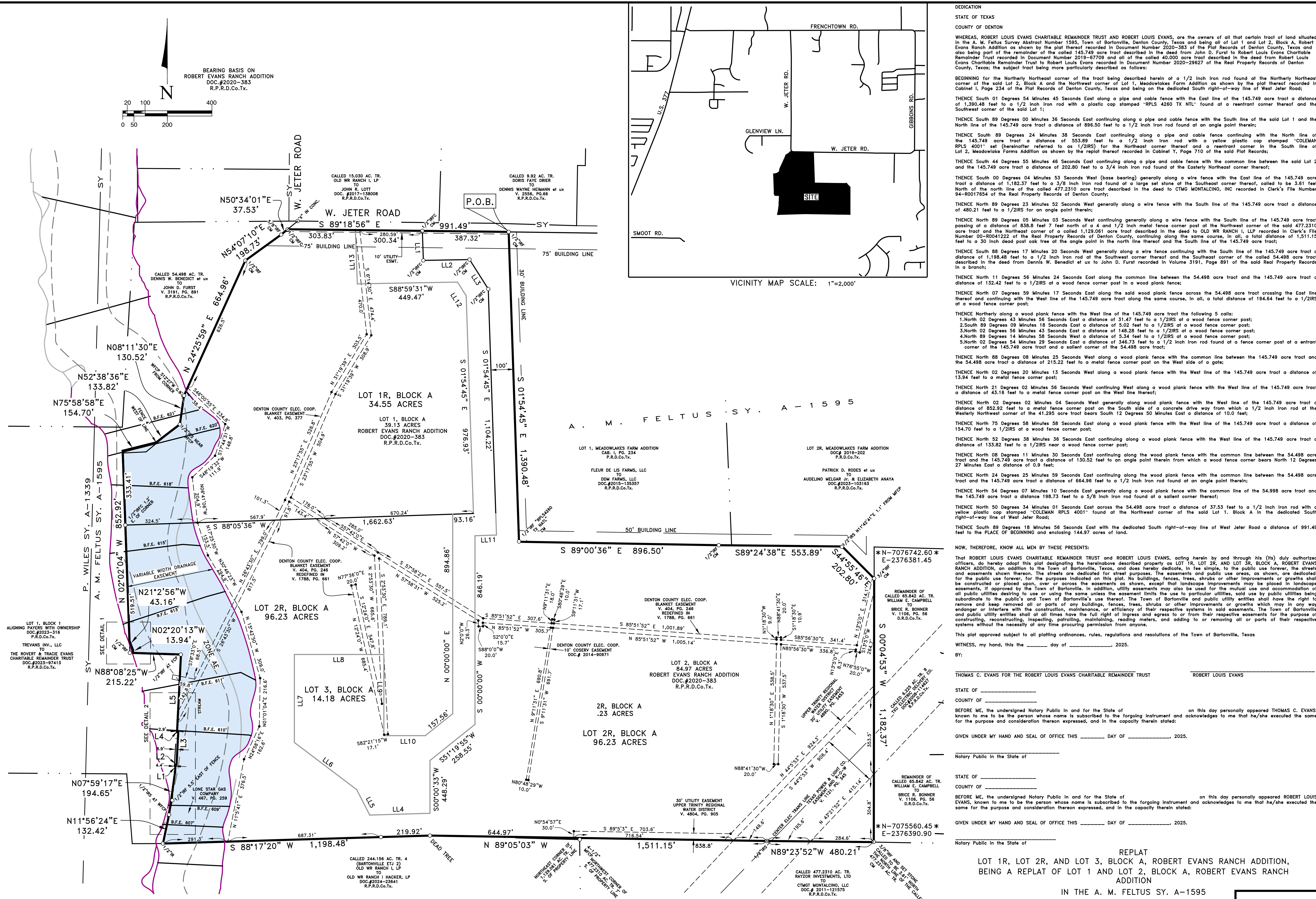
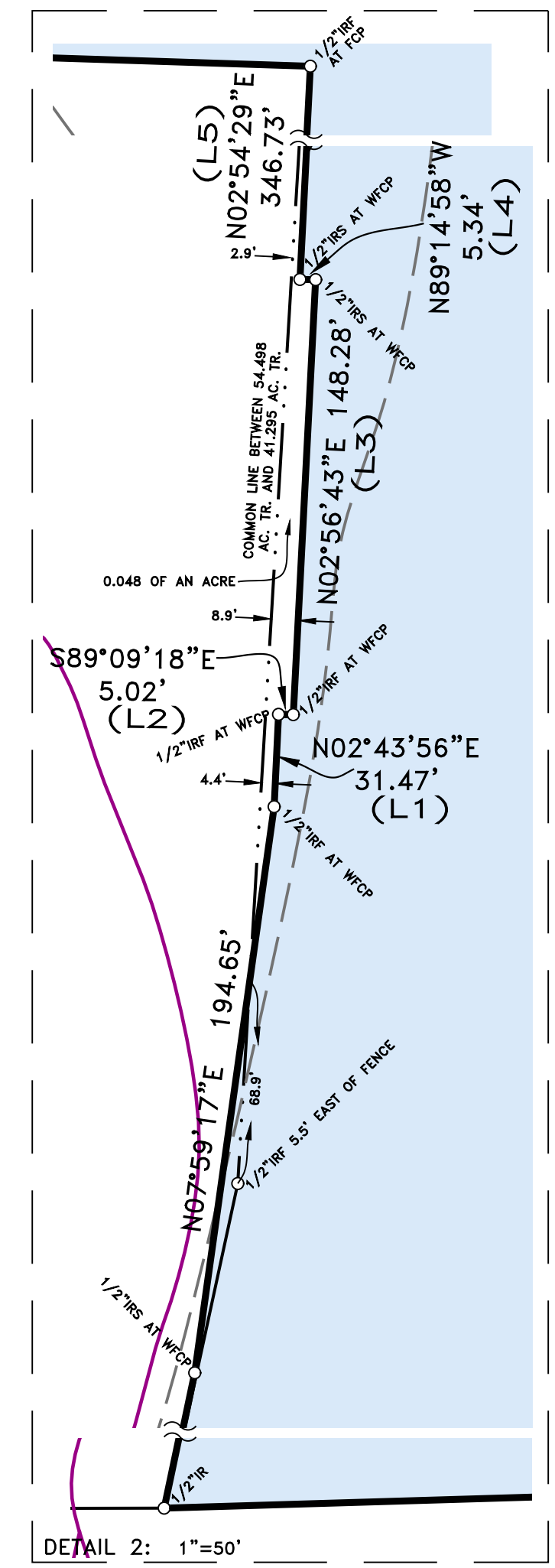
