

## 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: Yeti Addn Blk A Lot 1R

Proposed Subdivision Name: The Reserve at Marty B's                       In Town Limits                       In ETJ

Current Zoning: vc- village center                      Concurrent Zoning Change Req.?                       Yes (zoning change request attached)                       No

Proposed Zoning (if applicable): \_\_\_\_\_                      No. Proposed Lots: 1                      Total Acres: 14.722

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

Owner: BryFam Properties, LLC                      Phone: 972.849.5177

Address: 913 Hat Creek Court, Bartonville, TX 76226                      Fax: \_\_\_\_\_

Applicant: McAdams/Cara King                      Phone: 940.391.8999

Address: 201 Country View Drive, Roanoke, TX 76262                      Fax: \_\_\_\_\_

**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.

Carolyn M. King                      01/04/2024  
Applicant Signature                      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

## 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 -	3 copies not larger than 24" X 36" may be hand drawn. If a DRC meeting is required an <b>additional</b> 3 copies will be required.
Land Study -	6 copies not larger than 24" X 36", prepared by a qualified civil engineer, land planner, architect, or surveyor.
Preliminary Plat, Final Plat, Development Plat, Replat, Amending Plat -	DRC - a total of 6 copies, drawn on sheets 18" X 24", <b>plus one copy on 11" X 17"</b> . P&Z - a total of 10 copies, drawn on sheets 18" X 24", <b>plus one copy on 11" X 17"</b> . Council - a total of 6 copies, drawn on sheets 18" X 24", <b>plus one copy on 11" X 17"</b> .
Filing Requirements -	3 copies 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.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS WE, BRYFAM PROPERTIES LLC, are the owners of the property situated in the Town of Bartonville described as follows:

BEING all that certain lot, tract, or parcel of land, situated in the A. R. Loving Survey, Abstract Number 736, and the F. Hyatt Survey, Abstract Number 560, City of Bartonville, Denton County, Texas, being all of Lot 1R, Block A, Yeti Addition, an addition to the City of Bartonville, according to the plat thereof, recorded in Document Number 2018-159, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "SPOONER" at the southeast corner of said Lot 1R, same being the northeast corner of a certain tract of land, described by deed to Education Leads To Success Foundation, recorded in Document Number 2020-151501, Deed Records, Denton County, Texas, and being in the west line of FM 407 (variable width right-of-way);

THENCE S 89°39'44" W, with the south line of said Lot 1R, and the north line of said Education tract, a distance of 1138.63 feet to a 1/2" capped rebar found, stamped "SPOONER" at the southwest corner of said Lot 1R, same being the southeast corner of Lot 4X, Block D, Hudson Hills, an addition to the City of Bartonville, according to the plat thereof, recorded in Document Number 2022-32, Plat Records, Denton County, Texas;

THENCE N 00°20'16" W, with the west line of said Lot 1R, same being the east line of said Lot 4X, a distance of 315.90 feet to a 1/2" capped rebar found, stamped "SPOONER" at the northwest corner of said Lot 1R, same being the southwest corner of Lot 5, Block B, of said Hudson Hills plat;

THENCE with the westerly north line of said Lot 1R, and the south line of said Lot 5 the following three (3) calls:
Northeasterly, with the arc of a curve to the left, having a radius of 370.00 feet, a central angle of 38°48'30", and an arc length of 250.61 feet, whose chord bears N 62°20'04" E, 245.85 feet to a 1/2" capped rebar found, stamped "SPOONER";

N 42°55'49" E, a distance of 292.17 feet to a 1/2" capped rebar found, stamped "WINDROSE";

Northeasterly, with the arc of a curve to the right, having a radius of 230.00 feet, a central angle of 45°09'42", and an arc length of 181.29 feet, whose chord bears N 65°30'40" E, a distance of 176.63 feet to a 5/8" rebar found, stamped "SPOONER" at the southeast corner of said Lot 5, same being the southwest corner of a certain called 70-foot right-of-way dedication to the City of Bartonville, according to the plat recorded in Cabinet U, Page 221, Plat Records, Denton County, Texas, and being in the south line of I.T. Neely Drive;

THENCE N 88°05'33" E, with the north line of said Lot 1R, same being the south line of said I.T. Neely Drive, a distance of 344.32 feet to a "4" set in concrete at the westerly northeast corner of said Lot 1R, same being the northwest corner of Lot 2, Block A, of said Yeti Addition;

THENCE S 01°54'27" E, with the northerly east line of said Lot 1R, same being the west line of said Lot 2, a distance of 284.50 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE S 17°32'51" E, with the northerly east line of said Lot 1R, same being the west line of said Lot 2, a distance of 26.29 feet to a 1/2" capped rebar found, stamped "BGT" at the inner ell corner of said Lot 1R, same being the southwest corner of said Lot 2;

THENCE northeasterly, with the arc of a curve to the left, with the easterly north line of said Lot 1R, same being the south line of said Lot 2, having a radius of 220.00 feet, a central angle of 24°02'23", and an arc length of 92.31 feet, whose chord bears N 60°23'37" E, 91.63 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE N 81°37'22" E, with the easterly north line of said Lot 1R, same being the south line of said Lot 2, a distance of 117.41 feet to a 1/2" capped rebar found, stamped "BGT" at the easterly northeast corner of said Lot 1R, same being the southeast corner of said Lot 2, and being in the west line of FM 407;

THENCE S 01°46'33" E, with the east line said Lot 1R, and the west line of FM 407, a distance of 68.22 feet to a 1/2" capped rebar found, stamped "BGT";

THENCE S 00°29'50" E, with the east line said Lot 1R, and the west line of FM 407, a distance of 406.73 feet to the POINT OF BEGINNING and containing approximately 14.722 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRYFAM PROPERTIES LLC., acting by and through our duly authorized representative, do hereby adopt this Replat designating the hereinabove described tract of land as YETI ADDITION, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

