

## Exhibit 1



# TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Application Type (check all applicable):

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

Current Legal Description: Tract 1 A.M. Feltus Survey; Abstract 1594A

Proposed Subdivision Name: Knight's Landing Bartonville ☒ In Town Limits ☐ In ETJ

Current Zoning: RE-5 Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): NA No. Proposed Lots: 15 Total Acres: 101.467

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

Owner: Knight Development Group LLC - Rob Knight

Phone: 469-774-8172

Address: 3451 Serendipity Hill Trail

Fax: \_\_\_\_\_

Applicant: Mycoskie & Associates, Inc. - Jacob Sumpter, AICP

Phone: 817-469-1671

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

Fax: 817-274-8757

**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.**

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

04/01/2024

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: October 17, 2023

Re: Knight's Crest - Final Plat

I, Rob Knight, owner of the Property located at East Jeter Road do hereby certify that I have given my permission to Mycoskie & Associates, Inc. - Jacob Sumpter, to make this (check one):

- ☐ Variance  
☐ Waiver  
☒ Development Plat  
☐ Zoning Change

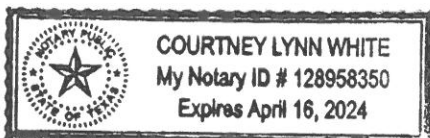
Application for Knight's Development Group LLC-Rob Knight.  
(applicant)

|                                    |                     |                   |
|------------------------------------|---------------------|-------------------|
| <u>Rob Knight</u>                  |                     |                   |
| Print Name                         | Signature of Owner  |                   |
| <u>3451 Serendipity Hill Trail</u> | <u>469-774-8172</u> | <u>10/17/2023</u> |
| Address                            | Phone No.           | Date              |

State of Texas §  
County of Tarrant §

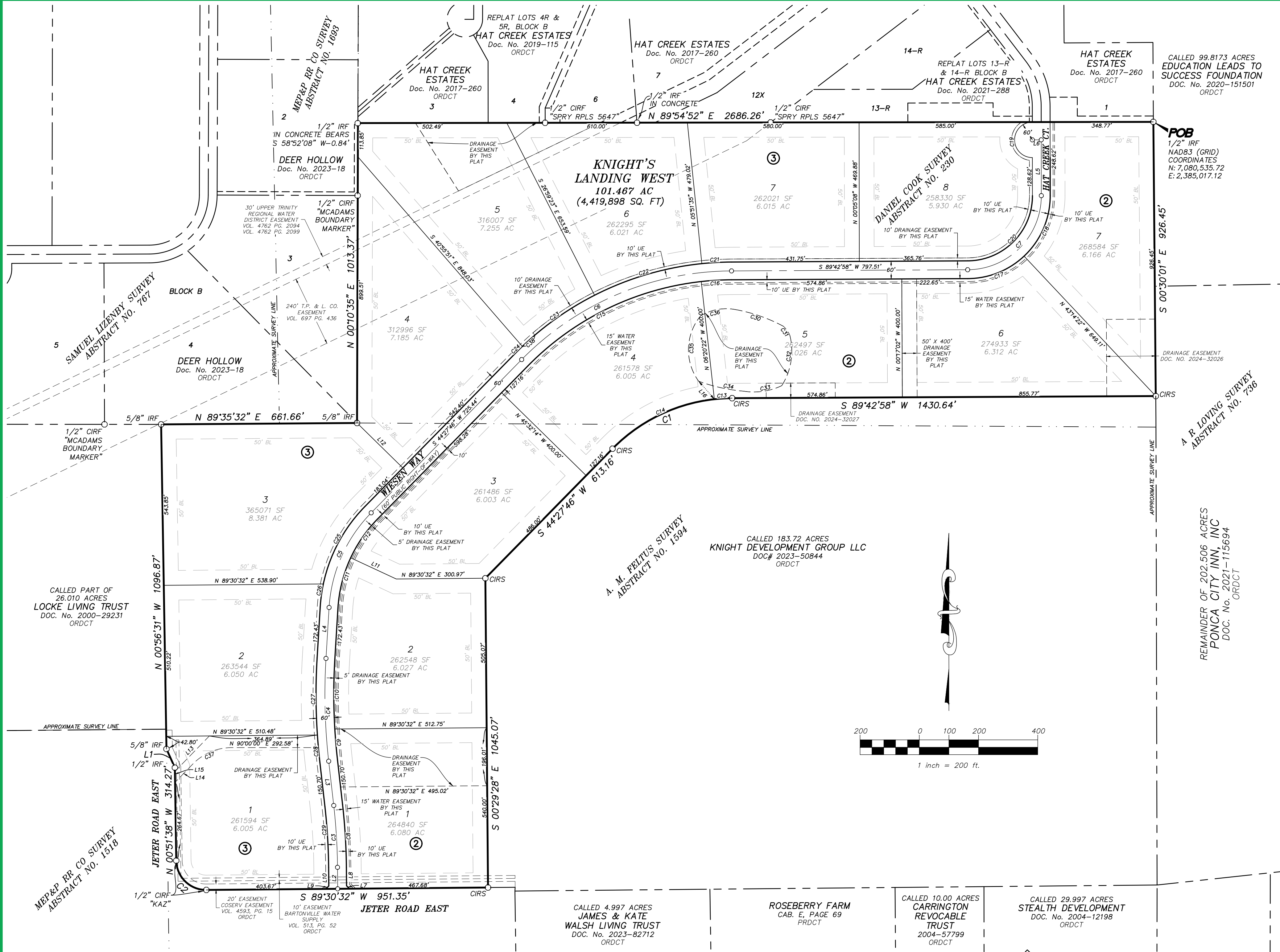
Before me, Courtney White, a Notary Public in and for said County and State, on this day personally appeared Rob Knight known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

