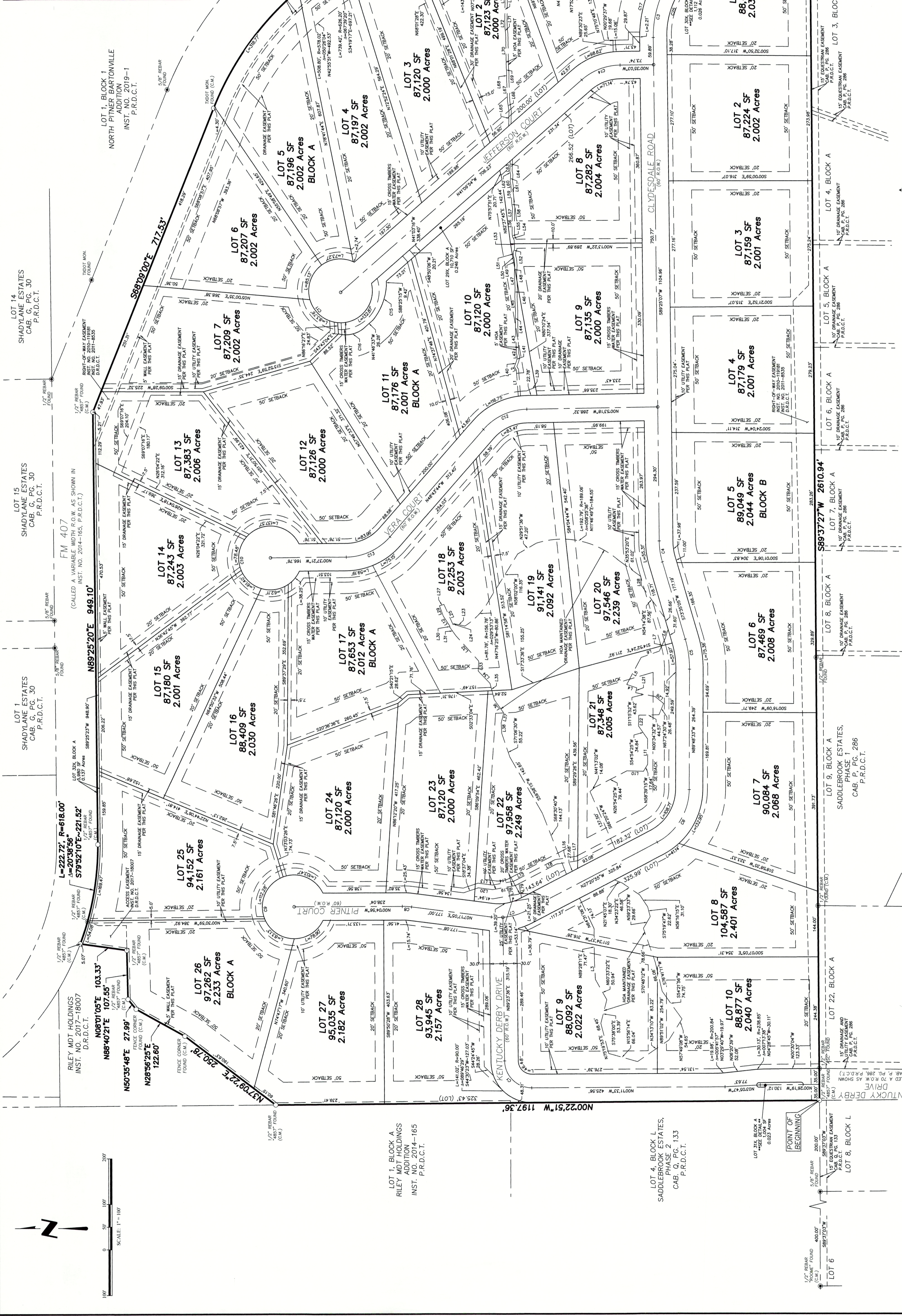


VICINITY MAP  
NOT TO SCALE



# AMENDED PLAT

## EAGLE RIDGE ADDITION

Being a 87.168 acre tract of land situated in the A.R. Loving Survey, Abstract Number 736, 38 Residential Lots and 3 HOA Lots Town of Bartonville, Denton County, Texas



### WINDROSE

LAND SURVEYING & PLATTING  
1955 KAREWAY DRIVE, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.5544  
FORM REGISTRATION NO. 1074331 | WINDROSESERVICES.COM

DRAWN BY: G.L.C. DATE: 10/21/2021 CHECKED BY: M.P. JOB NO.: 102240  
Point of Contact: Grayson Cealinas  
grayson.cealinas@windroseservices.com  
Last Revision Date: 01/26/2022

