

BENCHMARK NOTES

TBM #1 - 1/2" CRS "MCADAMS CONTROL"
N:7082742.52 E:2379270.02 ELEV: 698.93'
TBM #2 - MAG NAIL W/ SHINER SET "MCADAMS CONTROL"
N:7082202.09 E:2379315.20 ELEV: 693.43'

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC VAN
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- GUARDRAIL
- TREAD AREA

SITE PLAN NOTES

- PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2-FOOT BY 2-FOOT MODULAR CONCRETE BLOCK SYSTEMS.
- DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF RIDING SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
- SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
- ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.8 RESIDENTIAL DEVELOPMENT STANDARDS.
- NO SIGNAGE IS PROPOSED.
- ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
- NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
- NO SCREENING WALLS REQUIRED.
- THERE ARE 5 EXISTING APPLE PECAN STREET TREES LOCATED ON GIBBONS ROAD. NO HEIGHTS - THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
- ALL PROPOSED LIGHTING AND GLARE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A. RESIDENTIAL LIGHT AND GLARE STANDARDS
 - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
 - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
 - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
- ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3.A.

ZONING ORDINANCE VARIANCES

- MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG) ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2ACRES
- LIVESTOCK BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.G.1. ORDINANCE REQUIREMENTS: BUILDINGS OR STRUCTURES FOR RAISING, FEEDING, HOUSING, OR SALE OF LIVESTOCK OR POULTRY SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM THE PROPERTY LINE. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.
- ACCESSORY BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 19, ACCESSORY BUILDINGS, ARTICLE 19.A.2. ORDINANCE REQUIREMENT: MINIMUM 50 FOOT SETBACK FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL (AG) DISTRICT. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.



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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440
TBAE: BR3185
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
EMAIL:

FUTURE ADDRESS
989 GIBBONS ROAD
SOUTH PORTION OF LOT 2 IN THE
TUCKER ADDITION (PID 1085825)
CALLED 8.00 ACRES
BARTONVILLE, TEXAS
CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110326 ON 3.20.2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