MARTY BRYAN
AUTHORIZED REPRESENTATIVE
BRYFAM PROPERTIES LLC

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared MARTY BRYAN, 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 YETI 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Town Secretary

CoServ Plat Acceptance and easement abandonment:

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

AUTHORIZED REPRESENTATIVE
CoServ

NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. 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.
3. No flood zone area analysis has been performed on the subject property by MCADAMS.
4. According to Community/Panel No. 48121C0510G, 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 "AE" (areas of 100-year flood where base flood elevations have been determined). 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 replat is to add and remove easements necessary for the development of Lot 1R-2, Block A.
6. The Zone AE floodplain and floodway shall be maintained and shall remain free of obstructive debris by the property owner, in accordance with the Bartonville Code of Ordinances.
Upper Trinity Regional Water District (UTRWD) Exclusive Easement Volume 4870, Page 1588 protection criteria:
1. No street shall run parallel to UTRWD easement.
2. The minimum depth of all pipes within the easement shall be three (3) feet from the top of the pipe to the surface of the ground.
3. The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
4. Streets / Pavement crossing UTRWD easement must be at 90 degrees angle. All paving within the easement is at risk; at risk means that UTRWD will not replace paving within the easement.
5. All crossing of the easement shall be submitted to UTRWD for review and approval.
6. UTRWD will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
7. The pipeline cannot be shut down and shall be always protected in place.
8. Adding landscaping within the easement require UTRWD approval. Landscaping placed within the easement is at risk; at risk means that UTRWD will not replace landscaping within the easement in the event we need to access the easement or pipeline. UTRWD will not allow deep rooted trees and other landscaping that impedes our ability to operate and maintain the pipeline.
9. Any structures/foundations or other improvements within the easement is prohibited.
10. UTRWD hereby retains all its preexisting dominant and superior legal and property rights.
11. No material stockpiles are allowed in UTRWD Easement.
12. Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.



McAdams

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

phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES LLC
2800 TWIN COVES DRIVE
HIGHLAND VILLAGE, TX 75077
PHONE: 972-849-5177
CONTACT: MARTY BRYAN

SURVEYOR

JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jstowell@mcadamsco.com

REPLAT
LOT 1R-2, BLOCK A, YETI ADDITION
14.722 ACRES
BEING A REPLAT OF LOT 1R, BLOCK A, YETI ADDITION,
AN ADDITION TO THE TOWN OF BARTONVILLE,
RECORDED IN DOCUMENT NUMBER 2018-159, P.R.D.C.T.
A. R. LOVING SURVEY, ABSTRACT NO. 736
F. HYATT SURVEY, ABSTRACT NUMBER 560
TOWN OF BARTONVILLE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. BFP 22001
FILENAME BFP22001 REPLAT
CHECKED BY JS
DRAWN BY BC
SCALE NTS
DATE 9.12.2023

SURVEYOR'S STATEMENT

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

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.
JAMES STOWELL, RPLS 6613 1/29/24

James Stowell, RPLS
Texas Registration No. 6513



McAdams

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201 Country View Drive  
Roanoke, Texas 76262

phone 940.240.1012  
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CLIENT

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913 HAT CREEK COURT  
BARTONVILLE, TX 76226  
972.819.5177  
MARTYWBRYAN@GMAIL.COM



THE RESERVE AT MARTY B'S  
CONSTRUCTION PLANS  
1001 I.T. NEELY DRIVE  
TOWN OF BARTONVILLE, TX, 76226



REVISIONS

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

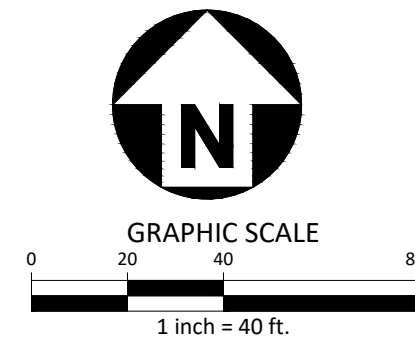
PLAN INFORMATION

PROJECT NO. BFP22001  
FILENAME BFP22001-S1.DWG  
CHECKED BY CMK  
DRAWN BY SDP  
SCALE 1"=40'  
DATE 1-29-2024

SHEET

SITE PLAN

C2.00



BENCHMARKS:

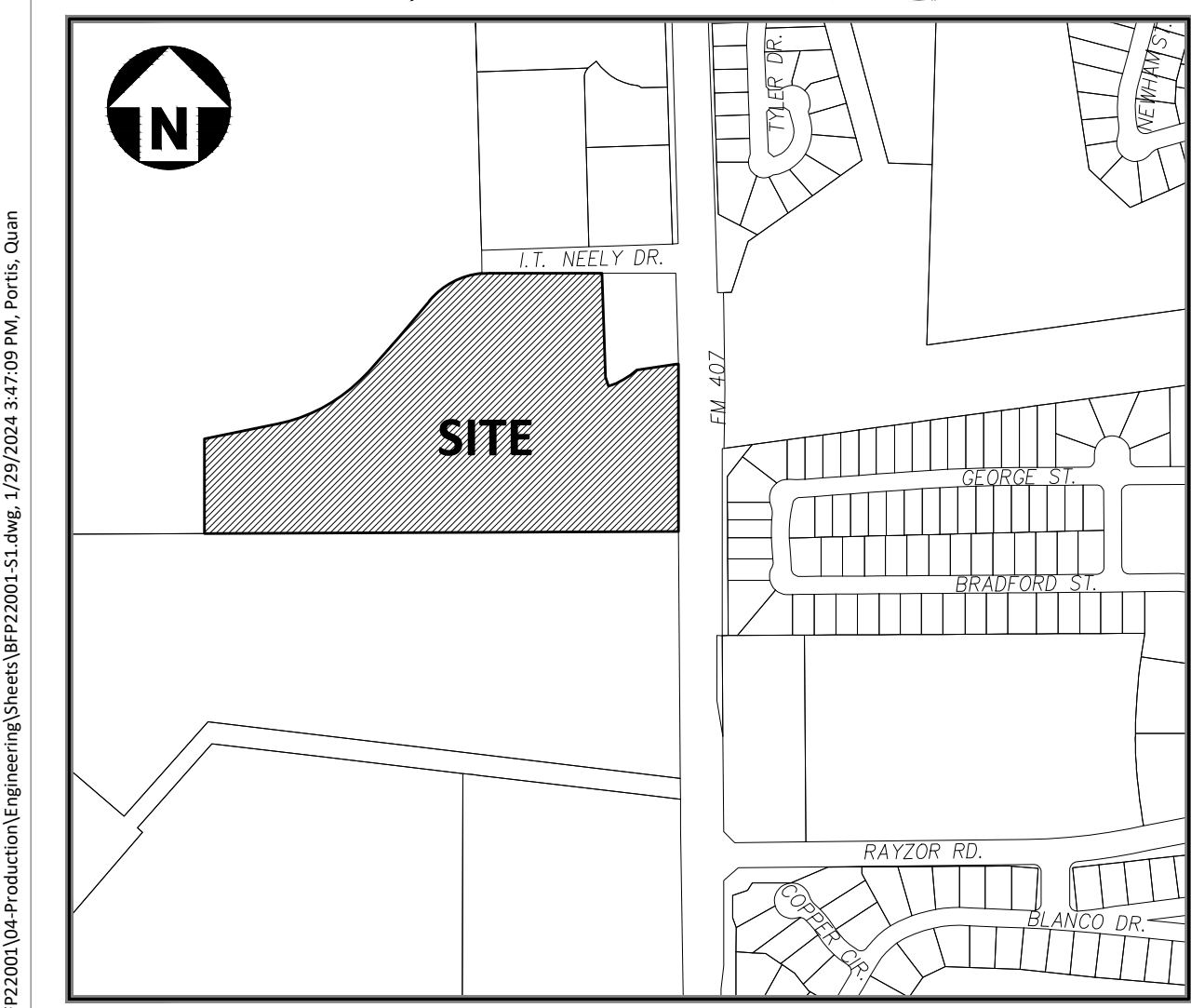
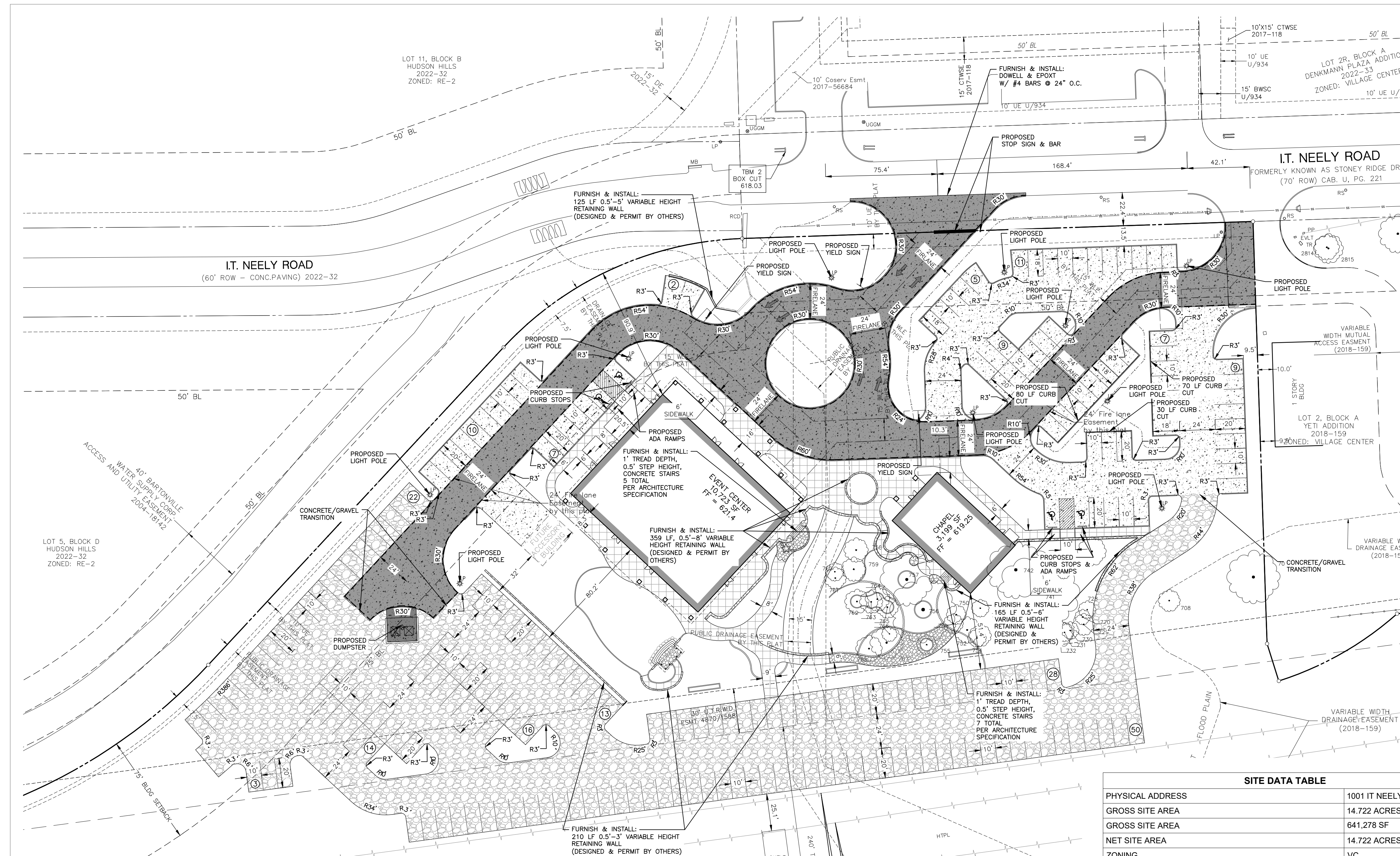
TBM #1: "A" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.  
N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "A" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.  
N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202  
VERTICAL: NAVD83  
GRID TO SURFACE SCALE FACTOR: 1.00014904337

