

Vacant, Place 1
Tomas Mendoza, Place 2
John Mounce, Mayor Pro Tem, Place 3



Alyssa Linenkugel, Place 4
Dylan James, Place 5
Chrissa Hartle, Place 6

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
MAY 9, 2024
415 N. COLLEGE AVE.
5:30 PM

CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

Texas Flag: *“Honor the Texas Flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible”*

PUBLIC HEARING

1. Consider and act on Ordinance 779-24 for first reading to annex approximately 9.91 acres legally described as Fieldhouse Addition Block A, Lot 1, Fieldhouse Addition Block A, Lot 2 Generally Located North from the intersection of Industrial Road and FM 156.

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council 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, and said notice posted this 2nd day of May by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Abbey Reece

Abbey Reece, Assistant City Manager



City Council Coversheet
May 9, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (PUBLIC HEARING)

Title: Consider and act on Ordinance 779-24 for first reading to annex approximately 9.91 acres legally described as Fieldhouse Addition Block A, Lot 1, Fieldhouse Addition Block A, Lot 2 Generally Located North from the intersection of Industrial Road and FM 156.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends Approval as presented.

Background:

Overview

The City of Justin has received a petition for annexation from the property owner. The proposed annexation would expand the City's territorial boundaries to include approximately 9.91 acres, described as Fieldhouse Addition Blk A Lot 1 and Lot 2. Staff has been conversing with the owner of the property about their willingness to join the City of Justin for several months.

Legal Authority and Compliance

As per Section 43.0671 of the Texas Local Government Code, the annexation request was made by the landowners, fulfilling the requirement for voluntary annexation. Compliance with the Texas Open Meetings Act and Chapter 43 of the Local Government Code has been verified through proper notices and public hearings held.

Key Ordinance Provisions

1. **Annexation of Property:** The properties specified in Exhibit "A" are officially annexed into the City of Justin, Denton County, Texas. The annexed territory will enjoy all civic rights and obligations akin to existing citizens of Justin.
 2. **Boundary Adjustment:** The boundary limits of the City of Justin will extend to incorporate
-

the annexed area. This change will be documented on the official city maps and relevant legal documents. This will not expand the Extra-Territorial Jurisdiction (ETJ) due to the already existing Northlake ETJ.

3. **Legal and Administrative Provisions:** The ordinance includes clauses ensuring legal robustness, such as the Severability Clause and a Cumulative/Repealer Clause to maintain consistency with existing city laws.

4. **Effective Date and Enforcement:** The ordinance will take effect immediately upon passage, ensuring a swift integration of the annexed area into the city's jurisdiction.

City Attorney Review: No

Attachments:

1. Metes & Bounds AMS Property Holdings 2, LLC
2. Fieldhouse Plat
3. Annexation Application_042624
4. Proposed Ordinance- Fieldhouse Annexation
5. Exhibit A- Map

April 25, 2024

To: City of Justin
FR: Alex M. Smith (AMS Property Holdings 2, LLC)
RE: Annexation

Metes and Bounds:

BEGINNING at a 3/4 inch iron rod found for the Northwest corner of said 10.00 acre tract of land, same being the Southwest corner of the remainder of a called 56.477 acre tract of land described in the deed to Dudley Family Partners, LTD recorded in Instrument Number 1994-90213, Real Property Records, Denton County, Texas, and being in the East line of a called 69.931 acre tract of land described in the deed to Continental U.S. Management Corp. recorded in Instrument Number 2014-121946, Real Property Records, Denton County, Texas;