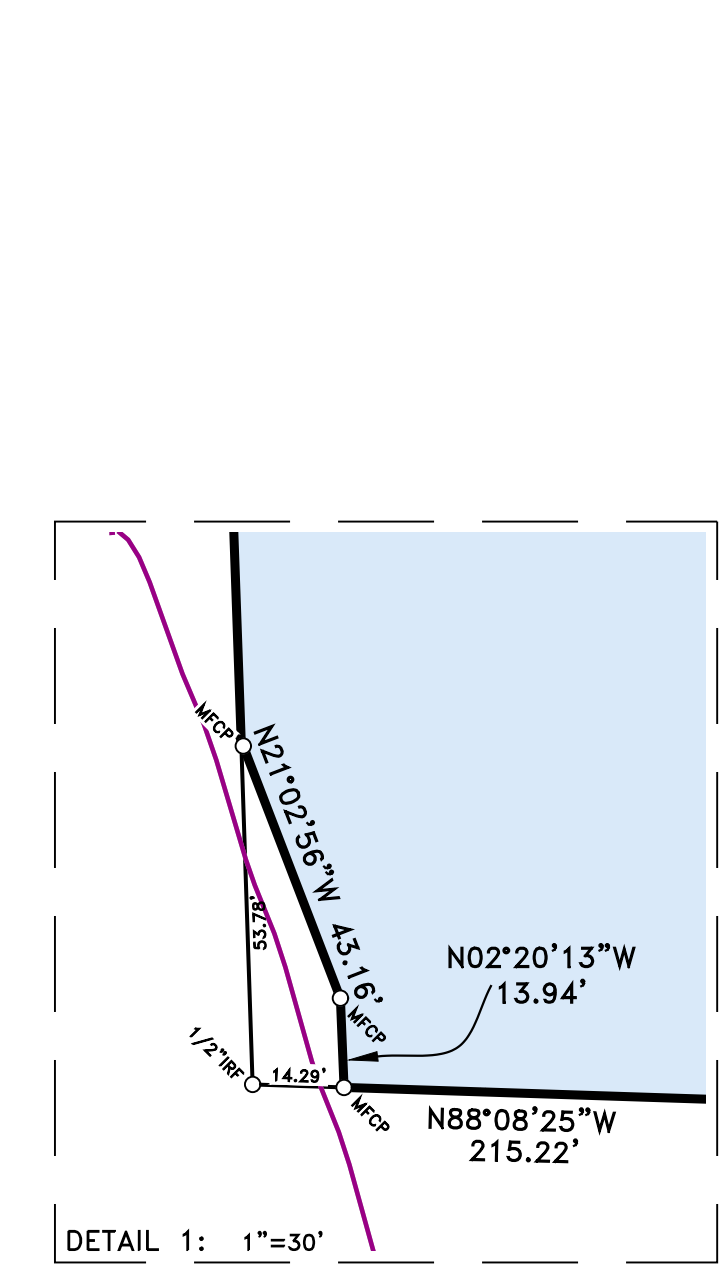


