CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
JULY 16, 2024
415 N. COLLEGE AVE.
6:30 PM

1. WORK SHOP SESSION AGENDA (6:30 PM)

A. Call to Order and Roll Call.

B. Discuss the update from Innovative Transportation Solutions (ITS) and Texas Department of Transportation (TxDot) relating to the roadway network in and around the City of Justin.

C. Discuss an update on the Unified Development Code.

D. Discuss land use planning on W. 1st Street.

E. Discuss Regulatory Incentives

F. Discuss an update on the City of Justin Building Codes.

G. Discuss Planning and Zoning Commission Training

H. Discuss regular agenda items.

I. Adjourn.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

3. CALL TO ORDER AND ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. ADMINISTRATIVE COMMENTS

A. Recognize former Vice-Chair John Tinsley for his contributions to the Planning and Zoning Commission.

6. 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.**

7. CONSENT ITEMS:

A. Consider approval of the minutes for the May 20, 2024, Planning and Zoning Commission Meeting and for the June 20, 2024 Joint City Council and Planning and Zoning Commission Meeting.

B. Consider and act upon a recommendation to City Council for a Preliminary Plat for Oliver Creek Ranch, consisting of 1,031 lots, generally located south from the intersection of FM 1384 and Jim Baker Road.

8. PUBLIC HEARING:

A. Conduct a Public Hearing to hear concerns for or against a Replat for Justin Town Square legally described as Lot 1R1-1R4, Block 4. Generally located northwest from the intersection of Tally Boulevard and Village Lane.

B. Consider and act upon a recommendation to City Council for a Replat for Justin Town Square legally described as Lot 1R1-1R4, Block 4. Generally located northwest from the intersection of Tally Boulevard and Village Lane.

C. Conduct a Public Hearing to hear concerns for or against an Amendment to the existing Planned Development Agreement (SF-1 PD-597-15) for Meadowlands Phase 1, legally described as Lots 1-7, Block A. Generally located southwest from the intersection of FM 407 and Meadowview Drive.

D. Consider and act upon a recommendation to City Council for an Amendment to the existing Planned Development Agreement (SF-1 PD-597-15) for Meadowlands Phase 1, legally described as Lots 1-7, Block A. Generally located southwest from the intersection of FM 407 and Meadowview Drive.

9. ACTION ITEMS:

A. Consider and act upon a recommendation to City Council regarding the appointment to and membership of the Planning and Zoning Commission.

B. Consider and act upon appointment to the Vice-Chair position.

10. DEVELOPMENT UPDATE:

A. Development Update

11. 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.

12. ADJOURNMENT:

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

Said notice has been posted this 11th of July 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

First Street Rezone Report

Prepared by Diego Phoyu Solares, Development Services Intern
July 16, 2024

General Pros of Rezoning the 1st Street Corridor

- The rezone would increase the number of commercial lots in the City.
- The rezone could attract new, unique, and/or different businesses into the City, potentially providing new commercial amenities closer to Justin residents.
- The increase in commercial lots could reduce sales tax burden for residents, as commercial uses would make up a slightly higher percentage of the City's property tax base.
- The increase in businesses could help money (and sales tax) stay within the City, and provide new tax revenues for the City.
- The rezone could bring more vehicular and pedestrian traffic to the historic Old Town district.

General Cons of Rezoning the 1st Street Corridor

- The rezone would immediately impact up to 21 lots on the north side of W. 1st St, and potentially displace residents or make their uses legally non-conforming.
- Commercial lots tend to emit higher levels of noise and light and potentially increase traffic on West 1st Street, which could impact adjacent property owners.
- Senate Bill 929, enacted in 2023, enacts limits on municipalities seeking to do these types of rezones, and grants rights to homeowners who become legally non-conforming. See next page.
- There are existing commercially-zoned properties on W. Pafford St. that have remained residential uses, as the owners have remained legally non-conforming for many years. This would need to be addressed (potentially in the UDC), if this outcome is not desired to be repeated.
- W. 1st Street is currently part of FM 407, but this road will be redirected north in the next 10 years, which could reduce traffic flow and counts along W. 1st St.

SB 929 (2023) – a brief, crude summary

- Applies when municipalities change a use (for example, via a rezone) so that the existing use becomes legally non-conforming under the new regulations
- Required notice via mail with specific verbiage and formatting (bold 14pt font)

  "THE [MUNICIPALITY] IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY."

