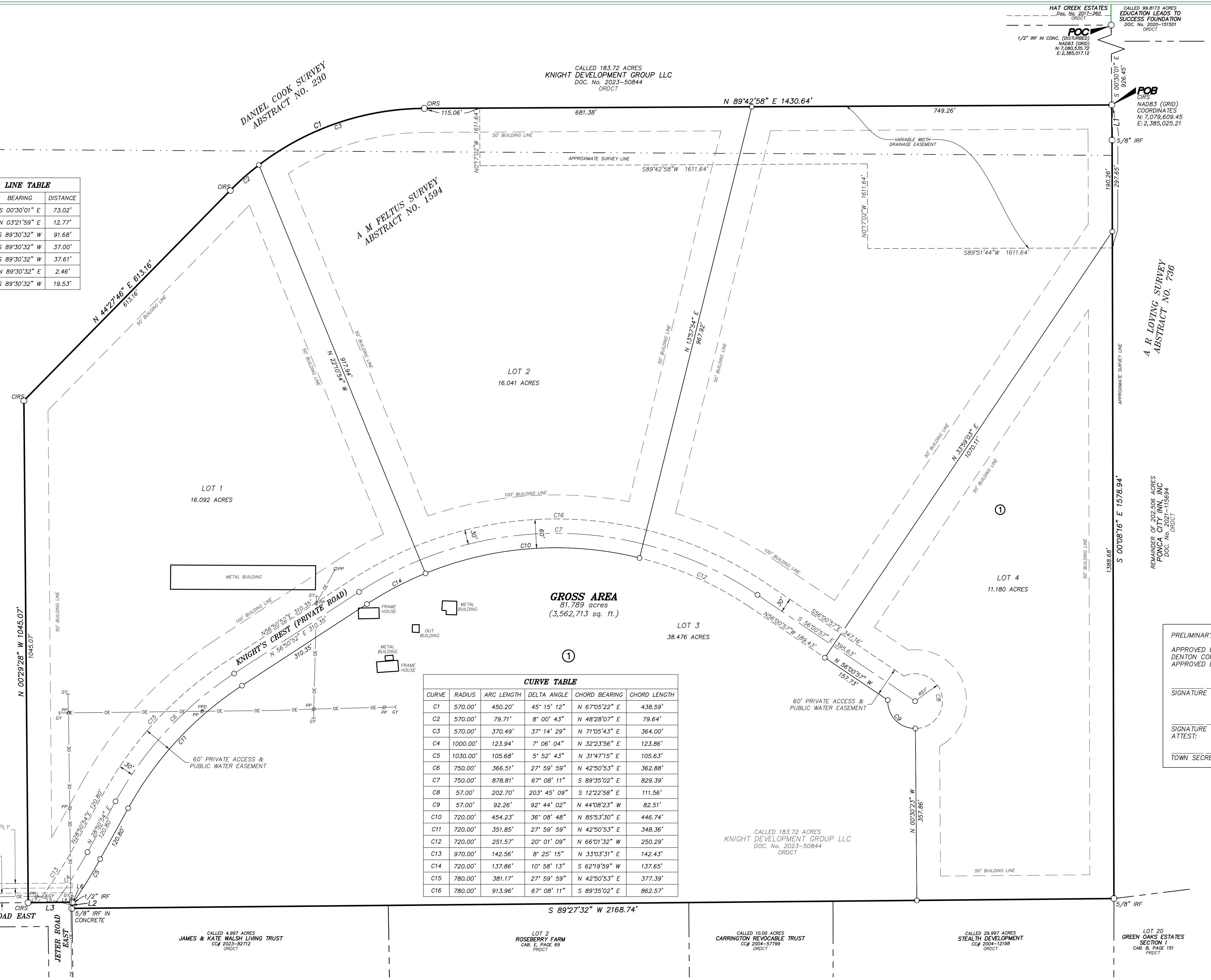


Exhibit 1

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°30'01" E	73.02'
L2	N 03°21'59" E	12.77'
L3	S 89°30'32" W	91.68'
L4	S 89°30'32" W	37.00'
L5	S 89°30'32" W	37.61'
L6	N 89°30'32" E	2.46'
L7	S 89°30'32" W	19.53'

