

# 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: LOT 3, BLOCK A, DEER HOLLOW

Proposed Subdivision Name: Deer Hollow                       In Town Limits     In ETJ

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

Proposed Zoning (if applicable): \_\_\_\_\_    No. Proposed Lots: 1                      Total Acres: 5.002

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

Owner: Mike Mollo Custom Homes, LLC/ M                      Phone: 214.914.9922

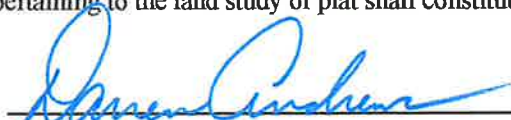
Address: 916 Dove Creek Court, Bartonville, TX 76226

**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: McAdams/ Darren Andrews                      Phone: 972.310.7328

Address: 4400 State Hwy 121, Suite 800, Lewisville, Tx 75056                      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.

  
Applicant Signature

06/05/2024  
Date

Office Use Only:	Fee Pd: <u>450.00</u>	Check # _____	Date: <u>7/8/2024</u>
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: 6-10-2024

I, MIKE MOLLO, owner of the Property located at 916 DOVE CREEK do hereby certify that I have given my permission to MCADAMS / DARRIN ANDREWS to make an application (check one) on my behalf.

- Sketch Plat
- Development
- Land Study
- Replat
- Preliminary
- Amending Plat
- Final Plat