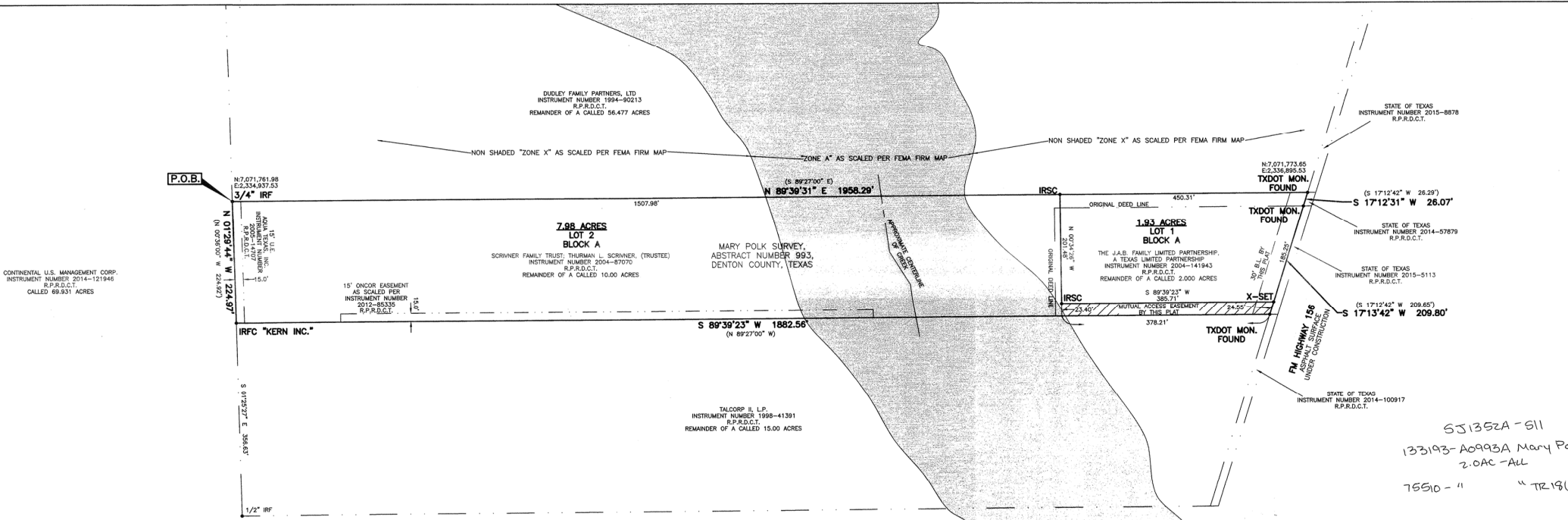
THENCE North 89 Degrees 39 Minutes 31 Seconds East with the North line of said 10.00 acre tract of land, and the South line of said 56.477 acre tract of land a distance of 1958.29 feet to a 3-1/4 inch Aluminum TXDOT Right of Way monument found in the West Right of Way line of an asphalt road under apparent public use known as FM Highway 156 for the Northeast corner, same being the Northwest corner of a tract of land described in the deed to the State of Texas recorded in Instrument Number 2014-57879, Real Property Records, Denton County, Texas;

THENCE South 17 Degrees 12 Minutes 31 Seconds West with the West line of said State of Texas tract of land recorded in Instrument Number 2014-57879, Real Property Records, Denton County, Texas and the West Right of Way line of said FM Highway 156 a distance of 26.07 feet to a 3-1/4 inch Aluminum TXDOT Right of Way monument found for corner, same being the Southwest corner of said State of Texas tract of land recorded in Instrument Number 2014-57879, Real Property Records, Denton County, Texas, and the Northwest corner of a tract of land described in the deed to the State of Texas recorded in Instrument Number 2015-5113, Real Property Records, Denton County, Texas;

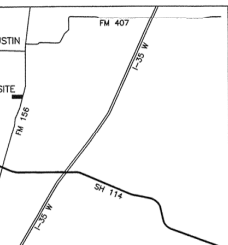
THENCE South 17 Degrees 13 Minutes 42 Seconds West with the West line of said State of Texas tract of land recorded in Instrument Number 2015-5113, Real Property Records, Denton County, Texas and the West Right of Way line of said FM Highway 156 a distance of 209.80 feet to a 3-1/4 inch Aluminum TXDOT Right of Way monument found for the Southwest corner of said State of Texas tract of land recorded in Instrument Number 2015-5113, Real Property Records, Denton County, Texas, and being the Northwest corner of a tract of land described in the deed to the State of Texas recorded in Instrument Number 2014-100917, Real Property Records, Denton County, Texas, and being the Northeast corner of the remainder of a called 15.00 acre tract of land described in the deed to Talcorp II, L.P. recorded in Instrument Number 1998-41931, Real Property Records, Denton County, Texas, and being in the South line of said 2.000 acre tract of land;

