PLANNING & ZONING COMMISSION MEETING
TUESDAY, NOVEMBER 15, 2022, 6:30 P.M.

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

B. Discuss meeting on December 20, 2022.

C. Discuss future zoning amendments to be recommended to City Council.

D. Briefing regarding the October 25th and November 10th Council Meetings.

E. Discuss regular agenda items.

F. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

1. **CALL TO ORDER AND ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **PUBLIC COMMENT:**

   In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

   To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, November 15, 2022 to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

4. **CONSENT ITEMS:**

   A. Consider approval of the minutes for October 18, 2022.

5. ACTION ITEMS

A. Consider and act upon a Preliminary Plat for Traditions Phase I generally located southwest from Strader Lane and FM 407.

B. Consider and act upon a Final Plat for Timberbrook Phase 4B LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25 generally located northwest of FM 407 and Boss Range Road.

C. Consider and act upon a recommendation to City Council for amending Chapter 52 of the Code of Ordinances relating to Public Notification requirements.

D. Consider and act upon appointments or reappointments to the Chair and Vice-Chair positions.

6. FUTURE AGENDA ITEMS:

7. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

8. ADJOURNMENT:

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Planning & Zoning Commission of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times.

Said notice has been posted this 11th Day of November 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Attest:

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES
TUESDAY, OCTOBER 18, 2022

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
John Tinsley, David Beck, Tom Cronberger, Lisa Leary.

Staff Present:
Matt Cyr, Director of Planning and Development Services

WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

Chairman Beck called the work shop session to order at 6:30 p.m.

B. Discuss agenda format and future meetings

Staff gave a brief update on the item to the Commission.

C. Discuss Timberbrook Developers Agreement.

Staff gave a brief update on the item to the Commission.

D. Discuss lot standards.

Staff gave a brief update on the item to the Commission.

The Commission asked Staff if they could provide additional information on setbacks from other communities.

E. Discuss joint meeting with City Council on November 15, 2022.

Staff gave a brief update on the item to the Commission

F. Discuss future zoning amendments to be recommended to City Council.

Staff gave a brief update on the item to the Commission.

G. Briefing regarding the September 27th and October 11th Council Meetings.

Staff gave a brief overview of the item to the Commission.

H. Discuss regular agenda items

Staff gave a brief overview of the item to the Commission.

I. Adjournment.

The work session was adjourned at 7:25 pm by Chairman Beck

CONVENE INTO REGULAR SESSION AT 7:30 PM

1. CALL TO ORDER AND ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking. To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, October 18, 2022 to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

4. CONSENT ITEMS:

A. Consider approval of the minutes for August 16, 2022.

B. Consider approval of the minutes for September 20, 2022.

Commissioner Leary recused herself from the item.

Commissioner Tinsley made a motion to approve the consent agenda.

Commissioner Cronberger seconded.

The motion passed 3/1/0

5. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a Planned Development (SF-2 and GB) for a Church and age restricted living legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407.

Commissioner Tinsley recused himself from the item.

Chairman Beck Opened the Public Hearing at 7:58 pm.

No one came forward.

Chairman Beck closed the Public Hearing at 7:59 pm.

B. Consider and act upon a recommendation to City Council for a Planned Development (SF-2 and GB) for a Church and age restricted living legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407.

Commissioner Leary made a motion to recommend approval of the item as presented.

Commissioner Cronberger seconded the motion.

The motion passed 3/1/0

C. Conduct a Public Hearing to hear concerns for or against a Specific Use Permit Amendment for a Temporary Batch Plant legally described as A0419A W.A. FERRIS, TR 1, OLD DCAD TR 4 and A0285A WM CABLE, TR 1(PT), generally located southwest from the intersection of Boss Range Road and FM 407.

Chairman Beck opened the Public Hearing at 8:04 pm.

No one came forward.

Chairman Beck closed the Public Hearing at 8:04 pm.

D. Consider and act upon a recommendation to City Council for a Specific Use Permit Amendment for a Temporary Batch Plant legally described as A0419A W.A. FERRIS, TR 1, OLD DCAD TR 4 and A0285A WM CABLE, TR 1(PT), generally located southwest from the intersection of Boss Range Road and FM 407.

Commissioner Tinsley recommended approval as presented.

Commissioner Leary seconded the motion.

E. Conduct a Public Hearing to hear concerns for or against amending Chapter 52 of the Code of Ordinances relating to Public Notification requirements.

Chairman Beck Opened the Public Hearing

No one came forward.

Chairman Beck closed the Public Hearing.

F. Consider and act upon a recommendation to City Council for amending Chapter 52 of the Code of Ordinances relating to Public Notification requirements.

Commissioner Leary tabled the item until November 15, 2022, to revise the language in accordance to the Commission's comments.

Commissioner Cronberger seconded the motion.

The motion passed 4/0/0

6. ACTION ITEMS

A. Consider and act upon a Preliminary Plat for the Ranchettes at Oliver Creek Phase I legally described as A0433A T.H.W. FORSYTHE, TR 3, and A0433A T.H.W. FORSYTHE, TR 4, OLD DCAD TR 1B located north of FM 1384.

Commissioner Cronberger made a moiton to recommend approval.

Commissioner Tinsley seconded the motion.

The motion passed 4/0/0

B. Consider and act upon appointments or reappointments to the Chair and Vice-Chair positions.

Commissioner Cronberger made a motion to table this agenda item until November 15th to allow for the rest of the Commission to be present.

Commissioner Tinsley seconded.

The motion passed 4/0/0

7. FUTURE AGENDA ITEMS:

Staff gave a brief overview of the Future Agenda Items.

A. Hillwood Preliminary Plat.

B. Timberbrook Phase 4B and 5 Final Plats.

8. EXECUTIVE SESSION :

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

No action was taken by the Commission.

9. ADJOURNMENT

Commissioner Cronberger made a motion to adjourn.

Commissioner Tinsley seconded.

The motion passed 4/0/0 and the meeting adjourned at 8:23 pm.

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
November 15, 2022

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: Consider and act upon a Preliminary Plat for Traditions Phase I generally located southwest from Strader Lane and FM 407.

EXECUTIVE SUMMARY:

The Applicant is requesting a Preliminary Plat for Traditions Phase I for a total of 703 lots.

The development will be utilizing City water and sewer. The development is within a Municipal Utility District and is not in the City of Justin.

A Developers Agreement was approved on April 26, 2021, by City Council. All the standards in the preliminary plat conform to the Developers Agreement.

LOT / BLOCK SUMMARY				
	1A	1B	1C	TOTAL
40' LOTS REAR ENTRY	3	-	129	132
45 LOTS	4	101	111	216
50' LOTS	14	150	191	355
TOTAL	21	251	431	703

ACTION CONSIDERED:

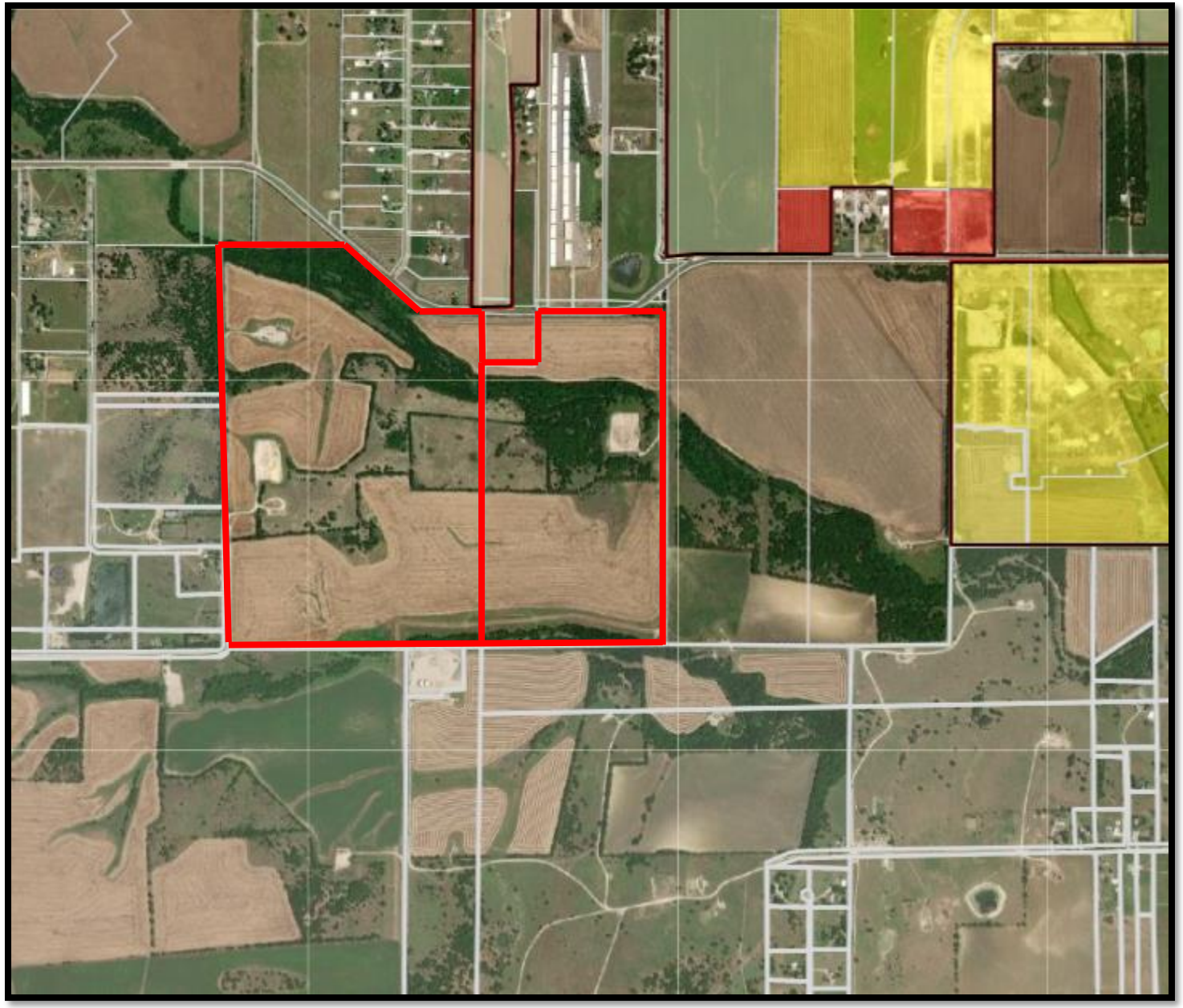
1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny.

STAFF RECOMMENDATION:

Staff recommends approval based on the plat meeting all of the requisite regulations.

ATTACHMENTS:

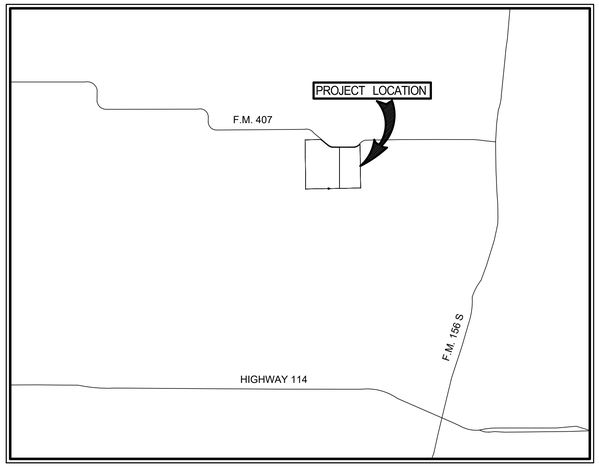
1. Map
2. Proposed Plat



SUBMITALL FOR APPROVAL

TRADITIONS PRELIMINARY PLAT

JUSTIN ETJ, DENTON COUNTY, TEXAS



LOCATION MAP

SCALE : N.T.S.

SHEET INDEX	
SHEET NO.	SHEET TITLE
01	COVER SHEET
02	PRELIMINARY PLAT
03	PRELIMINARY PLAT
04	PRELIMINARY PLAT
05	PRELIMINARY PLAT
06	PRELIMINARY PLAT
07	STREET SECTIONS
08	LINE & CURVE TABLES
09	PROPOSED DRAINAGE PLAN
10	PROPOSED DRAINAGE PLAN
11	PROPOSED DRAINAGE PLAN
12	PROPOSED DRAINAGE PLAN
13	PROPOSED UTILITY PLAN
14	PROPOSED UTILITY PLAN
15	PROPOSED UTILITY PLAN
16	PROPOSED UTILITY PLAN
17	PROPOSED UTILITY PLAN
18	PROPOSED OVERALL UTILITY PLAN
19	PROPOSED LIGHTING PLAN
20	PROPOSED LIGHTING PLAN
21	PROPOSED LIGHTING PLAN
22	PROPOSED LIGHTING PLAN

*THE TRADITIONS PRELIMINARY PLAT IS IN THE CITY OF JUSTIN'S EXTRATERRESTRIAL JURISDICTION (ETJ)

CITY OF JUSTIN

ACTING DIRECTOR OF DEVELOPMENT SERVICES
415 N. COLLEGE AVE., P.O. BOX #129
JUSTIN, TX 76247
PHONE: (940) 648-2541
CONTACT: MATTHEW CYR

OWNER/DEVELOPER

HILLWOOD COMMUNITIES
KYLE JOYCE
3000 TURTLE CREEK BLVD
DALLAS, TX 75219
PHONE (972) 201-2849
EMAIL: KYLE.JOYCE@HILLWOOD.COM

HILLWOOD COMMUNITIES
A PEROT COMPANY®

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

TANNER R. SHEETS	133390	11/04/22
TYPE OR PRINT NAME	PE #	DATE

PELOTON LAND SOLUTIONS

ENGINEER
PELOTON LAND SOLUTIONS
11000 FRISCO ST., SUITE 400
FRISCO, TEXAS 75033
PHONE #: (469) 213-1800
TBPE FIRM NO. 12207

"PRELIMINARY PLAT"

"APPROVED BY THE PLANNING AND ZONING COMMISSION" DATE ____

CHAIR, PLANNING AND ZONING COMMISSION

ATTEST, CITY SECRETARY

"APPROVED BY THE CITY COUNCIL" DATE ____

MAYOR, CITY OF JUSTIN

ATTEST, CITY SECRETARY

NOVEMBER 2022

TRADITIONS

Drawing: J:\Job\Hwd22006\2_traditions_justin\z3_Design\2d_art\elements\252_p\preliminary\sht\HWD22006-SLC-COVER
Last Saved By: Tanner Sheets
Last Saved: 10/19/2022 2:49 PM
Plot Date/Time: 10/20/2022 1:55 PM

SUBMITTALL FOR APPROVAL

HIGHWAY F.M. 407
(90' R.O.W.)

S89° 54' 18.71"E 1464.07'

N44° 45' 30.12"E
86.74'

S0° 33' 58.71"E 3214.29'

MATCHLINE SHEET 04

MATCHLINE SHEET 05

MATCHLINE SHEET 03

APPROX. 100-YEAR FLOODPLAIN LINE
"ZONE A"
PER FEMA FIRM# 48121C0480G
UPDATED APRIL 18, 2011

FLOOD ZONE "X"

QNR Tally / Trail Creek Acres
Inst.# 2009-136383
R.P.R.D.C.T.

Tract 1
Petrus Investment, L.P.
Inst.# 2009-23477
R.P.R.D.C.T.

EXIST. 10' GAS EASEMENT

COLLECTOR A
(66' R.O.W.)

PHASE 1A

PHASE 1C

PROP. 20' WATERLINE EASEMENT

25' ROW DEDICATION

PROP. 20' SEWER EASEMENT BY SEPARATE INSTRUMENT

PROP. 20' SEWER ESMT.

PROP. 20' DRAINAGE ESMT.

PROP. 100-YR FLOODPLAIN

STREET W
(50' R.O.W.)

STREET A
(50' R.O.W.)

STREET O
(50' R.O.W.)

STREET Z
(50' R.O.W.)

PHASE 1B

STREET F
(50' R.O.W.)

STREET E
(50' R.O.W.)

20' ELECTRIC ESMT.
VOL. 3196, PG. 808
(ESMT NO. 5)
R.P.R.D.C.T. (10F)

30' PIPELINE ESMT.
VOL. 4731, PG. 1707
VOL. 4851, PG. 4617
R.P.R.D.C.T. (10G & 10H)

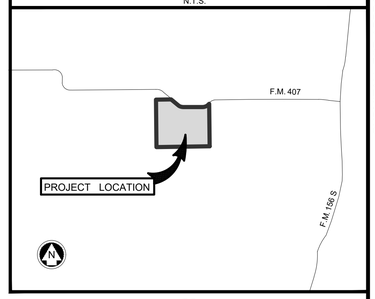
EX. WATERS OF THE US

50' PIPELINE & ROAD ESMT.
(ESMT. NO. 2)
VOL. 5028, PG. 3539
R.P.R.D.C.T. (10V)

APPROX. LOCATION 15'x30'
SURFACE ESMT.
(BANNER #7, & 11H PAD)
INST. #2007-62969
R.P.R.D.C.T. (10CC)

50' PIPELINE & ROAD ESMT.
(ESMT. NO. 2)
VOL. 5028, PG. 3539
R.P.R.D.C.T. (10V)

VICINITY MAP
N.T.S.



0 100' 200'
SCALE: 1" = 100'

LEGEND

- PHASE LINE
- 520 EXISTING MAJOR CONTOURS
- 519 EXISTING MINOR CONTOURS
- PROPOSED UTILITY EASEMENT
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NOTES:

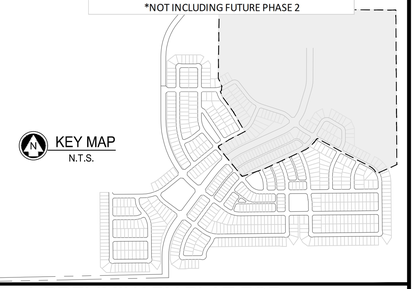
1. ALL CORNER CLIPS TO BE 15'x15', EXCEPT ALONG THE PRIMARY AND SECONDARY COLLECTORS WHERE THEY WILL BE 25'x25', AND ALLEYS DO NOT HAVE CORNER CLIPS.
2. ALL ALLEYS TO HAVE A ROW WIDTH OF 20' AND A PAVEMENT WIDTH OF 15'.
3. ALL CURB RETURN RADII TO BE 20', EXCEPT ALLEYS TO BE 10'.
4. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
5. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
6. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
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LOT / BLOCK SUMMARY				
	1A	1B	1C	TOTAL
40' LOTS REAR ENTRY	3	-	129	132
45 LOTS	4	101	111	216
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TOTAL	21	251	431	703

LOTS PER ACRE (DENSITY)				
	1A	1B	1C	OVERALL
LOTS	21	251	431	703
ACREAGE	19.75	84.17	139.43	243.4
DENSITY	1.06	2.98	3.09	2.89

*NOT INCLUDING FUTURE PHASE 2

KEY MAP
N.T.S.