- Must require nonconforming use to continue unless the municipality "imposes a requirement to stop the nonconforming use"
- If this requirement is imposed, the property owner is entitled to payment equal to the sum of any loss in market value because of the nonconformance and any costs incurred to stop the noncompliance. Payment can go to the owner or lessee, and the value and apportionment can be appealed several times by owner, lessee, and/or municipality.
- Owner may waive these rights through written waiver
- Legal immunity of municipalities is waived for legal actions under this law

This and any related language and interpretation would need to be reviewed by the City Attorney

Topics of Discussion

- Do these pros/cons generally fit with the vision the Commission had with this discussion? Is there something we missed?

- What lots should be included in the rezone and which should not? Is there a good stopping point? What is our justification for including lot X and not lot Y? Etcetera.

- What timeline would this project be under? What is our justification for doing this now or during the year 20XX instead of the year 20YY? Etcetera.

- How comfortable does the Commission feel about the required verbiage and the potential challenges by homeowners to conformance / "takings"?

Preliminary Recommendations

- **Recommend limiting the rezone to the lots on the north side of W. 1st Street, from the intersection with Pafford St. to the intersection with Denton St.** The lots on the block from Pafford to College are all presumed unoccupied homes, and the lots on the two blocks from College to Denton are all owned by one property owner, except one. The two lots in the Northeast corner of Denton and W. 1st are also presumably unoccupied and would be included.

- **There would need to be a clear communication strategy developed if we proceed forward.** This would need to be palatable to the community and include:
    - Language pursuant to SB 929 regarding the rezone and conformance.
    - The goals sought with this project, and how the project ties into Imagine Justin, the UDC, and other guiding planning documents for Justin.
    - Potential benefits to adjacent properties and to other Justin residents.
    - Any other items the Commission feels it should contain.