THENCE South 89 Degrees 39 Minutes 23 Seconds West with the South line of said 2.000 acre tract of land, and the North line of said 15.00 acre tract of land, passing the Southwest corner of said 2.000 acre tract of land and continuing on said course with the South line of said 10.00 acre tract of land a distance of 1882.56 feet to a 1/2 inch capped iron rod stamped "KERN INC." found for the Southwest corner of said Tract 10.00 acre tract of land, same being in the East line of said 69.931 acre tract of land, from which a 1/2 inch iron rod found for the Southwest corner of said 15.00 acre tract of land bears South 01 Degrees 25 Minutes 27 Seconds East a distance of 356.63 feet;

THENCE North 01 Degrees 29 Minutes 44 Seconds West with the West line of said 10.00 acre tract of land and the East line of said 69.931 acre tract of land a distance of 224.97 feet to POINT OF BEGINNING and enclosing 9.91 acres of land, more or less.



- IMPROVEMENT STATEMENT:**
1. Water Service to be provided by:
Private Water Well
 2. Electric provided by:
Oncor
 3. Sewer service to be provided by private septic system.
 4. No telephone service provided.
 5. Sanitary sewer to be handled by facilities approved by the Denton County Health Department.
 6. The maintenance of paving, grading and drainage improvements and/or easements shown on this plat are the responsibility of the individual property owners and do not constitute acceptance of same for maintenance purposes by Denton County or Town of Northlake.
 7. All surface drainage easements shall be kept clear of fences, buildings, foundations, plantings, and other obstructions to the operation and maintenance of the drainage facility.
 8. Blocking the flow of water or constructing improvements in surface drainage easements, and filling or obstructing the flowway is prohibited.
 9. Denton County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
 10. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by the individual property owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across the lots.
 11. No construction, without written approval from Denton County shall be allowed within an identified "FIRM" floodplain area, and then only after a detailed floodplain development permit including engineering plans and studies show that no rise in the Base Flood Elevation (BFE) will result, that no flooding will result, that no obstruction to the natural flow of water will result; and subject to all covenants of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of one foot above the 100-year flood elevation.



INSET MAP NOT TO SCALE

LEGEND	
● IRF = IRON ROD FOUND	○ SEPTIC LID
○ IRF = IRON ROD FOUND	○ SANITARY SEWER MANHOLE
○ IRF = IRON ROD FOUND	○ STORM SEWER MANHOLE
○ IRF = IRON ROD FOUND	○ CULVERT
○ IRF = IRON ROD FOUND	○ WATER METER
○ IRF = IRON ROD FOUND	○ WATER VALVE
○ IRF = IRON ROD FOUND	○ WELL
○ IRF = IRON ROD FOUND	○ IRRIGATION CONTROL VALVE
○ IRF = IRON ROD FOUND	○ LIGHT POLE
○ IRF = IRON ROD FOUND	○ UTILITY POLE
○ IRF = IRON ROD FOUND	○ GUY ANCHOR
○ IRF = IRON ROD FOUND	○ CLEAN OUT
○ IRF = IRON ROD FOUND	○ B.L. = BUILDING LINE
○ IRF = IRON ROD FOUND	○ A.B.L. = ALUMINUM LINE MARKER
○ IRF = IRON ROD FOUND	○ R.O.W. = RIGHT OF WAY
○ IRF = IRON ROD FOUND	○ F.F. = FINISHED FLOOR
○ IRF = IRON ROD FOUND	○ C.M. = CONTROLLING MONUMENT
○ IRF = IRON ROD FOUND	○ B.B. = BASE BEARING
○ IRF = IRON ROD FOUND	○ P.O.B. = POINT OF BEGINNING
○ IRF = IRON ROD FOUND	○ P.O.C. = POINT OF COMMENCEMENT
○ IRF = IRON ROD FOUND	○ U.E. = UTILITY EASEMENT
○ IRF = IRON ROD FOUND	○ D.E. = DRAINAGE EASEMENT
○ IRF = IRON ROD FOUND	○ A.C. = AIR CONDITIONER PAD
○ IRF = IRON ROD FOUND	○ P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
○ IRF = IRON ROD FOUND	○ PROPERTY LINE
○ IRF = IRON ROD FOUND	○ ADJACENT LINE
○ IRF = IRON ROD FOUND	○ EASEMENT
○ IRF = IRON ROD FOUND	○ UTILITY EASEMENT
○ IRF = IRON ROD FOUND	○ BUILDING LINE
○ IRF = IRON ROD FOUND	○ OVERHEAD ELECTRIC
○ IRF = IRON ROD FOUND	○ FENCE
○ IRF = IRON ROD FOUND	○ WOOD FENCE
○ IRF = IRON ROD FOUND	○ CHAIN LINK FENCE
○ IRF = IRON ROD FOUND	○ METAL FENCE
○ IRF = IRON ROD FOUND	○ GRAVEL
○ IRF = IRON ROD FOUND	○ CONCRETE
○ IRF = IRON ROD FOUND	○ D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
○ IRF = IRON ROD FOUND	○ P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS: J.A.B. Family Limited Partnership, A Texas Limited Partnership, is the owner of that certain tract of land situated in the MARY POLK SURVEY, ABSTRACT NUMBER 993, and being the remainder of a called 2,000 acre tract of land described in the deed recorded in Instrument Number 2004-141943, Real Property Records, Denton County, Texas, and Scribner Family Trust; Thurman L. Scribner (Trustee), ABSTRACT NUMBER 993, and being the remainder of a called 10.00 acre tract of land described in the deed recorded in Instrument Number 2004-47070, Real Property Records, Denton County, Texas, both tracts shown on this plat within the area described by metes and bounds as follows:

BEGINNING at a 3/4 inch iron rod found for the Northwest corner of said 10.00 acre tract of land, same being the Southwest corner of the remainder of a called 56.477 acre tract of land described in the deed to Dudley Family Partners, LTD recorded in Instrument Number 1994-90213, Real Property Records, Denton County, Texas, and being in the East line of a called 69.931 acre tract of land described in the deed to Continental U.S. Management Corp. recorded in Instrument Number 2014-121946, Real Property Records, Denton County, Texas;

THENCE North 89 Degrees 39 Minutes 31 Seconds East with the North line of said 10.00 acre tract of land, and the South line of said 56.477 acre tract of land a distance of 1958.29 feet to a 3/4 inch Aluminum TXDOT Right of Way monument found for the West Right of Way line of an asphalt road under apparent public use known as FM Highway 156 for the Northeast corner, same being the Northwest corner of a tract of land described in the deed to the State of Texas recorded in Instrument Number 2014-57879, Real Property Records, Denton County, Texas;

THENCE South 17 Degrees 12 Minutes 31 Seconds West with the West line of said State of Texas tract of land recorded in Instrument Number 2014-57879, Real Property Records, Denton County, Texas and the West Right of Way line of said FM Highway 156 a distance of 26.07 feet to a 3/4 inch Aluminum TXDOT Right of Way monument found for corner, same being the Southwest corner of said State of Texas tract of land recorded in Instrument Number 2014-57879, Real Property Records, Denton County, Texas, and the Northwest corner of a tract of land described in the deed to the State of Texas recorded in Instrument Number 2015-5113, Real Property Records, Denton County, Texas;

THENCE South 17 Degrees 13 Minutes 42 Seconds West with the West line of said State of Texas tract of land recorded in Instrument Number 2015-5113, Real Property Records, Denton County, Texas and the West Right of Way line of said FM Highway 156 a distance of 209.80 feet to a 3/4 inch Aluminum TXDOT Right of Way monument found for the Southwest corner of said State of Texas tract of land recorded in Instrument Number 2015-5113, Real Property Records, Denton County, Texas, and being the Northwest corner of a tract of land described in the deed to the State of Texas recorded in Instrument Number 2014-109917, Real Property Records, Denton County, Texas, and being the Northeast corner of the remainder of a called 15.00 acre tract of land described in the deed to Takopp II, L.P. recorded in Instrument Number 1995-41951, Real Property Records, Denton County, Texas, and being in the South line of said 2,000 acre tract of land;

THENCE South 89 Degrees 39 Minutes 23 Seconds West with the South line of said 2,000 acre tract of land, and the North line of said 15.00 acre tract of land, passing the Southwest corner of said 2,000 acre tract of land and continuing on said course with the South line of said 10.00 acre tract of land a distance of 1882.56 feet to a 1/2 inch capped iron rod stamped "KERN INC." found for the Southwest corner of said Tract 10.00 acre tract of land, same being in the East line of said 69.931 acre tract of land, from which a 1/2 inch iron rod found for the Southwest corner of said 15.00 acre tract of land bears South 01 Degrees 25 Minutes 27 Seconds East a distance of 356.63 feet.