GENERAL NOTES:

- ALL DIMENSIONS ON THIS SHEET ARE TO FACE OF CURB AND TO PC OF RADII UNLESS OTHERWISE NOTED
- THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS
- THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL SLEEVING FOR UTILITIES HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE ALL SLEEVING IS IN PLACE PRIOR TO PLACING PERMANENT PAVING. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL PERMITS AND APPROVALS HAVE BEEN OBTAINED.
- SIDEWALK RAMPS AND DRIVEWAY CROSSING ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS AND ADA.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
- MAXIMUM RUNNING SLOPE SHALL BE NO GREATER THAN 5% AND PATHS OF TRAVEL (ACROSS DRIVEWAYS AND FROM HANDICAP PARKING SPACES TO BUILDING).
- BASE FLOOD ELEVATIONS (BFE) ALONG THIS PROJECT RANGE FROM 615 TO 617. THE ELEVATION DIFFERENCE BETWEEN THE EXISTING 617 CONTOUR AND THE PROPOSED CHAPEL FINISHED FLOOR (619.25) IS 2.25 FEET WHILE THE PROPOSED EVENT CENTER FINISHED FLOOR (621.38) HAS AN ELEVATION DIFFERENCE OF 4.38 FEET.



VICINITY MAP  
1"=500'

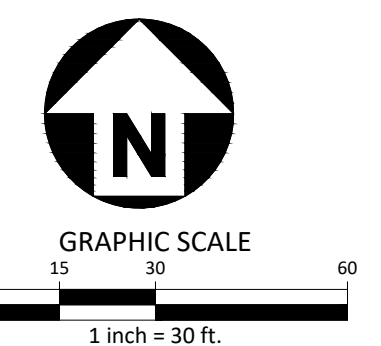
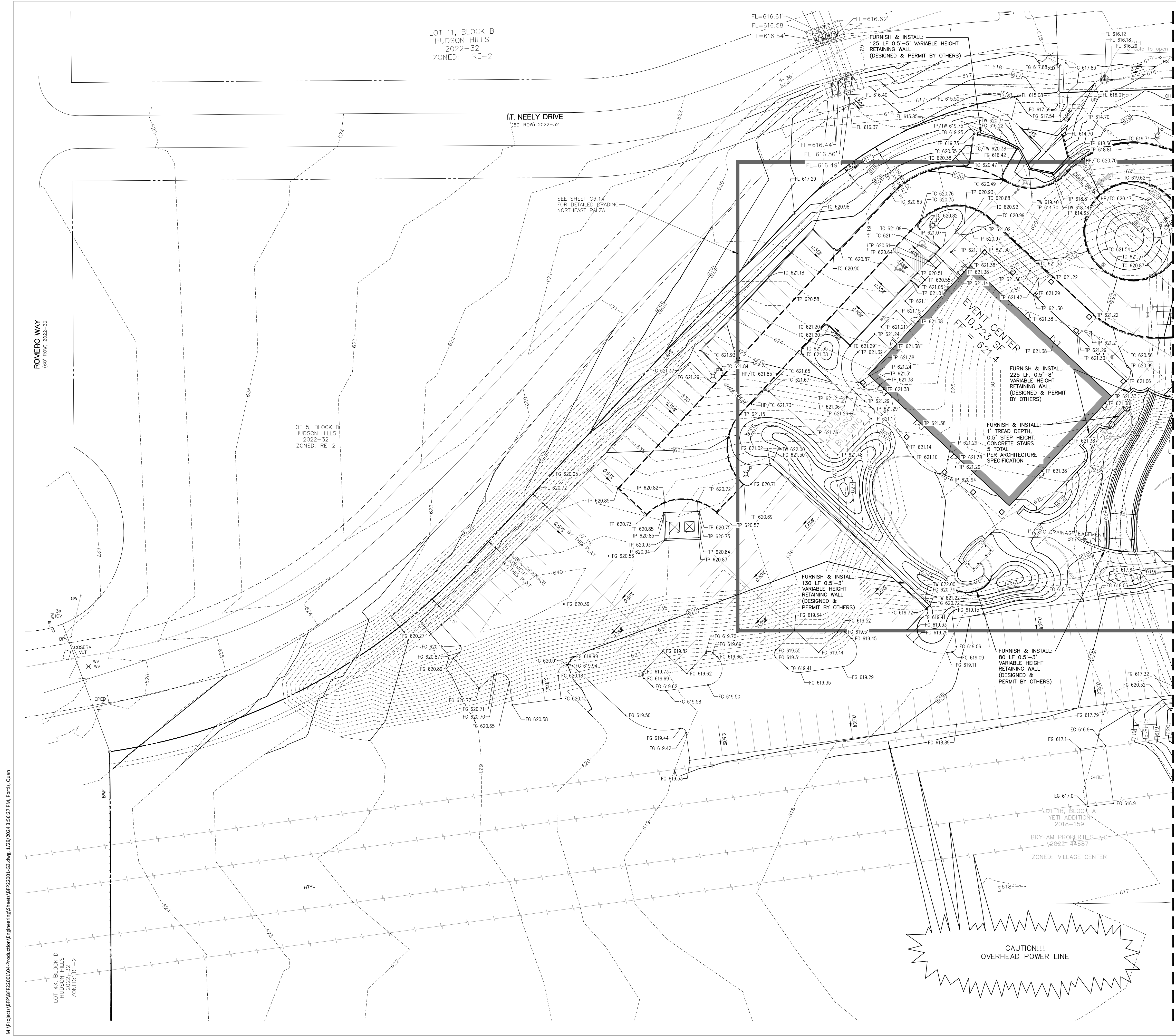
- PAVING SPECIFICATIONS:**
- SIDEWALK AREA:**  
4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. (HATCH PATTERN DOES NOT REFLECT CONST. OR EXPANSION JOINT LOCATIONS)
  - PARKING AREA:**  
6" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
  - FIRE LANE:**  
7" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON 8" STABILIZED SUBGRADE OR APPROVED EQUAL, REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS
  - FLEX BASE:**  
6" TYPE "A" CRUSHED STONE PRODUCED AND GRADED FROM OVERSIZED QUARRIED AGGREGATE THAT ORIGINATES FROM A SINGLE, NATURAL OCCURRING SOURCE. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY. DO NOT USE GRAVEL OR MULTIPLE SOURCES. (REFER TO TxDOT FLEX BASE TYPE "A").