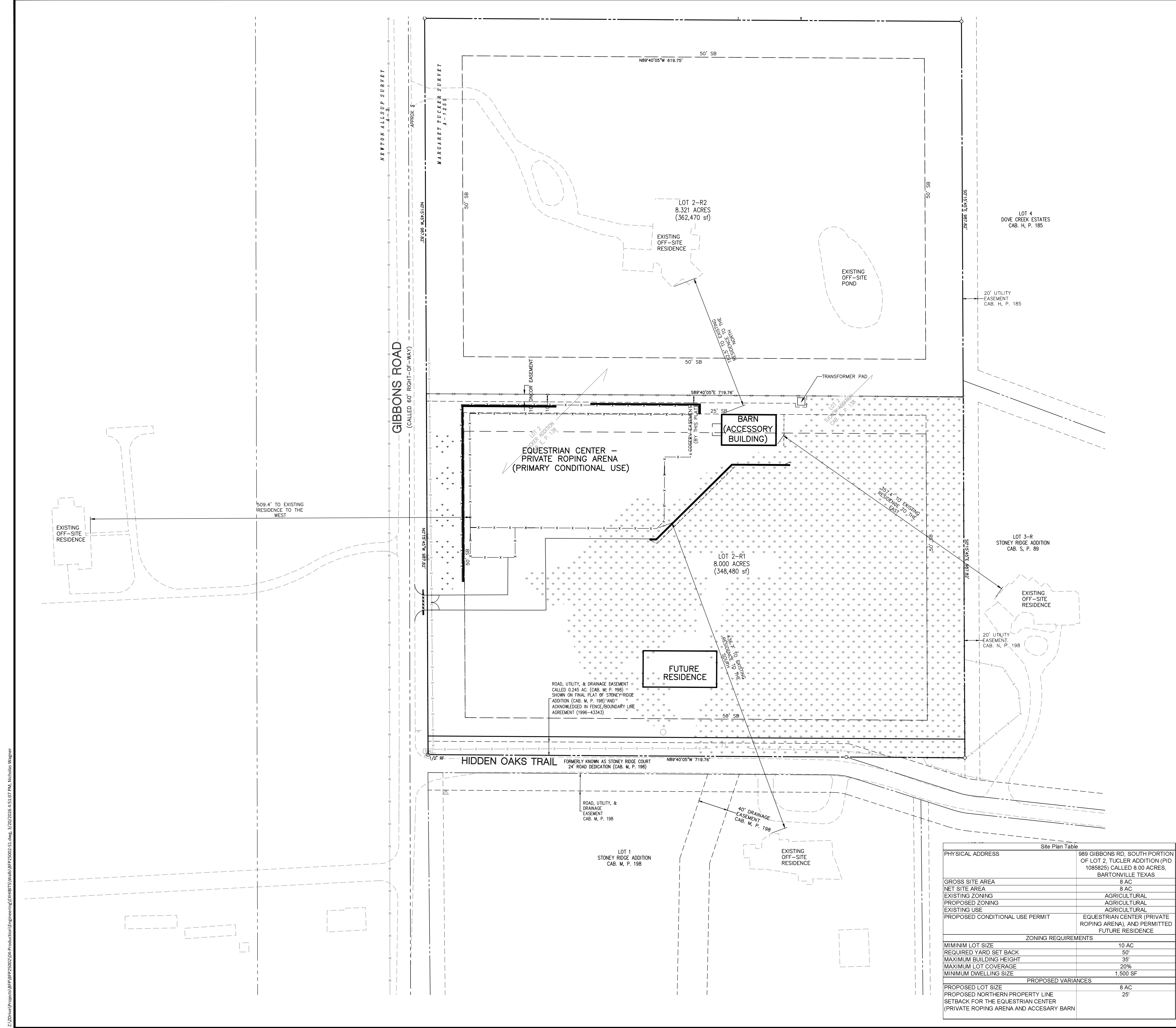
PLAN INFORMATION

PROJECT NO. BFP25002
FILENAME BFP25002-S1
CHECKED BY MSM
DRAWN BY NW
SCALE 1" = 60'
DATE 3.20.2026

SHEET

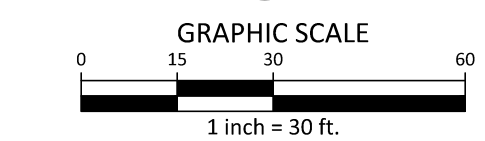
OVERALL SITE PLAN

PAGE
1 OF 3



Site Plan Table	
PHYSICAL ADDRESS	989 GIBBONS RD, SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825) CALLED 8.00 ACRES, BARTONVILLE TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA), AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SET BACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
PROPOSED VARIANCES	
PROPOSED LOT SIZE	8 AC
PROPOSED NORTHERN PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACESARY BARN	25'

Z:\ZD\w\Projects\BFP\BFP25002\04-Production\Engineering\EXHIBITS\Walls\BFP25002-S1.dwg, 3/20/2026, 4:51:07 PM, Nicholas Wagner



BENCHMARK NOTES
 TBM #1 - 1/2" CRS "MCADAMS CONTROL"
 N:7082742.52 E:2379270.02 ELEV: 698.93'
 TBM #2 - MAG NAIL W/ SHINER SET "MCADAMS CONTROL"
 N:7082202.09 E:2379315.20 ELEV: 693.43'

SITE LEGEND

- SIGNAGE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- PARKING SPACE COUNT
- ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- OPEN SPACE
- TREE CONSERVATION
- GUARDRAIL
- TREED AREA