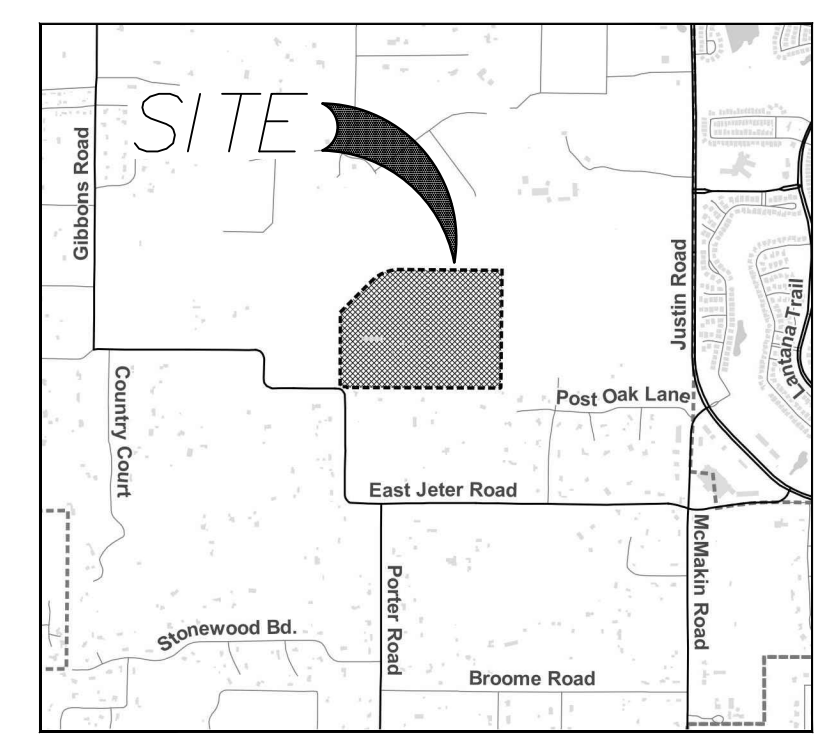
CALLED 183.72 ACRES
 KNIGHT DEVELOPMENT GROUP LLC
 DOC. NO. 2023-50844
 DRDCT



GROSS AREA
 81.789 ACRES
 (3,562,713 sq. ft.)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	570.00'	450.20'	45° 15' 12"	N 67°05'22" E	438.59'
C2	570.00'	79.71'	8° 00' 43"	N 48°28'07" E	79.64'
C3	570.00'	370.49'	37° 14' 29"	N 71°05'43" E	364.00'
C4	1000.00'	123.94'	7° 06' 04"	N 32°23'56" E	123.86'
C5	1030.00'	105.68'	5° 52' 43"	N 31°47'15" E	105.63'
C6	750.00'	366.51'	27° 59' 59"	N 42°50'53" E	362.88'
C7	750.00'	878.81'	67° 08' 11"	S 89°35'02" E	829.39'
C8	57.00'	202.70'	203° 45' 09"	S 12°22'58" E	111.56'
C9	57.00'	92.26'	92° 44' 02"	N 44°08'23" W	82.51'
C10	720.00'	454.23'	36° 08' 48"	N 85°53'30" E	446.74'
C11	720.00'	351.85'	27° 59' 59"	N 42°50'53" E	348.36'
C12	720.00'	251.57'	20° 01' 09"	N 66°01'32" W	250.29'
C13	970.00'	142.56'	8° 25' 15"	N 33°03'31" E	142.43'
C14	720.00'	137.86'	10° 58' 13"	S 62°19'59" W	137.65'
C15	780.00'	381.17'	27° 59' 59"	N 42°50'53" E	377.39'
C16	780.00'	913.96'	67° 08' 11"	S 89°35'02" E	862.57'



VICINITY MAP
 NO SCALE
 100 0 50 100 200
 1 inch = 100 ft.

- 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
 - CC# COUNTY CLERK'S INSTRUMENT NUMBER
 - POB POINT OF BEGINNING
 - MFF MINIMUM FINISHED FLOOR ELEVATION
 - * 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 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 _____

NOVEMBER 2023
 PRELIMINARY PLAT
 LOTS 1-4, BLOCK 1
KNIGHT'S CREST SUBDIVISION
 BEING 81.789 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