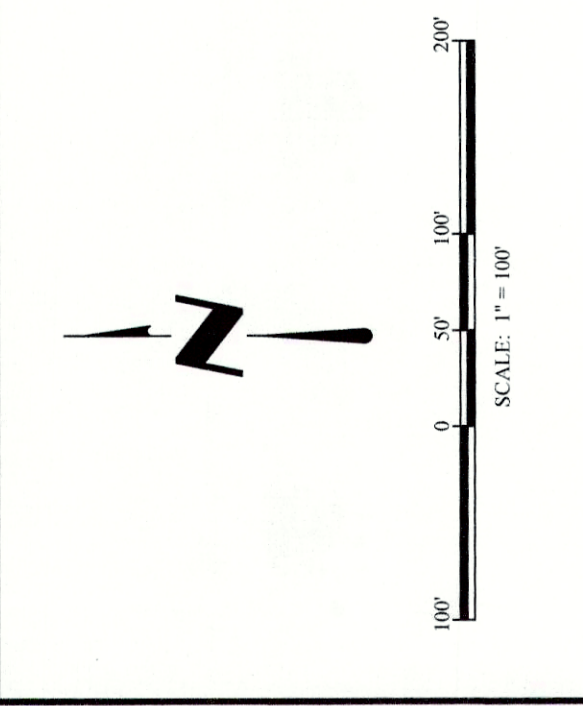
**ENGINEER**  
CRANNELL CRANNELL MARIN ENGINEERING  
2570 FM 407, Suite 209  
Highlandville, Texas 75077  
972.370.4533  
Point of Contact: Cody Crannel

**OWNER/DEVELOPER**  
Pinner Bartonville Royalties, L.P.  
122 Leasley Lane  
Argyle, Texas 76226

#### SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within "Zone X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0510G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 38 residential lots and 3 HOA lots from a tract of land.

- #### LEGEND OF ABBREVIATIONS
- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
  - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
  - P.L.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE". SET CONTROLLING MONUMENT
  - C.M. CEMENT



STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS Bartonville South 1031, LLC are the owners of a 87.168 acre tract of land situated in the A.R. Loving Survey, Abstract Number 736 and being all of a deed described to Bartonville South 1031, LLC as recorded in Instrument Number 2021-217997, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4302), North American Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630);

BEGINNING at a 1/2 inch rebar capped "4857" found for the northeast corner of Lot 8, Block L of Saddlebrook Estates, Phase 2, an addition to the Town of Bartonville, as recorded in Cabinet Q, Page 131, Plat Records, Denton County, Texas, same being the southeast corner of Lot 4, Block L of said Saddlebrook Estates, Phase 2, and being the northeast right-of-way line of Kentucky Derby Drive (called a 70 foot right-of-way as shown in Cabinet P, Page 286, Plat Records, Denton County, Texas);

THENCE North 00 degrees 22 minutes 51 seconds East, departing the northwest right-of-way line of said Kentucky Derby Drive, with the east line of said Lot 4, continuing with the east line of Lot 1, Block A of Riley MDT Holdings Addition, an addition to the Town of Bartonville, as recorded in Instrument Number 2014-165, Plat Records, Denton County, Texas a total distance of 1197.36 feet to a 1/2 inch rebar capped "4857" found for the southeast corner of a tract of land described to Riley MDT Holdings by deed recorded in Instrument Number 2017-18007, Deed Records, Denton County, Texas;

THENCE North 37 degrees 09 minutes 22 seconds East, departing the east line of said Lot 1, with the south line of said Riley tract, a distance of 250.78 feet to a fence corner post found for corner;

THENCE North 28 degrees 56 minutes 25 seconds East, with a southeast line of said Riley tract, a distance of 125.60 feet to a fence corner post found for corner;

THENCE North 50 degrees 35 minutes 48 seconds East, with a southeast line of said Riley tract, a distance of 27.99 feet to a 1/2 inch rebar capped "4857" found for corner;

THENCE North 88 degrees 40 minutes 21 seconds East, with the eastmost south line of said Riley tract, a distance of 107.55 feet to a 1/2 inch rebar capped "4857" found for the easternmost southeast corner of said Riley tract;

THENCE North 08 degrees 01 minutes 05 seconds East, with the east line of said Riley tract, a distance of 103.33 feet to a 1/2 inch rebar capped "4857" found for the easternmost corner of said Riley tract and lying on a southern right-of-way line of FM 407 (Called a Variable Width right-of-way as shown in Instrument Number 2014-165, Plat Records, Denton County, Texas and being the beginning of a curve to the left, with a radius of 618.00 feet, a central angle of 20 degrees, 38 minutes 56 seconds and a chord bearing and distance of South 79 degrees 52 minutes 10 seconds East, a distance of 221.52 feet;

