



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
MAY 20, 2024
415 N. COLLEGE AVE.
6:30 PM**

WORK SHOP SESSION AGENDA (6:30 PM)

- A. Call to Order and Roll Call.
- B. Discuss Thoroughfare Planning.
- C. Discuss an update on the Unified Development Code.
- D. Discuss land use planning on 1st Street.
- E. Discuss regular agenda items.
- F. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT:**

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking. To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday June 20, 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 the April 16, 2024, Planning and Zoning Commission Meeting.
- B. Consider and act upon a recommendation to City Council for a Preliminary Plat for Treeline

Phase 2, consisting of 1,173 lots. Generally located south of FM 407.

- C. Consider and act upon a recommendation to City Council for a Final Plat for The Preserve Phase 2, consisting of 326 lots. Generally located southwest of Preserve Boulevard and Boss Range Road.

5. FUTURE AGENDA ITEMS:

- A. Meadowlands Ph I

6. DEVELOPMENT UPDATE:

- A. Development Update

7. EXECUTIVE SESSION :

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

8. ADJOURNMENT:

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

Said notice has been posted this 17th of May by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

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 16, 2024 6:30 PM

JUSTIN CITY HALL
415 N. COLLEGE AVE.

Members Present:

Scott Hill, Tom Cronberger, Emily Krzyzek, John Tinsley, David Beck.

Staff Present:

Matthew Cyr, Director of Planning and Development Services

WORK SHOP SESSION AGENDA (6:30 PM)

- A. Call to Order and Roll Call.
- B. Briefing regarding the March 14th, March 28th, and April 11th Council meetings
 - a. New Gen Study- Fee Schedule Amendment (March 14th)
 - b. Glen Coe Carwash (March 14th)
 - c. Gaston House SUP (March 28th and April 11th)
 - d. Justin Town Square PD Amendment (March 28th and April 11th)
 - e. Resolution accepting the Gaston property and structure (April 11th)
 - f. Resolution extending the ETJ (April 11th)
- C. Discuss and recap March 28, 2024 Joint work session with City Council.
- D. Discuss update on FM 1171 Talley Blvd Breakout project.
- E. Discuss update on Range Creek Development
- F. Discuss update on the Unified Development Code
- G. Discuss regular agenda items.
- H. Adjourn.

CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:34 pm.

1. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

Scott Hill, Tom Cronberger, Emily Krzyzek, John Tinsley, David Beck

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 for email comments to be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, April 16, 2024, 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.**

Chairman Beck opened the floor to Public Comment at 7:36 pm.

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:37 pm.

4. CONSENT ITEMS:

- A. Consider approval of the minutes for the March 19, 2024, Planning and Zoning Commission meeting.

Commissioner Cronberger motioned to approve the consent agenda.

Commissioner Tinsley seconded the motion.

The motion passed 5/0/0

5. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a recommendation to City Council for a zoning change from Single-Family Large Lot (SF-LL) to Planned Development Single-

Family 2 (PD-SF-2) for Trafford Terrace legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

Staff gave a brief presentation on this item.

Taylor Holmes from Kimley Horn also gave a brief presentation.

Leo Kosi, 1201 Heritage Drive, expressed opposition to the rezoning proposal via email before the meeting.

Paul Rouse, representing BURNCO, expressed concern at the rezoning proposal and future impacts to the company's existing operations as well as for new residents in the rezoned area via email before the meeting.

Chairman Beck opened the public hearing at 7:56pm.

Mark Bulger, representing BURNCO, expressed concern about the location of the proposed zoning change for Trafford Terrace due to the proximity of the BURNCO ready mix concrete supplier.

Thomas Hover, 1113 Heritage Drive, came forward and expressed concern about existing and future parking and congestion in the area.

John Messier, 1117 Heritage Drive, came forward and expressed concern about congestion in and around the subdivision.

Robert Vinyard, 1109 Denton Creek Drive, came forward and expressed his opposition to the zoning change.

Chairman Beck closed the public hearing at 8:09pm.

- B. Consider and act upon a recommendation to City Council for a zoning change from Single-Family Large Lot (SF-LL) to Planned Development Single-Family 2 (PD-SF-2) for Trafford Terrace legally described as A0993A MARY POLK, TR 20B, A0993A MARY POLK, TR 20C, A0993A MARY POLK, TR 20, A0993A MARY POLK, TR 20D. Generally located northeast from the intersection of Sam Reynolds Road and Boss Range Road.

Commissioner Cronberger, Kimley Horn, and DR Horton discussed proposed fencing and road layout for the site, adjacency and noise concerns with the BURNCO site, and proposed home amenities for proposed layouts.

Commissioner Hill raised concerns about potential noise impacts.

Commissioner Krzyzek expressed opposition to the lot size and right-of-way size.

Commissioner Tinsley expressed support to adding a requirement to prevent housing monotony to the planned development document.

Chairman Beck raised adjacency concerns with nearby developments as well as concerns regarding park access.

Commissioner Tinsley motioned to approve the zoning change with the conditions that there be masonry walls backing up to Boss Range Rd., screening around gas wells and homes backing up to the BURNCO site, a pocket park with input from the Parks and Recreation Board and a trail pursuant to the comprehensive plan.

Chairman Beck seconded the motion.

The motion passed 4/1/0.

6. ACTION ITEMS:

- A. Consider and act upon a recommendation to City Council for a Preliminary Plat for Trafford Terrace consisting of 329 lots. Generally located northeast of Sam Reynolds Road and Boss Range Road.

Staff gave a brief presentation on the preliminary plat.

Commissioner Hill motioned to approve the plat as presented.

Commissioner Tinsley seconded the motion.

The motion passed 5/0/0.

- B. Consider and act upon a Site Plan for Justin Elementary school generally located northeast from the intersection of Collingwood Drive and FM 407.

Staff gave a brief presentation on the preliminary plat.

Commissioner Cronberger raised concerns about queuing and the fire station near the site.

Amanda Mullen from Teague Nall & Perkins answered questions from Commissioner Cronberger regarding the queuing.

Chairman Beck motioned to approve this agenda item.

Commissioner Cronberger seconded the motion.

The motion passed 5/0/0.

7. FUTURE AGENDA ITEMS:

Staff gave an update relating to future agenda items.

A. Meadowlands Ph I

8. DEVELOPMENT UPDATE:

Staff gave an update relating to development projects.

A. Development 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:

Chairman Beck made a motion to adjourn.

The motion passed 5/0/0

Chairman Beck adjourned the meeting at 9:10pm.

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 13th Day of April 2024 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

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Planning and Zoning Commission Coversheet
May 20, 2024
415 N. COLLEGE AVE.

Agenda Item: B. (CONSENT ITEMS:)

Title: Consider and act upon a recommendation to City Council for a Preliminary Plat for Treeline Phase 2, consisting of 1,173 lots. Generally located south of FM 407.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval as presented based on the already approved Developers Agreement.

Background:

The Applicant is requesting a preliminary plat for the Treeline development, Phase 2, which consists of 1,173 residential lots.

Water:

The City will be providing the applicant retail water. The applicant will be connecting to a 20" line on the northeast phase of the development, connecting to the line at the Phase 1 of the Treeline development, as well as a proposed 12" water line heading north-west from the development along Winding Meadows Drive. A designated area for a joint facility between Range and Treeline developments have been identified in this plat. The specifics of those improvements will be provided with engineering calculations in the civil plans.

Sewer:

The city will be providing the applicant wastewater services. The applicant will be connecting to a 12" line on the northeast part of the development.

Roadways:

The preliminary plat shows the proposed connection to Treeline Phase 1 via the proposed Treeline Parkway. All roads meet the width requirement of 31' back to back curb. The east-west connection is not shown in the preliminary plat, but there is a note on the plat that states the developer will coordinate the east-west connection at the time of final plat.

Drainage:

All preliminary drainage shows drainage flowing towards areas of low elevation towards the floodplain. Storm pipe size and other drainage details will be submitted at time of Civil Plans. The plans showed here conform to all requisite requirements.

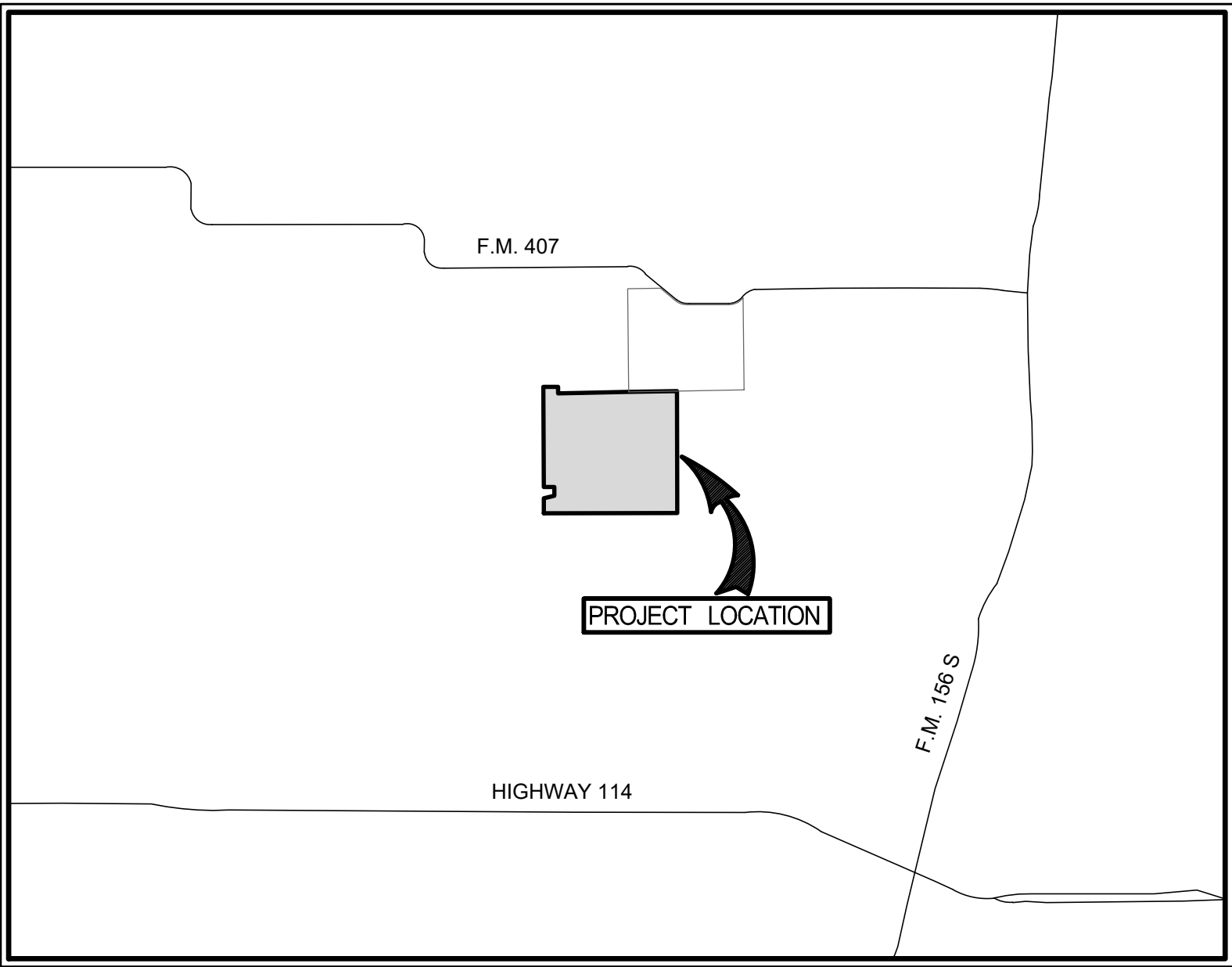
City Attorney Review:

Attachments:

1. Treeline Phase 2 - Preliminary Plat
2. Treeline Phase 2 - Preliminary Plat Application

TREELINE SOUTH PRELIMINARY PLAT

JUSTIN ETJ, DENTON COUNTY, TEXAS



LOCATION MAP

SCALE : N.T.S.



SHEET INDEX

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	PRELIMINARY PLAT
03	PRELIMINARY PLAT
04	PRELIMINARY PLAT
05	PRELIMINARY PLAT
06	PRELIMINARY PLAT
07	PRELIMINARY PLAT
08	ROAD SECTIONS
09	LINE AND CURVE TABLES
10	PROPOSED DRAINAGE PLAN
11	PROPOSED DRAINAGE PLAN
12	PROPOSED DRAINAGE PLAN
13	PROPOSED DRAINAGE PLAN
14	PROPOSED DRAINAGE PLAN
15	PROPOSED DRAINAGE PLAN
16	PROPOSED UTILITY PLAN
17	PROPOSED UTILITY PLAN
18	PROPOSED UTILITY PLAN
19	PROPOSED UTILITY PLAN
20	PROPOSED UTILITY PLAN
21	PROPOSED UTILITY PLAN
22	LIGHTING AND SIGNAGE
23	LIGHTING AND SIGNAGE
24	LIGHTING AND SIGNAGE
26	LIGHTING AND SIGNAGE
25	LIGHTING AND SIGNAGE
27	LIGHTING AND SIGNAGE

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

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

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



PRELIMINARY
-FOR REVIEW ONLY-

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

TANNER R. SHEETS

133390

05/01/2024

TYPE OR PRINT NAME

PE #

DATE

Westwood

Phone (469) 213-1800 1110 Frisco Parkway, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75093
westwoodps.com

Westwood Professional Services, Inc.

TBPE FIRM REGISTRATION NO. F-11752
TBPLS FIRM REGISTRATION NO. 10074301

"PRELIMINARY PLAT"

"APPROVED BY THE PLANNING AND ZONING COMMISSION" DATE _____

CHAIR, PLANNING AND ZONING COMMISSION _____

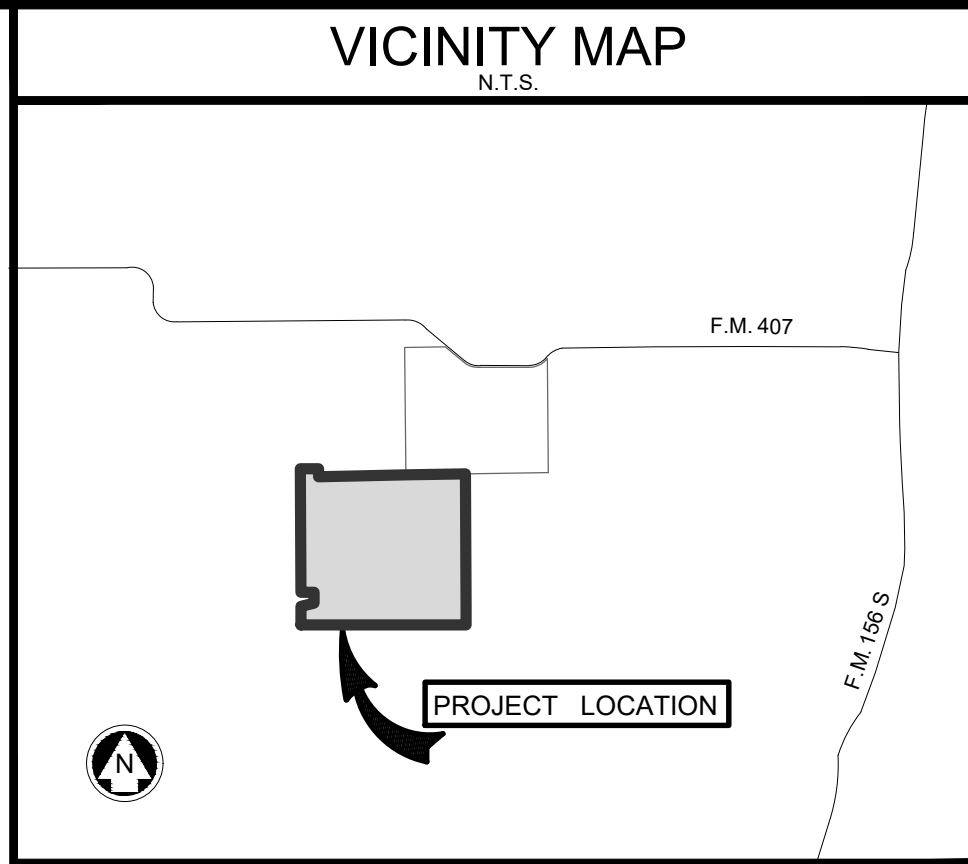
ATTEST, CITY SECRETARY _____

"APPROVED BY THE CITY COUNCIL" _____ DATE _____

MAYOR, CITY OF JUSTIN _____

ATTEST, CITY SECRETARY _____

MAY 2024



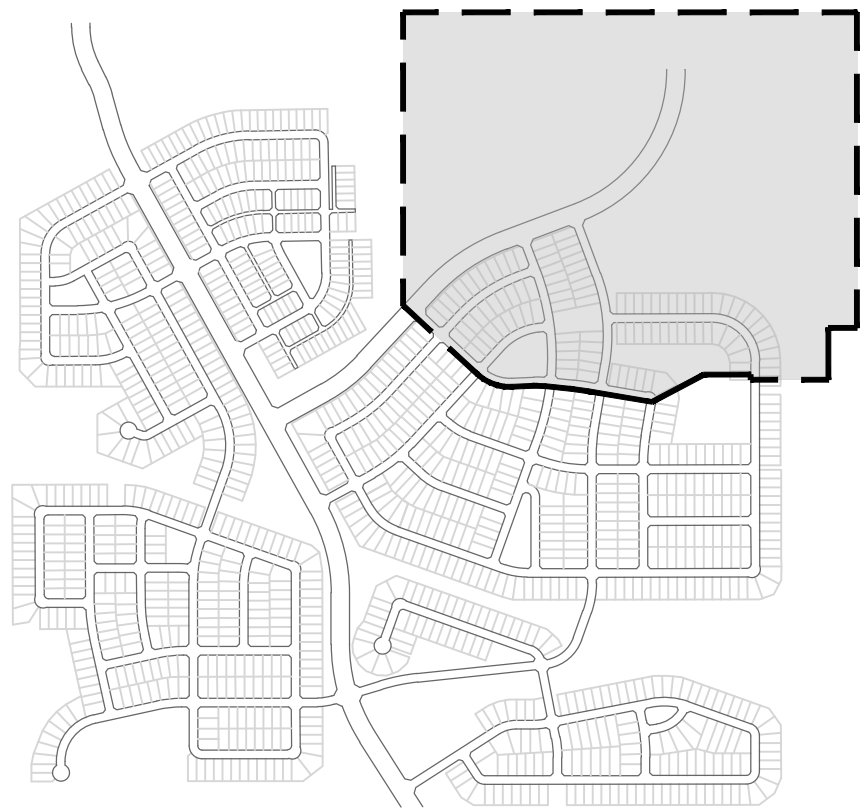
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SCALE: 1" = 100'

LEGEND

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

- NOTES:
- ALL CORNER CLIPS TO BE 15'X15', EXCEPT ALONG THE PRIMARY AND SECONDARY COLLECTORS WHERE THEY WILL BE 25'X25', AND ALLEYS DO NOT HAVE CORNER CLIPS.
 - ALL ALLEYS TO HAVE A ROW WIDTH OF 20' AND A PAVEMENT WIDTH OF 15'.
 - ALL CURB RETURN RADI TO BE 20', EXCEPT ALLEYS TO BE 10'.
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 - ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
 - ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
 - ALL ALLEYS SHALL BE MAINTAINED BY MUD & NOT CITY OF JUSTIN.

LOT SUMMARY	
40' LOTS	97
REAR ENTRY	
45' LOTS	98
50' LOTS	978
TOTAL	1173



KEY MAP
N.T.S.

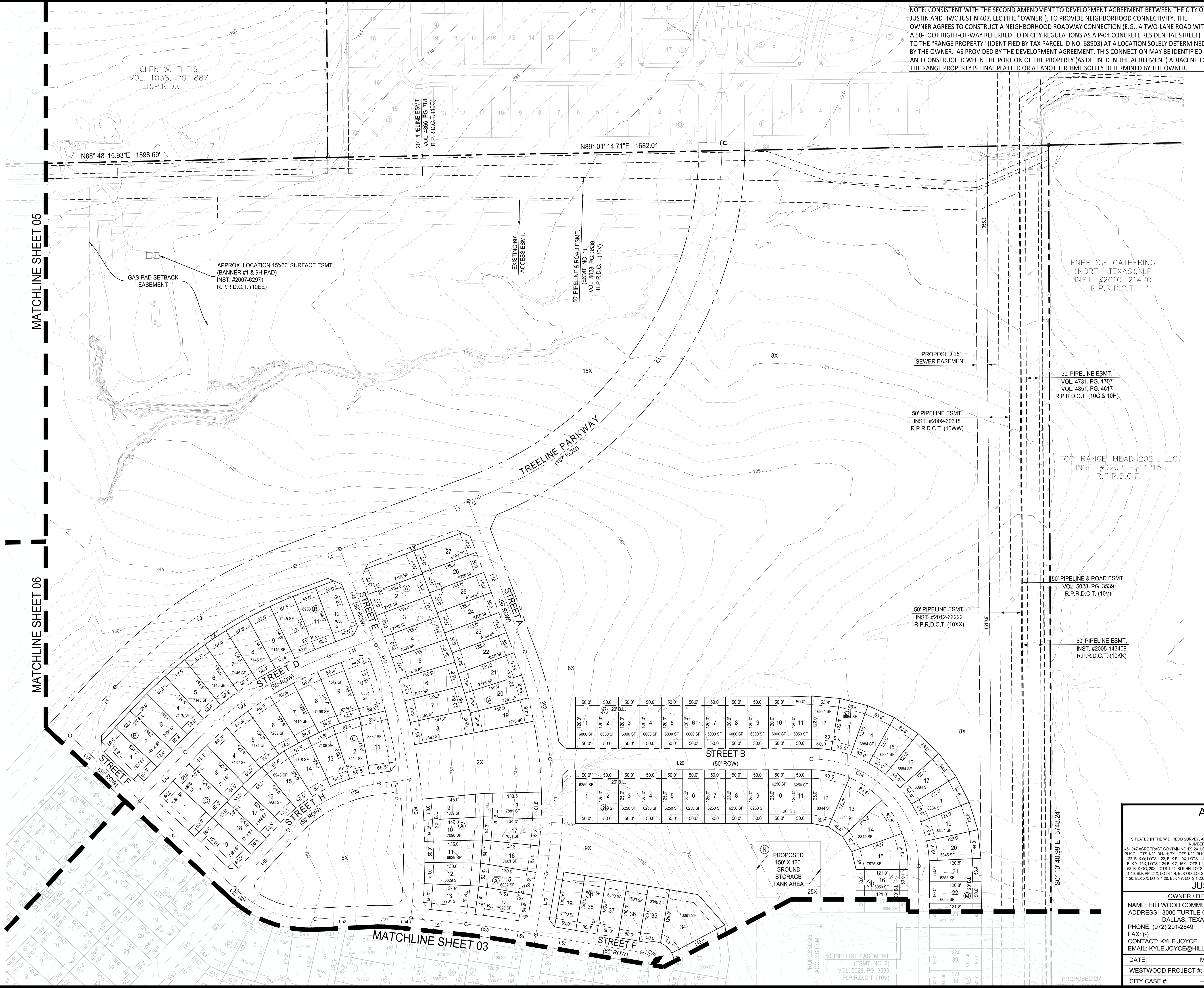
A PRELIMINARY PLAT FOR
TREELINE PHASE 2

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.B. GEEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
451.047 ACRE TRACT CONTAINING 1X, 2X, LOTS 1-27, BLK A-3X, LOTS 1-12, BLK B, LOTS 1-18, BLK C-4X, LOTS 1-20, BLK D, LOTS 1-30, BLK E, LOTS 1-18, BLK F, LOTS 1-22, BLK G, LOTS 1-29, BLK H, 7X, LOTS 1-30, BLK I, LOTS 1-15, BLK J, LOTS 1-22, BLK K, LOTS 1-30, BLK L, LOTS 1-14, BLK M, LOTS 1-18, BLK N, LOTS 1-18, BLK O, LOTS 1-20, BLK P, LOTS 1-22, BLK Q, LOTS 1-22, BLK R, 10X, LOTS 1-17, BLK S, 11X, LOTS 1-18, BLK T, 12X, LOTS 1-17, BLK U, 13X, LOTS 1-15, BLK V, LOTS 1-15, BLK W, LOTS 1-18, BLK X, LOTS 1-21, BLK Y, 10X, LOTS 1-24, BLK Z, 16X, LOTS 1-11, BLK AA, LOTS 1-30, BLK BB, LOTS 1-26, BLK CC, LOTS 1-21, BLK DD, LOTS 1-18, BLK EE, 18X, LOTS 1-18, BLK FF, 19X, LOTS 1-43, BLK GG, 20X, LOTS 1-24, BLK HH, LOTS 1-18, BLK II, LOTS 1-13, BLK JJ, LOTS 1-13, BLK KK, LOTS 1-26, BLK LL, 22X, LOTS 1-26, BLK MM, 23X, LOTS 1-44, BLK NN, LOTS 1-18, BLK OO, LOTS 1-10, BLK PP, 24X, LOTS 1-4, BLK QQ, LOTS 1-17, BLK RR, LOTS 1-16, BLK SS, LOTS 2-16, BLK TT, 25X, LOTS 2-16, BLK UU, LOTS 1-21, BLK VV, LOTS 1-17, BLK WW, LOTS 1-18, BLK XX, LOTS 1-20, BLK YY, LOTS 1-20, BLK ZZ, LOTS 1-11, BLK AAA, LOTS 1-23, BLK BBB, 5X, 6X, 14X, 17X, 21X FOR A TOTAL OF 1173 LOTS AND 25 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD		Phone (469) 213-1800 1110 Frisco Parkway, Suite 400	
DALLAS, TEXAS 75219		Fax (469) 937-0150 Frisco, TX 75033	
PHONE: (972) 201-2849		westwoodjps.com	
FAX: (-)		Westwood Professional Services, Inc.	
CONTACT: KYLE JOYCE		TSPS FIRM REGISTRATION NO. 10074801	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		DATE: MAY 2024	
DESIGNED: CEM		DRAWN: MCM	
WESTWOOD PROJECT #: 0050990		REVIEWER: TRS	
CITY CASE #:		SHEET 02 OF 27	

NOTE: CONSISTENT WITH THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JUSTIN AND HWC JUSTIN 407, LLC (THE "OWNER"), TO PROVIDE NEIGHBORHOOD CONNECTIVITY, THE OWNER AGREES TO CONSTRUCT A NEIGHBORHOOD ROADWAY CONNECTION (E.G., A TWO-LANE ROAD WITH A 50-FOOT RIGHT-OF-WAY REFERRED TO IN CITY REGULATIONS AS A P-04 CONCRETE RESIDENTIAL STREET) TO THE "RANGE PROPERTY" (IDENTIFIED BY TAX PARCEL ID NO. 68903) AT A LOCATION SOLELY DETERMINED BY THE OWNER. AS PROVIDED BY THE DEVELOPMENT AGREEMENT, THIS CONNECTION MAY BE IDENTIFIED AND CONSTRUCTED WHEN THE PORTION OF THE PROPERTY (AS DEFINED IN THE AGREEMENT) ADJACENT TO THE RANGE PROPERTY IS FINAL PLATTED OR AT ANOTHER TIME SOLELY DETERMINED BY THE OWNER.