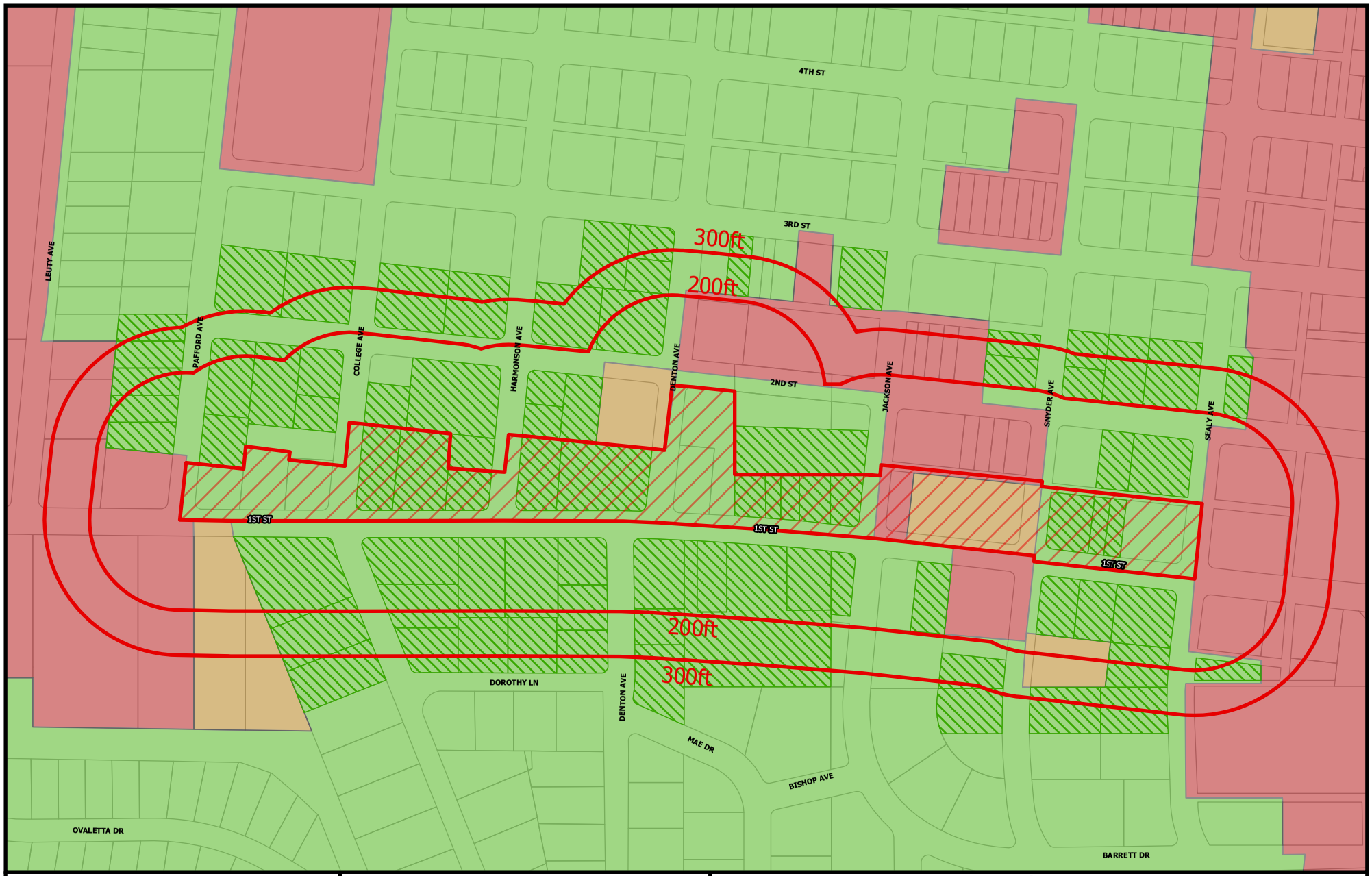
Lot Counts

- **Total number of lots analyzed for rezone: 21**
    - 19 lots currently zoned residential, 19 lots presumed residential use
    - 2 lots currently zoned non-residential, 2 lots presumed non-residential use
    - 13 lots presumed occupied homes

- **Recommended, limited rezone: Lots affected: 10**
    - All 10 lots currently zoned residential
    - 5 homes presumed occupied

GIS Exhibits

- The next pages show the entire rezone area analyzed in map exhibits.
- The first map shows “uses”, which were determined based on lot by lot analysis compared to zoning. It shows the specific use of the lots, whether residential, non-residential (including commercial, institutional, religious, etc), or undeveloped lots, the rezone lots analyzed, 200’ and 300’ adjacency buffer, and the homes we believe are currently occupied based on water usage and utility account activation.
- The second map shows the current zoning regulations, the rezone lots analyzed, 200’ and 300’ adjacency buffers, and the homes we believe are currently occupied based on water usage and utility account activation. The principal difference between the first and second maps is the prescribed use (zoning) versus something closer to actual use.
- Note the lots zoned LR on and around W. 1st St between Leuty and Pafford, and their overlap with occupied homes. These are the commercially zoned but residential occupied properties discussed earlier.