SITE DATA TABLE	
PHYSICAL ADDRESS	1001 IT NEELY DRIVE
GROSS SITE AREA	14.722 ACRES
GROSS SITE AREA	641,278 SF
NET SITE AREA	14.722 ACRES
ZONING	VC
CURRENT USE	VACANT
PROPOSED USED	EVENT CENTER & CHAPEL
LOT COVERAGE DATA	
BUILDING COVERAGE	0.320 AC 2.17%
IMPERVIOUS AREA	4.166 AC 28.30%
PERVIOUS AREA	10.236 AC 69.53%
PARKING SUMMARY	
REQUIRED PARKING (296 SEATS) 1:3 SEATS IN THE MAIN AUDITORIUM/SANCTUARY	99 SPACES
REQUIRED TOTAL	99 SPACES
PROVIDED PARKING	223 SPACES (77 CONCRETE, 146 GRAVEL)
MINIMUM ACCESSIBLE PARKING (201 TO 300 TOTAL PARKING PROVIDED IN PARKING FACILITY)	4 SPACES
PROVIDED ACCESSIBLE PARKING	4 SPACES
BUILDING DATA	
EVENT CENTER	
NUMBER OF FLOORS	1
BUILDING HEIGHT	28'-5"
CHAPEL	
NUMBER OF FLOORS	1 PLUS MEZZANINE
BUILDING HEIGHT	34'-10"
BUILDINGS SQUARE FOOTAGES	
EVENT CENTER	10,723 SF
CHAPEL	3,199 SF
TOTAL SQUARE FOOTAGE	13,922 SF
FLOOR AREA RATIO: 1	0.022

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\BFP22001\As-Production\Engineering\Sheets\BFP22001-S1.dwg, 1/29/2024 3:47:09 PM, parthi, Quan





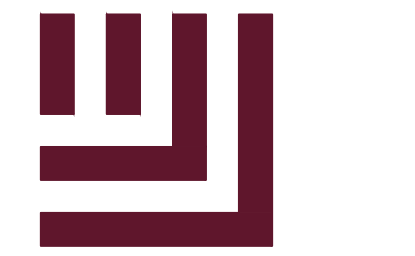
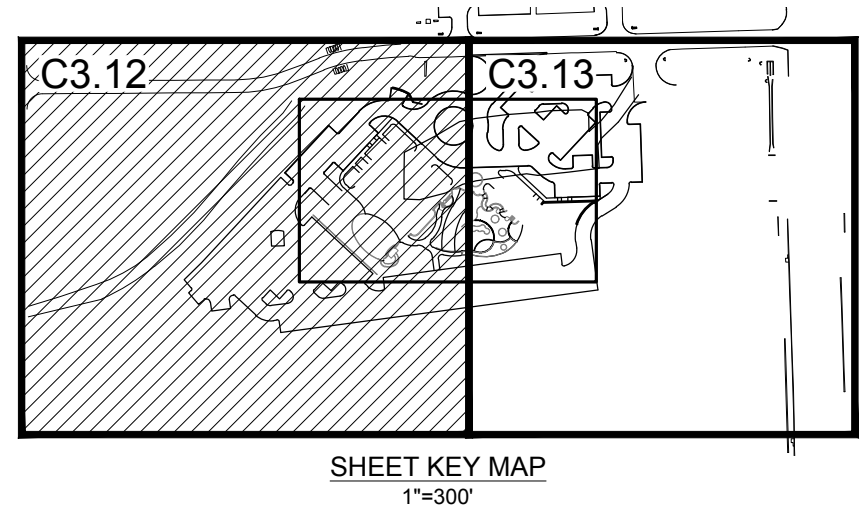
**BENCHMARKS:**

TBM#1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.  
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HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202  
 VERTICAL: NAVD83  
 GRID TO SURFACE SCALE FACTOR: 1.00014904337

**MATCH LINE SHEET C3.12**



**McADAMS**

The John R. McAdams Company, Inc.  
 201 Country View Drive  
 Roanoke, Texas 76262

phone 940.240.1012  
 fax 972.436.9715

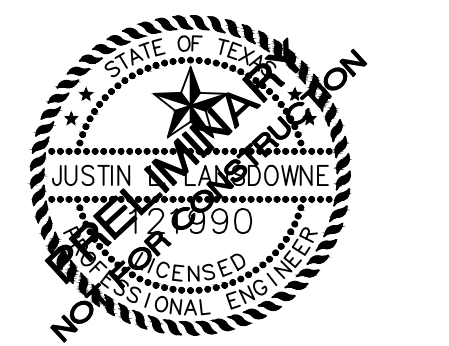
TBPE: 19762 TBPLS: 10194440  
 www.mcadamsco.com

**CLIENT**

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 MARTYWBRYAN@GMAIL.COM



**THE RESERVE AT MARTY B'S**  
 CONSTRUCTION PLANS  
 1001 I.T. NEELY DRIVE  
 TOWN OF BARTONVILLE, TX, 76226



**REVISIONS**

NO.	DATE	DESCRIPTION
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**PLAN INFORMATION**

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 SCALE 1"=30'  
 DATE 1-29-2024