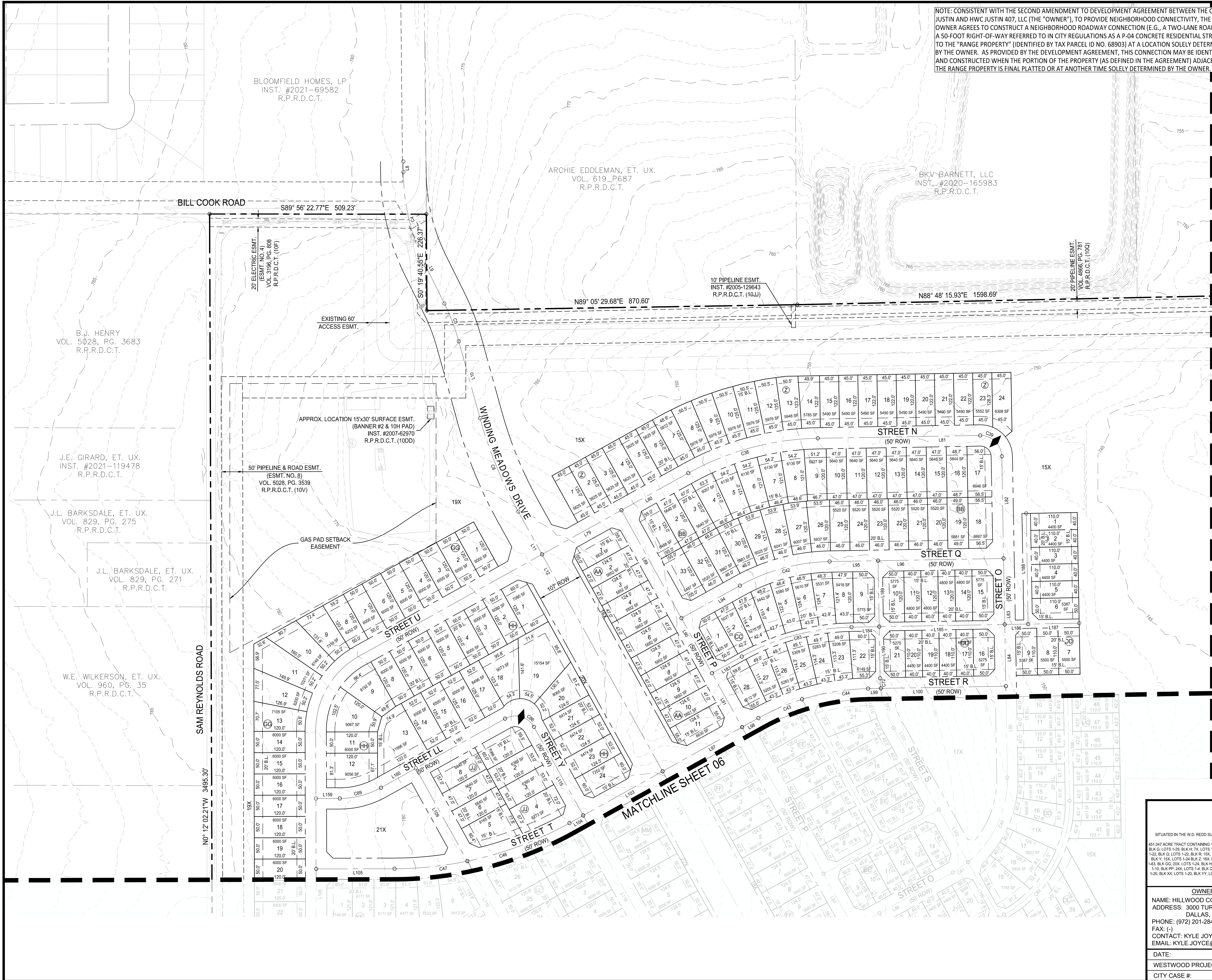
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F.M. 407

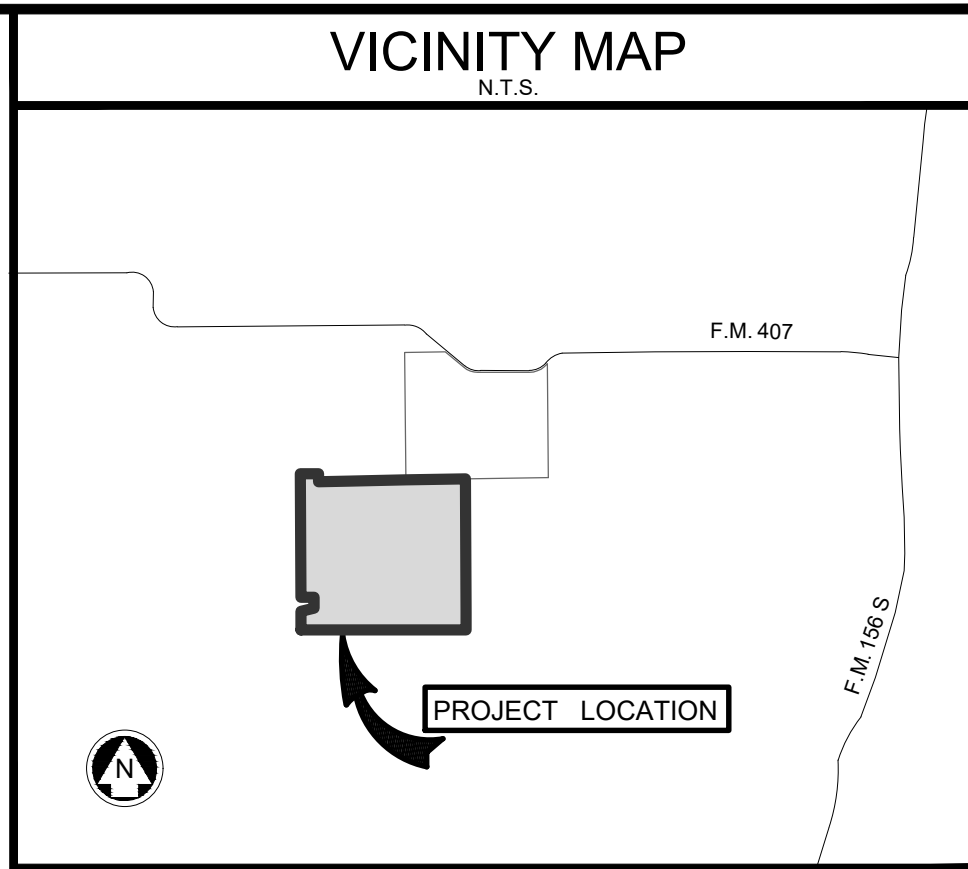
DATE: MAY 2024	DESIGNED: CEM	03 OF 2
WESTWOOD PROJECT #: 0050990	DRAWN: MCM	
CITY CASE #: ---	REVIEWER: TRS	

Page 13 of 13

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NOTE: CONSISTENT WITH THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JUSTIN AND HWC JUSTIN 407, LLC (THE "OWNER"), TO PROVIDE NEIGHBORHOOD CONNECTIVITY, THE OWNER AGREES TO CONSTRUCT A NEIGHBORHOOD ROADWAY CONNECTION (E.G., A TWO-LANE ROAD WITH A 50-FOOT RIGHT-OF-WAY REFERRED TO IN CITY REGULATIONS AS A P-04 CONCRETE RESIDENTIAL STREET) TO THE "RANGE PROPERTY" (IDENTIFIED BY TAX PARCEL ID NO. 68903) AT A LOCATION SOLELY DETERMINED BY THE OWNER. AS PROVIDED BY THE DEVELOPMENT AGREEMENT, THIS CONNECTION MAY BE IDENTIFIED AND CONSTRUCTED WHEN THE PORTION OF THE PROPERTY (AS DEFINED IN THE AGREEMENT) ADJACENT TO THE RANGE PROPERTY IS FINAL PLATTED OR AT ANOTHER TIME SOLELY DETERMINED BY THE OWNER.



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

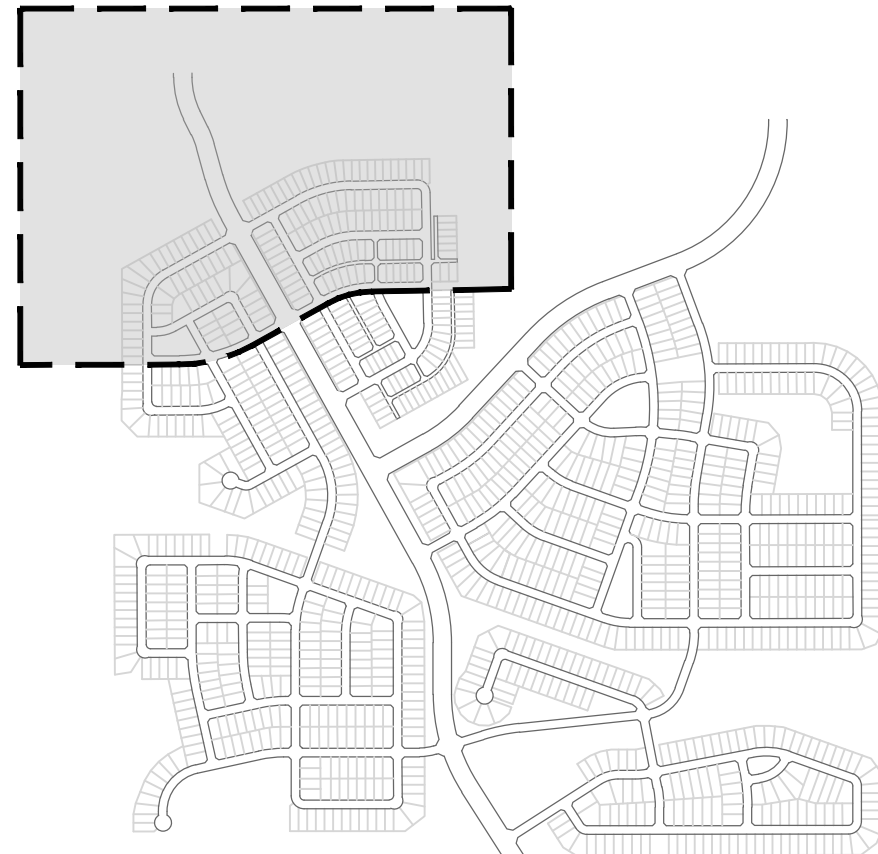
LEGEND

---	PHASE LINE
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---	EXISTING MINOR CONTOURS
---	PROPOSED UTILITY EASEMENT
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---	WATERS OF THE US

NOTES:

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REAR ENTRY	
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TOTAL	1173



KEY MAP
N.T.S.

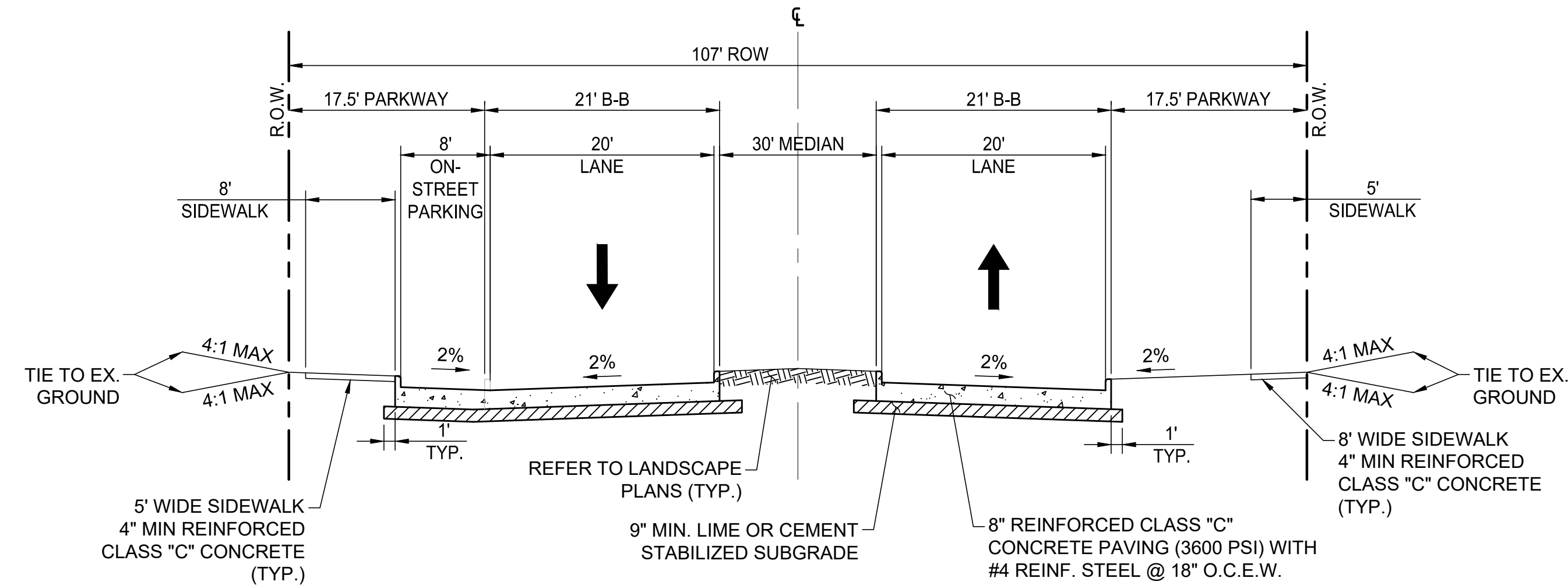
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451.047 ACRE TRACT CONTAINING 15, 24 LOTS 1-17, BLK A-1, 3X; LOTS 1-12, BLK B; LOTS 1-18, BLK C-1; LOTS 1-20, BLK D; LOTS 1-30, BLK E; LOTS 1-18, BLK F; LOTS 1-22, BLK G; LOTS 1-29, BLK H; 7X; LOTS 1-30, BLK J; LOTS 1-15, BLK K; LOTS 1-22, BLK L; LOTS 1-20, BLK M; LOTS 1-30, BLK N; LOTS 1-14, BLK O; LOTS 1-20, BLK P; LOTS 1-22, BLK Q; LOTS 1-22, BLK R; 10X; LOTS 1-17, BLK S; 11X; LOTS 1-18, BLK T; 12X; LOTS 1-17, BLK U; 13X; LOTS 1-15, BLK V; LOTS 1-15, BLK W; LOTS 1-18, BLK X; LOTS 1-21, BLK Y; 10X; LOTS 1-24, BLK Z; 16X; LOTS 1-11, BLK AA; LOTS 1-10, BLK BB; LOTS 1-26, BLK CC; LOTS 1-21, BLK DD; 18X; LOTS 1-10, BLK EE; 19X; LOTS 1-43, BLK GG; 20X; LOTS 1-24, BLK HH; LOTS 1-18, BLK JJ; LOTS 1-13, BLK KK; LOTS 1-26, BLK LL; 22X; LOTS 1-26, BLK MM; 23X; LOTS 1-44, BLK NN; LOTS 1-18, BLK OO; LOTS 1-10, BLK PP; 24X; LOTS 1-4, BLK QQ; LOTS 1-17, BLK RR; LOTS 1-16, BLK SS; LOTS 1-16, BLK TT; 25X; LOTS 1-16, BLK UU; LOTS 1-21, BLK VV; LOTS 1-17, BLK WW; LOTS 1-20, BLK XX; LOTS 1-20, BLK YY; LOTS 1-20, BLK ZZ; LOTS 1-11, BLK AAA; LOTS 1-23, BLK BBB; 5X, 6X, 14X, 17X, 21X FOR A TOTAL OF 1173 LOTS AND 25 COMMON LOTS.

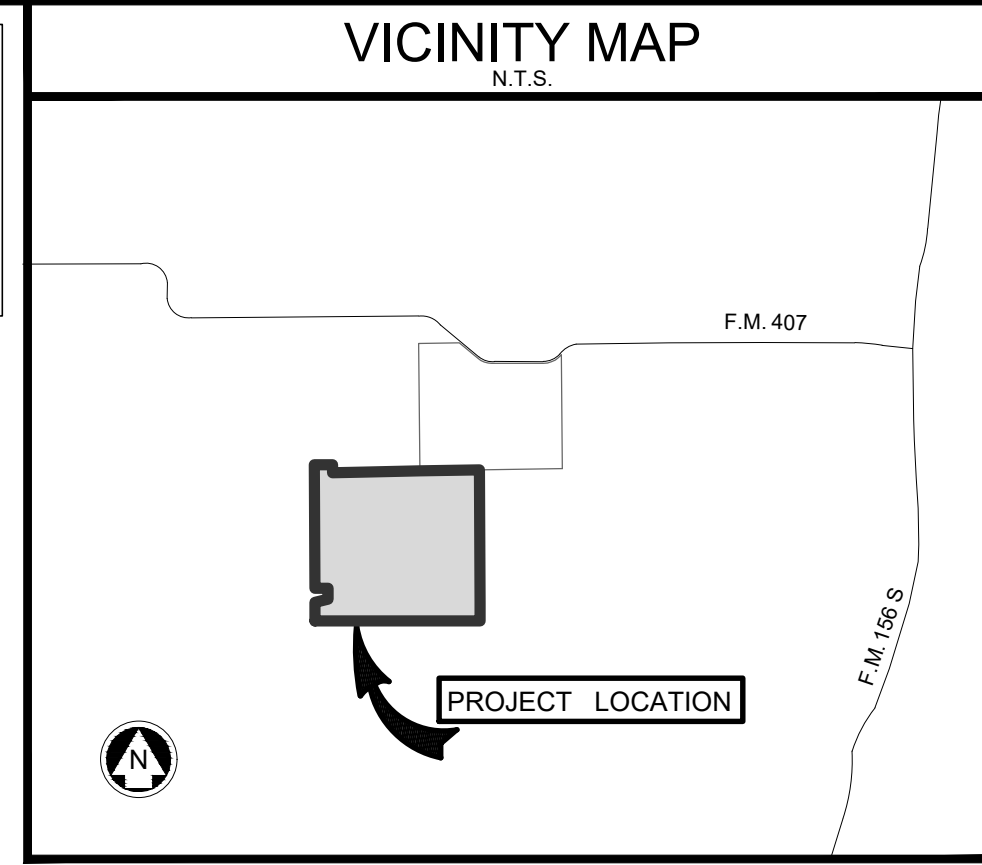
JUSTIN ET. J, DENTON COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD		Phone (480) 213-1800 1110 Frisco Parkway, Suite 400	
DALLAS, TEXAS 75219		Frisco, TX 75033	
PHONE: (972) 201-2849		TollFree (888) 937-8150 westwoodsps.com	
FAX: (-)		Westwood Professional Services, Inc.	
CONTACT: KYLE JOYCE		TSPS FIRM REGISTRATION NO. P-11556	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		TSPS FIRM REGISTRATION NO. 10074801	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	05 OF 27
CITY CASE #:	---	REVIEWER: TRS	

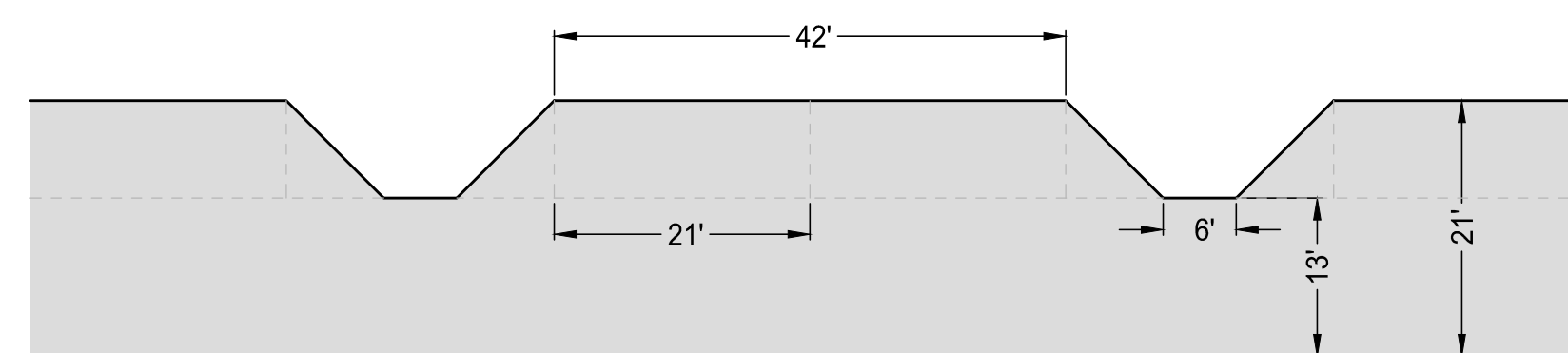
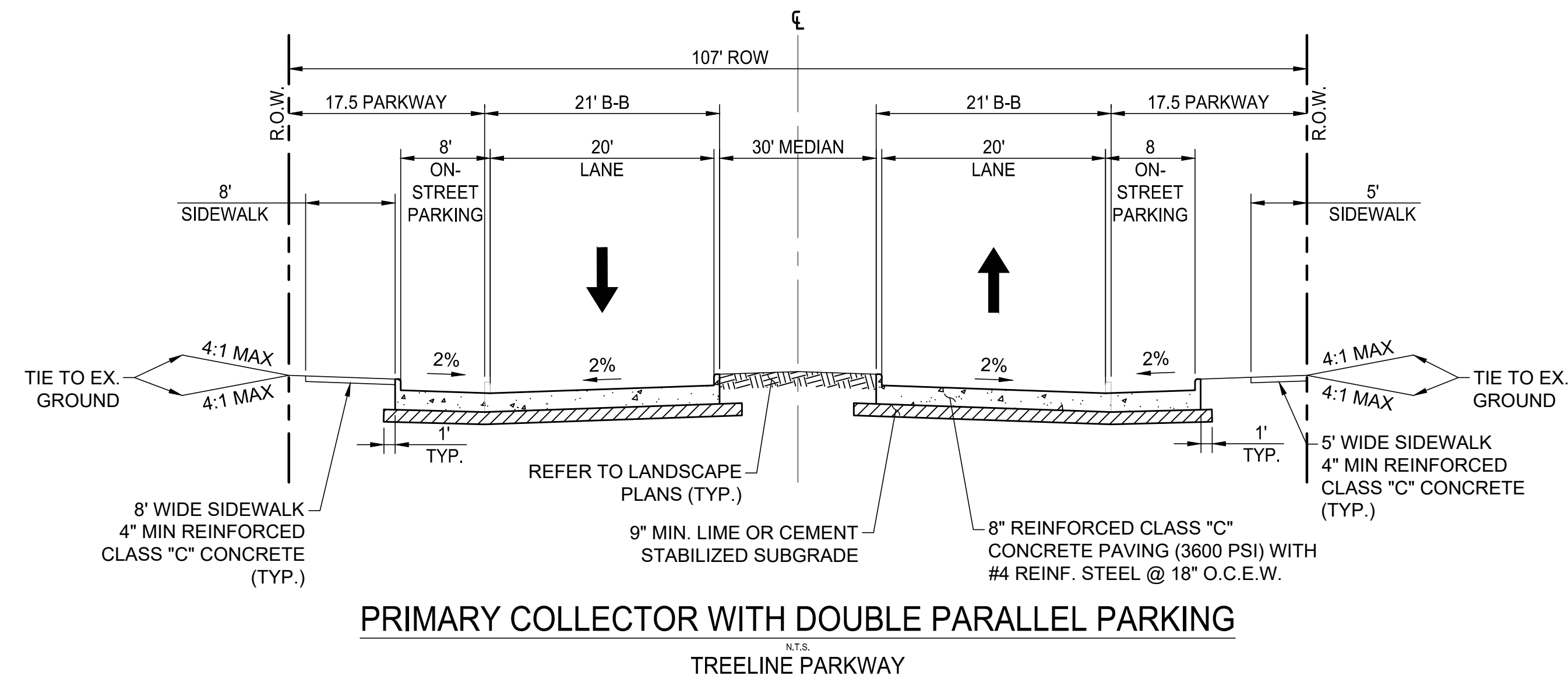
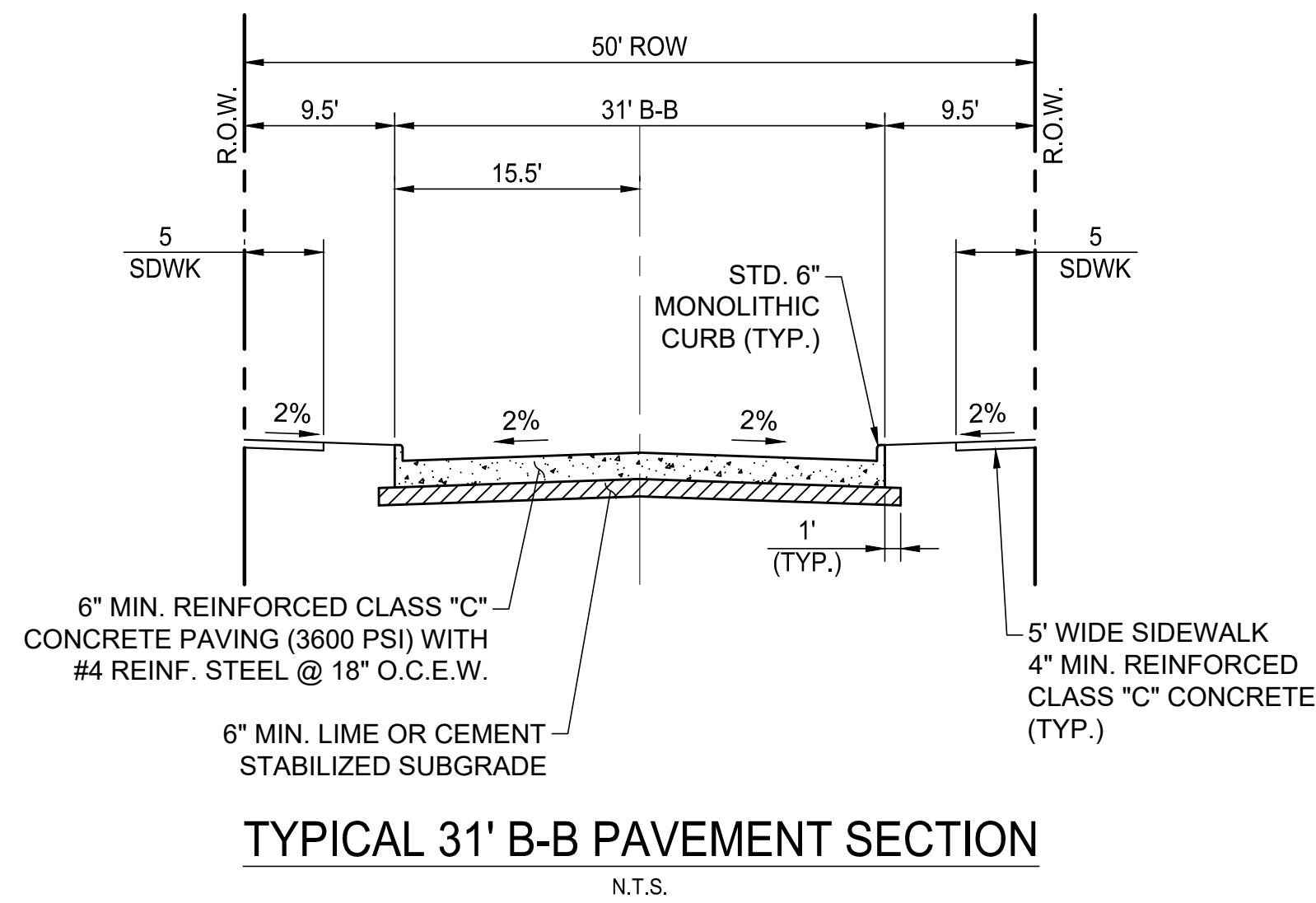




NOTE: CONSISTENT WITH THE SECOND AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF JUSTIN AND HWC JUSTIN 407, LLC (THE "OWNER"), TO PROVIDE NEIGHBORHOOD CONNECTIVITY, THE OWNER AGREES TO CONSTRUCT A NEIGHBORHOOD ROADWAY CONNECTION (E.G., A TWO-LANE ROAD WITH A 50-FOOT RIGHT-OF-WAY REFERRED TO IN CITY REGULATIONS AS A P-04 CONCRETE RESIDENTIAL STREET) TO THE "RANGE PROPERTY" (IDENTIFIED BY TAX PARCEL ID NO. 68903) AT A LOCATION SOLELY DETERMINED BY THE OWNER. AS PROVIDED BY THE DEVELOPMENT AGREEMENT, THIS CONNECTION MAY BE IDENTIFIED AND CONSTRUCTED WHEN THE PORTION OF THE PROPERTY (AS DEFINED IN THE AGREEMENT) ADJACENT TO THE RANGE PROPERTY IS FINAL PLATTED OR AT ANOTHER TIME SOLELY DETERMINED BY THE OWNER.