THENCE with said curve to the left, with a southern right-of-way line of said FM 407, an arc length of 222.72 feet to a 1/2 inch rebar capped "4857" found for corner;

THENCE North 89 degrees 25 minutes 20 seconds East, with a southern right-of-way line of said FM 407, a distance of 949.10 feet to a 1/2 inch rebar capped "4857" found for corner;

THENCE South 68 degrees 09 minutes 00 seconds East, with a southern right-of-way line of said FM 407, a distance of 717.53 feet to a TXDOT Monument found for corner and being the beginning of a curve to the right, with a radius of 661.20 feet, a central angle of 67 degrees 39 minutes 30 seconds and a chord bearing and distance of South 34 degrees 19 minutes 20 seconds East, a distance of 736.18 feet;

THENCE with said curve to the right, with the southwestern right-of-way line of said FM 407, an arc length of 780.75 feet to a TXDOT Monument found for corner;

THENCE South 00 degrees 29 minutes 40 seconds East, with a west right-of-way line of said FM 407, a distance of 517.57 feet to a TXDOT Monument found for corner;

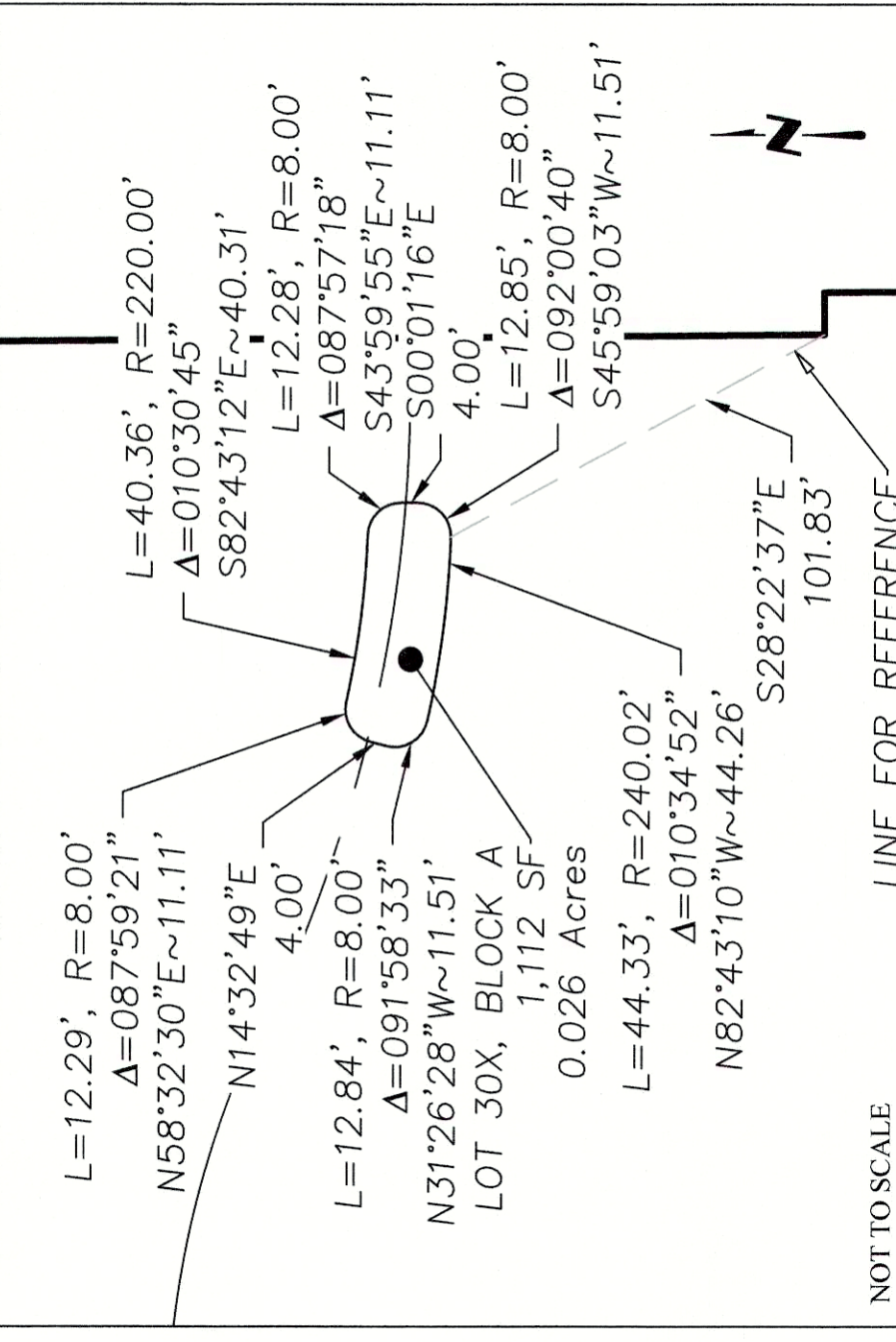
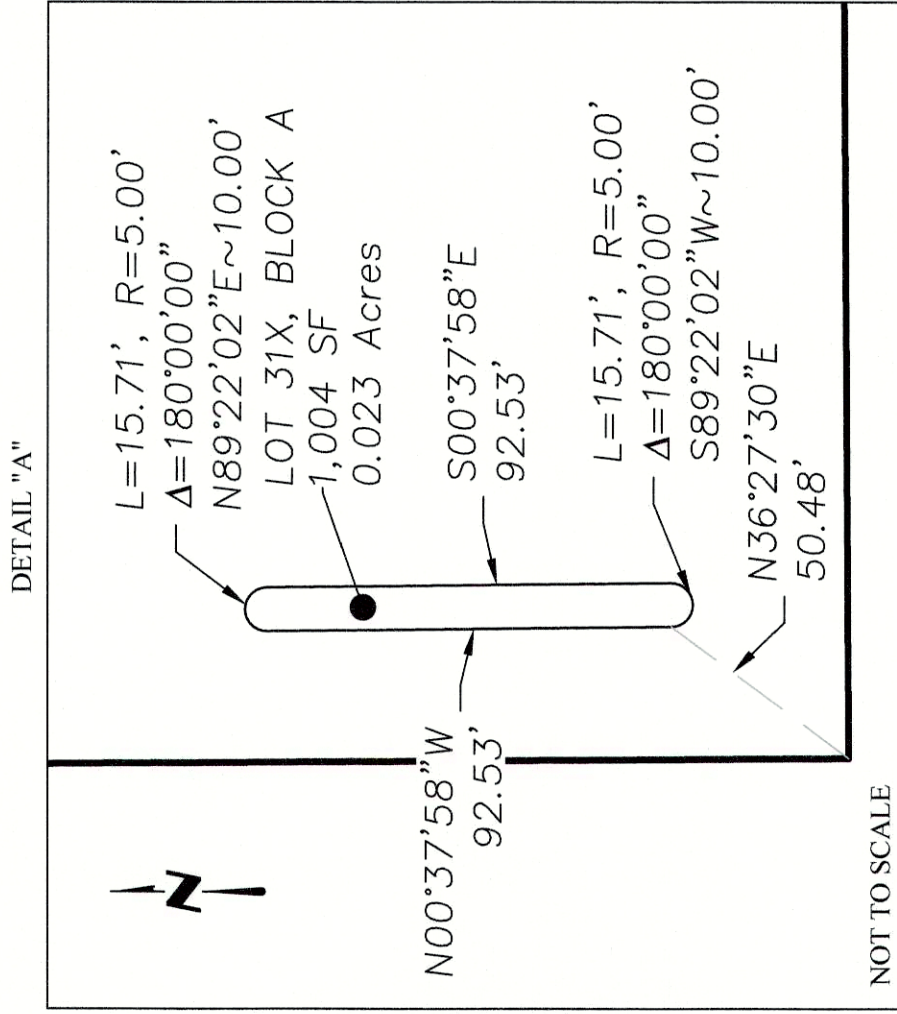
THENCE North 89 degrees 30 minutes 20 seconds East, with said FM 407, a distance of 10.00 feet to a 1/2 inch rebar found for corner;

THENCE South 00 degrees 33 minutes 24 seconds East, with a west right-of-way line of said FM 407, a distance of 188.05 feet to a 1/2 inch rebar capped "CBG" found for the northeast corner of Lot 3, Block A of said Saddlebrook Estates, Phase 1;

THENCE South 89 degrees 37 minutes 27 seconds West, departing a west right-of-way line of said FM 407, with the north line of Block A of said Saddlebrook Estates, Phase 1, a distance of 2610.94 feet to THE POINT OF BEGINNING and containing 3,797,027 square feet or 87.168 acres of land, more or less.