THENCE North 01 Degrees 29 Minutes 44 Seconds West with the West line of said 10.00 acre tract of land and the East line of said 69.931 acre tract of land a distance of 224.97 feet to POINT OF BEGINNING and enclosing 9.91 acres of land, more or less.

OWNERS:
J.A.B. FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
15080 SOUTH FM HIGHWAY 156
JUSTIN, TEXAS 76247

SCRIBNER FAMILY TRUST; THURMAN L. SCRIBNER, (TRUSTEE)
7417 FAITH LANE
ARROYO, TEXAS 76226

SURVEYOR:
ERIC M. ZOLLINGER, R.P.L.S. #6357
CASTLEBROOK SURVEYING
P.O. BOX 232
JUSTIN, TEXAS 76247
940-242-1553

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT J.A.B. FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AND SCRIBNER FAMILY TRUST; THURMAN L. SCRIBNER (TRUSTEE) DOES HEREBY ADOPT THIS FINAL PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS FIELDHOUSE ADDITION, AN ADDITION IN DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

J.A.B. FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
BY: *[Signature]* Owner Date: 11/27/17

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned AUTHORITY, on this day personally appeared *[Signature]*, 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 stated.

GIVEN UNDER my hand and seal of office this 29th day of November 2017.

[Signature]
NOTARY PUBLIC
Denton County, Texas

SCRIBNER FAMILY TRUST; THURMAN L. SCRIBNER (TRUSTEE)
BY: *[Signature]* Owner Date: 11/27/17

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned AUTHORITY, on this day personally appeared *[Signature]*, 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 stated.

GIVEN UNDER my hand and seal of office this 29th day of November 2017.

[Signature]
NOTARY PUBLIC
Denton County, Texas

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS
COUNTY OF DENTON

I, ERIC M. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE ON THE GROUND AND THAT THE MONUMENTS WERE FOUND OR PLACED WITH 1/2 INCH ORANGE PLASTIC CAPPED IRON RODS STAMPEL SURVEYING RPLS #517 UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH DENTON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned AUTHORITY, on this day personally appeared *[Signature]*, 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 stated.

GIVEN UNDER my hand and seal of office this 29th day of November 2017.

[Signature]
NOTARY PUBLIC
Denton County, Texas

APPROVED BY THE TOWN OF NORTHLAKE ON:

11/30/17
DATE

[Signature]
TOWN ADMINISTRATOR

[Signature]
TOWN SECRETARY

FINAL PLAT
LOTS 1 & 2, BLOCK A,
FIELDHOUSE ADDITION
AND BEING 9.91 ACRES
SITUATED IN THE
MARY POLK SURVEY, ABSTRACT NUMBER 993,
IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF
NORTHLAKE,
DENTON COUNTY, TEXAS

ADDRESS: 15080 SOUTH FM HIGHWAY 156

DEVELOPMENT INFORMATION

Project Location No project currently planned

Addition Name Justin Fieldhouse

Legal Description FIELDHOUSE ADDN Lot: 1 Block: A, Reference - 515 / 2017 JUSTIN ORIGINAL TOWN Lot: 2 Block: 46, Reference - 32 / 522

Proposed Use Light industrial, Storage, Light commerical

Current Zoning N/A Acreage 9.91 acres Lots 2

No. New Street Intersections

OWNER INFORMATION

Name AMS Property Holdings 2, LLC (Alex Smith)

Address PO Box 821096

City North Richland Hills State Texas Zip 76182

Phone 817.233.6895 Email amsholdings1@gmail.com

For additional owners, please include additional copies of pages 1 and 2 of this application. The property owner must sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Name N/A

Address

City State Zip

Phone Email

CERTIFICATION AND ACKNOWLEDGEMENTS

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and/or City Council hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department. I understand that the filing fee is not refundable upon withdrawal of the proposal or upon denial of the case.

Alex M. Smith

Owner Signature

4.26.2024

Date

Alex M. Smith

Owner Name (print)

Agent Signature

Date

Agent Name (print)

APPLICATION SUBMITTAL REQUIREMENTS

ANNEXATION APPLICATION

The following items are REQUIRED:

- ☒ Annexation Application Form
- ☒ Application fee as required by the [Justin Fee Schedule](#). This fee is non-refundable.
- ☒ Narrative Letter detailing why the applicant is requesting annexation and if services will be provided by the City.
- ☒ Metes and Bounds of the subject property requested for annexation.
- ☒ Map or exhibit showing the property to annexed
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and/or City Council.