THIRD SUBMITTAL



TREELINE PHASE 2

[illegible]

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

PLANNER / ENGINEER / SURVEYOR

Westwood

Phone	(469) 213-1800	1110 Frisco Parkway, Suite 400
Toll Free	(888) 937-5150	Frisco, TX 75093
		www.westwoodps.com

Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. F-254
TSPS FIRM REGISTRATION NO. 10074301

DATE:	MAY 2024
WESTWOOD PROJECT #:	0050990
CITY CASE #:	---

DESIGNED: CEM	SHEET 08 OF 2
DRAWN: MCM	
REVIEWER: TRS	

Page 17 of 4

Drawing: G:\010050990\0013_Design\32_Entitlements\322_Preliminary\Plot0050990-C-SECTIONS
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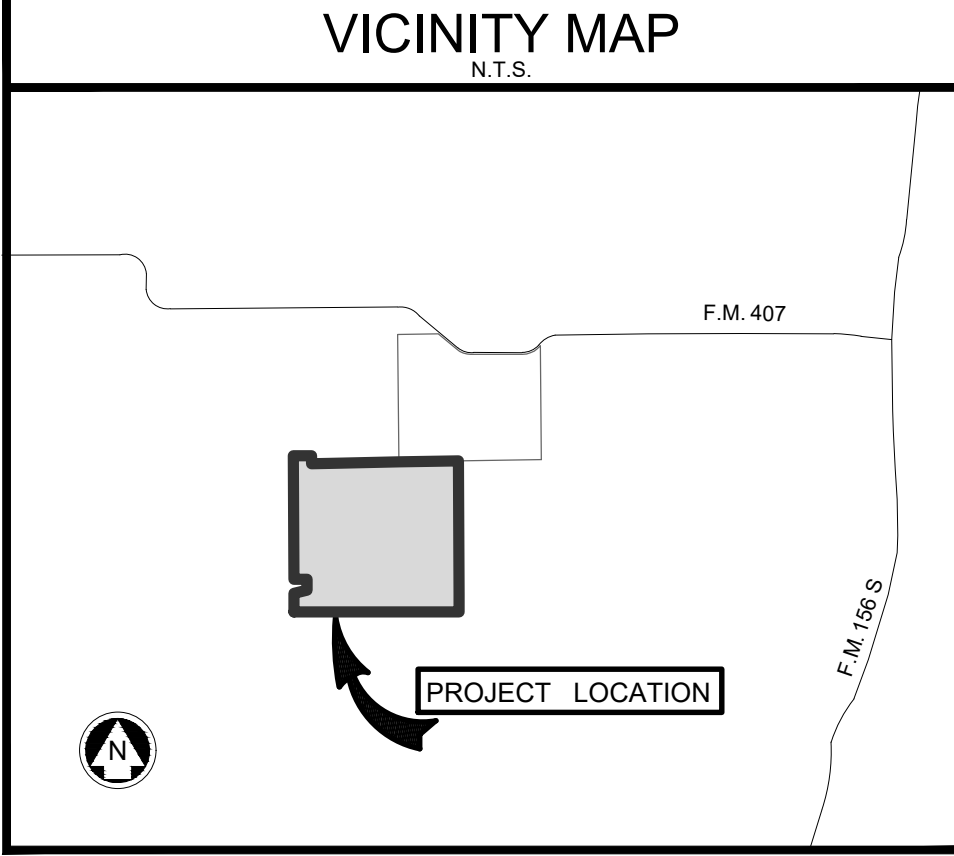
COLLECTOR LINE TABLE		
LINE	LENGTH	BEARING
L1	2.90'	S00° 24' 09"E
L2	25.00'	S69° 26' 10"W
L3	320.00'	S69° 26' 10"W
L4	111.38'	S69° 26' 10"W
L5	154.57'	S42° 49' 01"W
L6	420.23'	S42° 49' 01"W
L7	362.38'	S60° 55' 39"W
L8	25.00'	S00° 19' 41"E
L9	100.00'	S26° 20' 48"E

COLLECTOR LINE TABLE		
LINE	LENGTH	BEARING
L10	187.37'	S15° 27' 18"E
L11	115.02'	S29° 04' 21"E
L12	583.00'	S29° 04' 21"E
L13	538.93'	S29° 04' 21"E
L14	466.57'	S29° 04' 21"E
L15	548.50'	S29° 04' 21"E
L16	23.49'	S29° 04' 21"E
L17	299.95'	S00° 03' 55"E
L18	477.79'	S32° 34' 29"E

COLLECTOR CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	069° 50' 19"	875.00'	610.85'	1066.55'	1001.74'	S34° 31' 00"W
C2	026° 37' 09"	1100.00'	260.22'	511.05'	506.47'	S56° 07' 35"W
C3	018° 06' 38"	900.00'	143.44'	284.48'	283.30'	S51° 52' 20"W
C4	026° 01' 07"	500.00'	115.52'	227.06'	225.11'	S13° 20' 14"E
C5	010° 53' 30"	500.00'	47.67'	95.05'	94.90'	S20° 54' 03"E
C6	013° 37' 02"	1000.00'	119.40'	237.67'	237.11'	S22° 15' 50"E
C7	029° 00' 25"	1000.00'	258.68'	506.27'	500.88'	S14° 34' 08"E
C8	017° 08' 50"	1000.00'	150.77'	299.28'	298.16'	S08° 38' 21"E
C9	015° 21' 43"	1000.00'	134.87'	268.12'	267.32'	S24° 53' 37"E

ALLEY LINE TABLE		
LINE	LENGTH	BEARING
L183	80.15'	N60° 55' 39"E
L184	65.08'	N88° 59' 59"E
L185	295.00'	N88° 59' 59"E
L186	55.00'	N88° 59' 59"E
L187	120.00'	N88° 59' 59"E
L188	260.00'	N01° 00' 01"W
L189	155.00'	S01° 00' 01"E
L190	121.09'	S01° 00' 01"E
L191	382.59'	S29° 04' 21"E
L192	155.00'	N60° 55' 39"E
L193	155.00'	N60° 55' 39"E
L194	145.00'	S29° 04' 21"E
L195	120.00'	S29° 04' 21"E
L196	240.00'	N60° 55' 39"E
L197	13.81'	N60° 55' 39"E
L198	246.74'	N01° 00' 01"W
L199	148.76'	S29° 04' 21"E

ALLEY CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C83	028° 04' 20"	550.00'	137.50'	269.47'	266.79'	N74° 57' 49"E
C84	061° 55' 40"	300.00'	180.00'	324.25'	308.70'	N29° 57' 49"E



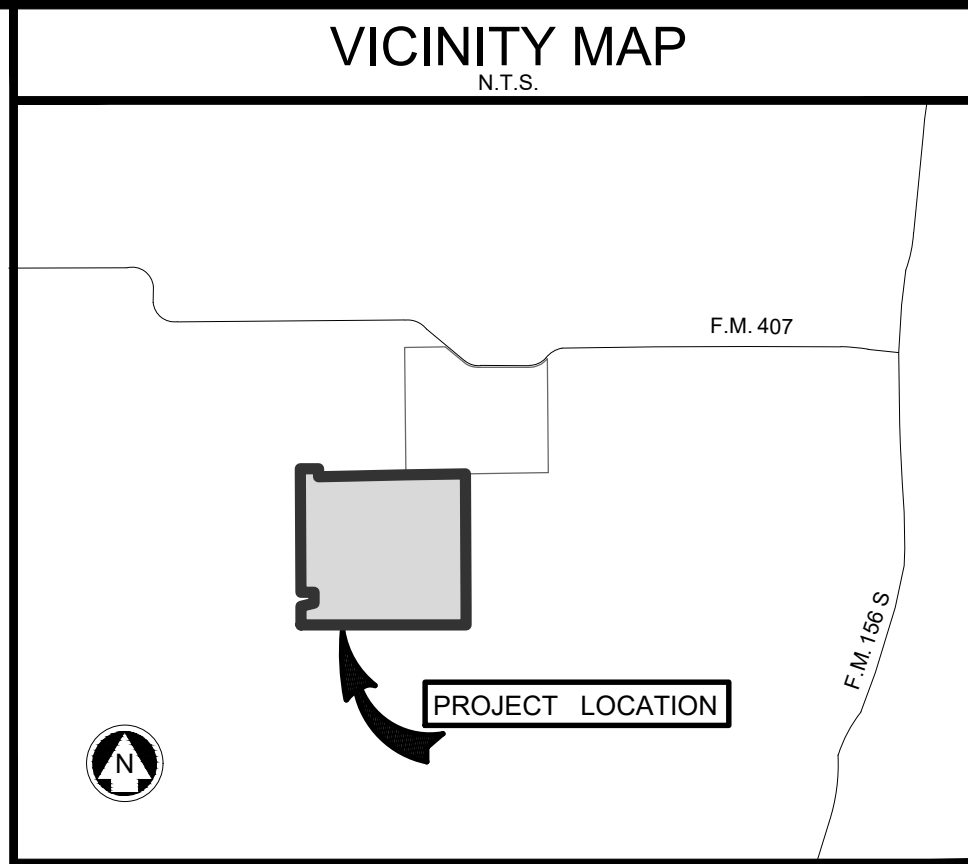
STREET LINE TABLE		
LINE	LENGTH	BEARING
L19	375.02'	S20° 33' 50"E
L20	144.20'	S09° 36' 15"W
L21	226.07'	S09° 36' 15"W
L22	74.57'	S00° 02' 38"E
L23	600.00'	S00° 02' 39"E
L24	58.36'	S00° 02' 28"E
L25	165.51'	S19° 36' 15"W
L26	20.08'	S84° 02' 38"W
L27	723.15'	S84° 02' 38"W
L28	196.89'	S72° 47' 14"W
L29	609.60'	N89° 57' 22"E
L30	624.12'	S00° 02' 38"E
L31	300.00'	S00° 02' 38"E
L32	300.00'	S00° 02' 38"E
L33	648.00'	S89° 57' 22"W
L34	297.00'	S89° 57' 22"W
L35	328.00'	S89° 57' 22"W
L36	48.32'	S89° 57' 22"W
L37	68.17'	N70° 23' 45"W
L38	590.67'	N70° 23' 45"W
L39	155.00'	N29° 04' 21"W
L40	275.00'	N29° 04' 21"W
L41	89.50'	N60° 55' 39"E
L42	455.86'	N42° 49' 01"E
L43	154.57'	N42° 49' 01"E
L44	111.38'	N69° 26' 10"E
L45	223.50'	S20° 33' 50"E
L46	118.46'	S19° 36' 15"W
L47	175.00'	S19° 36' 15"W
L48	155.00'	S19° 36' 15"W
L49	330.00'	S19° 36' 15"W
L50	223.50'	S47° 10' 59"E
L51	300.00'	S47° 10' 59"E
L52	8.28'	S47° 10' 59"E
L53	127.36'	N87° 11' 51"E
L54	27.14'	S84° 01' 20"E
L55	129.89'	S84° 01' 20"E
L56	69.28'	S80° 23' 45"E
L57	250.00'	S80° 23' 45"E
L58	177.10'	S09° 36' 15"W
L59	40.05'	S00° 02' 38"E
L60	300.00'	S00° 02' 38"E

STREET LINE TABLE		
LINE	LENGTH	BEARING
L61	300.00'	S00° 02' 38"E
L62	258.50'	N60° 55' 39"E
L63	114.86'	N60° 55' 39"E
L64	240.50'	N42° 49' 01"E
L65	347.58'	N42° 49' 01"E
L66	183.79'	N42° 49' 01"E
L67	70.93'	N82° 42' 19"E
L68	73.30'	S47° 10' 59"E
L69	382.17'	S70° 23' 45"E
L70	71.72'	S70° 23' 45"E
L71	33.37'	N89° 57' 22"E
L72	297.00'	N89° 57' 22"E
L74	168.02'	S47° 10' 59"E
L75	424.57'	S70° 23' 45"E
L76	437.76'	S00° 02' 38"E
L77	53.89'	S70° 23' 45"E
L78	648.00'	N89° 57' 22"E
L79	213.50'	N60° 55' 39"E
L80	179.52'	N70° 23' 45"W
L81	381.46'	N88° 59' 59"E
L82	240.00'	S01° 00' 01"E
L83	155.00'	S01° 00' 01"E
L84	145.00'	S01° 00' 01"E
L85	214.74'	S01° 00' 01"E
L86	196.81'	S60° 55' 39"W
L87	70.00'	S60° 55' 39"W
L88	213.50'	S60° 55' 39"W
L89	290.00'	S29° 04' 21"E
L90	148.00'	S29° 04' 21"E
L91	145.00'	S29° 04' 21"E
L92	393.93'	S29° 04' 21"E
L93	145.00'	S29° 04' 21"E
L94	157.02'	N60° 55' 39"E
L95	113.96'	N88° 59' 59"E
L96	295.00'	N88° 59' 59"E
L97	213.50'	N60° 55' 39"E
L98	43.90'	N60° 55' 39"E
L99	29.98'	N88° 59' 59"E
L100	293.85'	N88° 59' 59"E
L101	219.11'	S29° 04' 21"E
L102	141.24'	S29° 04' 21"E
L103	213.50'	S60° 55' 39"W

STREET LINE TABLE		
LINE	LENGTH	BEARING
L104	37.04'	S60° 55' 39"W
L105	184.42'	S89° 51' 04"W
L106	242.00'	S00° 08' 56"E
L107	238.37'	N89° 51' 04"E
L108	39.10'	N60° 55' 39"E
L109	249.49'	S29° 04' 21"E
L110	282.00'	S29° 04' 21"E
L111	479.96'	S29° 04' 21"E
L112	290.00'	S60° 55' 39"W
L113	148.11'	S60° 55' 39"W
L114	78.84'	N70° 23' 45"W
L115	238.00'	S29° 04' 21"E
L116	723.44'	S29° 04' 21"E
L117	65.44'	S29° 04' 21"E
L118	384.85'	S19° 36' 15"W
L119	64.09'	S19° 36' 15"W
L120	412.01'	S00° 03' 55"E
L121	292.00'	S00° 03' 55"E
L122	592.00'	N89° 56' 05"E
L125	292.00'	N00° 03' 55"W
L126	447.71'	N00° 03' 55"W
L127	241.37'	N70° 23' 45"W
L128	292.00'	N70° 23' 45"W
L129	334.54'	N70° 23' 45"W
L130	188.44'	S89° 34' 32"W
L131	240.00'	S89° 58' 31"W
L132	435.12'	S00° 12' 02"E
L133	240.00'	N89° 47' 58"E
L134	333.26'	S00° 12' 02"E
L135	201.12'	S00° 12' 02"E
L136	169.26'	S12° 25' 38"E
L137	292.00'	S12° 25' 38"E
L138	295.00'	N89° 47' 58"E
L139	214.04'	N89° 47' 58"E
L140	40.75'	S84° 12' 51"E
L141	22.70'	S15° 32' 37"W
L142	227.43'	S00° 12' 02"E
L143	198.49'	S00° 12' 02"E
L144	119.95'	S12° 25' 38"E
L145	290.00'	N77° 34' 22"E
L146	49.25'	N77° 34' 22"E
L147	58.62'	N89° 56' 05"E

STREET LINE TABLE		
LINE	LENGTH	BEARING
L148	292.00'	N89° 56' 05"E
L149	300.00'	N89° 56' 05"E
L150	39.48'	S19° 36' 15"W
L151	387.40'	S00° 03' 55"E
L152	65.11'	S72° 47' 14"W
L153	152.29'	S89° 56' 05"W
L154	592.00'	S89° 56' 05"W
L155	32.42'	S89° 56' 05"W
L156	313.05'	S77° 34' 22"W
L157	124.09'	S77° 34' 22"W
L158	68.61'	S00° 08' 50"E
L159	56.09'	N89° 51' 04"E
L160	333.68'	N60° 55' 39"E
L161	333.68'	N60° 55' 39"E
L162	416.38'	N57° 25' 31"E
L163	238.94'	N57° 25' 31"E
L164	100.39'	N89° 56' 05"E
L165	46.03'	N79° 02' 38"E
L166	510.00'	N79° 02' 38"E
L167	70.14'	N79° 02' 38"E
L168	336.87'	S70° 23' 45"E
L170	584.16'	S89° 56' 05"W
L171	510.00'	S89° 56' 05"W
L172	419.45'	S89° 56' 05"W
L173	162.59'	N32° 34' 29"W
L174	130.74'	N00° 03' 55"W
L175	92.57'	N10° 57' 22"W
L176	80.21'	N82° 16' 15"E
L177	3.88'	N19° 36' 15"E
L178	130.74'	N00° 03' 55"W
L179	92.57'	N10° 57' 22"W
L180	349.99'	N10° 57' 22"W
L202	648.00'	N89° 57' 22"E
L203	309.98'	N89° 57' 22"E
L204	221.59'	N00° 03' 55"W
L205	134.67'	N19° 36' 15"E
L206	125.44'	N20° 54' 40"W
L207	250.45'	N00° 02' 38"W
L208	290.00'	S00° 03' 55"E
L209	290.00'	N00° 03' 55"W
L210	240.00'	N00° 03' 55"W
L211	492.00'	N89° 56' 05"E
L212	240.00'	S80° 03' 55"E

STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C10	014° 49' 12"	1000.00'	130.06'	258.66'	257.94'	S13° 09' 14"E
C11	015° 20' 53"	1000.00'	134.74'	267.87'	267.07'	S01° 55' 48"W
C12	009° 38' 53"	1000.00'	84.40'	168.39'	168.19'	S04° 46' 48"W
C13	019° 38' 42"	500.00'	86.57'	171.44'	170.60'	S09° 46' 54"W
C14	064° 26' 24"	225.00'	141.80'	253.05'	239.93'	S51° 49' 27"W
C15	011° 15' 24"	1100.00'	108.41'	216.11'	215.77'	S78° 24' 56"W
C16	090° 00' 00"	250.00'	250.00'	392.70'	353.55'	S45° 02' 38"E
C18	019° 38' 53"	400.00'	69.26'	137.17'	136.50'	N80° 13' 12"W
C19	041° 19' 24"	300.00'	113.13'	216.37'	211.71'	N49° 44' 03"W
C20	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N15° 55' 39"E
C21	018° 06' 38"	900.00'	143.44'	284.48'	283.30'	N51° 52' 20"E
C22	026° 37' 09"	876.50'	207.35'	407.22'	403.56'	N56° 07' 35"E
C23	013° 16' 09"	1400.00'	162.84'	324.23'	323.50'	S13° 55' 46"E
C24	013° 16' 21"	1400.00'	162.88'	324.31'	323.59'	S00° 39' 31"E
C25	013° 37' 35"	1400.00'	167.27'	332.95'	332.17'	S12° 47' 27"W
C26	045° 37' 10"	250.00'	105.14'	199.05'	193.84'	S69° 59' 34"E
C27	008° 46' 49"	450.00'	34.55'	68.96'	68.89'	S88° 24' 45"E
C28	003° 37' 35"	1500.00'	47.48'	94.94'	94.92'	S82° 12' 33"E
C29	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S35° 23' 45"E
C30	009° 38' 53"	900.00'	75.96'	151.55'	151.37'	S04° 46' 48"W
C31	012° 53' 52"	875.00'	98.90'	196.97'	196.55'	N54° 28' 43"E
C32	005° 12' 47"	875.00'	39.83'	79.61'	79.58'	N45° 25' 24"E
C33	039° 53' 18"	350.00'	127.00'	243.66'	238.77'	N62° 45' 40"E
C34	023° 12' 46"	350.00'	71.89'	141.80'	140.83'	S58° 47' 22"E
C35	019° 38' 53"	750.00'	129.87'	257.19'	255.93'	S80° 13' 12"E
C36	023° 12' 46"	350.00'	71.89'	141.80'	140.83'	S58° 47' 22"E
C37	070° 21' 07"	50.00'	35.24'	61.39'	57.61'	S35° 13' 12"E
C38	028° 04' 20"	650.00'	162.50'	318.47'	315.29'	N74° 57' 49"E
C39	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S46° 00' 01"E
C40	051° 58' 47"	250.00'	121.88'	226.80'	219.11'	S24° 59' 23"W
C41	009° 56' 53"	250.00'	21.76'	43.41'	43.35'	S55° 57' 13"W
C42	028° 04' 20"	450.00'	112.50'	220.48'	218.28'	N74° 57' 49"E
C43	011° 39' 15"	550.00'	56.13'	111.87'	111.68'	N66° 45' 17"E
C44	016° 25' 05"	550.00'	79.34'	157.60'	157.06'	N80° 47' 27"E
C45	022° 35' 01"	250.00'	49.92'	98.54'	97.90'	S17° 46' 50"E
C46	017° 18' 50"	850.00'	129.41'	256.86'	255.88'	S69° 35' 04"W
C47	011° 36' 35"	850.00'	86.41'	172.23'	171.94'	S84° 02' 47"W
C48	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 08' 56"E
C49	028° 55' 25"	350.00'	90.27'	176.68'	174.81'	N75° 23' 22"E



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

LEGEND

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

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



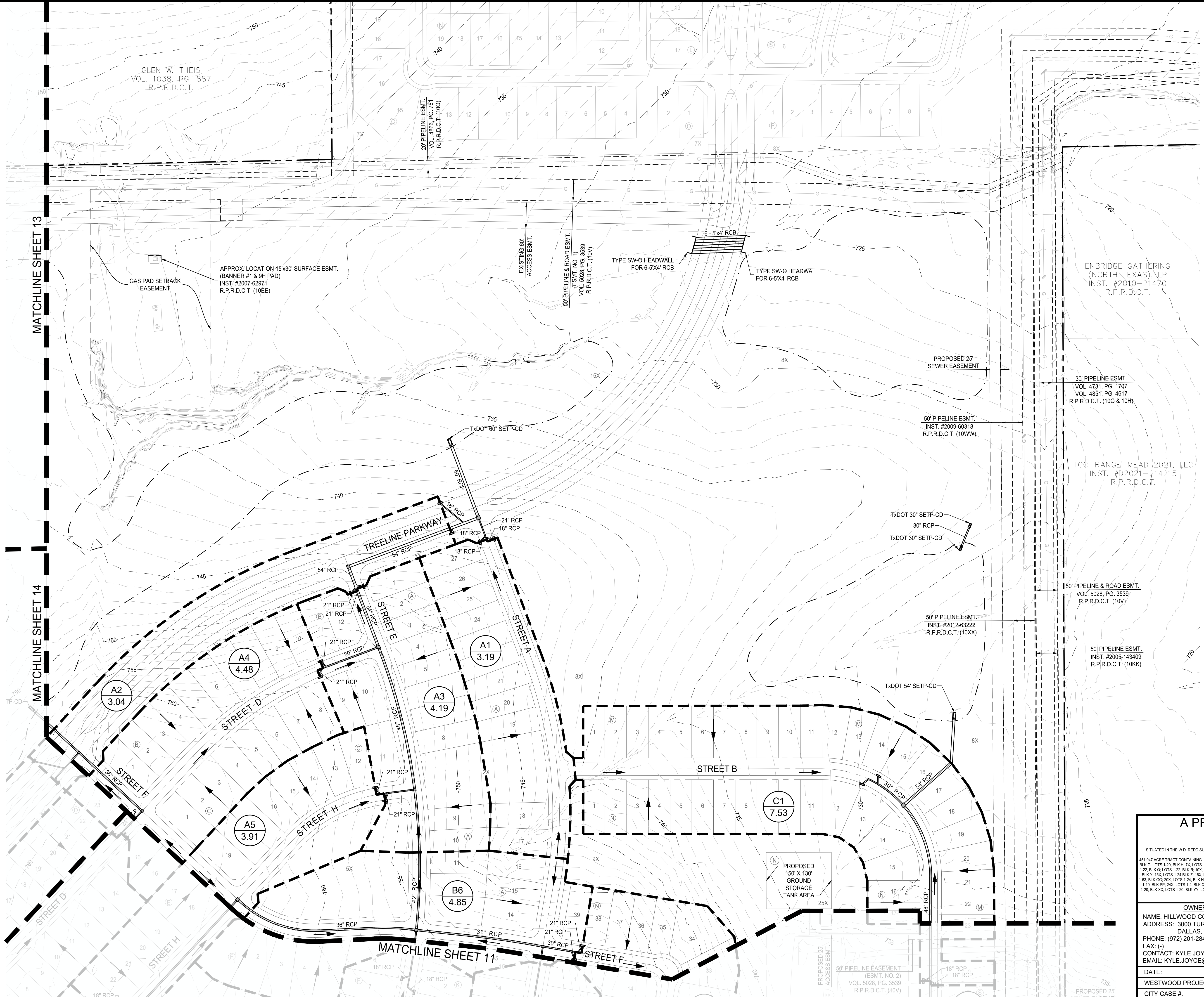
KEY MAP
N.T.S.

A PRELIMINARY DRAINAGE PLAN FOR
TREELINE PHASE 2

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.B. BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON COUNTY, TEXAS.
451.047 ACRE TRACT CONTAINING 1X, 2X, LOTS 1-12, BLK A, 3X, LOTS 1-12, BLK B, LOTS 1-12, BLK C, 4X, LOTS 1-20, BLK D, LOTS 1-30, BLK E, LOTS 1-18, BLK F, LOTS 1-22, BLK G, LOTS 1-28, BLK H, 7X, LOTS 1-30, BLK I, LOTS 1-15, BLK J, LOTS 1-22, BLK K, LOTS 1-22, BLK L, LOTS 1-30, BLK M, LOTS 1-30, BLK N, LOTS 1-14, BLK O, LOTS 1-20, BLK P, LOTS 1-22, BLK Q, LOTS 1-22, BLK R, LOTS 1-17, BLK S, LOTS 1-18, BLK T, LOTS 1-17, BLK U, LOTS 1-14, BLK V, LOTS 1-15, BLK W, LOTS 1-18, BLK X, LOTS 1-21, BLK Y, LOTS 1-24, BLK Z, 18X, LOTS 1-11, BLK AA, LOTS 1-10, BLK BB, LOTS 1-10, BLK CC, LOTS 1-10, BLK DD, LOTS 1-10, BLK EE, 18X, LOTS 1-10, BLK FF, 18X, LOTS 1-10, BLK GG, 20X, LOTS 1-10, BLK HH, LOTS 1-10, BLK II, LOTS 1-10, BLK JJ, LOTS 1-10, BLK KK, LOTS 1-10, BLK LL, 22X, LOTS 1-10, BLK MM, 23X, LOTS 1-10, BLK NN, LOTS 1-10, BLK OO, LOTS 1-10, BLK PP, 24X, LOTS 1-10, BLK QQ, LOTS 1-10, BLK RR, LOTS 1-10, BLK SS, LOTS 1-10, BLK TT, 25X, LOTS 1-10, BLK UU, LOTS 1-10, BLK VV, LOTS 1-10, BLK WW, LOTS 1-10, BLK XX, LOTS 1-20, BLK YY, LOTS 1-20, BLK ZZ, LOTS 1-11, BLK AAA, LOTS 1-23, BLK BBB, 5X, 14X, 17X, 21X FOR A TOTAL OF 1173 LOTS AND 25 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

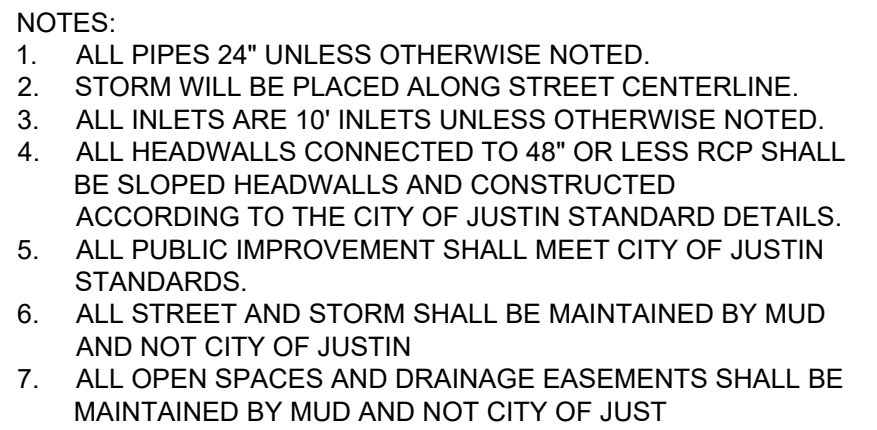
OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD		Phone (469) 213-1800 1110 Frisco Parkway, Suite 400	
DALLAS, TEXAS 75219		Faxline (848) 937-0150 Frisco, TX 75003	
PHONE: (972) 201-2849		westwoodsps.com	
FAX: (-)		Westwood Professional Services, Inc.	
CONTACT: KYLE JOYCE		TSPS FIRM REGISTRATION NO. 11010	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		TSPS FIRM REGISTRATION NO. 10074801	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	10 OF 27
CITY CASE #:	---	REVIEWER: TRS	



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Plot Date/Time: 5/1/2024 9:54 AM



LEGEND



SITUATED THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, T.W. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 418 AND THE CROESER SURVEY, ABSTRACT NUMBER 121, DENTON COUNTY, TEXAS.