MIKE MOLLO  
Print Name

[Signature]  
Signature of Owner

916 DOVE CREEK CT.  
Address

214.914.9922  
Phone No.

State of Texas §  
County of Denton §

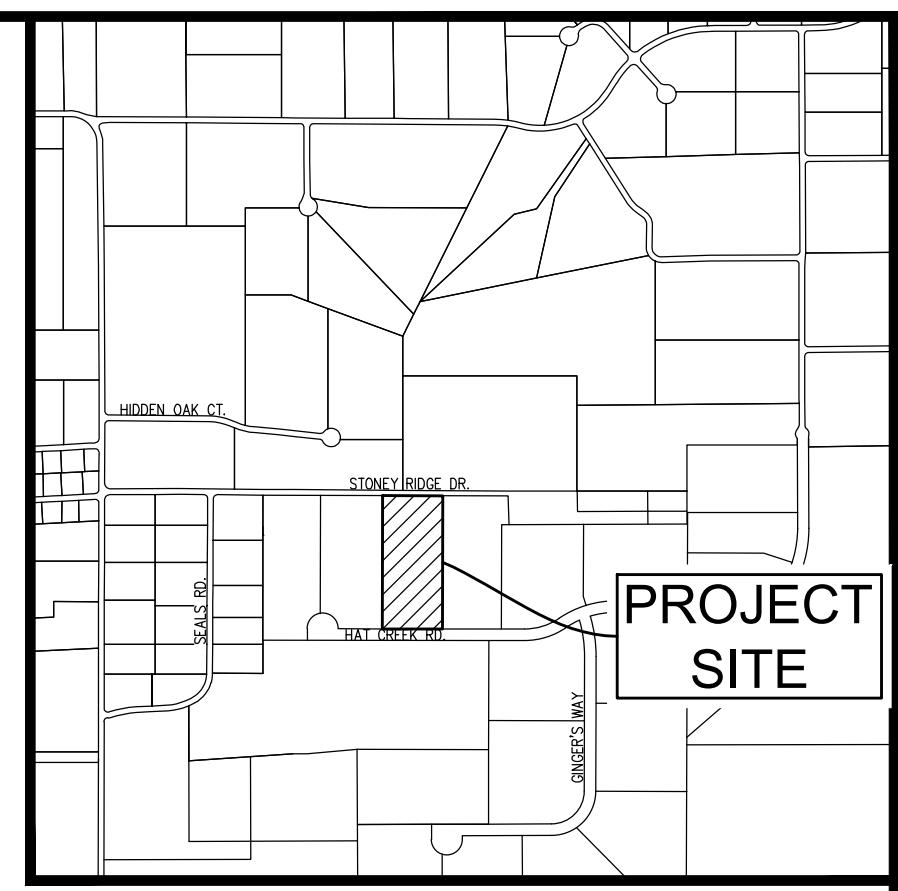
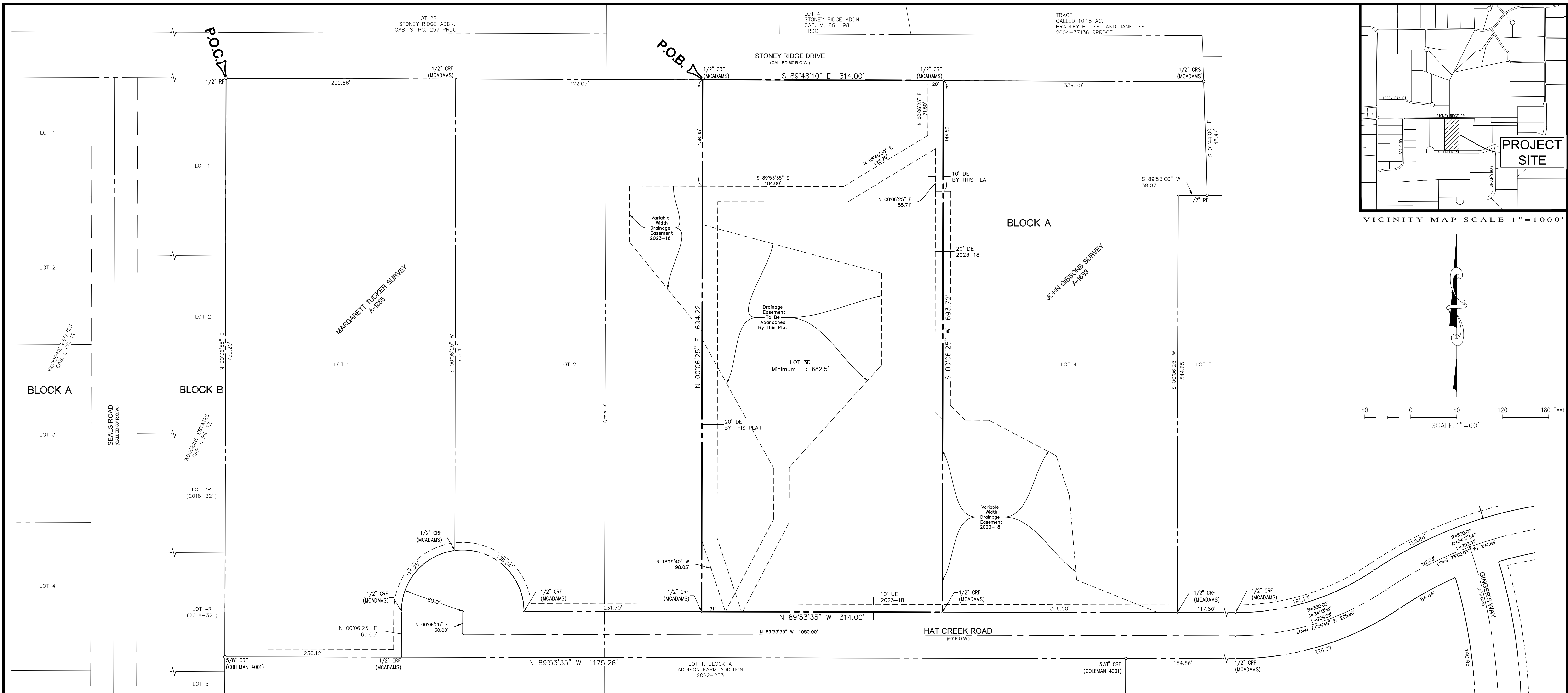
Before me, Sunday Nester, a Notary Public in and for said County and State, on this day personally appeared MIKE MOLLO known to me to be the person whose name is subscribed to the foregoing certificate, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10 day of June, 2024.