SITE PLAN NOTES

- PROPOSED RETAINING WALL HEIGHTS WILL VARY FROM APPROXIMATELY 1.5 FEET TO 4.0 FEET. ALL RETAINING WALLS ARE PROPOSED TO BE CONSTRUCTED USING 2-FOOT BY 2-FOOT MODULAR CONCRETE BLOCK SYSTEMS.
- DUST CONTROL - THE ARENA AND DRIVE SURFACES WILL BE MANAGED WITH STANDARD DUST-CONTROL PRACTICES APPROPRIATE FOR EQUESTRIAN USE (E.G., REGULAR WATERING AND MAINTENANCE OF RIDING SURFACES), AND DISTURBED AREAS WILL BE STABILIZED AS IMPROVEMENTS ARE CONSTRUCTED. THE GRADING APPROACH AND LIMITS OF DISTURBANCE ARE SHOWN ON THE PLAN EXHIBIT, SUPPORTING A CONTROLLED CONSTRUCTION FOOTPRINT.
- SEATING AREA - ANY SEATING ASSOCIATED WITH THE ARENA WOULD BE INCIDENTAL AND ACCESSORY IN NATURE. NO GRANDSTAND-TYPE INFRASTRUCTURE IS PROPOSED AS PART OF THE REQUESTED IMPROVEMENTS.
- ALL STRUCTURE HEIGHTS SHALL BE IN ACCORDANCE WITH CHAPTER 14A, ZONING ORDINANCE, SUBCHAPTER 4.8 RESIDENTIAL DEVELOPMENT STANDARDS.
- NO SIGNAGE IS PROPOSED.
- ALL WASTEWATER IS THROUGH AN APPROVED AEROBIC SYSTEM.
- NO FIRE LANES OR FIRE HYDRANTS ARE REQUIRED.
- NO SCREENING WALLS REQUIRED.
- THERE ARE 5 EXISTING APPLE PECAN STREET TREES LOCATED ON GIBBONS ROAD, NO HEIGHTS. THE REMAINING SITE WILL BE EXISTING GRASSLAND, AND TREES WITH THE EXCEPTION OF THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA).
- ALL PROPOSED LIGHTING AND GLARE SHALL BE IN ACCORDANCE WITH ZONING ORDINANCE CHAPTER 28.3A. RESIDENTIAL LIGHT AND GLARE STANDARDS
 - a. DIRECT LIGHTING OVER TEN FEET (10') IN HEIGHT IS SHIELDED FROM ADJACENT PROPERTY.
 - b. NO LIGHT SOURCE SHALL EXCEED TWENTY FEET (20') IN HEIGHT.
 - c. LIGHTING SHALL NOT DIRECTLY SHINE ON ADJACENT DWELLINGS.
- ALL NOISE CREATED BY THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA) SHALL BE IN ACCORDANCE WITH CHAPTER 27.3A.

ZONING ORDINANCE VARIANCES

- MINIMUM LOT SIZE VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.A. ORDINANCE REQUIREMENT: MINIMUM LOT SIZE OF 10 ACRES. VARIANCE REQUESTED: APPROVAL OF A MINIMUM 8-ACRE LOT. AMOUNT OF VARIANCE: 2ACRES
- LIVESTOCK BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 5, AGRICULTURAL DISTRICT (AG), ARTICLE 5.4.G.1. ORDINANCE REQUIREMENTS: BUILDINGS OR STRUCTURES FOR RAISING, FEEDING, HOUSING, OR SALE OF LIVESTOCK OR POULTRY SHALL BE LOCATED NO CLOSER THAN 50 FEET FROM THE PROPERTY LINE. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.
- ACCESSORY BUILDING SETBACK VARIANCE ZONING ORDINANCE REFERENCE: CHAPTER 19, ACCESSORY BUILDINGS, ARTICLE 19.A.2. ORDINANCE REQUIREMENT: MINIMUM 50 FOOT SETBACK FOR ACCESSORY BUILDINGS IN THE AGRICULTURAL (AG) DISTRICT. VARIANCE REQUESTED: APPROVAL OF A 25 FOOT SETBACK FROM THE NORTHERN PROPERTY LINE. AMOUNT OF VARIANCE: 25 FEET.