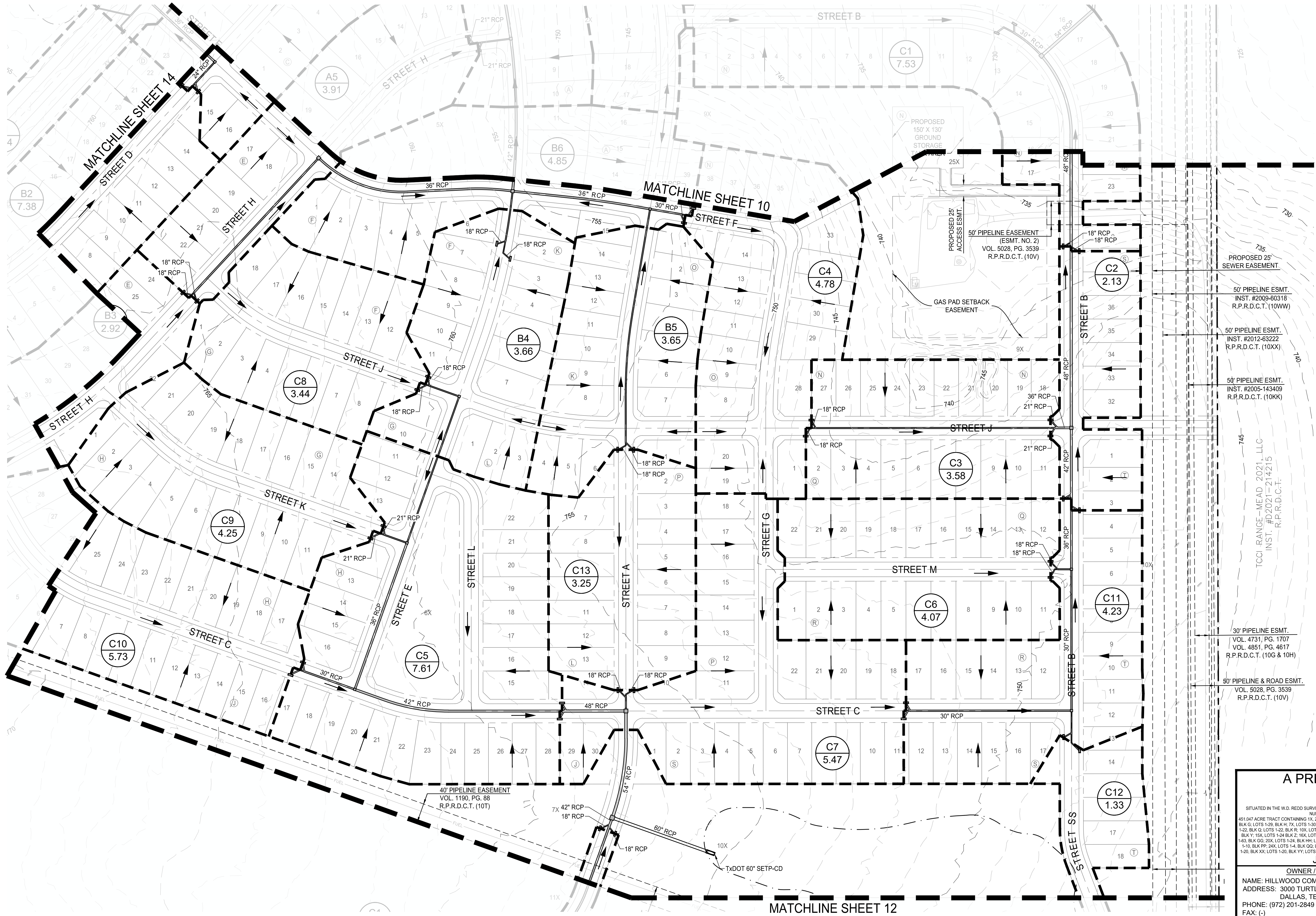
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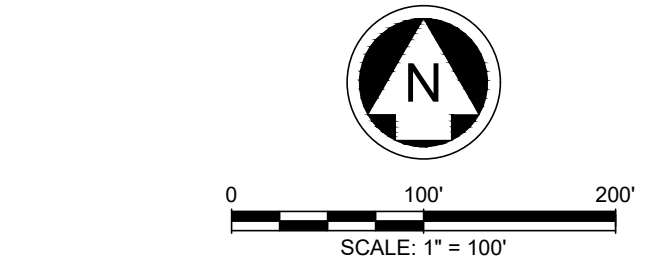
PLANNER / ENGINEER / SURVEYOR
Westwood

Vestwood Professional Services, Inc.
BPE FIRM REGISTRATION NO. F-11756
BPLS FIRM REGISTRATION NO. 10074301

DESIGNED: CEM	SHEET 11 OF 2
DRAWN: MCM	
REVIEWER: TRS	

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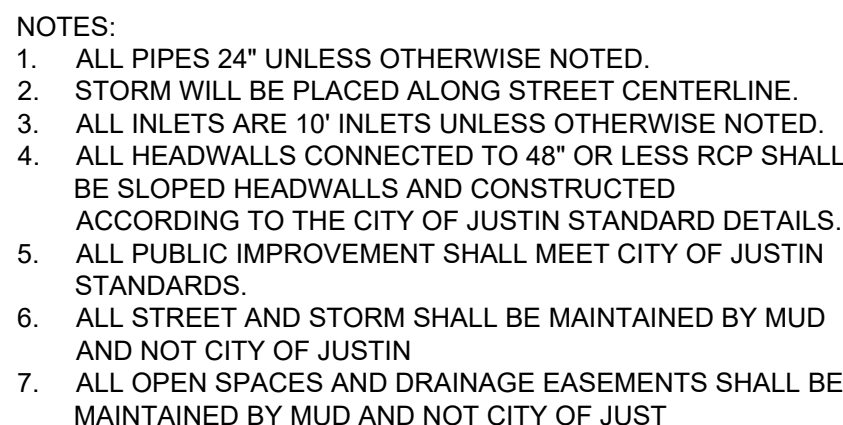
	PROPERTY BOUNDARY MAJOR CONTOUR MINOR CONTOUR 100' YR FLOODPLAIN WATERS OF THE US
	PROPOSED STORM CURB INLET
	DRAINAGE DIVIDE
	DRAINAGE FLOW DIRECTION
	DRAINAGE AREA NAME DRAINAGE AREA (ACRES)

1. ALL PIPES 24" UNLESS OTHERWISE NOTED.
2. STORM WILL BE PLACED ALONG STREET CENTERLINE.
3. ALL INLETS ARE 10" INLETS UNLESS OTHERWISE NOTED.
4. ALL HEADWALLS CONNECTED TO 48" OR LESS RCP SHALL BE SLOPED HEADWALLS AND CONSTRUCTED ACCORDING TO THE CITY OF JUSTIN STANDARD DETAILS.
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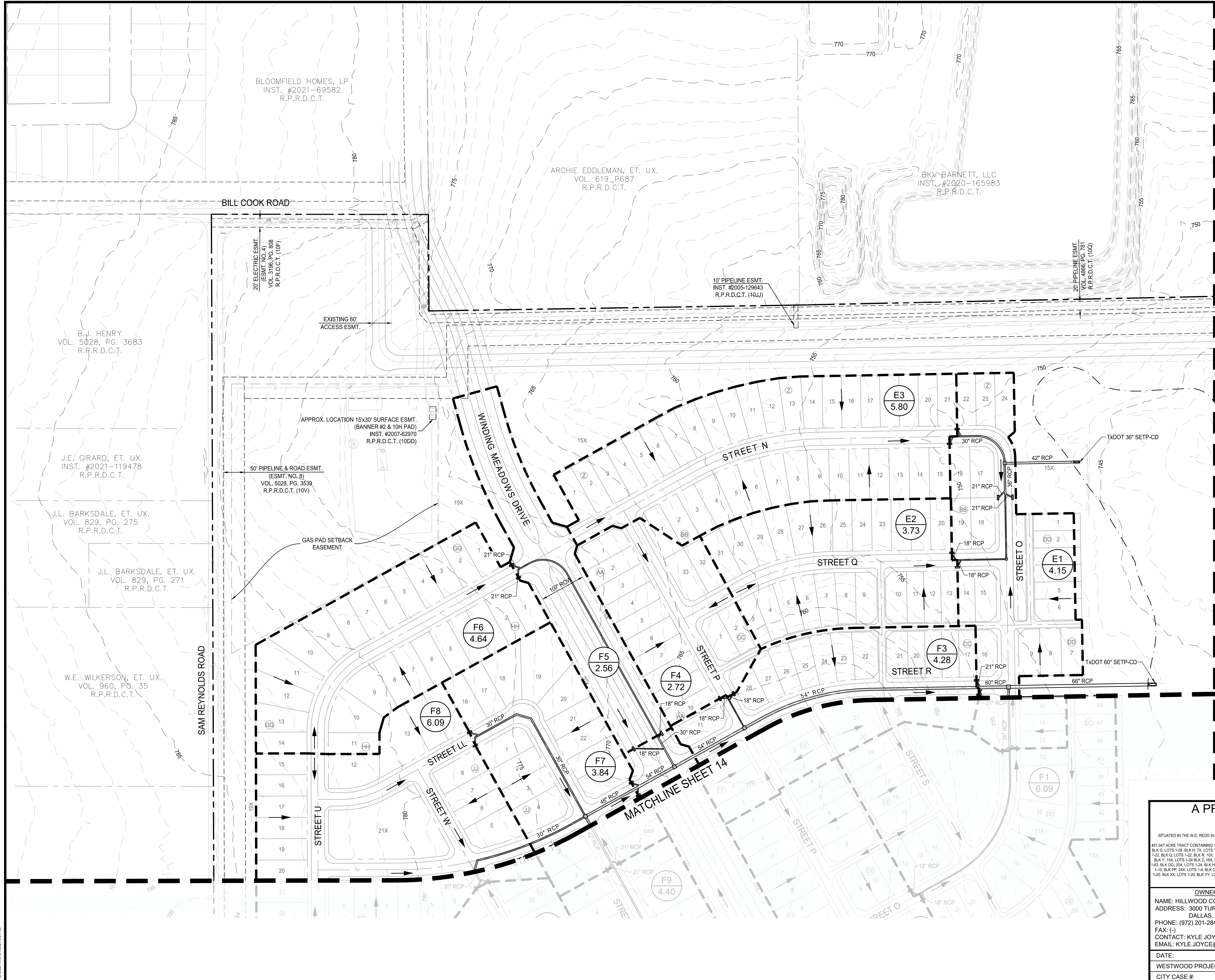


SITUATED IN THE W.D. REDD SURVEY, TRACTS NUMBER 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837,

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES			
ADDRESS: 3000 TURTLE CREEK BLVD DALLAS, TEXAS 75219			
PHONE: (972) 201-2849		Phone	(469) 213-1810
FAX: (-)		Toll Free	(888) 937-5150
CONTACT: KYLE JOYCE			1110 Frisco Parkway, Suite 400 Frisco, TX 75098
EMAIL: KYLE.JOYCE@HILLWOOD.COM			westwoodcs.com
		Westwood Professional Services, Inc. TIER FIRM REGISTRATION NO. F-17356 TIER 1 FIRM REGISTRATION NO. 10074001	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	12 OF 27
CITY CASE #:	---	REVIEWER: TRS	

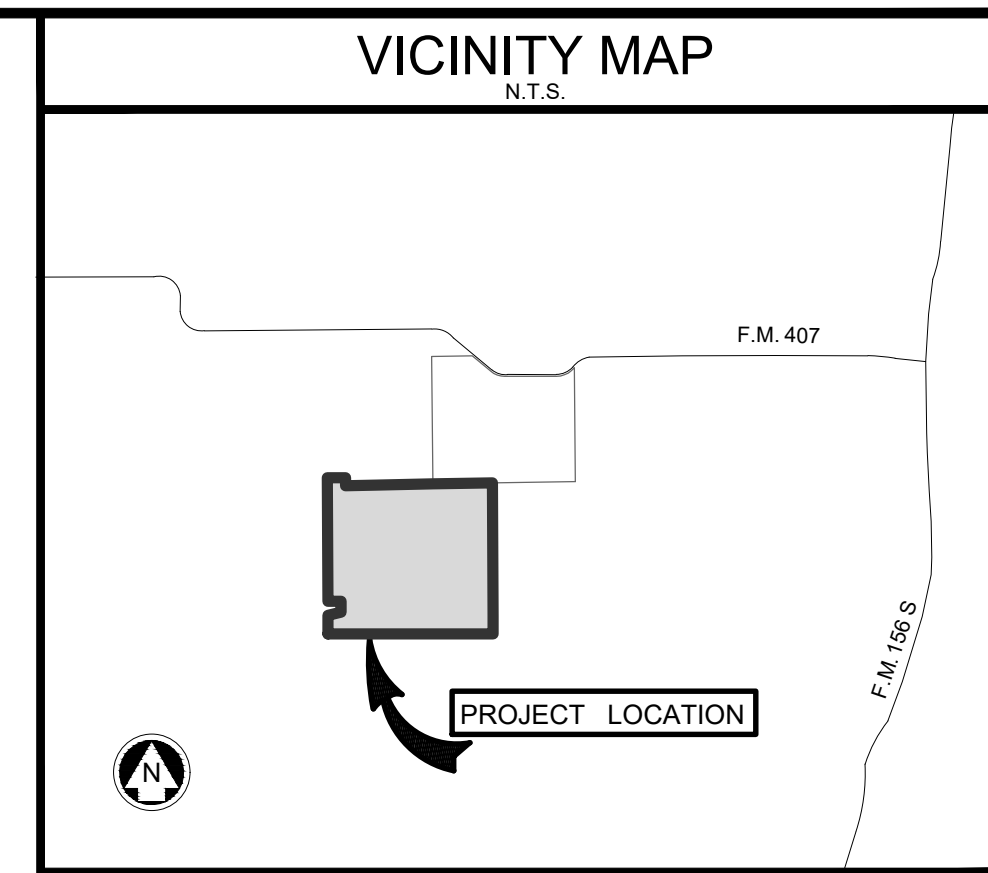
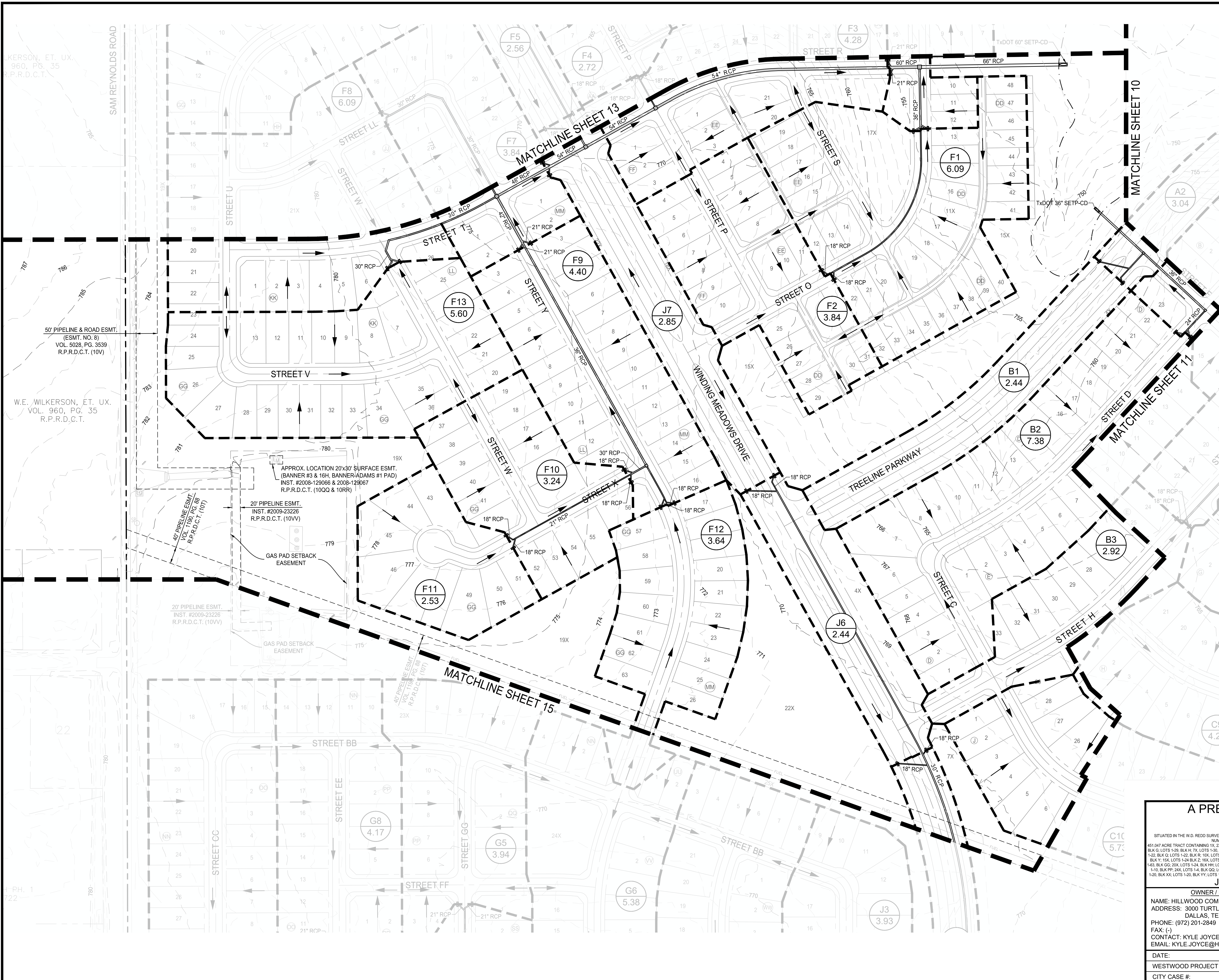
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OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES ADDRESS: 3000 TURTLE CREEK BLVD DALLAS, TEXAS 75219 PHONE: (972) 201-2849 FAX: (-) CONTACT: KYLE JOYCE EMAIL: KYLE.JOYCE@HILLWOOD.COM		 Phone (469) 213-1800 1110 Frisco Parkway, Suite 400 TollFree (888) 937-5150 Frisco, TX 75093 www.westwoodps.com Westwood Professional Services, Inc. TYPE/FIRM REGISTRATION NO. F-11756 EXPIRATION DATE 12/31/2013 TYPE/FIRM REGISTRATION NO. 10014301	
DATE:	MAY 2024	DESIGNED:	CEM
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CITY CASE #:	---	REVIEWER:	TRS
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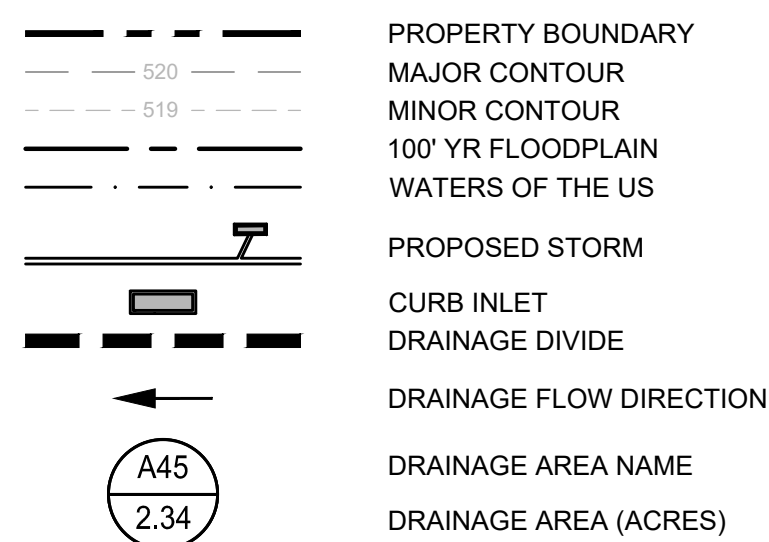


W.E. WILKERSON, ET. UX.
VOL. 960, PG. 35
R.P.R.D.C.T.

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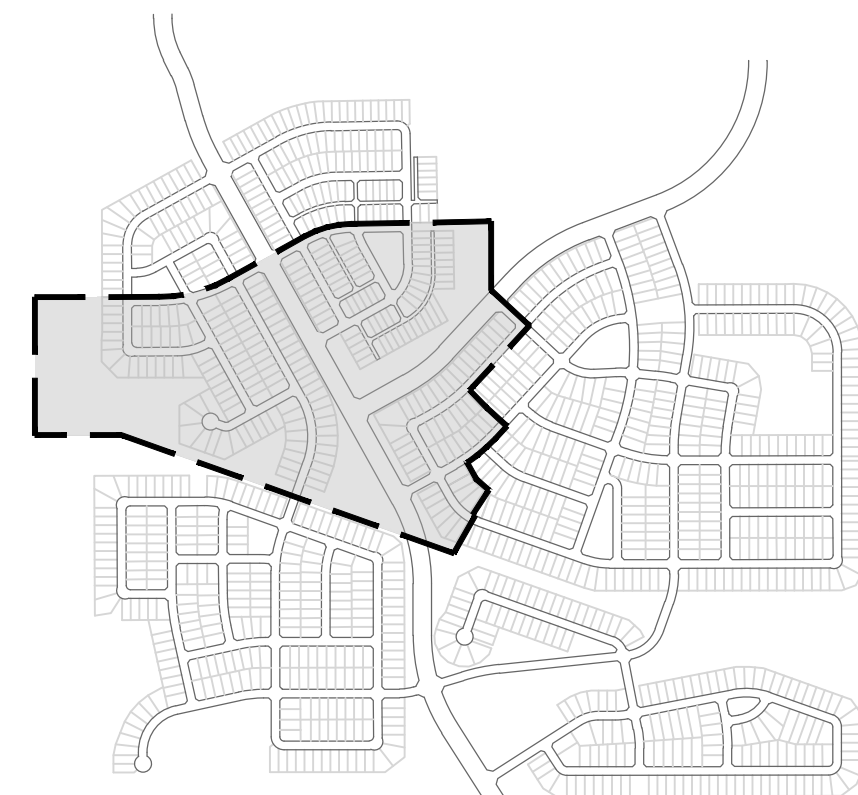


LEGEND



NOTES:

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



 **KEY MAP**
N.T.S.

A PRELIMINARY DRAINAGE PLAN FOR TREELINE PHASE 2

[illegible]

OWNER / DEVELOPER

NAME: HILLWOOD COMMUNITIES

ADDRESS: 3000 TURTLE

PHONE:

PHONE: (972) 201-2849
FAX: (-)

CONTACT: KYLE JOYCE

EMAIL: KYLE.JOYCE@HILLWOOD.COM

DATE: MAY 2024

WESTWOOD PROJECT #: 0050990

CITY CASE #: 000

CITY CASE #.

PLANNER / ENGINEER / SURVEYOR

Westwood

Phone (469) 213-1800 1110 Frisco Parkway, Suite 400

Toll Free (888) 937-5150 Frisco, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TOWNSHIP REGISTRATION NO. E-14376

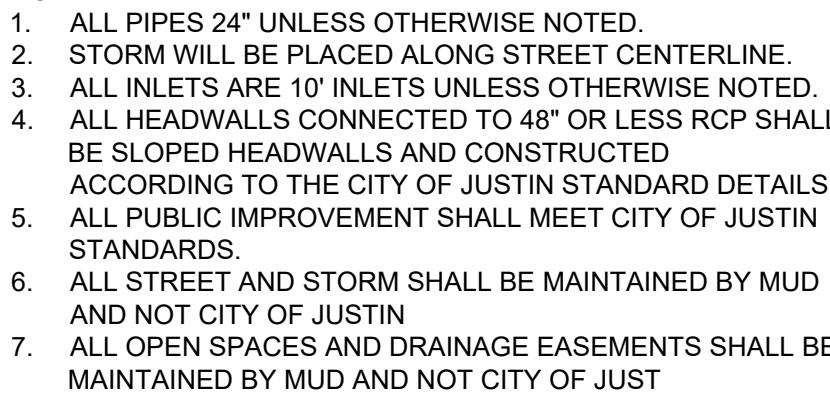
TBPLS FIRM REGISTRATION NO. 10074301

DESIGNED: CEM	SHEET
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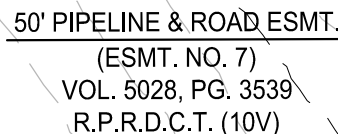
DRAWN:	MCM	11	4
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REVIEWER: TRS

REVIEWER: TRS

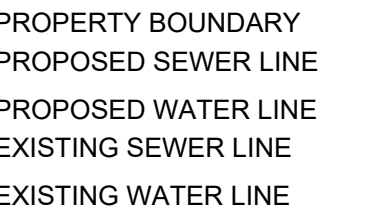
[illegible]

RAWN: MCM 15 OF 27





LEGEND



1. OFFSITE SEWER WILL BE PART OF SEPARATE OFFSITE SEWER CONSTRUCTION PLANS THAT WILL ENCOMPASS CP2-CP9 LEGS OF THE JUSTIN WEST SIDE REGIONAL SEWER AGREEMENT.
2. OFFSITE WATER WILL BE PART OF THE SEPARATE OFFSITE WATERLINE CONSTRUCTION PLANS.
3. ALL WATERLINES TO BE 8" PVC UNLESS OTHERWISE SPECIFIED
4. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
5. ALL WASTEWATER LINES TO BE 8" PVC UNLESS OTHERWISE SPECIFIED
6. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
7. ALL OPEN DRAINAGE AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
8. ALL WATER AND SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM 9' OF SEPARATION PER TCEQ STANDARDS
9. MINIMUM 500' FIRE HYDRANT SPACING

[illegible]

PLANNER / ENGINEER / SURVEYOR

Westwood

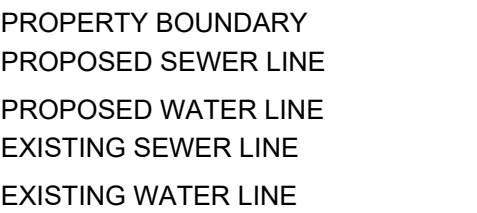
Phone (469) 213-1800 1110 Frisco Parkway, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75093
westwoodps.com

DATE: MAY 2024
WESTWOOD PROJECT #: 0050990
CITY CASE #:

DESIGNED: CEM	SHEET 16 OF 27
DRAWN: MCM	
REVIEWER: TRS	



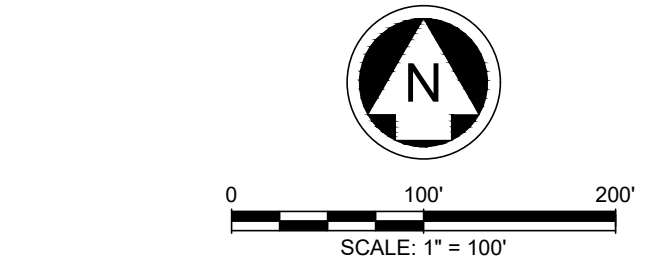
LEGEND



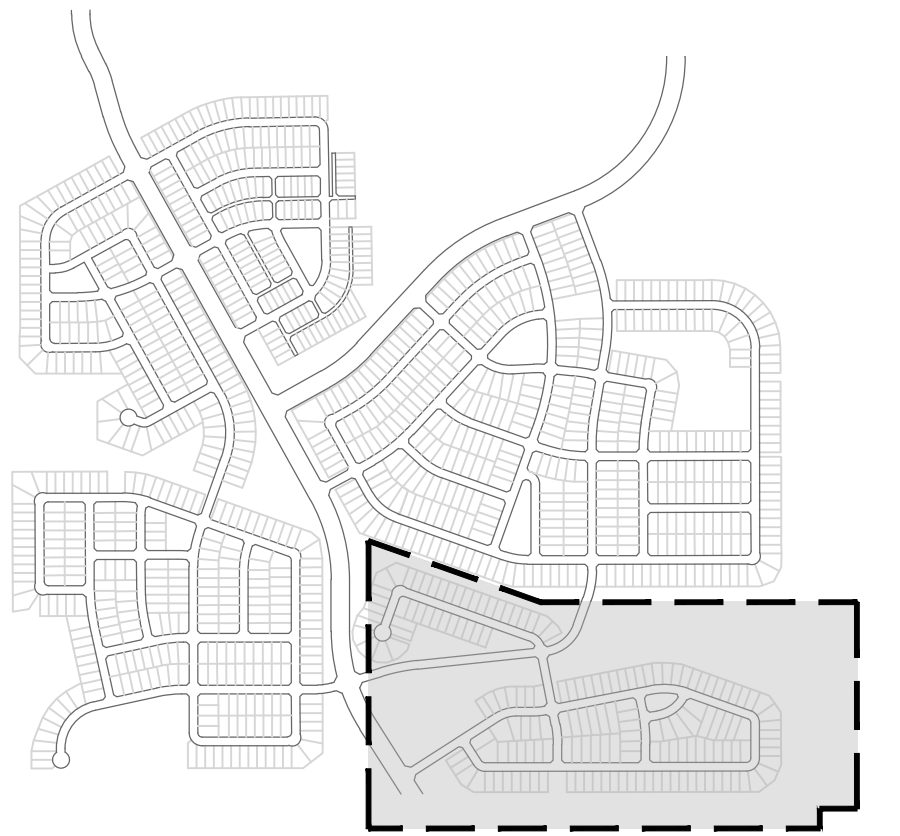
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7. ALL CP1-CP2 AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN
8. ALL WATER AND SANITARY SEWER LINES SHALL MAINTAIN A MINIMUM 9' OF SEPARATION PER TCEQ STANDARDS
9. MINIMUM 500' FIRE HYDRANT SPACING

[illegible]

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR		
NAME: HILLWOOD COMMUNITIES				
ADDRESS: 3000 TURTLE CREEK BLVD				
DALLAS, TEXAS 75219				
PHONE: (972) 201-2849				
FAX: (-)		Phone	(469) 213-1800	1110 Frisco Parkway, Suite 400
CONTACT: KYLE JOYCE		TollFree	(888) 937-6150	Frisco, TX 75093
EMAIL: KYLE.JOYCE@HILLWOOD.COM		westwood.com		
		Westwood Professional Services, Inc. 12815 FIRM REGISTRATION NO. 100743001 TBLR FIRM REGISTRATION NO. 10074301		
DATE:	MAY 2024	DESIGNED:	CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN:	MCM	17 OF 27
CITY CASE #:	---	REVIEWER:	TRS	



- NOTES:
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 9. MINIMUM 500' FIRE HYDRANT SPACING



A PRELIMINARY UTILITY PLAN FOR TREELINE PHASE 2

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 102, BAKER, TEXAS, AND THE G.OEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.