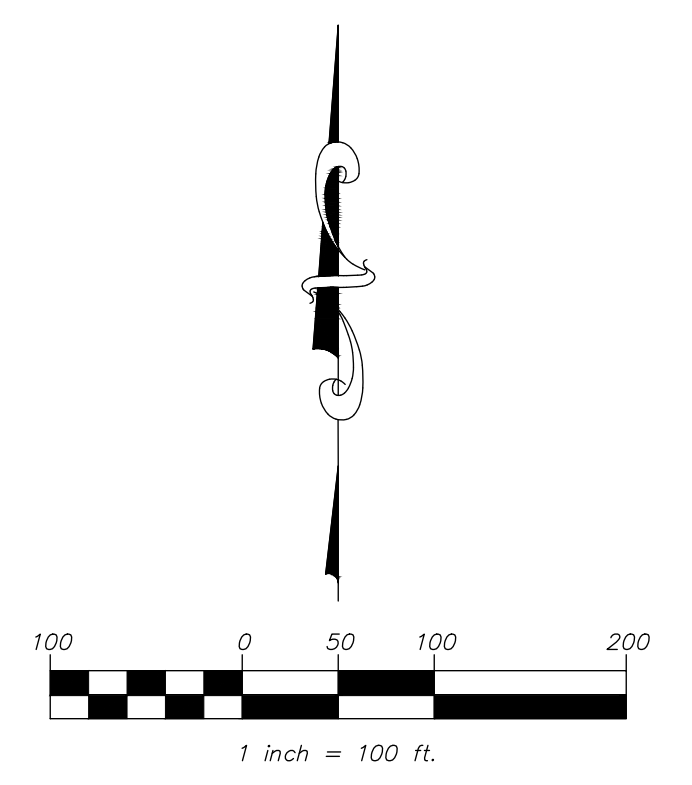
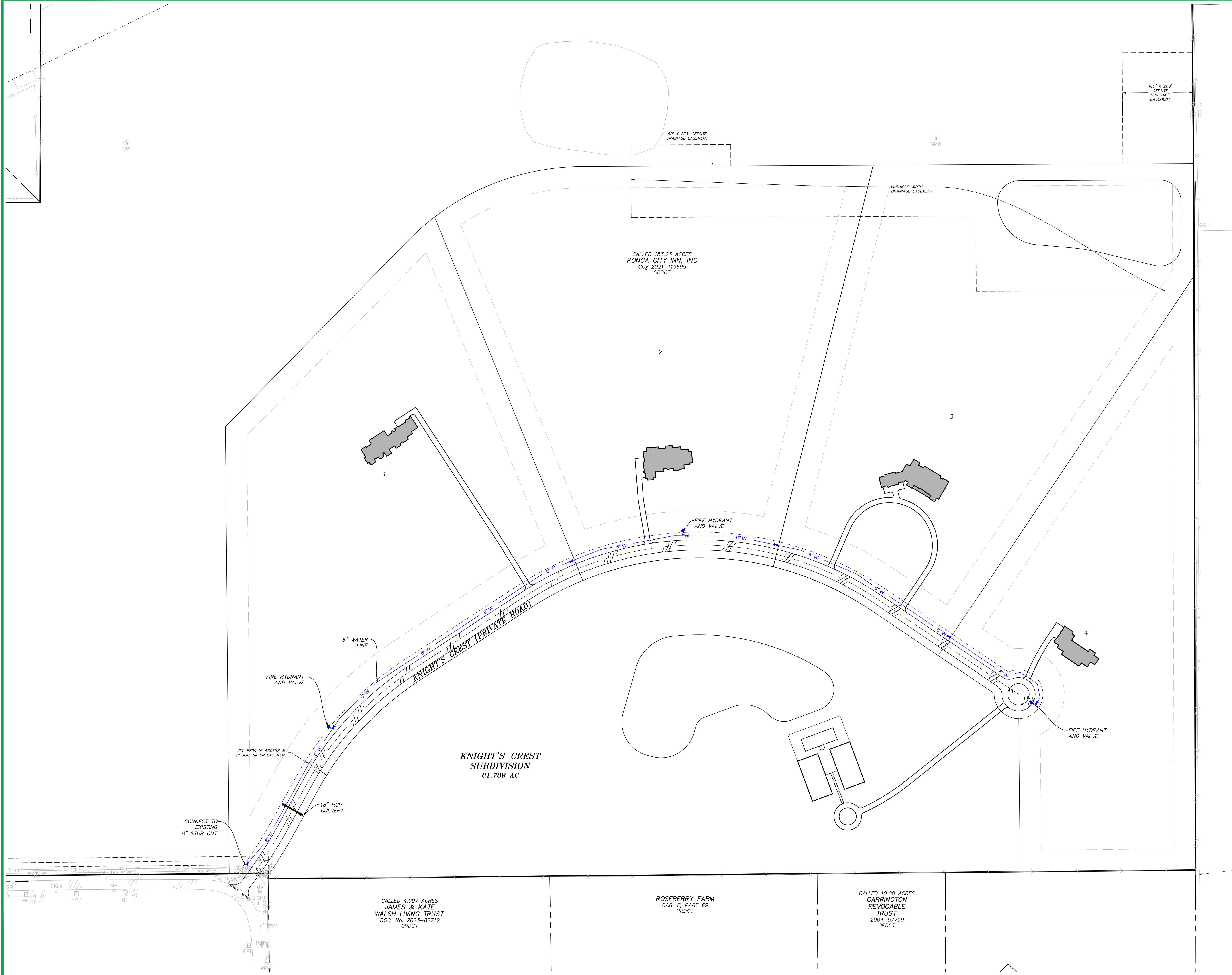
PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