**LOT LINE TABLE**

LL1=S 02°02'04" E 132.45'
LL2=N 88°59'31" E 207.29'
LL3=S 32°26'39" E 156.26'
LL4=S 88°17'20" W 270.40'
LL5=N 27°06'25" W 128.19'
LL6=N 52°54'12" W 350.70'
LL7=N 00°00'00" E 324.71'
LL8=N 90°00'00" E 401.41'
LL9=S 00°00'00" E 364.04'
LL10=N 90°00'00" E 185.90'
LL11=S 88°05'36" W 96.44'
LL12=N 32°26'39" W 72.89'
LL13=N 02°07'44" W 241.35'



**LEGEND**

( )	DEED CALLS
CM	CONTROLLING MONUMENT
FCP	FENCE CORNER POST
IRP	IRON PIPE FOUND
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND WITH CAP
IRFCS	1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "COLEMAN RPLS 4001"
MFPC	METAL FENCE CORNER POST
---	BOUNDARY LINE
- - - -	PROPOSED EASEMENT
- . - . -	EXISTING EASEMENT
---	PROPERTY LINE
---	SURVEY LINE

**OWNER:** ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST  
480 E. JETER RD.  
BARTONVILLE, TEXAS 76226

**SURVEYOR:** COLEMAN & ASSOC. LAND SURVEYING  
725 S. LOCUST ST.  
DENTON, TEXAS 76201

- NOTES:**
- AT THE TIME OF THIS PLAT, NO GAS, PETROLEUM OR SIMILAR PIPELINES OR EASEMENTS WERE VISIBLE, EXCEPT AS SHOWN HEREON.
  - THE PURPOSE OF THIS REPLAT IS TO DIVIDE THE CURRENT LOT 2 INTO LOT 2R AND LOT 3 AND TO SATISFY TOWN OF BARTONVILLE SUBDIVISION ORDINANCE REQUIREMENTS TO ACQUIRE A BUILDING PERMIT FOR A RESIDENTIAL STRUCTURE ON LOT 3.
  - SELLING A PORTION OF A PLATTED LOT BY METES & BOUNDS DESCRIPTION IS PROHIBITED.
  - MINIMUM FINISHED FLOOR ELEVATIONS WILL BE DETERMINED AT BUILDING PERMIT.
  - \* STATE PLANE COORDINATES\* SHOWN BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202) ESTABLISHED BY GPS TIES TO GEODETIC CONTROL REFERENCE FRAME: NAD83 (2011) EPOCH 2010, AND DO NOT MATCH BEARINGS SHOW HEREON. A SCALE FACTOR OF 1.000154408 MUST BE APPLIED TO GET FROM THE GRID COORDINATES TO SURFACE DISTANCES. A ROTATION OF -0°52'23" MUST BE APPLIED TO GET FROM GRID TO SURFACE.
  - FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF BARTONVILLE, COUNTY OF DENTON, TEXAS, COMMUNITY NO. 481501 EFFECTIVE DAY OF APRIL 19, 2011 AND THAT MAP INDICATES THAT ALL OF THIS PROPERTY IS WITHIN ZONE AC. BASE FLOOD ELEVATIONS DETERMINED, AS SHOWN ON PANEL 0510G OF THE SAID MAP. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR 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.

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: \_\_\_\_\_

Signature of Mayor  
Date: \_\_\_\_\_