McADAMS
 The John R. McAdams Company, Inc.
 4400 State Highway 121, Suite 800
 Lewisville, Texas 75056
 phone 972.436.9712
 fax 972.436.9715
 TBPE: F-19762 TBPELS: F-10194440
 TBAE: BR3185
 www.mcadamsco.com

CLIENT
 BRYFAM PROPERTIES LLC
 913 HAT CREEK COURT
 BARTONVILLE, TX 76226
 EMAIL:

FUTURE ADDRESS
989 GIBBONS ROAD
SOUTH PORTION OF LOT 2 IN THE
TUCKER ADDITION (PID 1085825)
CALLED 8.00 ACRES
 BARTONVILLE, TEXAS
 CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PERMIT REVIEW
 UNDER THE AUTHORITY OF MATTHEW G. ST. MARIE P.E. 110326 ON 3.20.2026. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
 FINAL SIGNED AND SEALED PLANS SHALL BE ISSUED PRIOR TO THE RELEASE FOR CONSTRUCTION.

REVISIONS

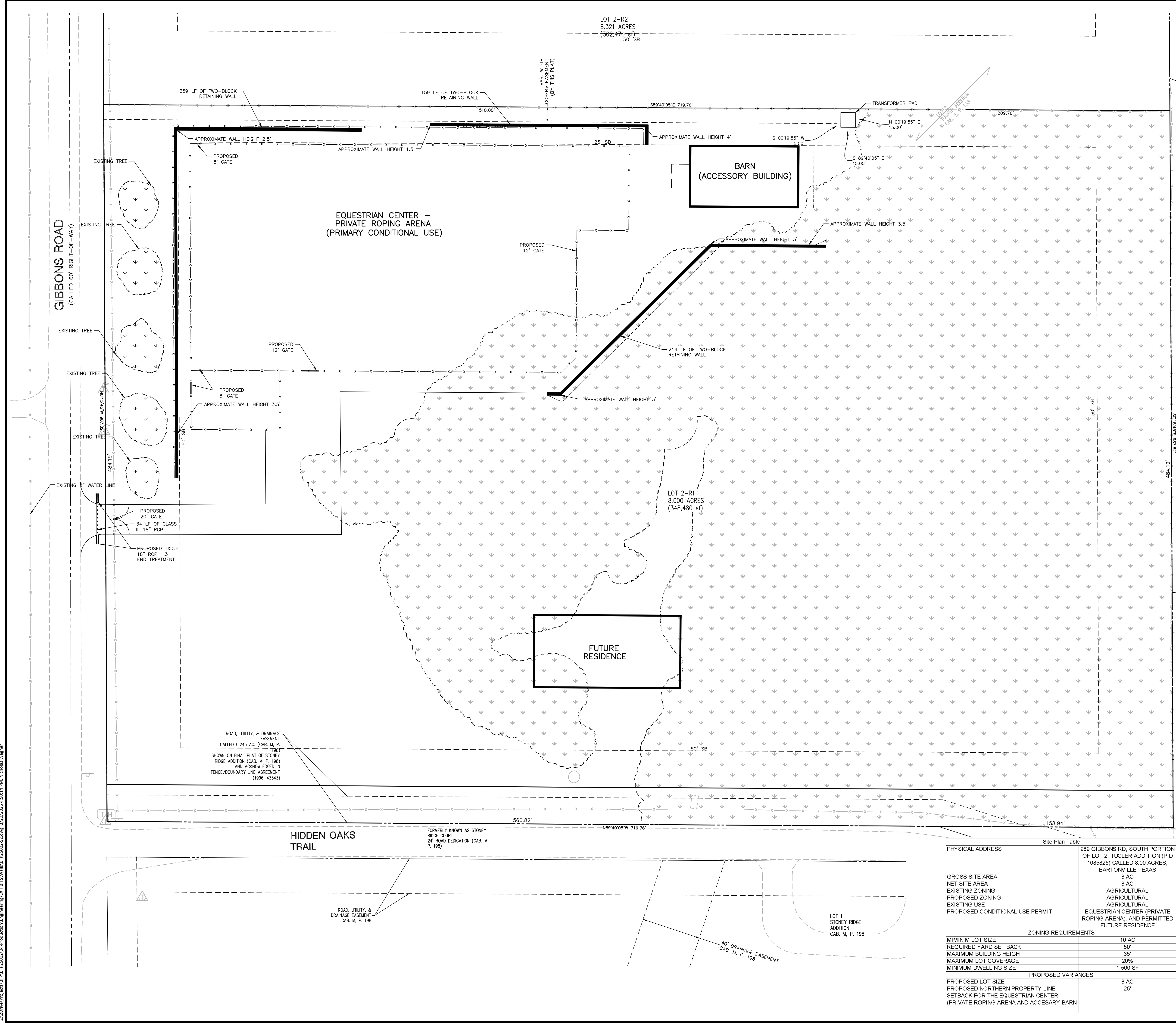
NO.	DATE
1	
2	
3	
4	
5	
6	

PLAN INFORMATION

PROJECT NO.	BFP25002
FILENAME	BFP25002-S2
CHECKED BY	MSM
DRAWN BY	NW
SCALE	1" = 30'
DATE	3.20.2026

SHEET

SITE PLAN
PAGE
2 OF 3



Site Plan Table	
PHYSICAL ADDRESS	989 GIBBONS RD, SOUTH PORTION OF LOT 2, TUCKER ADDITION (PID 1085825) CALLED 8.00 ACRES, BARTONVILLE TEXAS
GROSS SITE AREA	8 AC
NET SITE AREA	8 AC
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	AGRICULTURAL
EXISTING USE	AGRICULTURAL
PROPOSED CONDITIONAL USE PERMIT	EQUESTRIAN CENTER (PRIVATE ROPING ARENA), AND PERMITTED FUTURE RESIDENCE
ZONING REQUIREMENTS	
MINIMUM LOT SIZE	10 AC
