PLANNING & ZONING COMMISSION MEETING
TUESDAY, MAY 16, 2023, 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. Briefing regarding the April 25th and May 9th Council Meetings

   a. Timberbook Ph. 7-9 (April 25th)
   b. Meadowlands Ph. II PD Amendment (May 9th)
   c. LaDera Farms PD Amendment (May 9th)
   d. Westwood Contract (Ch.52) (May 9th)
   e. Code Compliance Update (May 9th)

C. Discuss Development Flow Chart

D. Discuss Short Term Rental Ordinances

E. Discuss update on the Atmos Gas line extension to Justin Town Square

F. Discuss City of Justin Owned properties

G. Discuss update on City Manager search

H. Discuss regular agenda items.

I. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

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

2. **PLEDGE OF ALLEGIANCE**

3. **ADMINISTRATIVE COMMENTS:**

   a. Celebrate Mayor Woodall's Service to the Community

4. 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 May 16, 2023, 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.**

5. CONSENT ITEMS:

A. Consider approval of the minutes for March 21, 2023.
B. Consider approval of the minutes for April 18, 2023

6. ACTION ITEMS:

A. Consider and act upon a Preliminary Plat for Timberbrook Ph. 7-9 situated in the Carl Boeger Survey, Abstract No. 121, Margaret Garnett Survey, Abstract No. 439, William Reed Survey, Abstract No.1071, Joseph Sutton Survey, Abstract No. 1151

7. FUTURE AGENDA ITEMS:

A. Timberbrook Commercial
B. Meadowlands PH. 1

8. DEVELOPMENT UPDATE:

A. Discuss Code Compliance Update

9. 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.

10. 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 12th Day of May 2023 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, MARCH 21, 2023

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
John Tinsley, David Beck, Vicente Barrientos, Tory Turner, Gary Davis

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 workshop session to order at 6:30 p.m.

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

No discussion was held.

C. Briefing regarding the February 28th and March 14th Council Meetings.

a. Development Services Report
b. Tree City Ordinance (February 28th)
c. Meadowlands PH II PD (February 28th)
d. Justin Self-Storage PD Amendment (March 14th)
e. Temporary Batch Plant Reatta Ridge (March 14th)
f. Comprehensive Plan (March 14th)
g. Ch.52 rewrite (March 14th)

Staff gave a brief update on actions taken during the February 28th and March 14th Council meetings.

D. Briefing regarding the January 28th and February 14th Council Meetings.

Staff gave a brief update on the January 28th and February 14th Council meetings.

E. Discuss update on Public Hearing Signage

Staff updated the Commission on the Public Hearing Signage.

F. Discuss Developers Agreements, Planned Developments, and Zoning Districts

Staff discussed the differences between these types of applications and items.

G. Discuss regular agenda items.

The Commission discussed some of the regular agenda items with Staff.

H. Adjourn.

The work session adjourned at 7:25pm.

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, February 21, 2023, 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 February 21, 2023.

Commissioner Barrientos motioned to approve the consent agenda.

Commissioner Tinsley seconded the motion.

The motion passed 5/1/0

5. **PUBLIC HEARING:**

A. Conduct a Public Hearing to hear concerns for or against Consider and act upon a recommendation to City Council for a Planned Development (PD-SF-2) for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151.

Chairman Beck opened the Public Hearing at 7:49pm

No one came forward.

Chairman Beck closed the Public Hearing at 7:50pm

B. Consider and act upon a recommendation to City Council for a Planned Development (PD-SF-2) for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151.

Commissioner Tinsley made a motion to recommend approval as presented.

Commissioner Barrientos seconded the motion.

The motion passed 6/0/0

6. FUTURE AGENDA ITEMS:

A. 220. W. 7th Street Rezone

Staff gave a brief update on Future Agenda Items.

7. DEVELOPMENT UPDATE:

A. Discuss Development Update

Staff gave a brief update on Development projects.

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.

9. ADJOURNMENT:

Commissioner Leary motioned to adjourn the meeting

Commissioner Davis seconded the motion.

Chairman Beck adjourned the meeting at 8:02pm.

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 17th Day of March 2023 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, APRIL 18, 2023

JUSTIN CITY HALL
415 NORTH COLLEGE STREET

Members Present:
John Tinsley, David Beck, Vicente Barrientos, Gary Davis, and Scott Hill

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 workshop session to order at 6:30 p.m.

B. Briefing regarding the March 28th and April 11th Council Meetings

a. Temporary Batch Plant Reatta Ridge (March 28th)
b. Comprehensive Plan (March 28th)
c. Ch. 52 rewrite (April 11th)
d. Timberbrook Ph. 7-9 Planned Development (April 11th)

Staff gave a brief update on actions taken during the March 28th and April 11th Council meetings.

C. Discuss Ch. 52 rewrite

Staff gave a brief update on where the Ch. 52 request.

D. Discuss Developers Agreement Process

Staff gave a brief update on the January 28th and February 14th Council meetings.

E. Discuss Training Opportunities for the Commission

Staff held a discussion with the Commission on potential training opportunities.

F. Discuss update on the Atmos Gas line extension to Justin Town Square

Staff discussed the plan for the Atmos Gas line and discussed the rough timeline.

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

There was no discussion held.

H. Discuss regular agenda items.

The Commission discussed some of the regular agenda items with Staff.

I. Adjourn.

The work session adjourned at 7:22pm.

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, April 14, 2023, 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. **ACTION ITEMS:**

A. Consider and act upon a Preliminary Plat for Wildflower Ridge Addition Lots 1-12, Block A generally located northwest from Boss Range Road and Range Road

Commissioner Leary motioned to approve the consent agenda.

Commissioner Davis seconded the motion.

The motion passed 6/0/0

5. **PUBLIC HEARING:**

A. Conduct a Public Hearing to hear concerns for or against amending the Planned-Development (SF-1 PD-508) Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.

Troy Lewis the Applicant, 311 S. Oak Street, Roanoke, came forward and gave a brief presentation on the application.

Chairman Beck opened the Public Hearing at 8:03pm

Chairman Beck read a letter expressing support from Mike and Lisa Davis from 103 Sage Drive.

No one else came forward.

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

B. Consider and act upon a recommendation to City Council for an amendment to the Planned Development (SF-1 PD-508) for Reserve at Meadowlands Phase II legally described as Lot 1-11 Block A, Lot 1-5, Lot 6-X and Lot 3-X, Block B.

Commissioner Hill made a motion to recommend approval as presented.

Commissioner Leary seconded the motion.

The motion passed 5/1/0

Commissioner Tinsley recused himself from the item.

C. Conduct a Public Hearing to hear concerns for or against amending the Planned-Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

John Delin the Applicant, 361 W. Byron Nelson Blvd Suite 104 Roanoke, came forward and gave a brief presentation on the request.

The Commission and the Applicant held a discussion.

Chairman Beck opened the Public Hearing at 8:27pm

No one came forward.

Chairman Beck closed the Public Hearing at 8:28pm

D. Consider and act upon a recommendation to City Council for an amendment to the Planned Development (SF-2 and GB PD-722) for LaDera Farms legally described as A0439A M. GARNETT, TR 3, 53.182 ACRES, OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D, 6.483 ACRES.

Commissioner Barrientos made a motion to recommend approve with conditions that the Paving Exhibit be included as part of the Planned Development documentation and the concrete be extended to the intersection of the following streets: northern intersection of street A and street H and southern intersection of street A and street H.

Commissioner Leary seconded the motion.

The motion passed 3/1/2

Commissioner Tinsley recused himself from the item.

6. FUTURE AGENDA ITEMS:

A. Bar S Ranch Addition

B. Timberbrook Commercial

Staff gave a brief update on Future Agenda Items.

7. DEVELOPMENT UPDATE:

A. Discuss Development Update

Staff gave a brief update on Development projects.

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.

9. ADJOURNMENT:

Commissioner Leary motioned to adjourn the meeting

Commissioner Davis seconded the motion.

Chairman Beck adjourned the meeting at 8:39pm.

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 14th Day of April 2023 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

JUSTIN
1887

PLANNING & ZONING COMMISSION MEETING
Staff Report
May 16, 2023

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

PROJECT: Consider and act upon a recommendation to City Council for a Preliminary Plat for Timberbrook Ph 7, 8, and 9 legally described as Abstract No. 121 the Margaret Garnett Survey, Abstract No. 439 the William Reed Survey, Abstract No. 1071 and the Joseph Sutton Survey Abstract No. 1151

APPLICANT: Jason Weaver, GM Civil

EXECUTIVE SUMMARY: The Applicant is requesting a preliminary plat for 822 lot single-family residential subdivision with public and private open spaces, an amenity center lot, and an elementary school site. The proposed subdivision will be a continuation of the existing Timberbrook development for Phases 7, 8, and 9.

DETAILS: On April 26, 2021, City Council approved a Development Agreement with Bloomfield and Royal Crest properties for approximately 1,079 acres of land.

In May of 2021 City Council annexed the subject property into the City of Justin. Due to State Law the property is automatically zoned to the lowest density, which would be Large-Lot Residential.

On April 25, 2023, City Council approved the rezone request for Timberbrook Ph. 7-9.

JUSTIN
1887

DESIGN STANDARDS:

PD ZONING RESIDENTIAL STANDARDS	SF-5.5	SF-7	SF-8.5
Lot Size (Minimum)			
Lot Area (sq. ft.)	5,500[1]	7,000[1]	8,500[1]
Lot Width (feet)	50[2]	60[2]	70[2]
Lot Depth (feet)	110[3]	110[3]	110[3]
Dwelling Regulations (Minimum Square Footage)			
Minimum Dwelling Floor Area	1,600[4]	1,600[4]	1,800[4]
Yard Requirements			
Front Yard minimum (feet)	20	20	20
Side Yard minimum (feet)	5	5	5
Side Yard of Corner Lots minimum (feet)	10	10	10
Side Yard of Corner Lots (feet) on key lots	20	20	20
Rear Yard minimum (feet)	15[5]	15[5]	15[5]
Lot Coverage Main Structure	50%	50%	50%
Home Requirements			
Main Structure maximum Height (feet)	40	40	40
Accessory Structure Height maximum (feet)	14	14	14
Masonry Percentage minimum	70%	70%	70%
Roof Pitch Minimum	6:12	6:12	6:12

FENCING & SIGNAGE : Along the east side of the development the Applicant is proposing to utilize a 6' ornamental fencing with stone masonry columns. The Applicant is also utilizing this to the southwest of the development as well. The Applicant will also utilize a 6' masonry (brick veneer) screening wall to the south entrance of the development.

The development will also have a main entry monument sign to the south entrance of the development. These exhibits are included in the agenda packet.

TRAILS: The development will have a 6' trail that goes down the east side and west side of the development. The trail system will connect with the existing trail system in Timberbrook. The exhibit is attached as well in the agenda packet.

SCHOOL: Northwest ISD has been in contact with Timberbook about a school onsite. The lot will be approximately 11.96 acres. Staff has not confirmed if it is an elementary school or middle school. However, we will confirm ahead of the meeting. The School would be part of this Planned Development.

JUSTIN
1887

ACTION CONSIDERED:

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

STAFF RECOMMENDATION:

Staff has reviewed the application to ensure consistency with the Planned Development that was approved on April 25, 2023. Staff has no concerns with the application.

ATTACHMENTS:

(A) Supporting Documentation

CERTIFICATE OF APPROVAL

WHEREAS the Planning and Zoning Commission of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20___, to recommend approval of this plat by the City Council.

