

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

01/04/2023

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.**

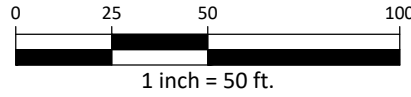
1. Submit sketch plat for staff review and Development Review Committee (DRC), if necessary.
2. Submit Land Study for DRC if one of the following circumstances exists:
 - a. Any tract of land over fifty (50) acres in size, or for a smaller tract, where the land is part of a larger parcel over fifty (50) 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 additional 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", plus one copy on 11" X 17" . P&Z - a total of 10 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" . Council - a total of 6 copies, drawn on sheets 18" X 24", plus one copy on 11" X 17" . |
| 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. |



GRAPHIC SCALE



LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- MAE = MUTUAL ACCESS EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- DE = DRAINAGE EASEMENT
- UTRWD = UPPER TRINITY RIVER WATER DISTRICT EASEMENT
- CTWSE = CROSS TIMBERS WATER SUPPLY EASEMENT
- BWSC = BARTONVILLE WATER SUPPLY CORPORATION EASEMENT

LOT 11, BLOCK B
HUDSON HILLS
2022-32
ZONED: RE-2

LOT 2R, BLOCK A
DENKMANN PLAZA ADDITION
2022-33
ZONED: VILLAGE CENTER

I.T. NEELY DRIVE
FORMERLY KNOWN AS STONEY RIDGE DRIVE
(70' ROW) CAB. U. PG. 221

I.T. NEELY DRIVE
(60' ROW) 2022-32

ROMERO WAY
(60' ROW) 2022-32

LOT 5, BLOCK D
HUDSON HILLS
2022-32
ZONED: RE-2

LOT 1R-2, BLOCK A
YETI ADDITION
14.722 ACRES
(MIN FF=619.25)

LOT 1R, BLOCK A
YETI ADDITION
2018-159
BRYFAM PROPERTIES LLC
2022-44687
ZONED: VILLAGE CENTER



The John R. McAdams Company, Inc.
4400 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

PRELIMINARY PLAT
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

PLAN INFORMATION

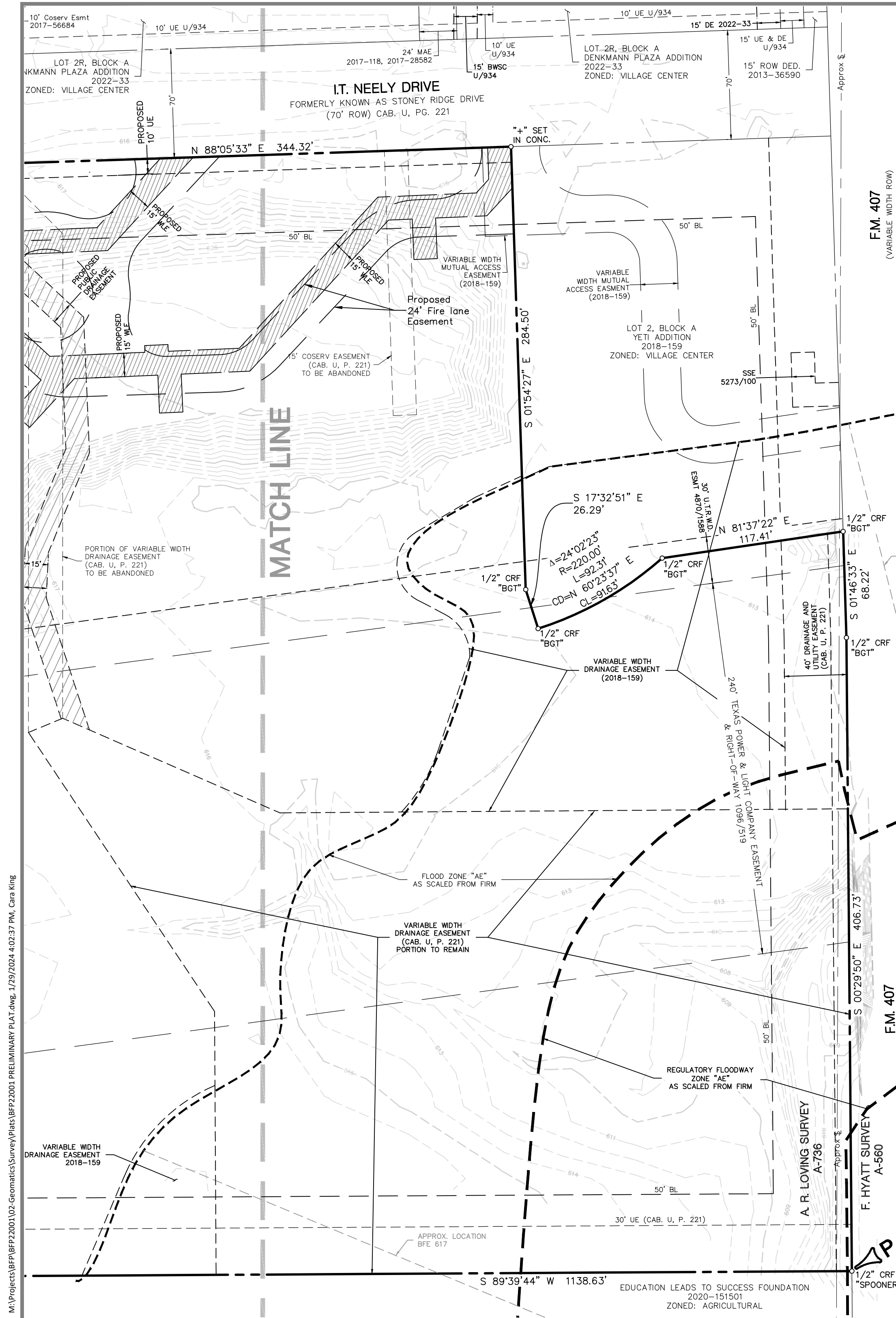
| | |
|-------------|-----------|
| PROJECT NO. | BFP 22001 |
| CHECKED BY | JS |
| DRAWN BY | BC |
| SCALE | 1"=50' |
| DATE | 1.2.2024 |