0 75 150 300 450 Feet

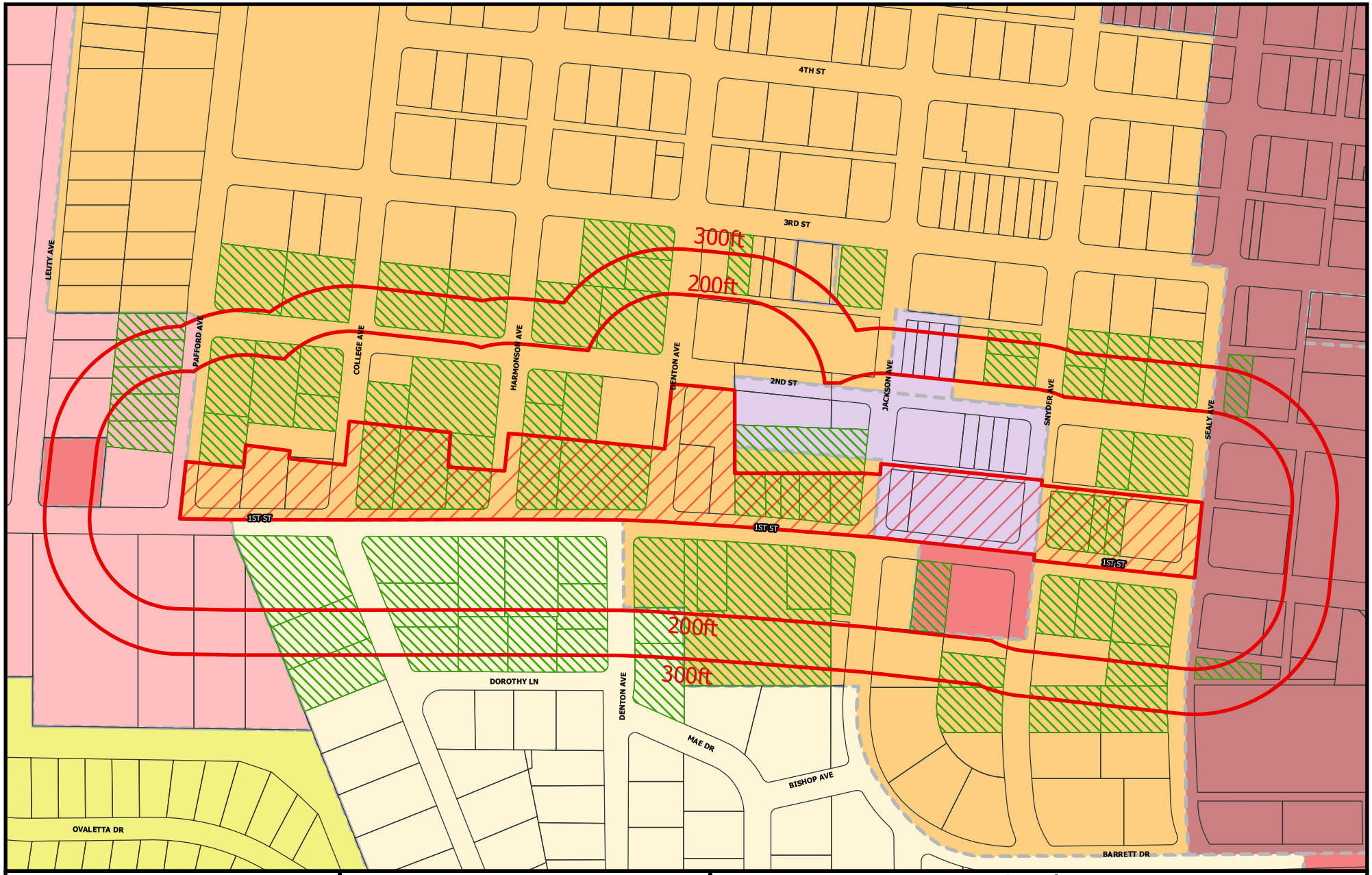
N

Prepared by:
Christopher T. Young
GIS Technician
Date: 7/05/2024

First Street Proposed Rezone Area City of Justin, TX

Legend

- Non-Residential
- Residential
- Undeveloped
- Parkland/Open Space
- Rezone Area
- Notification Radius
- Occupied Homes



0 75 150 300 450 Feet

N

Prepared by:
Christopher T. Young
GIS Technician
Date: 7/05/2024

First Street Proposed Rezone Area City of Justin, TX

Legend

- SF-LL
- SF-1
- SF-1A
- SF-2
- SF-OT
- 2F
- MF
- LR
- GB
- GB-OT
- LI
- Rezone Area
- Notification Radius
- Occupied Homes

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES
MONDAY, MAY 20, 2024, 6:30 PM

JUSTIN CITY HALL
415 N. COLLEGE AVE.

Members Present:
Gary Davis, Tory Turner, David Beck, Vincent Barrientos, Tom Cronberger, Scott Hill, Emily Krzyzek

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. 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

Chairman Beck started the meeting at 7:32 pm.

1. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:

Gary Davis, Tory Turner, David Beck, Vincent Barrientos, Tom Cronberger, Scott Hill, Emily Krzyzek

2. PLEDGE OF ALLEGIANCE

Special guest Chloe Phillips, student at Northwest High School, lead the pledges.

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 7:35 pm.

No one came forward.

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

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.

Commissioner Cronberger requested to pull agenda items for individual consideration.

Commissioner Hill motioned to approve agenda item 4A as presented.

Commissioner Cronberger seconded the motion.

The motion passed 7/0/0.

Commissioner Cronberger presented concerns with drainage in the Treeline preliminary plat (agenda item 4B). Staff addressed these concerns.

Commissioner Cronberger motioned to approve agenda item 4B as presented.

Commissioner Barrientos seconded the motion.

The motion passed 7/0/0.

Staff gave a brief presentation regarding agenda item 4C.

Commissioner Turner motioned to approve agenda item 4C as requested.

Commissioner Hill seconded the motion.

The motion passed 7/0/0.

5. FUTURE AGENDA ITEMS:

Staff gave an update relating to future agenda items.

A. Meadowlands Ph I

Greg Scott, 136 Daisy Ln., briefly spoke and thanked staff for their work on this agenda item.

6. DEVELOPMENT UPDATE:

Staff gave an update relating to development projects.