(Seal)



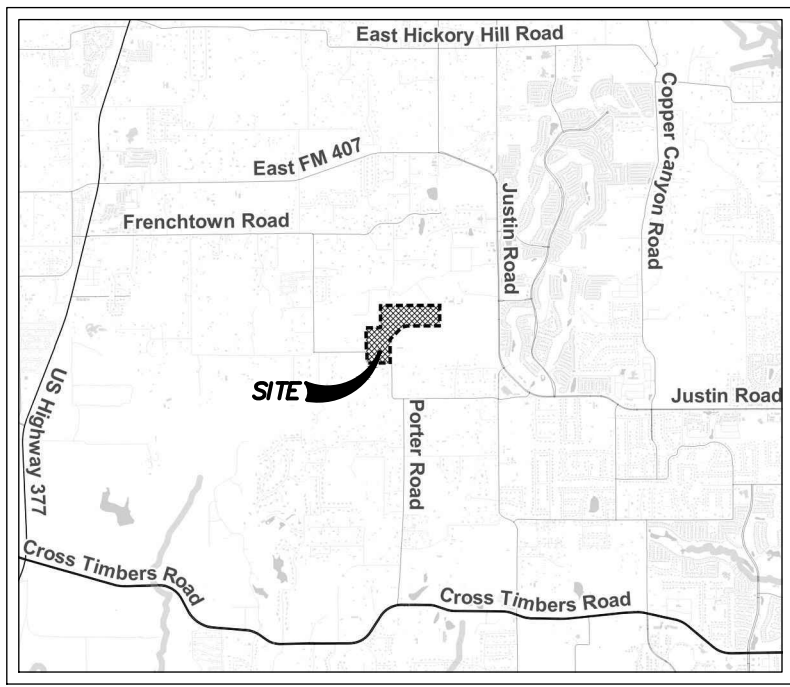
Courtney Lynn White  
Notary

PLOTTED BY: SBB HERNANDEZ DATE: 4/10/2024 3:21 PM PART: P:\3733\30-00\0001 Land Survey\p000 Plating\3733-00-02 Final Plating



GENERAL NOTES

- BEARINGS AND COORDINATES ARE GRID BASED ON THE "TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE" (2011) AS DETERMINED BY GPS OBSERVATIONS. THE CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 0°44'30.24". ALL DISTANCES HAVE BEEN ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR IS 1.000155862863.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BY SCALED MAP LOCATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0510G, EFFECTIVE DATE APRIL 18, 2011.
- CORNER MONUMENTATION: UPON COMPLETION OF STREET AND UTILITY CONSTRUCTION AND GRADING WORK, 5/8" IRON RODS WITH CAPS STAMPED "MMA" SHALL BE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE.
- ACCESS EASEMENTS: THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE TOWN OF BARTONVILLE, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.
- THE HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT.