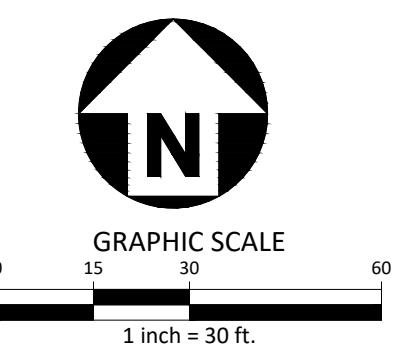
**SHEET**

**WESTSIDE GRADING PLAN**  
**C3.12**

M:\Projects\BFP22001\4-Production\Engineering\Sheets\BFP22001-G3.dwg, 1/29/2024 3:56:27 PM, Forrist, Quan



MATCH LINE SHEET C3.12

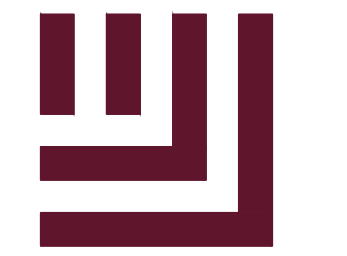
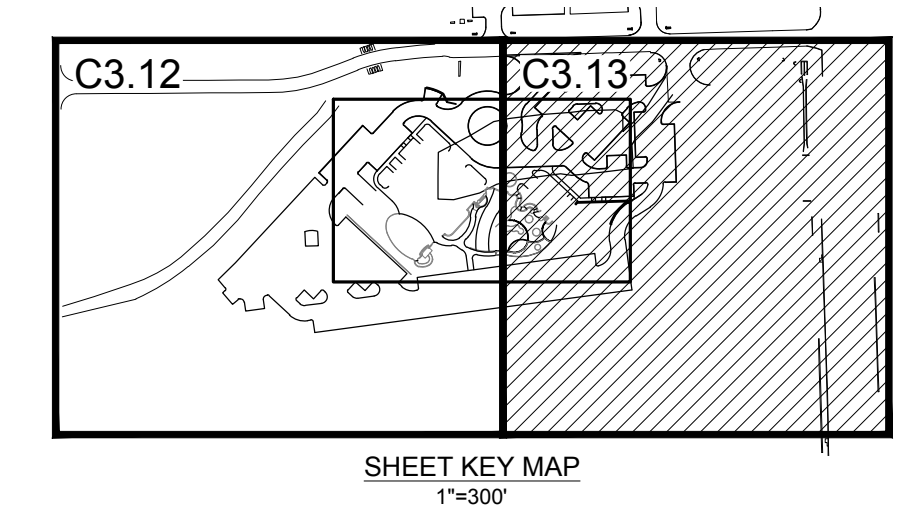


**BENCHMARKS:**

TBM #1: "A" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.  
 N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "A" CUT ON THE SOUTHEAST CORNER OF AN 18" RCP HEAD WALL IS LOCATED ON THE NORTH SIDE OF I.T. NEELY DRIVE, ON THE WEST SIDE OF THE WESTERN ENTRANCE TO MARTY B'S, BEING APPROXIMATELY 540 FEET WEST OF THE INTERSECTION OF I.T. NEELY DRIVE AND FM 407.  
 N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202  
 VERTICAL: NAVD83  
 GRID TO SURFACE SCALE FACTOR: 1.00014904337



**McADAMS**

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**CLIENT**

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 BARTONVILLE, TX 76226  
 972.819.5177  
 MARTYWBRYAN@GMAIL.COM



**THE RESERVE AT MARTY B'S**  
 CONSTRUCTION PLANS  
 1001 I.T. NEELY DRIVE  
 TOWN OF BARTONVILLE, TX, 76226



**REVISIONS**

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

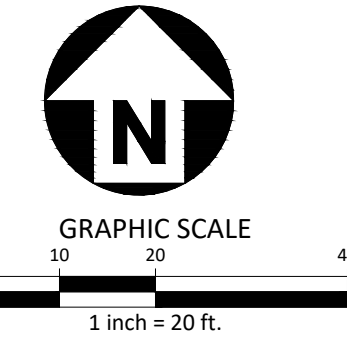
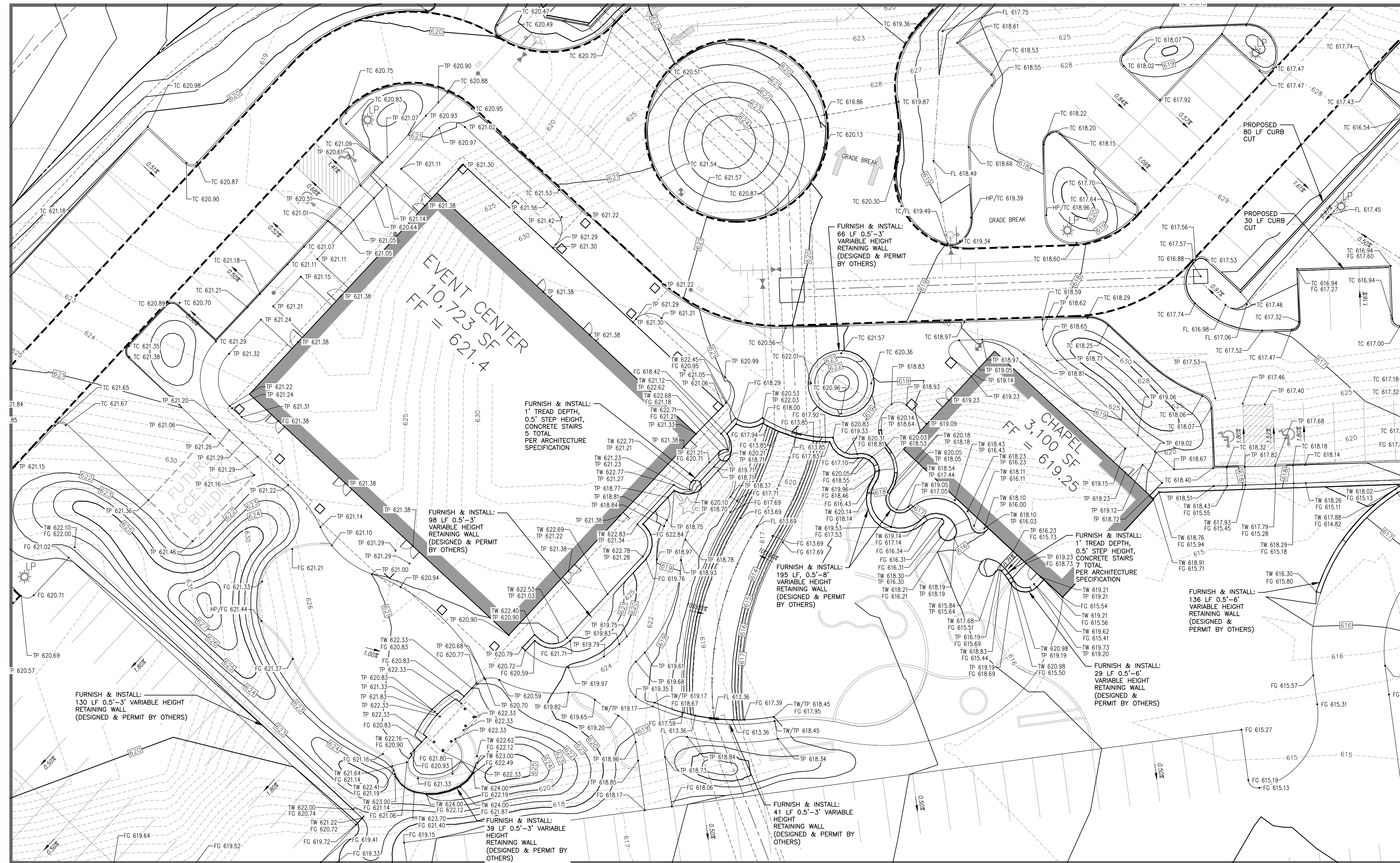
**PLAN INFORMATION**