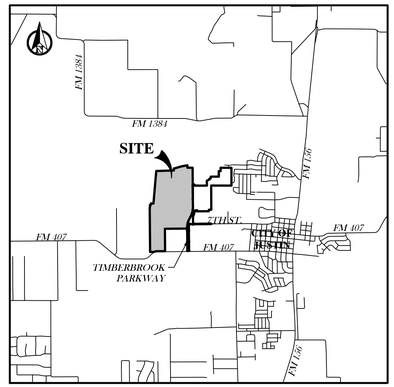
_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this _____ day of _____, 20___, to approve this preliminary plat.

_____
Mayor, City of Justin

_____
Attest: City Secretary



VICINITY MAP
N.T.S.

LEGEND

O	BOUNDARY CORNER
BL	BUILDING LINE
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PAT RECORDS OF DENTON COUNTY, TEXAS
	BOUNDARY LINE
	BUILDING LINE
	CENTERLINE
	ABSTRACT LINE
	EASEMENT LINE
	FLOODPLAIN LINE
	CITY LIMIT LINE
	CREEK CENTERLINE

GRAPHIC SCALE 1"=200'
0 200 400 600

SITE DATA

GROSS AREA	299.874 ACRES
RESIDENTIAL USE AREA	147.499 ACRES
OPEN SPACE AREA	91.653
SCHOOL LOT AREA	14.018 ACRES
RIGHT-OF-WAY	46.705 ACRES
RESIDENTIAL LOTS	822
RESIDENTIAL DENSITY	2.74 LOTS/AC.
OPEN SPACE LOTS	13
SCHOOL SITE	1

SHEET INDEX

SHEET 1	COVER
SHEET 2-5	PRELIM PLAT
SHEET 6	LEGAL DESCRIPTION, LOT DETAILS, STREET CROSS-SECTIONS
SHEET 7-8	LOT AREA TABLES

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

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

PRELIMINARY PLAT
OF
TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

E:\23001 Timberbrook\PRELIM SHEETS\PRELIMINARY PLAT.dwg

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W E
S

GRAPHIC SCALE 1"=100'
0 100 200 300

JOSEPH SUTTON SURVEY
ABSTRACT No. 1151

CALLED 370.976 ACRES
DENTON OLIVER CREEK
DOC. NO. 2021-229180
D.R.D.C.T.

APPROXIMATE LOCATION OF
FLOODPLAIN ZONE A PER FEMA
MAP NO. 48121C0480G
DATED APRIL 18, 2011

APPROXIMATE LOCATION OF
ABSTRACT LINE

L5 N 74°21'14" E 251.82'
L6 N 75°52'49" E 225.33'
N 80°02'08" E 347.22'
S 00°04'18" E 168.49'
S 89°53'56" E 366.28'
OLIVER CREEK

CALLED 149.934 ACRES
SUSAN H. MICHAUD
VOL. 4345, PG. 516
D.R.D.C.T.

100-YEAR EFFECTIVE FLOODPLAIN
PER FEMA LOMR CASE #18-06-1570P
DATED FEBRUARY 7, 2019

N 03°52'41" W 134.57'
N 88°14'56" E 1229.45'

WILLIAM REED SURVEY
ABSTRACT No. 1071

A-1151 / A-439
A-1151 / A-1071
A-1071 / A-439

20' PIPELINE EASEMENT
VOL. 4878, PG. 104
D.R.D.C.T.

REMAINDER OF
CALLED 186.362 ACRES, TRACT 1
BLOOMFIELD HOMES, LP
DOC. NO. 2021-106330
D.R.D.C.T.

30' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
VOL. 4899, PG. 2125
VOL. 4899, PG. 2136
VOL. 4899, PG. 2146
VOL. 4899, PG. 2156
D.R.D.C.T.

CALLED 241.210 ACRES
JUSTIN TIMBERBROOK, LLC
DOC. NO. 2017-5803
D.R.D.C.T.

MARGARET GARNETT SURVEY
ABSTRACT No. 439

39X
BLOCK 57

60X
BLOCK 54

34X
BLOCK 49

25X
BLOCK 56

50' PIPELINE EASEMENT
ENTERPRISE TEXAS PIPELINE, LLC
DOC. NO. 2009-60319
DOC. NO. 2009-60320
DOC. NO. 2009-60321
DOC. NO. 2009-60322
D.R.D.C.T.

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

30' PIPELINE EASEMENT
ENBRIDGE GATHERING
(NORTH TEXAS) LP
DOC. NO. 2010-52231
D.R.D.C.T.

50' PIPELINE EASEMENT
ENERGY TRANSFER FUEL, LP
DOC. NO. 2007-31526
DOC. NO. 2007-31527
DOC. NO. 2007-31528
DOC. NO. 2007-31529
D.R.D.C.T.

CARL BOEGER SURVEY
ABSTRACT No. 121

N 04°54'30" E 2281.01'

STREET FF
STREET CC
STREET GG
STREET II
STREET C
STREET Z
STREET Y
STREET MM
STREET AA
STREET EE
STREET DD
12TH STREET
TIMBERBROOK PARKWAY

BLOCK 54
BLOCK 55
BLOCK 52
BLOCK 56
BLOCK 57
BLOCK 49
BLOCK 51

S 00°24'25" E 1252.14'
S 00°24'25" E 809.39'

FUTURE
TIMBERBROOK, PHASE 48
REMAINDER OF
CALLED 186.362 ACRES, TRACT 1
BLOOMFIELD HOMES, LP
DOC. NO. 2021-106330
D.R.D.C.T.

TIMBERBROOK, PHASE 3B-4A
DOC. NO. 2022-326
P.R.D.C.T.

SEE SHEET 3

SEE SHEET 5 FOR LINE & CURVE TABLES

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

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

PRELIMINARY PLAT
OF
TIMBERBROOK
PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

E:\23001 Timberbrook\PRELIM SHEETS\PRELIMINARY PLAT.dwg

N

W E

S

GRAPHIC SCALE 1"=100'

0 100 200 300

① 30' PIPELINE EASEMENT
ENBRIDGE GATHERING (NORTH TEXAS) LP
DOC. NO. 2010-52231
D.R.D.C.T.

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

③ 50' PIPELINE EASEMENT
ENTERPRISE TEXAS PIPELINE, LLC
DOC. NO. 2009-60319
DOC. NO. 2009-60320
DOC. NO. 2009-60321
DOC. NO. 2009-60322
D.R.D.C.T.

④ 50' PIPELINE EASEMENT
ENERGY TRANSFER FUEL, LP
DOC. NO. 2007-31526
DOC. NO. 2007-31527
DOC. NO. 2007-31528
DOC. NO. 2007-31529
D.R.D.C.T.

⑤ 30' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
VOL. 4899, PG. 2125
VOL. 4899, PG. 2136
VOL. 4899, PG. 2146
VOL. 4899, PG. 2156
D.R.D.C.T.

⑥ 20' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
DOC. NO. 2008-129042
DOC. NO. 2008-129044
DOC. NO. 2008-129045
DOC. NO. 2008-129048
D.R.D.C.T.

⑦ 30' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
DOC. NO. 2006-106013
D.R.D.C.T.

⑧ APPROXIMATE LOCATION OF 20' PIPELINE EASEMENT
DOC. NO. 2008-129050
D.R.D.C.T.

SEE SHEET 2

SEE SHEET 4

CARL BOEGER SURVEY ABSTRACT No. 121 A-121 A-430

APPROXIMATE LOCATION OF ABSTRACT LINE

INGRESS & EGRESS EASEMENT VOL. 3038, PG. 719 VOL. 3038, PG. 725 VOL. 3038, PG. 731 D.R.D.C.T.

CALLED 241.210 ACRES JUSTIN TIMBERBROOK, LLC DOC. NO. 2017-5803 D.R.D.C.T.

N 04°54'30" E 2281.01'

190.28' N 89°37'54" E

TRACT 2, CALLED 39.95 ACRES TOM STRADER & JAN STRADER VOL. 3038, PG. 842 D.R.D.C.T.

N 00°34'11" W 3076.82'

MARGARET GARNETT SURVEY ABSTRACT No. 439

AMENITY CENTER 9X

CARTER FAMILY TRUST WELL #3 R=150'

WILLIAM REED SURVEY ABSTRACT No. 1071

JOSEPH SUTTON SURVEY ABSTRACT No. 1151

TIMBERBROOK, PHASE 4-A DOC. NO. 2022-326 P.R.D.C.T.

20' PIPELINE EASEMENT VOL. 4878, PG. 104 D.R.D.C.T.

S 00°24'25" E 809.39'

S 00°24'25" E 604.12'

TIMBERBROOK PARKWAY 120' R.O.W. DOC. NO. 2022-326 P.R.D.C.T.

STONEHAVEN DRIVE

FUTURE TIMBERBROOK, PHASE 5 REMAINDER OF CALLED 186.362 ACRES. TRACT 1 BLOOMFIELD HOMES, LP DOC. NO. 2021-106330 D.R.D.C.T.

STREET JJ R=1000' L=493'

STREET KK N 00°25'43" W 153.37'

STREET LL R=1000' L=568'

STREET BB N 89°34'17" E 486.83'

STREET CC

STREET DD N 89°34'17" E 417.41'

STREET EE N 00°25'43" W 1700.00'

STREET FF N 89°34'17" E 305.27'

STREET GG N 00°25'43" W 1700.00'

STREET HH N 89°35'35" E 615.00'

STREET II R=1290' L=255'

STREET JJ N 00°25'43" W 1700.00'

STREET KK N 00°25'43" W 1700.00'

STREET LL N 00°25'43" W 1700.00'

STREET MM N 00°25'32" W 1260.01'

STREET NN N 89°37'54" E 264.28'

STREET OO N 89°37'54" E 254.28'

STREET PP N 00°25'32" W 701.46'

STREET QQ N 00°25'32" W 1272.24'

STREET RR N 00°25'32" W 1272.24'

STREET SS N 00°25'32" W 1260.01'

STREET TT N 00°25'32" W 1260.01'

BLOCK 52 — BLOCK 53 — BLOCK 51 — BLOCK 50 — BLOCK 49 — BLOCK 48 — BLOCK 47 — BLOCK 46 — BLOCK 45 — BLOCK 44 — BLOCK 43 — BLOCK 42 — BLOCK 41 — BLOCK 61 — BLOCK 60 — BLOCK 59 — BLOCK 58 — BLOCK 57 — BLOCK 56

39X BLOCK 57 — 25X BLOCK 56 — 46X BLOCK 58 — 1X BLOCK 67 — 62X — 10X BLOCK 50 — 13X

L1 L2 L3 L4 — L10 L11 L12 L13 L14 L15 — C1 C2 C3

SEE SHEET 5 FOR LINE & CURVE TABLES

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

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

PRELIMINARY PLAT
OF
TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

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GRAPHIC SCALE 1"=100'