A PRELIMINARY PLAT FOR
TRADITIONS

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
298.359 ACRE TRACT CONTAINING LOTS 1-19, BLK A; LOTS 1-18, BLK B; LOTS 1-20, BLK C; LOTS 1-17 BLK D; LOTS 1-11, BLK E; LOTS 1-20, BLK F; LOTS 1-20, BLK G; LOTS 1-24, BLK H; LOTS 1-10, BLK J; LOTS 1-7, BLK K; LOTS 1-12, BLK L; LOTS 1-18, BLK M; LOTS 1-18, BLK N; LOTS 1-24, BLK O; LOTS 1-36, BLK P; LOTS 1-111, BLK Q; LOTS 1-12, BLK R; LOTS 1-48, BLK S; LOTS 1-7, BLK T; LOTS 1-20, BLK U; LOTS 1-34, BLK V; LOTS 1-14, BLK W; LOTS 1-45, BLK X; LOTS 1-19, BLK Y; LOTS 1-24 BLK Z; LOTS 1-10, BLK AA; LOTS 1-15, BLK BB; LOTS 1-10, BLK CC; LOTS 1-34, BLK DD; LOTS 1-34, BLK EE
FOR A TOTAL OF 703 LOTS AND 17 COMMON LOTS.
JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER
NAME: HILLWOOD COMMUNITIES
ADDRESS: 3000 TURTLE CREEK BLVD
DALLAS, TEXAS 75219
PHONE: (972) 201-2849
FAX: (-)
CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
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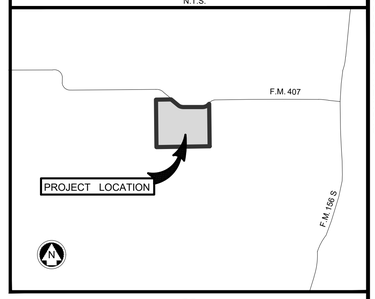
DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	02 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

Drawing: J:\Job\hwr22006.0_traditions_petra\v3_Design\02_preliminarys\plat\HWR22006.0-C-PP.PLAT
Last Saved By: mmcmillan
Last Saved: 10/20/2022 1:09 PM
Last Plotted: 10/20/2022 1:09 PM

SUBMITTALL FOR APPROVAL

VICINITY MAP
N.T.S.



SCALE: 1" = 100'

LEGEND

- PHASE LINE
- 520 EXISTING MAJOR CONTOURS
- 519 EXISTING MINOR CONTOURS
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- 100' YR FLOODPLAIN
- WATERS OF THE US

NOTES:

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LOT / BLOCK SUMMARY

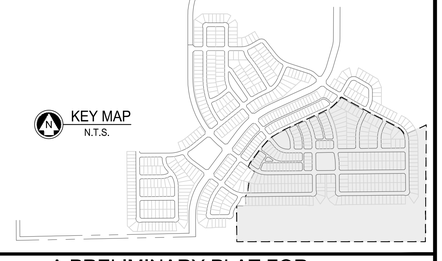
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FOR A TOTAL OF 703 LOTS AND 17 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER	PLANNER / ENGINEER / SURVEYOR
NAME: HILLWOOD COMMUNITIES ADDRESS: 3000 TURTLE CREEK BLVD DALLAS, TEXAS 75219 PHONE: (972) 201-2849 FAX: (-) CONTACT: KYLE JOYCE EMAIL: KYLE.JOYCE@HILLWOOD.COM	PELOTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1600

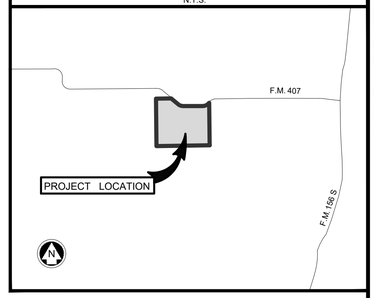
DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	03 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

Drawing: J:\Job\Hwr22006.0_traditions_justin\z3_Design\3D_entitlements\322_preliminaryplat\HWR22006.01-C-PPLAT
Last Saved: 10/20/2022 1:09 PM
Last Saved By: 10/20/2022 2:04 PM

SUBMITTAL FOR APPROVAL

VICINITY MAP
N.T.S.



0 100' 200'
SCALE: 1" = 100'

LEGEND

- PHASE LINE
- 520 EXISTING MAJOR CONTOURS
- 519 EXISTING MINOR CONTOURS
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- WATERS OF THE US

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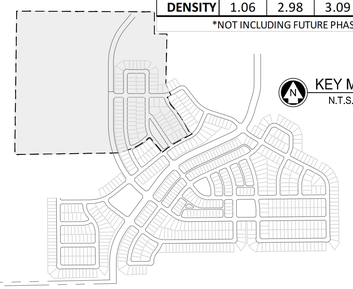
LOT / BLOCK SUMMARY

	1A	1B	1C	TOTAL
40' LOTS REAR ENTRY	3	-	129	132
45 LOTS	4	101	111	216
50' LOTS	14	150	191	355
TOTAL	21	251	431	703

LOTS PER ACRE (DENSITY)

	1A	1B	1C	OVERALL
LOTS	21	251	431	703
ACREAGE	19.75	84.17	139.43	243.4
DENSITY	1.06	2.98	3.09	2.89

*NOT INCLUDING FUTURE PHASE 2



A PRELIMINARY PLAT FOR
TRADITIONS

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
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FOR A TOTAL OF 703 LOTS AND 17 COMMON LOTS.
JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER
NAME: HILLWOOD COMMUNITIES
ADDRESS: 3000 TURTLE CREEK BLVD
DALLAS, TEXAS 75219
PHONE: (972) 201-2849
FAX: (-)
CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	04 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

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SUBMITTALL FOR APPROVAL

MATCHLINE SHEET 04

MATCHLINE SHEET 02

MATCHLINE SHEET 06

MATCHLINE SHEET 03

APPROX. LOCATION 15'x30' SURFACE ESMT. (BANNER #6, 13H, & 14H PAD) INST. #2008-1272 & 2008-1273 R.P.R.D.C.T. (10FF & 10GG)

16X 19.18 AC. FUTURE PHASE

Deblock, LTD. Inst.# 2014-115219 R.P.R.D.C.T.

Tract 2 Petrus Investment, L.P. Inst.# 2009-23477 R.P.R.D.C.T.

50' PIPELINE & ROAD ESMT. (ESMT. NO. 9) VOL. 5028, PG. 3539 R.P.R.D.C.T. (10V)

N0° 41' 45.27"W 2695.99'

N0° 24' 09.26"W 907.20'

COLLECTOR B ROW TO END HERE FOR PHASE 1

FUTURE COLLECTOR B TO START IN FUTURE PHASE

COLLECTOR B (66' R.O.W.)

COLLECTOR A (66' R.O.W.)

6X AMENITY CENTER 2.62 AC. PHASE 1A

FUTURE PHASE PHASE 1B

PHASE 1A PHASE 1B PHASE 1C

STREET O (50' R.O.W.)

STREET R (50' R.O.W.)

STREET P (50' R.O.W.)

STREET T (50' R.O.W.)

STREET S (50' R.O.W.)

STREET Q (50' R.O.W.)

STREET K (50' R.O.W.)

STREET L (50' R.O.W.)

STREET M (50' R.O.W.)

STREET N (50' R.O.W.)

STREET G (50' R.O.W.)

STREET F (50' R.O.W.)

STREET U (50' R.O.W.)

STREET X (50' R.O.W.)

STREET H (50' R.O.W.)

PROP. 20' SEWER ESMT.

PROP. 20' DRAINAGE ESMT.

50' PIPELINE & ROAD ESMT. (ESMT. NO. 2) VOL. 5028, PG. 3539 R.P.R.D.C.T. (10V)

50' PIPELINE INST. #2009-

PROP. 20' SEWER ESMT.

TEMP. ASPHALT CONNECTION

50.0' ROW DEDICATION

50' PIPELINE & ROAD ESMT. (ESMT. NO. 1) VOL. 5028, PG. 3539 R.P.R.D.C.T. (10V)

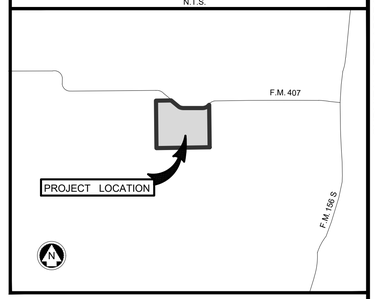
20' PIPELINE ESMT. VOL. 4866, PG. 781 R.P.R.D.C.T. (10Q)

PROP. 100-YR FLOODPLAIN

S89° 01' 14.71"W 1682.01'

S88° 58' 41.66"W 802.30'

VICINITY MAP
N.T.S.



0 100' 200'
SCALE: 1" = 100'

LEGEND

- PHASE LINE
- 520 EXISTING MAJOR CONTOURS
- 519 EXISTING MINOR CONTOURS
- PROPOSED UTILITY EASEMENT
- 100' YR FLOODPLAIN
- WATERS OF THE US

NOTES:

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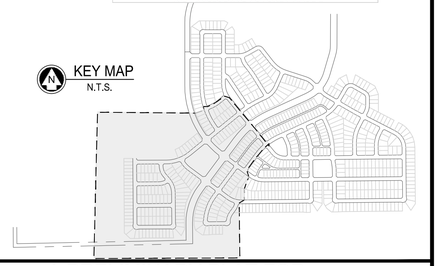
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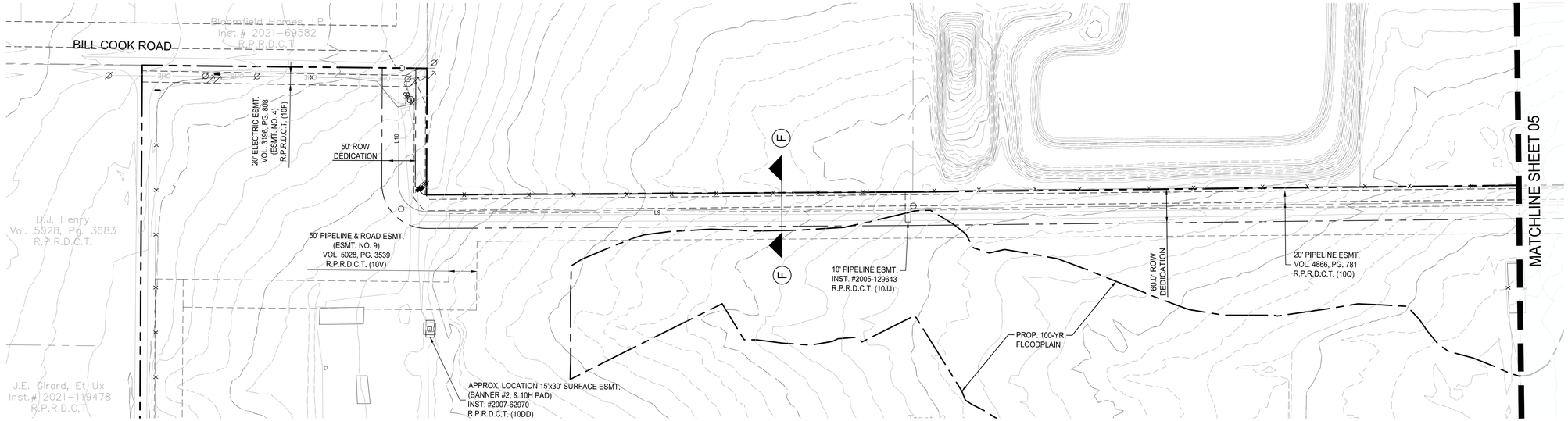
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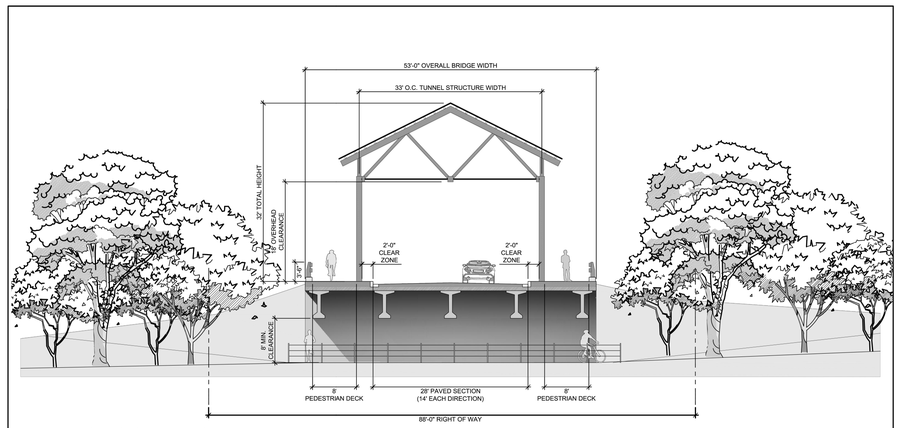
PLANNER / ENGINEER / SURVEYOR
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TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
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DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	05 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

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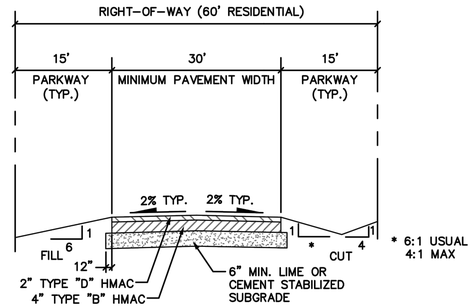
PRIMARY COLLECTOR AT BRIDGE

TRADITIONS • JUSTIN, TX • STREET SECTION A-A

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LandDesign.

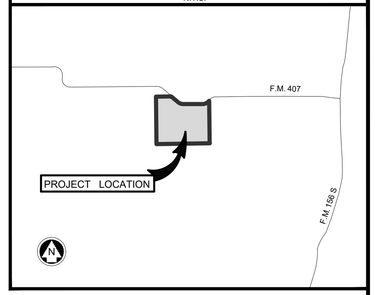


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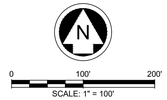
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VICINITY MAP

N.T.S.



SUBMITTALL FOR APPROVAL



LEGEND

- PHASE LINE
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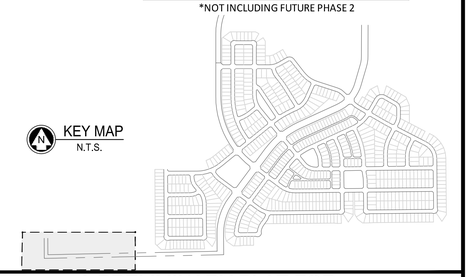
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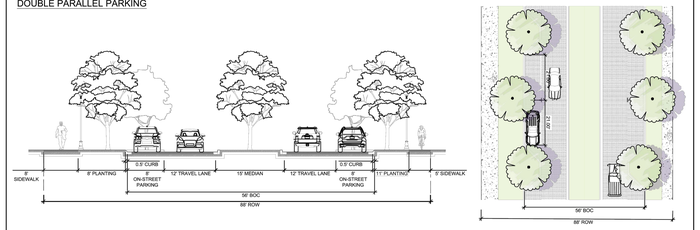
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TRADITIONS - PRELIMINARY PLAT

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PRIMARY COLLECTOR-MEDIAN DIVIDED WITH
DOUBLE PARALLEL PARKING

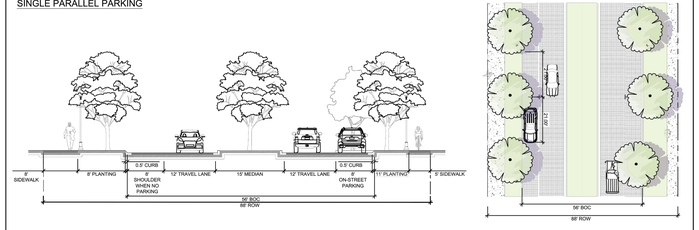


TRADITIONS • JUSTIN, TX • STREET SECTION B-B'

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LandDesign.

PRIMARY COLLECTOR-MEDIAN DIVIDED WITH
SINGLE PARALLEL PARKING

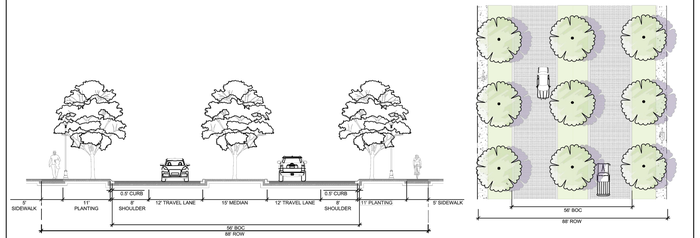


TRADITIONS • JUSTIN, TX • STREET SECTION B-B'

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LandDesign.

PRIMARY COLLECTOR-MEDIAN DIVIDED

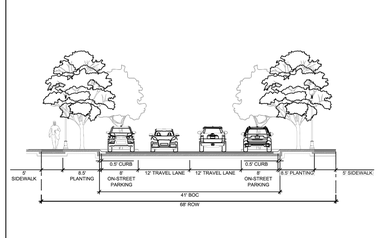


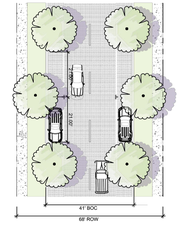
TRADITIONS • JUSTIN, TX • STREET SECTION C-C'

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LandDesign.

SECONDARY COLLECTOR WITH PARALLEL PARKING



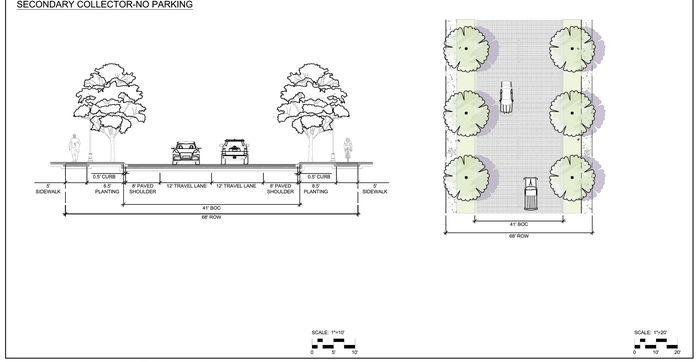


TRADITIONS • JUSTIN, TX • STREET SECTION D-D'

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LandDesign.

SECONDARY COLLECTOR-NO PARKING

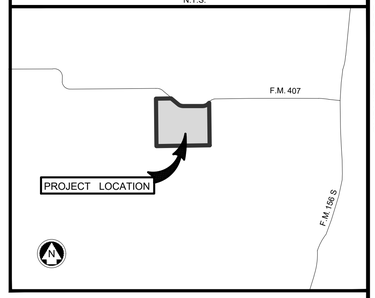


TRADITIONS • JUSTIN, TX • STREET SECTION E-E'

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LandDesign.

VICINITY MAP
N.T.S.