42.04 ACRES TRACT CONTAINING 1X, 2X, LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824,

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

PLANNER / ENGINEER / SURVEYOR

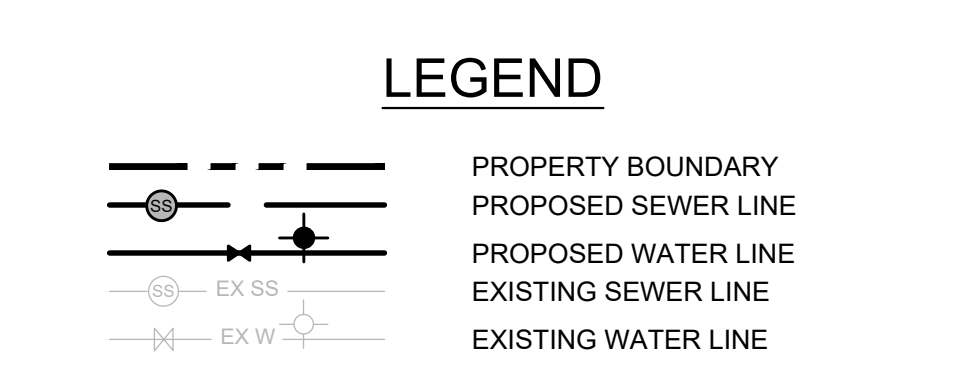
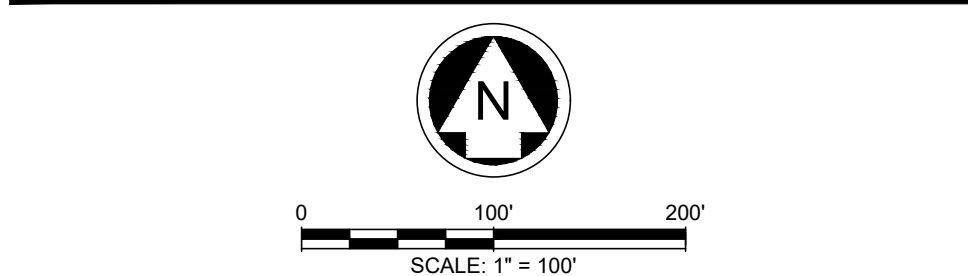
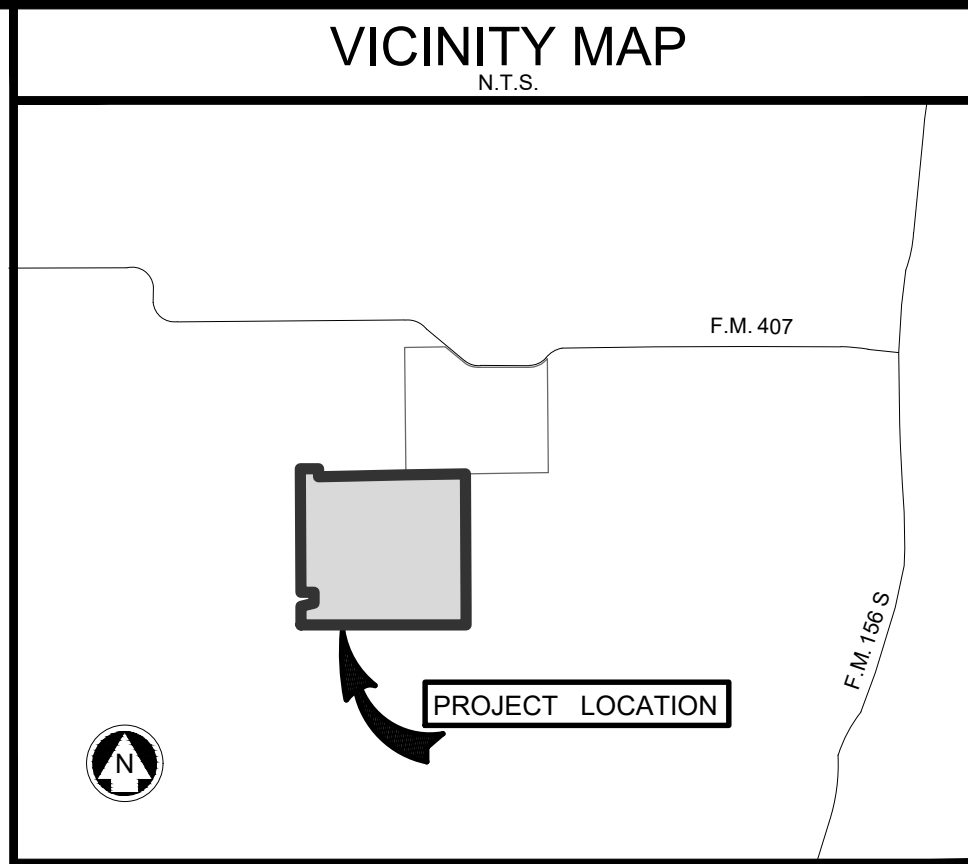
Westwood

Phone (469) 213-1800 1110 Frisco Parkway, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75093
westwoodps.com

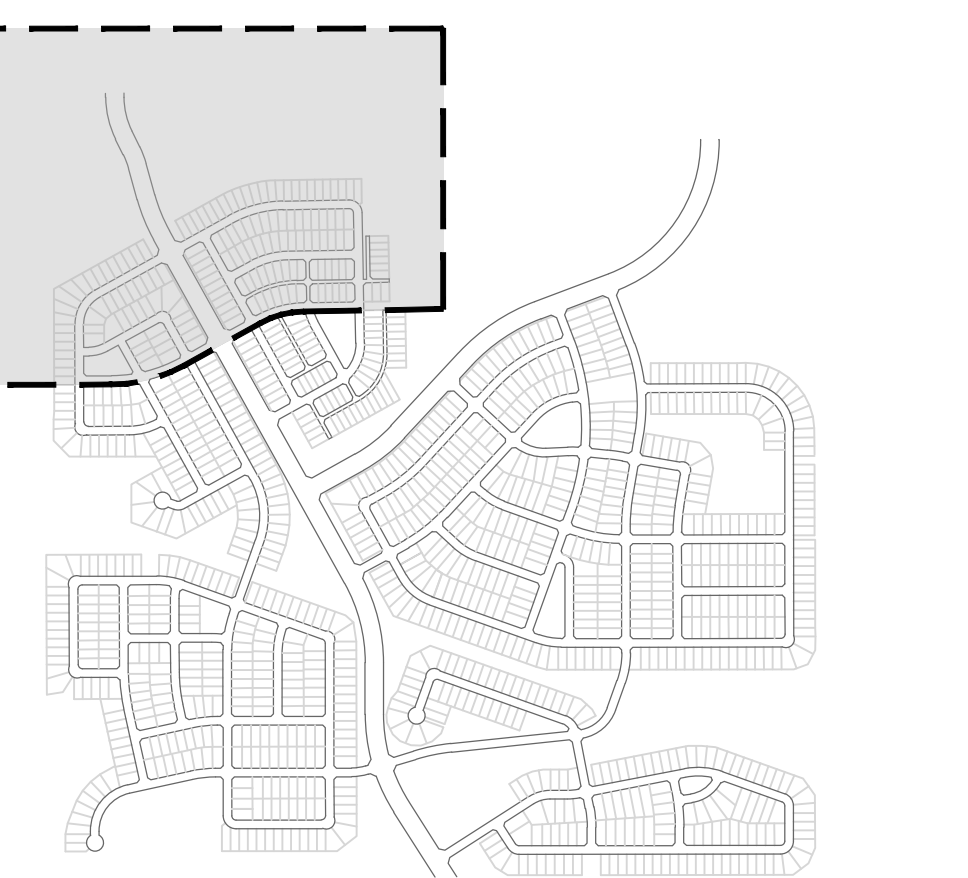
Westwood Professional Services, Inc.
BPE FIRM REGISTRATION NO. F-117576
BPLS FIRM REGISTRATION NO. 10074301

DATE:	MAY 2024
WESTWOOD PROJECT #:	0050990
CITY CASE #:	---

DESIGNED: CEM	SHEET 18 OF 2
DRAWN: MCM	
REVIEWER: TRS	



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KEY MAP
N.T.S.

A PRELIMINARY UTILITY PLAN FOR TREELINE PHASE 2

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

451.047 ACRE TRACT CONTAINING 1X, 2X, LOTS 1-27, BLK A-3X, LOTS 1-12, BLK B, LOTS 1-18, BLK C-4X, LOTS 1-20, BLK D, LOTS 1-30, BLK E, LOTS 1-18, BLK F, LOTS 1-22, BLK G, LOTS 1-29, BLK H, 7X, LOTS 1-30, BLK I, LOTS 1-15, BLK J, LOTS 1-22, BLK K, 8X, LOTS 1-30, BLK L, 8X, LOTS 1-30, BLK M, 8X, LOTS 1-30, BLK N, LOTS 1-14, BLK O, LOTS 1-20, BLK P, LOTS 1-22, BLK Q, LOTS 1-22, BLK R, 10X, LOTS 1-17, BLK S, 10X, LOTS 1-18, BLK T, 12X, LOTS 1-17, BLK U, 12X, LOTS 1-17, BLK V, LOTS 1-15, BLK W, LOTS 1-18, BLK X, LOTS 1-21, BLK Y, 10X, LOTS 1-24, BLK Z, 10X, LOTS 1-11, BLK AA, LOTS 1-30, BLK BB, LOTS 1-30, BLK CC, LOTS 1-15, BLK DD, LOTS 1-15, BLK EE, 18X, LOTS 1-18, BLK FF, 18X, LOTS 1-43, BLK GG, 20X, LOTS 1-24, BLK HH, LOTS 1-18, BLK II, LOTS 1-13, BLK JJ, LOTS 1-28, BLK LL, 22X, LOTS 1-28, BLK MM, 23X, LOTS 1-44, BLK NN, LOTS 1-18, BLK OO, LOTS 1-10, BLK PP, 24X, LOTS 1-4, BLK QQ, LOTS 1-17, BLK RR, LOTS 1-16, BLK SS, LOTS 1-17, BLK TT, 20X, LOTS 2-16, BLK UU, LOTS 1-17, BLK VV, LOTS 1-17, BLK WW, LOTS 1-20, BLK XX, LOTS 1-20, BLK YY, LOTS 1-20, BLK ZZ, LOTS 1-11, BLK AAA, LOTS 1-23, BLK BBB, 5X, 6X, 14X, 17X, 21X FOR A TOTAL OF 1173 LOTS AND 25 COMMON LOTS.

JUSTIN ET J, DENTON COUNTY, TEXAS

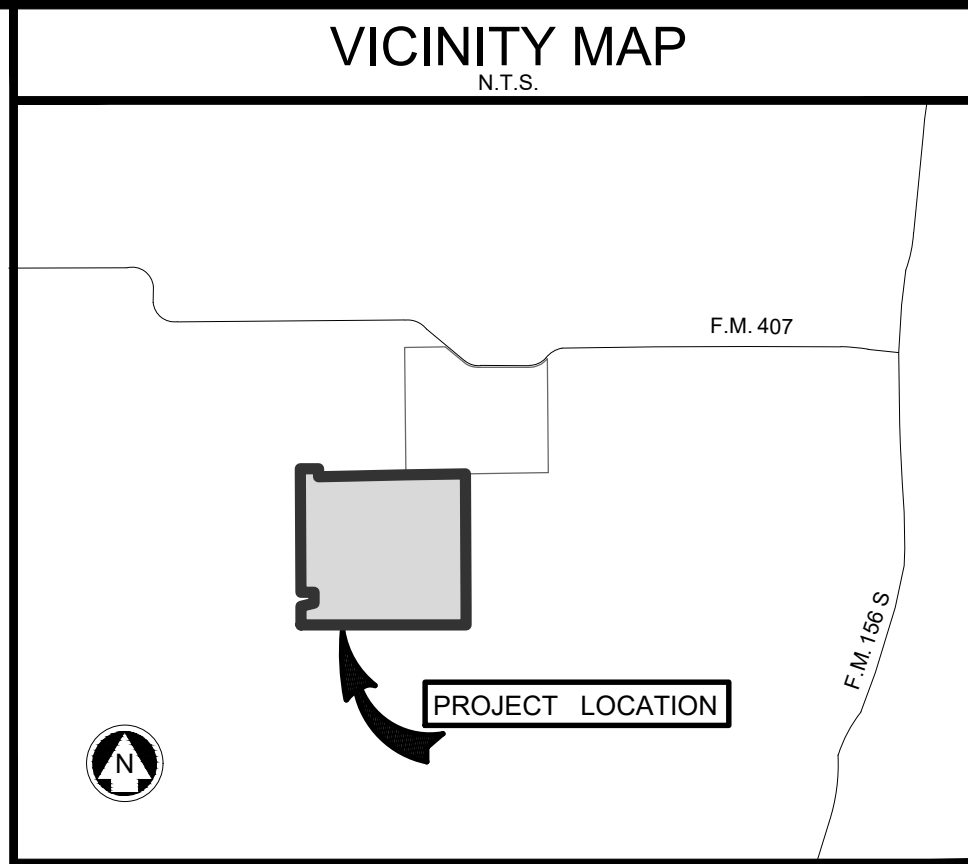
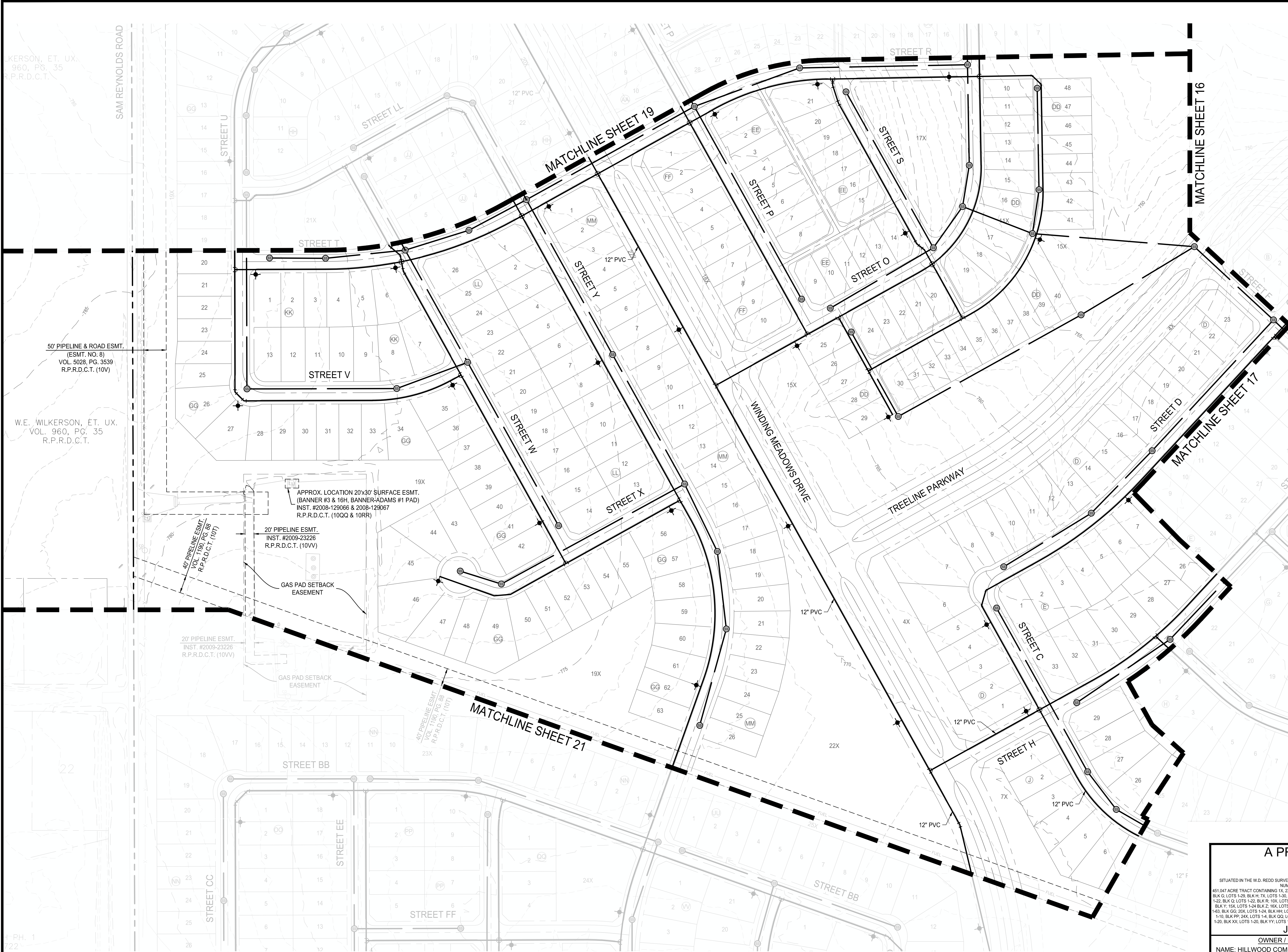
OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD		Phone (469) 213-1800 1110 Frisco Parkway, Suite 400	
DALLAS, TEXAS 75219		TollFree (888) 937-6150 Frisco, TX 75063	
PHONE: (972) 201-2849		westwoodps.com	
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CONTACT: KYLE JOYCE		TSPS FIRM REGISTRATION NO. P-11556	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		TSPS FIRM REGISTRATION NO. 10074801	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	19 OF 27
CITY CASE #:	---	REVIEWER: TRS	



MATCHLINE SHEET 16

MATCHLINE SHEET 20

Drawing: C:\Users\jjoyce\OneDrive\Desktop\Designs\22_Entirement\0022_Preliminary\0050990-C-UTILITY
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Plot Date/Time: 5/1/2024 9:58 AM



LEGEND

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

- NOTES:**
- OFFSITE SEWER WILL BE PART OF SEPARATE OFFSITE SEWER CONSTRUCTION PLANS THAT WILL ENCOMPASS CP2-CP9 LEGS OF THE JUSTIN WEST SIDE REGIONAL SEWER AGREEMENT.
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**A PRELIMINARY UTILITY PLAN FOR
TREELINE PHASE 2**

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

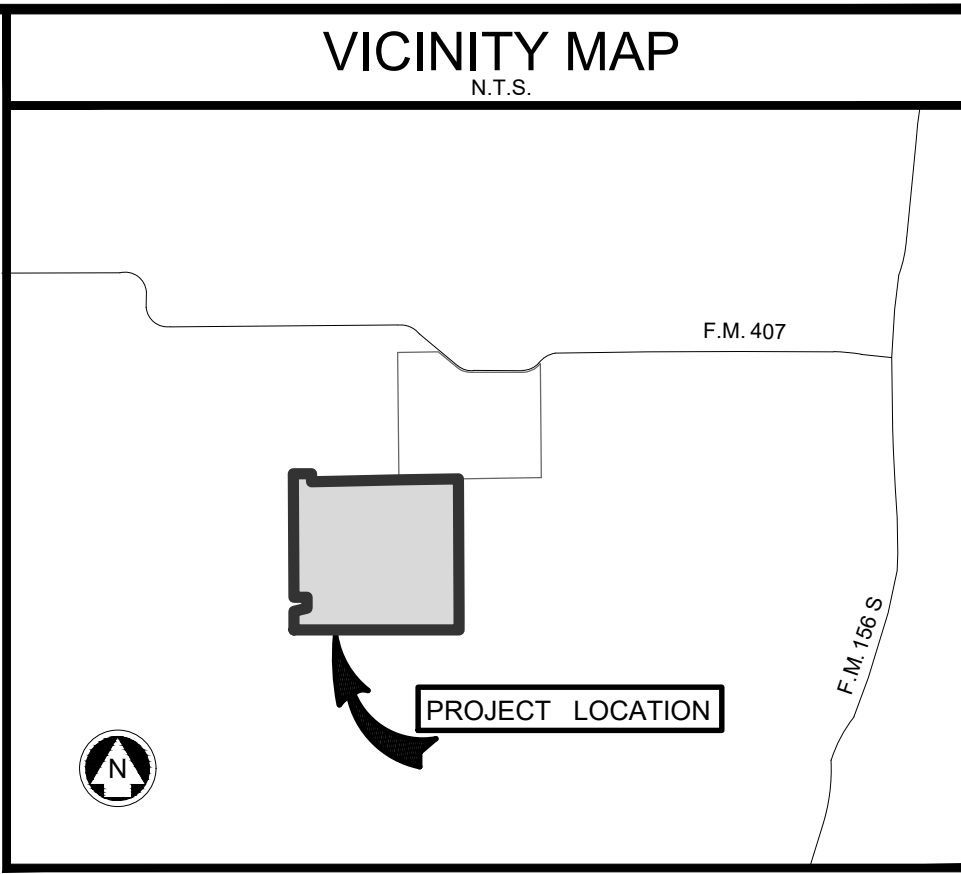
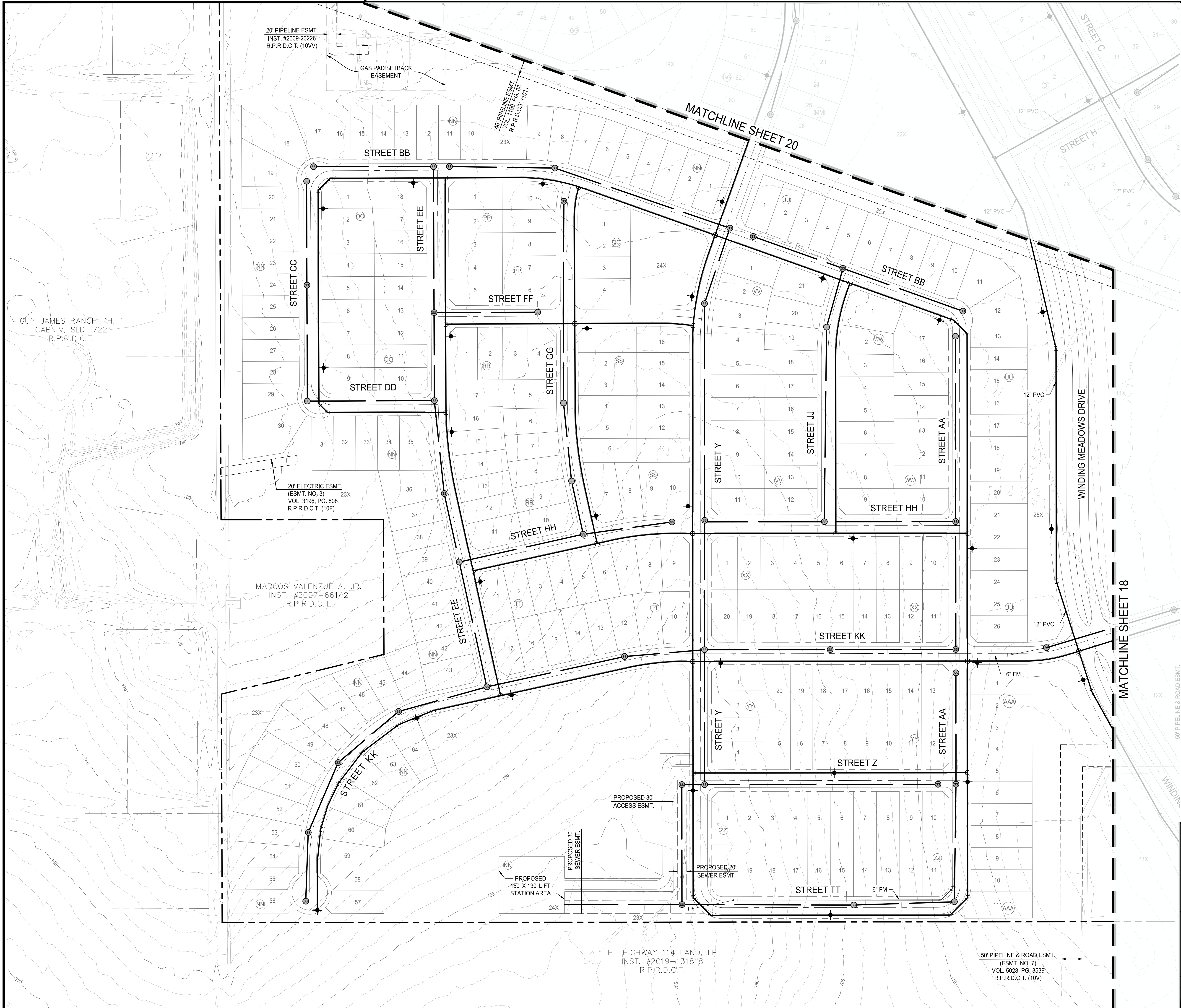
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JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER NAME: HILLWOOD COMMUNITIES ADDRESS: 3000 TURTLE CREEK BLVD DALLAS, TEXAS 75219 PHONE: (972) 201-2849 FAX: (-) CONTACT: KYLE JOYCE EMAIL: KYLE.JOYCE@HILLWOOD.COM	PLANNER / ENGINEER / SURVEYOR Westwood Phone (480) 213-1800 1110 Frisco Parkway, Suite 400 TollFree (888) 937-6150 Frisco, TX 75033 westwoodps.com Westwood Professional Services, Inc. TSPS FIRM REGISTRATION NO. P-15156 TSPS FIRM REGISTRATION NO. 10074801
DATE: MAY 2024 WESTWOOD PROJECT #: 0050990 CITY CASE #:	DESIGNED: CEM DRAWN: MCM REVIEWER: TRS
SHEET 20 OF 27	

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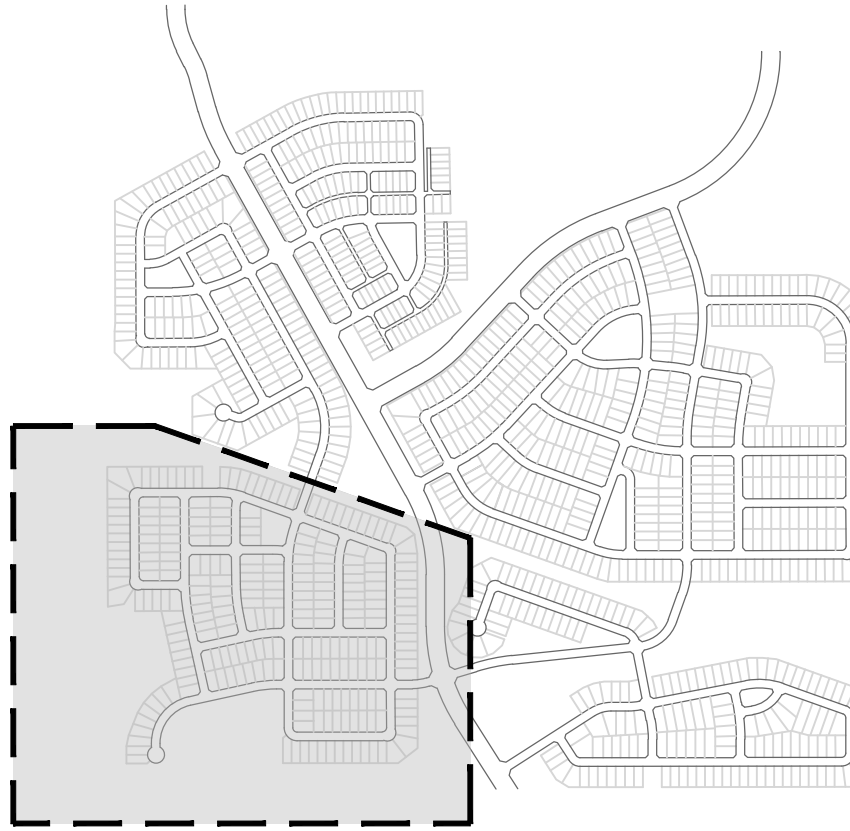


0 100' 200'
SCALE: 1" = 100'

LEGEND

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- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EXISTING SEWER LINE
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KEY MAP
N.T.S.