REQUIRED YARD SET BACK	50'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM LOT COVERAGE	20%
MINIMUM DWELLING SIZE	1,500 SF
PROPOSED VARIANCES	
PROPOSED LOT SIZE	8 AC
PROPOSED NORTHERN PROPERTY LINE SETBACK FOR THE EQUESTRIAN CENTER (PRIVATE ROPING ARENA AND ACCESSORY BARN)	25'

Z:\ZD\w\Projects\BFP\BFP25002\04-Production\Engineering\EXHIBITS\Walls\BFP25002-S2.dwg, 3/20/2026 4:50:14 PM, Nicholas Wagner



McADAMS

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75066

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: F-19762 TBPELS: F-10194440
TBAE: BR3185
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC
913 HAT CREEK COURT
BARTONVILLE, TX 76226
EMAIL:

FUTURE ADDRESS
989 GIBBONS ROAD
SOUTH PORTION OF LOT 2 IN THE
TUCKER ADDITION (PID 1085825)
CALLED 8.00 ACRES
BARTONVILLE, TEXAS
CASE NUMBERS: VAR-2026-002 & ZON-2026002

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF

PERMIT REVIEW

UNDER THE AUTHORITY OF
MATTHEW G. ST. MARIE P.E.
110326 ON 3.20.2026.
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

FINAL SIGNED AND SEALED
PLANS SHALL BE ISSUED
PRIOR TO THE RELEASE FOR
CONSTRUCTION.

REVISIONS

NO.	DATE
1	
2	
3	
4	
5	
6	

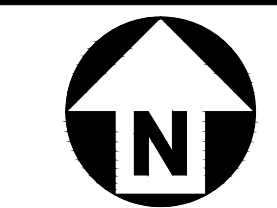
PLAN INFORMATION

PROJECT NO. BFP25002
FILENAME BFP25002-G1
CHECKED BY MSM
DRAWN BY NW
SCALE 1" = 30'
DATE 3.20.2026

SHEET

GRADING & DRAINAGE PLAN

PAGE
3 OF 3



GRAPHIC SCALE
1 inch = 30 ft.