0 100 200 300

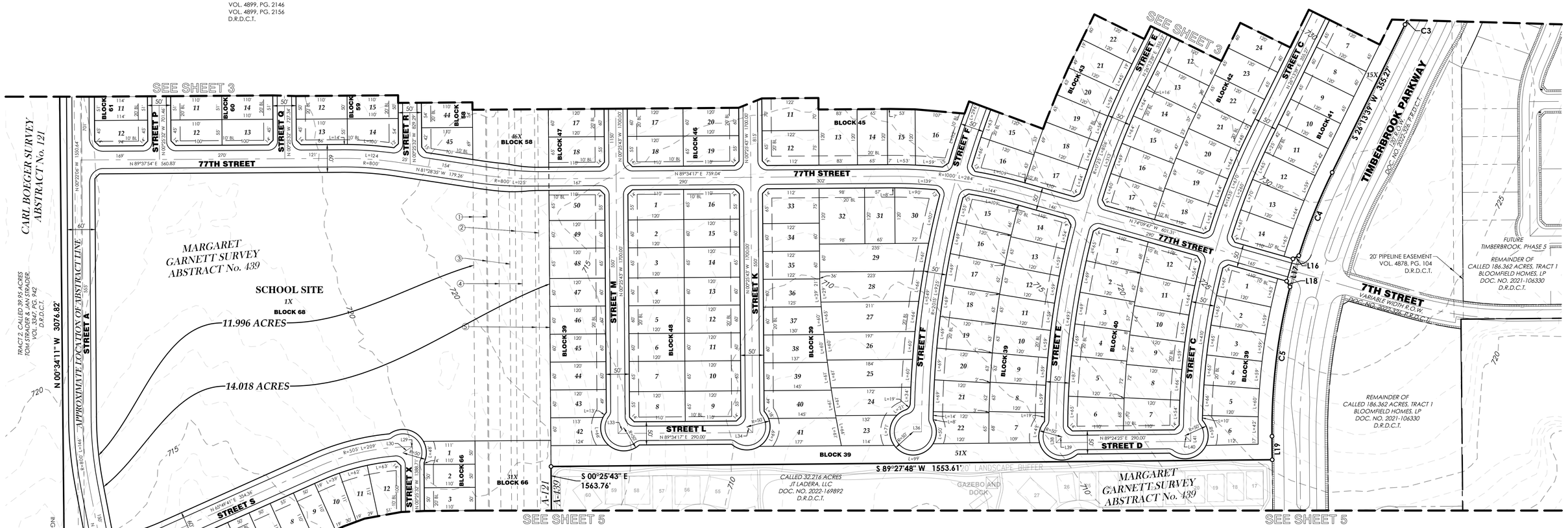
1. 30' PIPELINE EASEMENT
ENBRIDGE GATHERING
(NORTH TEXAS) LP
DOC. NO. 2010-52231
D.R.D.C.T.

2. 50' PIPELINE EASEMENT
CROSSTEX NORTH PIPELINE, LP
DOC. NO. 2005-149193
DOC. NO. 2005-149194
DOC. NO. 2005-149195
DOC. NO. 2005-149196
D.R.D.C.T

3. 50' PIPELINE EASEMENT
ENTERPRISE TEXAS PIPELINE, LLC
DOC. NO. 2009-60319
DOC. NO. 2009-60320
DOC. NO. 2009-60321
DOC. NO. 2009-60322
D.R.D.C.T.

4. 50' PIPELINE EASEMENT
ENERGY TRANSFER FUEL, LP
DOC. NO. 2007-31526
DOC. NO. 2007-31527
DOC. NO. 2007-31528
DOC. NO. 2007-31529
D.R.D.C.T.

5. 30' PIPELINE EASEMENT
SOUTHWESTERN GAS PIPELINE
VOL. 4899, PG. 2125
VOL. 4899, PG. 2136
VOL. 4899, PG. 2146
VOL. 4899, PG. 2156
D.R.D.C.T.



SEE SHEET 5 FOR LINE & CURVE TABLES

PREPARED FOR:

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1050 E. HWY 114, SUITE 210
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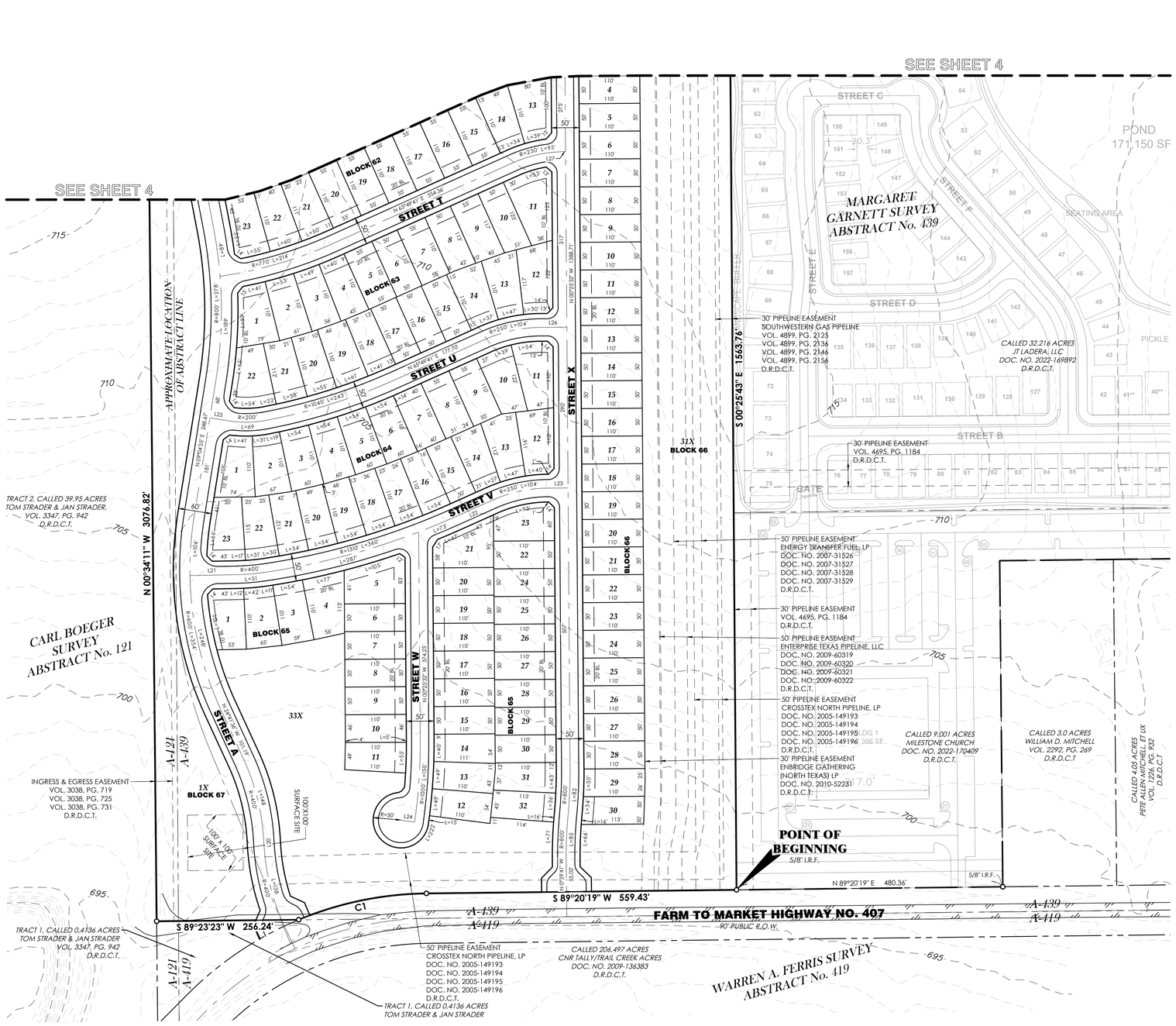
PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

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TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
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CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

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W E

S

GRAPHIC SCALE 1"=100'

0 100 200 300

CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	617.96'	236.72'	21°56'53"	S78°21'53"W	235.27'
C2	1140.00'	109.45'	5°30'03"	S02°20'37"W	109.41'
C3	1140.00'	350.48'	17°36'54"	S17°25'12"W	349.10'
C4	1260.00'	193.50'	8°47'56"	S21°49'41"W	193.31'
C5	1260.00'	325.07'	14°46'55"	S06°51'16"W	324.17'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S85°36'42"E	17.09'
L2	N00°22'06"W	201.64'
L3	N89°37'54"E	60.00'
L4	N00°22'06"W	110.00'
L5	N77°31'56"E	74.88'
L6	N71°02'07"E	83.84'
L7	S44°35'35"W	14.14'
L8	S00°24'25"E	50.00'
L9	S45°24'25"E	14.14'
L10	S44°35'35"W	14.14'
L11	S00°24'25"E	50.00'
L12	S45°24'25"E	14.14'
L13	S50°46'05"W	14.04'
L14	S06°51'12"W	50.00'
L15	S37°43'26"E	13.87'
L16	S61°31'09"W	14.31'
L17	S15°50'13"W	50.00'
L18	S29°50'43"E	14.31'
L19	S00°32'12"E	50.58'
L20	N03°31'40"W	13.88'
L21	N88°57'55"E	83.94'
L22	N65°49'41"E	71.18'
L23	N89°34'28"E	36.46'
L24	S81°51'15"E	25.00'
L25	S80°55'05"E	33.71'
L26	N89°34'28"E	47.68'
L27	N89°34'28"E	2.76'
L28	S79°08'41"W	29.93'
L29	S89°34'28"W	2.76'

LINE TABLE

LINE #	BEARING	DISTANCE
L30	N56°57'04"E	23.75'
L31	S89°34'17"W	11.76'
L32	N44°21'30"E	28.39'
L33	S44°34'17"W	17.68'
L34	N45°25'43"W	17.68'
L35	S44°34'17"W	17.68'
L36	N89°56'08"E	18.00'
L37	N44°35'48"E	17.67'
L38	S00°32'12"E	9.54'
L39	N44°26'28"E	17.69'
L40	N45°33'23"W	17.67'
L41	N00°32'12"W	9.25'
L42	S89°35'35"W	11.52'
L43	N44°34'17"E	17.68'
L44	S44°34'17"W	17.68'
L45	N81°49'52"W	8.26'
L46	S45°25'32"E	17.68'
L47	S40°58'47"E	16.46'
L48	S44°35'35"W	17.68'
L49	N45°25'43"W	17.68'
L50	N51°36'02"E	15.86'
L51	S12°16'07"E	36.41'
L52	S89°35'35"W	25.00'
L53	N89°35'35"E	25.00'
L54	S53°35'57"W	15.45'
L55	N25°22'18"E	47.78'
L56	S24°46'29"E	16.28'
L57	S77°05'18"E	41.09'
L58	S11°44'19"E	25.50'

PRELIMINARY PLAT
OF
TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
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SITUATED IN THE
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CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

PREPARED FOR:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
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TxEng Firm # F-2944 | TxSurv Firm # 10021700

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LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, the Margaret Gernett Survey, Abstract No. 439, the William Reed Survey, Abstract No. 1071, and the Joseph Sutton Survey, Abstract No. 1151, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract described as Tract 1 in a deed to Justin Timberbrook, LLC recorded in Document No. 2016-55837 of the Deed Records of Denton County, Texas (DRDCT) and being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the Southeast corner of said 241.210 acre tract, the Southwest corner of said 411.268 acre tract and being in the North right-of-way line of Farm-to-Market Highway No. 407 (90' wide public right-of-way), from which a 5/8" iron rod found for the most southerly Southeast corner of said 411.268 acre tract and the Southwest corner of a called 3.0 acre tract described in a deed to William D. Mitchell recorded in Volume 2292, Page 269 (DRDCT) bears North 89 deg. 20 min. 19 sec. East - 480.36 feet;

THENCE South 89 deg. 20 min. 19 sec. West along the South line of said 241.210 acre tract and said North right-of-way line, a distance of 559.43 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod found, from which a wood highway post bears North 77 deg. 58 min. 45 sec. East - 1.77 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 56 min. 53 sec., and being subtended by a chord which bears South 78 deg. 21 min. 53 sec. West - 235.27 feet;

THENCE in a westerly direction along said South line, North right-of-way line and curve to the left, a distance of 236.72 feet to a 1/2" capped iron rod found for a PI in said South line and the Northeast corner of called 0.4136 acre tract described as Tract 1 in a deed to Tom Strader and Jan Strader recorded in Volume 3347, Page 942 (DRDCT), from which a 5/8" iron rod found bears South 55 deg. 10 min. 08 sec. West - 4.21 feet;

