

Exhibit A



TOWN OF BARTONVILLE DEVELOPMENT APPLICATION

Application Type (check all applicable):

☐ Sketch Plat

☐ Land Study

☒ Preliminary

☐ Final

☐ Development

☒ Replat

☐ Amending Plat

Current Legal Description: Lots 1R & 2R-1, Block A, Rice Ranch Addition

Proposed Subdivision Name: Rice Ranch Addition ☒ In Town Limits ☐ In ETJ

Current Zoning: RE-2 Concurrent Zoning Change Req.? ☐ Yes (zoning change request attached) ☒ No

Proposed Zoning (if applicable): N/A No. Proposed Lots: 5 Total Acres: 32.029

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

Owner: Philip R. & Martha S. Rice Phone: 214-205-2699

Address: 1086 Broome Rd, Bartonville, TX 76226

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

Applicant: Philip Rice Phone: 214-205-2699

Address: 1086 Broome Rd, Bartonville, Tx 76226 Fax: _____

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.

Philip R. Rice
Applicant Signature

2/28/25

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



4400 State Highway 121
Suite 800
Lewisville, TX 75056
972. 436. 9712

SPEC23572

May 5, 2025

Shannon Montgomery
Town Secretary
Town of Bartonville
1941 E Jeter Road
Bartonville, Tx 76226

RE: Rice Ranch Addition – Preliminary Plat Application

Dear Shannon:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Preliminary Plat Application and Replat Application for the Rice Ranch Addition. The property is located at 1086 Broome Road, in the Town of Bartonville, and is currently platted as Lot 1R, Block A, and Lot 2R-1, Block A, Rice Ranch Addition. There are no proposed changes or additions to utilities or drainage plans as the property is serviced with water from Porter Road and drains to existing Ponds per the original drainage plan for the Barrington Hills construction plans, attached as part of this submittal.

We appreciate your consideration of this application. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

McAdams

A handwritten signature in blue ink, appearing to read 'W. Thad Murley III'.

W. Thad Murley III | Director, Geomatics
tmurley@mcadamsco.com | 972. 436. 9712

PROCEDURES:

Please see the attached submittal schedule. The Town strictly adheres to this schedule due to legal requirements; **no exceptions will be made.**

1. Submit sketch plat for staff review and Development Review Committee (DRC), if necessary.
2. Submit Land Study for DRC if one of the following circumstances exists:
 - a. Any tract of land over fifty (50) acres in size, or for a smaller tract, where the land is part of a larger parcel over fifty (50) acres in size, which is ultimately to be developed under the Town's Development Ordinance.
 - b. In conjunction with a development plat; or
 - c. In any case where a road is to be established or realigned.
3. Submit Preliminary Plat, including utility plans, tax certificate, and related documents (a final plat may be submitted concurrently, but must include all required information).
 - a. DRC Meeting on Preliminary Plat, if needed.
 - b. P&Z Meeting on Preliminary Plat
 - c. Council Meeting on Preliminary Plat
4. Submit Final Plat, engineering and construction plans and related documents.
 - a. DRC Meeting on Final Plat, if needed.
 - b. P&Z Meeting on Final Plat
 - c. Council Meeting on Final Plat (If Infrastructure is to be constructed)
5. Submit approved Final Plat for filing, along with necessary filing fees.

SUBMITTAL REQUIREMENTS:

Sketch Plat -	If a DRC meeting is required, Copies can be submitted electronically.
Land Study -	Prepared by a qualified civil engineer, land planner, architect, or surveyor; Please submit all copies electronically.
Preliminary Plat, Final Plat, Development Plat, Replat, Amending Plat -	DRC – Please submit Electronically P&Z - Please submit all copies electronically. Council -Please submit all copies electronically.
Filing Requirements -	1 copy measuring 18" X 24" Filing Fees in the form of a business check make payable to the Denton County Clerk's Office. A call to the Clerk's office at 940.349.2000, will confirm the fee amount.



phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

PHILIP R. RICE & MARTHA S. RICE
1086 BROOME ROAD
BARTONVILLE, TX 76226
PHONE: 214-205-2699

W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

OF THE
RICE RANCH ADDITION
LOTS 1R-1, 2R-2, 6, 7, & 8, BLOCK A

RICE RANCH ADDITION
 LOTS 1R-1, 2R-2, 6, 7, & 8, BLOCK A
 BEING A REPLAT OF LOT 1R, BLOCK A, RICE RANCH ADDITION,
 AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED AS PLAT #2018-528,
 PLAT RECORDS, DENTON COUNTY, TEXAS, AND LOT 2R-1, BLOCK A,
 RICE RANCH ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE,
 TEXAS, RECORDED AS PLAT #2024-368, PLAT RECORDS, DENTON COUNTY, TEXAS,

PROJECT NO.	SPEC23572
CHECKED BY	TM
DRAWN BY	BC
SCALE	1"=100'
DATE	4.1.2025

PAGE 1 OF 2



M:\Projects\ISPEC\SPEC-2023\SPEC23572 Rice Ranch\02-Geomatics\Survey\Plats\SPEC23572 PRELIMINARY PLAT.dwg, 5/5/2025 8:38:13 AM, Bradley Cox