A. Development Update

7. EXECUTIVE SESSION:

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

8. ADJOURNMENT:

Chairman Beck invited Chloe Phillips to lead the adjournment process.

Commissioner Cronberger made a motion to adjourn and to thank the high schoolers for their participation in the meeting.

Commissioner Barrientos seconded the motion.

The motion passed 7/0/0

Chloe Phillips, on behalf of Chairman Beck, adjourned the meeting at 7:58pm.

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

Said notice has been posted this 17th Day of May, 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

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.

Vacant, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3

James Castle, Place 4
Daniel Dennis, Place 5
Shelby St. Claire, Mayor Pro-Tem, Place 6

James Clark, Mayor

MINUTES

State of Texas
County of Denton
City of Justin

Justin City Council Regular Session Meeting - June 20, 2024

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

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

Council Members Present:
Mayor James Clark, Mayor Pro Tem Shelby St. Claire, Council Member John Mounce, Council Member Tomas Mendoza, Council Member James Castle, Council Member Daniel Dennis

Planning and Zoning Commissioners Present:
Commissioner Vicente Barrientos, Commissioner Gary Davis, Commissioner Tory Turner, Commissioner Thomas Cronberger, Alternate Commissioner Emily Kryzyzek

Mayor Clark called the meeting to order at 6:01 p.m. and provided the Invocation and Pledge of Allegiance.

B) PUBLIC COMMENT

In order to expedite the flow of business and to provide all citizens the opportunity to speak, the mayor may impose a three-minute limitation on any person addressing the Council. The Texas Open Meetings Act prohibits the City Council from discussing issues, which the public have not been given a seventy-two (72) hour notice. Issues raised may be referred to City staff for research and/or placed on a future agenda.

The following citizen spoke:

- Greg Scott, 136 Daisey Lane introduced himself, noting he currently serves on the board of directors for Upper Trinity Regional Water District as treasurer. He expressed concerns about water maximums at local lakes and encouraged the Council to attend an upcoming breakfast to be educated on growth and water needs within our community.

C) JOINT WORK SHOP

1. The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss updates from the Texas Department of Transportation (TxDot) and Innovative Transportation Solutions, Inc. regarding roadway projects.

Amanda Miller Denton County area Engineer briefed the City Council and Planning and Zoning Commission regarding FM 1171 project and FM 407 Rehab Work and Realignment Projects. Ms. Miller reviewed updates from the Texas Department of Transportation and Transportation Solutions, Inc. roadway projects.

2. The City Council will conduct a joint workshop with the Planning and Zoning Commission to discuss the Unified Development Code.

Mr. Ivan Gonzalez and Brad Longberger with Place Strategies briefed the City Council and Planning and Zoning Commission regarding the Unified Development Code. Mr. Gonzalez reviewed the timeline, hot topic rankings, parks and open space, other municipalities, residential conversions, form-based code, current regulations, dark sky regulations, and density vs. intensity.

After discussion, Mr. Gonzalez noted a first draft would be prepared in July with a second public open house set for August. He further stated he would provide the City Council with an update prior to the public house meeting.

D) ADJOURN

Mayor Clark adjourned the Joint City Council and Planning and Zoning Commission meeting at 9:09 p.m.

Signed by: _____
Mayor James Clark

Attested by: _____
Matthew Cyr, Director of Planning

Seal:

Planning and Zoning Commission Coversheet
July 16, 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 Oliver Creek Ranch, consisting of 1,031 lots, generally located south from the intersection of FM 1384 and Jim Baker Road.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval as presented based on the plat meeting all of the requisite requirements.

Background:

On May 2, 2024, City Council approved a developers agreement with the Oliver Creek Subdivision to provide water and sewer (sewer at a later date if elected by City Council). Oliver Creek is a Municiapl Utility District that was formed in 2022. The development will not be in City Limits, but will have water, (maybe) sewer, Police and Fire services provided by the City of Justin. The development will pay a proportial rate for all police and fire services as if the development was in City Limits. In addition, the development will pay 150% of all in-city water and sewer rates.

The Applicant is requesting a preliminary plat for the Oliver Creek Ranch development, which consists of 1,031 residential lots.

Water:
The City will be providing the applicant retail water. The development will connect to two proposed parallel 12" water lines in an easement approaching the development from the south-east.

Wastewater:
The City will not be providing the applicant retail wastewater at this time. The applicant plans to build a wastewater plant within the development, to be owned and operated by the MUD. There are no proposed connections with Justin wastewater lines.