M:\Projects\BFP\BFP22001\02-Geomatics\Surveys\Plats\BFP22001 PRELIMINARY PLAT.dwg, 1/29/2024 4:02:17 PM, Cara King

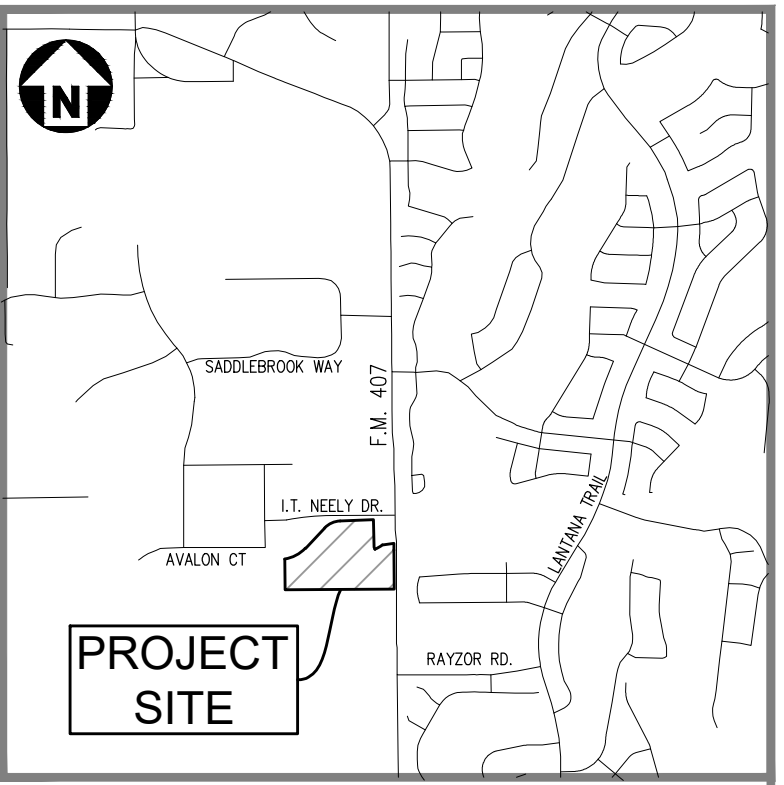
EDUCATION LEADS TO SUCCESS FOUNDATION
2020-151501
ZONED: AGRICULTURAL

S 89°39'44" W 1138.63'

S 89°3'



- NOTES:**
- Bearings based on 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 on the subject property by MCADAMS.
 - According to Community/Panel No. 481210510G, 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.
- NOTICE:** Selling a portion of this addition by metes and bounds is a violation of Town ordinance and State law, and is subject to fines and/or withholding of utilities and building permits.
- Upper Trinity Regional Water District (UTRW) Exclusive Easement (Volume 4870, Page 1588) protection criteria:**
- No street shall run parallel to UTRWD easement.
 - 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.
 - The surface grade shall not be changed by more than 1 foot without written approval from UTRWD.
 - 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.
 - All crossing of the easement shall be submitted to UTRWD for review and approval.
 - UTRW will not allow drilling or excavating activities and permanent structures including fencing within the easement boundaries.
 - The pipeline cannot be shut down and shall be always protected in place.
 - 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.
 - Any structures/foundations or other improvements within the easement is prohibited.
 - UTRW hereby retains all its preexisting dominant and superior legal and property rights.
 - No material stockpiles are allowed in UTRWD Easement.
 - Stormwater shall drain away from UTRWD easement; no storm drainage structures are allowed in UTRWD easement.
 - 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.