BENCHMARK NOTES

TBM #1 - 1/2" CRS "MCADAMS CONTROL"
N:7082742.52 E:2379270.02 ELEV: 698.93'
TBM #2 - MAG NAIL W/ SHINER SET "MCADAMS CONTROL"
N:7082202.09 E:2379315.20 ELEV: 693.43'

GRADING LEGEND

- EXISTING TREE CANOPY
- LIMITS OF DISTURBANCE
- DRAINAGE AREA BOUNDARY

DISTURBED AREA WITHIN CANOPY = 0.38 AC
TOTAL DISTURBED AREA = 2.11 AC

LEGEND

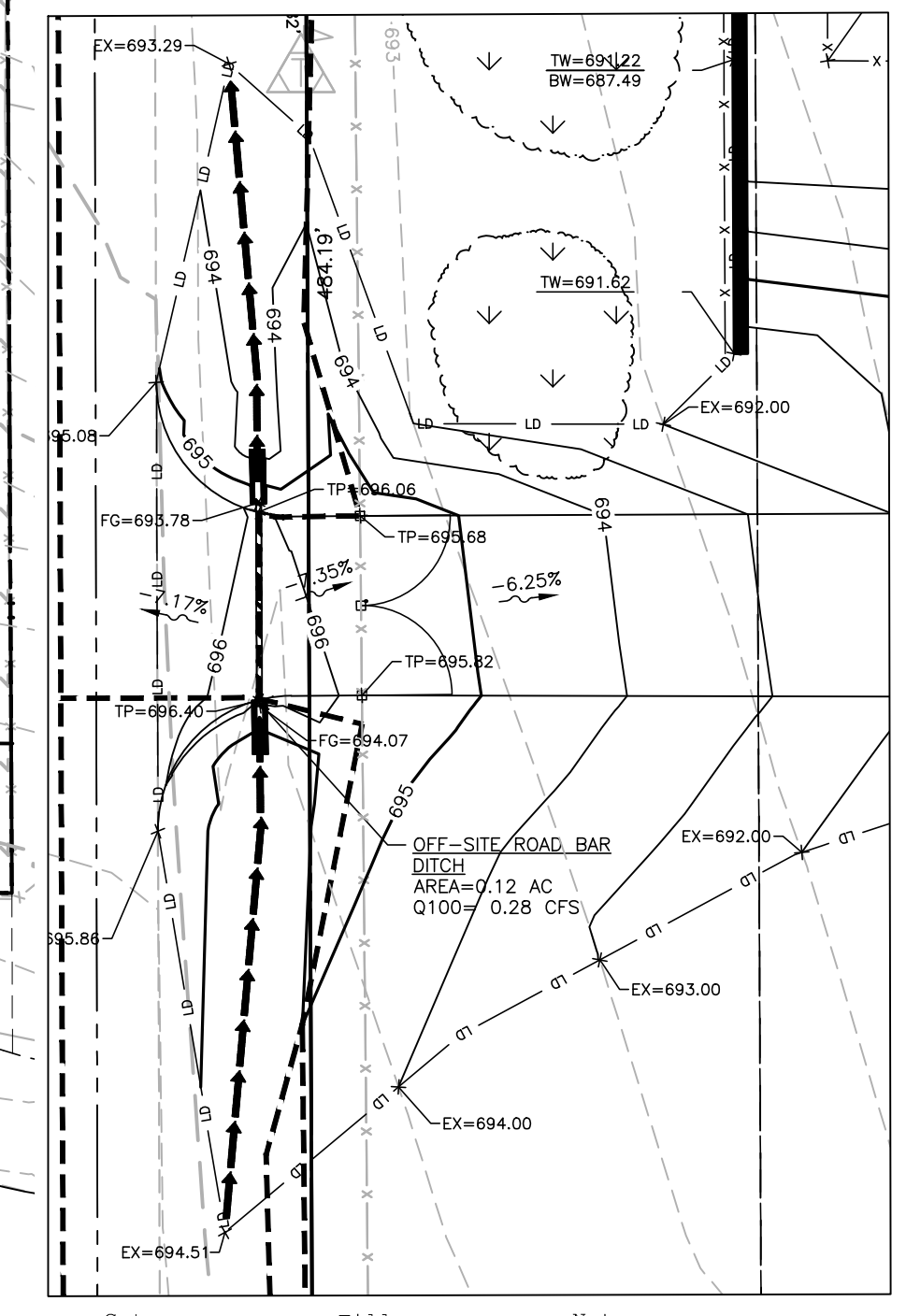
- ABBREVIATIONS:
- EX TC Existing Top of Curb
 - EX TP Existing Top of Pavement
 - TC Top of Curb
 - G Gutter
 - PG Proposed Grade
 - TP Grade at Top of Pavement
 - TA Grade at Top of Asphalt
 - TW Grade at Top of Wall
 - BW Grade at Bottom of Wall
 - RW Grade at Retaining Wall
 - TC Grade at Top of Grate
 - FG Finished Grade
 - FF Finished Floor
 - FP Finished Pad
 - FL Flowline
 - HP High Point