THENCE South 89 deg. 23 min. 23 sec. West non-tangent to said curve and departing said North right-of-way line and continue along the North line of said 0.4136 acre tract and the South line of said 241.210 acre tract, a distance of 256.24 feet to a 1/2" capped iron rod found for the Northwest corner of said 0.4136 acre tract, the most southerly Southwest corner of said 241.210 acre tract and being in the East line of a called 39.95 acre tract described as Tract 2 in said deed to Tom Strader and Jan Strader;

THENCE North 00 deg. 34 min. 11 sec. West along the East line of said 39.95 acre tract and the West line of said 241.210 acre tract, a distance of 3,076.82 feet to a 5/8" iron rod found for the Northeast corner of said 39.95 acre tract and an ell corner of said 241.210 acre tract;

THENCE South 85 deg. 36 min. 42 sec. East, a distance of 17.09 feet to a 1/2" capped iron rod set stamped "GMCIVIL" hereinafter referred as 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 06 sec. West, a distance of 201.64 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 60.00 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 22 min. 06 sec. West, a distance of 110.00 feet to a 1/2" capped iron rod set;

THENCE North 89 deg. 37 min. 54 sec. East, a distance of 190.28 feet to a 1/2" capped iron rod set;

THENCE North 04 deg. 54 min. 30 sec. East, a distance of 2,281.01 feet to a 1/2" capped iron rod set in the North line of said 241.210 acre tract;

THENCE North 88 deg. 14 min. 56 sec. East along said North line and the North line of said 411.268 acre tract, a distance of 1,229.45 feet to a point in Oliver Creek for an ell corner of said 411.268 acre tract;

THENCE North 03 deg. 52 min. 41 sec. West departing said Oliver Creek and continue along the West line of said 411.268 acre tract, a distance of 134.57 feet to a 10" cedar fence post for the most northerly Northwest corner of said 411.268 acre tract;

THENCE North 77 deg. 31 min. 56 sec. East along the North line of said 411.268 acre tract, a distance of 74.88 feet to a 20" double pecan tree;

THENCE North 74 deg. 21 min. 14 sec. East along said North line, a distance of 251.82 feet to a 1/2" capped iron rod found;

THENCE North 71 deg. 02 min. 07 sec. East along said North line, a distance of 83.84 feet to a 1/2" capped iron rod found;

THENCE North 75 deg. 52 min. 49 sec. East along said North line, a distance of 225.33 feet to a 1/2" capped iron rod found;

THENCE North 80 deg. 02 min. 08 sec. East along said North line, a distance of 347.22 feet to a 1/2" capped iron rod found for the most northerly corner of said 411.268 acre tract;

THENCE South 00 deg. 04 min. 18 sec. East along the East line of said 411.268 acre tract, a distance of 168.49 feet to a 10" cedar fence post for an ell corner of said 411.268 acre tract;

THENCE South 89 deg. 53 min. 56 sec. East along the North line of said 411.268 acre tract, a distance of 366.28 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 24 min. 25 sec. East departing said North line, a distance of 1,252.14 feet to a 1/2" capped iron rod found in the West right-of-way line of Timberbrook Parkway (120' width right-of-way) recorded in Document No. 2022-326 of the Plat Records of Denton County, Texas (PRDCT);

THENCE in a southerly direction along said West right-of-way line the following twenty (20) courses;

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

South 00 deg. 24 min. 25 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 45 deg. 24 min. 25 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod found;

South 00 deg. 24 min. 25 sec. East, a distance of 809.39 feet to a 1/2" capped iron rod found;

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

South 00 deg. 24 min. 25 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 45 deg. 24 min. 25 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod found;

South 00 deg. 24 min. 25 sec. East, a distance of 604.12 feet to a

LEGAL DESCRIPTION CONT...

1/2" capped iron rod found for a Point of Curvature of a circular curve to the right, having a radius of 1,140.00 feet, a central angle of 05 deg. 30 min. 03 sec., and being subtended by a chord which bears South 02 deg. 20 min. 37 sec. West - 109.41 feet;

Continue in a southerly direction along said curve to the right, a distance of 109.45 feet to a 1/2" capped iron rod found;

South 50 deg. 46 min. 05 sec. West non-tangent to said curve, a distance of 14.04 feet to a 1/2" capped iron rod found;

South 06 deg. 51 min. 12 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

South 37 deg. 43 min. 26 sec. East, a distance of 13.87 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 1,140.00 feet, a central angle of 17 deg. 36 min. 54 sec., and being subtended by a chord which bears South 17 deg. 25 min. 12 sec. West - 349.10 feet;

Continue in a southerly direction along said curve to the right, a distance of 350.48 feet to a 1/2" capped iron rod found;

South 26 deg. 13 min. 39 sec. West tangent to said curve, a distance of 355.27 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 1,260.00 feet, a central angle of 08 deg. 47 min. 56 sec., and being subtended by a chord which bears South 21 deg. 49 min. 41 sec. West - 193.31 feet;

Continue in a southerly direction along said curve to the left, a distance of 193.50 feet to a 1/2" capped iron rod found;

South 61 deg. 31 min. 09 sec. West non-tangent to said curve, a distance of 14.31 feet to a 1/2" capped iron rod found;

South 15 deg. 50 min. 13 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod found;

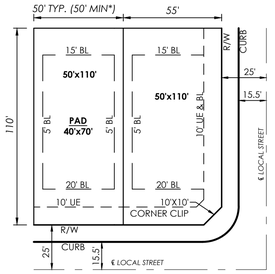
South 29 deg. 50 min. 43 sec. East, a distance of 14.31 feet to a 1/2" capped iron rod found for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,260.00 feet, a central angle of 14 deg. 46 min. 55 sec., and being subtended by a chord which bears South 06 deg. 51 min. 16 sec. West - 324.17 feet;

Continue in a southerly direction along said curve to the left, a distance of 325.07 feet to a 1/2" capped iron rod found;

South 00 deg. 32 min. 12 sec. East non-tangent to said curve, a distance of 50.58 feet to a 1/2" capped iron rod set;

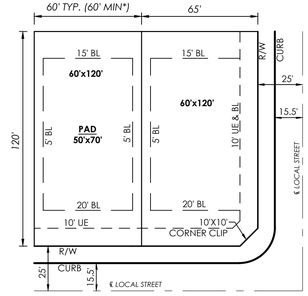
THENCE South 89 deg. 27 min. 48 sec. West departing said West right-of-way line, a distance of 1,553.61 feet to a 1/2" capped iron rod found stamped "MCADAMS" in the East line of said 241.210 acre tract and the West line of said 411.268 acre tract;

THENCE South 00 deg. 25 min. 43 sec. East along said East and West lines, a distance of 1,563.76 feet to the **POINT OF BEGINNING**, containing 13,062,526 square feet or 299.874 acres of land, more or less.



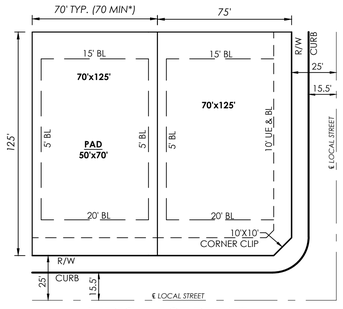
TYPICAL LOT DETAIL
N.T.S.
MINIMUM AREA = 5,500 SQ. FT.

*LOT WIDTH MAY BE 50 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



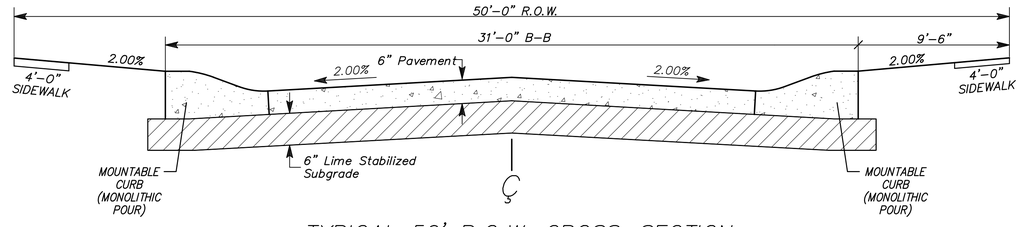
TYPICAL LOT DETAIL
N.T.S.
MINIMUM AREA = 7,200 SQ. FT.

*LOT WIDTH MAY BE 60 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.

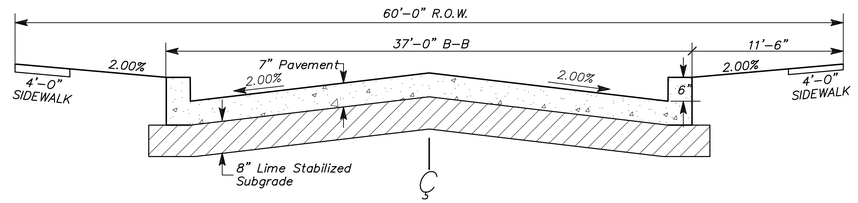


TYPICAL LOT DETAIL
N.T.S.
MINIMUM AREA = 8,750 SQ. FT.

*LOT WIDTH MAY BE 70 FEET, AS MEASURED AT THE FRONT BUILDING LINE, ON A CUL-DE-SAC BULB.



TYPICAL 50' R.O.W. CROSS-SECTION
NTS



60' R.O.W. CROSS-SECTION

PREPARED FOR:
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1050 E. HWY 114, SUITE 210
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CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

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LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	39	7,996	0.184
2	39	7,447	0.171
3	39	7,447	0.171
4	39	7,447	0.171
5	39	7,594	0.174
6	39	6,920	0.159
7	39	7,504	0.172
8	39	7,351	0.169
9	39	7,351	0.169
10	39	7,351	0.169
11	39	7,351	0.169
12	39	7,351	0.169
13	39	7,348	0.169
14	39	7,975	0.183
15	39	7,986	0.183
16	39	8,000	0.184
17	39	7,997	0.184
18	39	7,997	0.184
19	39	7,997	0.184
20	39	7,997	0.184
21	39	7,997	0.184
22	39	7,843	0.180
23	39	7,460	0.171
24	39	9,695	0.223
25	39	10,684	0.245
26	39	11,427	0.262
27	39	13,245	0.304
28	39	14,141	0.325
29	39	13,747	0.316
30	39	10,068	0.231
31	39	7,800	0.179
32	39	11,744	0.270
33	39	9,094	0.209
34	39	7,315	0.168
35	39	7,315	0.168
36	39	7,369	0.169
37	39	7,640	0.175
38	39	8,007	0.184
39	39	8,457	0.194
40	39	8,909	0.205
41	39	9,175	0.211
42	39	6,684	0.153
43	39	7,159	0.164
44	39	7,200	0.165
45	39	7,200	0.165
46	39	7,200	0.165
47	39	7,200	0.165
48	39	7,800	0.179
49	39	7,200	0.165
50	39	7,750	0.178

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	40	8,582	0.197
2	40	8,036	0.184
3	40	8,033	0.184
4	40	8,033	0.184
5	40	10,127	0.232
6	40	8,566	0.197
7	40	7,990	0.183
8	40	8,275	0.190
9	40	7,381	0.169
10	40	7,381	0.169
11	40	7,993	0.183
12	40	8,023	0.184

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	41	8,242	0.189
2	41	7,858	0.180
3	41	8,109	0.186
4	41	7,485	0.172
5	41	8,095	0.186
6	41	7,200	0.165
7	41	7,800	0.179
8	41	7,200	0.165
9	41	7,800	0.179
10	41	7,200	0.165
11	41	7,894	0.181
12	41	7,447	0.171
13	41	8,067	0.185
14	41	7,996	0.184

