



Town of Bartonville

Application for Zoning Map Amendment

All applications must be submitted in accordance with the Submission Schedule attached hereto.

Applicant (Owner or Agent, Specify): KAZ Surveying, Inc. (Surveyor)

Mailing Address: 1720 Westminster Street, Denton, TX 76205

Phone: 940-382-3446 Fax: _____

Owner's Name(s) if different: Alexander Michael Wacker

Owner's Address: 353 County Road 2510, Decatur, TX 76234

Phone: 940-902-3659 Fax: _____

Engineer/Surveyor if applicable: _____

Mailing Address: _____

Phone: _____ Fax: _____

General Location of Property: Southeast Intersection of Jeter Road and McMakin Road

Legal Description of Property: Tr 7, 3555 A0152A BBB & CRR, TR 6, 0.25 ACRES, OLD DCAD TR 1B
ID 37531A0152A BBB & CRR, TR 7, 0.323 ACRES, OLD DCAD TR 1A *see attached deed*
ID 82579 KINCADE LOT 1

(Attach Complete Metes and Bounds Description)

Nature and reason for Zoning Change: Building a barn/barndominium at the Northwest corner

Does this request conform with the adopted Land Use Plan? Yes ☒ No

If the change requested does not conform with the adopted Land Use Plan, you must submit a Land Use Plan Amendment Application.

Current Zoning: Rural Business (RB)

I hereby request that the Zoning Designation be changed to: Residential (R-2)
(If a PD is proposed, submit PD Application)

I hereby certify that the information concerning this proposed zoning change is true and correct and that I am the owner of record or the authorized¹ for the owner of the above described property.

[Signature]
Signature of Applicant/Owner

1-20-23
Date

STAFF USE ONLY:

Date Submitted: _____ Fee Paid: _____

Accepted By: _____ Check No. : _____

P & Z Public Hearing: _____ Metes & Bounds Attached: ☐ Yes ☐ No

Council Public Hearing: _____ Notarized Statement: ☐ Yes ☐ No ☐ N/A

¹ A NOTARIZED statement that authorizes the agent to represent the owner(s) in this matter must be attached to this application.



NOTARY FORM

Town of Bartonville

THE FOLLOWING IS TO BE COMPLETED BY EACH OWNER THAT IS NOT SIGNING THIS APPLICATION.

Dated: 1/20/2023

I, Alexander Michael Wacker, owner of the Property located at
147 McMakin Road do hereby certify that I have given my permission to
KAZ Surveying, Inc. to submit this zoning amendment
application.

Alexander Michael Wacker
Print Name

[Signature]
Signature of Owner

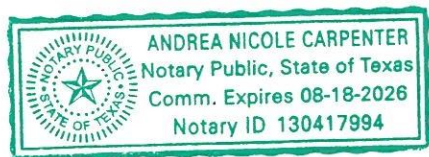
147 McMakin Rd
Address

940-902-3659
Phone No.

State of Texas §
County of Denton §

Before me, Andrea Carpenter, a Notary Public in and for said County and State,
on this day personally appeared Alexander Wacker 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.

(Seal)



Andrea Carpenter
Notary

Denton County
Juli Luke
County Clerk

Instrument Number: 113957

ERecordings-RP

WARRANTY DEED

Recorded On: August 04, 2022 10:46 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 113957
Receipt Number: 20220804000317
Recorded Date/Time: August 04, 2022 10:46 AM
User: Terri B
Station: Station 20

Record and Return To:

eRecording Partners



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: August 3, 2022

Grantor: EKY REAL ESTATE HOLDINGS, LLC

Grantor's Mailing Address:

4901 Bridle Bit Road
Flower Mound, TX 75022

Grantee: ALEXANDER MICHAEL WACKER

Grantee's Mailing Address:

353 County Road 2510
Decatur, TX 76234

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

TRACT I:

Field Notes to all that certain tract or parcel of land situated in the B.B.B. AND C.R.R. CO. SURVEY, ABSTRACT NUMBER 152, Denton County, Texas, being a resurvey of all of a called 0.573 of an acre of land situated in the Deed to McMakin Ten Acre, LLC, as recorded in Document Number 2017-129585, Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the southeast corner of herein described tract at the re-entrant northeast corner of Lot 1 of Kincade Addition, as recorded in Cabinet C, Slide 129, Plat Records, Denton County, Texas;

THENCE South 84 degrees 37 minutes 24 seconds West with a south line of said 0.573 acre tract and a north line of said Lot 1, a distance of 215.11 feet to a capped iron rod found for a corner

from which a PK nail found for reference bears South 84 degrees 42 minutes 18 seconds East, a distance of 26.73 feet;

THENCE North 01 degree 05 minutes 08 seconds West with an east line of an asphalt survey roadway under apparent public use posted as McMakin Road and a west line of said 0.573 of an acre tract a distance of 111.19 feet to a capped iron rod set for corner in the south line of Farm to Market Road 407;

THENCE North 81 degrees 57 minutes 17 seconds East with a south line of said F.M. 407 and a north line of said 0.573 of an acre tract, a distance of 216.49 feet to a capped iron rod set for corner;

THENCE South 00 degrees 47 minutes 46 seconds East along or near a fence part of the way with an east line of said 0.573 of an acre tract and a west line of said Lot 1, a distance of 121.65 feet to the Point of Beginning and enclosing 0.573 of an acre of land, more or less.

TRACT II;

BEING Lot 1 of KINCADE SUBDIVISION, an addition to the Town of Bartonville, Denton County, Texas, according to the map or plat thereof recorded in Cabinet C, Slide 129, Plat Records, Denton County, Texas.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: All presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; shortages in area; and taxes for 2022, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

EKY REAL ESTATE HOLDINGS, LLC

By:

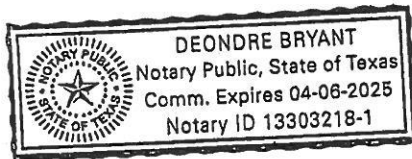
Jeffrey D. York
JEFFREY D. YORK, Manager

Carmen M. York
CARMEN M. YORK, Manager

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of August, 2022, by JEFFREY D. YORK, Manager of EKY REAL ESTATE HOLDINGS, LLC, on behalf of said limited liability company.

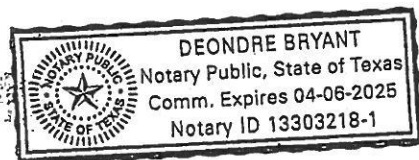


[Signature]
NOTARY PUBLIC, State of Texas

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of August, 2022, by CARMEN M. YORK, Manager of EKY REAL ESTATE HOLDINGS, LLC, on behalf of said limited liability company.



[Signature]
NOTARY PUBLIC, State of Texas