GENERAL NOTES

- MINIMUM SLOPE = 0.70%
- MAXIMUM SLOPE = 33.0%
- CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS, DEPTHS, AND ADJUST TO FINISHED GRADE.
- RETAINING WALLS OVER 4' IN HEIGHT, INCLUDING THE FOOTING, REQUIRES A SEPARATE PERMIT AND SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.
- MAINTENANCE OF DRAINAGE SYSTEM TO BE THE RESPONSIBILITY OF THE OWNER.
- AS PART OF THE BASE BID THE CONTRACTOR SHALL PROVIDE/IMPORT ALL SELECT FILL AND TOPSOIL MATERIAL NECESSARY TO ACHIEVE FINAL GRADE PER PLAN.
- ALL AREAS WITHIN CONSTRUCTION LIMITS NOT COVERED WITH AN IMPERVIOUS MATERIAL SHALL BE COVERED WITH TOPSOIL.
- BASE BID SHALL INCLUDE HAUL OFF OF EXCESS MATERIAL IF NECESSARY.
- THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NO LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5.0% SLOPE) FOR A MINIMUM DISTANCE OF 10' MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
- IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' DISTANCE, A 5.0% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED WITH A MINIMUM 2.0% SLOPE LOCATED WITHIN 10' OF THE BUILDING FOUNDATION.
- IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM 2.0% AWAY FROM THE BUILDING.
- THESE PLANS ARE SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES.
- FINAL POOL DRAINAGE DESIGN BY POOL CONTRACTOR.
- HOMEOWNER SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE AND CLEANING OF PRIVATE DRAINAGE SYSTEM.

PROPERTY ENTRANCE DETAILED GRADING

SCALE: 1" = 20'



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
FG Compare	1.000	1.000	91613.00 Sq. Ft.	1258.67 Cu. Yd.	5491.85 Cu. Yd.	4233.18 Cu. Yd.<Fill>
Totals			91613.00 Sq. Ft.	1258.67 Cu. Yd.	5491.85 Cu. Yd.	4233.18 Cu. Yd.<Fill>
8" Subbase			40460.78 Sq. Ft.	998.91 Cu. Yd.		
4" Sand			40460.78 Sq. Ft.	499.45 Cu. Yd.		
Net Cut/Fill						2734.82 Cu. Yd.<Fill>

LOT 2-R2
8.321 ACRES
(362,470 sq ft)

BARN
(ACCESSORY BUILDING)

FUTURE RESIDENCE

EQUESTRIAN CENTER -
PRIVATE ROPING ARENA
(PRIMARY CONDITIONAL USE)

HIDDEN OAKS TRAIL

FORMERLY KNOWN AS STONEY RIDGE COURT
24' ROAD DEDICATION (CAB. M. P. 198)

LOT 1 STONEY RIDGE ADDITION
CAB. M. P. 198

GIBBONS ROAD
(CALLED 60' RIGHT-OF-WAY)

ROAD, UTILITY, & DRAINAGE EASEMENT
CALLED 0.245 AC. (CAB. M. P. 198)
SHOWN ON FINAL PLAT OF STONEY RIDGE ADDITION (CAB. M. P. 198) AND ACKNOWLEDGED IN FENCE/BOUNDARY LINE AGREEMENT (1996-43343)

ROAD, UTILITY, & DRAINAGE EASEMENT
CAB. M. P. 198

Z:\Zdrive\Projects\BFP\BFP25002\04-Production\Engineering\EXHIBITS\Wall\BFP25002-G1.dwg, 3/20/2026 4:50:53 PM, Nicholas Wagner