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	42	7,750	0.178
2	42	7,899	0.181
3	42	7,568	0.174
4	42	7,568	0.174
5	42	7,568	0.174
6	42	7,568	0.174
7	42	8,190	0.188
8	42	7,200	0.165
9	42	7,200	0.165
10	42	7,800	0.179
11	42	7,200	0.165
12	42	7,200	0.165
13	42	7,856	0.180
14	42	7,415	0.170
15	42	7,417	0.170
16	42	8,036	0.184
17	42	7,970	0.183
18	42	8,023	0.184
19	42	7,993	0.183
20	42	7,993	0.183
21	42	7,345	0.169
22	42	7,800	0.179
23	42	7,800	0.179
24	42	7,200	0.165
25	42	7,800	0.179
26	42	7,800	0.179
27	42	7,455	0.171
28	42	8,248	0.189
29	42	8,246	0.189
30	42	7,612	0.175
31	42	8,247	0.189
32	42	8,248	0.189
33	42	8,141	0.187
34	42	7,750	0.178

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	44	8,233	0.189
2	44	7,800	0.179
3	44	7,800	0.179
4	44	7,800	0.179
5	44	9,808	0.225
6	44	10,084	0.231
7	44	11,188	0.257
8	44	10,340	0.237

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	43	7,750	0.178
2	43	7,775	0.178
3	43	7,806	0.179
4	43	7,806	0.179
5	43	7,737	0.178
6	43	7,200	0.165
7	43	7,200	0.165
8	43	7,200	0.165
9	43	7,200	0.165
10	43	7,200	0.165
11	43	7,238	0.166
12	43	7,379	0.169
13	43	7,382	0.169
14	43	7,382	0.169
15	43	7,384	0.170
16	43	8,162	0.187
17	43	7,979	0.183
18	43	7,962	0.183
19	43	7,351	0.169
20	43	7,351	0.169
21	43	7,920	0.182
22	43	7,200	0.165
23	43	7,200	0.165
24	43	7,800	0.179
25	43	7,200	0.165
26	43	7,200	0.165
27	43	8,156	0.187
28	43	7,826	0.180
29	43	7,835	0.180
30	43	8,493	0.195
31	43	8,620	0.198
32	43	7,750	0.178

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	45	7,875	0.181
2	45	7,925	0.182
3	45	7,315	0.168
4	45	7,315	0.168
5	45	7,925	0.182
6	45	7,315	0.168
7	45	7,315	0.168
8	45	7,925	0.182
9	45	7,315	0.168
10	45	7,315	0.168
11	45	8,509	0.195
12	45	9,094	0.209
13	45	9,970	0.229
14	45	7,800	0.179
15	45	7,192	0.165
16	45	10,327	0.237
17	45	10,133	0.233
18	45	7,621	0.175
19	45	7,986	0.183
20	45	14,509	0.333
21	45	7,949	0.182
22	45	7,674	0.176
23	45	7,675	0.176
24	45	7,675	0.176
25	45	7,675	0.176
26	45	7,675	0.176
27	45	7,550	0.173
28	45	7,625	0.175

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	46	7,750	0.178
2	46	7,200	0.165
3	46	7,200	0.165
4	46	7,200	0.165
5	46	7,200	0.165
6	46	7,200	0.165
7	46	7,800	0.179
8	46	7,200	0.165
9	46	7,200	0.165
10	46	7,200	0.165
11	46	7,200	0.165
12	46	7,200	0.165
13	46	7,200	0.165
14	46	7,200	0.165
15	46	7,800	0.179
16	46	7,200	0.165
17	46	7,200	0.165
18	46	7,750	0.178
19	46	7,750	0.178
20	46	7,200	0.165
21	46	7,200	0.165
22	46	7,800	0.179
23	46	7,200	0.165
24	46	7,200	0.165
25	46	7,200	0.165
26	46	7,200	0.165
27	46	7,200	0.165
28	46	7,200	0.165
29	46	7,200	0.165
30	46	7,800	0.179
31	46	7,200	0.165
32	46	7,200	0.165
33	46	7,200	0.165
34	46	7,200	0.165
35	46	7,200	0.165
36	46	7,750	0.178

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	47	7,750	0.178
2	47	7,200	0.165
3	47	7,800	0.179
4	47	7,200	0.165
5	47	7,200	0.165
6	47	7,200	0.165
7	47	7,200	0.165
8	47	7,200	0.165
9	47	7,200	0.165
10	47	7,200	0.165
11	47	7,200	0.165
12	47	7,200	0.165
13	47	7,200	0.165
14	47	7,200	0.165
15	47	7,800	0.179
16	47	7,200	0.165
17	47	7,200	0.165
18	47	7,750	0.178

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	48	7,750	0.178
2	48	7,200	0.165
3	48	7,800	0.179
4	48	7,200	0.165
5	48	7,200	0.165
6	48	7,200	0.165
7	48	7,800	0.179
8	48	7,750	0.178
9	48	7,750	0.178
10	48	7,800	0.179
11	48	7,200	0.165
12	48	7,200	0.165
13	48	7,200	0.165
14	48	7,800	0.179
15	48	7,200	0.165
16	48	7,750	0.178

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	49	7,200	0.165
2	49	7,200	0.165
3	49	7,200	0.165
4	49	7,200	0.165
5	49	7,200	0.165
6	49	7,388	0.170
7	49	7,575	0.174
8	49	10,939	0.251
9	49	13,274	0.305
10	49	7,925	0.182
11	49	7,315	0.168
12	49	7,315	0.168
13	49	9,094	0.209
14	49	7,200	0.165
15	49	8,230	0.189
16	49	8,603	0.198
17	49	7,206	0.165
18	49	7,200	0.165
19	49	7,200	0.165
20	49	7,200	0.165
21	49	7,200	0.165
22	49	7,200	0.165
23	49	7,200	0.165
24	49	7,200	0.165
25	49	7,800	0.179
26	49	7,750	0.178
27	49	9,479	0.218
28	49	8,750	0.201
29	49	8,750	0.201
30	49	8,750	0.201
31	49	8,750	0.201
32	49	8,750	0.201
33	49	9,282	0.213
34	49	9,488	0.218
35	49	9,488	0.218
36	49	9,488	0.218
37	49	9,488	0.218
38	49	9,488	0.218
39	49	9,325	0.214
40	49	10,013	0.230
41	49	9,859	0.226
42	49	14,940	0.343
43	49	12,210	0.280
44	49	8,750	0.201
45	49	8,750	0.201
46	49	8,750	0.201
47	49	8,750	0.201
48	49	9,855	0.226
49	49	17,318	0.398
50	49	9,079	0.208
51	49	8,750	0.201
52	49	8,750	0.201
53	49	8,750	0.201
54	49	8,750	0.201
55	49	8,750	0.201
56	49	8,750	0.201
57	49	8,750	0.201
58	49	8,750	0.201
59	49	8,750	0.201
60	49	8,750	0.201
61	49	9,325	0.214

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	50	11,675	0.268
2	50	7,200	0.165
3	50	7,200	0.165
4	50	7,200	0.165
5	50	7,200	0.165
6	50	7,200	0.165
7	50	7,200	0.165
8	50	7,400	0.170
9	50	8,346	0.192

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	51	9,778	0.224
2	51	10,087	0.232
3	51	11,929	0.274
4	51	12,969	0.298
5	51	14,166	0.325
6	51	15,771	0.362
7	51	14,584	0.335
8	51	14,791	0.340
9	51	14,622	0.336
10	51	14,002	0.321
11	51	13,982	0.321

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	52	10,815	0.248
2	52	10,000	0.230
3	52	10,000	0.230
4	52	10,000	0.230
5	52	10,000	0.230
6	52	9,608	0.221
7	52	9,806	0.225
8	52	11,095	0.255
9	52	13,102	0.301
10	52	10,878	0.250
11	52	11,367	0.261
12	52	12,855	0.295
13	52	13,363	0.307
14	52	13,176	0.302
15	52	12,092	0.278
16	52	10,621	0.244
17	52	9,827	0.226
18	52	9,042	0.208
19	52	8,750	0.201
20	52	8,750	0.201
21	52	9,332	0.214
22	52	9,958	0.229
23	52	9,361	0.215
24	52	9,746	0.224
25	52	10,026	0.230
26	52	10,254	0.235
27	52	10,897	0.250
28	52	10,906	0.250
29	52	10,251	0.235
30	52	9,762	0.224
31	52	13,356	0.307
32	52	9,714	0.223
33	52	8,750	0.201
34	52	9,422	0.216
35	52	9,833	0.226
36	52	9,154	0.210
37	52	16,821	0.386
38	52	9,821	0.225
39	52	9,267	0.213
40	52	10,591	0.243
41	52	10,591	0.243
42	52	10,591	0.243
43	52	10,138	0.233
44	52	11,409	0.262
45	52	10,968	0.252
46	52	10,711	0.246
47	52	9,833	0.226
48	52	9,147	0.210
49	52	9,199	0.211
50	52	9,199	0.211
51	52	9,199	0.211
52	52	9,199	0.211
53	52	8,812	0.202
54	52	15,116	0.347
55	52	10,731	0.246
56	52	10,027	0.230
57	52	8,750	0.201
58	52	8,750	0.201
59	52	8,750	0.201
60	52	10,000	0.230
61	52	9,255	0.212
62	52	9,325	0.214
63	52	9,325	0.214
64	52	9,350	0.215
65	52	8,750	0.201

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
66	52	8,750	0.201
67	52	8,750	0.201
68	52	8,750	0.201
69	52	8,966	0.206
70	52	9,358	0.215
71	52	9,358	0.215
72	52	9,358	0.215
73	52	8,874	0.204
74	52	9,192	0.211
75	52	10,085	0.232
76	52	9,933	0.228
77	52	9,375	0.215
78	52	17,465	0.401
79	52	9,554	0.219
80	52	13,510	0.310
81	52	10,000	0.230
82	52	10,000	0.230
83	52	10,000	0.230
84	52	10,000	0.230
85	52	10,815	0.248

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	53	10,178	0.234
2	53	11,976	0.275
3	53	11,127	0.255
4	53	9,617	0.221
5	53	9,800	0.225
6	53	9,560	0.219
7	53	9,671	0.222
8	53	10,450	0.240
9	53	11,264	0.259
10	53	9,406	0.216
11	53	9,715	0.223
12	53	9,843	0.226
13	53	10,020	0.230
14	53	9,823	0.226
15	53	10,982	0.252
16	53	11,741	0.270

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	54	9,700	0.223
2	54	9,100	0.209
3	54	9,100	0.209
4	54	9,100	0.209
5	54	9,100	0.209
6	54	9,100	0.209
7	54	9,259	0.213
8	54	8,750	0.201
9	54	8,750	0.201
10	54	8,750	0.201
11	54	8,750	0.201
12	54	8,750	0.201
13	54	8,750	0.201
14	54	9,575	0.220
15	54	9,610	0.221
16	54	8,883	0.204
17	54	8,750	0.201
18	54	8,750	0.201
19	54	8,750	0.201
20	54	8,750	0.201
21	54	9,970	0.229
22	54	8,757	0.201
23	54	8,750	0.201
24	54	8,750	0.201
25	54	8,750	0.201
26	54	8,750	0.201
27	54	8,750	0.201
28	54	9,215	0.212
29	54	10,374	0.238
30	54	10,088	0.232