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Philip R. Rice & Martha S. Rice are the owners of all that certain lot, tract or parcel of land, situated in the J. Burke Survey, Abstract Number 42, Town of Bartonville, Denton County, Texas, being all of Lot 2R-1, Block A, Rice Ranch Addition, an addition to the Town of Bartonville, according to the plat thereof, recorded in Document Number 2024-368, Plat Records, Denton County, Texas, and Lot 1R, Block A, Rice Ranch Addition, an addition to the Town of Bartonville, according to the plat thereof, recorded in Document Number 2018-528, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at the northernmost northeast corner of said Lot 2R-1, same being the northwest corner of Lot 17, Block B, Barrington Hills, an addition to the Town of Bartonville, recorded in Cabinet U, Page 825, Plat Records, Denton County, Texas, same being the southeast corner of a certain called 35' Right-of-way (ROW) dedication to the Town of Bartonville, recorded in Document Number 2013-14, Plat Records, Denton County, Texas, same being the southwest corner of a certain called 35' Right-of-way (ROW) dedication to the Town of Bartonville, according to said Barrington Hills plat, and being in the south line of Broome Road;

THENCE S 00°19'50" E, with an east line of said Lot 2R-1, same being the west line of Block B, of said Barrington Hills, a distance of 976.97 feet to a 1/2" capped rebar found, stamped "G&A" at an inner ell corner of said Lot 2R-1, same being the south corner of Lot 15, Block B, of said Barrington Hills, and being the southwest corner of Lot 14, Block B, of said Barrington Hills;

THENCE N 88°55'41" E, with a north line of said Lot 2R-1, same being the south line of said Lot 14, a distance of 500.03 feet to a 1/2" capped rebar found, stamped "G&A" at the southernmost northeast corner of said Lot 2R-1, same being the southeast corner of said Lot 14, and being a westerly corner of Lot 13, Block B, of said Barrington Hills;

THENCE S 01°04'19" E, with an east line of said Lot 2R-1, same being the west line of said Lot 13, a distance of 304.44 feet to a 1/2" capped rebar found, stamped "G&A" at the southeast corner of said Lot 2R-1, same being the southwest corner of said Lot 13, same being the northwest corner of Lot 6, Block A, of said Barrington Hills, and being the northeast corner of Lot 1, Block X, (common space, drainage easement), of said Barrington Hills;

THENCE S 89°40'10" W, with the south line of said Lot 2R1, same being the north line of said Lot 1, passing the northwest corner thereof, same being the northeast corner of Lot 2, Block C, Barrington Hills Addition, Phase II, an addition to the Town of Bartonville, according to the plat thereof, recorded in Cabinet W, Page 43, Plat Records, Denton County, Texas, passing the easternmost southwest corner of said Lot 2R-1, same being the southeast corner of said Lot 1R, continuing with the south line thereof, a distance of 1,702.96 feet to a 1/2" capped rebar found, stamped "G&A" at the southwest corner of said Lot 1R, same being the northwest corner of said Lot 2, Block C, being in the east line of said 35' ROW Dedication (2013-14), and being in the east line of Porter Road;

THENCE N 01°02'27" E, with the west line of said Lot 1R, same being the east line of Porter Road, passing the northwest corner of said Lot 1R, same being the westernmost southwest corner of said Lot 2R-1, continuing with a west line thereof a total distance of 620.04 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the southernmost northwest corner of said Lot 2R-1, same being the southwest corner of Lot 5, Block A, of said Rice Ranch Addition;

THENCE N 89°40'10" E, with the southerly north line of said Lot 2R-1, same being the south line of said Lot 5, a distance of 410.13 feet to a 1/2" capped rebar found, stamped "MCADAMS" at an inner ell corner of said Lot 2R-1, same being the southeast corner of said Lot 5;

THENCE N 00°19'50" W, with a west line of said Lot 2R-1, same being the east line of said Lot 5, passing at a distance of 213.75 feet a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the southeast corner of Lot 4, Block A, Rice Ranch Addition, continuing with the east line thereof, passing at a distance of 430.24 feet a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the southeast corner of Lot 3, Block A, Rice Ranch Addition, continuing with the east line thereof a total distance of 650.69 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner thereof, same being the northernmost northwest corner of said Lot 2R-1, being in the south line of said 35' ROW Dedication (2013-14), and being in the south line of said Broome Road;

THENCE N 89°20'48" E, with a north line of said Lot 2R-1, same being the south line of Broome Road, a distance of 774.08 feet to the POINT OF BEGINNING and containing approximately 32.029 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Philip R. Rice & Martha S. Rice, the owners, do hereby adopt this plat designating the herein above described property as Rice Ranch Addition, 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 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 _____, 2025.
BY:

Philip R. Rice Martha S. Rice
Owner Owner

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Philip R. Rice known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public
State of Texas

My commission expires the ____ day of _____, ____.