A PRELIMINARY UTILITY PLAN FOR TREELINE PHASE 2

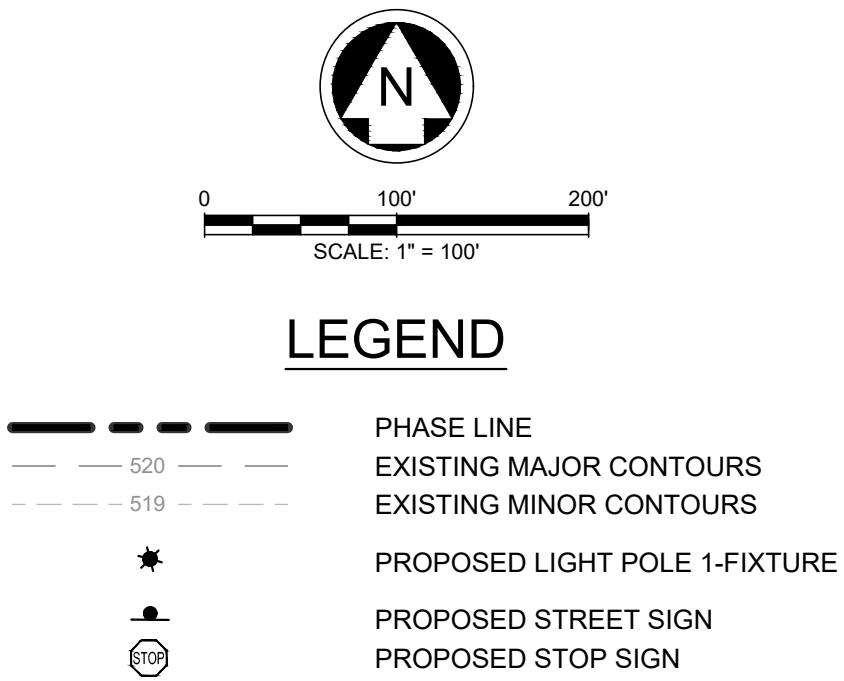
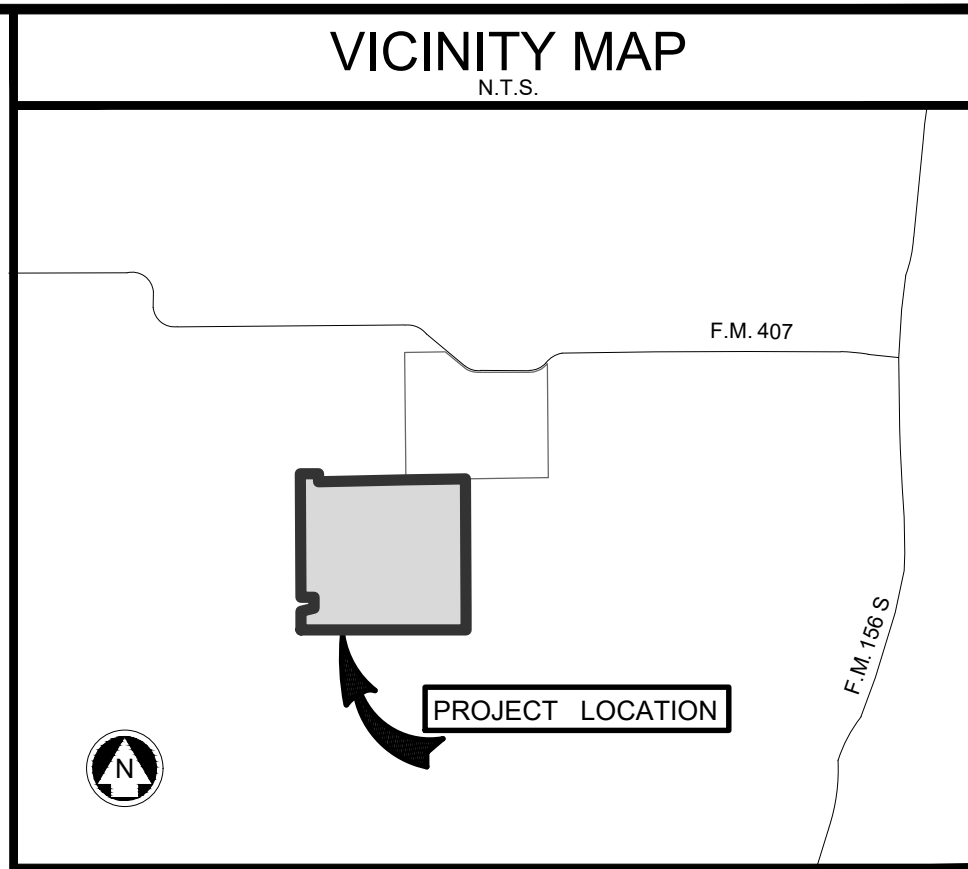
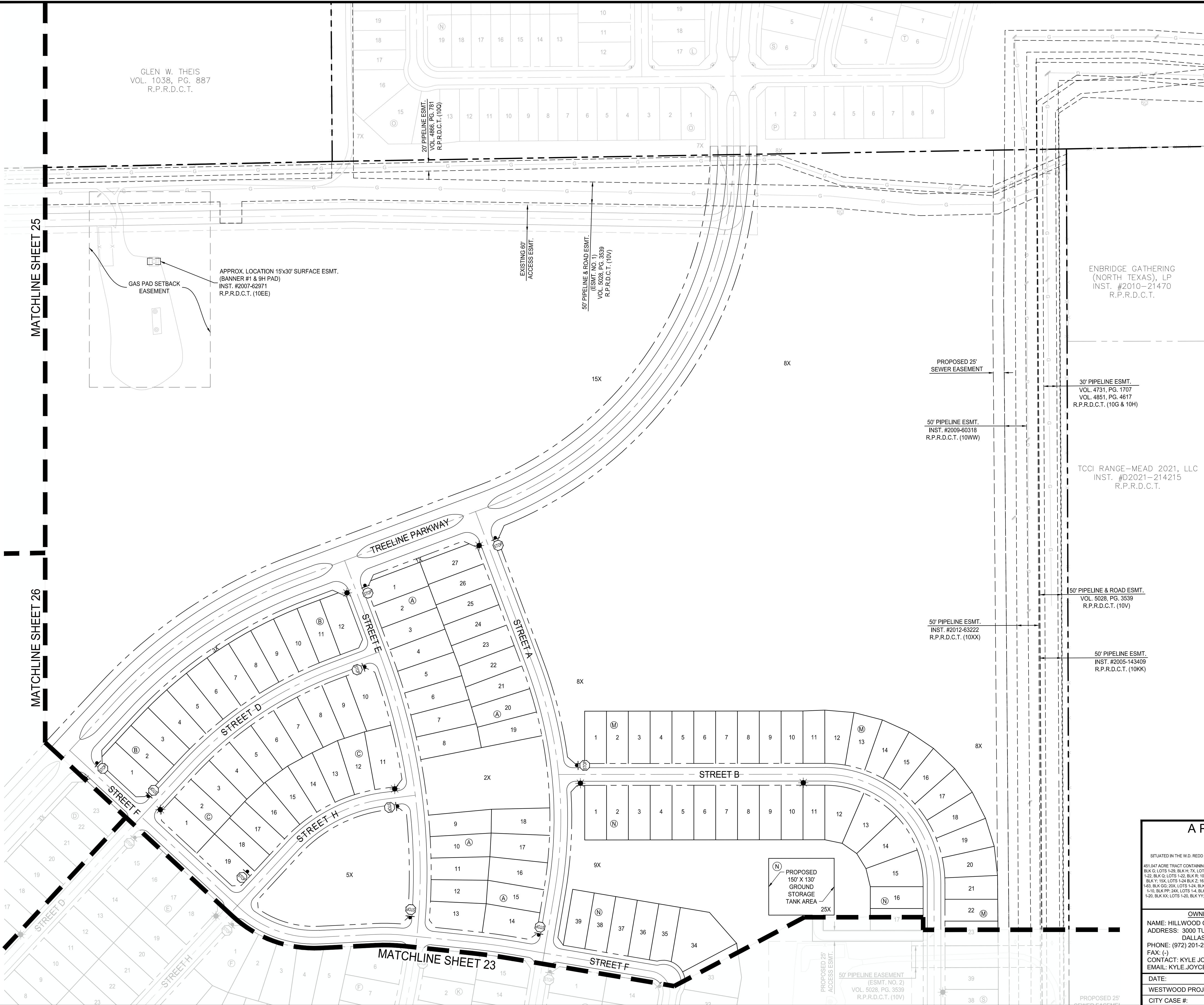
SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.B.OEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
451.047 ACRE TRACT CONTAINING 1X, 2X, LOTS 1-27, BLK A-3X, LOTS 1-12, BLK B, LOTS 1-18, BLK C-4X, LOTS 1-20, BLK D, LOTS 1-30, BLK E, LOTS 1-18, BLK F, LOTS 1-22, BLK G, LOTS 1-29, BLK H, 7X, LOTS 1-30, BLK I, LOTS 1-15, BLK J, LOTS 1-15, BLK K, LOTS 1-22, BLK L, 8X, LOTS 1-23, BLK M, LOTS 1-30, BLK N, LOTS 1-14, BLK O, LOTS 1-20, BLK P, LOTS 1-22, BLK Q, LOTS 1-22, BLK R, 10X, LOTS 1-17, BLK S, 11X, LOTS 1-18, BLK T, 12X, LOTS 1-17, BLK U, 13X, LOTS 1-41, BLK V, LOTS 1-15, BLK W, LOTS 1-18, BLK X, LOTS 1-21, BLK Y, 15X, LOTS 1-24, BLK Z, 16X, LOTS 1-11, BLK AA, LOTS 1-30, BLK BB, LOTS 1-20, BLK CC, LOTS 1-48, BLK DD, LOTS 1-21, BLK EE, 18X, LOTS 1-10, BLK FF, 19X, LOTS 1-43, BLK GG, 20X, LOTS 1-24, BLK HH, LOTS 1-18, BLK JJ, LOTS 1-13, BLK KK, LOTS 1-26, BLK LL, 22X, LOTS 1-26, BLK MM, 23X, LOTS 1-44, BLK NN, LOTS 1-18, BLK OO, LOTS 1-10, BLK PP, 24X, LOTS 1-4, BLK QQ, LOTS 1-17, BLK RR, LOTS 1-15, BLK SS, LOTS 1-17, BLK TT, 25X, LOTS 2-16, BLK UU, LOTS 1-21, BLK VV, LOTS 1-17, BLK WW, LOTS 1-20, BLK XX, LOTS 1-20, BLK YY, LOTS 1-20, BLK ZZ, LOTS 1-11, BLK AAA, LOTS 1-23, BLK BBB, 5X, 14X, 17X, 21X FOR A TOTAL OF 1173 LOTS AND 25 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD		Phone (469) 213-1800 1110 Frisco Parkway, Suite 400	
DALLAS, TEXAS 75219		TollFree (866) 937-6150 Frisco, TX 75003	
PHONE: (972) 201-2849		westwoodps.com	
FAX: (-)		Westwood Professional Services, Inc.	
CONTACT: KYLE JOYCE		TDEPL FIRM REGISTRATION NO. P-17556	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		TDEPL FIRM REGISTRATION NO. 10074801	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	21 OF 27
CITY CASE #:	---	REVIEWER: TRS	

TREELINE PHASE 2 - PRELIMINARY PLAT

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Last Saved: 4/26/2024 3:48 PM
Plot Date/Time: 5/1/2024 8:57 AM



- NOTES:
- REFER TO CITY OF JUSTIN ON NOTES AND STANDARD DETAILS.
 - CENTER OF LIGHT POLES AND STREET SIGNS TO BE LOCATED 1.5' OFF BACK OF CURB.
 - REFER TO IRRIGATION PLANS FOR SLEEVE LOCATIONS
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 - ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
 - ALL OPEN SPACES& DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.



KEY MAP
N.T.S.

A PRELIMINARY LIGHTING PLAN FOR TREELINE PHASE 2

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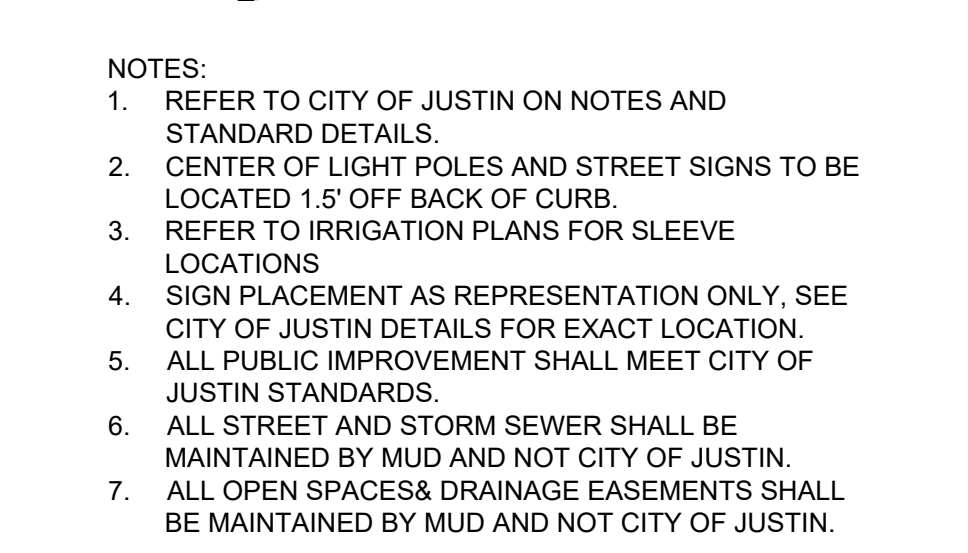
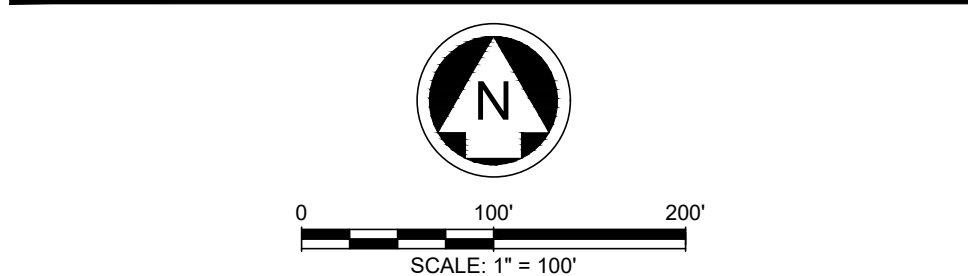
JUSTIN ETJ, DENTON COUNTY, TEXAS

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

PLANNER / ENGINEER / SURVEYOR
Westwood
Phone (469) 213-1800 1110 Frisco Parkway, Suite 400
TollFree (888) 937-6150 Frisco, TX 75003
westwoodps.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. 11556
TSPS FIRM REGISTRATION NO. 10074801

DATE: MAY 2024
WESTWOOD PROJECT #: 0050990
CITY CASE #:

DESIGNED: CEM
DRAWN: MCM
REVIEWER: TRS
SHEET
22 OF 27

[illegible]



LEGEND

- NOTES:
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[illegible]

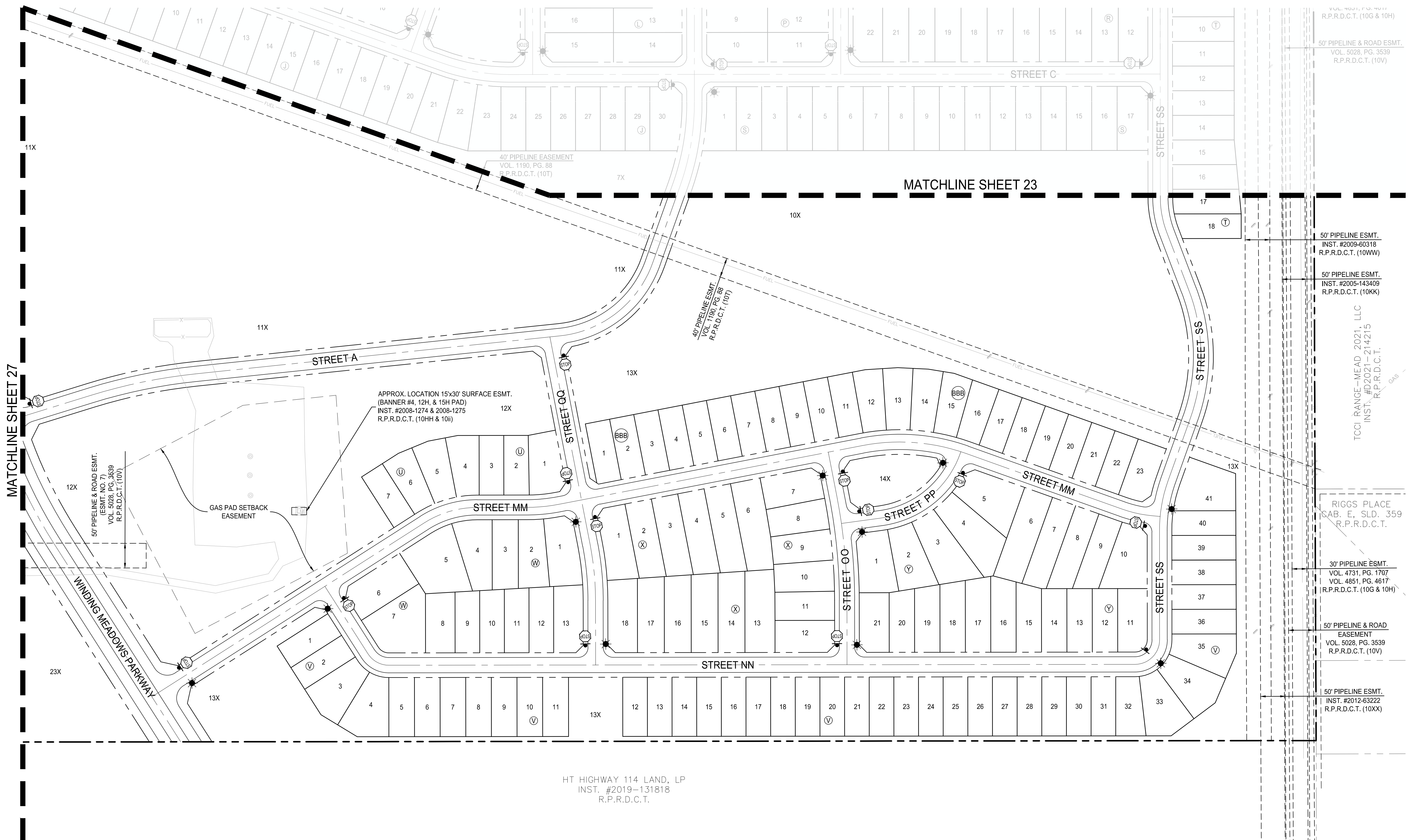
PLANNER / ENGINEER / SURVEYOR

Westwood

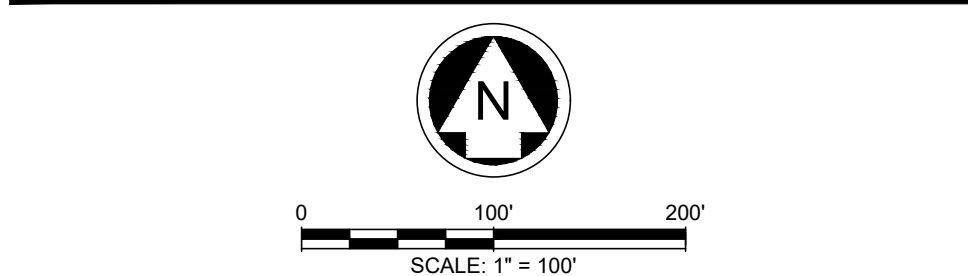
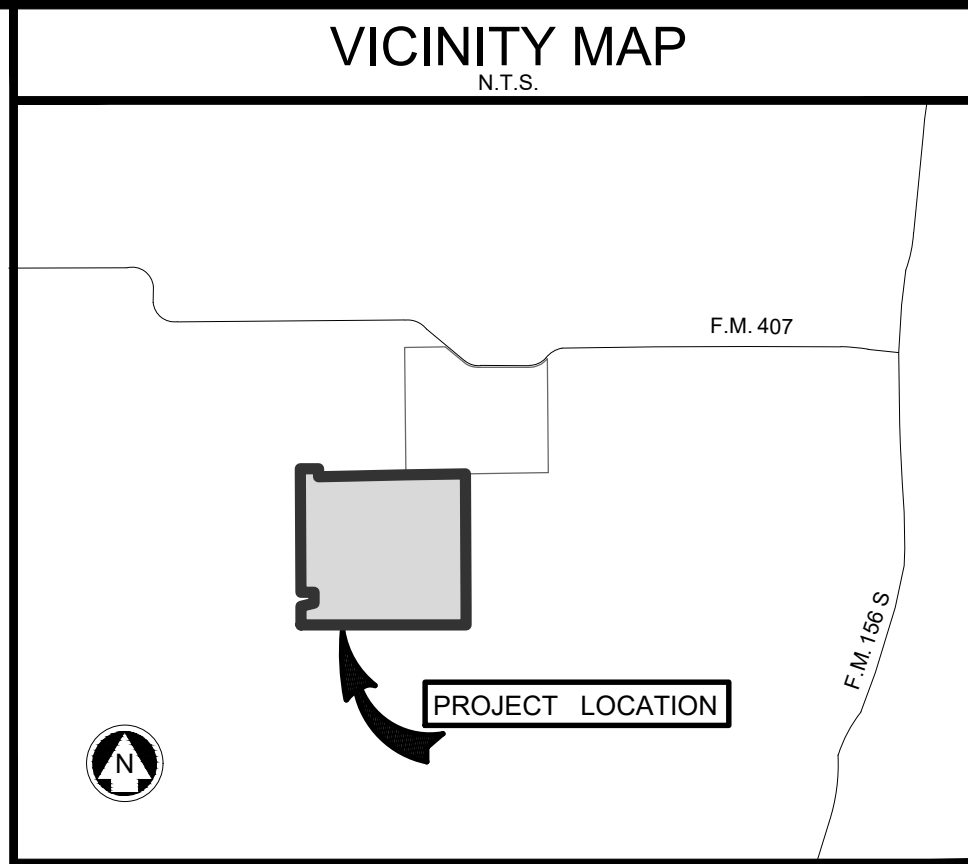
TESTWOOD PROFESSIONAL SERVICES, INC.
 BPE FIRM REGISTRATION NO. F-11756
 BPLS FIRM REGISTRATION NO. 10074301

DESIGNED: CEM
DRAWN: MCM
REVIEWER: TRS

Page 33 of 47

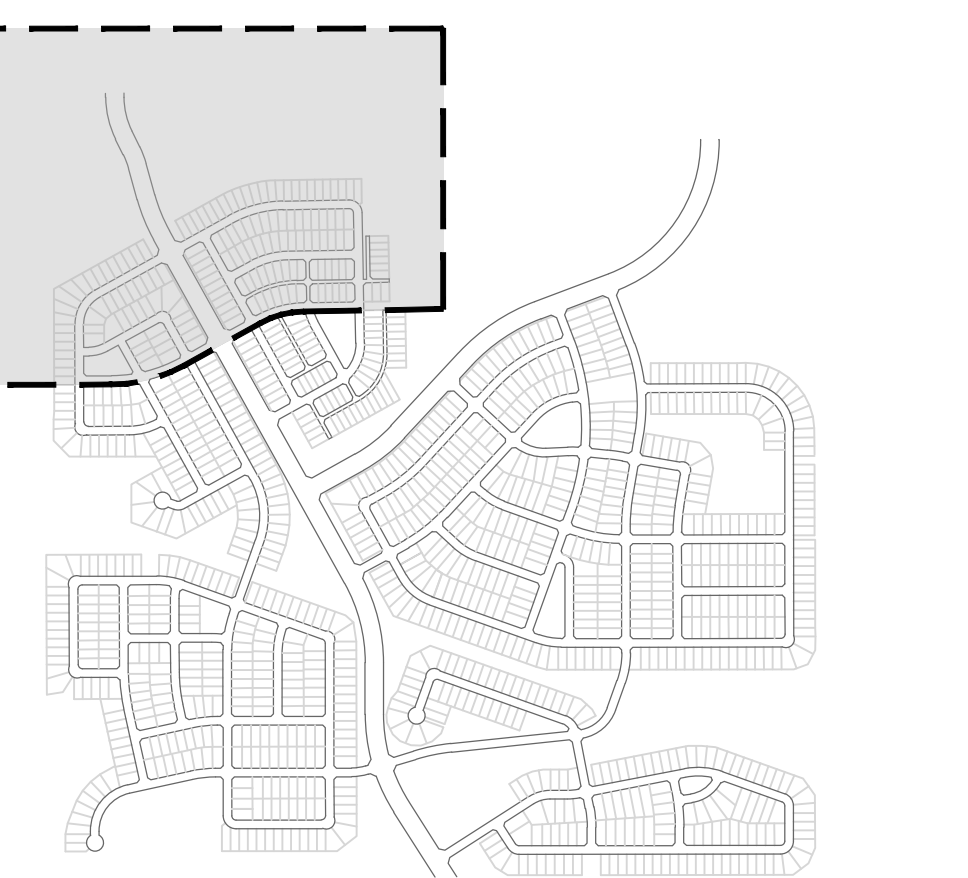


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 last Saved: 4/26/2024 3:48 PM
 Plot Date/Time: 5/1/2024 9:57 AM



- LEGEND**
- PHASE LINE
 - EXISTING MAJOR CONTOURS
 - EXISTING MINOR CONTOURS
 - PROPOSED LIGHT POLE 1-FIXTURE
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KEY MAP
N.T.S.