VICINITY MAP

NO SCALE

LEGEND/ABBREVIATIONS

- CIRS 5/8" CAPPED IRON ROD SET STAMPED "MMA" (UNLESS OTHERWISE NOTED)
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- DRDCT DEED RECORDS, DENTON COUNTY, TEXAS
- PRDCT PLAT RECORDS, DENTON COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- UE UTILITY EASEMENT
- CC# COUNTY CLERK'S INSTRUMENT NUMBER
- POB POINT OF BEGINNING
- MFf MINIMUM FINISHED FLOOR ELEVATION NOT REQUIRED
- \* FEMA ELEVATION CERTIFICATE NOT REQUIRED
- BL BUILDING SETBACK LINE
- CM CONTROLLING MONUMENT
- GY GUY ANCHOR
- PP POWER POLE
- PPD TELEPHONE PEDESTAL
- BOUNDARY LINE
- ADJOINER OR RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING LINE

**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.  
Released for review by

| CURVE TABLE |         |          |              |                 |              |
|-------------|---------|----------|--------------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS   | DELTA        | CHORD DIRECTION | CHORD LENGTH |
| C1          | 450.20' | 570.00'  | 45° 15' 12"  | S 67°05'22" W   | 438.59'      |
| C2          | 157.34' | 100.69'  | 89° 31' 51"  | N 45°43'32" W   | 141.81'      |
| C3          | 209.32' | 2000.00' | 5° 59' 48"   | N 03°29'22" W   | 209.23'      |
| C4          | 347.78' | 2000.00' | 9° 57' 48"   | S 01°30'22" E   | 347.34'      |
| C5          | 357.68' | 500.00'  | 40° 59' 14"  | S 23°58'09" W   | 350.10'      |
| C6          | 789.82' | 1000.00' | 45° 15' 12"  | S 67°05'22" W   | 769.45'      |
| C7          | 391.83' | 250.00'  | 89° 48' 06"  | N 44°48'55" E   | 352.94'      |
| C8          | 212.46' | 2030.00' | 5° 59' 48"   | N 03°29'22" W   | 212.36'      |
| C9          | 105.76' | 1970.00' | 3° 04' 33"   | N 04°56'59" W   | 105.75'      |
| C10         | 236.81' | 1970.00' | 6° 53' 14"   | N 00°01'55" E   | 236.66'      |
| C11         | 176.03' | 470.00'  | 21° 27' 31"  | N 14°12'18" E   | 175.00'      |
| C12         | 160.19' | 470.00'  | 19° 31' 43"  | N 34°41'55" E   | 159.42'      |
| C13         | 60.24'  | 570.00'  | 6° 03' 20"   | S 86°41'18" W   | 60.21'       |
| C14         | 389.95' | 570.00'  | 39° 11' 52"  | N 64°03'42" E   | 382.39'      |
| C15         | 663.61' | 970.00'  | 39° 11' 52"  | N 64°03'42" E   | 650.74'      |
| C16         | 102.52' | 970.00'  | 6° 03' 20"   | N 86°41'18" E   | 102.47'      |
| C17         | 209.92' | 280.00'  | 42° 57' 20"  | N 68°14'18" E   | 205.04'      |
| C18         | 228.93' | 280.00'  | 46° 50' 46"  | N 23°20'15" E   | 222.61'      |
| C19         | 188.50' | 60.00'   | 180° 00' 00" | S 00°05'08" E   | 120.00'      |