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Martha S. Rice, known to me to be the person whose name in subscribed to the foregoing instrument and acknowledged that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Martha S. Rice, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2025.

Notary Public
State of Texas

My commission expires the ____ day of _____, ____.

NOTES:

1. Bearings based on plat of Barrington Hills Addition recorded in Cabinet U, Page 825 in the Plat Records, Denton County, Texas.

2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

3. No flood zone area analysis has been performed by McAdams on the subject property.

4. According to Community/Panel No. 48121C0510 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.

5. The purpose of this Minor Replat is to subdivide Lots 2R-1 and 1R into 5 buildable Lots, and create a 25' Water Line Easement.

6. 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.

7. 150-foot rear Building Line per developers request to match deed restrictions recorded in Instrument Number 2025-9075, Official Records, Denton county, Texas.

Approved for Preparation of Final Plat for the subdivision shown on this Plat.
APPROVED BY: Planning and Zoning Commision

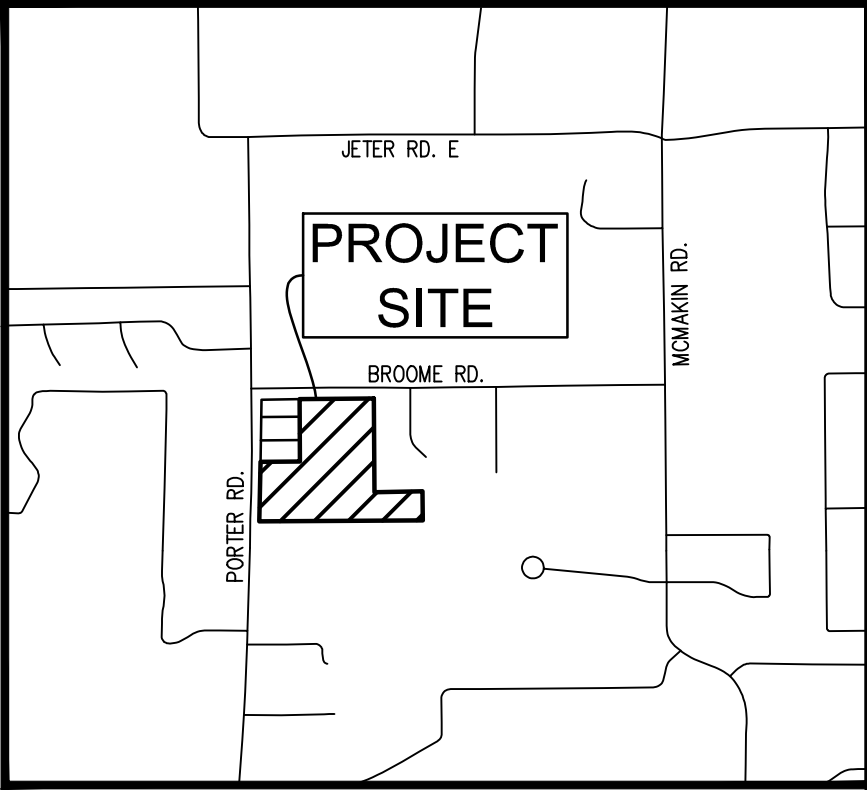
Signature of Chairman Date

APPROVED BY: Town Council
Town of Bartonville, Texas

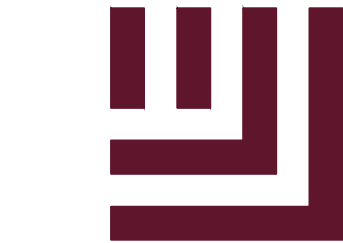
Signature of Mayor Date

ATTEST:

Town Secretary Date



VICINITY MAP
1"=2000'



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
fax 972. 436. 9715
TBPLS FIRM #
PE:19762 RPLS: 10194440
www.mcadamsco.com

CLIENT

PHILIP R. RICE & MARTHA S. RICE
1086 BROOME ROAD
BARTONVILLE, TX 76226
PHONE: 214-205-2699

SURVEYOR

W. THAD MURLEY III, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: tmurley@mcadamsco.com

PRELIMINARY PLAT OF THE

RICE RANCH ADDITION

LOTS 1R-1, 2R-2, 6, 7, & 8, BLOCK A
BEING A REPLAT OF LOT 1R, BLOCK A, RICE RANCH ADDITION,
AN ADDITION TO THE TOWN OF BARTONVILLE, TEXAS, RECORDED AS PLAT #2018-528,
PLAT RECORDS, DENTON COUNTY, TEXAS, AND LOT 2R-1, BLOCK A,
RICE RANCH ADDITION, AN ADDITION TO THE TOWN OF BARTONVILLE,
TEXAS, RECORDED AS PLAT #2024-368, PLAT RECORDS, DENTON COUNTY, TEXAS,

32.029 ACRES

J. BURKE SURVEY, ABSTRACT NO. 42
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PLAN INFORMATION

PROJECT NO. SPEC23572
CHECKED BY TM
DRAWN BY BC
SCALE 1"=100'
DATE 4.1.2025