

- 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.

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.

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 7/10/2025 1:30 PM

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 _____

Signature of Mayor _____ Date _____

Town Secretary _____ Date _____

OWNER:
ARROYO CAP V-1, LLC

ADDRESS
CITY, STATE ZIP
CONTACT NO.

DEVELOPER:

ASHTON WOODS.
1800 VALLEY VIEW LANE, SUITE 100
FARMERS BRANCH, TEXAS 75234
972-505-3199

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Arroyo Cap V-1, LLC 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 all of that certain called 34,940 acre tract described in a deed to Arroyo Cap V-1, LLC recorded in Document No. 2025-39275 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING of a 1/2" iron rod found for the Northwest corner of said 34,940 acre tract and an ell corner of a called 31,334 acre tract described as Tract 2 in a deed to Old WR Ranch I Hacker, L.P. recorded in Document No. 2024-55998 (DRDCT);

THENCE North 88 deg, 51 min, 05 sec, East along the North line of said 34,940 acre tract and a South line of said 31,334 acre tract, at 201.31 feet pass a 1/2" capped iron rod found stamped "GMCIVIL" the Northeast corner of said 31,334 acre tract and the most southerly Southwest corner of Lot 3R, Block 1 of Liberty Christian School Addition recorded in Document No. 2014- 286 of the Plat Records of Denton County, Texas (PRDCT), continue along said North line and the South line of said Lot 3R, Block 1 a total distance of 1,109.81 feet to a 1/2" iron rod found;

THENCE South 89 deg, 52 min, 18 sec, East along said North and South lines, a distance of 410.34 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the Northeast corner of said 34,940 acre tract and the Northwest corner of a called 48,341 acre tract described in a deed to Arroyo Cap V-1, LLC recorded in Document No. 2025-39277 (DRDCT);

THENCE in a southeasterly direction departing said South line and continue along the East line of said 34,940 acre tract and the West line of said 48,341 acre tract the following twenty-eight (28) courses:

South 00 deg, 07 min, 42 sec, West departing said North and South lines, a distance of 162.21 feet to a 1/2" capped iron rod set;

South 56 deg, 20 min, 25 sec, East, a distance of 20.00 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 325.00 feet, a central angle of 37 deg, 39 min, 19 sec., and being subtended by a chord which bears South 14 deg, 49 min, 56 sec, West - 32.27 feet;

Continue in a southerly direction along said curve to the left, a distance of 32.86 feet to a 1/2" capped iron rod set;

South 32 deg, 52 min, 28 sec, West non-tangent to said curve, a distance of 43.64 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 325.00 feet, a central angle of 28 deg, 49 min, 39 sec., and being subtended by a chord which bears South 18 deg, 27 min, 39 sec, West - 161.80 feet;

Continue in a southerly direction along said curve to the left, a distance of 163.52 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 625.00 feet, a central angle of 13 deg, 11 min, 02 sec., and being subtended by a chord which bears South 10 deg, 38 min, 21 sec, West - 143.50 feet;

Continue in a southerly direction along said curve to the right, a distance of 143.82 feet to a 1/2" capped iron rod set;

South 72 deg, 46 min, 08 sec, East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 26 deg, 04 min, 15 sec, East, a distance of 14.45 feet to a 1/2" capped iron rod set;

South 19 deg, 27 min, 45 sec, West, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 68 deg, 11 min, 24 sec, West, a distance of 14.93 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 675.00 feet, a central angle of 09 deg, 17 min, 02 sec., and being subtended by a chord which bears South 27 deg, 48 min, 57 sec, West - 109.25 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 109.37 feet to a 1/2" capped iron rod set;

South 32 deg, 27 min, 28 sec, West tangent to said curve, a distance of 5.00 feet to a 1/2" capped iron rod set;

South 57 deg, 32 min, 32 sec, East, a distance of 499.91 feet to a 1/2" capped iron rod set;

South 32 deg, 27 min, 28 sec, West, a distance of 110.00 feet to a 1/2" capped iron rod set;

South 57 deg, 32 min, 32 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod set;

