bartonville

Enclosure



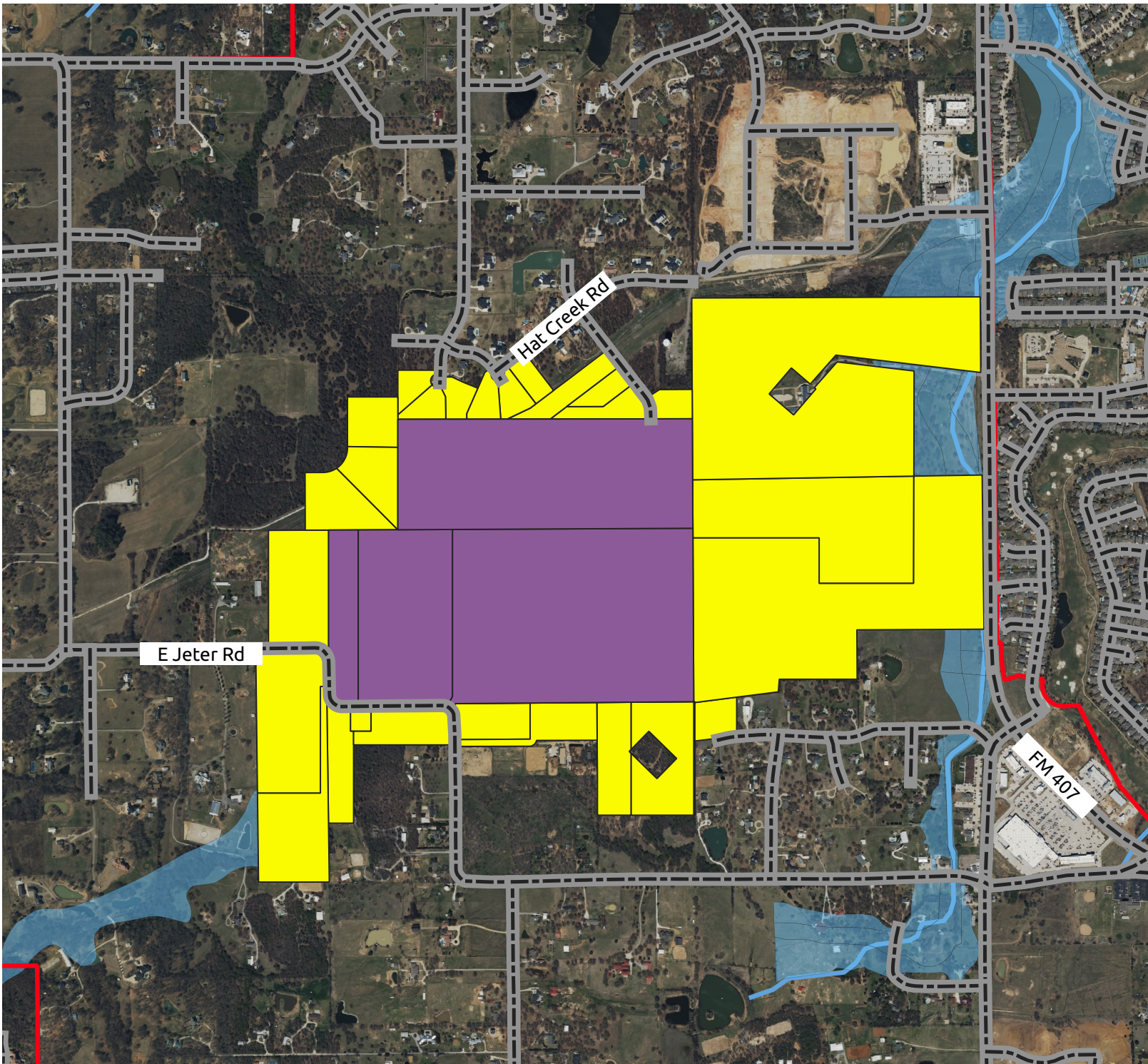

# Knights Landing West Zoning Change

Town File #  
ZC-2023-003

-  Knights Landing West Zoning Change Property
-  Noticed Parcels
-  Roads
-  Floodplain
-  Creeks