SUBMITTALL FOR APPROVAL

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TRADITIONS - PRELIMINARY PLAT

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Last Saved: 10/20/2022 1:09 PM
Plot Date/Time: 10/20/2022 1:10 PM

BOUNDARY CURVE TABLE					
CURVE #	CHORD DIRECTION	CHORD	LENGTH	RADIUS	DELTA
C1	S70° 02' 08.71"E	420.67	429.228	618.69	429.23
C2	N67° 25' 40.79"E	476.85	489.520	618.69	489.52

COLLECTOR CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C3	021° 12' 38"	500.00'	93.62'	185.10'	184.04'	S10° 42' 00"W
C4	019° 23' 54"	500.00'	85.46'	169.28'	168.47'	S31° 00' 16"W
C5	023° 04' 07"	500.00'	102.04'	201.31'	199.96'	S52° 14' 17"W
C6	013° 47' 26"	1100.00'	133.02'	264.76'	264.12'	S57° 34' 45"W
C7	014° 04' 54"	1100.00'	135.86'	270.35'	269.67'	S43° 38' 35"W
C8	037° 00' 17"	750.00'	250.98'	484.39'	476.02'	S18° 05' 59"W
C9	039° 50' 21"	750.00'	271.79'	521.49'	511.05'	S19° 55' 11"W
C10	039° 09' 04"	1150.00'	408.94'	785.81'	770.61'	S19° 34' 32"E
C11	014° 14' 48"	1150.00'	143.72'	285.95'	285.21'	S46° 16' 28"E

COLLECTOR LINE TABLE		
LINE	LENGTH	BEARING
L1	379.71'	S00° 06' 24"W
L2	290.00'	S21° 18' 20"W
L3	562.50'	S63° 45' 50"W
L4	273.11'	S36° 36' 08"W
L5	416.04'	S36° 36' 08"W
L6	124.44'	S36° 36' 08"W
L7	258.29'	S00° 24' 09"E
L8	2517.98'	S88° 48' 16"W
L9	915.91'	S89° 05' 30"W
L10	251.99'	N00° 19' 41"W
L11	191.31'	S39° 50' 21"W
L12	443.25'	S00° 00' 00"E
L13	398.99'	S00° 00' 00"E
L14	40.27'	S53° 23' 52"E

ALLEY CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C75	023° 55' 23"	200.00'	42.37'	83.51'	82.90'	N51° 29' 36"W
C76	059° 00' 39"	50.00'	28.29'	51.50'	49.25'	S87° 02' 23"W
C77	007° 55' 52"	684.00'	47.42'	94.68'	94.61'	S61° 30' 00"W
C78	014° 46' 54"	916.00'	118.82'	236.32'	235.66'	S58° 04' 29"W
C79	014° 04' 54"	916.00'	113.13'	225.13'	224.56'	S43° 38' 35"W
C80	019° 30' 33"	755.00'	129.80'	257.08'	255.84'	S14° 46' 48"E
C81	023° 58' 06"	465.00'	98.70'	194.52'	193.11'	N12° 33' 01"W
C82	037° 10' 07"	200.00'	67.25'	129.74'	127.48'	S71° 58' 55"E
C83	011° 54' 31"	300.00'	31.29'	62.35'	62.24'	N26° 13' 28"E
C84	004° 25' 24"	300.00'	11.59'	23.16'	23.15'	N34° 23' 26"E
C85	020° 10' 35"	154.00'	27.40'	54.23'	53.95'	S80° 28' 41"E

ALLEY LINE TABLE		
LINE	LENGTH	BEARING
L120	44.01'	N39° 31' 55"W
L121	559.48'	S65° 27' 56"W
L122	273.11'	S36° 36' 08"W
L123	110.73'	S24° 32' 04"E
L124	145.55'	N89° 26' 01"E
L125	145.37'	N89° 26' 01"E
L126	110.73'	N24° 32' 04"W
L127	86.30'	N00° 33' 59"W
L128	145.00'	N00° 33' 59"W
L129	145.00'	N00° 33' 59"W
L130	145.00'	S53° 23' 52"E
L131	82.41'	S53° 23' 52"E
L132	193.65'	N89° 26' 01"E
L133	288.07'	N89° 26' 01"E
L134	84.82'	N20° 16' 13"E
L135	77.79'	N36° 36' 08"E

STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C12	027° 49' 15"	400.00'	99.07'	194.23'	192.32'	S52° 02' 37"E
C13	006° 05' 20"	400.00'	21.27'	42.51'	42.49'	S68° 59' 54"E
C14	025° 20' 03"	200.00'	44.95'	88.43'	87.71'	S59° 22' 33"E
C15	012° 59' 56"	325.00'	37.03'	73.73'	73.58'	S53° 12' 29"E
C16	002° 54' 45"	1000.00'	25.42'	50.83'	50.83'	S61° 09' 50"E
C17	062° 03' 14"	225.00'	135.34'	243.68'	231.95'	S31° 35' 36"E
C18	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N44° 26' 01"E
C19	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N45° 33' 59"W
C20	008° 28' 48"	400.00'	29.66'	59.20'	59.15'	N04° 48' 23"W
C21	003° 44' 22"	900.00'	29.38'	58.74'	58.73'	N02° 26' 10"W
C22	020° 13' 43"	900.00'	160.55'	317.75'	316.10'	N14° 25' 12"W
C23	027° 56' 46"	325.00'	80.87'	158.52'	156.95'	N13° 24' 24"E
C24	027° 56' 46"	450.00'	111.97'	219.49'	217.32'	N13° 24' 24"E
C25	027° 22' 47"	200.00'	48.72'	95.57'	94.67'	N13° 41' 24"E
C26	059° 42' 27"	75.00'	43.05'	78.16'	74.67'	N29° 51' 14"W
C27	090° 00' 00"	75.00'	75.00'	117.81'	106.07'	S75° 17' 33"W
C28	020° 10' 33"	500.00'	88.95'	176.07'	175.16'	S40° 22' 49"W
C29	011° 21' 56"	500.00'	49.76'	99.18'	99.02'	S56° 09' 04"W
C30	003° 37' 54"	500.00'	15.85'	31.69'	31.69'	S63° 38' 59"W
C31	015° 31' 33"	771.00'	105.11'	208.92'	208.29'	S57° 42' 09"W
C32	013° 20' 15"	771.00'	90.14'	179.47'	179.07'	S43° 16' 15"W
C33	016° 19' 55"	300.00'	43.05'	85.51'	85.22'	S61° 33' 50"E
C34	020° 50' 11"	300.00'	55.16'	109.10'	108.50'	S80° 08' 53"E
C35	023° 58' 06"	320.00'	67.93'	133.86'	132.89'	S12° 33' 01"E
C36	018° 26' 47"	610.00'	99.05'	196.39'	195.54'	S15° 18' 41"E
C37	005° 31' 19"	610.00'	29.42'	58.79'	58.77'	S03° 19' 38"E
C38	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 26' 01"W
C39	010° 52' 50"	300.00'	28.57'	56.97'	56.88'	S85° 07' 34"E
C40	026° 17' 17"	300.00'	70.06'	137.64'	136.44'	S66° 32' 30"E
C41	029° 28' 59"	300.00'	78.94'	154.37'	152.68'	S38° 39' 23"E
C42	032° 00' 00"	600.00'	172.05'	335.10'	330.77'	S20° 36' 08"W
C43	095° 00' 17"	50.00'	54.57'	82.91'	73.73'	S42° 54' 01"E

STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C44	081° 21' 05"	50.00'	42.97'	70.99'	65.18'	N48° 55' 19"E
C45	028° 21' 21"	226.00'	57.09'	111.85'	110.71'	N22° 25' 27"E
C46	026° 17' 17"	200.00'	46.70'	91.76'	90.96'	N23° 27' 30"E
C47	031° 46' 54"	307.78'	87.62'	170.72'	168.54'	S44° 16' 26"W
C48	005° 06' 08"	300.00'	13.37'	26.72'	26.71'	S62° 54' 52"W
C49	009° 20' 13"	1321.00'	107.87'	215.27'	215.03'	S60° 47' 50"W
C50	005° 26' 41"	1321.00'	62.81'	125.53'	125.49'	S53° 24' 23"W
C51	000° 11' 37"	1321.00'	2.23'	4.47'	4.47'	S50° 35' 13"W
C52	015° 14' 01"	500.00'	66.86'	132.94'	132.55'	S58° 28' 06"W
C53	023° 30' 44"	500.00'	104.06'	205.18'	203.75'	S77° 50' 29"W
C54	040° 36' 04"	200.00'	73.98'	141.72'	138.78'	S20° 42' 11"E
C55	000° 49' 35"	275.00'	1.98'	3.97'	3.97'	S40° 35' 26"E
C56	039° 46' 29"	275.00'	99.48'	190.90'	187.09'	S20° 17' 24"E
C58	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N45° 24' 09"W
C59	038° 06' 28"	200.00'	69.08'	133.02'	130.58'	N70° 32' 37"E
C60	020° 22' 20"	956.00'	171.77'	339.92'	338.13'	S28° 57' 44"E
C61	018° 46' 35"	956.00'	158.06'	313.29'	311.89'	S09° 23' 17"E
C62	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N45° 00' 00"E
C63	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 00' 00"E
C64	010° 26' 13"	275.00'	25.12'	50.09'	50.02'	N84° 46' 54"E
C65	019° 23' 47"	275.00'	47.00'	93.10'	92.65'	N69° 51' 54"E
C66	081° 42' 00"	50.00'	43.24'	71.30'	65.41'	S78° 59' 00"E
C67	020° 22' 20"	450.00'	80.85'	160.00'	159.16'	N61° 02' 16"E
C68	002° 13' 46"	1791.00'	34.85'	69.69'	69.68'	N51° 57' 59"E
C69	056° 07' 43"	49.77'	26.53'	48.75'	46.83'	S61° 56' 08"E
C70	027° 41' 38"	250.00'	61.62'	120.84'	119.66'	S24° 17' 11"E
C71	006° 18' 19"	900.00'	49.57'	99.04'	98.99'	S34° 58' 50"E
C72	030° 13' 20"	301.27'	81.35'	158.91'	157.08'	S15° 06' 40"E
C73	009° 01' 43"	300.00'	23.69'	47.27'	47.22'	S34° 48' 07"E
C74	051° 15' 01"	200.00'	95.93'	178.90'	172.99'	S64° 56' 28"E

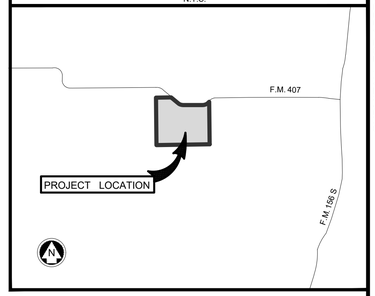
STREET LINE TABLE		
LINE	LENGTH	BEARING
L15	221.18'	S38° 08' 00"E
L16	280.65'	S72° 02' 34"E
L17	96.50'	S46° 42' 31"E
L18	115.68'	S46° 42' 31"E
L19	156.98'	S59° 42' 27"E
L20	234.46'	S59° 42' 27"E
L21	111.39'	S62° 37' 13"E
L22	290.00'	S62° 37' 13"E
L23	181.95'	S62° 37' 13"E
L24	123.29'	S00° 33' 59"E
L25	290.00'	S00° 33' 59"E
L26	239.88'	S00° 33' 59"E
L27	835.00'	N89° 26' 01"E
L28	239.88'	N00° 33' 59"W
L29	126.20'	N00° 33' 59"W
L30	105.97'	N09° 02' 47"W
L31	86.30'	N00° 33' 59"W
L32	111.73'	N24° 32' 04"W
L33	157.35'	N00° 33' 59"W
L34	110.55'	N27° 22' 47"E
L35	198.41'	N00° 33' 59"W
L36	151.61'	N27° 22' 47"E
L37	68.14'	N27° 22' 47"E
L38	102.33'	N00° 00' 00"E
L39	174.63'	N59° 42' 27"W
L40	216.25'	S30° 17' 33"W
L41	113.33'	S65° 27' 56"W

STREET LINE TABLE		
LINE	LENGTH	BEARING
L42	145.00'	S65° 27' 56"W
L43	145.00'	S65° 27' 56"W
L44	145.00'	S65° 27' 56"W
L45	60.56'	S65° 27' 56"W
L46	26.53'	S36° 36' 08"W
L48	184.00'	S53° 23' 52"E
L49	25.00'	S53° 23' 52"E
L50	125.00'	S53° 23' 52"E
L51	96.60'	S53° 23' 52"E
L52	486.35'	N89° 26' 01"E
L53	145.00'	N89° 26' 01"E
L54	310.00'	N89° 26' 01"E
L55	935.00'	N89° 26' 01"E
L56	110.73'	S24° 32' 04"E
L57	86.30'	S00° 33' 59"E
L58	110.73'	S24° 32' 04"E
L59	86.30'	S00° 33' 59"E
L60	290.00'	S00° 33' 59"E
L61	240.00'	S00° 33' 59"E
L62	887.48'	N89° 26' 01"E
L63	152.86'	S53° 23' 52"E
L64	209.00'	S53° 23' 52"E
L65	285.60'	S53° 23' 52"E
L66	12.99'	S23° 54' 53"E
L67	416.04'	S36° 36' 08"W
L68	96.38'	S36° 36' 08"W
L69	206.04'	N89° 35' 51"E

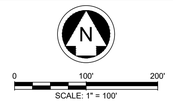
STREET LINE TABLE		
LINE	LENGTH	BEARING
L70	57.80'	N36° 36' 08"E
L71	19.40'	N10° 18' 51"E
L72	242.49'	S24° 02' 46"W
L73	48.98'	S65° 27' 56"W
L74	378.47'	S50° 51' 06"W
L75	193.96'	S50° 51' 06"W
L76	292.14'	S50° 51' 06"W
L77	70.33'	S89° 35' 51"W
L78	352.54'	S89° 35' 51"W
L79	51.22'	S00° 24' 09"E
L80	74.19'	S41° 00' 13"E
L81	163.33'	S00° 24' 09"E
L82	290.00'	S00° 24' 09"E
L84	240.00'	N00° 24' 09"W
L85	290.00'	N00° 24' 09"W
L86	290.00'	N00° 24' 09"W
L87	50.55'	N00° 24' 09"W
L88	515.18'	N89° 35' 51"E
L89	319.64'	N89° 35' 51"E
L90	10.76'	N51° 29' 23"E
L91	399.06'	S00° 00' 00"E
L92	269.93'	S00° 00' 00"E
L93	190.00'	N90° 00' 00"E
L94	269.93'	S00° 00' 00"E
L95	194.00'	N90° 00' 00"E
L96	290.00'	N90° 00' 00"E
L97	197.78'	N90° 00' 00"E

STREET LINE TABLE		
LINE	LENGTH	BEARING
L98	124.28'	N60° 10' 00"E
L99	39.22'	N71° 13' 25"E
L100	62.93'	N50° 51' 06"E
L101	16.53'	N90° 00' 00"E
L102	474.53'	S33° 52' 17"E
L103	26.88'	S10° 26' 22"E
L104	85.47'	S38° 08' 00"E
L105	316.90'	S31° 49' 41"E
L106	270.00'	S00° 00' 00"E
L107	112.77'	S00° 00' 00"E
L108	242.54'	S39° 18' 58"E
L109	221.00'	S39° 18' 58"E
L110	184.00'	S39° 18' 58"E
L111	147.71'	S39° 18' 58"E
L112	139.14'	S39° 18' 58"E
L113	62.00'	N89° 26' 01"E
L114	145.00'	N89° 26' 01"E
L115	145.00'	N89° 26' 01"E
L116	290.00'	N89° 26' 01"E
L117	295.00'	N89° 26' 01"E
L118	290.00'	N89° 26' 01"E
L119	370.00'	N89° 26' 01"E
L136	674.18'	N89° 35' 51"E

VICINITY MAP
N.T.S.



SUBMITTALL FOR APPROVAL



LEGEND

- PHASE LINE
- 520 EXISTING MAJOR CONTOURS
- 519 EXISTING MINOR CONTOURS
- PROPOSED UTILITY EASEMENT
- 100' YR FLOODPLAIN
- WATERS OF THE US

NOTES:

1. ALL CORNER CLIPS TO BE 15'x15', EXCEPT ALONG THE PRIMARY AND SECONDARY COLLECTORS WHERE THEY WILL BE 25'x25', AND ALLEYS DO NOT HAVE CORNER CLIPS.
2. ALL ALLEYS TO HAVE A ROW WIDTH OF 20' AND A PAVEMENT WIDTH OF 15'.
3. ALL CURB RETURN RADII TO BE 20', EXCEPT ALLEYS TO BE 10'.
4. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
5. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
6. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN

A PRELIMINARY PLAT FOR
TRADITIONS

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
298.359 ACRE TRACT CONTAINING LOTS 1-19, BLK A; LOTS 1-18, BLK B; LOTS 1-20, BLK C; LOTS 1-17 BLK D; LOTS 1-11, BLK E; LOTS 1-20, BLK F; LOTS 1-20, BLK G; LOTS 1-24, BLK H; LOTS 1-10, BLK J; LOTS 1-7, BLK K; LOTS 1-12, BLK L; LOTS 1-18, BLK M; LOTS 1-18, BLK N; LOTS 1-24, BLK O; LOTS 1-36, BLK P; LOTS 1-111, BLK Q; LOTS 1-12, BLK R; LOTS 1-48, BLK S; LOTS 1-7, BLK T; LOTS 1-20, BLK U; LOTS 1-34, BLK V; LOTS 1-14, BLK W; LOTS 1-45, BLK X; LOTS 1-19, BLK Y; LOTS 1-24 BLK Z; LOTS 1-10, BLK AA; LOTS 1-15, BLK BB; LOTS 1-10, BLK CC; LOTS 1-34, BLK DD; LOTS 1-34, BLK EE
FOR A TOTAL OF 703 LOTS AND 17 COMMON LOTS.
JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER
NAME: HILLWOOD COMMUNITIES
ADDRESS: 3000 TURTLE CREEK BLVD
DALLAS, TEXAS 75219
PHONE: (972) 201-2849
FAX: (-)
CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