**DEDICATION**  
STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS, ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST AND ROBERT LOUIS EVANS, are the owners of all that certain tract of land situated in the A. M. Feltus Survey Abstract Number 1595, Town of Bartonville, Denton County, Texas and being all of Lot 1 and Lot 2, Block A, Robert Evans Ranch Addition as shown by the plat thereof recorded in Document Number 2020-383 of the Plat Records of Denton County, Texas and also being part of the remainder of the called 145,749 acre tract described in the deed from John D. Furst to Robert Louis Evans Charitable Remainder Trust recorded in Document Number 2019-87709 and all of the called 40,000 acre tract described in the deed from Robert Louis Evans Charitable Remainder Trust to Robert Louis Evans recorded in Document Number 2020-29627 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING for the Northern Northeast corner of the tract being described herein at a 1/2 inch iron rod found at the Northern Northeast corner of the said Lot 2, Block A and the Northwest corner of Lot 1, Meadowlakes Farm Addition as shown by the plat thereof recorded in Cabinet 1, Page 234 of the Plat Records of Denton County, Texas and being on the dedicated South right-of-way line of West Jeter Road;

THENCE South 01 Degree 54 Minutes 45 Seconds East along a pipe and cable fence with the East line of the 145,749 acre tract a distance of 1,390.48 feet to a 1/2 inch iron rod with a plastic cap stamped "RPLS 4260 TX NTL" found at a reentrant corner thereof and the Southwest corner of the said Lot 1;

THENCE South 89 Degree 00 Minutes 36 Seconds East continuing along a pipe and cable fence with the South line of the said Lot 1 and the North line of the 145,749 acre tract a distance of 896.50 feet to a 1/2 inch iron rod found at an angle point therein;

THENCE South 89 Degree 24 Minutes 38 Seconds East continuing along a pipe and cable fence continuing with the North line of the 145,749 acre tract a distance of 553.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" set (hereinafter referred to as 1/2IRS) for the Northeast corner thereof and a reentrant corner in the South line of Lot 2, Meadowlakes Farm Addition as shown by the replat thereof recorded in Cabinet 1, Page 710 of the said Plat Records;

THENCE South 44 Degree 55 Minutes 46 Seconds East continuing along a pipe and cable fence with the common line between the said Lot 2 and the 145,749 acre tract a distance of 202.80 feet to a 3/4 inch iron rod found at the Easterly Northeast corner thereof;

THENCE South 00 Degree 04 Minutes 53 Seconds West (base bearing) generally along a wire fence with the East line of the 145,749 acre tract a distance of 1,182.37 feet to a 3/8 inch iron rod found at a large set stone of the Southeast corner thereof, called to be 3.61 feet North of the north line of the called 477,231 acre tract described in the deed to CTMG MONTALCINO, INC recorded in Clerk's File Number 94-00174742 of the Real Property Records of Denton County, Texas;