Roadways:
The preliminary plat shows three proposed connections to FM 1384 on the northeast part of the developer (two 50' right-of-ways and one 72' right-of-way), as well as four proposed connections to future phases of the Timberbrook development (three 50' right-of-way and one 110' right of way, which also connects north to future development). These roadway alignments and connections generally align

with the thoroughfare plans outlined in the Imagine Justin comprehensive plan. All proposed roadways meet minimum Justin width requirements.

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 shown here conform to all requisite requirements.

City Attorney Review: No

Attachments:

1. Oliver Creek Ranch - Preliminary Plat Application
2. Oliver Creek Ranch - Preliminary Plat
3. Oliver Creek Ranch - Preliminary Engineering Documents
4. Map- Oliver Creek Ranch
5. Proposed Resolution

JUSTIN 1887

SUBDIVISION/PLAT

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

Agent Signature	4/29/2024	JUSTIN BOND
	Date	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

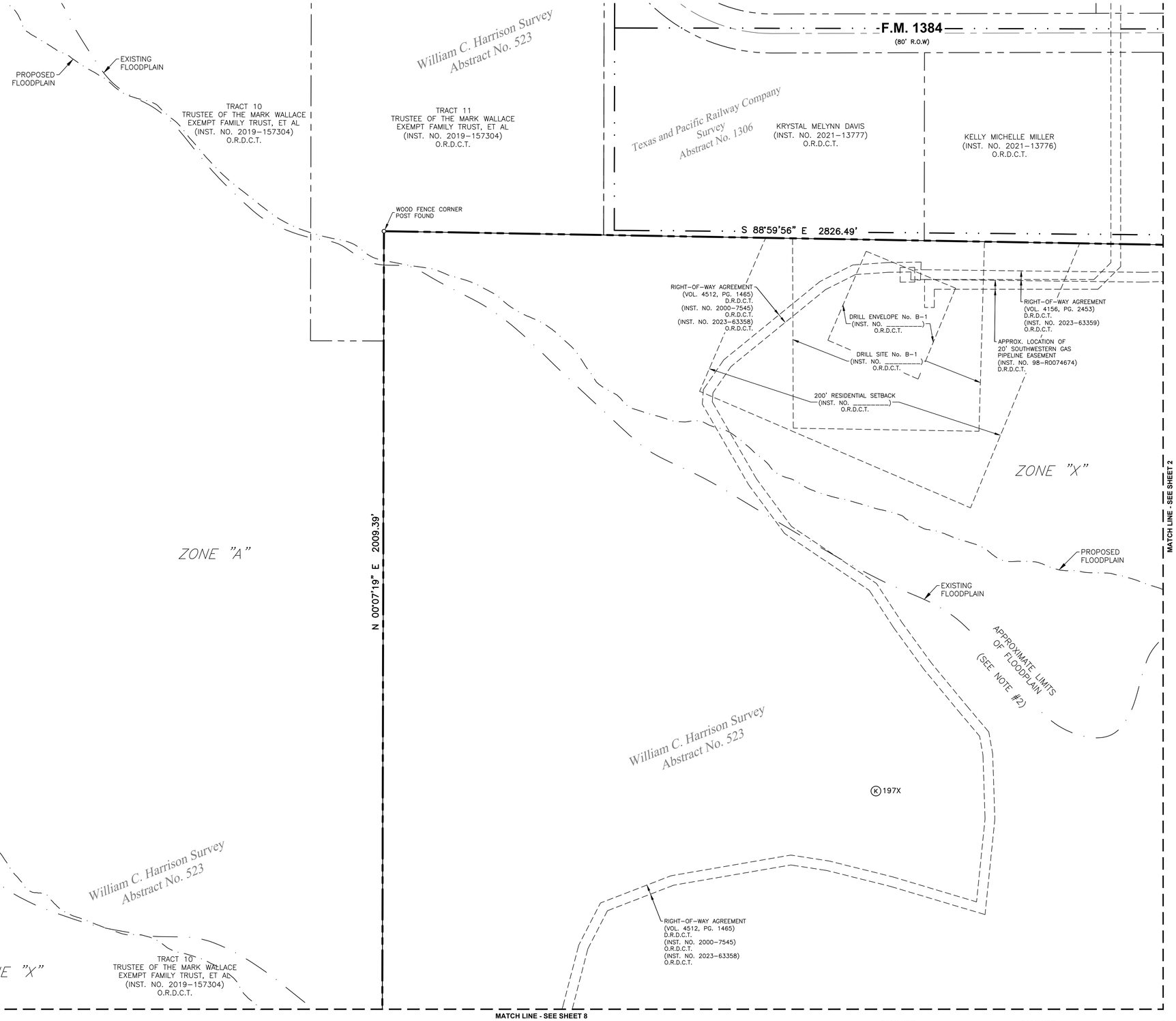
- ☒ Preliminary plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".
- ☒ Preliminary drainage analysis
- ☒ Preliminary public infrastructure plans

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".