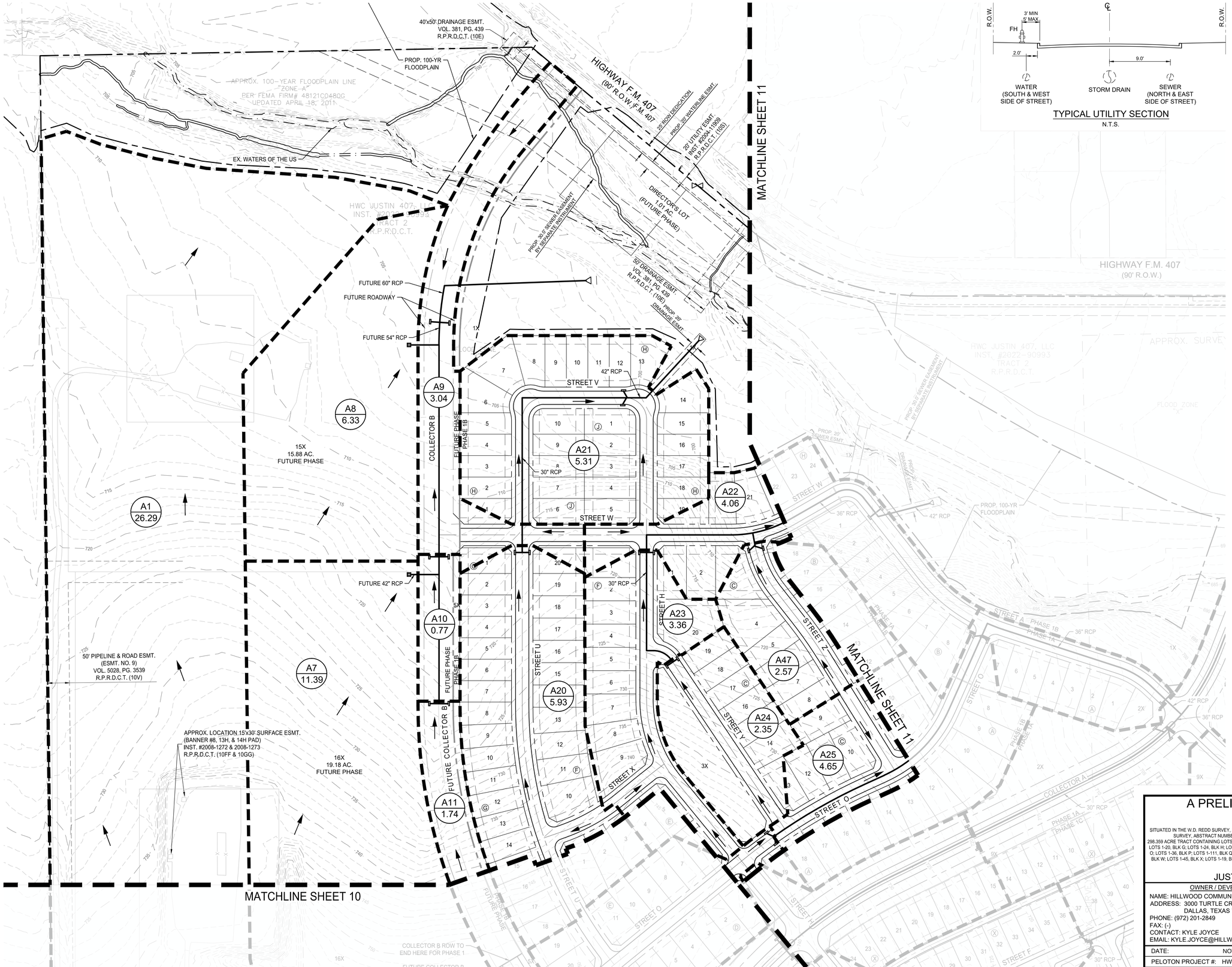
PLANNER / ENGINEER / SURVEYOR
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	08 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

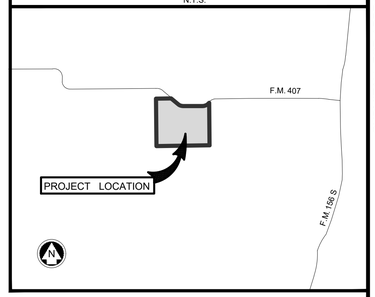
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Last Saved: 11/29/2022 1:00 PM
Plot Date/Time: 11/29/2022 2:19 PM

SUBMITTALL FOR APPROVAL



TYPICAL UTILITY SECTION
N.T.S.

VICINITY MAP
N.T.S.



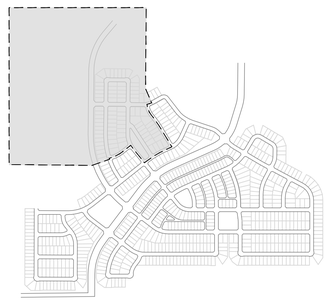
0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- MAJOR CONTOUR (520)
- MINOR CONTOUR (519)
- 100' YR FLOODPLAIN
- WATERS OF THE US
- PROPOSED STORM
- CURB INLET
- DRAINAGE DIVIDE
- DRAINAGE FLOW DIRECTION
- A45 / 2.34 — DRAINAGE AREA NAME / DRAINAGE AREA (ACRES)

NOTES:

1. ALL PIPES 24" UNLESS OTHERWISE NOTED.
2. STORM WILL BE PLACED ALONG STREET CENTERLINE.
3. ALL INLETS ARE 10' INLETS UNLESS OTHERWISE NOTED.
4. ALL HEADWALLS CONNECTED TO 48" OR LESS RCP SHALL BE SLOPED HEADWALLS AND CONSTRUCTED ACCORDING TO THE CITY OF JUSTIN STANDARD DETAILS.
5. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
6. ALL STREET AND STORM SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
7. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUST



KEY MAP
N.T.S.

A PRELIMINARY DRAINAGE PLAN FOR TRADITIONS

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS. 298.359 ACRE TRACT CONTAINING LOTS 1-19, BLK A; LOTS 1-18, BLK B; LOTS 1-20, BLK C; LOTS 1-17 BLK D; LOTS 1-11, BLK E; LOTS 1-20, BLK F; LOTS 1-20, BLK G; LOTS 1-24, BLK H; LOTS 1-10, BLK J; LOTS 1-7, BLK K; LOTS 1-12, BLK L; LOTS 1-18, BLK M; LOTS 1-18, BLK N; LOTS 1-24, BLK O; LOTS 1-36, BLK P; LOTS 1-111, BLK Q; LOTS 1-12, BLK R; LOTS 1-48, BLK S; LOTS 1-7, BLK T; LOTS 1-20, BLK U; LOTS 1-34, BLK V; LOTS 1-14, BLK W; LOTS 1-45, BLK X; LOTS 1-19, BLK Y; LOTS 1-24 BLK Z; LOTS 1-10, BLK AA; LOTS 1-15, BLK BB; LOTS 1-10, BLK CC; LOTS 1-34, BLK DD; LOTS 1-34, BLK EE

FOR A TOTAL OF 703 LOTS AND 17 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER
NAME: HILLWOOD COMMUNITIES
ADDRESS: 3000 TURTLE CREEK BLVD
DALLAS, TEXAS 75219
PHONE: (972) 201-2849
FAX: (-)
CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

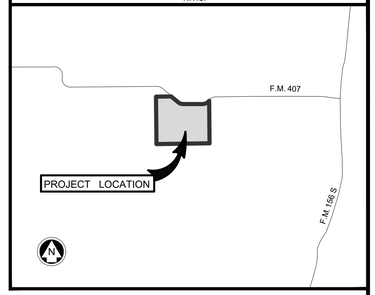
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PELOTON PROJECT #:	HWR22006	DRAWN: MCM	09 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

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SUBMITTALL FOR APPROVAL

VICINITY MAP
N.T.S.



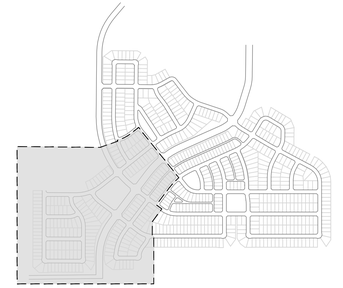
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LEGEND

- PROPERTY BOUNDARY
- MAJOR CONTOUR (520)
- MINOR CONTOUR (519)
- 100' YR FLOODPLAIN
- WATERS OF THE US
- PROPOSED STORM
- CURB INLET
- DRAINAGE DIVIDE
- DRAINAGE FLOW DIRECTION
- A45 / 2.34 — DRAINAGE AREA NAME / DRAINAGE AREA (ACRES)

NOTES:

1. ALL PIPES 24" UNLESS OTHERWISE NOTED.
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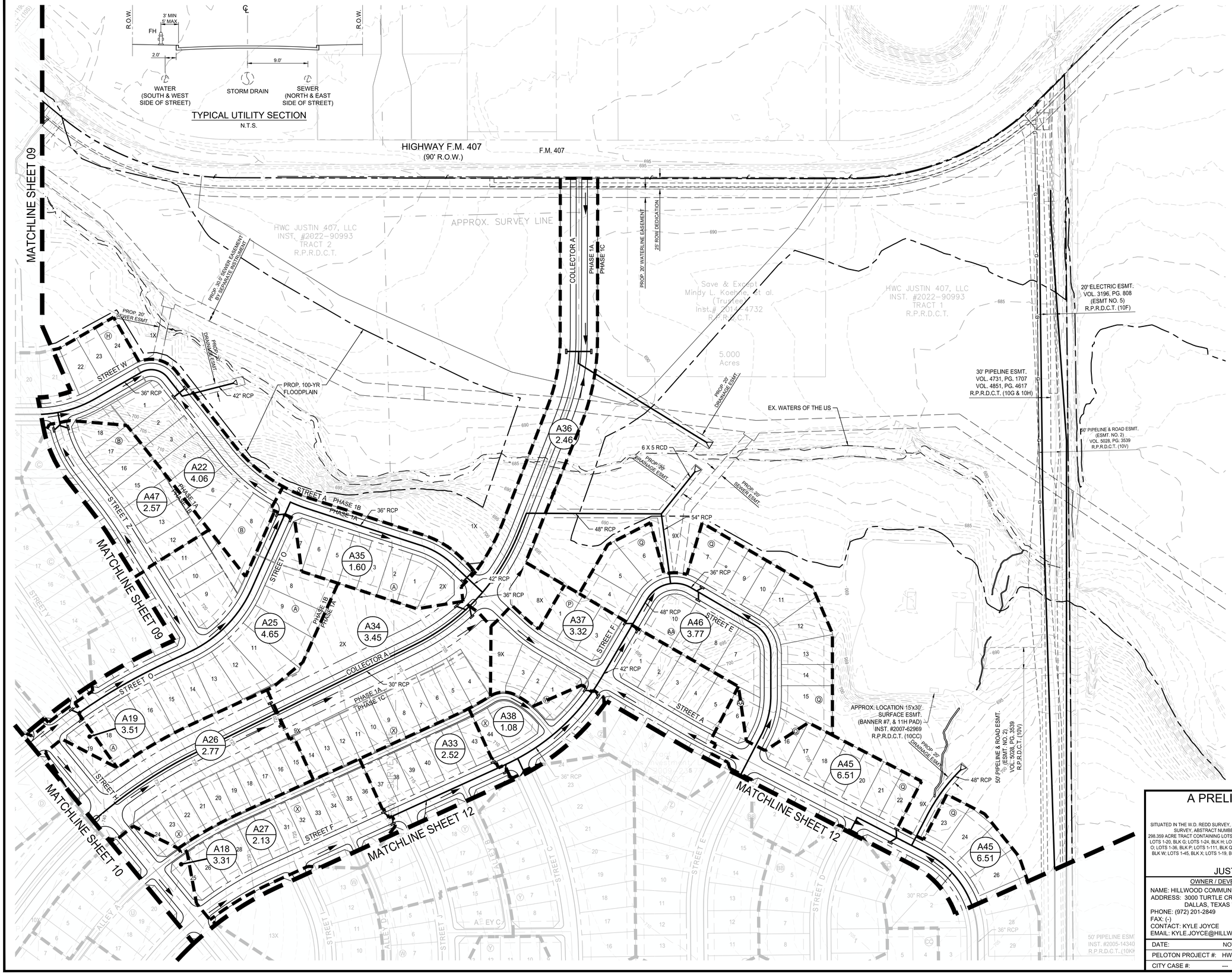
PLANNER / ENGINEER / SURVEYOR
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
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CITY CASE #:	---	REVIEWER: TRS	

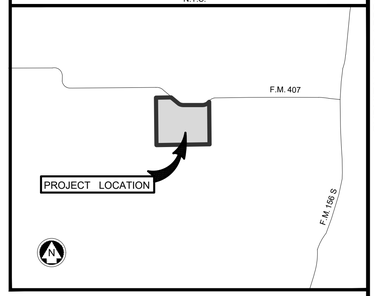
TRADITIONS - PRELIMINARY PLAT

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SUBMITTALL FOR APPROVAL



VICINITY MAP
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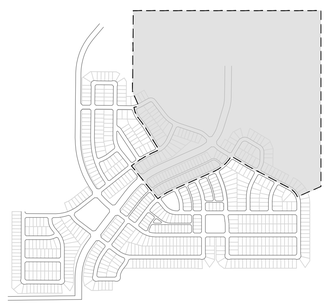
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A PRELIMINARY DRAINAGE PLAN FOR TRADITIONS

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OWNER / DEVELOPER	PLANNER / ENGINEER / SURVEYOR
NAME: HILLWOOD COMMUNITIES ADDRESS: 3000 TURTLE CREEK BLVD DALLAS, TEXAS 75219 PHONE: (972) 201-2849 FAX: (-) CONTACT: KYLE JOYCE EMAIL: KYLE.JOYCE@HILLWOOD.COM	PELOTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800

DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
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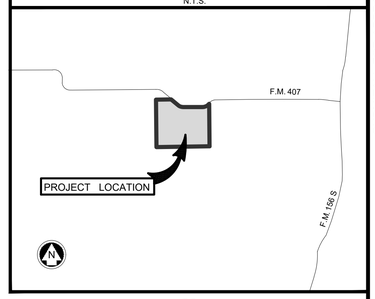
TRADITIONS - PRELIMINARY PLAT

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TYPICAL UTILITY SECTION
N.T.S.

VICINITY MAP
N.T.S.



SUBMITTALL FOR APPROVAL

0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- MAJOR CONTOUR (520)
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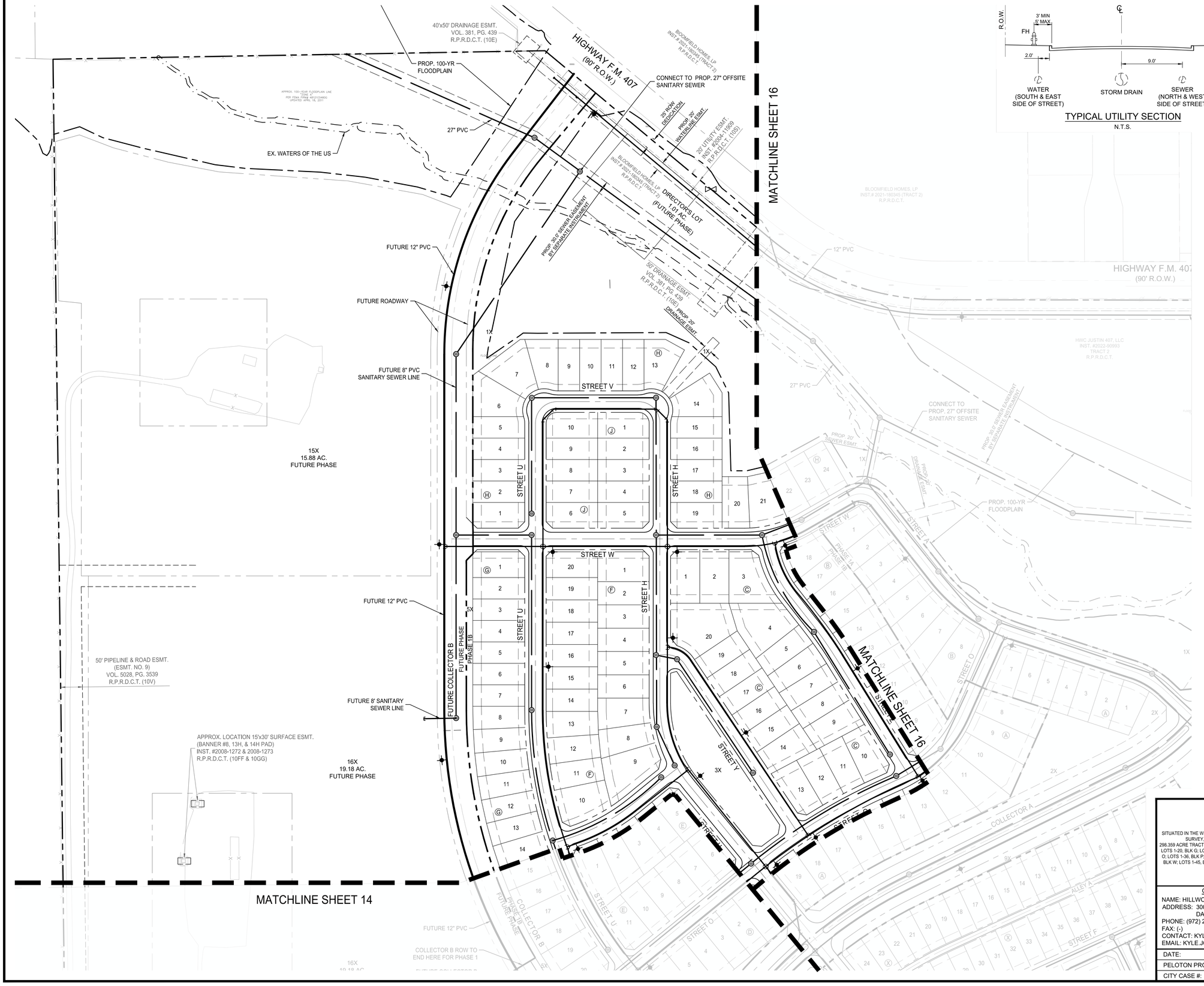
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TRADITIONS - PRELIMINARY PLAT

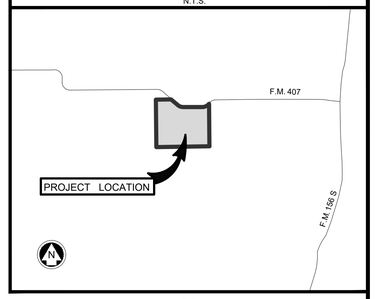
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SUBMITTALL FOR APPROVAL



TYPICAL UTILITY SECTION
N.T.S.

VICINITY MAP
N.T.S.





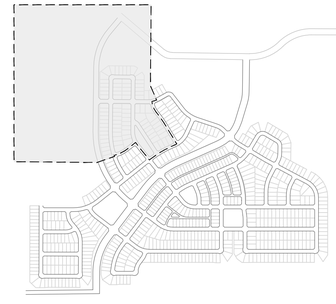
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LEGEND

- PROPERTY BOUNDARY
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE (EX.SS)
- EXISTING WATER LINE (EX.W)

NOTES:

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KEY MAP
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SUBMITTALL FOR APPROVAL

MATCHLINE SHEET 13

MATCHLINE SHEET 16

APPROX. LOCATION 15'x30' SURFACE ESMT.
(BANNER #8, 13H, & 14H PAD)
INST. #2008-1272 & 2008-1273
R.P.R.D.C.T. (10FF & 10GG)

16X
19.18 AC.
FUTURE PHASE

50' PIPELINE & ROAD ESMT.
(ESMT. NO. 9)
VOL. 5028, PG. 3539
R.P.R.D.C.T. (10V)

FUTURE 12" PVC

COLLECTOR B ROW TO END HERE FOR PHASE 1

FUTURE COLLECTOR B TO START IN FUTURE PHASE

COLLECTOR B
PHASE 1B
FUTURE PHASE

6X
AMENITY CENTER
2.62 AC.
PHASE 1A

PHASE 1B
PHASE 1A

PHASE 1C
FUTURE PHASE

50' ROW DEDICATION

PROP. 20' DRAINAGE ESMT.