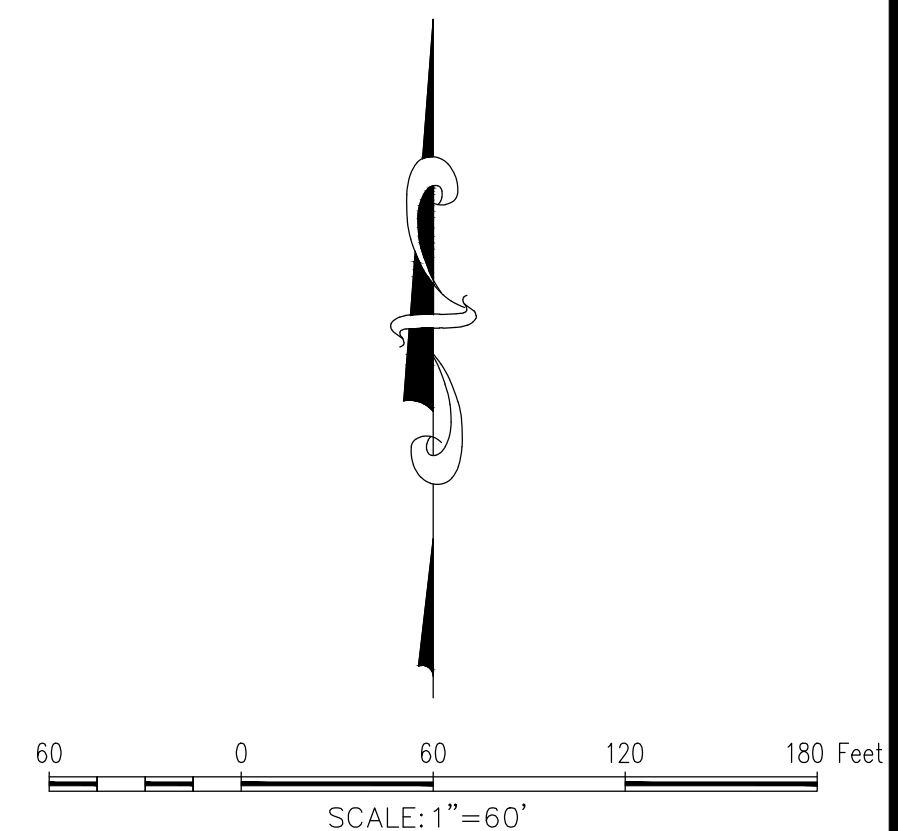
[Signature]  
Notary Public's Signature

(Seal)  
Development Application





VICINITY MAP SCALE 1"=1000'



- NOTES:**
- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
  - Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
  - No flood zone area analysis has been performed by MCADAMS on the subject property.
  - 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 determined to be outside the 0.2% annual chance floodplain). 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.
  - A tree inventory and mitigation plan of each lot will be required as part of building permit submittal package for construction.
  - Maintenance of easements shall be the responsibility of the homeowners, see Deer Hollow of Bartonville Subdivision covenants, conditions and restrictions, Document No. 2022-157181 R.P.R.D.C.1.
  - The purpose of the Final Plat is to abandon the existing drainage easement on Lot 3, Block A and create a revised drainage easement on Lot 3R, Block A.
  - Field work performed in May, 2024.

**OWNER'S CERTIFICATE AND DEDICATION**

WHEREAS, WE, MIKE MOLLO CUSTOM HOMES, LLC, are the owners of all that certain lot, tract or parcel of land situated in the John Gibbons Survey, Abstract Number 1693, Town of Bartonville, Denton County, Texas, and being part of that certain called 81.386 acre tract of land described in deed in favor of Mike Mollo Custom Homes, LLC, filed for record on July 27, 2022, in Instrument Number 2022-109668 of the Real Property Records of Denton County, Texas, and being all of Lot 3, Block A of Deer Hollow, an addition to the Town of Bartonville, Denton County, Texas, according to the plat thereof recorded in Document Number 2023-18 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the northeast corner of said 81.386 acre tract, being the northeast corner of Lot 1, Block A of said Deer Hollow, from which a 1/2" rebar found on the south line of Stony Ridge Lane (a public roadway, no record found) at the northwest corner of Lot 1, Block B of Woodbine Estates, an addition to Denton County, Texas, according to the plat thereof recorded in Cabinet 1, Page 12 of the Plat Records of Denton County, Texas, bears N 42°02' W, 0.6 feet;

THENCE S 89°48'10" E, with the north line of said 81.386 acre tract and the north line of said Lot 1, Block A, passing at 299.66 feet to a 1/2" capped rebar found (MCADAMS) at the northeast corner of said Lot 3, Block A and the northwest corner of Lot 2, Block A of said Deer Hollow, continuing with the north line thereof a total distance of 621.71 feet to a 1/2" capped rebar found (MCADAMS) at the northeast corner of said Lot 2, Block A and the northwest corner of said Lot 3, Block A of said Deer Hollow, and being the POINT OF BEGINNING;

THENCE S 89°48'10" E, 314.00 feet continuing with the north line of said 81.386 acre tract and the north line of said Lot 3, Block A to a 1/2" capped rebar found (MCADAMS) at the northeast corner of said Lot 4, Block A and the northwest corner of Lot 4, Block A of said Deer Hollow, from which a 1/2" capped rebar found (MCADAMS) at the most northerly northeast corner of said 81.386 acre tract and the northeast corner of said Lot 4, Block A bears S 89°48'10" E, 339.80 feet;