THENCE North 89 Degree 23 Minutes 52 Seconds West generally along a wire fence with the South line of the 145,749 acre tract a distance of 480.21 feet to a 1/2IRS for an angle point therein;

THENCE North 89 Degree 05 Minutes 03 Seconds West continuing generally along a wire fence with the South line of the 145,749 acre tract passing at a distance of 838.8 feet north of a 4 and 1/2 inch metal fence corner post at the Northwest corner of the said 477,231 acre tract and the Northeast corner of a called 1,125,081 acre tract described in the deed to OLD WR RANCH I, LLP recorded in Clerk's File Number 00-0041222 of the Real Property Records of Denton County, Texas, continuing along the same course, in all, a total distance of 1,511.15 feet to a 30 inch dead post oak tree at the angle point in the north line thereof and the South line of the 145,749 acre tract;

THENCE South 88 Degree 17 Minutes 20 Seconds West generally along a wire fence continuing with the South line of the 145,749 acre tract a distance of 1,198.48 feet to a 1/2 inch iron rod at the Southwest corner thereof and the Southeast corner of the called 54,498 acre tract described in the deed from Dennis W. Benedict et ux to John D. Furst recorded in Volume 3191, Page 891 of the said Real Property Records in a branch;

THENCE North 11 Degree 56 Minutes 24 Seconds East along the common line between the 54,498 acre tract and the 145,749 acre tract a distance of 132.42 feet to a 1/2IRS of a wood plank fence corner post in a wood plank fence;

THENCE North 07 Degree 59 Minutes 17 Seconds East along the said wood plank fence across the 54,498 acre tract crossing the East line thereof and continuing with the West line of the 145,749 acre tract along the same course, in all, a total distance of 194.64 feet to a 1/2IRS of a wood fence corner post;

THENCE Northwardly along a wood plank fence with the West line of the 145,749 acre tract the following 5 calls:  
1. North 02 Degree 43 Minutes 56 Seconds East a distance of 31.47 feet to a 1/2IRS of a wood fence corner post;  
2. South 89 Degree 09 Minutes 18 Seconds East a distance of 5.02 feet to a 1/2IRS of a wood fence corner post;  
3. North 02 Degree 56 Minutes 43 Seconds East a distance of 148.28 feet to a 1/2IRS of a wood fence corner post;  
4. North 89 Degree 14 Minutes 58 Seconds West a distance of 5.34 feet to a 1/2IRS of a wood fence corner post;  
5. North 02 Degree 54 Minutes 29 Seconds East a distance of 346.73 feet to a 1/2 inch iron rod found at a fence corner post at an entrap corner of the 145,749 acre tract and a salient corner of the 54,498 acre tract;

THENCE North 88 Degree 08 Minutes 25 Seconds West along a wood plank fence with the common line between the 145,749 acre tract and the 54,498 acre tract a distance of 215.22 feet to a metal fence corner post on the West side of a gate;

THENCE North 02 Degree 20 Minutes 13 Seconds West along a wood plank fence with the West line of the 145,749 acre tract a distance of 13.94 feet to a metal fence corner post on the West line thereof;

THENCE North 21 Degree 02 Minutes 56 Seconds West continuing West along a wood plank fence with the West line of the 145,749 acre tract a distance of 43.16 feet to a metal fence corner post on the West line thereof;

THENCE North 02 Degree 02 Minutes 04 Seconds West generally along wood plank fence with the West line of the 145,749 acre tract a distance of 852.92 feet to a metal fence corner post on the South side of a concrete drive way from which a 1/2 inch iron rod at the Western Northwest corner of the 41,285 acre tract bears South 12 Degree 50 Minutes East a distance of 10.0 feet;

THENCE North 75 Degree 58 Minutes 58 Seconds East along a wood plank fence with the West line of the 145,749 acre tract a distance of 154.70 feet to a 1/2IRS of a wood fence corner post;