SURVEYOR/ENGINEER:

OWNER/DEVELOPER:
KNIGHT DEVELOPMENT GROUP LLC
 4600 EDEN ROAD
 ARLINGTON, TX 76001
 TEL: 469-774-8172
 email: rob@bc.us
 CONTACT: ROB KNIGHT

chd engineering surveying landscape architecture planning
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 CONTACT: JACOB SUMPTER, AICP
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 SHEET 1 OF 2

PLOTTED BY: LON WHITTEN/DATE: 11/30/2023 3:06 PM PATH: P:\2023\3601\6501 Land Survey\m050 Plats\3733-00-01 Knight's Crest Prelim Plat.dwg



LEGEND:

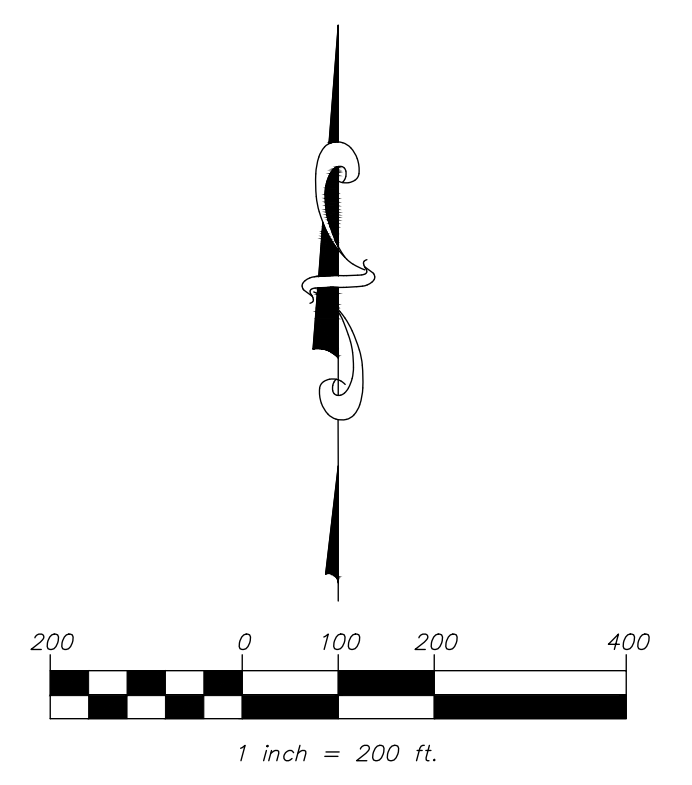
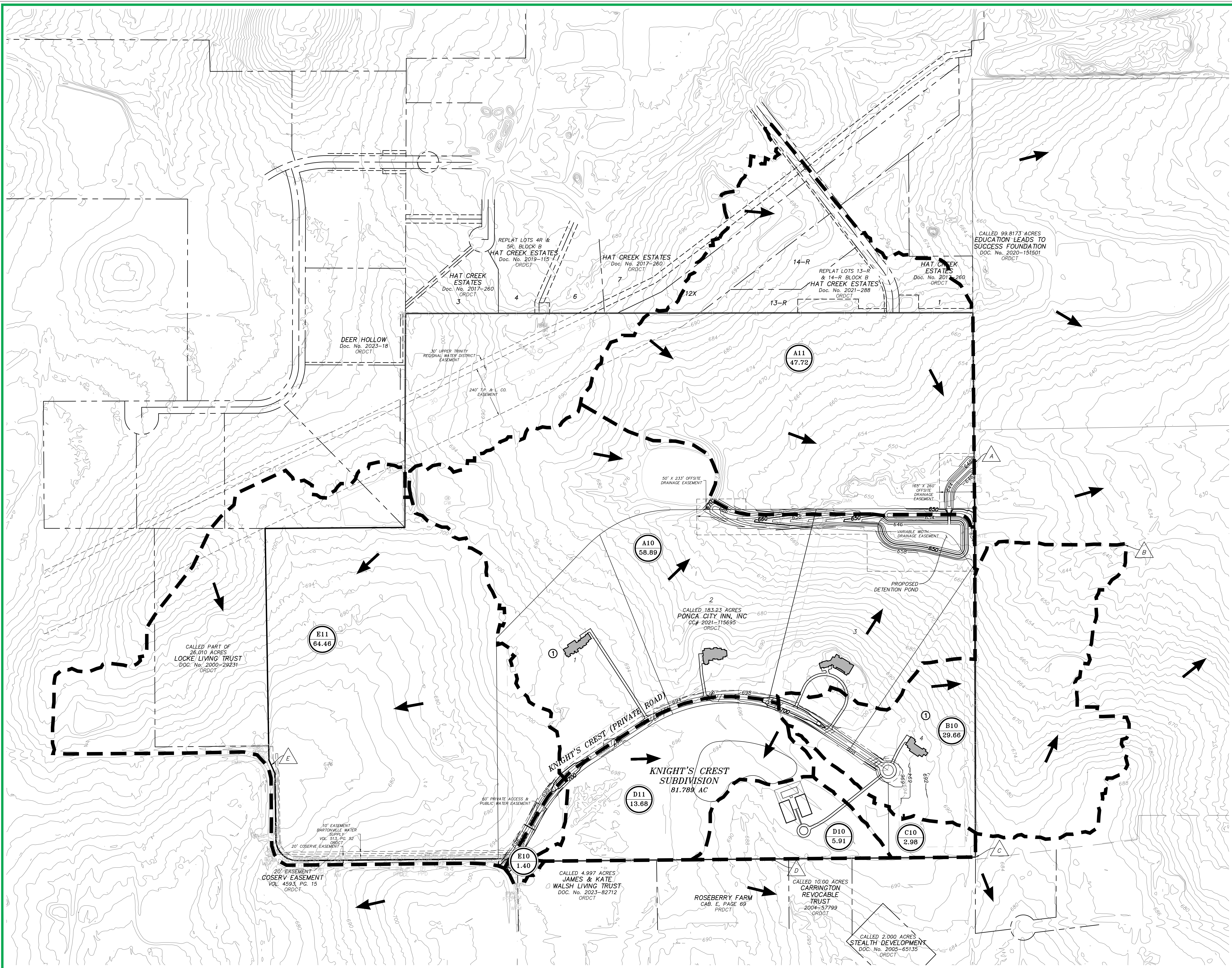
EXISTING SANITARY SEWER	EX-SS
EXISTING SEWER MANHOLE	⊙
EXISTING WATER LINE	EX-W
EXISTING WATER VALVE	⊕
EXISTING FIRE HYDRANT	⊕
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING UNDERGROUND ELECTRIC	UGE
EXISTING POWER POLE	⊙
EXISTING LIGHT POLE	⊕
PROPOSED STORM LINE	—
PROPOSED FIRE HYDRANT ASSEMBLY	⊕
PROPOSED GATE VALVE	⊕ w
PROPOSED WATER LINE	w