PROJECT NO. BFP22001  
 FILENAME BFP22001-G3.DWG  
 CHECKED BY CMK  
 DRAWN BY SDP  
 SCALE 1"=30'  
 DATE 1-29-2024

**SHEET**

**EASTSIDE GRADING PLAN**  
**C3.13**

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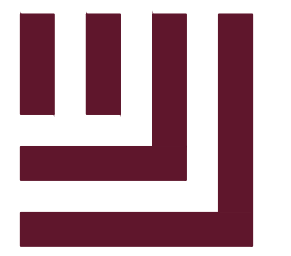
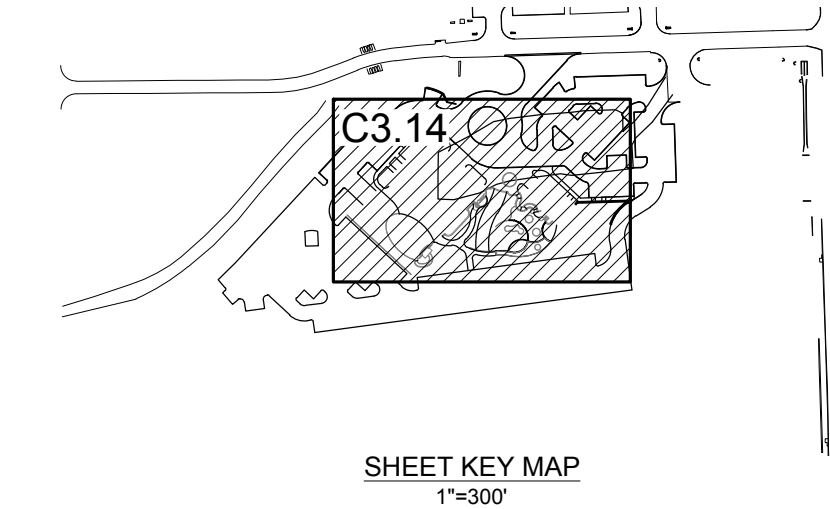


**BENCHMARKS:**

TBM#1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.  
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 N: 7082425.93 E: 2387125.23 ELEV: 618.03

HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202  
 VERTICAL: NAVD83  
 GRID TO SURFACE SCALE FACTOR: 1.00014904337



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**THE RESERVE AT MARTY B'S**  
**CONSTRUCTION PLANS**  
 1001 I.T. NEELY DRIVE  
 TOWN OF BARTONVILLE, TX, 76226



**REVISIONS**

NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

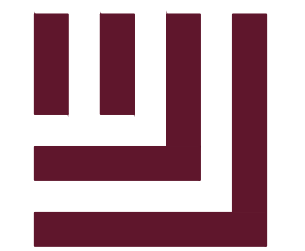
**PLAN INFORMATION**

PROJECT NO. BFP22001  
 FILENAME BFP22001-G3.DWG  
 CHECKED BY CMK  
 DRAWN BY SDP  
 SCALE 1"=20'  
 DATE 1-29-2024

**SHEET**

**DETAIL GRADING PLAZA**

**C3.14**



**McAdams**

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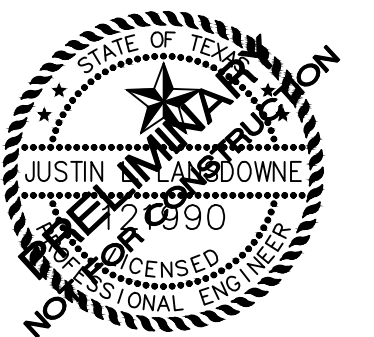
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**THE RESERVE AT MARTY B'S  
CONSTRUCTION PLANS  
1001 I.T. NEELY DRIVE  
TOWN OF BARTONVILLE, TX, 76226**



**REVISIONS**

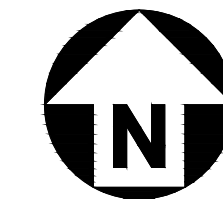
NO.	DATE	DESCRIPTION
1	12-4-2023	1ST SUBMITTAL

**PLAN INFORMATION**

PROJECT NO. BFP22001  
FILENAME BFP22001-U3.DWG  
CHECKED BY CMK  
DRAWN BY SDP  
SCALE 1"=40'  
DATE 1-29-2024

**SHEET**

**OVERALL UTILITY  
PLAN  
C4.00**



GRAPHIC SCALE  
0 20 40 80  
1 inch = 40 ft.