PROP 100-YR FLOODPLAIN

PROP. 20' SEWER ESMT.

12" PVC

50' PIPELINE & ROAD ESMT.
(ESMT. NO. 1)

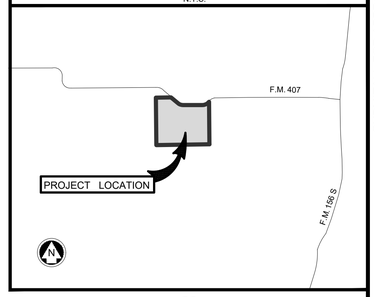
20' PIPELINE ESMT.

50' PIPELINE ESMT.
INST. #2009-60318
R.P.R.D.C.T. (10WW)

50' PIPELINE & ROAD ESMT.
(ESMT NO. 2)
VOL. 5028, PG. 3539
R.P.R.D.C.T. (10V)

STREET O
STREET T
STREET S
STREET R
STREET P
STREET U
STREET E
STREET H
STREET D
STREET L
STREET K
STREET M
STREET N
STREET I
STREET F
STREET G
STREET J
COLLECTOR A
ALLEY A
ALLEY D
ALLEY E
ALLEY G

VICINITY MAP
N.T.S.



0 100' 200'
SCALE: 1" = 100'

LEGEND

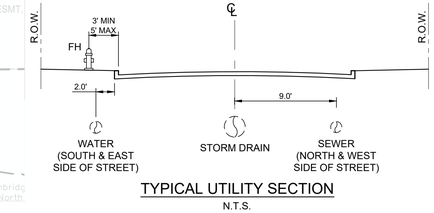
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TRADITIONS

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FOR A TOTAL OF 703 LOTS AND 17 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

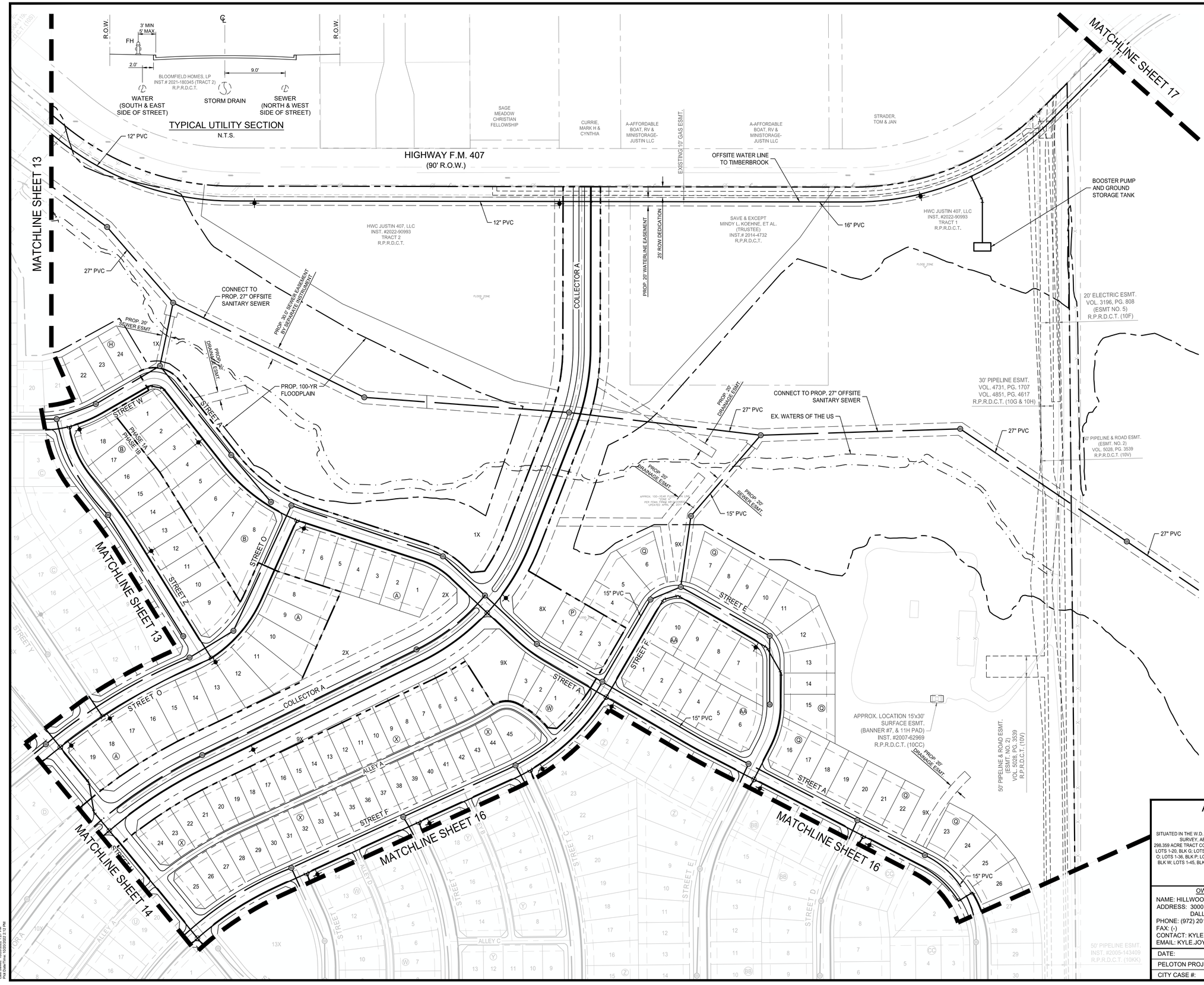
OWNER / DEVELOPER
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DALLAS, TEXAS 75219
PHONE: (972) 201-2849
FAX: (-)
CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

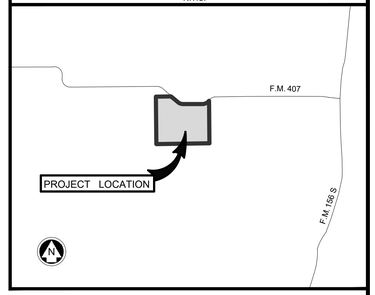
DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	14 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

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Last Saved: 10/20/2022 1:27 PM
Plot Date/Time: 10/20/2022 2:11 PM



VICINITY MAP
N.T.S.



SUBMITTALL FOR APPROVAL

0 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE

NOTES:

1. OFFSITE SEWER WILL BE PART OF SEPARATE OFFSITE SEWER CONSTRUCTION PLANS THAT WILL ENCOMPASS CP2-CP9 LEGS OF THE JUSTIN WEST SIDE REGIONAL SEWER AGREEMENT.
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KEY MAP
N.T.S.

A PRELIMINARY UTILITY PLAN FOR
TRADITIONS

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.

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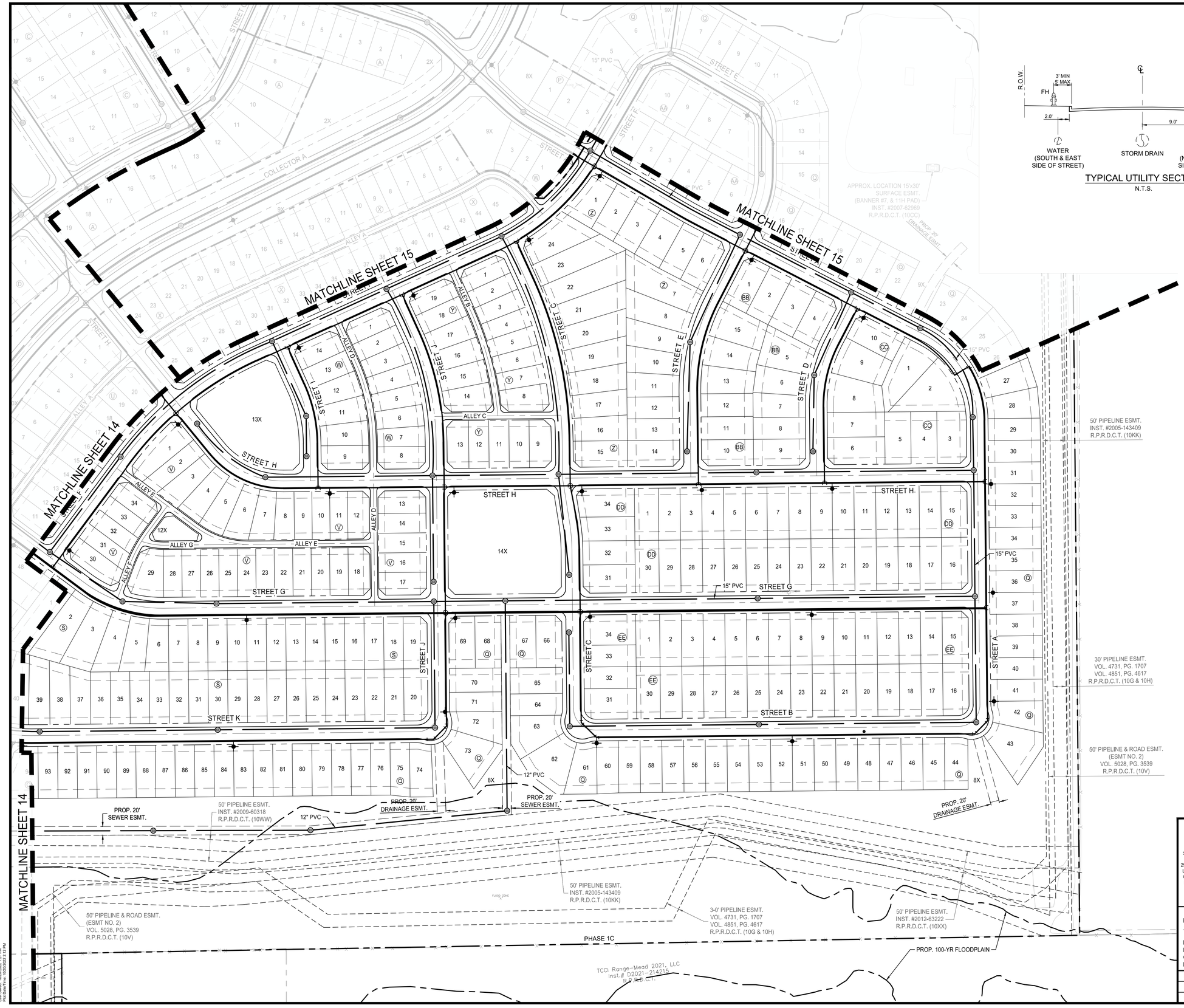
OWNER / DEVELOPER	PLANNER / ENGINEER / SURVEYOR
NAME: HILLWOOD COMMUNITIES ADDRESS: 3000 TURTLE CREEK BLVD DALLAS, TEXAS 75219 PHONE: (972) 201-2849 FAX: (-) CONTACT: KYLE JOYCE EMAIL: KYLE.JOYCE@HILLWOOD.COM	PELOTON LAND SOLUTIONS TEXAS REGISTRATION ENGINEERING FIRM NO. 12207 11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033 FRISCO OFFICE PHONE: (469) 213-1800

DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	15 OF 22
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TRADITIONS - PRELIMINARY PLAT

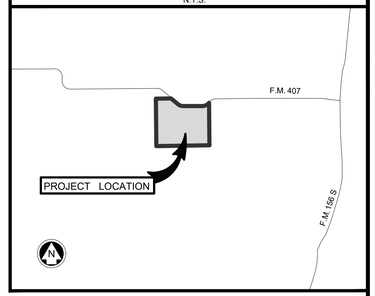
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SUBMITTALL FOR APPROVAL



TYPICAL UTILITY SECTION
N.T.S.

VICINITY MAP
N.T.S.





LEGEND

- PROPERTY BOUNDARY
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
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KEY MAP
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A PRELIMINARY UTILITY PLAN FOR TRADITIONS

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
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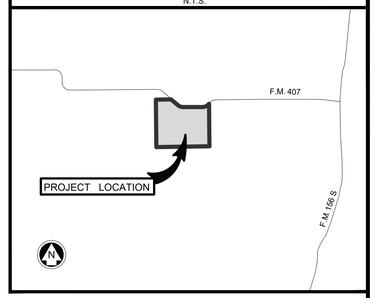
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PELOTON PROJECT #:	HWR22006	DRAWN: MCM	16 OF 22
CITY CASE #:	---	REVIEWER: TRS	

TRADITIONS - PRELIMINARY PLAT

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SUBMITTALL FOR APPROVAL

VICINITY MAP
N.T.S.



MATCHLINE THIS SHEET

16" PVC

EXIST. 120' ROW

0 100' 200'
SCALE: 1" = 100'

LEGEND

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BLDG 1
47,306 SF

A0439A
M. GARNETT, TR 3C
EXISTING ZONING/
EXISTING LAND USE:
JUSTIN ETJ

A0439A
M. GARNETT, TR 5
OLD DCAD RT 1A
EXISTING ZONING/LAND USE:
JUSTIN ETJ

BLOOMFIELD HOMES, LP
INST.# 2021-180345 (TRACT 2)
R.P.R.D.C.T.

50' PIPELINE EASEMENT
CROSSTEX NORTH TEXAS
PIPELINE LP.
DOC. NO. 2005-149193
DOC. NO. 2005-149194
DOC. NO. 2005-149195
DOC. NO. 2005-149196
O.P.R.D.C.T.

JUSITN
TIMBERBROOK
LLC

BLOOMFIELD
HOMES LP

OFFSITE WATER

HIGHWAY F.M. 407
(90' R.O.W.)

28' FM 407
RIGHT-OF-WAY DEDICATION

16" PVC

16" PVC

PROP. 25' ROW DEDICATION

PROP. 20' WATERLINE EASEMENT

CNR Tally / Trail
Creek Acres
Inst.# 2009-136383
R.P.R.D.C.T.

CNR Tally / Trail
Creek Acres
Inst.# 2009-136383
R.P.R.D.C.T.

MATCHLINE SHEET 15

MATCHLINE THIS SHEET

EXIST. 120' ROW

16" PVC

JUSTIN
TIMBERBROOK
LLC C/O
BLOOMFIELD
HOMES

EXIST. 120' ROW

16" PVC

CONNECTION TO
BLOOMFIELD
DEVELOPEMNT

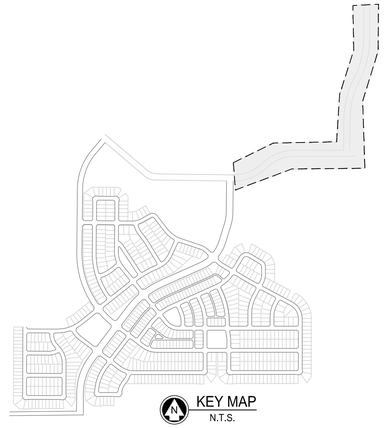
TIMBERBROOK PARKWAY
(120' R.O.W.)

BLOCK 38

BLOCK 37

BLOCK 37

BLOCK 36



KEY MAP
N.T.S.

A PRELIMINARY UTILITY PLAN FOR
TRADITIONS

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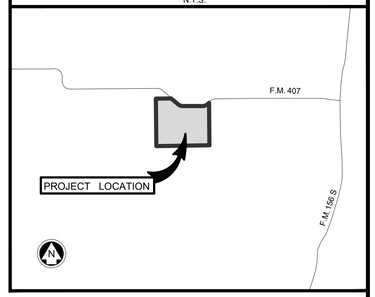
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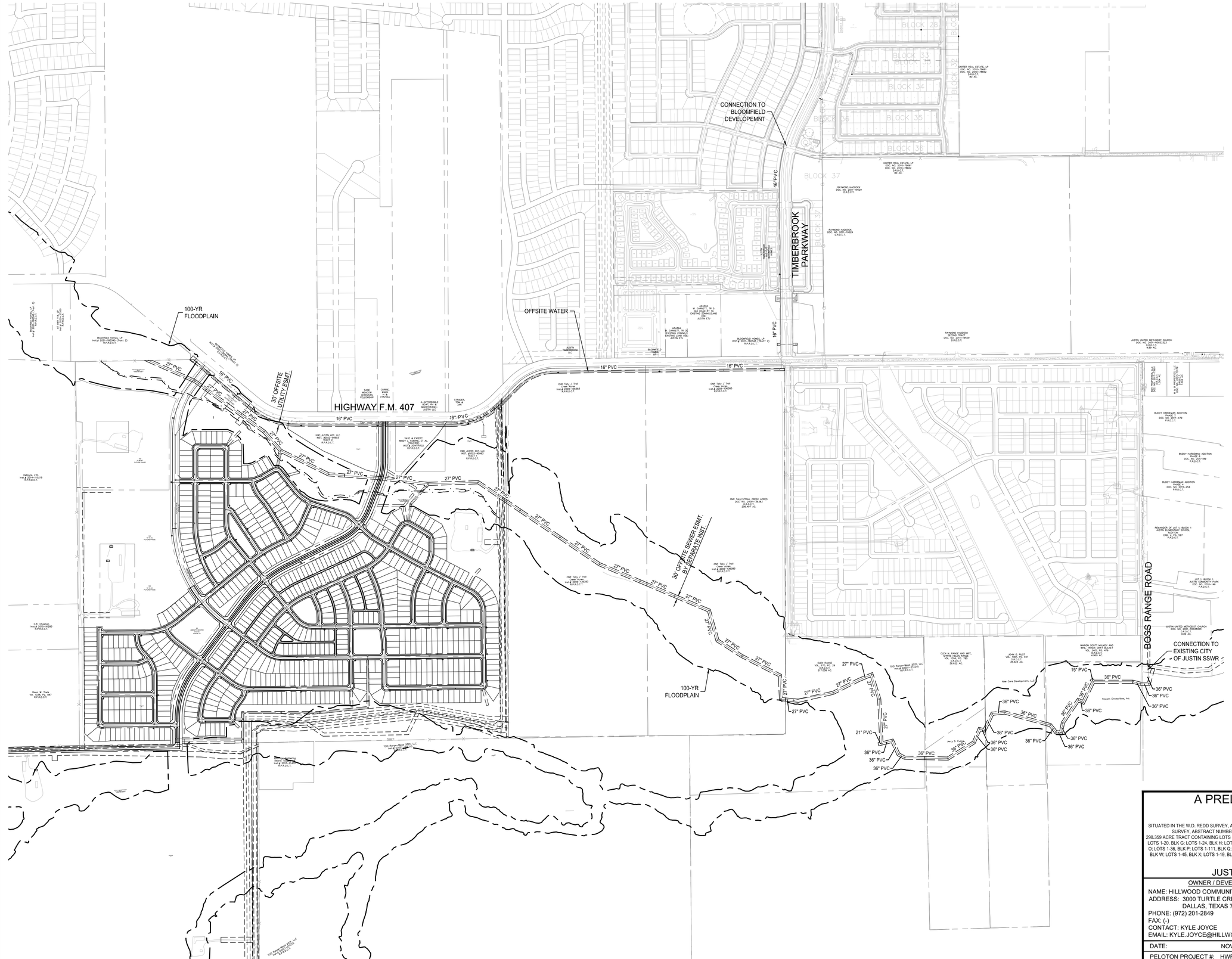
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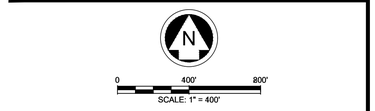
SUBMITTALL FOR APPROVAL

VICINITY MAP

N.T.S.