THENCE North 52 Degree 38 Minutes 36 Seconds East continuing along a wood plank fence with the West line of the 145,749 acre tract a distance of 133.82 feet to a 1/2IRS of a wood fence corner post;

THENCE North 08 Degree 11 Minutes 30 Seconds East continuing along the wood plank fence with the common line between the 54,498 acre tract and the 145,749 acre tract a distance of 654.96 feet to a 1/2 inch iron rod found at an angle point therein;

THENCE North 24 Degree 25 Minutes 10 Seconds East generally along a wood plank fence with the common line of the 54,498 acre tract and the 145,749 acre tract a distance of 193.73 feet to a 5/8 inch iron rod found at a salient corner thereof;

THENCE North 54 Degree 07 Minutes 10 Seconds East generally along a wood plank fence with the common line of the 54,498 acre tract and the 145,749 acre tract a distance of 37.53 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "COLEMAN RPLS 4001" found at the Northwest corner of the said Lot 1, Block A in the dedicated South right-of-way line of West Jeter Road;

THENCE South 89 Degree 18 Minutes 56 Seconds East with the dedicated South right-of-way line of West Jeter Road a distance of 991.49 feet to the PLACE OF BEGINNING and enclosing 144.97 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:  
That ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST and ROBERT LOUIS EVANS, acting herein by and through his (its) duly authorized officers, do hereby dedicating the heretofore described property as LOT 1R, LOT 2R, and LOT 3R, BLOCK A, ROBERT EVANS RANCH ADDITION, on 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, sold 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 growths and other improvements 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 have the full right of ingress and egress to or from their respective systems 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 of 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 \_\_\_\_\_ day of \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
THOMAS C. EVANS FOR THE ROBERT LOUIS EVANS CHARITABLE REMAINDER TRUST  
ROBERT LOUIS EVANS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for the State of \_\_\_\_\_ on this day personally appeared THOMAS C. EVANS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she 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 in the State of \_\_\_\_\_  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned Notary Public in and for the State of \_\_\_\_\_ on this day personally appeared ROBERT LOUIS EVANS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she 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 in the State of \_\_\_\_\_

REPLAT  
LOT 1R, LOT 2R, AND LOT 3R, BLOCK A, ROBERT EVANS RANCH ADDITION,  
BEING A REPLAT OF LOT 1 AND LOT 2, BLOCK A, ROBERT EVANS RANCH  
ADDITION  
IN THE A. M. FELTUS SY. A-1595  
TOWN OF BARTONVILLE,  
DENTON COUNTY TEXAS

**SURVEYOR'S CERTIFICATE**  
KNOW ALL MEN BY THESE PRESENTS:  
THAT I, WILLIAM M. COLEMAN, 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.  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM M. COLEMAN, RPLS 4001 DURING SEPTEMBER, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND BE RECORDED.  
NOTE: THIS SURVEY IS NULL AND VOID UNLESS IT BEARS AN ORIGINAL IMPRESSION SEAL AND A RED INK SIGNATURE.  
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.  
Wm. M. Coleman, R.P.L.S. 4001

DATE: 03-02-26

REVISIONS:

**Coleman & Assoc.**  
Land Surveying  
P.O. BOX 686 - DENTON, TEXAS 76201  
PHONE: 940-382-1100 FAX: (940) 382-1000  
REGISTRATION # 0000000000  
© 2019 COLEMAN & ASSOC. SURVEYING

REPLAT  
ROBERT EVANS  
CLIENT  
480 E. JETER RD.  
BARTONVILLE, TEXAS

LOT 1R, LOT 2R, & LOT 3R, BLOCK A, ROBERT EVANS RANCH ADDITION  
BEING 144.97 ACRES IN THE A.M. FELTUS SY. A-1595  
TOWN OF BARTONVILLE  
DENTON COUNTY, TEXAS

JOB NUMBER  
25-2538  
DRAWN: MGD  
CHECKED: WMC

SCALE  
1" = 200'  
ORIGINAL PAPER  
SIZE = 24"x36"

01  
OF  
01