South 12 deg, 32 min, 32 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod set;

South 57 deg, 32 min, 32 sec, East, a distance of 130.73 feet to a 1/2" capped iron rod set;

North 32 deg, 27 min, 28 sec, East, a distance of 120.00 feet to a 1/2" capped iron rod set;

South 57 deg, 32 min, 32 sec, East, a distance of 240.00 feet to a 1/2" capped iron rod set;

South 62 deg, 53 min, 07 sec, East, a distance of 105.46 feet to a 1/2" capped iron rod set;

South 59 deg, 27 min, 43 sec, East, a distance of 104.76 feet to a 1/2" capped iron rod set;

South 32 deg, 59 min, 41 sec, East, a distance of 90.00 feet to a 1/2" capped iron rod set;

South 08 deg, 26 min, 22 sec, East, a distance of 59.43 feet to a 1/2" capped iron rod set;

South 16 deg, 06 min, 57 sec, West, a distance of 90.00 feet to a 1/2" capped iron rod set;

South 35 deg, 36 min, 42 sec, West, a distance of 134.86 feet to a 1/2" capped iron rod set;

South 57 deg, 32 min, 32 sec, East, a distance of 248.67 feet to a 1/2" capped iron rod set, from which a 1/2" iron rod found for an ell corner of said 48,341 acre tract and the Southwest corner of Lot 3 of Springfield a subdivision recorded in Cabinet F, Slide 321 (PRDCT) bears North 60 deg, 12 min, 00 sec, East - 335.52 feet, said point being a Point of Curvature of a non-tangent circular curve to the right, having a radius of 375.00 feet, a central angle of 14 deg, 34 min, 15 sec., and being subtended by a chord which bears South 45 deg, 28 min, 10 sec, West - 95.11 feet;

Continue in a southwesterly direction along said curve to the right, a distance of 95.37 feet to a 1/2" capped iron rod set;

South 52 deg, 45 min, 18 sec, West tangent to said curve, a distance of 7.82 feet to a 1/2" capped iron rod set for the Southeast corner of said 34,940 acre tract, the Southwest corner of said 48,341 acre tract and being in the Northeast line of a 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 (DRDCT);

THENCE North 57 deg, 32 min, 32 sec, West along said Northeast line and the Southwest line of said 34,940 acre tract, a distance of 2,907.43 feet to a 1/2" capped iron rod set for the Southwest corner of said 34,940 acre tract, the most northerly corner of said 91,851 acre tract and being in the East line of said 31,334 acre tract, from which a 1/2" iron rod found for the Southeast corner of said 31,334 acre tract bears South 00 deg, 32 min, 54 sec, East - 1,043.53 feet;

THENCE North 00 deg, 32 min, 54 sec, West along said East line and the West line of said 34,940 acre tract, a distance of 271.32 feet to the **POINT OF BEGINNING**, containing 1,522,005 square feet or 34,940 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Arroyo Cap V-1, LLC, 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 4A, 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 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 of 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____.

BY:

Authorized Signature of Owner _____

Printed Name and Title _____

STATE OF TEXAS §

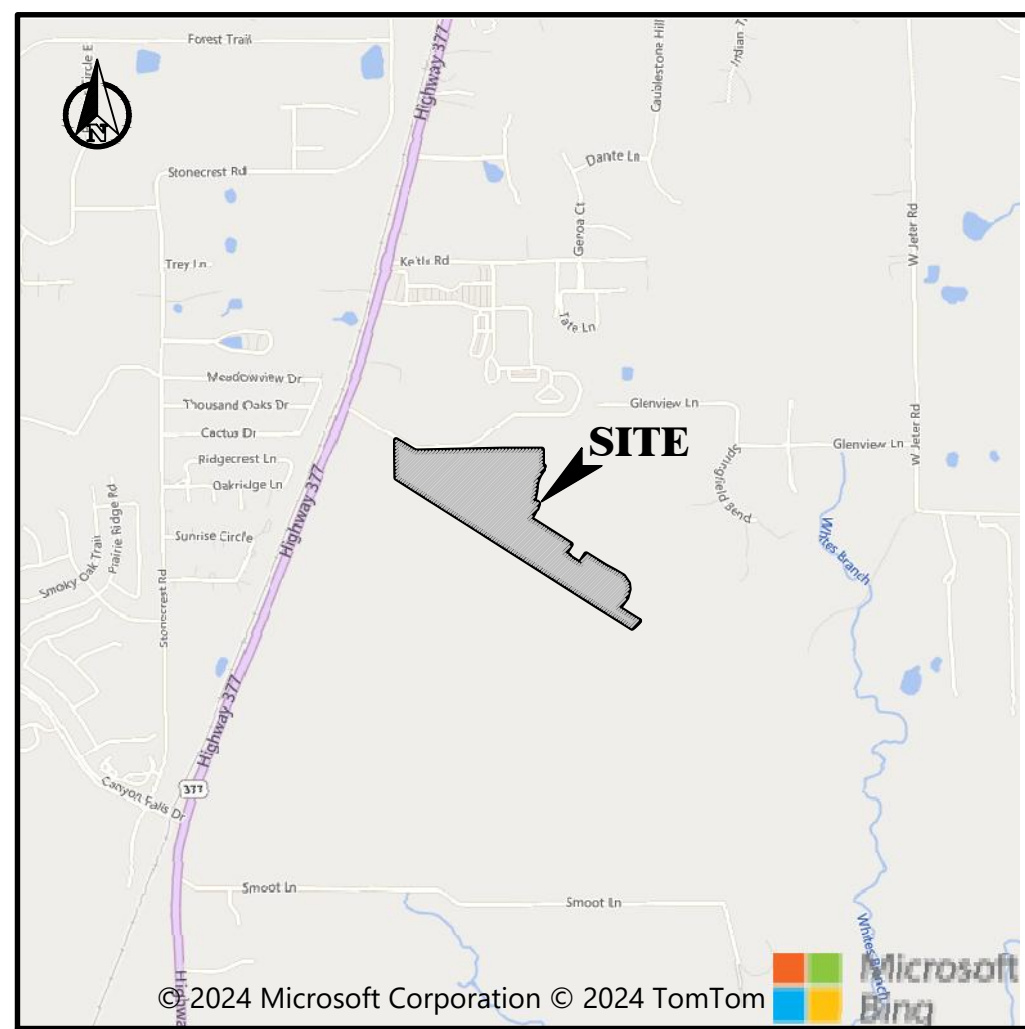
COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ Owner, 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:



VICINITY MAP
N.T.S.

SITE AREA SUMMARY

GROSS AREA	34,940 ACRES
PUBLIC RIGHT-OF-WAY	5,805 ACRES
LOTS	20,441 ACRES
NON-RESIDENTIAL LOTS	8,694 ACRES

LEGEND

O	1/2" CAPPED IRON ROD SET "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
BK.	BOOK
PG.	PAGE
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.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
_____	BOUNDARY LINE
_____	ADJOINER LINE
_____	EASEMENT LINE
_____	CENTERLINE
_____	BUILDING LINE
_____	ABSTRACT LINE
_____	CITY LIMIT LINE