LEGEND

- PROPERTY BOUNDARY
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A PRELIMINARY UTILITY PLAN FOR

TRADITIONS

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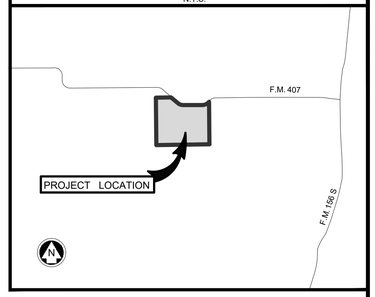
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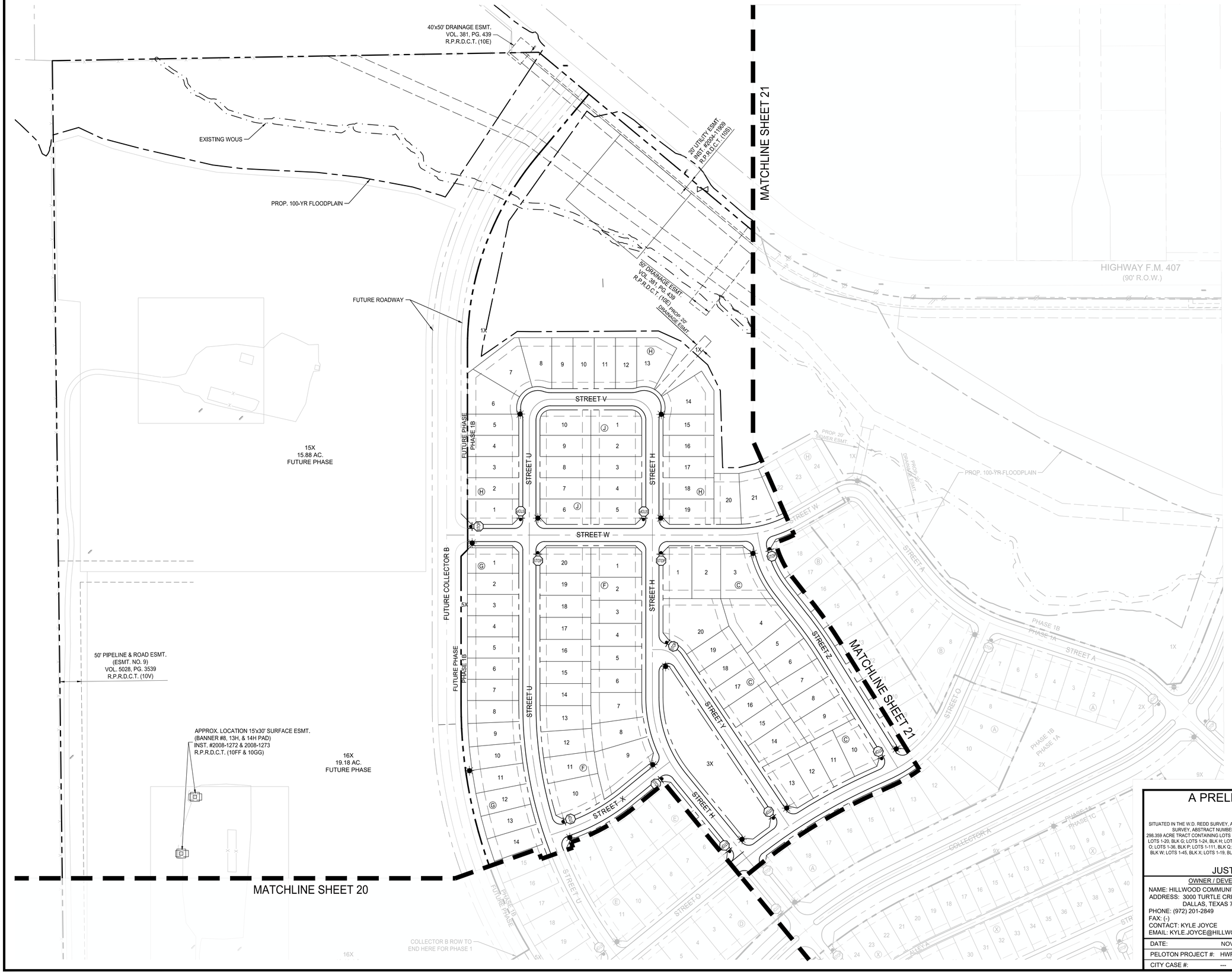
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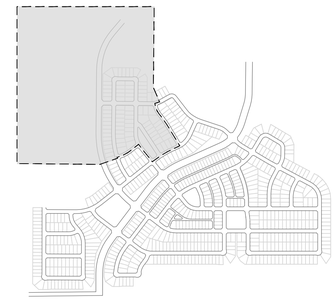
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Plot Date/Time: 10/20/2022 1:27:17 PM

SUBMITTALL FOR APPROVAL

VICINITY MAP
N.T.S.







KEY MAP
N.T.S.

N

0 100' 200'
SCALE: 1" = 100'

LEGEND

- PHASE LINE
- 520 EXISTING MAJOR CONTOURS
- 519 EXISTING MINOR CONTOURS
- PROPOSED LIGHT POLE 1-FIXTURE
- PROPOSED STREET SIGN
- STOP PROPOSED STOP SIGN

NOTES:

1. REFER TO CITY OF JUSTIN ON NOTES AND STANDARD DETAILS.
2. CENTER OF LIGHT POLES AND STREET SIGNS TO BE LOCATED 1.5' OFF BACK OF CURB.
3. REFER TO IRRIGATION PLANS FOR SLEEVE LOCATIONS
4. SIGN PLACEMENT AS REPRESENTATION ONLY, SEE CITY OF JUSTIN DETAILS FOR EXACT LOCATION.
5. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
6. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
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A PRELIMINARY LIGHTING PLAN FOR
TRADITIONS

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FOR A TOTAL OF 703 LOTS AND 17 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

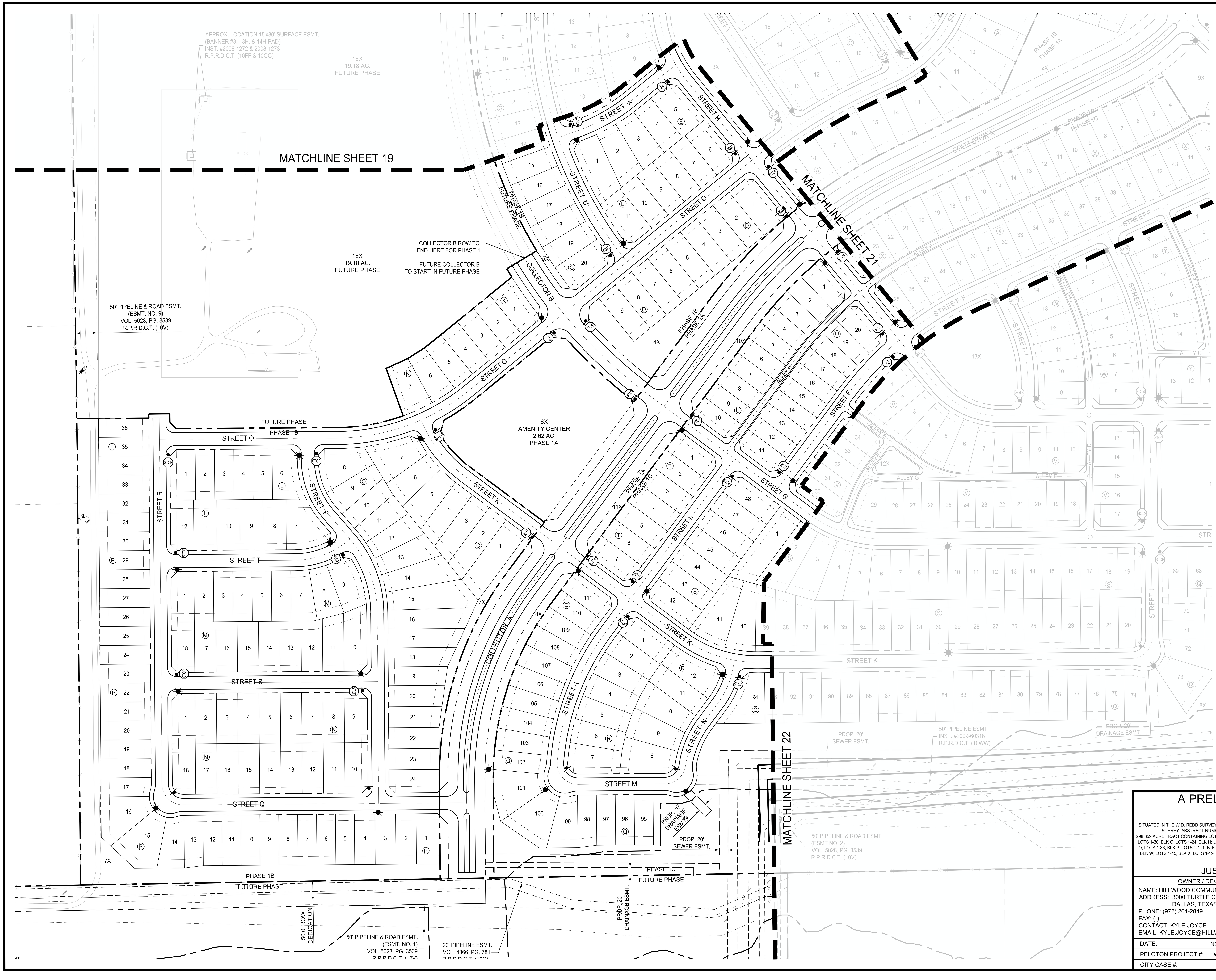
OWNER / DEVELOPER
NAME: HILLWOOD COMMUNITIES
ADDRESS: 3000 TURTLE CREEK BLVD
DALLAS, TEXAS 75219
PHONE: (972) 201-2849
FAX: (-)
CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

PLANNER / ENGINEER / SURVEYOR
PELOTON LAND SOLUTIONS
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DATE:	NOVEMBER 2022	DESIGNED: LBW	SHEET
PELOTON PROJECT #:	HWR22006	DRAWN: MCM	19 OF 22
CITY CASE #:	---	REVIEWER: TRS	

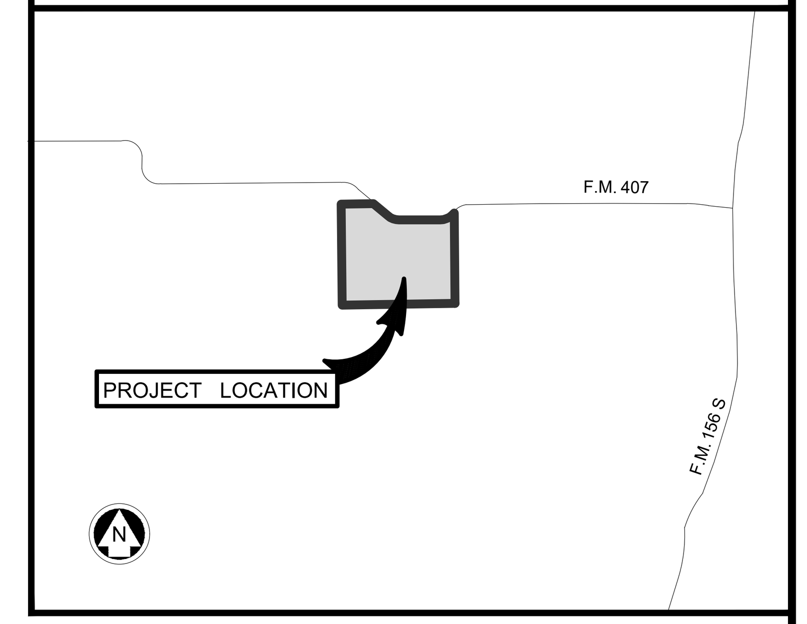
TRADITIONS - PRELIMINARY PLAT

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Last Saved: 10/20/2022 2:26 PM
Plot Date/Time: 10/20/2022 2:46 PM



VICINITY MAP

N.T.S.



SCALE: 1" = 100'

LEGEND

- PHASE LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED LIGHT POLE 1-FIXTURE
- PROPOSED STREET SIGN
- PROPOSED STOP SIGN

NOTES:

1. REFER TO CITY OF JUSTIN ON NOTES AND STANDARD DETAILS.
2. CENTER OF LIGHT POLES AND STREET SIGNS TO BE LOCATED 1.5' OFF BACK OF CURB.
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KEY MAP

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A PRELIMINARY LIGHTING PLAN FOR TRADITIONS

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
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SUBMITTALL FOR APPROVAL

TRADITIONS - PRELIMINARY PLAT

SUBMITTALL FOR APPROVAL

HIGHWAY F.M. 407
(90' R.O.W.)

MATCHLINE SHEET 09

PROP. 20' WATERLINE EASEMENT

25' ROW DEDICATION

PROP. 20' SEWER ESMT.

PROP. 20' DRAINAGE ESMT.

PROP. 100-YR FLOODPLAIN

STREET W

STREET A

STREET Z

STREET O

PHASE 1B
PHASE 1A

PHASE 1A
PHASE 1C

COLLECTOR A

ALLEY A

ALLEY C

STREET F

STREET J

STREET G

STREET E

STREET D

MATCHLINE SHEET 19

MATCHLINE SHEET 20

MATCHLINE SHEET 22

20' ELECTRIC ESMT.
VOL. 3196, PG. 808
(ESMT NO. 5)
R.P.R.D.C.T. (10F)

30' PIPELINE ESMT.
VOL. 4731, PG. 1707
VOL. 4851, PG. 4617
R.P.R.D.C.T. (10G & 10H)

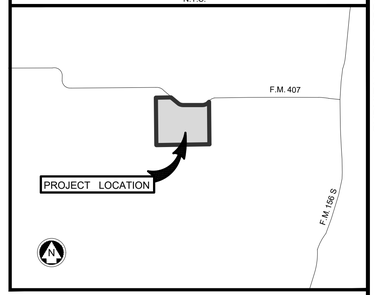
PROP. 30'
SEWER ESMT.

50' PIPELINE & ROAD ESMT.
(ESMT. NO. 2)
VOL. 5028, PG. 3539
R.P.R.D.C.T. (10V)

APPROX. LOCATION 15'x30'
SURFACE ESMT.
(BANNER #7, & 11H PAD)
INST. #2007-62969
R.P.R.D.C.T. (10CC)

50' PIPELINE ESMT
INST. #2005-14340
R.P.R.D.C.T. (10KK

VICINITY MAP
N.T.S.



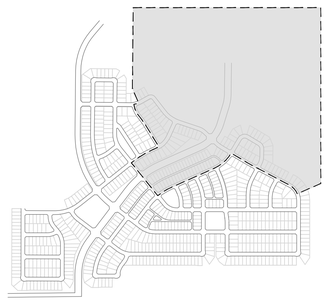
0 100' 200'
SCALE: 1" = 100'

LEGEND

- PHASE LINE
- 520 EXISTING MAJOR CONTOURS
- 519 EXISTING MINOR CONTOURS
- PROPOSED LIGHT POLE 1-FIXTURE
- PROPOSED STREET SIGN
- STOP PROPOSED STOP SIGN

NOTES:

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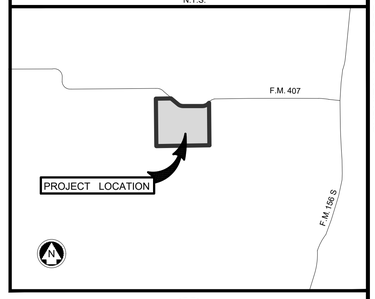
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CITY CASE #:	---	REVIEWER: TRS	

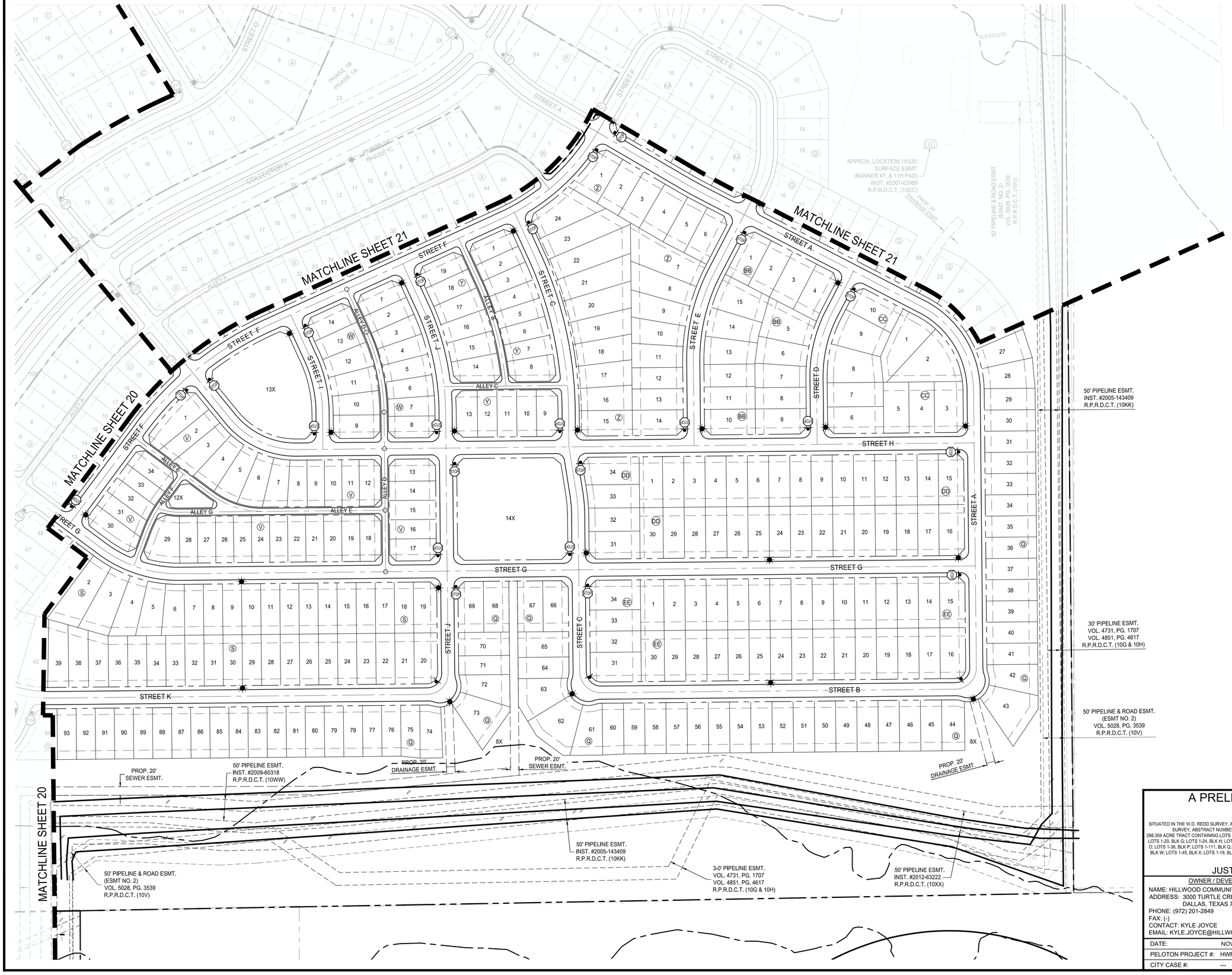
TRADITIONS - PRELIMINARY PLAT

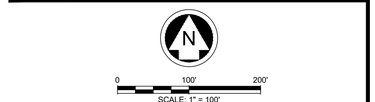
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SUBMITTALL FOR APPROVAL

VICINITY MAP
N.T.S.