0 1,000 2,000 ft



## Mailing List

NAME	STREET_ADDRESS	CITY	STATE	ZIP
3L PROPERTY HOLDINGS, LLC	5550 PRESTON RD STE B	DALLAS	TX	75205-2661
BATES, MONICA LEIGH	1008 HAT CREEK RD	ARGYLE	TX	76226-1705
BROWN, CHRISTOPHER A & CANDICE M	1012 HAT CREEK RD	BARTONVILLE	TX	76226-1705
BRYAN, MARTY W & ROXANNE TR BRYAN FAMILY REVOCABLE TRUST	913 HAT CREEK CT	BARTONVILLE	TX	76226-1704
CARRINGTON, H GARY & JACLYN TRTS OF CARRINGTON REVOCABLE TRUST	1361 E JETER RD	BARTONVILLE	TX	76226-9407
CLINTSMAN, BRYAN REVOCABLE TRUST & CLINTSMAN, MARGARET ANN REVOCABLE TRUST	912 DOVE CREEK CT	BARTONVILLE	TX	76226-1697
EDUCATION LEADS TO SUCCESS FOUNDATION	2104 CAVALIER WAY	FLOWER MOUND	TX	75022-5588
GOODSON, STACIE S	869 E JETER RD	BARTONVILLE	TX	76226-9412
GRISWOLD, RICHARD M & JAYE W, TRS GRISWOLD FAMILY LIV TRUST	3400 NORTH DR	FLOWER MOUND	TX	75022-6039
HAT CREEK HOMEOWNERS ASSOCIATION INC	PO BOX 51555	DENTON	TX	76206
HAYS, MICHAEL S & STEPHANIE E TRS WHITE SANDS LIVING TRUST	1004 HAT CREEK RD	ARGYLE	TX	76226-1705
HOLT, JEREMY	526 BENSON LN	ROANOKE	TX	76262-6397
KNIGHT DEVELOPMENT GROUP LLC	3451 SETENDIPITY HILLS TRL	CORINTH	TX	76210
LANE, JASON I	916 DOVE CREEK CT	ARGYLE	TX	76226-1697
LOCKE, LENEAL & KATHERINE TRTS OF LOCKE LIVING TRUST	501 E JETER RD	BARTONVILLE	TX	76226-9415
LSD ACQUISITIONS LLC	1316 CAPILANO WAY	MCKINNEY	TX	75069-1512
MCMILLAN, MARK F	PO BOX 490	ARGYLE	TX	76226-0490
MIKE MOLLO CUSTOM HOMES LLC	916 DOVE CREEK CT	ARGYLE	TX	76226-1697
OLDHAM, KEVIN R & MELISSA S	744 E JETER RD	BARTONVILLE	TX	76226-9588
PARNELL, WES	8440 STEEPLECHASE CIR	ARGYLE	TX	76226-6377
PITTMAN, JAMES M & LAURA L	1237 POST OAK LN	BARTONVILLE	TX	76226-9465
PONCA CITY INN INC, C/O RACHWAL ENT	1005 ROADRUNNER RD	ARGYLE	TX	76226-6108
STEALTH DEVELOPMENT, LTD	1361 E JETER RD	BARTONVILLE	TX	76226-9407
WALSH, JAMES & KATY	857 E JETER RD	BARTONVILLE	TX	76226-9412
WILSON, JIMMY M	1008 HAT CREEK RD	BARTONVILLE	TX	76226-1705
SAMS, CLAYTON	590 E JETER ROAD	BARTONVILLE	TX	76226

## Exhibit 3

AFFIDAVIT OF PUBLICATION

Denton Record-Chronicle  
3555 Duchess Drive  
(940) 387-7755

I, Stefan Edward Pla, 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:**  
Oct. 14, 2023

**Notice ID:** vLGGaAdrGgOM0dPSOP2I  
**Notice Name:** PZ PH Notice for 10142023 publication

**PUBLICATION FEE:** \$67.04

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

*Stefan Pla*

Agent

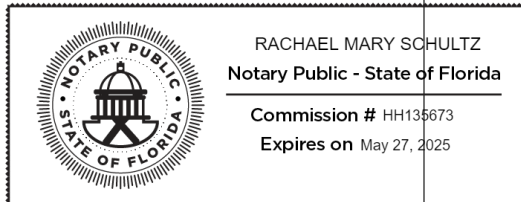
**VERIFICATION**

State of Florida  
County of Charlotte

Signed or attested before me on this: 10/16/2023

*Rachael Mary Schultz*

Notary Public  
Notarized online using audio-video communication



TOWN OF BARTONVILLE  
PUBLIC NOTICE

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- 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 5 (RE-5) on a 101.467-acre tract or parcel of land identified as A0230A COOK, TR 8, 60.0 ACRES, OLD DCAD TR #4; A1594A A.M. FELTUS, TR 3, 10.0 ACRES, OLD DCAD TR #1; A1594A A.M. FELTUS, TR 2, 30.0 ACRES, OLD DCAD TR #1A; and A1594A A.M. FELTUS, TR 1, 78.763 ACRES, OLD DCAD TR #2, in the Town of Bartonville, Denton County, Texas. The subject property is located on the north side of E Jeter Road, approximately 2,185 feet east of the intersection of E Jeter Road and Country Court in Bartonville, Texas. The property address is 799 E Jeter Road. The applicant is Mycoskie & Associates, Inc, representing Knight Development Group, LLC. The Town of Bartonville file number for this application is ZC-2023-003; and
- an Ordinance amending the Town of Bartonville Code of Ordinances, Chapter 14, Exhibit "A", the Zoning Ordinance, by deleting Chapter 20, "Fencing, Walls and Screening Requirements," and by amending Chapter 3, "Building Regulations" by adding Article 3.10, "Fences and Walls"; amending other Zoning Ordinance and Town Code Provisions accordingly. All interested parties are encouraged to attend.

dre 10/14/2023