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 northeast 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 all 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 plotting 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 _____, _____.

PRELIMINARY PLAT
Approved for preparation of final plat for the subdivision shown on this plat.

APPROVED BY: Planning and Zoning Commission Town of Bartonville, Texas

Signature of Chairman _____ Date _____

APPROVED BY: Town Council Town of Bartonville, Texas

Signature of Mayor _____ Date _____

ATTEST: _____ Date _____
Town Secretary

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 6513 1/29/24

James Stowell, RPLS
Texas Registration No. 6513
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 _____, _____.

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: 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

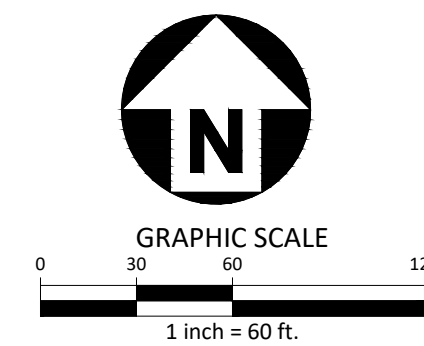
SURVEYOR
JAMES STOWELL, RPLS
4400 STATE HIGHWAY 121, SUITE 800
LEWISVILLE, TX 75056
EMAIL: jstowell@mcadamsco.com

PRELIMINARY PLAT
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

PLAN INFORMATION

| | |
|-------------|-----------|
| PROJECT NO. | BFP 22001 |
| CHECKED BY | JS |
| DRAWN BY | BC |
| SCALE | 1"=50' |
| DATE | 1.2.2024 |

M:\Projects\BFP\BFP22001\02-Geomatics\Survey\Plats\BFP22001 PRELIMINARY PLAT.dwg, 1/29/2024 4:02:37 PM, Cara King

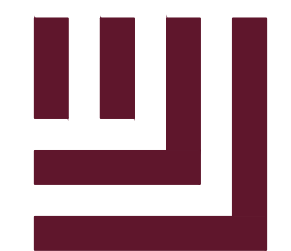


BENCHMARKS:

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.
 N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "+" 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

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

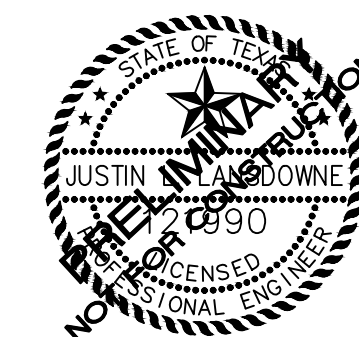
www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES, LLC
 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