ORDINANCE NUMBER 779-24

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A PETITION FOR ANNEXATION FOR APPROXIMATELY 9.91 ACRES LEGALLY DESCRIBED AS FIELDHOUSE ADDITION BLK A LOT 1, FIELDHOUSE ADDITION BLK A LOT 2, GENERALLY LOCATED NORTH FROM THE INTERSECTION OF INDUSTRIAL ROAD AND FM 156 DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN, TO THE CITY OF JSUTIN, DENTON COUNTY, TEXAS AND EXTENDING THE BOUNDARY LINES OF THE CITY OF JUSTIN SO AS TO INCLUDE SAID PROPERTY DESCRIBED IN EXHIBIT "A" WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROEPRTY ALL THE RIGHTS AND PRIVELEGES OF OTHER CITIZENS AND BINDINGS SAID INHABINTANTS BY ALL OF THE ACTS, ORIDNACNES, RESOLUTIONS, AND REGULATION AS OF SAID CITY, ADOPTING A SERVICE PLAN, PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION.

WHEREAS, the City of Justin is a Home-Rule municipality in the State of Texas; and

WHEREAS, Section 43.0671 of the Texas Local Government Code authorizes the annexation of territory upon the request of the owner(s) of such land; and

WHEREAS, the Justin City Council previously declared the population of the City of Justin to be 5,179 with the adoption of Resolution No. 543-20; and

WHEREAS, the owner(s) of the area being annexed have petitioned for annexation into the City limits of the City of Justin; and

WHEREAS, after proper notices were provided in accordance with Chapter 43 of the Local Government Code and meeting all the requirements of the Texas Open Meetings Act, the public hearing on the proposed annexation was held before the City of Justin City Council on May 9, 2024; and

WHEREAS, after proper notices were provided in accordance with Chapter 43 of the Local Government Code and meeting all the requirements of the Texas Open Meetings Act, the second reading on the proposed annexation was held before the City of Justin City Council on May 9, 2024; and

WHEREAS, all of the property described herein is within the exclusive extraterritorial jurisdiction of the City of Justin; and

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

Section 1. Incorporation of Premises. That the above recitals are adopted by the City Council of the City of Justin, Texas.

Section 2. That the property described in Exhibit “A” which is attached hereto and incorporated herein, is hereby annexed to the City of Justin, Denton County, Texas (“City”) and that the boundary limits of the City of Justin be and the same are hereby extended to include the above described territory within the City limits of the City of Justin, and the same shall hereafter be included within the territorial limits of said City and inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Justin and they shall be bound by the acts, ordinances, resolutions, and regulations of the City of Justin. The City of Justin’s extraterritorial jurisdiction is not expanded to the south due to already claimed extraterritorial Jurisdiction by the Town of Northlake.

Section 3. The City Council of the City of Justin and the owners(s) of the property described in have negotiated and entered into a Developers Agreement, which was approved on May 9, 2024.

Section 4. Cumulative/Repealer Clause. The official map and boundaries of the City of Justin, previously adopted, are amended to include the annexed territory as a part of the City of Justin, Texas. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory annexed as required by law.

Section 5. Severability Clause. The City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Denton County, Texas and the Denton County Appraisal District.

Section 6. Effective Date. This ordinance shall be cumulative of all provisions of ordinances of the City of Justin, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event, the conflicting provisions of such ordinances are hereby repealed.

Section 7. Should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

Section 8. Should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Justin, such ineffectiveness of this ordinance as to any such part or parts shall not affect the effectiveness of this ordinance as to the remainder of such area. The City Council hereby declares it to be its purpose to annex to the City of Justin every part of the area described in Exhibit “A” attached hereto and incorporated herein, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Exhibit “A” attached hereto and incorporated herein, to be hereby annexed to the City of Justin any lands or area which are presently part of and included within the limits of any other City, Town, or Village, for which permission is not granted for Justin to annex or if there is land that cannot be annexed for some valid legal reason, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein, if permission has not been granted.

Section 9. The City Secretary of the City of Justin is directed to engross and enroll this ordinance

by copying the caption, publication clause and effective date clause in the Minutes of the City Council and by filing the ordinance in the ordinance records of the City of Justin.