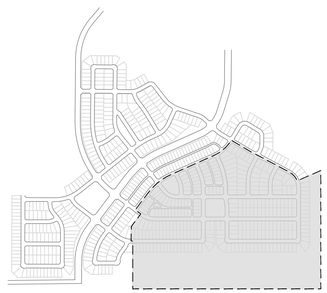


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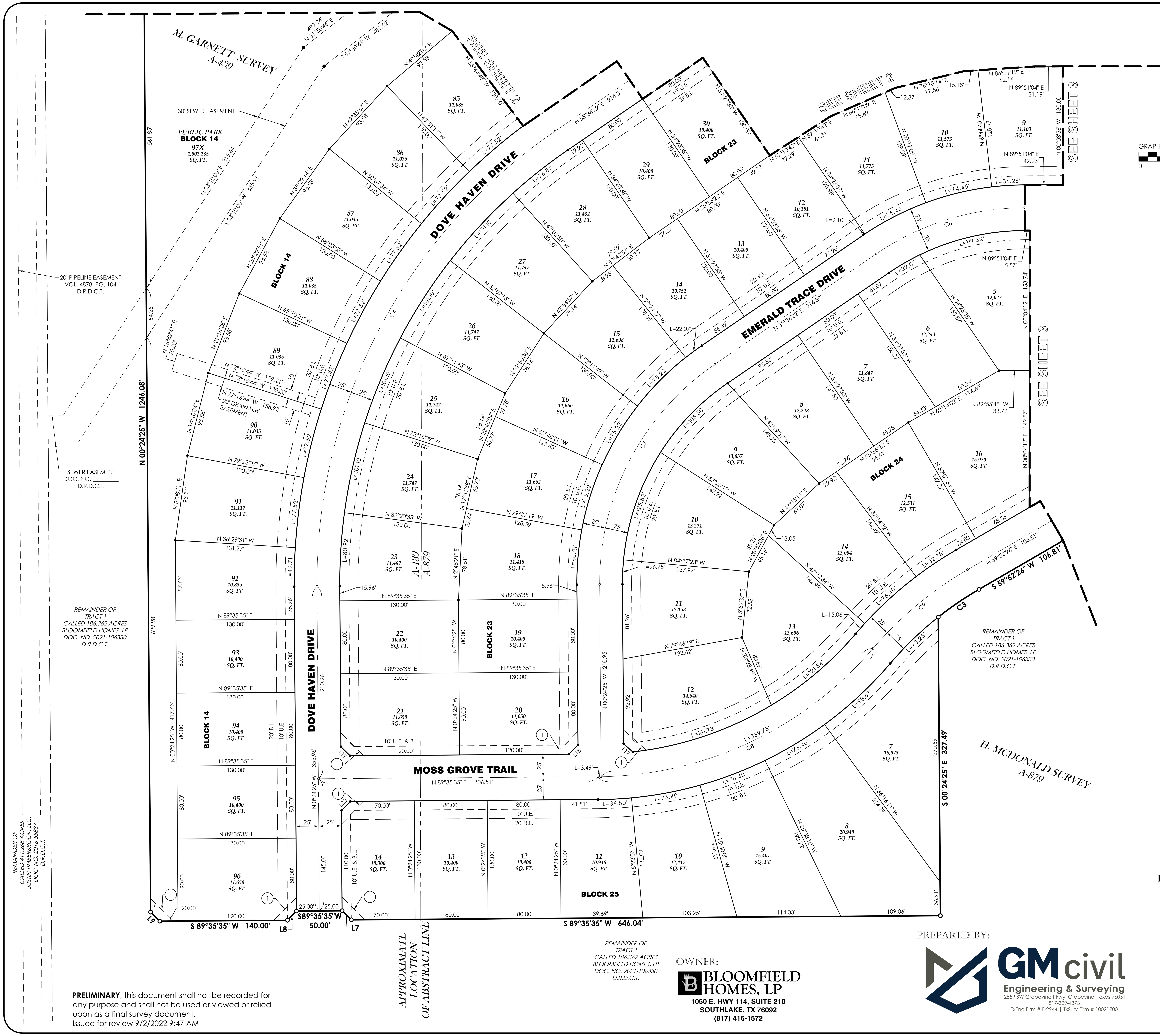
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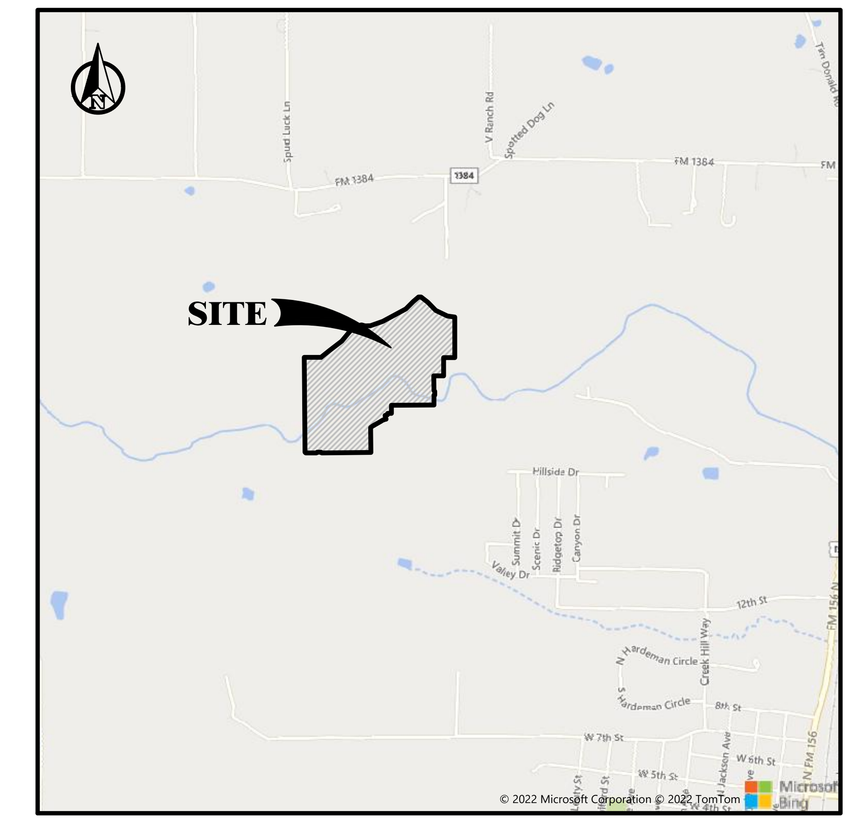
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PELOTON PROJECT #:	HWR22006	DRAWN: MCM	22 OF 22
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TRADITIONS - PRELIMINARY PLAT

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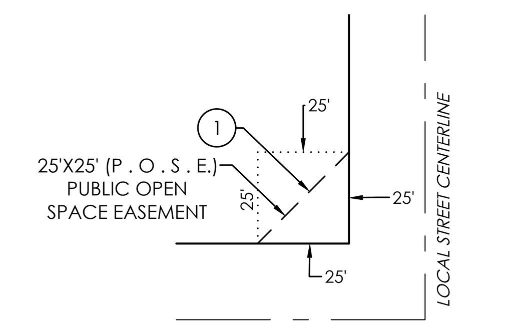




VICINITY MAP
N.T.S.

LEGEND

O	1/2" C.I.R.S. STAMPED "GMCIVIL" UNLESS OTHERWISE NOTED
•	CALCULATED POINT FOR CORNER
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
SL.	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
———	BOUNDARY LINE
— — —	ADJOINER LINE
— - —	ABSTRACT LINE
- - -	EASEMENT LINE
—— ——	CITY LIMIT LINE



NOTE: DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

TYPICAL STREET INTERSECTION
N.T.S.
25x25 PUBLIC OPEN SPACE EASEMENT

SEE SHEET 2 FOR LINE & CURVE TABLE

FINAL PLAT

OF

LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25

TIMBERBROOK, PHASE 4B

BEING

58.086 ACRES

SITUATED IN THE

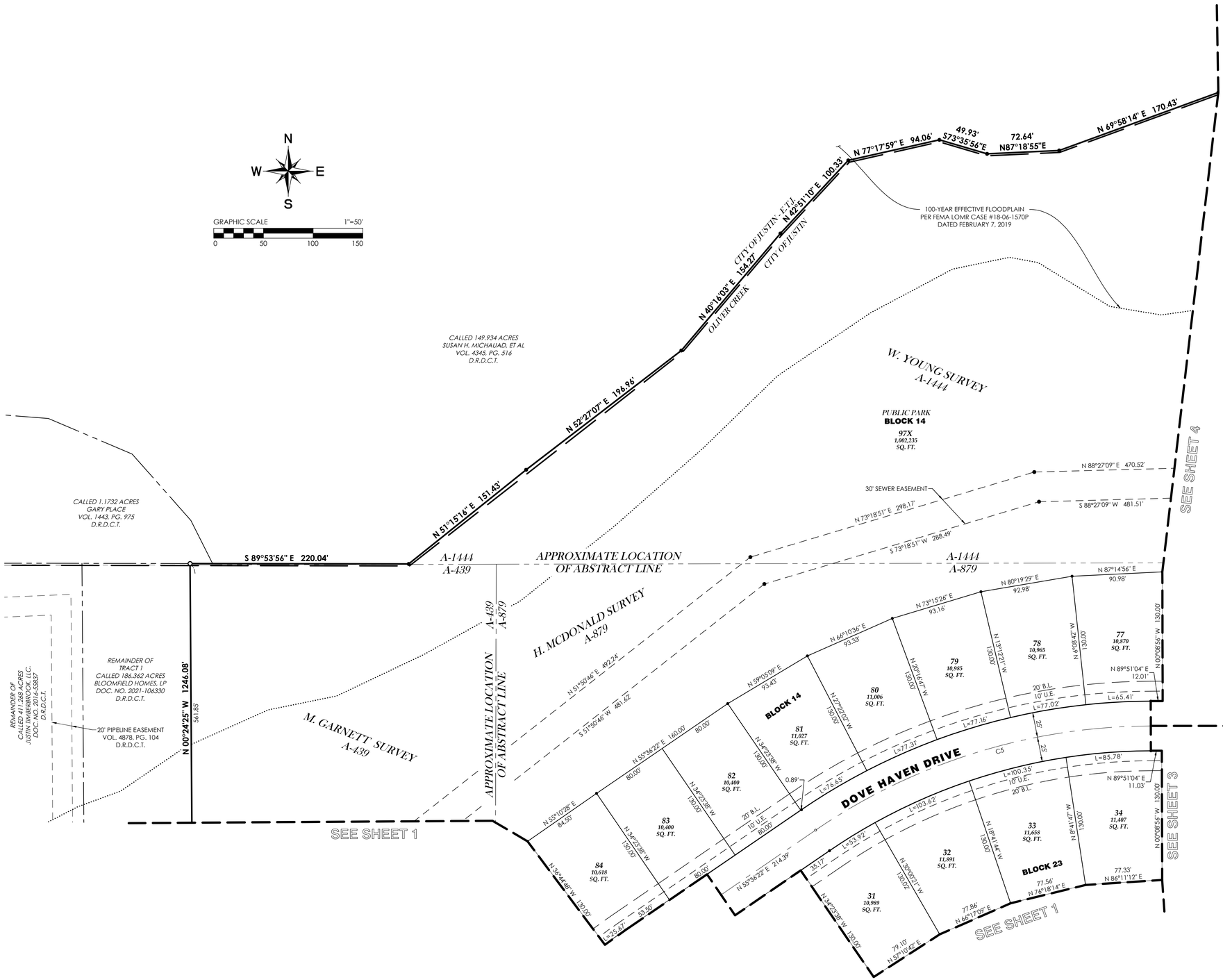
W. YOUNG SURVEY, ABSTRACT No. 1444
M. GARNETT SURVEY, ABSTRACT No. 439
H. MCDONALD SURVEY, ABSTRACT No. 879
CITY OF JUSTIN, DENTON COUNTY, TEXAS

111 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: September 2022

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GMcivil Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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.
Issued for review 9/2/2022 9:47 AM



SITE DATA TABLE	
GROSS ACREAGE (TO BOUNDARY LINE)	58.086 AC.
AREA OF PUBLIC STREETS	6.604 AC.
NET ACREAGE	51.482 AC.
AREA OF RESIDENTIAL LOTS	28.474 AC.
AREA OF PRIVATE OPEN SPACE LOTS	23.008 AC.
TOTAL NUMBER OF LOTS	112
TOTAL NUMBER OF RESIDENTIAL LOTS	111
TOTAL NUMBER OF OPEN SPACE LOTS	1

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S45°08'56"E	14.14'
L2	S89°51'04"W	8.98'
L3	S89°51'04"W	50.00'
L4	S00°08'56"E	11.68'
L5	S41°40'52"W	14.90'
L6	S12°19'46"E	50.00'
L7	N45°24'25"W	14.14'
L8	S44°35'35"W	14.14'
L9	N45°24'25"W	14.14'
L10	S88°00'22"E	33.23'
L11	N89°51'04"E	25.00'
L12	S44°51'04"W	14.14'
L13	S45°08'56"E	14.14'
L14	S44°51'04"W	14.14'
L15	N44°51'04"E	14.14'
L16	S45°08'56"E	14.14'
L17	N47°58'02"W	13.50'
L18	S44°35'35"W	14.14'
L19	N45°24'25"W	14.14'
L20	N44°35'35"E	14.14'

CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	275.00'	23.03'	4°47'55"	S80°04'11"W	23.02'
C2	225.00'	69.89'	17°47'49"	S68°46'20"W	69.61'
C3	375.00'	54.05'	8°15'29"	S55°44'41"W	54.00'
C4	600.00'	586.57'	56°00'47"	N27°35'59"E	563.49'
C5	600.00'	358.61'	34°14'42"	N72°43'43"E	353.30'
C6	290.00'	173.33'	34°14'42"	S72°43'43"W	170.76'
C7	290.00'	283.51'	56°00'47"	S27°35'59"W	272.35'
C8	400.00'	343.24'	49°09'56"	S65°00'37"W	332.81'
C9	400.00'	135.76'	19°26'46"	S50°09'02"W	135.11'
C10	250.00'	77.65'	17°47'49"	S68°46'20"W	77.34'
C11	20.00'	25.62'	73°23'54"	S36°50'53"E	23.90'

FINAL PLAT

OF

LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25

TIMBERBROOK, PHASE 4B

BEING

58.086 ACRES

SITUATED IN THE

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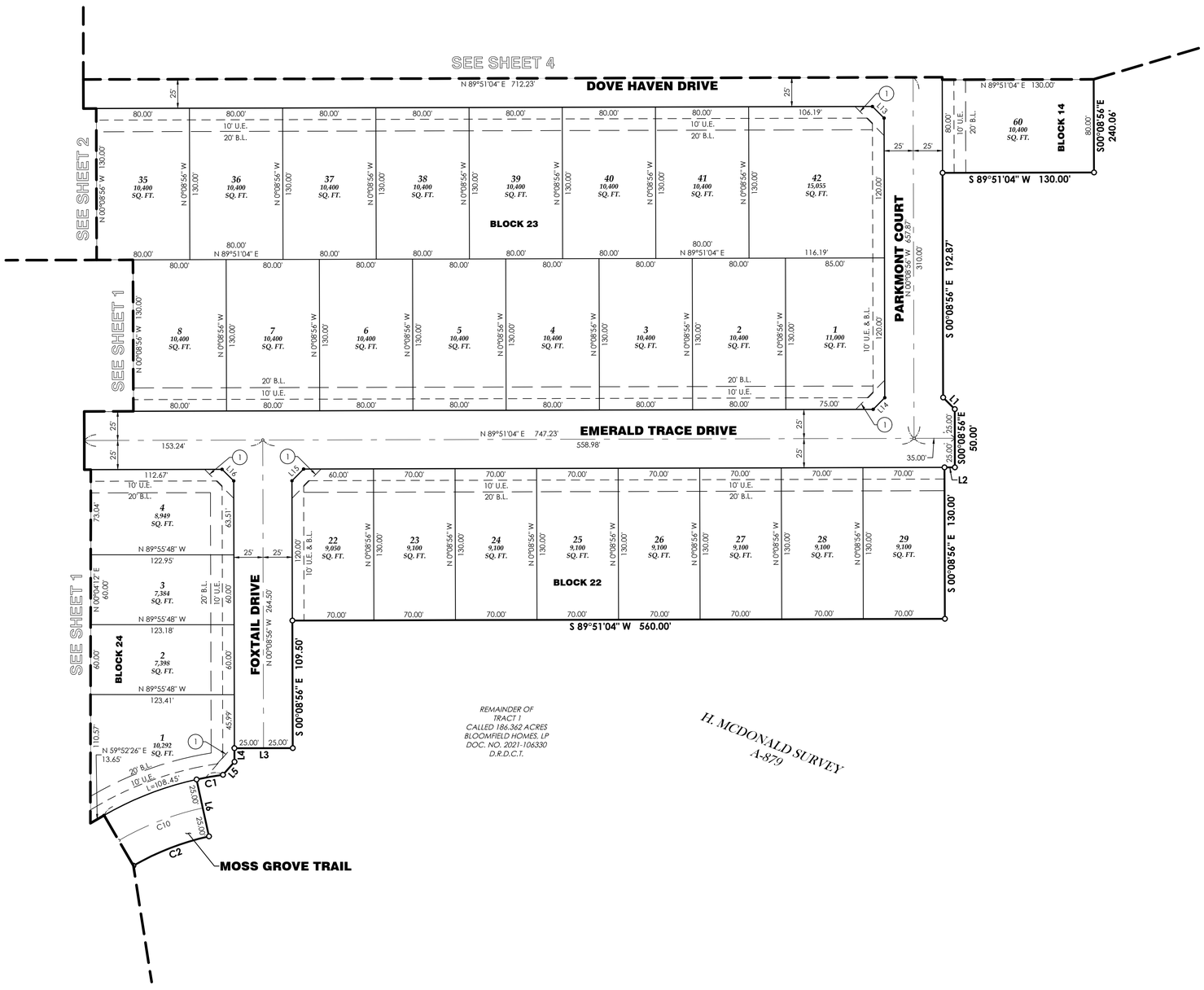
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E:\10666 - Timberbrook\COCO\PHASE 4B\10666-FP1 A1 PH4B SHEETS.dwg





GRAPHIC SCALE 1"=50'

0 50 100 150

GENERAL NOTES:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMcivil", unless otherwise noted.
3. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
4. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011. This subdivision is located in a portion of Flood Insurance Zone "A" being defined as "special flood hazard areas subject to inundation by the 1% annual chance flood (100-year)" with no base flood elevations determined, said floodplain being affected by FEMA LOMR CASE H18-06-1570P, Dated Feb. 7, 2019 and a portion of Flood Insurance Zone " X " (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year)
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol,maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of -way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Owner shall offer park land dedication in the final plat to the City in accordance with the City's park dedication requirements in effect as the Effective Date and the Owner's development plan, in the Owner's sole discretion. Concrete hike and bike trails shall be installed at a width of 6' in the floodplain and floodway. The concrete hike and bike trails shall be paid for with Assessments on the Property within the PIDs to the extent allowed by the law.
8. Lot 97X, Block 14 is shall be dedicated to the City of Justin and maintained by the Timberbrook Homeowner's Association.
9. All Drainage Easements shall be maintained by the Timberbrook Homeowner's Association.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the City of Justin shall be allowed within a Floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with the FEMA [Federal Emergency Management Agency] guidelines which address acceptance studies, methods, and limits of work done inside the 100 year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one [1] foot above the 100-year flood elevation.