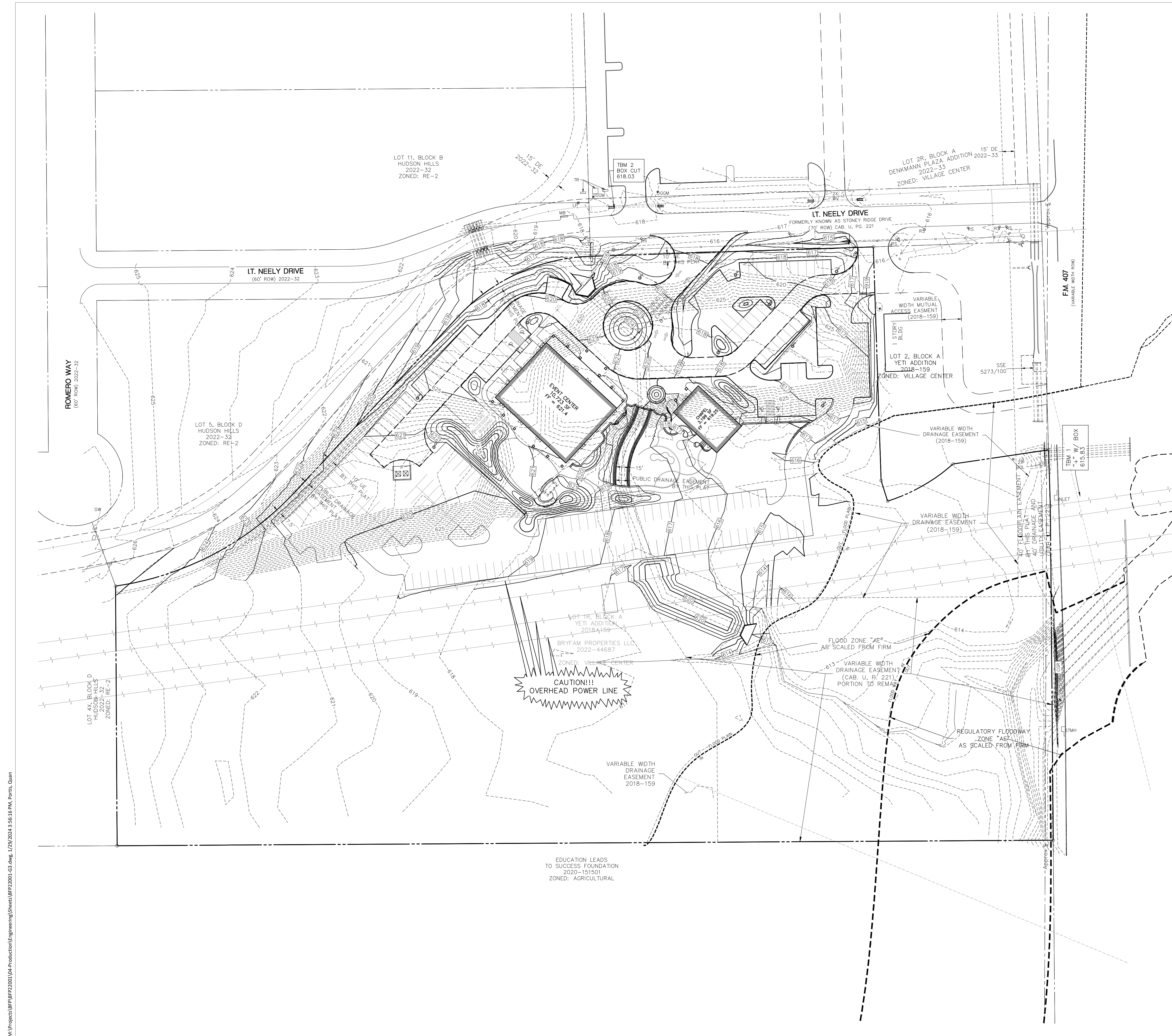
PROJECT NO. BFP22001
 FILENAME BFP22001-G3.DWG
 CHECKED BY CMK
 DRAWN BY SDP
 SCALE 1"=60'
 DATE 1-29-2024

SHEET

**OVERALL GRADING
 PLAN**

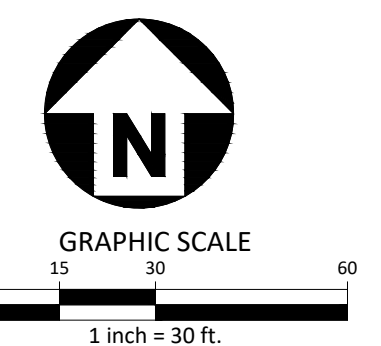
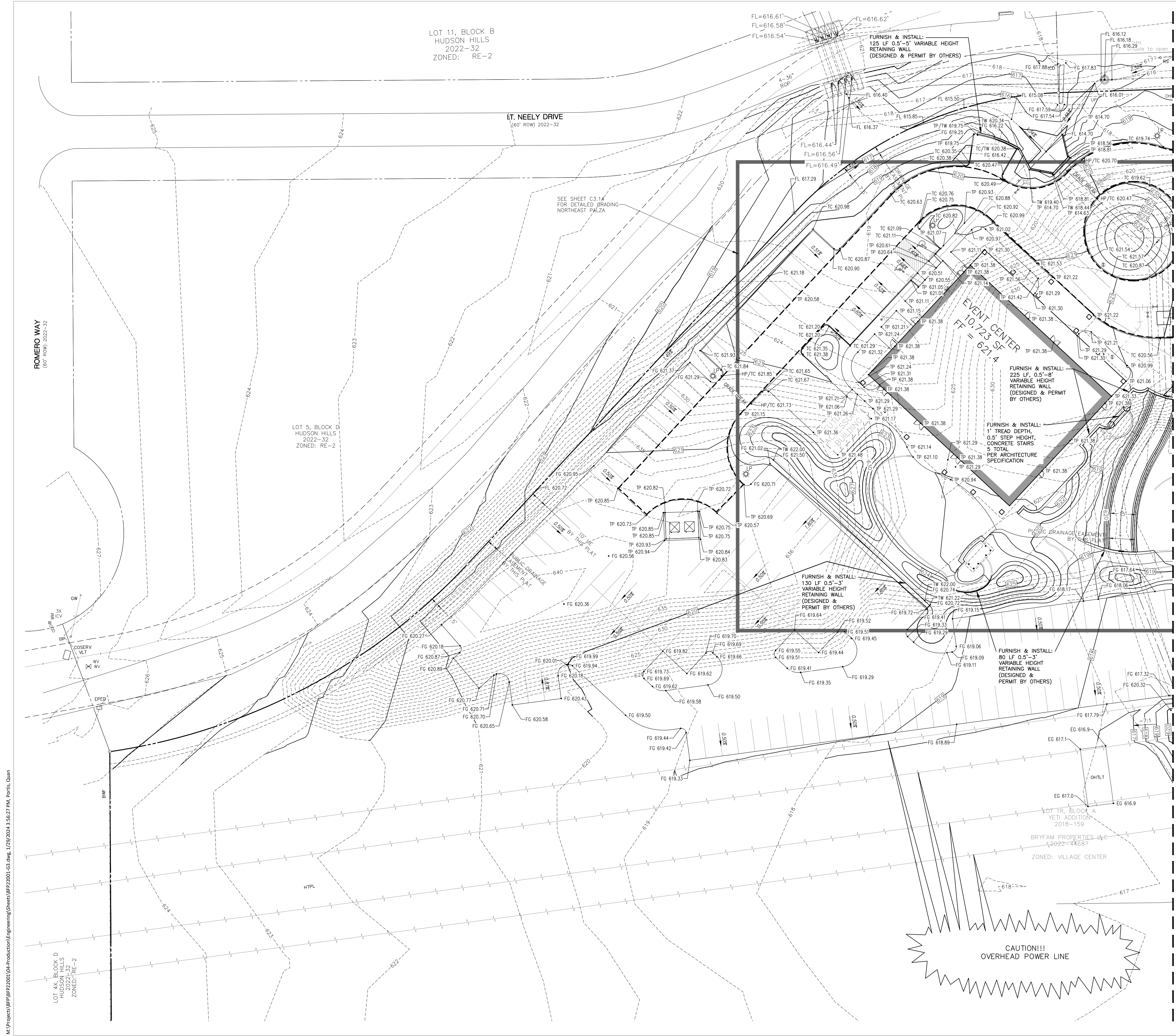
C3.11