THENCE S 00°06'25" W, 693.72 feet with the east line of said Lot 3, Block A and the west line of said Lot 4, Block A to a 1/2" capped rebar found (MCADAMS) at the southeast corner of said Lot 3, Block A and the southwest corner of said Lot 4, Block A, and being on the north line of Hat Creek Road (called 60' right-of-way);

THENCE N 89°53'35" W, 314.00 feet with the north line of said Hat Creek Road and the south line of said Lot 3, Block A to a 1/2" capped rebar found (MCADAMS) at the southwest corner thereof, and being the southeast corner of said Lot 2, Block A;

THENCE N 00°06'25" E, 694.22 feet with the west line of said Lot 3, Block A and the east line of said Lot 2, Block A to the POINT OF BEGINNING and containing approximately 5,002 acres of land.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT WE, MIKE MOLLO CUSTOM HOMES, LLC, acting by and through our duly authorized representative, do hereby adopt this plat designating the hereinabove described tract of land as DEER HOLLOW, an addition to the Town of Bartonville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown thereon and do hereby reserve the easements shown on this plat for the mutual use and accommodation of the Town of Bartonville and all public utilities desiring to use or using same unless otherwise noted. Any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting or patrolling without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MICHAEL MOLLO, MANAGING PARTNER  
MIKE MOLLO CUSTOM HOMES, LLC

STATE OF TEXAS :  
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared MICHAEL MOLLO, 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public  
State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**Recommended for Approval**

\_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Town of Bartonville, Texas

Date \_\_\_\_\_

**Approved and Accepted**

\_\_\_\_\_  
Mayor, Town of Bartonville, Texas

Date \_\_\_\_\_

The undersigned, the Town Secretary of the Town of Bartonville, Texas, hereby certifies that the foregoing plat of Deer Hollow Addition, to the Town of Bartonville was submitted to the Town Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat, and said council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Town Secretary

**SURVEYOR'S STATEMENT**

I, Mark Paine, Registered Professional Land Surveyor do hereby state that this plat was prepared from an actual survey of the land described hereon, and that the corner monuments shown hereon were found or placed under my personal supervision in accordance with the ordinances of the Town of Bartonville, Texas.

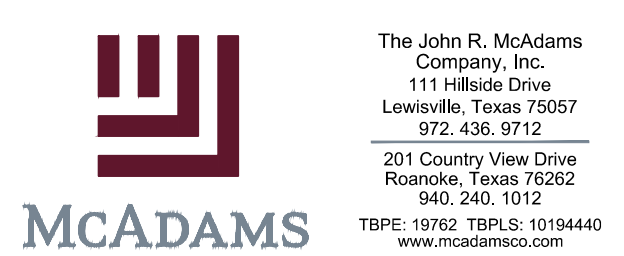
**PRELIMINARY DOCUMENT:**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 7/30/24

\_\_\_\_\_  
Mark Paine, RPLS  
Texas Registration No. 5078

- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - SL = SURVEY LINE
  - RF = REBAR FOUND
  - CRS = CAPPED REBAR SET
  - CRF = CAPPED REBAR FOUND
  - PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
  - RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
  - BL = BUILDING LINE
  - UE = UTILITY EASEMENT
  - WLE = WATER LINE EASEMENT
  - DE = DRAINAGE EASEMENT
  - MAE = MUTUAL ACCESS EASEMENT

**FINAL PLAT**  
**LOT 3R, BLOCK A**  
**DEER HOLLOW**  
**5.002 ACRES**  
BEING A REPLAT OF  
LOT 3, BLOCK A  
DEER HOLLOW  
an addition to the Town of Bartonville, Texas,  
recorded in Document Number 2023-18  
Plat Records of Denton County, Texas  
in the  
**JOHN GIBBONS SURVEY, ABSTRACT NO. 1623**  
**TOWN OF BARTONVILLE**  
**DENTON COUNTY, TEXAS**



DRAWN BY: SC 05.21.2024 SCALE: 1"=60' JOB No. SPEC21086

**OWNER/DEVELOPER**  
MIKE MOLLO CUSTOM HOMES LLC  
690 DOVE CREEK COURT  
BARTONVILLE, TX 78220  
Ph. 214-914-6922  
840.240.1012  
Contact MIKE MOLLO

## Exhibit 2



1941 E. Jeter Road, Bartonville, TX 76226 817-693-5280

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August 7, 2024

«NAME»

«ADDRESS»

«CITY», «ST» «ZIP»

Re: Proposed Replat

Dear Property Owner,

The Town Council for the Town of Bartonville, Texas will conduct a Public Hearing at 6:30 p.m. on August 20, 2024, at Bartonville Town Hall, 1941 E. Jeter Road, Bartonville, Texas, to hear public comment regarding a Replat of a 5.002-acre parcel located on Lot 3A, Block A, Deer Hollow Subdivision, in the Town of Bartonville, Denton County, Texas.