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
31	54	8,750	0.201
32	54	8,750	0.201
33	54	8,750	0.201
34	54	8,750	0.201
35	54	8,750	0.201
36	54	8,750	0.201
37	54	8,592	0.197
38	54	12,523	0.287
39	54	11,952	0.274
40	54	8,876	0.204
41	54	8,750	0.201
42	54	8,750	0.201
43	54	8,750	0.201
44	54	8,750	0.201
45	54	8,750	0.201
46	54	11,922	0.274
47	54	12,626	0.290
48	54	13,432	0.308
49	54	9,138	0.210
50	54	8,750	0.201
51	54	22,225	0.510
52	54	13,316	0.306
53	54	10,000	0.230
54	54	10,000	0.230
55	54	11,200	0.257
56	54	9,409	0.216
57	54	8,842	0.203
58	54	8,435	0.194
59	54	8,750	0.201

PREPARED FOR:

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

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PRELIMINARY PLAT
OF
TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

E:\23001 Timberbrook\PRELIM\SHEETS\PRELIMINARY PLAT.dwg

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	55	9,214	0.212
2	55	8,750	0.201
3	55	8,750	0.201
4	55	8,750	0.201
5	55	8,750	0.201
6	55	8,750	0.201
7	55	9,760	0.224
8	55	10,125	0.232
9	55	12,910	0.296
10	55	10,096	0.232
11	55	10,000	0.230
12	55	10,000	0.230
13	55	10,000	0.230
14	55	10,815	0.248
15	55	10,815	0.248
16	55	10,000	0.230
17	55	10,000	0.230
18	55	10,000	0.230
19	55	10,000	0.230
20	55	12,732	0.292
21	55	13,286	0.305
22	55	9,358	0.215
23	55	9,228	0.212
24	55	8,750	0.201
25	55	9,698	0.223
26	55	10,004	0.230
27	55	9,373	0.215
28	55	10,000	0.230
29	55	8,750	0.201
30	55	8,750	0.201
31	55	10,000	0.230
32	55	8,750	0.201
33	55	9,325	0.214

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	56	6,000	0.138
2	56	5,500	0.126
3	56	5,500	0.126
4	56	5,500	0.126
5	56	5,500	0.126
6	56	5,500	0.126
7	56	5,500	0.126
8	56	5,500	0.126
9	56	5,500	0.126
10	56	5,500	0.126
11	56	5,500	0.126
12	56	5,500	0.126
13	56	5,500	0.126
14	56	5,500	0.126
15	56	5,500	0.126
16	56	5,500	0.126
17	56	5,500	0.126
18	56	5,500	0.126
19	56	5,500	0.126
20	56	5,500	0.126
21	56	5,500	0.126
22	56	5,500	0.126
23	56	5,500	0.126
24	56	6,000	0.138

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	57	5,594	0.128
2	57	6,373	0.146
3	57	8,057	0.185
4	57	8,057	0.185
5	57	6,775	0.156
6	57	5,749	0.132
7	57	5,500	0.126
8	57	6,050	0.139
9	57	5,500	0.126
10	57	6,050	0.139
11	57	5,500	0.126
12	57	6,050	0.139
13	57	5,500	0.126
14	57	6,050	0.139
15	57	5,500	0.126
16	57	6,050	0.139
17	57	5,500	0.126
18	57	6,050	0.139
19	57	5,500	0.126
20	57	5,500	0.126
21	57	5,500	0.126
22	57	5,500	0.126
23	57	5,500	0.126
24	57	5,973	0.137
25	57	5,973	0.137
26	57	5,963	0.137
27	57	7,712	0.177
28	57	6,481	0.149
29	57	5,899	0.135
30	57	5,798	0.133
31	57	6,050	0.139
32	57	6,286	0.144
33	57	6,302	0.145
34	57	6,737	0.155
35	57	5,500	0.126
36	57	6,050	0.139
37	57	5,609	0.129
38	57	6,000	0.138

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	58	5,500	0.126
2	58	6,050	0.139
3	58	5,662	0.130
4	58	6,961	0.160
5	58	6,976	0.160
6	58	6,384	0.147
7	58	5,638	0.129
8	58	6,481	0.149
9	58	5,899	0.135
10	58	6,481	0.149
11	58	6,428	0.148
12	58	6,050	0.139
13	58	5,500	0.126
14	58	6,184	0.142
15	58	6,000	0.138
16	58	6,000	0.138
17	58	5,500	0.126
18	58	5,500	0.126
19	58	5,500	0.126
20	58	5,761	0.132
21	58	5,920	0.136
22	58	5,930	0.136
23	58	5,928	0.136
24	58	5,928	0.136
25	58	5,872	0.135
26	58	6,313	0.145
27	58	6,772	0.155
28	58	7,758	0.178
29	58	13,497	0.310
30	58	9,123	0.209
31	58	5,651	0.130
32	58	5,500	0.126
33	58	5,500	0.126
34	58	5,500	0.126
35	58	5,500	0.126
36	58	5,500	0.126
37	58	5,500	0.126
38	58	5,500	0.126
39	58	6,050	0.139
40	58	6,050	0.139
41	58	5,500	0.126
42	58	6,050	0.139
43	58	6,050	0.139
44	58	5,930	0.136
45	58	6,620	0.152

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	59	7,627	0.175
2	59	6,030	0.138
3	59	6,050	0.139
4	59	5,500	0.126
5	59	6,050	0.139
6	59	5,500	0.126
7	59	6,050	0.139
8	59	5,500	0.126
9	59	6,050	0.139
10	59	5,500	0.126
11	59	5,500	0.126
12	59	5,500	0.126
13	59	6,007	0.138
14	59	6,398	0.147
15	59	5,500	0.126
16	59	5,500	0.126
17	59	5,500	0.126
18	59	6,050	0.139
19	59	5,500	0.126
20	59	6,050	0.139
21	59	5,500	0.126
22	59	6,050	0.139
23	59	5,500	0.126
24	59	6,050	0.139
25	59	5,500	0.126
26	59	5,874	0.135
27	59	7,499	0.172

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	60	6,030	0.138
2	60	6,050	0.139
3	60	6,050	0.139
4	60	6,050	0.139
5	60	5,500	0.126
6	60	6,050	0.139
7	60	5,500	0.126
8	60	6,050	0.139
9	60	6,050	0.139
10	60	6,050	0.139
11	60	5,654	0.130
12	60	6,006	0.138
13	60	6,018	0.138
14	60	5,654	0.130
15	60	6,050	0.139
16	60	6,050	0.139
17	60	6,050	0.139
18	60	5,500	0.126
19	60	6,050	0.139
20	60	5,500	0.126
21	60	6,050	0.139
22	60	6,050	0.139
23	60	6,050	0.139
24	60	6,941	0.159

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	61	6,164	0.142
2	61	6,261	0.144
3	61	6,264	0.144
4	61	6,267	0.144
5	61	5,700	0.131
6	61	6,273	0.144
7	61	5,705	0.131
8	61	6,278	0.144
9	61	6,281	0.144
10	61	6,284	0.144
11	61	5,869	0.135
12	61	6,197	0.142

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	62	6,354	0.146
2	62	6,088	0.140
3	62	5,635	0.129
4	62	5,500	0.126
5	62	5,500	0.126
6	62	5,500	0.126
7	62	5,500	0.126
8	62	6,050	0.139
9	62	5,500	0.126
10	62	5,879	0.135
11	62	6,115	0.140
12	62	6,858	0.157
13	62	6,967	0.160
14	62	5,987	0.137
15	62	6,050	0.139
16	62	6,050	0.139
17	62	6,050	0.139
18	62	6,050	0.139
19	62	6,050	0.139
20	62	6,050	0.139
21	62	6,355	0.146
22	62	6,152	0.141
23	62	6,411	0.147

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	63	6,851	0.157
2	63	6,255	0.144
3	63	5,720	0.131
4	63	5,683	0.130
5	63	6,050	0.139
6	63	5,500	0.126
7	63	6,050	0.139
8	63	5,559	0.128
9	63	6,322	0.145
10	63	6,064	0.139
11	63	8,416	0.193
12	63	7,328	0.168
13	63	6,375	0.146
14	63	6,542	0.150
15	63	5,500	0.126
16	63	5,500	0.126
17	63	5,500	0.126
18	63	5,685	0.131
19	63	6,326	0.145
20	63	5,754	0.132
21	63	6,051	0.139
22	63	7,400	0.170

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	64	6,898	0.158
2	64	6,333	0.145
3	64	6,230	0.143
4	64	6,230	0.143
5	64	6,230	0.143
6	64	6,230	0.143
7	64	6,101	0.140
8	64	6,050	0.139
9	64	6,050	0.139
10	64	6,593	0.151
11	64	7,510	0.172
12	64	7,035	0.161
13	64	6,518	0.150
14	64	5,902	0.135
15	64	5,500	0.126
16	64	5,693	0.131
17	64	5,695	0.131
18	64	5,696	0.131
19	64	5,697	0.131
20	64	5,698	0.131
21	64	5,729	0.132
22	64	6,242	0.143
23	64	7,004	0.161

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	65	6,699	0.154
2	65	6,423	0.147
3	65	6,194	0.142
4	65	7,339	0.168
5	65	8,312	0.191
6	65	5,500	0.126
7	65	5,500	0.126
8	65	5,500	0.126
9	65	5,500	0.126
10	65	5,520	0.127
11	65	5,762	0.132
12	65	5,672	0.130
13	65	5,720	0.131
14	65	5,661	0.130
15	65	5,500	0.126
16	65	5,500	0.126
17	65	5,500	0.126
18	65	5,500	0.126
19	65	5,500	0.126
20	65	5,500	0.126
21	65	7,751	0.178
22	65	5,500	0.126
23	65	6,904	0.158
24	65	5,500	0.126
25	65	5,500	0.126
26	65	5,500	0.126
27	65	5,500	0.126
28	65	5,500	0.126
29	65	5,500	0.126
30	65	5,500	0.126
31	65	5,799	0.133
32	65	5,784	0.133

LOT SUMMARY TABLE

LOT#	BLOCK	AREA (Sq. Ft.)	AREA (Acres)
1	66	5,355	0.123
2	66	5,500	0.126
3	66	5,500	0.126
4	66	5,500	0.126
5	66	5,500	0.126
6	66	5,500	0.126
7	66	5,500	0.126
8	66	5,500	0.126
9	66	5,500	0.126
10	66	5,500	0.126
11	66	5,500	0.126
12	66	5,500	0.126
13	66	5,500	0.126
14	66	5,500	0.126
15	66	5,500	0.126
16	66	5,500	0.126
17	66	5,500	0.126
18	66	5,500	0.126
19	66	5,500	0.126
20	66	5,500	0.126
21	66	5,500	0.126
22	66	5,500	0.126
23	66	5,500	0.126
24	66	5,500	0.126
25	66	5,500	0.126
26	66	5,500	0.126
27	66	5,500	0.126
28	66	5,500	0.126
29	66	5,512	0.127
30	66	5,574	0.128
31	66	278,579	6.395

PREPAPED:

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

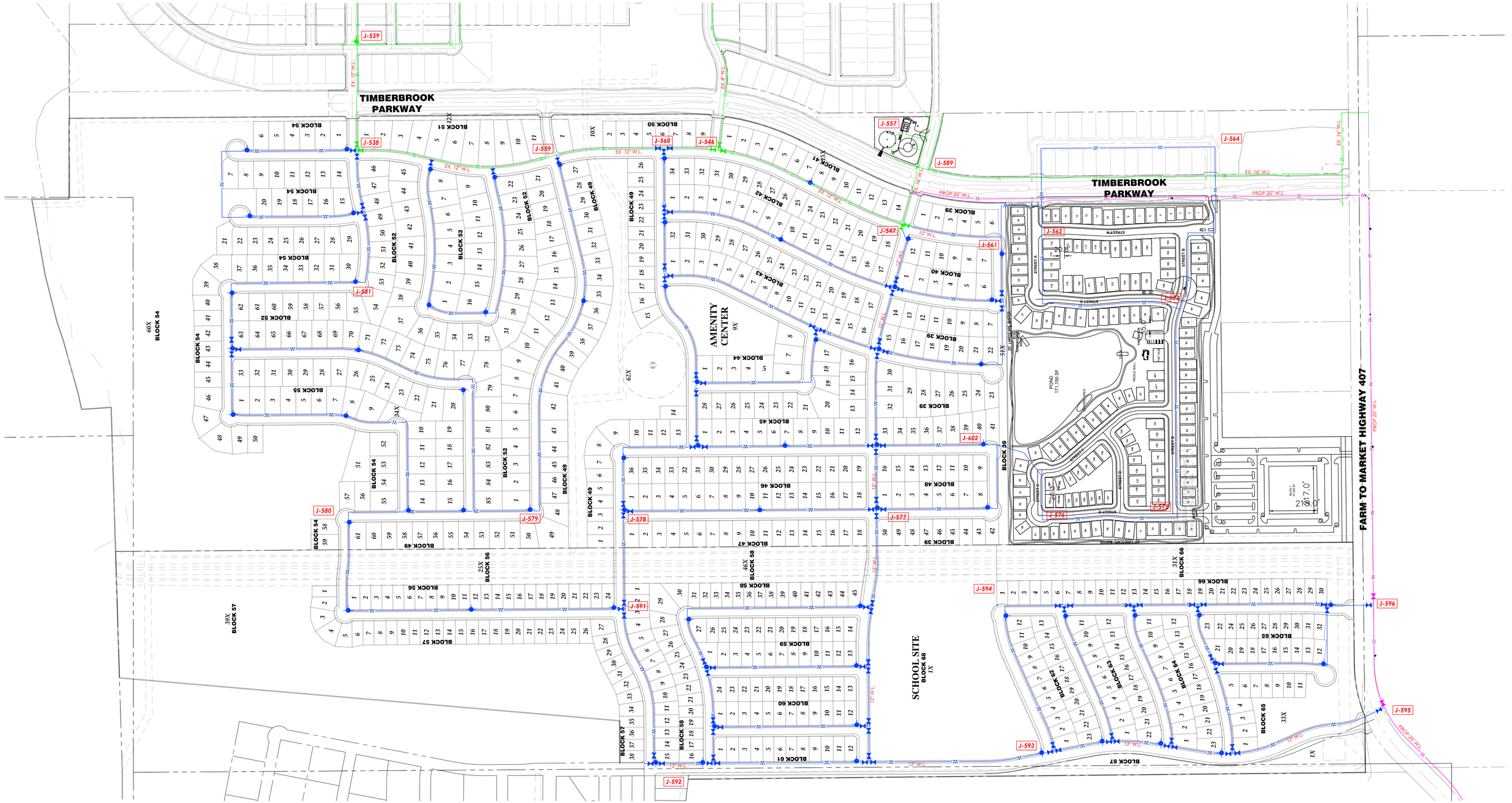
PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PRELIMINARY PLAT
OF
TIMBERBROOK PHASE 7, 8 & 9

822 RESIDENTIAL LOTS
13 OPEN SPACE LOTS
1 SCHOOL LOT
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121, MARGARET GERNETT SURVEY, ABSTRACT NO. 439, WILLIAM REED SURVEY, ABSTRACT No. 1071, JOSEPH SUTTON SURVEY, ABSTRACT No. 1151
CITY OF JUSTIN, DENTON COUNTY, TEXAS
Date: March 2023

E:\2300\-Timberbrook\PRELIM SHEETS\PRELIMINARY PLAT.dwg



N E S W

GRAPHIC SCALE 1"=200'

0 200 400 600

LEGEND

W	PROPOSED 8"/12" WATER LINE
W	PROPOSED 20" WATER LINE
W	EXISTING WATER LINE
	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
J-592	WATER MODEL NODE

NOTE: ALL WATER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE

PREPARED FOR:

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

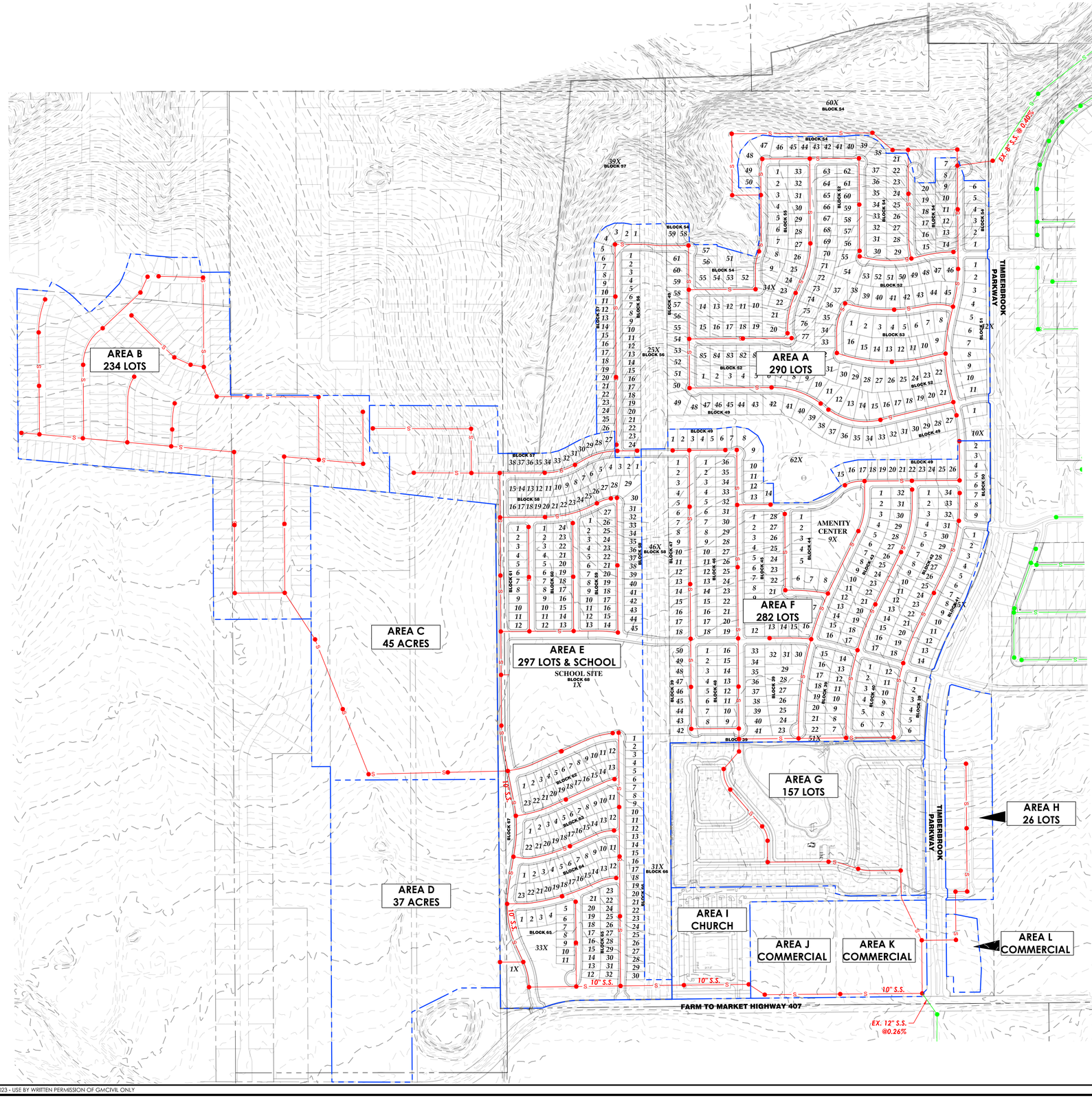
PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PRELIMINARY WATER LAYOUT
OF
TIMBERBROOK 7, 8 & 9
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121,
GERNETT SURVEY SURVEY, ABSTRACT No. 439,
WILLIAM REED SURVEY, ABSTRACT No. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT No. 1151,
822 RESIDENTIAL LOTS, 14 OPEN LOTS, 1 SCHOOL LOT
Date: March 2023

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EX:2300-Timberbrook\PRELIM SHEETS\WATER LAYOUT.dwg



LEGEND

S	EXISTING SEWER
S	PROPOSED SEWER
	SUB-BASIN DIVIDE

N
W E
S

GRAPHIC SCALE 1"=300'

0 300 600 900

TIMBERBROOK SEWER DEMAND

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Min. Required Sanitary Sewer Main Size/Slope
A	290	1015	0.0694	70.49	2.50	176.22	8" @ 0.40%
Totals		1015		70.49	2.50	176.22	8" @ 0.40%

8" SEWER CAPACITY IS 343 GPM @ 0.40%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Min. Required Sanitary Sewer Main Size/Slope
B	234	819	0.0694	56.88	2.50	142.19	8" @ 0.40%
C	45	473	0.0694	32.81	2.50	82.03	8" @ 0.40%
E	297	1040	0.0694	72.19	2.50	180.47	8" @ 0.40%
E - SCHOOL	14	700	0.0138	9.66	2.50	24.15	8" @ 0.40%
Totals		3031		171.54	2.50	428.84	10" @ 0.25%

10" SEWER CAPACITY IS 490 GPM @ 0.25%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Min. Required Sanitary Sewer Main Size/Slope
B	234	819	0.0694	56.88	2.50	142.19	8" @ 0.40%
C	45	473	0.0694	32.81	2.50	82.03	8" @ 0.40%
D	37	389	0.0694	26.98	2.50	67.45	8" @ 0.40%
E	297	1040	0.0694	72.19	2.50	180.47	8" @ 0.40%
E - SCHOOL	14	700	0.0138	9.66	2.50	24.15	8" @ 0.40%
Totals		3420		198.51	2.50	496.29	10" @ 0.27%

10" SEWER CAPACITY IS 509 GPM @ 0.27%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Min. Required Sanitary Sewer Main Size/Slope
F	282	987	0.0694	68.54	2.50	171.35	8" @ 0.40%
G	157	314	0.0694	21.81	2.50	54.51	8" @ 0.40%
H	26	91	0.0694	6.32	2.50	15.80	8" @ 0.40%
K	1	150	0.0138	2.07	2.50	5.18	8" @ 0.40%
L	1	100	0.0138	1.38	2.50	3.45	8" @ 0.40%
Totals	439	1301		100.12	2.50	250.29	8" @ 0.40%

8" SEWER CAPACITY IS 343 GPM @ 0.40%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Min. Required Sanitary Sewer Main Size/Slope
B	234	819	0.0694	56.88	2.50	142.19	8" @ 0.40%
C	45	473	0.0694	32.81	2.50	82.03	8" @ 0.40%
D	37	389	0.0694	26.98	2.50	67.45	8" @ 0.40%
E	297	1040	0.0694	72.19	2.50	180.47	8" @ 0.40%
E - SCHOOL	14	800	0.0138	11.04	2.50	27.60	8" @ 0.40%
J	1	150	0.0138	2.07	2.50	5.18	8" @ 0.40%
K	1	150	0.0138	2.07	2.50	5.18	8" @ 0.40%
Totals		3820		204.03	2.50	510.09	10" @ 0.29%

10" SEWER CAPACITY IS 527 GPM @ 0.29%

SEWER SUB-BASIN	# of Lots or Land Area	Population (p)	Usage (GPM/p)	Average Flow (GPM)	Peaking Factor	Peak Flow (GPM)	Min. Required Sanitary Sewer Main Size/Slope
B	234	819	0.0694	56.88	2.50	142.19	8" @ 0.40%
C	45	473	0.0694	32.81	2.50	82.03	8" @ 0.40%
D	37	389	0.0694	26.98	2.50	67.45	8" @ 0.40%
E	297	1040	0.0694	72.19	2.50	180.47	8" @ 0.40%
E - SCHOOL	14	700	0.0138	9.66	2.50	24.15	8" @ 0.40%
F	282	987	0.0694	68.54	2.50	171.35	8" @ 0.40%
G	157	314	0.0694	21.81	2.50	54.51	8" @ 0.40%
H	26	91	0.0694	6.32	2.50	15.80	8" @ 0.40%
J	1	150	0.0138	2.07	2.50	5.18	8" @ 0.40%
K	1	150	0.0138	2.07	2.50	5.18	8" @ 0.40%
L	1	100	0.0138	1.38	2.50	3.45	8" @ 0.40%
Totals		5212		300.70	2.50	751.75	12" @ 0.23%

12" SEWER CAPACITY IS 768 GPM @ 0.23%

NOTE: ALL WATER LINES ARE 8" DIAMETER UNLESS NOTED OTHERWISE.