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



M:\Projects\BFP\BFP22001\4-Production\Engineering\Sheets\BFP22001-G3.dwg, 1/29/2024 3:56:16 PM, Fortis, Quan

EDUCATION LEADS
 TO SUCCESS FOUNDATION
 2020-151501
 ZONED: AGRICULTURAL



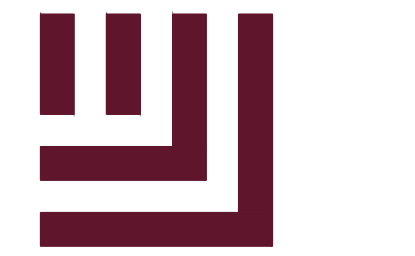
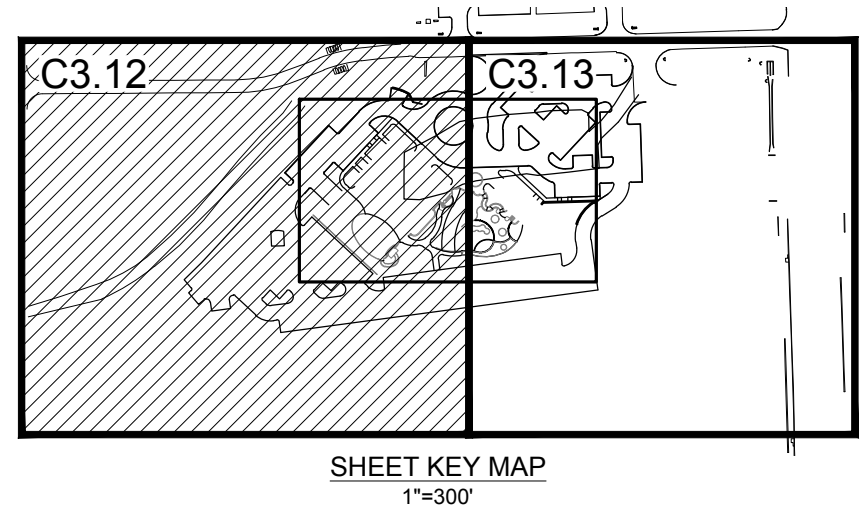
BENCHMARKS:

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.
 N: 7082076.36 E: 2387659.98 ELEV: 615.83

TBM#2: "+" 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

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

BRYFAM PROPERTIES, LLC
 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

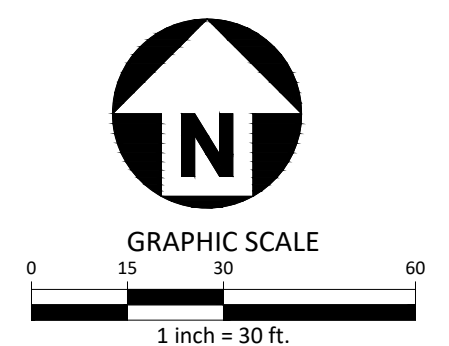
PROJECT NO. BFP22001
 FILENAME BFP22001-G3.DWG
 CHECKED BY CMK
 DRAWN BY SDP
 SCALE 1"=30'
 DATE 1-29-2024