The existing creek, creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Justin will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property shall keep the natural drainage channels traversing adjacent to is property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City of Justin shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water over flow and natural bank erosion to an extent that cannot be definitely defined. The City of Justin shall not be reliable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plot.

SEE SHEET 2 FOR LINE & CURVE TABLE

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.
Issued for review 9/2/2022 9:47 AM

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT

OF

LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25

TIMBERBROOK, PHASE 4B

BEING

58.086 ACRES

SITUATED IN THE

W. YOUNG SURVEY, ABSTRACT No. 1444
M. GARNETT SURVEY, ABSTRACT No. 439
H. MCDONALD SURVEY, ABSTRACT No. 879
CITY OF JUSTIN, DENTON COUNTY, TEXAS

111 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS

Date: September 2022

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SURVEYOR'S CERTIFICATE

That I, John N. Rogers, 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 Subdivision Ordinance of the City of Forney.

_____

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground August 2015
GMcivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373

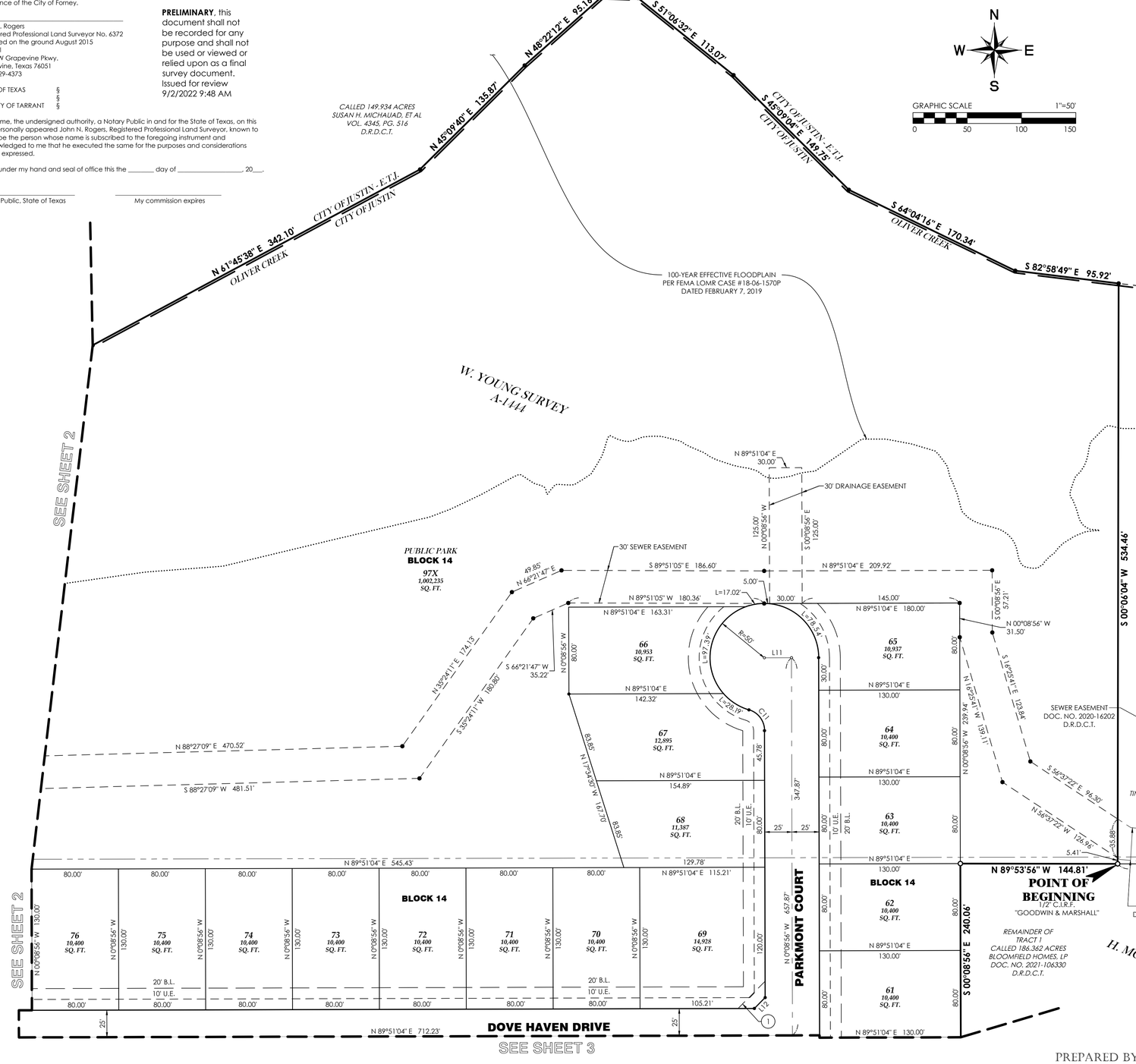
PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 9/2/2022 9:48 AM

STATE OF TEXAS §
§
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John N. Rogers, Registered Professional Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this the _____ day of _____, 20___.

_____ _____
Notary Public, State of Texas My commission expires



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SEE SHEET 2 FOR LINE & CURVE TABLE

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TxEng Firm # F-2944 | TxSurv Firm # 10021700

OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

WHEREAS, BLOOMFIELD HOMES, LP as owner of that certain lot, tract, or parcel of land, situated in a portion of the W. Young Survey, Abstract No. 1444, the M. Garnett survey, Abstract No. 439, and the H. McDonald Survey, Abstract No. 879, City of Justin, Denton County, Texas, being part of that certain called 186.362 acre tract described as Tract 1 in a deed to Bloomfield Homes, LP recorded in Document No. 2021-106330 of the Deed Records of Denton County, Texas (DRDCT) and being part of that certain called 207.569 acre tract described in a deed to Bloomfield Homes, LP recorded in Document No. 2016-64678 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most northerly Southwest corner of Timberbrook, Phase 3A recorded in Document No. 2021-266 of the Plat Records of Denton County, Texas (PRDCT), being in the South line of said 207.569 acre tract and being in the North line of said 186.362 acre tract, from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for an ell corner of said Timberbrook, Phase 3A and the Northeast corner of said 186.362 acre tract bears South 89 deg. 53 min. 56 sec. East - 611.21 feet;

THENCE North 89 deg. 53 min. 56 sec. West along said North and South lines, a distance of 144.81 feet to a 1/2" capped iron rod set stamped "GMcivil" hereinafter referred to as 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East departing said North and South lines, a distance of 240.06 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 130.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 192.87 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 08 min. 56 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 8.98 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 130.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 560.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 109.50 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 11.68 feet to a 1/2" capped iron rod set;

THENCE South 41 deg. 40 min. 52 sec. West, a distance of 14.90 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 275.00 feet, a central angle of 04 deg. 47 min. 55 sec., and being subtended by a chord which bears South 80 deg. 04 min. 11 sec. West - 23.02 feet;

THENCE in a westerly direction along said curve to the left, a distance of 23.03 feet to a 1/2" capped iron rod set;

THENCE South 12 deg. 19 min. 46 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 225.00 feet, a central angle of 17 deg. 47 min. 49 sec., and being subtended by a chord which bears South 68 deg. 46 min. 20 sec. West - 69.61 feet;

THENCE in a westerly direction along said curve to the left, a distance of 69.89 feet to a 1/2" capped iron rod set;

THENCE South 59 deg. 52 min. 26 sec. West tangent to said curve, a distance of 106.81 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 375.00 feet, a central angle of 08 deg. 15 min. 29 sec., and being subtended by a chord which bears South 55 deg. 44 min. 41 sec. West - 54.00 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 54.05 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 24 min. 25 sec. East non-tangent to said curve, a distance of 327.49 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 35 min. 35 sec. West, a distance of 646.04 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 24 min. 25 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 35 min. 35 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 35 min. 35 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 35 min. 35 sec. West, a distance of 140.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 24 min. 25 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 24 min. 25 sec. West, a distance of 1,246.08 feet to a 1/2" capped iron rod set in the North line of said 186.362 acre tract and being in the South line of a called 1.1732 acre tract described in a deed to Gary Place recorded in Volume 1443, Page 975 (DRDCT);

THENCE South 89 deg. 53 min. 56 sec. East along said North and South lines and the South line of a called 149.934 care tract described in a deed to Susan H. Michauad, ET AL recorded in Volume 4345, Page 516 (DRDCT), a distance of 220.04 feet to point for the Southwest corner of said 207.569 acre tract and being in the centerline of Oliver Creek;

THENCE in a northeasterly direction departing the North line of said 186.362 acre tract and continue along the North line of said 207.569 acre tract, the South line of said 149.934 acre tract and the centerline of said Oliver Creek the following sixteen (16) courses;

North 51 deg. 15 min. 16 sec. East, a distance of 151.43 feet to a point;

North 52 deg. 27 min. 07 sec. East, a distance of 196.96 feet to a point;

North 40 deg. 16 min. 03 sec. East, a distance of 154.27 feet to a point;

North 42 deg. 51 min. 10 sec. East, a distance of 100.33 feet to a point;

North 77 deg. 17 min. 59 sec. East, a distance of 94.06 feet to a point;

South 73 deg. 35 min. 56 sec. East, a distance of 49.93 feet to a point;

North 87 deg. 18 min. 55 sec. East, a distance of 72.64 feet to a point;

North 69 deg. 58 min. 14 sec. East, a distance of 170.43 feet to a point;

North 61 deg. 45 min. 38 sec. East, a distance of 342.10 feet to a point;

North 45 deg. 09 min. 40 sec. East, a distance of 135.87 feet to a point;

North 48 deg. 22 min. 12 sec. East, a distance of 95.16 feet to a point;

South 88 deg. 00 min. 22 sec. East, a distance of 33.23 feet to a point;

South 51 deg. 06 min. 32 sec. East, a distance of 113.07 feet to a point;

South 45 deg. 09 min. 04 sec. East, a distance of 149.75 feet to a point;

South 64 deg. 04 min. 16 sec. East, a distance of 170.34 feet to a point;

South 82 deg. 58 min. 49 sec. East, a distance of 95.92 feet to a point for the Northwest corner of said Timberbrook Phase 3A;

THENCE South 00 deg. 06 min. 04 sec. West departing said North and South lines and the centerline of said Oliver Creek and continue along the West line of said Timberbrook, Phase 3A, a distance of 534.46 feet to the **POINT OF BEGINNING**, containing 2,530,232 square feet or 58.086 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, BLOOMFIELD HOMES, LP acting by and through the undersigned, their duly authorized agent, does hereby adopt this final plat of TIMBERBROOK, PHASE 4B, a subdivision to the City of Justin, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

WITNESS our hand, this the ____ day of _____, 20___.

BLOOMFIELD HOMES, LP
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President of Bloomfield Properties, Inc., the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20___.

_____
Notary Public, State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

This plat has been submitted to and considered by the Planning and Zoning Commission of the City of Justin, Texas, and is hereby approved by such Commission.

Dated this_____day of_____, 20___.

By:_____
Chairman

ATTEST :

By:_____
Secretary

The City Council of Justin on_____20___, voted affirmatively to adopt this plat and approve it for filing of record.

By:_____
Mayor

ATTEST :

By:_____
City Secretary

FINAL PLAT

OF

LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25

TIMBERBROOK, PHASE 4B

BEING

58.086 ACRES

SITUATED IN THE

W. YOUNG SURVEY, ABSTRACT No. 1444
M. GARNETT SURVEY, ABSTRACT No. 439
H. MCDONALD SURVEY, ABSTRACT No. 879
CITY OF JUSTIN, DENTON COUNTY, TEXAS

111 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS

Date: September 2022

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JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
November 15, 2022

STAFF CONTACT: Matt Cyr, Director of Planning and Development Services

PROJECT: A Public Hearing to consider a recommendation to City Council amending Chapter 52 of the Code of Ordinances relating to Replat procedures.

EXECUTIVE SUMMARY: The Commission had requested a formal revision to the code pertaining to sign and buffer requirements.

DETAILS: Staff is proposing to keep the notice buffer for Public Notifications to 200'. Staff is also proposing to require signage for all zoning changes and SUPs. The signage may be provided by the City and shall meet certain requirements.

ACTION CONSIDERED:

1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent, or deny.

STAFF RECOMMENDATION:

Staff recommends consideration based on the request.

ATTACHMENTS:

1. Proposed Revision- Redline/Blueline
2. Proposed Revision- Blackline
3. Proposed Ordinance

Sec. 52-425. Submission to planning and zoning commission.

Before taking any action on any proposed amendment, supplement, or change in this chapter, the city council shall submit the proposed revision to the planning and zoning commission for its review, recommendation and report.

(Code 1994, § 12.1902)

Sec. 52-426. Public hearing.

A public hearing shall be held by the planning and zoning commission before recommendation to city council concerning adopting any proposed amendment, supplement, or change to this chapter. Written notice of all public hearings before the planning and zoning commission on proposed changes in classification shall be sent to owners of real property buying within 200 feet of the property on which the change is proposed, not less than ten days before the date set for such hearing. Notice of the city council hearing shall be given by publication one time in a newspaper of general circulation in the city, stating the time and place of such hearing, which time shall not be earlier than 15 days from the first date of publication. A sign shall be posted by the Applicant for any zoning change or Specific Use permit request.

(Code 1994, § 12.1903)

Sec. 52-427. Sign Posting.

(a) For every zoning or specific use permit request, the applicant shall erect a sign on the subject property to publicize the proposed request. The sign may be provided by the City, however, in the event the City does not have a sign readily available it will be the Applicant's responsibility to provide the sign.

(b) All Public Hearing signs shall meet the following criteria:

1. Signs shall be at minimum four (4) feet by four (4) feet.
2. Lettering shall be placed on both sides of the sign.
3. Lettering shall be placed on in a professional manner. Marker, pen, or any other similar device shall be prohibited.
4. Supporting posts shall be metal.

(c) The sign shall contain the following information:

1. "Proposed Specific Use Permit" or "Proposed Zoning Change".
2. The case number.
3. The phone number of Town Hall or the Development Services Department.

(d) The sign shall be placed in a location visible from ~~a~~ the ~~major~~ street adjacent to the subject property ~~in the request~~. In the event the subject property is adjacent to multiple thoroughfare or collector roads, the Applicant will be required to place two signs visible from the street adjacent to the property. The location of all Public Hearing signs will be at the discretion of the Development Services Director.

(e) The property owner or his/her representative shall erect the sign on the property ten (10) days prior to the first public hearing scheduled. The property owner shall be responsible for maintaining the sign on the property throughout the entire process.

(f) Ten (10) days prior to the first public hearing, the property owner or his/her representative must provide verification with a photograph that the sign is in place. The photograph must be provided to the

Development Services Department. The property owner, applicant, or representative must remove the sign within seven (7) days after the City Council's action regarding the application or upon withdrawal.

Sec. 52-428. In case of protests.

In the case that such amendment, supplement, or change has been disapproved by the planning and zoning commission, or in case of a protest signed by the owners of 20 percent or more either of the area of the lots included in the proposed change, or of those immediately adjoining the same such change shall not become effective except by the favorable vote of three-fourths of all the members of the city council.

(Code 1994, § 12.1904)

Sec. 52-429. Limitation on resubmission of petition.

No amendment, supplement, change or repeal of any section of this chapter which has been legally rejected by the city council shall be again considered either by the planning and zoning commission or the city council on an appeal or petition by an appellant or application before the expiration of six months from the date of the original action.

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3. The phone number of Town Hall or the Development Services Department.

(d) The sign shall be placed in a location visible from a the major street adjacent to the subject property in the request. In the event the subject property is adjacent to multiple thoroughfare or collector roads, the Applicant will be required to place two signs visible from the street adjacent to the property. The location of all Public Hearing signs will be at the discretion of the Development Services Director.

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(Code 1994, § 12.1905)

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO CHAPTER 52 OF THE CODE OF ORDINANCES RELATING TO PUBLIC NOTIFICATION REQUIREMENTS AND DEFINTIONS PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On September 20, 2022, the Planning and Zoning Commission requested Staff to bring an amendment forward for consideration to City Council ; and

WHEREAS, the Planning and Zoning Commission of the City of Justin (the "Commission"), in compliance with the laws of the State of Texas, gave the requisite notices by publication and otherwise, and held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard; and

WHEREAS, having reviewed the amendment the Commission determined that the change was appropriate and recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Justin, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, having held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard, and having considered the recommendation of the Planning and Zoning Commission, has determined that the proposed amendment is approved and made a part of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS:

Section 1. Incorporation of Premises. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

Section 2. That the Zoning Ordinance of Justin, Texas, is amended to as further described in the attached documents.

Section 3. Applicable Regulations/Zoning Ordinance and Zoning Map Amended. Development shall follow this ordinance, including all Exhibits thereto as amended hereby, the Code of Ordinances of the City of Justin, Texas, and all applicable state and federal law.

Section 4. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Justin, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 5. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of

this ordinance, or the Comprehensive Zoning Ordinance, Chapter 52 of the City of Justin Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 6. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

_____
Elizabeth Woodall, Mayor

ATTEST:

_____
Brittany Andrews, City Secretary

Approved as to form:

_____
City Attorney