| CURVE TABLE |         |          |             |                 |              |
|-------------|---------|----------|-------------|-----------------|--------------|
| CURVE #     | LENGTH  | RADIUS   | DELTA       | CHORD DIRECTION | CHORD LENGTH |
| C20         | 344.81' | 220.00'  | 89° 48' 06" | S 44°48'55" W   | 310.59'      |
| C21         | 100.24' | 1030.00' | 5° 34' 33"  | S 86°55'41" W   | 100.20'      |
| C22         | 379.85' | 1030.00' | 21° 07' 47" | S 73°34'31" W   | 377.70'      |
| C23         | 300.00' | 1030.00' | 16° 41' 17" | S 54°39'59" W   | 298.94'      |
| C24         | 33.43'  | 1030.00' | 1° 51' 34"  | S 45°23'33" W   | 33.43'       |
| C25         | 300.72' | 530.00'  | 32° 30' 34" | S 28°12'29" W   | 296.70'      |
| C26         | 78.42'  | 530.00'  | 8° 28' 40"  | S 07°42'52" W   | 78.35'       |
| C27         | 260.82' | 2030.00' | 7° 21' 42"  | S 00°12'19" E   | 260.64'      |
| C28         | 92.18'  | 2030.00' | 2° 36' 06"  | S 05°11'13" E   | 92.17'       |
| C29         | 206.18' | 1970.00' | 5° 59' 48"  | S 03°29'22" E   | 206.09'      |
| C30         | 171.96' | 549.22'  | 17° 56' 20" | N 70°48'04" W   | 171.26'      |
| C31         | 38.00'  | 89.52'   | 24° 19' 20" | N 35°44'44" W   | 37.72'       |
| C32         | 177.29' | 217.59'  | 46° 41' 04" | N 09°08'44" E   | 172.43'      |
| C33         | 131.10' | 219.57'  | 34° 12' 38" | N 81°41'00" E   | 129.16'      |
| C34         | 156.86' | 587.65'  | 15° 17' 36" | S 77°32'55" E   | 156.39'      |
| C35         | 237.61' | 180.45'  | 75° 26' 36" | S 01°40'25" W   | 220.81'      |
| C36         | 122.36' | 166.92'  | 42° 00' 09" | S 79°41'28" W   | 119.64'      |
| C37         | 146.81' | 183.42'  | 45° 51' 37" | N 67°04'12" E   | 142.92'      |
| C38         | 56.76'  | 1030.00' | 3° 09' 27"  | S 47°54'04" W   | 56.76'       |

| LINE TABLE |         |               |
|------------|---------|---------------|
| LINE #     | LENGTH  | DIRECTION     |
| L1         | 69.09'  | N 24°14'34" W |
| L2         | 72.62'  | N 00°29'28" W |
| L3         | 150.70' | N 06°29'16" W |
| L4         | 172.43' | N 03°28'32" E |
| L5         | 188.62' | N 00°05'08" W |
| L6         | 30.00'  | N 89°54'53" E |
| L7         | 14.14'  | S 45°29'28" E |
| L8         | 62.62'  | S 00°29'28" E |
| L9         | 14.14'  | S 44°30'32" W |
| L10        | 62.62'  | S 00°29'28" E |
| L11        | 169.74' | S 65°03'57" E |
| L12        | 216.67' | S 45°32'14" E |
| L13        | 167.02' | N 44°08'23" E |
| L14        | 85.83'  | N 44°08'23" E |
| L15        | 43.52'  | N 00°51'38" W |
| L16        | 80.58'  | N 41°04'50" W |

PRELIMINARY PLAT

APPROVED BY THE TOWN OF BARTONVILLE FOR FILING AT THE OFFICE OF THE COUNTY CLERK OF DENTON COUNTY, TEXAS.

APPROVED BY: PLANNING AND ZONING COMMISSION TOWN OF BARTONVILLE, TEXAS

SIGNATURE OF CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

TOWN COUNCIL TOWN OF BARTONVILLE, TEXAS

SIGNATURE OF MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

TOWN SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

| KNIGHT'S LANDING BARTONVILLE ADDITION LAND USE SUMMARY |           |         |               |
|--------------------------------------------------------|-----------|---------|---------------|
| LAND USE                                               | LOT COUNT | ACREAGE | DENSITY       |
| SITE AREA                                              | N/A       | 101.467 | -             |
| SINGLE-FAMILY LOTS                                     | 15        | -       | 0.15 UNITS/AC |

FINAL PLAT

LOTS 1-7, BLOCK 2

LOTS 1-8, BLOCK 3

**KNIGHT'S LANDING BARTONVILLE ADDITION**

BEING 101.467 ACRES SITUATED IN THE A. M. FLETUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, BEING A PORTION OF A CALLED 183.72 ACRE TRACT OF LAND IN THE TOWN OF BARTONVILLE DENTON COUNTY, TEXAS

APRIL 2024

SURVEYOR/ENGINEER:



civil engineering, surveying, landscape architecture, planning

ltpels registration number: f - 2759

ltpels registration/license number: 10088000

519 east border

arlington, texas 76010

817-469-1671

fax: 817-274-8757

www.mmatexas.com

CONTACT: JACOB SUMPTER  
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OWNER'S CERTIFICATE

STATE OF TEXAS        )  
COUNTY OF DENTON    )