SHEET

WESTSIDE GRADING PLAN
C3.12

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

MATCH LINE SHEET C3.12

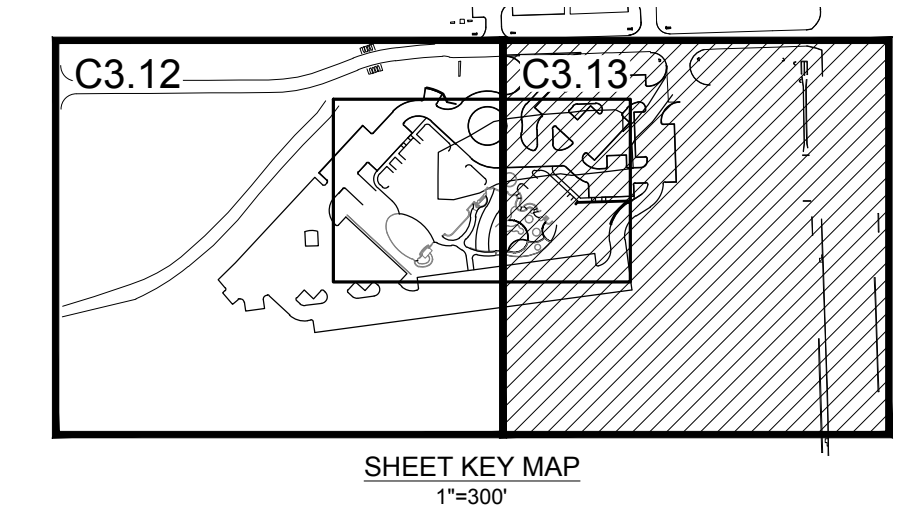


BENCHMARKS:

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

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

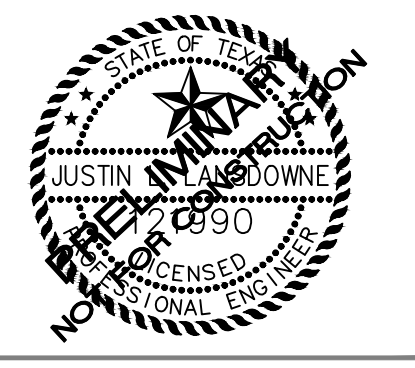
phone 940.240.1012
 fax 972.436.9715
 TBPE: 19762 TBPLS: 10194440
 www.mcadamsco.com