Visibility, Access and Maintenance Easement Language:

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easement(s) are hereby given and granted to the Town, its successors and assigns, as an easement to provide visibility, ingress and egress to and from the town streets and VAM easement(s) for the town streets to the right and the obligation to maintain and all other obligations to the VAM Easement(s) shall be exercised by the Town. The Town shall have the right to enter upon the VAM Easement(s) to exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The Town may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest with the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The Town shall also have the right but not the obligation to add any landscape improvement to the VAM Easement, to erect any traffic-control devices or signs on the VAM Easement and to remove any obstruction thereon. The Town, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT the Bartonville South 1031, LLC, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat describing the hereinabove described property as Eagle Ridge Addition, an addition to the Town of Bartonville, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and easements shown hereon. 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, said 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 and keep removed all 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 at all times have the right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing from all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the Town of Bartonville, Texas. WITNESS my hand this the 28th day of January, 2024.

Bartonville South 1031, LLC

By: [Signature] Authorized Representative - Signature

Bassem N. Amin Printed Name

Managing Director Title

1/28/24

Date

STATE OF TEXAS

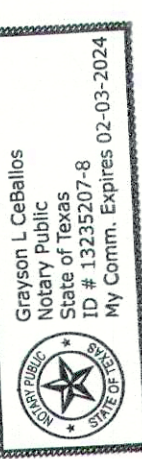
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bassem N. Amin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of January, 2024

Notary Public in and for the State of Texas

My Commission Expires On: 2-3-2024



KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF DENTON

That I, Mark N. Peoples, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Development Ordinance of the Town of Bartonville.

Mark N. Peoples, R.P.L.S., No. 6443

STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of January, 2024

Notary Public in and for the State of Texas

My Commission Expires On: 2-3-2024

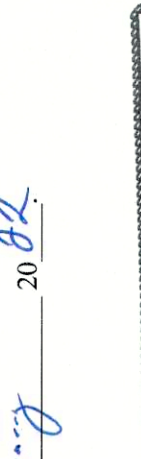


Table with 3 columns: Line #, Distance, Bearing. Rows L61 to L79.

Table with 3 columns: Line #, Distance, Bearing. Rows L41 to L60.

Table with 3 columns: Line #, Distance, Bearing. Rows L21 to L40.

Table with 3 columns: Line #, Distance, Bearing. Rows L1 to L20.

Table with 5 columns: Curve #, Arc, Radius, Delta, Chord. Rows C21 to C25.

Table with 5 columns: Curve #, Arc, Radius, Delta, Chord. Rows C1 to C20.

APPROVED FINAL PLAT 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: [Signature] Date: 1/31/2024. Signature of Mayor: [Signature] Date: 1/31/2024. ATTEST: [Signature] Date: 1/31/2024. Cross Timbers Water Authority Signature: [Signature] Date: 1/28/24. Printed Name: Jackson Wolf.



FOR DENTON COUNTY USE ONLY. Filed for Record in the Official Records of Denton County, Texas on 02/20/2024 at 11:31:22 AM in the PLAT Records. PINDER BARTONVILLE ROYA Dec Number 2022-38 Amount: 100.00. Order#: 20220200055. By: KT.

AMENDED PLAT EAGLE RIDGE ADDITION Being a 87.168 acre tract of land situated in the A.R. Loving Survey, Abstract Number 736, 38 Residential Lots and 3 HOA Lots Town of Bartonville, Denton County, Texas.



WINDROSE LAND SURVEYING & PLATTING 1958 LAWRENCE DRIVE, SUITE 200 | LAWRENCE, TEXAS 76781 | 817.812.2844 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM. DRAWN BY: G.L.C. DATE: 10/21/2021 CHECKED BY: M.P. JOB NO.: 057260. Point of Contact: Grayson Ceballos 972-370-5871 grayson.cebcallos@windroseservices.com Last Revision Date: 01/28/2024.

ENGINEER CRANNEL CRANNEL MARTIN ENGINEERING 2570 FM 407, Suite 209 Highland Village, Texas 75077 972-691-6633 Point of Contact: Coody Connell. OWNER/DEVELOPER PINDER BARTONVILLE ROYALS, L.P. 122 Lesley Lane Argyle, Texas 76226.

Cross Timbers Water Declaration hereby reserves unto itself and the Cross Timbers Water Supply Corporation, and their respective agents, assignees, and employees, a perpetual non-exclusive easement under, over and across the Easement Property, or any area not owned and maintained by the Decedent and/or the Cross Timbers Water Supply Corporation, for the purpose of installing, maintaining, repairing, replacing, removing and/or modification of any water line improvements, roadways or any other water public utility function on, beneath or above the surface of the grounds that serve as the Easement Property.