The purpose of the replat is to remove and relocate a drainage easement currently on the parcel. The subject property is located on the north side of Hat Creek Court, approximately 750 feet west of its intersection with Ginger Lane. The applicant is McAdams, representing property owner Mike Mollo Custom Homes, LLC. The Town of Bartonville file number for this application is RP-2024-001.

All interested parties are encouraged to attend.

Sincerely,

Thad Chambers, CPM  
Town Administrator  
Town of Bartonville

## RP-2024-001 Mollo Replat Request Mailing List

NAME	ADDRESS	CITY	ST	ZIP
ADDISON, MARILYN & STEVE	568 SEALS RD	ARGYLE	TX	76226-6350
SLADE, JAMES DOUGLAS & LAURA ELIZABETH	6741 BELLE COTE CIR	ARGYLE	TX	76226-3145
TEEL, BRADLEY B SR & JANE	838 DOVE CREEK RD	ARGYLE	TX	76226-6373
BROYLES, JASON P & STACY A	200 HIDDEN OAKS TRL	ARGYLE	TX	76226-2618
ADDISON, MARILYN	568 SEALS RD	ARGYLE	TX	76226-6350
RATHER, BRETT & AMANDA	160 FAWN HOLLOW DR	ARGYLE	TX	76226-9663
MIKE MOLLO CUSTOM HOMES LLC	916 DOVE CREEK CT	ARGYLE	TX	76226-1697
LAWSON, CHRISTOPHER & MARIA DE LOS ANGELES	1029 HAT CREEK RD	ARGYLE	TX	76226-1709
LSD ACQUISITIONS LLC	1316 CAPILANO WAY	MCKINNEY	TX	75069-1512
J MIKE RILEY RANCH PROPERTIES LLC	10721 RECTOR RD	SANGER	TX	76266-6832
MARTIN, GARRETT & ELIZABETH	916 HAT CREEK CT	BARTONVILLE	TX	76226-1703
GARDENHIRE, MICHAEL & GINA LIVING TRUST	200 KYLIE LN	ARGYLE	TX	76226-2787
FOSSUM, CLANCY & JENNA TRS FOSSUM FAMILY TRUST	3 PALMETTO CT	TROPHY CLUB	TX	76262-5471
MAHAN, HUNTER & KANDI	5314 URSULA LN	DALLAS	TX	75229-6422
MIKE MOLLO CUSTOM HOMES LLC	916 DOVE CREEK CT	ARGYLE	TX	76226-1697
SFT FAMILY TRUST LLC	4400 GLEN OAKS DR	FLOWER MOUND	TX	75022-6425
FOUTS, KENNIE LANE & FOUTS, HOLLY COPELAND	9108 LELAND DR	LANTANA	TX	76226-5555
MIKE MOLLO CUSTOM HOMES LLC	916 DOVE CREEK CT	ARGYLE	TX	76226-1697

**Denton Record-Chronicle**  
**2413 Fort Worth Dr**  
**(940) 387-7755**

I, Hayden Lipsky, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Denton Record-Chronicle, a publication that is a "legal newspaper" as that phrase is defined for the city of Denton, for the County of Denton, in the state of Texas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**  
Aug. 3, 2024

**Notice ID:** f5Usf0SGmtYddlzKL4H  
**Notice Name:** 08.03.24 PH Notice for 08.20.24 TC Meeting

**PUBLICATION FEE:** \$38.00

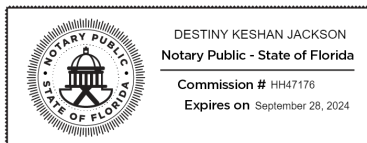
I declare under penalty of perjury that the foregoing is true and correct.

*Hayden Lipsky*

Agent

**VERIFICATION**

State of Florida  
County of Duval



Signed or attested before me on this: 08/07/2024

*Destiny K. Jackson*

Notary Public  
Notarized remotely online using communication technology via Proof.

**TOWN OF BARTONVILLE**  
**NOTICE OF PUBLIC HEARING**

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drc 08/03/2024