Section 10. This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

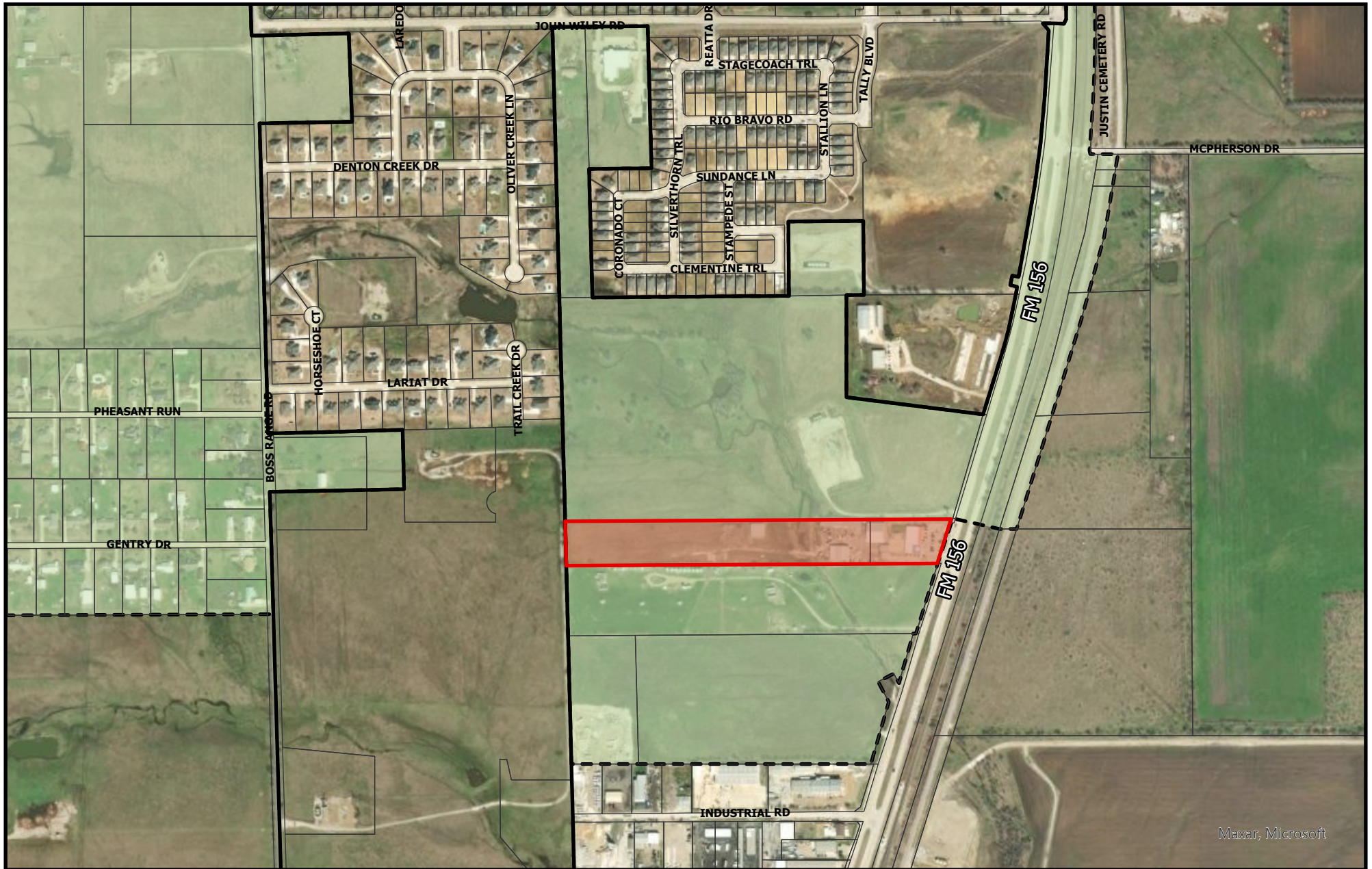
James Clark, Mayor

ATTEST:

Brittany Andrews, City Secretary

Approved as to form:

City Attorney



Maxar, Microsoft

07550300

■ Feet

Prepared by:
Christopher T. Young
GIS Technician
Date: 5/01/2024



AMS Holdings
Properties
City of Justin, TX

Legend



Justin City Limits



Justin ETJ



Parcels



AMS Properties