**A PRELIMINARY LIGHTING PLAN FOR
TREELINE PHASE 2**

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

451.047 ACRE TRACT CONTAINING 1X, 2X, LOTS 1-27, BLK A-3X, LOTS 1-12, BLK B, LOTS 1-18, BLK C-4X, LOTS 1-20, BLK D, LOTS 1-30, BLK E, LOTS 1-18, BLK F, LOTS 1-22, BLK G, LOTS 1-29, BLK H, 7X, LOTS 1-30, BLK I, LOTS 1-15, BLK J, LOTS 1-22, BLK K, 8X, LOTS 1-20, BLK L, 8X, LOTS 1-30, BLK M, LOTS 1-30, BLK N, LOTS 1-14, BLK O, LOTS 1-20, BLK P, LOTS 1-22, BLK Q, LOTS 1-22, BLK R, 10X, LOTS 1-17, BLK S, 10X, LOTS 1-18, BLK T, 12X, LOTS 1-17, BLK U, 13X, LOTS 1-41, BLK V, LOTS 1-13, BLK W, LOTS 1-18, BLK X, LOTS 1-21, BLK Y, 15X, LOTS 1-24, BLK Z, 16X, LOTS 1-11, BLK AA, LOTS 1-30, BLK BB, LOTS 1-20, BLK CC, LOTS 1-40, BLK DD, LOTS 1-21, BLK EE, 18X, LOTS 1-10, BLK FF, 19X, LOTS 1-43, BLK GG, 20X, LOTS 1-24, BLK HH, LOTS 1-18, BLK II, LOTS 1-13, BLK JJ, LOTS 1-26, BLK KK, LOTS 1-20, BLK LL, 22X, LOTS 1-26, BLK MM, 23X, LOTS 1-44, BLK NN, LOTS 1-18, BLK OO, LOTS 1-10, BLK PP, 24X, LOTS 1-4, BLK QQ, LOTS 1-17, BLK RR, LOTS 1-16, BLK SS, LOTS 1-17, BLK TT, 25X, LOTS 2-16, BLK UU, LOTS 1-21, BLK VV, LOTS 1-17, BLK WW, LOTS 1-20, BLK XX, LOTS 1-20, BLK YY, LOTS 1-20, BLK ZZ, LOTS 1-11, BLK AAA, LOTS 1-23, BLK BBB, 5X, 6X, 14X, 17X, 21X FOR A TOTAL OF 1173 LOTS AND 25 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

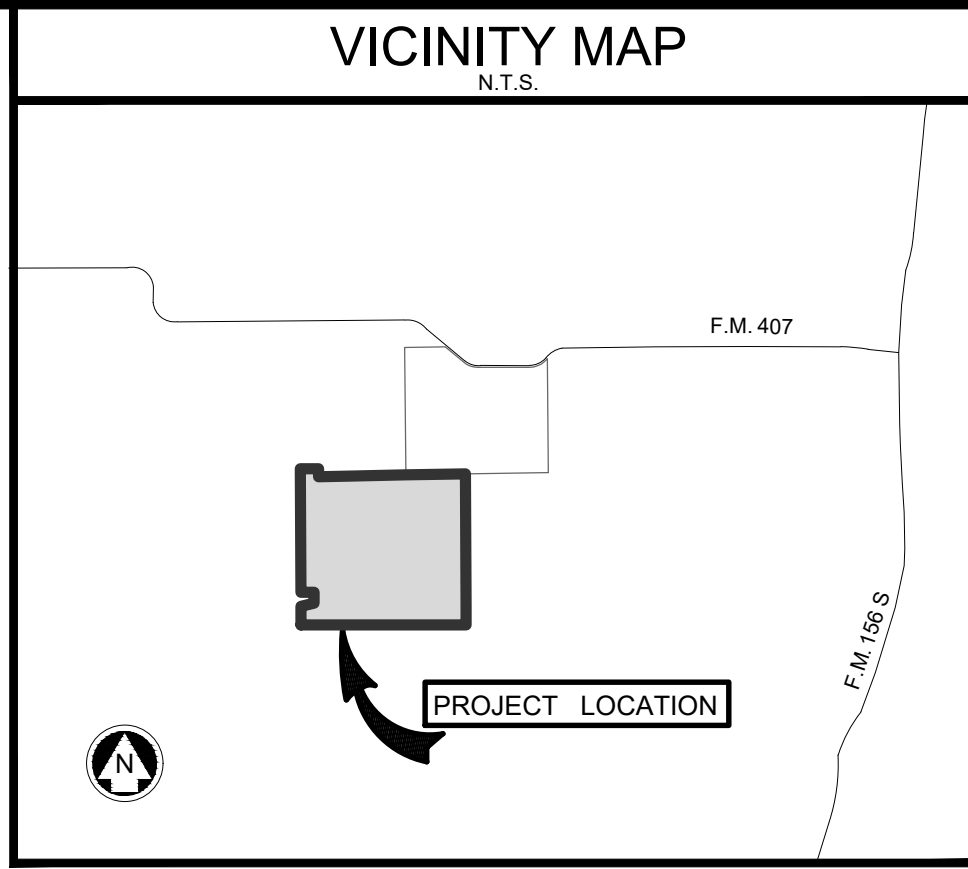
OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD		Phone (469) 213-1800 1110 Frisco Parkway, Suite 400	
DALLAS, TEXAS 75219		TollFree (888) 937-6150 Frisco, TX 75063	
PHONE: (972) 201-2849		westwoodsps.com	
FAX: (-)		Westwood Professional Services, Inc.	
CONTACT: KYLE JOYCE		TSPS FIRM REGISTRATION NO. P-11556	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		TSPS FIRM REGISTRATION NO. 10074801	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	25 OF 27
CITY CASE #:	---	REVIEWER: TRS	

Drawing: C:\Users\jjoyce\OneDrive\Documents\Drawings\22_Entirement\222_Preliminary\0050990-C-LP
Last Saved: 4/26/2024 3:48 PM
Plot Date/Time: 5/1/2024 8:57 AM

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 49, AND THE C.B. JOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.

45.9142 ACRES TRACT CONTAINING 1/4, 2X LOTS 1-57, 1/4, 3X LOTS 58-63, 1/4, 2X LOTS 64-68, 1/4, 2X LOTS 69-74, 1/4, 1/2X LOTS 75-76, 1/4, 1/2X LOTS 77-78, 1/4, 1/2X LOTS 79-80, 1/4, 1/2X LOTS 81-82, 1/4, 1/2X LOTS 83-84, 1/4, 1/2X LOTS 85-86, 1/4, 1/2X LOTS 87-88, 1/4, 1/2X LOTS 89-90, 1/4, 1/2X LOTS 91-92, 1/4, 1/2X LOTS 93-94, 1/4, 1/2X LOTS 95-96, 1/4, 1/2X LOTS 97-98, 1/4, 1/2X LOTS 99-100, 1/4, 1/2X LOTS 101-102, 1/4, 1/2X LOTS 103-104, 1/4, 1/2X LOTS 105-106, 1/4, 1/2X LOTS 107-108, 1/4, 1/2X LOTS 109-110, 1/4, 1/2X LOTS 111-112, 1/4, 1/2X LOTS 113-114, 1/4, 1/2X LOTS 115-116, 1/4, 1/2X LOTS 117-118, 1/4, 1/2X LOTS 119-120, 1/4, 1/2X LOTS 121-122, 1/4, 1/2X LOTS 123-124, 1/4, 1/2X LOTS 125-126, 1/4, 1/2X LOTS 127-128, 1/4, 1/2X LOTS 129-130, 1/4, 1/2X LOTS 131-132, 1/4, 1/2X LOTS 133-134, 1/4, 1/2X LOTS 135-136, 1/4, 1/2X LOTS 137-138, 1/4, 1/2X LOTS 139-140, 1/4, 1/2X LOTS 141-142, 1/4, 1/2X LOTS 143-144, 1/4, 1/2X LOTS 145-146, 1/4, 1/2X LOTS 147-148, 1/4, 1/2X LOTS 149-150, 1/4, 1/2X LOTS 151-152, 1/4, 1/2X LOTS 153-154, 1/4, 1/2X LOTS 155-156, 1/4, 1/2X LOTS 157-158, 1/4, 1/2X LOTS 159-160, 1/4, 1/2X LOTS 161-162, 1/4, 1/2X LOTS 163-164, 1/4, 1/2X LOTS 165-166, 1/4, 1/2X LOTS 167-168, 1/4, 1/2X LOTS 169-170, 1/4, 1/2X LOTS 171-172, 1/4, 1/2X LOTS 173-174, 1/4, 1/2X LOTS 175-176, 1/4, 1/2X LOTS 177-178, 1/4, 1/2X LOTS 179-180, 1/4, 1/2X LOTS 181-182, 1/4, 1/2X LOTS 183-184, 1/4, 1/2X LOTS 185-186, 1/4, 1/2X LOTS 187-188, 1/4, 1/2X LOTS 189-190, 1/4, 1/2X LOTS 191-192, 1/4, 1/2X LOTS 193-194, 1/4, 1/2X LOTS 195-196, 1/4, 1/2X LOTS 197-198, 1/4, 1/2X LOTS 199-200, 1/4, 1/2X LOTS 201-202, 1/4, 1/2X LOTS 203-204, 1/4, 1/2X LOTS 205-206, 1/4, 1/2X LOTS 207-208, 1/4, 1/2X LOTS 209-210, 1/4, 1/2X LOTS 211-212, 1/4, 1/2X LOTS 213-214, 1/4, 1/2X LOTS 215-216, 1/4, 1/2X LOTS 217-218, 1/4, 1/2X LOTS 219-220, 1/4, 1/2X LOTS 221-222, 1/4, 1/2X LOTS 223-224, 1/4, 1/2X LOTS 225-226, 1/4, 1/2X LOTS 227-228, 1/4, 1/2X LOTS 229-230, 1/4, 1/2X LOTS 231-232, 1/4, 1/2X LOTS 233-234, 1/4, 1/2X LOTS 235-236, 1/4, 1/2X LOTS 237-238, 1/4, 1/2X LOTS 239-240, 1/4, 1/2X LOTS 241-242, 1/4, 1/2X LOTS 243-244, 1/4, 1/2X LOTS 245-246, 1/4, 1/2X LOTS 247-248, 1/4, 1/2X LOTS 249-250, 1/4, 1/2X LOTS 251-252, 1/4, 1/2X LOTS 253-254, 1/4, 1/2X LOTS 255-256, 1/4, 1/2X LOTS 257-258, 1/4, 1/2X LOTS 259-260, 1/4, 1/2X LOTS 261-262, 1/4, 1/2X LOTS 263-264, 1/4, 1/2X LOTS 265-266, 1/4, 1/2X LOTS 267-268, 1/4, 1/2X LOTS 269-270, 1/4, 1/2X LOTS 271-272, 1/4, 1/2X LOTS 273-274, 1/4, 1/2X LOTS 275-276, 1/4, 1/2X LOTS 277-278, 1/4, 1/2X LOTS 279-280, 1/4, 1/2X LOTS 281-282, 1/4, 1/2X LOTS 283-284, 1/4, 1/2X LOTS 285-286, 1/4, 1/2X LOTS 287-288, 1/4, 1/2X LOTS 289-290, 1/4, 1/2X LOTS 291-292, 1/4, 1/2X LOTS 293-294, 1/4, 1/2X LOTS 295-296, 1/4, 1/2X LOTS 297-298, 1/4, 1/2X LOTS 299-300, 1/4, 1/2X LOTS 301-302, 1/4, 1/2X LOTS 303-304, 1/4, 1/2X LOTS 305-306, 1/4, 1/2X LOTS 307-308, 1/4, 1/2X LOTS 309-310, 1/4, 1/2X LOTS 311-312, 1/4, 1/2X LOTS 313-314, 1/4, 1/2X LOTS 315-316, 1/4, 1/2X LOTS 317-318, 1/4, 1/2X LOTS 319-320, 1/4, 1/2X LOTS 321-322, 1/4, 1/2X LOTS 323-324, 1/4, 1/2X LOTS 325-326, 1/4, 1/2X LOTS 327-328, 1/4, 1/2X LOTS 329-330, 1/4, 1/2X LOTS 331-332, 1/4, 1/2X LOTS 333-334, 1/4, 1/2X LOTS 335-336, 1/4, 1/2X LOTS 337-338, 1/4, 1/2X LOTS 339-340, 1/4, 1/2X LOTS 341-342, 1/4, 1/2X LOTS 343-344, 1/4, 1/2X LOTS 345-346, 1/4, 1/2X LOTS 347-348, 1/4, 1/2X LOTS 349-350, 1/4, 1/2X LOTS 351-352, 1/4, 1/2X LOTS 353-354, 1/4, 1/2X LOTS 355-356, 1/4, 1/2X LOTS 357-358, 1/4, 1/2X LOTS 359-360, 1/4, 1/2X LOTS 361-362, 1/4, 1/2X LOTS 363-364, 1/4, 1/2X LOTS 365-366, 1/4, 1/2X LOTS 367-368, 1/4, 1/2X LOTS 369-370, 1/4, 1/2X LOTS 371-372, 1/4, 1/2X LOTS 373-374, 1/4, 1/2X LOTS 375-376, 1/4, 1/2X LOTS 377-378, 1/4, 1/2X LOTS 379-380, 1/4, 1/2X LOTS 381-382, 1/4, 1/2X LOTS 383-384, 1/4, 1/2X LOTS 385-386, 1/4, 1/2X LOTS 387-388, 1/4, 1/2X LOTS 389-390, 1/4, 1/2X LOTS 391-392, 1/4, 1/2X LOTS 393-394, 1/4, 1/2X LOTS 395-396, 1/4, 1/2X LOTS 397-398, 1/4, 1/2X LOTS 399-400, 1/4, 1/2X LOTS 401-402, 1/4, 1/2X LOTS 403-404, 1/4, 1/2X LOTS 405-406, 1/4, 1/2X LOTS 407-408, 1/4, 1/2X LOTS 409-410, 1/4, 1/2X LOTS 411-412, 1/4, 1/2X LOTS 413-414, 1/4, 1/2X LOTS 415-416, 1/4, 1/2X LOTS 417-418, 1/4, 1/2X LOTS 419-420, 1/4, 1/2X LOTS 421-422, 1/4, 1/2X LOTS 423-424, 1/4, 1/2X LOTS 425-426, 1/4, 1/2X LOTS 427-428, 1/4, 1/2X LOTS 429-430, 1/4, 1/2X LOTS 431-432, 1/4, 1/2X LOTS 433-434, 1/4, 1/2X LOTS 435-436, 1/4, 1/2X LOTS 437-438, 1/4, 1/2X LOTS 439-440, 1/4, 1/2X LOTS 441-442, 1/4, 1/2X LOTS 443-444, 1/4, 1/2X LOTS 445-446, 1/4, 1/2X LOTS 447-448, 1/4, 1/2X LOTS 449-450,

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
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FAX: (-)		Phone (469) 213-1800	1110 Frisco Parkway, Suite 400
CONTACT: KYLE JOYCE		TollFree (888) 937-5150	Frisco, TX 75033
EMAIL: KYLE.JOYCE@HILLWOOD.COM		westwoods.com	
		Westwood Professional Services, Inc. 1195 FM REGISTRATION NO. 10074301 TBP13 FIRM REGISTRATION NO. 10074301	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	26 OF 27
CITY CASE #:	---	REVIEWER: TRS	

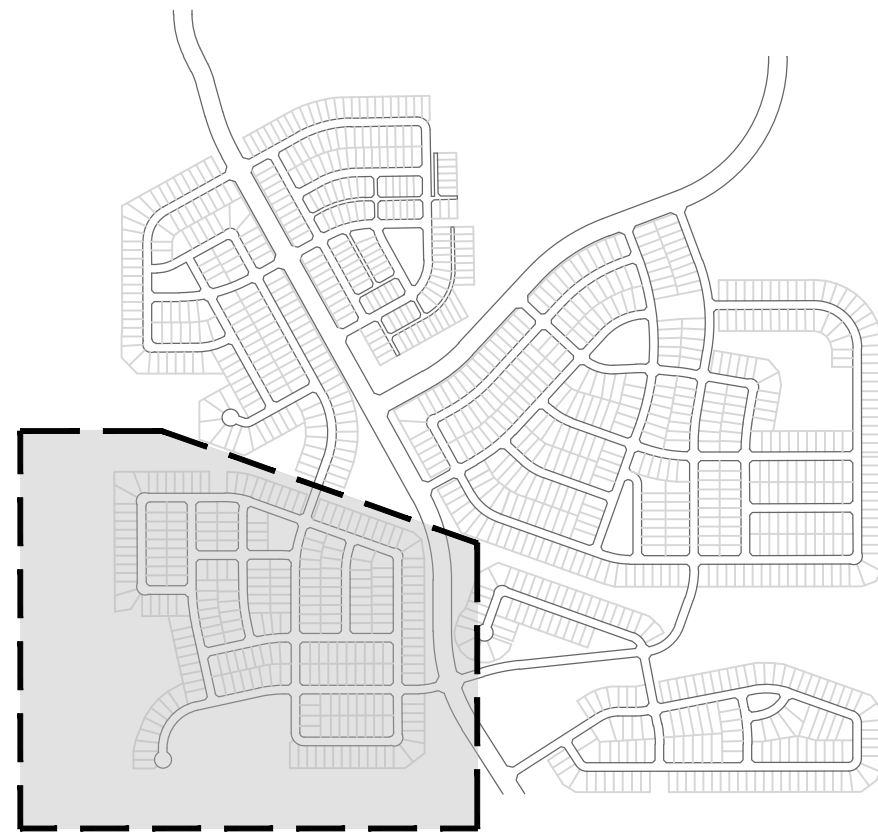


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LEGEND

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

- NOTES:
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A PRELIMINARY LIGHTING PLAN FOR
TREELINE PHASE 2

SITUATED IN THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE C.BOEGER SURVEY, ABSTRACT NUMBER 121, DENTON, COUNTY, TEXAS.
451.047 ACRE TRACT CONTAINING 2X, 2X LOTS 1-27, BLK A-3X, LOTS 1-12, BLK B, LOTS 1-18, BLK C-4X, LOTS 1-20, BLK D, LOTS 1-30, BLK E, LOTS 1-18, BLK F, LOTS 1-22, BLK G, LOTS 1-29, BLK H, 7X, LOTS 1-30, BLK J, LOTS 1-15, BLK K, LOTS 1-22, BLK L, 8X, LOTS 1-23, BLK M, LOTS 1-30, BLK N, LOTS 1-14, BLK O, LOTS 1-20, BLK P, LOTS 1-22, BLK Q, LOTS 1-22, BLK R, 10X, LOTS 1-17, BLK S, 11X, LOTS 1-18, BLK T, 12X, LOTS 1-17, BLK U, 13X, LOTS 1-15, BLK V, LOTS 1-15, BLK W, LOTS 1-15, BLK X, LOTS 1-21, BLK Y, 10X, LOTS 1-24, BLK Z, 8X, LOTS 1-11, BLK AA, LOTS 1-30, BLK BB, LOTS 1-26, BLK CC, LOTS 1-10, BLK DD, LOTS 1-10, BLK EE, 18X, LOTS 1-10, BLK FF, 19X, LOTS 1-43, BLK GG, 20X, LOTS 1-24, BLK HH, LOTS 1-18, BLK JJ, LOTS 1-13, BLK KK, LOTS 1-26, BLK LL, 22X, LOTS 1-26, BLK MM, 23X, LOTS 1-44, BLK NN, LOTS 1-18, BLK OO, LOTS 1-10, BLK PP, 24X, LOTS 1-4, BLK QQ, LOTS 1-17, BLK RR, LOTS 1-10, BLK SS, LOTS 1-17, BLK TT, 20X, LOTS 2-16, BLK UU, LOTS 1-21, BLK VV, LOTS 1-17, BLK WW, LOTS 1-20, BLK XX, LOTS 1-20, BLK YY, LOTS 1-20, BLK ZZ, LOTS 1-11, BLK AAA, LOTS 1-23, BLK BBB, 5X, 6X, 14X, 17X, 21X FOR A TOTAL OF 1173 LOTS AND 25 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD			
DALLAS, TEXAS 75219		Phone (469) 213-1800 1110 Frisco Parkway, Suite 400	
PHONE: (972) 201-2849		Tel/Fax (888) 937-5150 Frisco, TX 75033	
FAX: (-)		westwoodsps.com	
CONTACT: KYLE JOYCE		Westwood Professional Services, Inc.	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		TSPS FIRM REGISTRATION NO. P-15156 TSPS FIRM REGISTRATION NO. 10074301	
DATE:	MAY 2024	DESIGNED: CEM	SHEET
WESTWOOD PROJECT #: 0050990		DRAWN: MCM	27 OF 27
CITY CASE #:	---	REVIEWER: TRS	

GUY JAMES RANCH PH. 1
CAB. V, SLD. 722
R.P.R.D.C.T.

MARCOS VALENZUELA, JR.
INST. #2007-66142
R.P.R.D.C.T.

HT HIGHWAY 114 LAND, LP
INST. #2019-131818
R.P.R.D.C.T.

50' PIPELINE & ROAD ESMT.
(ESMT. NO. 7)
VOL. 5028, PG. 3539
R.P.R.D.C.T. (10V)

20' PIPELINE ESMT.
INST. #2009-23226
R.P.R.D.C.T. (10VV)

GAS PAD SETBACK
EASEMENT

40' PIPELINE ESMT.
VOL. 1984, PG. 38
R.P.R.D.C.T. (10V)

20' ELECTRIC ESMT.
(ESMT. NO. 3)
VOL. 3196, PG. 808
R.P.R.D.C.T. (10F)

PROPOSED 30'
ACCESS ESMT.

PROPOSED 30'
SEWER ESMT.

PROPOSED
150' X 130' LIFT
STATION AREA

PROPOSED 20'
SEWER ESMT.

SELECT APPLICATION TYPE

- ☒ Preliminary ☐ Final ☐ Replat ☐ Minor ☐ Short Form
☐ Amended

DEVELOPMENT INFORMATION

Project Location South of FM 1384, West of FM 156
Addition Name Oliver Creek Ranch
Legal Description _____
Proposed Use Single Family Residential
Current Zoning _____ Acreage 570.976 Lots 1031
No. New Street Intersections _____

OWNER INFORMATION

Name Denton Oliver Creek LP
Address 9219 Arbor Trail Drive
City Dallas State TX Zip 75243
Phone _____ Email _____

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 Justin Bono
Address 3625 Hall Street, Suite 720
City Dallas State TX Zip 75219
Phone 214-662-5530 Email JBono@astracompanies.com

SURVEYOR INFORMATION

Name Rene Silvas, RPLS
Address BGE, Inc 2595 Dallas Parkway
City Frisco State TX Zip 75034
Phone 817-752-4183 Email RSilvas@bgeinc.com

ENGINEER INFORMATION

Name Leslie Madison, P.E.

Address BGE, Inc 2595 Dallas Parkway

City Frisco State TX Zip 75034

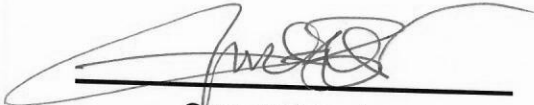
Phone 972-464-4875 Email LMadison@bgeinc.com

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 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.

I acknowledge that the subdivision plat will not be accepted until it has been determined that the submittal is complete and in conformance with the requirements of Chapter 42 Subdivision Regulations of the City of Justin Code of Ordinances.

I acknowledge that if a change in zoning classification is required to accommodate the proposed development, the zoning change may be required to be approved before the subdivision plat application is considered complete.


Owner Signature

4/29/2024
Date

JUSTIN BERO, MANAGER OF
Owner Name (print)
MANAGING GENERAL PARTNER


Agent Signature

4/29/2024
Date

JUSTIN BERO
Agent Name (print)

APPLICATION SUBMITTAL REQUIREMENTS

Applications will be reviewed for completeness pursuant to Chapter 42 Article II of the Subdivision Regulations of the City of Justin. Applications submitted without original signatures and all required documents and information will not be accepted and will be returned to the applicant. Please be sure that all required items are included for the type of application requested.

Subdivision applications must be submitted thirty (30) days prior to the Planning & Zoning Commission meeting at which it is to be considered.

Subdivision information is available online in [Subdivision Regulations and Technical Construction Standards and Specifications](#). If you have questions about the application process or any submittal requirements, please call the Planning & Zoning Department at 940-648-2541 Ext. 5.

ALL APPLICATIONS

The following items are REQUIRED with all types of applications:

- ☒ Subdivision application form
- ☐ Application fee as required by the [Justin Fee Schedule](#). This fee is non-refundable.
- ☒ Original paid receipt or tax certificate indicating that property taxes have been paid for the property. The certificate may be obtained for a fee from the Denton County Tax Office at 1505 E. McKinney St., Denton, TX.
- ☐ If the ownership does not match the ownership on the Denton County Appraisal District website, a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- ☐ Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Planning and Zoning Commission and City Council.

PRELIMINARY PLAT

- ☒ Preliminary plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".
- ☒ Preliminary drainage analysis
- ☒ Preliminary public infrastructure plans

FINAL PLAT, REPLAT, AND SHORT FORM FINAL PLAT

- ☐ Final Plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24"
- ☐ Certificate of Approval of Public Infrastructure Plans or approved Waiver of Public Infrastructure Plans.

AMENDED PLAT

- ☐ Amended plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".



Planning and Zoning Commission Coversheet
May 20, 2024
415 N. COLLEGE AVE.

Agenda Item: C. (CONSENT ITEMS:)

Title: Consider and act upon a recommendation to City Council for a Final Plat for The Preserve Phase 2, consisting of 326 lots. Generally located southwest of Preserve Boulevard and Boss Range Road.

Department: Administration

Contact:

Recommendation:

Staff recommends approval as presented.

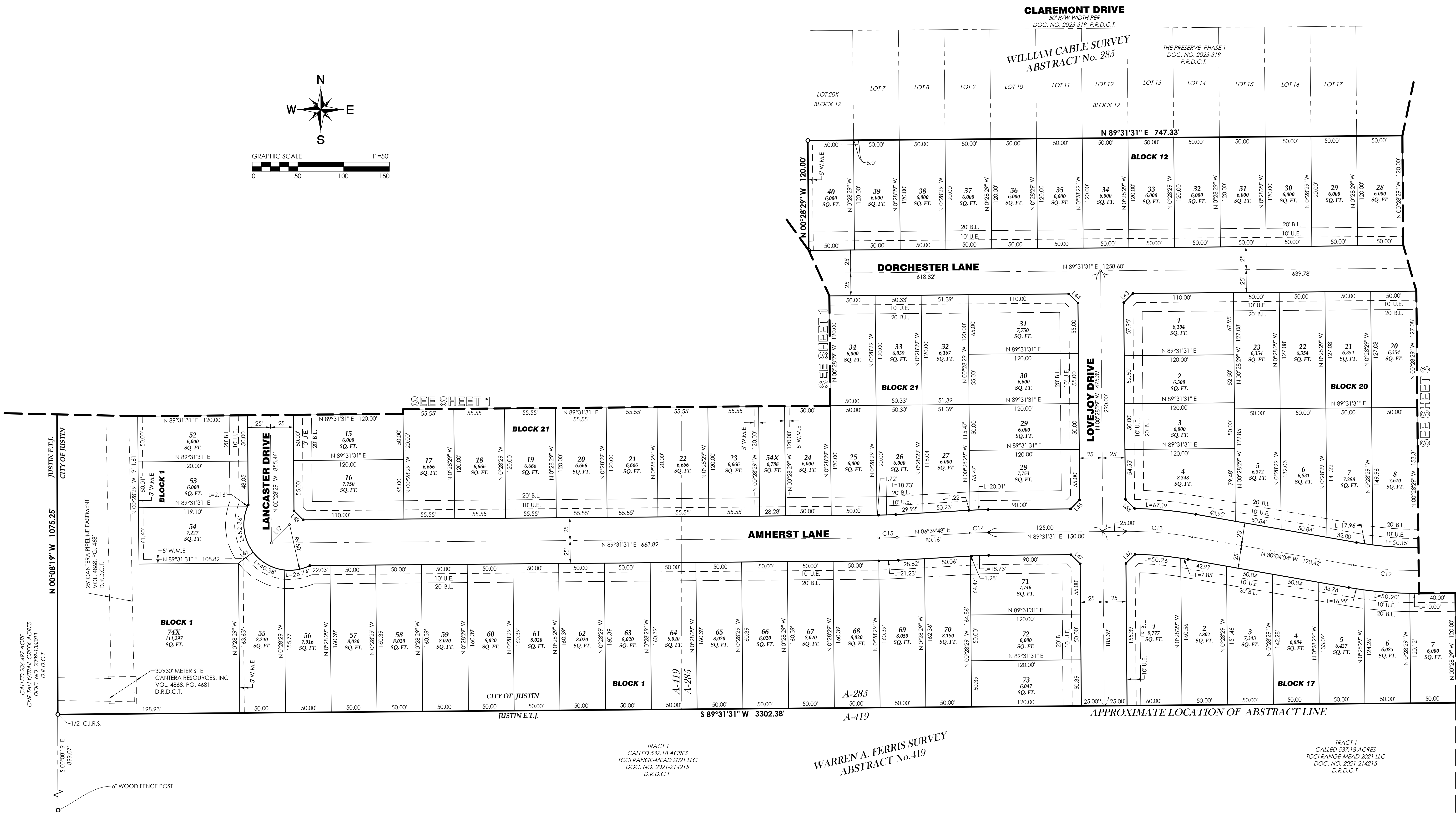
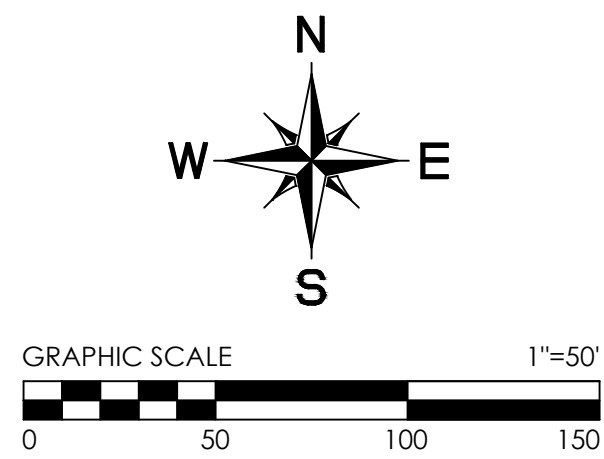
Background:

The Applicant is requesting a final plat for The Preserve Phase 2 development, which consists of 317 residential lots totaling 54.681 acres and 9 non-residential lots totaling 16.616 acres, for a total of 326 lots on 71.298 net acres. These lots are generally located southwest of Preserve Boulevard and Boss Range Road, and this phase stipulates an additional connection with Boss Range Road at the current three-way junction with Ovaletta Dr. next to Justin Community Park. The city will be providing retail water and wastewater services for this development. All easements, drainage plans, and roadways conform to all requisite requirements.