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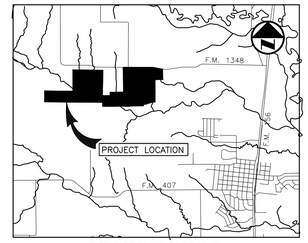
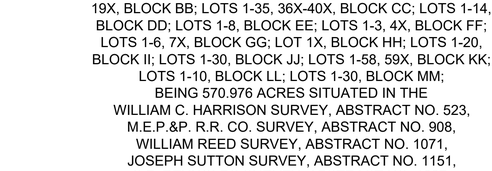
SCALE: 1" = 100'



VICINITY MAP
(NOT TO SCALE)

LEGEND

▢	MONUMENT OF RECORD DIGNITY
○	PROPERTY CORNER
———	BOUNDARY LINE
– – – –	EXISTING EASEMENT LINE
– – – –	PROPOSED EASEMENT LINE
— · —	ABSTRACT LINE
— · —	FEMA FLOOD LINE
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD W/"BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS



KEY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on June 3, 2021 with an applied combined scale factor of 1.00015063.
2. The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X and Zone A as delineated on Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map Number 48121C0480G with Map Revised April 18, 2011.

   Zone X - Areas determined to be outside the 0.2% annual chance floodplain

   Zone A - No base flood elevations determined
3. Notice: Selling a portion of this addition by metes and bounds is a violation of city subdivision ordinance and state platting statutes and is subject to fines and withholdings of utilities and building permits.

PRELIMINARY PLAT

OLIVER CREEK RANCH

LOTS 1-60, 61X, BLOCK A; LOTS 1-17, 18X, BLOCK B; LOTS 1-30, 31X, BLOCK C; LOTS 1-52, 53X, BLOCK D; LOTS 1-11, 12X, BLOCK E; LOTS 1-16, BLOCK F; LOTS 1-56, 57X, 58X, BLOCK G; LOTS 1-17, BLOCK H; LOTS 1-13, BLOCK I; LOTS 1-29, 30X, BLOCK J; LOTS 1-196, 197X-199X, BLOCK K; LOTS 1-15, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-42, BLOCK N; LOTS 1-19, BLOCK O; LOTS 1-16, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1-23, 24X, BLOCK R; LOTS 1-10, BLOCK S; LOTS 1-14, BLOCK T; LOTS 1-27, 28X, BLOCK U; LOTS 1-27, BLOCK V; LOTS 1-23, BLOCK W; LOTS 1-16, BLOCK X; LOTS 1-12, 13X, BLOCK Y; LOTS 1-14, BLOCK Z; LOTS 1-9, 10X, BLOCK AA; LOTS 1-18, 19X, BLOCK BB; LOTS 1-35, 36X-40X, BLOCK CC; LOTS 1-14, BLOCK DD; LOTS 1-8, BLOCK EE; LOTS 1-3, 4X, BLOCK FF; LOTS 1-6, 7X, BLOCK GG; LOT 1X, BLOCK HH; LOTS 1-20, BLOCK II; LOTS 1-30, BLOCK JJ; LOTS 1-58, 59X, BLOCK KK; LOTS 1-10, BLOCK LL; LOTS 1-30, BLOCK MM;
BEING 570.976 ACRES SITUATED IN THE
WILLIAM C. HARRISON SURVEY, ABSTRACT NO. 523,
M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 908,
WILLIAM REED SURVEY, ABSTRACT NO. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT NO. 1151,
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CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024
CITY OF JUSTIN PROJECT NO. _____
SHEET 1 OF 11

OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
DENTON STUART RIDGE, LLC.
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
JOSHUA A. BETHKE
16000 North Dallas Parkway, Suite 350
Dallas, TX 75248
Phone: 972-982-8454

DEVELOPER
ASTRA DEVELOPMENT
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