CLIENT

BRYFAM PROPERTIES, LLC
 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 |

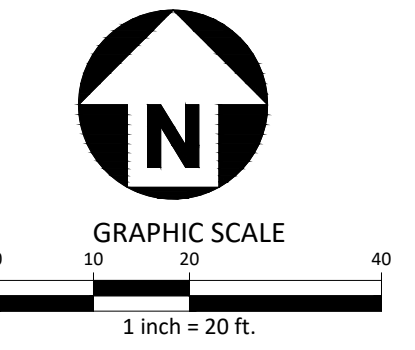
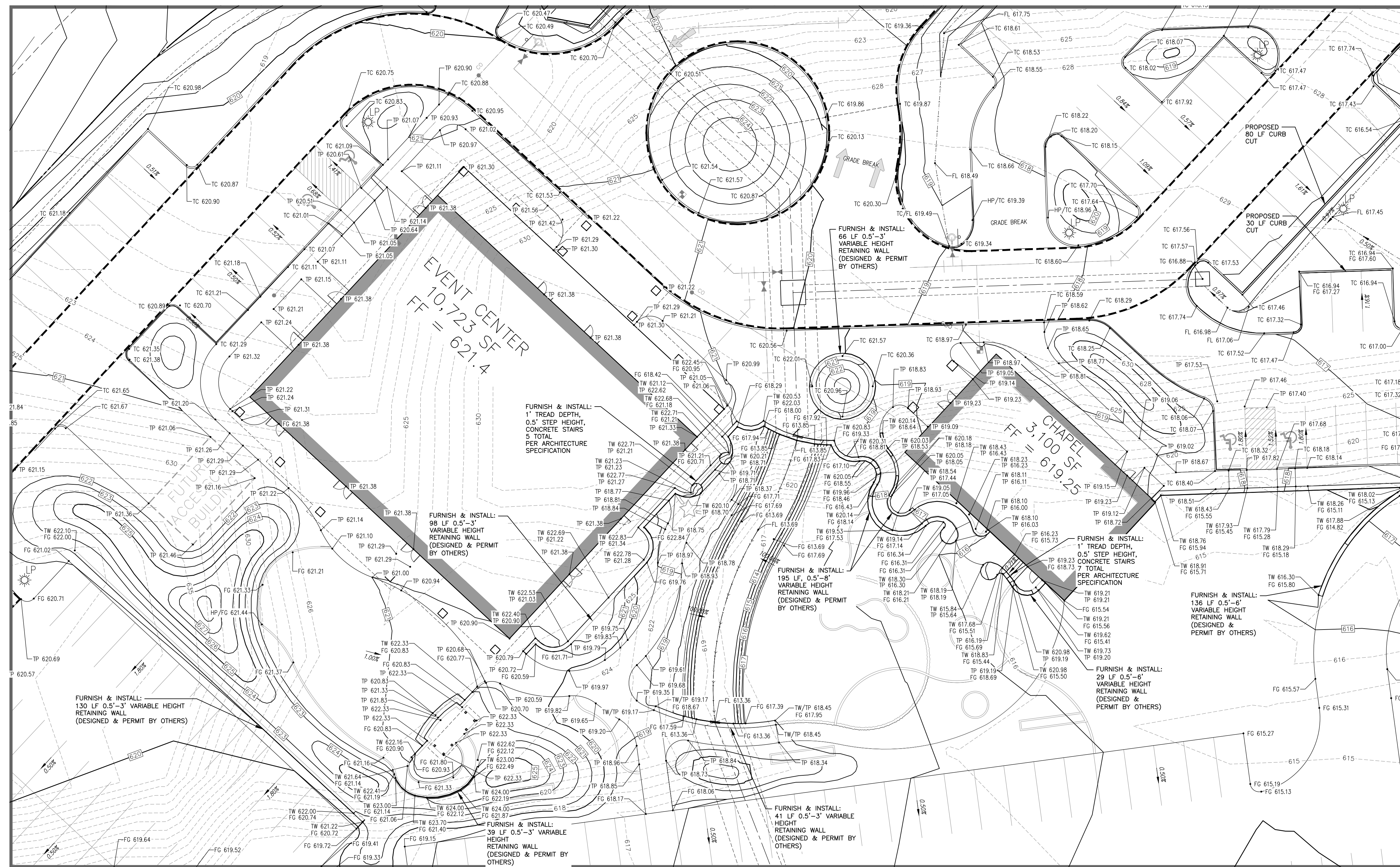
PLAN INFORMATION

PROJECT NO. BFP22001
 FILENAME BFP22001-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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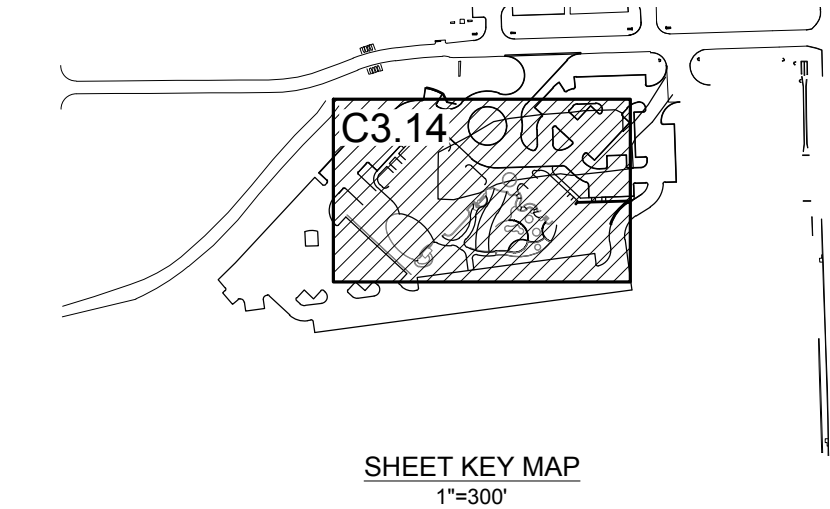


BENCHMARKS:

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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 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"=20'
 DATE 1-29-2024

SHEET

DETAIL GRADING PLAZA

C3.14

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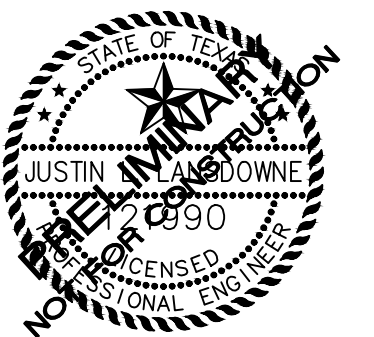
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MARTYWBRYAN@GMAIL.COM