OWNER:

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

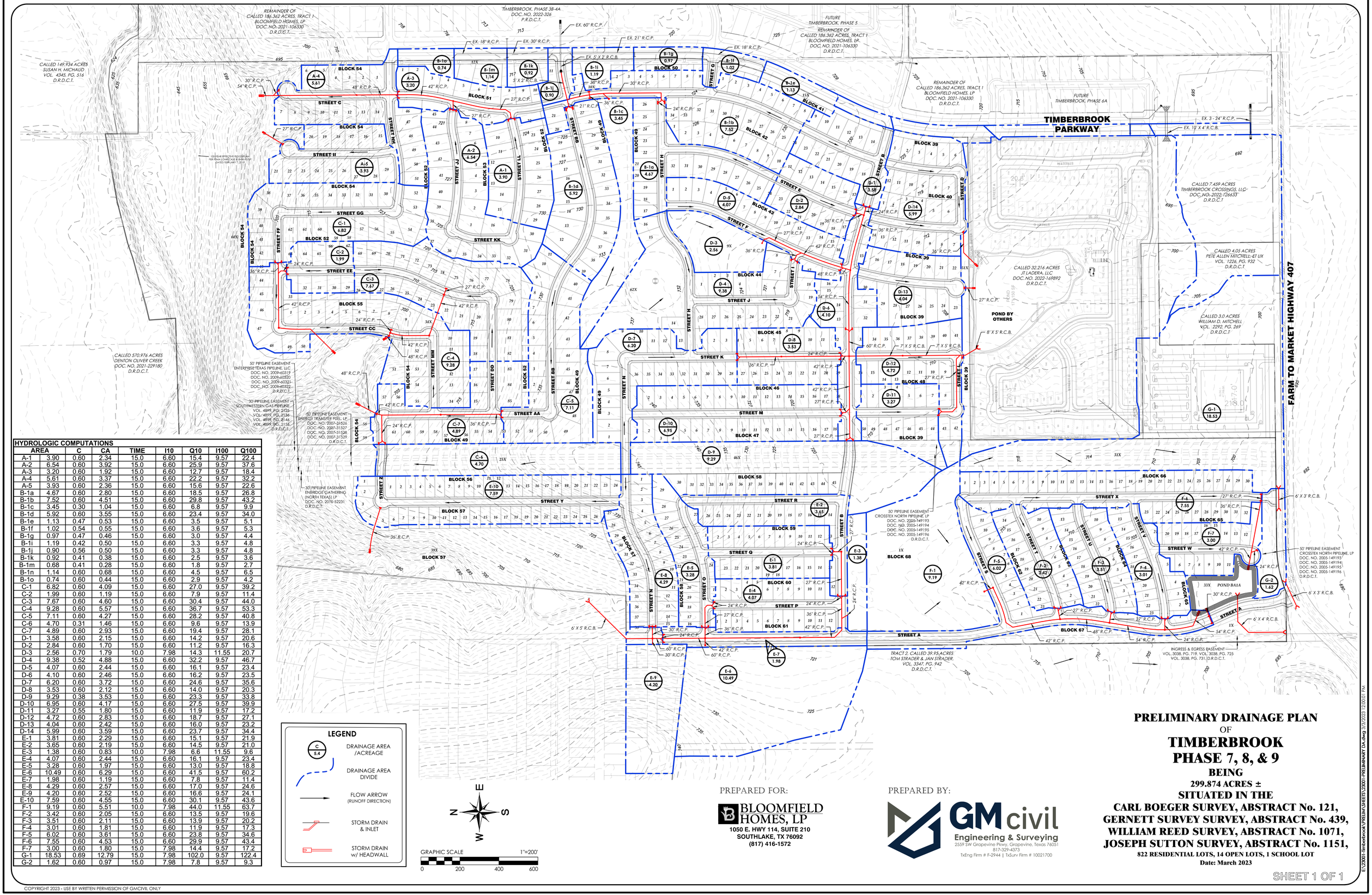
PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PRELIMINARY SEWER LAYOUT
OF
TIMBERBROOK, PHASE 7, 8 & 9
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121,
GERNETT SURVEY SURVEY, ABSTRACT No. 439,
WILLIAM REED SURVEY, ABSTRACT No. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT No. 1151,
822 RESIDENTIAL LOTS, 14 OPEN LOTS, 1 SCHOOL LOT
Date: March 2023

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HYDROLOGIC COMPUTATIONS								
AREA		C	CA	TIME	I10	Q10	I100	Q100
A-1	3.90	0.60	2.34	15.0	6.60	15.4	9.57	22.4
A-2	6.54	0.60	3.92	15.0	6.60	25.9	9.57	37.6
A-3	3.20	0.60	1.92	15.0	6.60	12.7	9.57	18.4
A-4	5.61	0.60	3.37	15.0	6.60	22.2	9.57	32.2
A-5	3.93	0.60	2.36	15.0	6.60	15.6	9.57	22.6
B-1a	4.67	0.60	2.80	15.0	6.60	18.5	9.57	26.8
B-1b	7.52	0.60	4.51	15.0	6.60	29.8	9.57	43.2
B-1c	3.45	0.30	1.04	15.0	6.60	6.8	9.57	9.9
B-1d	5.92	0.60	3.55	15.0	6.60	23.4	9.57	34.0
B-1e	1.13	0.47	0.53	15.0	6.60	3.5	9.57	5.1
B-1f	1.02	0.54	0.55	15.0	6.60	3.6	9.57	5.3
B-1g	0.97	0.47	0.46	15.0	6.60	3.0	9.57	4.4
B-1i	1.19	0.42	0.50	15.0	6.60	3.3	9.57	4.8
B-1j	0.90	0.56	0.50	15.0	6.60	3.3	9.57	4.8
B-1k	0.92	0.41	0.38	15.0	6.60	2.5	9.57	3.6
B-1m	0.68	0.41	0.28	15.0	6.60	1.8	9.57	2.7
B-1n	1.14	0.60	0.68	15.0	6.60	4.5	9.57	6.5
B-1o	0.74	0.60	0.44	15.0	6.60	2.9	9.57	4.2
C-1	6.82	0.60	4.09	15.0	6.60	27.0	9.57	39.2
C-2	1.99	0.60	1.19	15.0	6.60	7.9	9.57	11.4
C-3	7.67	0.60	4.60	15.0	6.60	30.4	9.57	44.0
C-4	9.28	0.60	5.57	15.0	6.60	36.7	9.57	53.3
C-5	7.11	0.60	4.27	15.0	6.60	28.2	9.57	40.8
C-6	4.70	0.31	1.46	15.0	6.60	9.6	9.57	13.9
C-7	4.89	0.60	2.93	15.0	6.60	19.4	9.57	28.1
D-1	3.58	0.60	2.15	15.0	6.60	14.2	9.57	20.6
D-2	2.84	0.60	1.70	15.0	6.60	11.2	9.57	16.3
D-3	2.56	0.70	1.79	10.0	7.98	14.3	11.55	20.7
D-4	9.38	0.52	4.88	15.0	6.60	32.2	9.57	46.7
D-5	4.07	0.60	2.44	15.0	6.60	16.1	9.57	23.4
D-6	4.10	0.60	2.46	15.0	6.60	16.2	9.57	23.5
D-7	6.20	0.60	3.72	15.0	6.60	24.6	9.57	35.6
D-8	3.53	0.60	2.12	15.0	6.60	14.0	9.57	20.3
D-9	9.29	0.38	3.53	15.0	6.60	23.3	9.57	33.8
D-10	6.95	0.60	4.17	15.0	6.60	27.5	9.57	39.9
D-11	3.27	0.55	1.80	15.0	6.60	11.9	9.57	17.2
D-12	4.72	0.60	2.83	15.0	6.60	18.7	9.57	27.1
D-13	4.04	0.60	2.42	15.0	6.60	16.0	9.57	23.2
D-14	5.99	0.60	3.59	15.0	6.60	23.7	9.57	34.4
E-1	3.81	0.60	2.29	15.0	6.60	15.1	9.57	21.9
E-2	3.65	0.60	2.19	15.0	6.60	14.5	9.57	21.0
E-3	1.38	0.60	0.83	10.0	7.98	6.6	11.55	9.6
E-4	4.07	0.60	2.44	15.0	6.60	16.1	9.57	23.4
E-5	3.28	0.60	1.97	15.0	6.60	13.0	9.57	18.8
E-6	10.49	0.60	6.29	15.0	6.60	41.5	9.57	60.2
E-7	1.98	0.60	1.19	15.0	6.60	7.8	9.57	11.4
E-8	4.29	0.60	2.57	15.0	6.60	17.0	9.57	24.6
E-9	4.20	0.60	2.52	15.0	6.60	16.6	9.57	24.1
E-10	7.59	0.60	4.55	15.0	6.60	30.1	9.57	43.6
F-1	9.19	0.60	5.51	10.0	7.98	44.0	11.55	63.7
F-2	3.42	0.60	2.05	15.0	6.60	13.5	9.57	19.6
F-3	3.51	0.60	2.11	15.0	6.60	13.9	9.57	20.2
F-4	3.01	0.60	1.81	15.0	6.60	11.9	9.57	17.3
F-5	6.02	0.60	3.61	15.0	6.60	23.8	9.57	34.6
F-6	7.55	0.60	4.53	15.0	6.60	29.9	9.57	43.4
F-7	3.00	0.60	1.80	15.0	7.98	14.4	9.57	17.2
G-1	18.53	0.69	12.79	15.0	7.98	102.0	9.57	122.4
G-2	1.62	0.60	0.97	15.0	7.98	7.8	9.57	9.3

LEGEND

- C 5.4 — DRAINAGE AREA /ACREAGE
- DRAINAGE AREA DIVIDE
- FLOW ARROW (RUNOFF DIRECTION)
- STORM DRAIN & INLET
- STORM DRAIN w/ HEADWALL

GRAPHIC SCALE 1"=200'
0 200 400 600

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

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

PRELIMINARY DRAINAGE PLAN
OF
TIMBERBROOK PHASE 7, 8, & 9
BEING
299.874 ACRES ±
SITUATED IN THE
CARL BOEGER SURVEY, ABSTRACT No. 121,
GERNETT SURVEY SURVEY, ABSTRACT No. 439,
WILLIAM REED SURVEY, ABSTRACT No. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT No. 1151,
822 RESIDENTIAL LOTS, 14 OPEN LOTS, 1 SCHOOL LOT
Date: March 2023

SHEET 1 OF 1

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