City Attorney Review:

Attachments:

1. Preserve Phase 2 - Final Plat
2. Preserve Phase 2 - Final Plat Application



PRELIMINARY. this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/2/2024 4:00 PM

OWNER/DEVELOPER:
JUSTIN 197 PARTNERS, LP
JUSTIN 197 HOLDINGS, LP
5055 KELLER SPRINGS RD., S. 500
ADDISON, TX 75001
PH: (817) 680-1061
CONTACT: STEVE FLUKER

PREPARED BY:



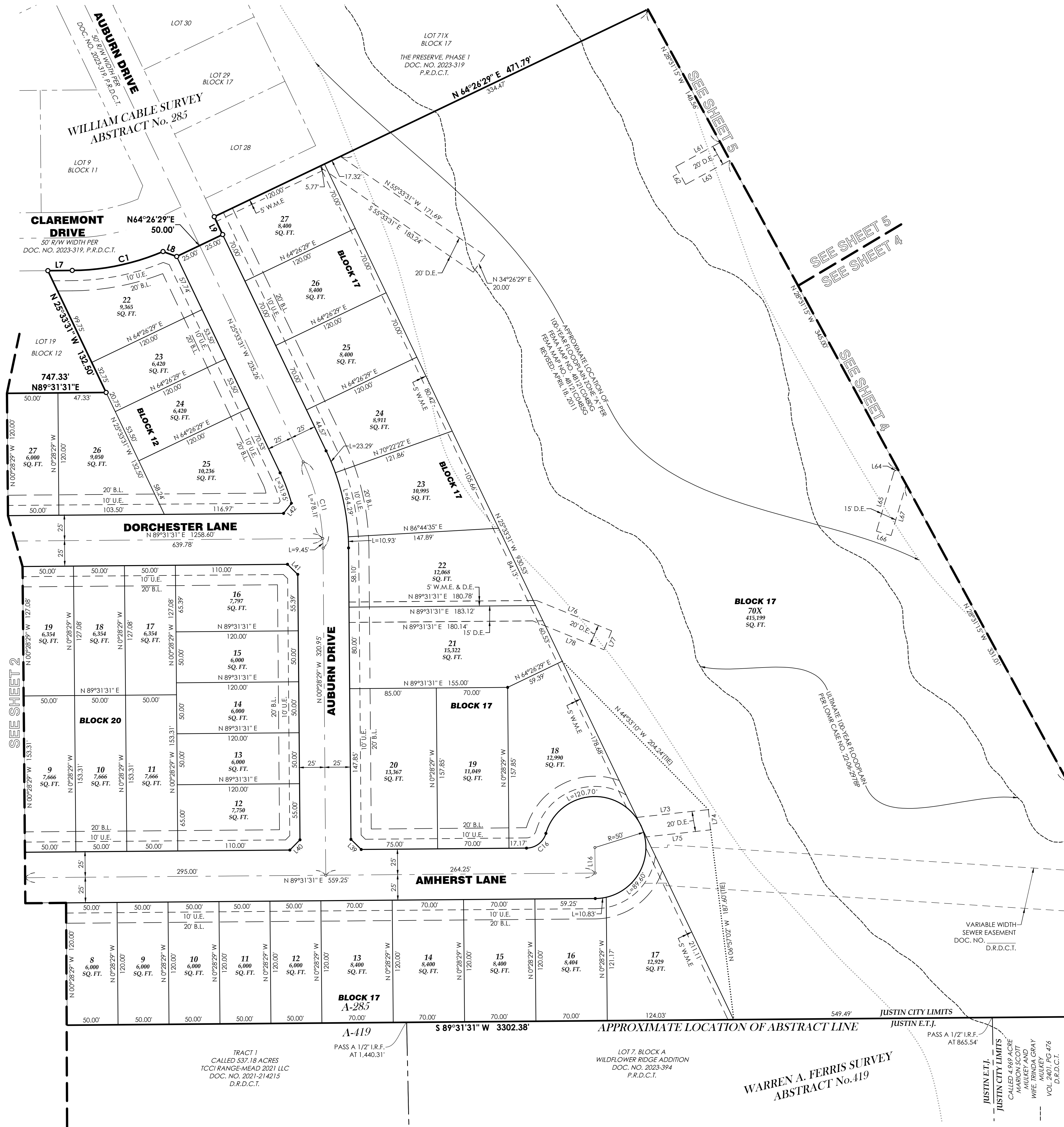
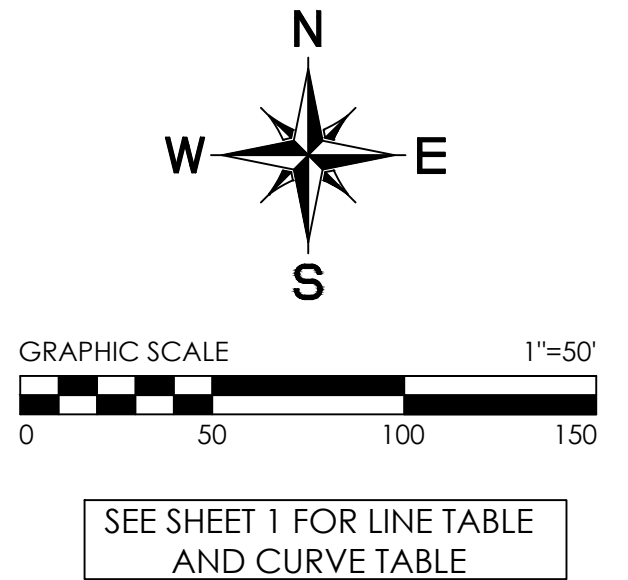
FINAL PLAT
OF
LOTS 37-73, 74X, BLOCK 1; LOTS 22-48, BLOCK 12; LOTS 3-24, BLOCK 13; LOTS 2-9, 10X, BLOCK 14; LOTS 2-31, BLOCK 15; LOTS 2-20, 21X, BLOCK 16; LOTS 1-27, 37-68, 69X, 70X, BLOCK 17; LOTS 1-17, 18X, BLOCK 18; LOTS 1-23, 24X, BLOCK 19; LOTS 1-23, BLOCK 20; LOTS 1-52, 53X, 54X, BLOCK 21

THE PRESERVE, PHASE 2

BEING
85.641 ACRES
SITUATED IN THE
WILLIAM CABLE SURVEY, ABSTRACT No. 285,
WARREN A. FERRIS SURVEY, ABSTRACT No. 419
CITY OF JUSTIN, DENTON COUNTY, TEXAS

317 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: April 2024

SHEET 2 of 6



PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 4/2/2024 4:00 PM

OWNER/DEVELOPER:
JUSTIN 197 PARTNERS, LP
JUSTIN 197 HOLDINGS, LP
5055 KELLER SPRINGS RD., S. 500
ADDISON, TX 75001
PH: (817) 680-1061
CONTACT: STEVE FLUKER

PREPARED BY:



FINAL PLAT
OF
LOTS 37-73, 74X, BLOCK 1; LOTS 22-48, BLOCK 12; LOTS 3-24, BLOCK
13; LOTS 2-9, 10X, BLOCK 14; LOTS 2-31, BLOCK 15; LOTS 2-20, 21X,
BLOCK 16; LOTS 1-27, 37-68, 69X, 70X, BLOCK 17; LOTS 1-17, 18X,
BLOCK 18; LOTS 1-23, 24X, BLOCK 19; LOTS 1-23, BLOCK 20; LOTS
1-52, 53X, 54X, BLOCK 21

THE PRESERVE, PHASE 2

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JUSTIN 197 PARTNERS, LP
JUSTIN 197 HOLDINGS, LP
5055 KELLER SPRINGS RD., S. 500
ADDISON, TX 75001
PH: (817) 680-1061
CONTACT: STEVE FLUKER

PREPARED BY:

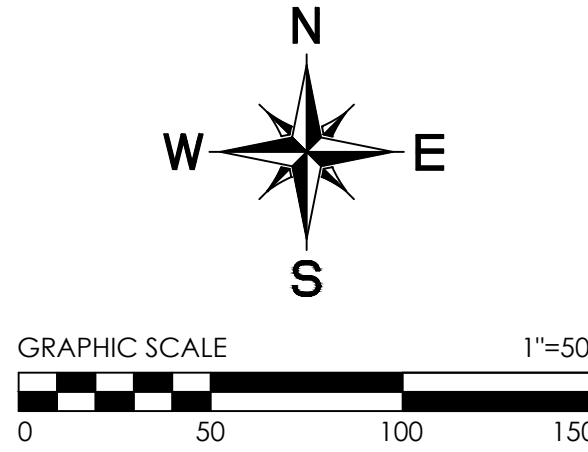
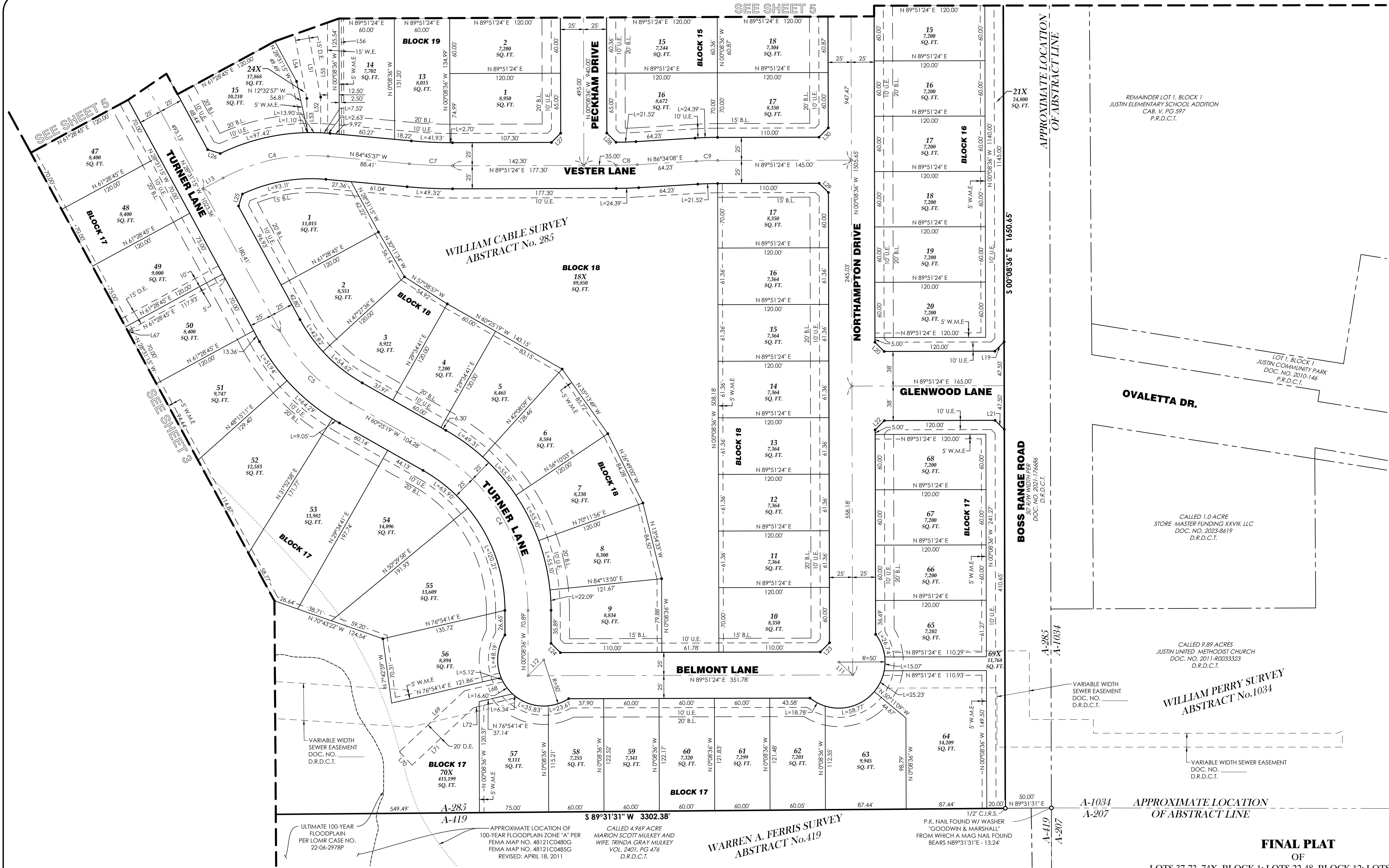
GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
LOTS 37-73, 74X, BLOCK 1; LOTS 22-48, BLOCK 12; LOTS 3-24, BLOCK 13; LOTS 2-9, 10X, BLOCK 14; LOTS 2-31, BLOCK 15; LOTS 2-20, 21X, BLOCK 16; LOTS 1-27, 37-68, 69X, 70X, BLOCK 17; LOTS 1-17, 18X, BLOCK 18; LOTS 1-23, 24X, BLOCK 19; LOTS 1-23, BLOCK 20; LOTS 1-52, 53X, 54X, BLOCK 21

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CITY OF JUSTIN, DENTON COUNTY, TEXAS

317 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: April 2024

SHEET 4 of 6



SEE SHEET 1 FOR LINE TABLE
AND CURVE TABLE

OWNERS DEDICATION

All that certain lot, tract, or parcel of land, situated in a portion of the William Cable Survey, Abstract No. 285, the Warren A. Ferris Survey, Abstract No. 419, Denton County, Texas, being part of that certain called 196.712 acre tract described in a deed Justin 197 Partners, LP recorded in Document No. 2021-152856 of the Deed Records of Denton County, Texas [DRDCT] and all of that certain called 87.754 acre tract described in a deed to Justin 97 Holdings, LP recorded in Document No. 2021-152969 [DRDCT], and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GMCIVIL", hereinafter referred to 1/2" capped iron rod found, for the Northwest corner of said 87.754 acre tract, the most westerly Southwest corner of The Preserve, Phase 1 recorded in Document No. 2023-319 of the Plat Records of Denton County, Texas [PRDCT] and being in the East line of a called 206.497 acre tract described in a deed to CNR Tally/Trial Creek Acres recorded in Document No. 2009-136383 [DRDCT];

THENCE in an easterly direction departing said East line and continue along the South line of said The Preserve, Phase 1 the following thirty-three (33) courses:

- North 89 deg, 31 min, 31 sec, East, a distance of 203.80 feet to a 1/2" capped iron rod found;
- South 00 deg, 28 min, 29 sec, East, a distance of 34.39 feet to a 1/2" capped iron rod found;
- North 89 deg, 31 min, 31 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod found;
- North 44 deg, 31 min, 31 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod found;
- North 89 deg, 31 min, 31 sec, East, a distance of 220.00 feet to a 1/2" capped iron rod found;
- South 45 deg, 28 min, 29 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod found;
- South 00 deg, 28 min, 29 sec, East, a distance of 10.00 feet to a 1/2" capped iron rod found;
- North 89 deg, 31 min, 31 sec, East, a distance of 170.00 feet to a 1/2" capped iron rod found;
- South 00 deg, 28 min, 29 sec, East, a distance of 400.00 feet to a 1/2" capped iron rod found;
- South 89 deg, 31 min, 31 sec, West, a distance of 120.00 feet to a 1/2" capped iron rod found;
- South 00 deg, 28 min, 29 sec, East, a distance of 120.46 feet to a 1/2" capped iron rod found;
- South 45 deg, 28 min, 29 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod found;
- North 89 deg, 31 min, 31 sec, East, a distance of 264.93 feet to a 1/2" capped iron rod found;
- North 00 deg, 28 min, 29 sec, West, a distance of 120.00 feet to a 1/2" capped iron rod found;
- North 89 deg, 31 min, 31 sec, East, a distance of 747.33 feet to a 1/2" capped iron rod found;
- North 25 deg, 33 min, 31 sec, West, a distance of 132.50 feet to a 1/2" capped iron rod found;
- North 89 deg, 31 min, 31 sec, East, a distance of 23.90 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 232.00 feet, a central angle of 22 deg, 36 min, 51 sec., and being subtended by a chord which bears North 78 deg, 13 min, 06 sec, East - 90.97 feet;
- Continue in an easterly direction along said curve to the left, a distance of 91.57 feet to a 1/2" capped iron rod found;
- South 69 deg, 56 min, 28 sec, East non-tangent to said curve, a distance of 14.29 feet to a 1/2" capped iron rod found;
- North 64 deg, 26 min, 29 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod found;
- North 25 deg, 33 min, 31 sec, West, a distance of 19.31 feet to a 1/2" capped iron rod found;
- North 64 deg, 26 min, 29 sec, East, a distance of 471.79 feet to a 1/2" capped iron rod found;
- North 28 deg, 31 min, 15 sec, West, a distance of 416.44 feet to a 1/2" capped iron rod found;
- North 61 deg, 28 min, 45 sec, East, a distance of 170.00 feet to a 1/2" capped iron rod found;
- North 28 deg, 31 min, 15 sec, West, a distance of 62.27 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the right, having a radius of 175.00 feet, a central angle of 28 deg, 22 min, 39 sec., and being subtended by a chord which bears North 14 deg, 19 min, 56 sec, West - 85.79 feet;
- Continue in a northerly direction along said curve to the right, a distance of 86.67 feet to a 1/2" capped iron rod found;
- North 00 deg, 08 min, 36 sec, West tangent to said curve, a distance of 68.04 feet to a 1/2" capped iron rod found;
- North 89 deg, 51 min, 24 sec, East, a distance of 870.00 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 545.00 feet, a central angle of 06 deg, 06 min, 24 sec., and being subtended by a chord which bears North 86 deg, 48 min, 12 sec, East - 58.06 feet;
- Continue in an easterly direction along said curve to the left, a distance of 58.09 feet to a 1/2" capped iron rod found;
- North 83 deg, 45 min, 00 sec, East tangent to said curve, a distance of 134.38 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the right, having a radius of 455.00 feet, a central angle of 06 deg, 06 min, 24 sec., and being subtended by a chord which bears North 86 deg, 48 min, 12 sec, East - 48.47 feet;
- Continue in an easterly direction along said curve to the right, a distance of 48.49 feet to a 1/2" capped iron rod found;
- South 00 deg, 08 min, 36 sec, East non-tangent to said curve, a distance of 7.50 feet to a 1/2" capped iron rod found;
- North 89 deg, 51 min, 24 sec, East, a distance of 190.00 feet to a 1/2" capped iron rod found for the most easterly Southeast corner of said The Preserve, Phase 1 and being in the West right-of-way line of Boss Range Road (50' width right-of-way) recorded in Document No. 2021-176686 [DRDCT];

THENCE South 00 deg, 08 min, 36 sec, East along said West right-of-way line, a distance of 1,650.65 feet to a 1/2" capped iron rod set stamped "GMCIVIL" for the Southwest corner of said Boss Range Road, being in the South line of said 87.754 acre tract and the North line of a called 4.969 acre tract described in a deed to Marion Scott Mulkey and Wife, Trinda Gray Mulkey recorded in Volume 2401, Page 476 [DRDCT], from which a P.K. nail found with washer stamped "GOODWIN & MARSHALL" for the Southeast corner of said Boss Range Road and being in the West line of a called 9.89 acre tract described in a deed to Justin United Methodist Church recorded in Document No. 2011-R0033323 [DRDCT] bears North 89 deg, 31 min, 31 sec, East - 90.00 feet;

THENCE South 89 deg, 31 min, 31 sec, West along said North and South lines, at 865.54 feet pass a 1/2 iron rod found for the Northwest corner of said 4.969 acre tract, same being the Northeast corner of Lot 7, Block A of Windflower Ridge Addition recorded in Document No. 2023-394 of the Plat Records of Denton County, Texas [PRDCT], at 1,440.31 feet pass a 1/2" iron rod found for the Northwest corner of said Lot 7, Block A, same being the Northeast corner of a called 537.18 acre tract described as Tract 1 in a deed to TCCI Range-Mead 2021 LLC recorded in Document No. 2021-214215 [DRDCT], continue a total distance of 3,302.38 feet to a 1/2" capped iron rod set stamped "GMCIVIL" for the Southwest corner of said 87.754 acre tract, the most northerly Northwest corner of said 537.18 acre tract, and being in the East line of said 206.497 acre tract, from which a 6" wood fence post found for the Southeast corner of said 206.497 acre tract and an ell corner of said 537.18 acre tract bears South 00 deg, 08 min, 19 sec, East - 899.07 feet;

THENCE North 00 deg, 08 min, 19 sec, West along the East line of said 206.497 acre tract and the West line of said 87.754 acre tract, a distance of 1,075.25 feet to the **POINT OF BEGINNING**, containing 3,730,522 square feet or 85.641 acres of land, more or less.

OWNERS DEDICATION CONT...

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, John D. Hutchinson, acting by and through the Undersigned, their duly authorized agent, does hereby adopt this final plat of **THE PRESERVE, PHASE 2**, a subdivision to the City of Justin, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way, and public places thereon shown for the purpose and consideration therein expressed.

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

JUSTIN 197 PARTNERS, LP
a Texas limited partnership

By: Justin 197 GP, LLC,
a Texas limited liability company,
its general partner

By: _____
John D. Hutchinson, President

JUSTIN 197 HOLDINGS, LP
a Texas limited partnership

By: Justin 197 GP, LLC,
a Texas limited liability company,
its general partner

By: _____
John D. Hutchinson, President

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John D. Hutchinson, President of JUSTIN 197 GP, LLC, a Texas limited liability company, the general partner of **JUSTIN 197 PARTNERS, LP**, a Texas limited partnership and **JUSTIN 197 HOLDINGS, LP**, a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20__.

Notary Public, State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Dated this ____ day of _____, 20__.

By: _____
Chairman

ATTEST:
By: _____
Secretary

The City Council of Justin on _____, 20__, voted affirmatively to adopt this plat this plat and approve it for filing of record.

By: _____
Mayor

ATTEST:
By: _____
City Secretary

NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999846983. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
2. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011 and panel 48121C0485G, effective April 18, 2011, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; and Zone "A", being defined as areas with no Base Flood Elevations determined. Approximate location of floodplain and/or floodway lines are shown on the survey.
3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.
4. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol, maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of-way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Lot 74X, Block 1; Lot 10X, Block 14; Lot 21X, Block 16; Lots 69X & 70X, Block 17; Lot 18X, Block 18; Lot 24X, Block 19; Lots 53X & 54X, Block 21 are private HOA/Developer owned and maintained by the Preserve Homeowner's Association.
8. H.O.A. shall be responsible for the maintenance of the Floodplain Easement.
9. H.O.A. shall be responsible for the maintenance of the Public Drainage Easement.

CERTIFICATE OF SURVEYOR

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground June 2020
GMCivil
2559 SW Grapevine Pkwy.,
Grapevine, Texas 76051
(817) 329-4373

PRELIMINARY. this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 4/2/2024 4:00 PM

OWNER/DEVELOPER:

JUSTIN 197 PARTNERS, LP
JUSTIN 197 HOLDINGS, LP
5055 KELLER SPRINGS RD., S. 500
ADDISON, TX 75001
PH: (817) 680-1061
CONTACT: STEVE FLUKER

SITE DATA TABLE	
GROSS ACREAGE (TO BOUNDARY LINE)	85.641 AC.
AREA OF PUBLIC STREETS	14,343 AC.
NET ACREAGE	71,298 AC.
AREA OF RESIDENTIAL LOTS	54,681 AC.
AREA OF OPEN SPACE LOTS	16,616 AC.
TOTAL NUMBER OF LOTS	326
TOTAL NUMBER OF RESIDENTIAL LOTS	317
TOTAL NUMBER OF OPEN SPACE LOTS	9

LEGEND	
O	DENOTES 1/2" CAPPED IRON ROD FOUND STAMPED "GMCIVIL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON, COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
I.P.F.	IRON PIPE FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
_____	BOUNDARY LINE
_____	ADJOINER LINE
_____	EASEMENT LINE
_____	BUILDING LINE
.....	FLOODPLAIN LINE
-----	ULTIMATE FLOODPLAIN LINE
_____	ABSTRACT LINE
_____	CENTERLINE

PREPARED BY:



FINAL PLAT
OF
LOTS 37-73, 74X, BLOCK 1; LOTS 22-48, BLOCK 12; LOTS 3-24, BLOCK 13; LOTS 2-9, 10X, BLOCK 14; LOTS 2-31, BLOCK 15; LOTS 2-20, 21X, BLOCK 16; LOTS 1-27, 37-68, 69X, 70X, BLOCK 17; LOTS 1-17, 18X, BLOCK 18; LOTS 1-23, 24X, BLOCK 19; LOTS 1-23, BLOCK 20; LOTS 1-52, 53X, 54X, BLOCK 21

THE PRESERVE, PHASE 2

BEING
85.641 ACRES
SITUATED IN THE
WILLIAM CABLE SURVEY, ABSTRACT No. 285,
WARREN A. FERRIS SURVEY, ABSTRACT No. 419
CITY OF JUSTIN, DENTON COUNTY, TEXAS

317 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: April 2024

SHEET 6 of 6



415 N. College Ave
Justin, Texas 76247
(940) 648-2541

City of Justin

Plat Application

Reference #:

Type of Plat: ☐ Preliminary Plat ☒ Final Plat ☐ Plat Revision ☐ Administrative Plat

THE PRESERVE PHASE 2

Title of Plat

317 SF & 9 Non-Residential

85.641 ACRES

SF-2 PD

Total Lots

Total Acres

Current Zoning

THE PRESERVE

SEE ATTACHED

Subdivision Name

Lot(s)

Blocks(s)

WILLIAM CABLE SURVEY, ABSTRACT No. 285 & WARREN A. FERRIS SURVEY, ABSTRACT No. 419

Survey Name(s)

Abstract No.(s)

Tract(s)

SOUTH OF PRESERVE BOULEVARD WEST OF BOSS RANGE ROAD

Address/Location

Please submit all plat documents and ensure they are in compliance with the City of Justin Subdivision Ordinance.

Applicant

JUSTIN 197 PARTNERS, LP

Company or Name

WARREN C. RUSSELL, P.E.

Contact Name

5055 KELLER SPRINGS RD. SUITE 500

Address

ADDISON, TX, 75001

(City, State, Zip)

817-680-1062

Telephone

wrussell@gmcivil.com

Email

Owner (If Different)

Company or Name

Contact Name

Address

(City, State, Zip)

Telephone

Email

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing by the City Manager. A plat is not considered filed until accepted by the City Council.

Signature of Applicant, Owner, or Authorized Agent

Date

Planning Official

Fee: \$

Date of P&Z Meeting

Date of Council Meeting

Signature of Planning Official

FOR OFFICE USE ONLY

Received By

Date Received

Date Approved

Date Paid

☐ Cash

☐ CC

☐ Check #(s)

Revised: 1/2018