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



REVISIONS

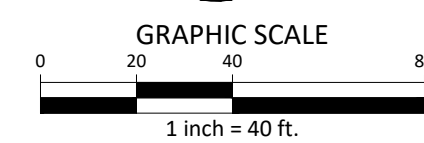
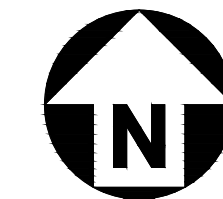
| NO. | DATE | DESCRIPTION |
|-----|-----------|---------------|
| 1 | 12-4-2023 | 1ST SUBMITTAL |

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**



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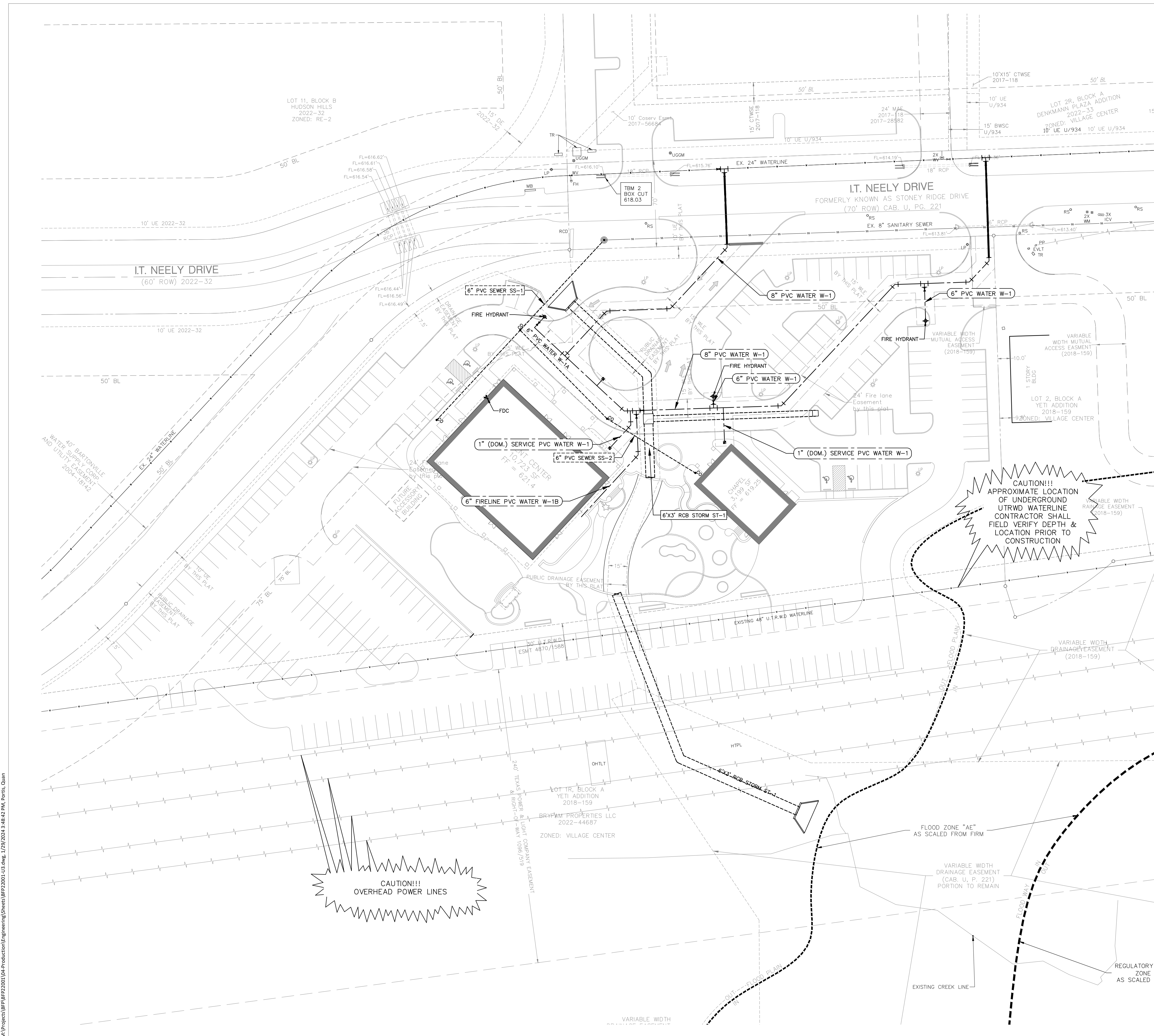
HORIZONTAL: TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202
VERTICAL: NAVD83
GRID TO SURFACE SCALE FACTOR: 1.00014904337

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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