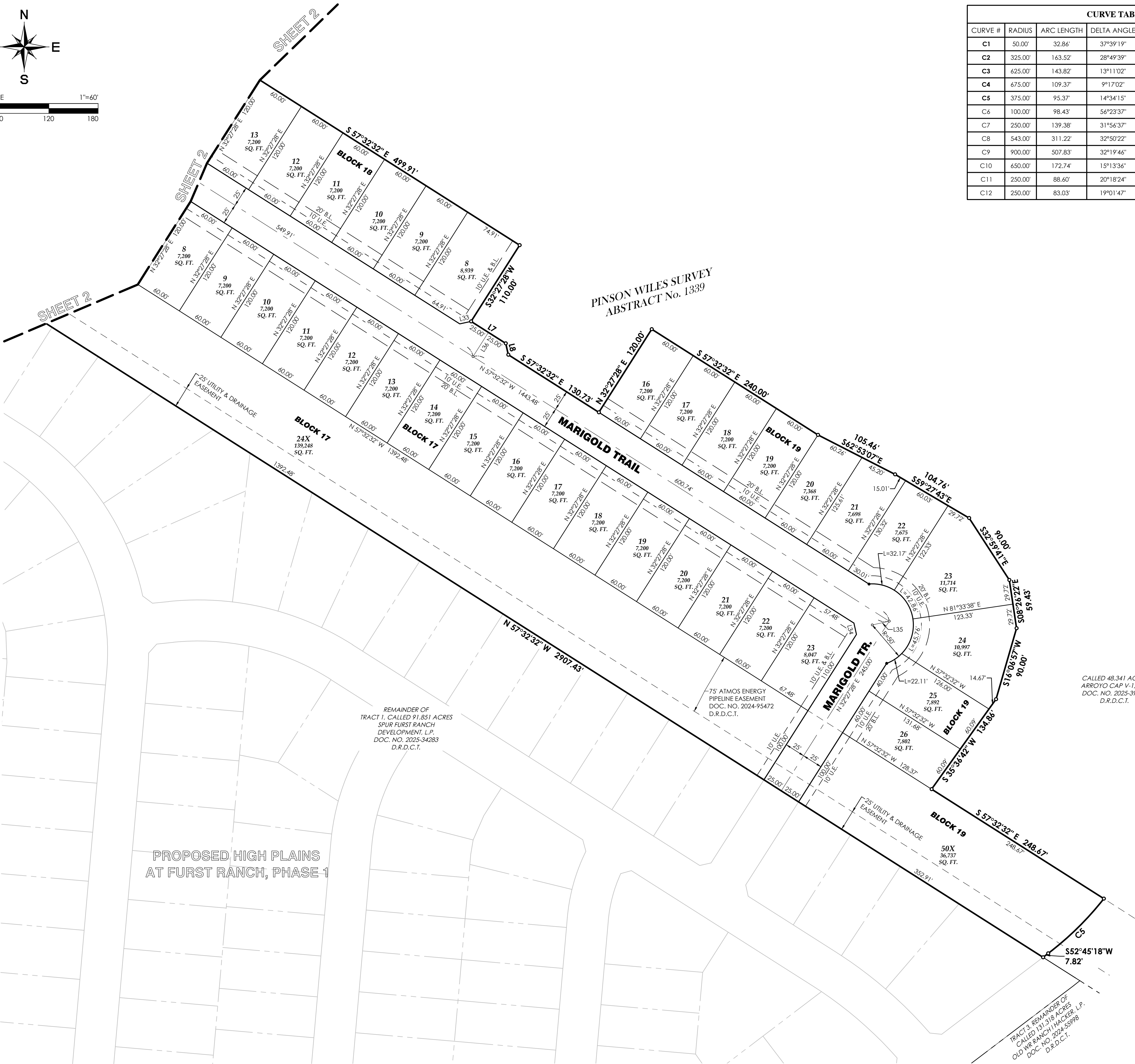
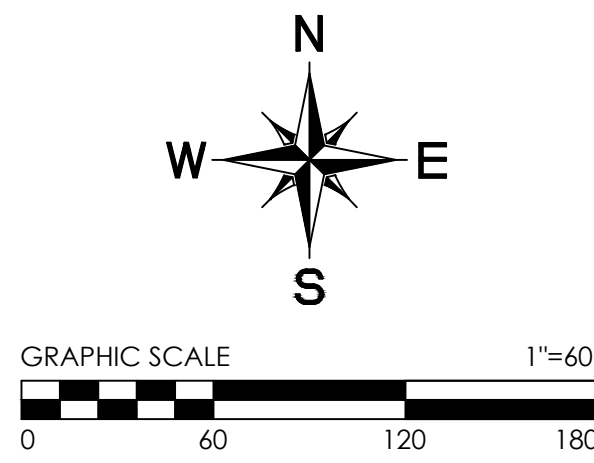
PREPARED BY:

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

FINAL PLAT
OF
LOTS 1-10, 12-45, 11X, 91X, 92X, BLOCK 14; 1X, BLOCK 15; LOTS 1-34, 35X, 36X BLOCK 16;
LOTS 1-23, 24X, BLOCK 17; LOTS 8-15, BLOCK 18; LOTS 16-26, 50X, BLOCK 19

HIGH PLAINS AT FURST RANCH,
PHASE 4A
BEING
34,940 ACRES
SITUATED IN THE
PINSON WILES SURVEY, ABSTRACT No. 1339
DENTON COUNTY, TEXAS
120 RESIDENTIAL LOTS, 8 NON-RESIDENTIAL LOTS
Date: July 2025

SHEET 1 of 3



CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	32.86'	37°39'19"	S14°49'56"W	32.27'
C2	325.00'	163.52'	28°49'39"	S18°27'39"W	161.80'
C3	625.00'	143.82'	13°11'02"	S10°38'21"W	143.50'
C4	675.00'	109.37'	9°17'02"	S27°48'57"W	109.25'
C5	375.00'	95.37'	14°34'15"	S45°28'10"E	95.11'
C6	100.00'	98.43'	56°23'37"	S60°39'17"W	94.50'
C7	250.00'	139.38'	31°56'37"	N16°29'10"E	137.58'
C8	543.00'	311.22'	32°50'22"	N16°02'17"E	306.98'
C9	900.00'	507.83'	32°19'46"	S16°17'35"W	501.12'
C10	650.00'	172.74'	15°13'36"	S24°50'40"W	172.23'
C11	250.00'	88.60'	20°18'24"	N80°59'43"W	88.14'
C12	250.00'	83.03'	19°01'47"	N80°21'24"W	82.65'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S56°20'25"E	20.00'
L2	S32°52'28"W	43.64'
L3	S26°04'15"E	14.45'
L4	S19°27'45"W	50.00'
L5	S68°11'24"W	14.93'
L6	S32°27'28"W	5.00'
L7	S57°32'32"E	50.00'
L8	S12°32'32"E	14.14'
L9	N01°08'55"W	25.42'
L10	S32°27'28"W	25.00'
L11	N15°24'42"W	14.83'
L12	S80°09'32"W	14.79'
L13	S32°27'28"W	18.22'
L14	S32°36'14"E	20.00'
L15	S11°20'38"E	20.00'
L16	S08°02'14"E	12.99'
L17	N41°23'27"W	12.92'
L18	N32°27'28"E	15.11'
L19	N77°27'28"E	14.14'
L20	S12°32'32"E	14.14'
L21	N47°44'25"E	15.07'

LINE TABLE		
LINE #	BEARING	DISTANCE
L22	S44°05'13"E	13.62'
L23	S76°31'14"E	20.00'
L24	N62°33'14"E	36.69'
L25	S04°18'30"W	35.06'
L26	N09°40'21"W	14.83'
L27	N47°32'21"E	14.16'
L28	S44°52'18"E	14.14'
L29	S14°47'17"E	14.69'
L30	S77°04'20"W	14.05'
L31	N77°27'28"E	14.14'
L32	N12°32'32"W	14.14'
L33	S77°27'28"W	14.14'
L34	N12°32'32"W	14.14'
L35	S77°27'28"W	21.21'
L36	S32°27'28"W	35.00'
L37	S69°47'51"E	34.86'
L38	S00°07'42"W	41.20'
L39	N70°50'31"W	20.00'
L40	N57°32'32"W	25.00'
L41	S32°27'28"W	25.00'
L42	S32°27'28"W	25.00'

OWNER:
ARROYO CAP V-1, LLC
ADDRESS
CITY, STATE ZIP
CONTACT NO.

DEVELOPER:
AW
ASHTON WOODS.
1800 VALLEY VIEW LANE, SUITE 100
FARMERS BRANCH, TEXAS 75234
972-505-3199

PREPARED BY:
GMcivil
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2559 SW Grapevine Pkwy, Grapevine, Texas 76051
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