**BENCHMARKS:**

TBM #1: "+" CUT IN THE NORTHWEST CORNER OF A STORM INLET, SAID STORM INLET IS LOCATED ON THE WEST CURB LINE OF FM 407, AND SAID INLET IS APPROXIMATELY 345 FEET SOUTH OF THE INTERSECTION OF FM 407 AND I.T. NEELY DRIVE.  
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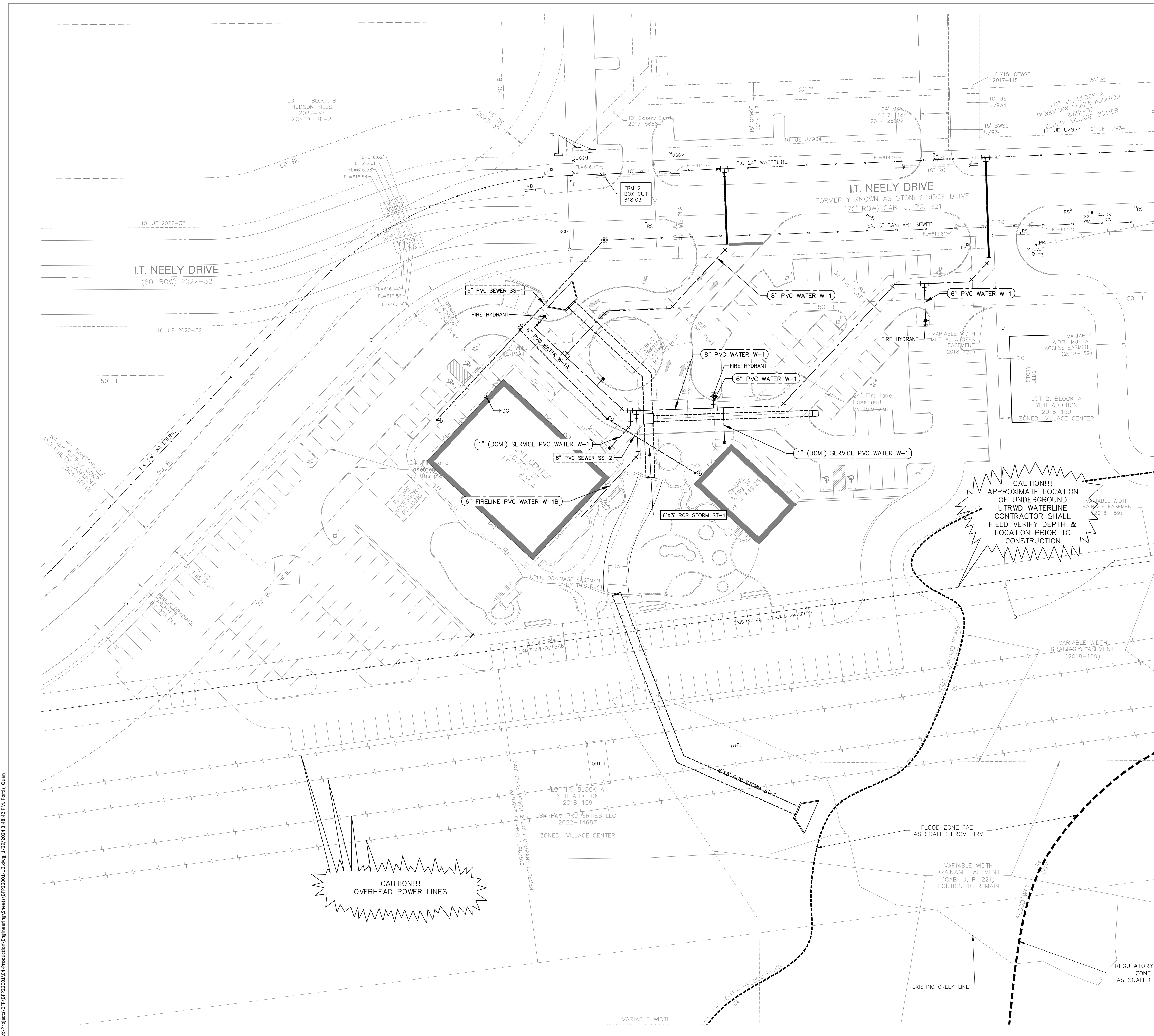
HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202  
VERTICAL: NAVD83  
GRID TO SURFACE SCALE FACTOR: 1.00014904337

**GENERAL NOTES:**

1. ALL T.C.E.Q. SEPARATION REQUIREMENTS MUST BE MET
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. ALL WATER MAINS SHALL HAVE MINIMUM COVER OF 48" INCHES PER TOWN STANDARDS.
4. ALL UTILITY SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
5. FIRE HYDRANT ASSEMBLY INCLUDES 6" LEAD WITH 90° BEND PER TOWN STANDARD CONSTRUCTION DETAILS.
6. STORM CONSTRUCTION WILL INCLUDE FURNISHING AND INSTALLING THE MATERIALS AND ALL STORM DRAINS PIPES, BOXES, INLETS, APPURTENANCE, INCLUDING EXCAVATION, EMBEDMENT AND BACKFILL, AS SHOWN ON THESE PLANS.
7. REPLACE MANHOLE RING AND COVER WITH WATER TIGHT MANHOLE RING AND COVER BOLTED AND GASKETED.

CAUTION!!!  
APPROXIMATE LOCATION  
OF UNDERGROUND  
UTRWD WATERLINE  
CONTRACTOR SHALL  
FIELD VERIFY DEPTH &  
LOCATION PRIOR TO  
CONSTRUCTION

CAUTION!!!  
OVERHEAD POWER LINES



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