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, BEING PART OF A CALLED 183.23 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO KNIGHT DEVELOPMENT GROUP LLC, AS RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2023--50844, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, (ORDCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD IN CONCRETE FOUND (DISTURBED) FOR THE NORTHEAST CORNER OF SAID 183.23 ACRE TRACT, THE SOUTHEAST CORNER OF HAT CREEK ESTATES (LOT 1), AN ADDITION TO THE TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2017--260, ORDCT AND IN THE WEST LINE OF A CALLED 99.8173 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO EDUCATION LEADS TO SUCCESS FOUNDATION, AS 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 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER;

THENCE OVER AND ACROSS SAID 183.23 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°42'58" WEST, A DISTANCE OF 1,430.64 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 570.00 FEET AND A CHORD WHICH BEARS SOUTH 67°05'22" WEST, A DISTANCE OF 438.59 FEET;

IN A SOUTHWESTERLY DIRECTION WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 45°15'12", AN ARC LENGTH OF 450.20 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR THE END OF SAID CURVE TO THE LEFT;

SOUTH 44°27'46" WEST, A DISTANCE OF 613.16 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER;

SOUTH 00°29'28" EAST, A DISTANCE OF 1,045.07 FEET TO A 5/8" CAPPED IRON ROD STAMPED "MMA" SET FOR CORNER IN THE SOUTH LINE OF SAID 183.23 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF JETER ROAD EAST;

THENCE WITH THE SOUTH AND WEST LINE OF SAID 183.23 ACRE TRACT AND THE NORTH AND EAST RIGHT-OF-WAY LINE OF SAID JETER ROAD EAST, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89°30'32" WEST, A DISTANCE OF 951.35 FEET TO A 1/2" CAPPED IRON ROD STAMPED "KAZ" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.69 FEET AND A CHORD WHICH BEARS NORTH 45°43'32" WEST, A DISTANCE OF 141.81 FEET;

IN A NORTHWESTERLY DIRECTION WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°31'51", AN ARC LENGTH OF 157.34 FEET TO A 1/2" CAPPED IRON ROD STAMPED "KAZ" FOUND FOR THE END OF SAID CURVE TO THE RIGHT;

NORTH 00°51'38" WEST, A DISTANCE OF 314.27 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 24°14'34" WEST, A DISTANCE OF 69.09 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 00°56'31" WEST, PASSING THE SOUTHEAST CORNER OF A CALLED 26.010 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO LOCKE LIVING TRUST, AS RECORDED IN INSTRUMENT NO. 2000--29231, ORDCT, AT A DISTANCE OF 66.94 FEET, AND CONTINUE WITH THE COMMON LINE OF SAID 183.23 ACRE TRACT AND SAID 26.010 ACRE TRACT, FOR 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), AN ADDITION TO THE TOWN OF BARTONVILLE, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NO. 2023--18, ORDCT;

THENCE WITH THE COMMON LINE OF SAID 183.23 ACRE TRACT AND SAID DEER HOLLOW, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89°35'32" EAST, A DISTANCE OF 661.66 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 183.23 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID DEER HOLLOW;

NORTH 00°10'35" EAST, A DISTANCE OF 1,013.37 FEET TO A POINT FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 183.23 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID HAT CREEK ESTATES, FROM WHICH A 1/2" IRON ROD FOUND IN CONCRETE BEARS SOUTH 58°52'08" WEST, A DISTANCE OF 0.84 FEET;

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT KNIGHT DEVELOPMENT GROUP LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOTS 1--7, BLOCK 2, AND LOTS 1--8, BLOCK 3, KNIGHT'S LANDING WEST, 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 PUBLICS 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\_\_\_\_  
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:

SURVEYOR'S CERTIFICATE

THAT I, LON E. WHITTEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON 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.  
Released for review by*

LON E. WHITTEN        DATE: APRIL 01, 2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5893

STATE OF TEXAS        §  
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LON E. WHITTEN, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT

LOTS 1--7, BLOCK 2  
LOTS 1--8, BLOCK 3

**KNIGHT'S LANDING  
BARTONVILLE ADDITION**

BEING 101.467 ACRES SITUATED IN THE A. M. FLETUS SURVEY, ABSTRACT NO. 1594 AND THE DANIEL COOK SURVEY, ABSTRACT NO. 230, BEING A PORTION OF A CALLED 183.72 ACRE TRACT OF LAND IN THE TOWN OF BARTONVILLE DENTON COUNTY, TEXAS

APRIL 2024

SURVEYOR/ENGINEER:



civil engineering surveying landscape architecture planning

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MMA PROJECT NO. 3733--00--02

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