**PRELIMINARY UTILITY PLAN
KNIGHTS FAMILY COMPOUND
BARTONVILLE, TEXAS**



civil engineering surveying landscape architecture planning
tbppls registration number: 1 - 2759
tbppls registration/license number: 10088000
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arlington, texas 76010
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www.mmotexas.com

PLOTTED BY: SBB, HERNANDEZ, DATE: 11/10/2023 1:44 PM, PLOT: P:\2023\06\07\2023 Land Development\2023 Construction Documents\Knight's Crest\Knight's Crest.mxd, Primary Utility and Drainage Area Map/Primary Utility Plan.dwg



LEGEND:

EXISTING MAJOR CONTOUR	--640--
EXISTING MINOR CONTOUR	--641--
PROPOSED MINOR CONTOUR	—640—
PROPOSED MAJOR CONTOUR	—641—
DRAINAGE AREA BOUNDARY	— — — —
DRAINAGE AREA LABEL	(A1)
NAME	—————
AREA (ACRES)	—————
FLOW AREA	—————>
DESIGN POINT	▲

NOTES:

1. EXISTING AND PROPOSED CONTOURS SHOWN AT 2' INTERVALS.

PRELIMINARY DRAINAGE AREA MAP
KNIGHTS FAMILY COMPOUND
BARTONVILLE, TEXAS



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PLOTTED BY: SIB HERNANDEZ DATE: 11/10/2023 1:48 PM PLOT: P:\2023\01\07\00 Land Development\2023\01\07\00 Preliminary Utility and Drainage Area Map\Preliminary Drainage Area Map.dwg