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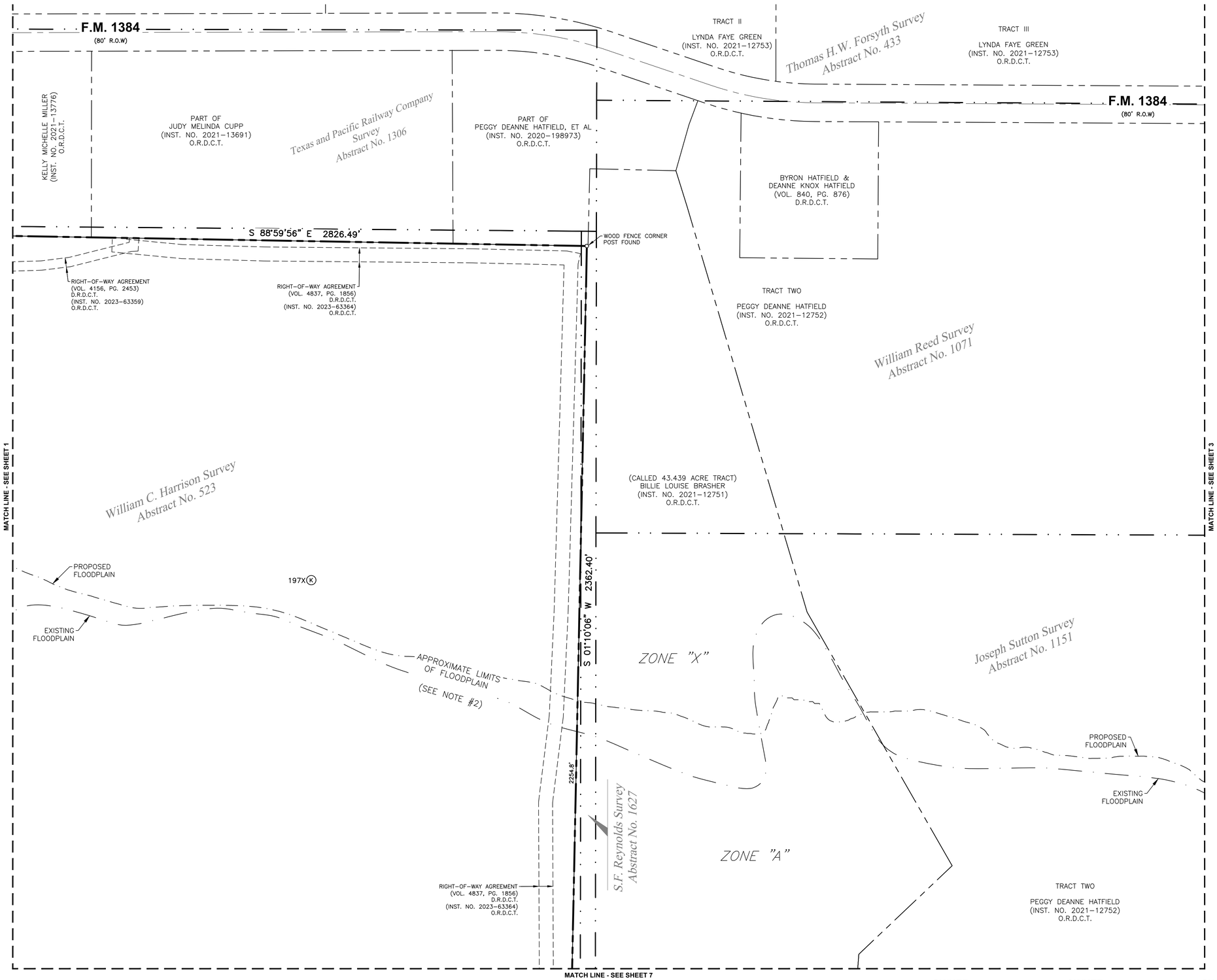

0 50 100 200

SCALE: 1" = 100'

LEGEND

	MONUMENT OF RECORD DIGNITY
	PROPERTY CORNER
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD W/"BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
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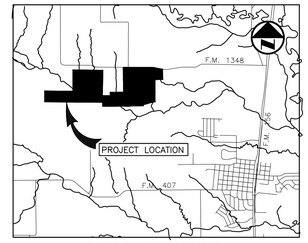
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS



VICINITY MAP
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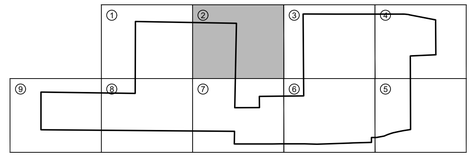

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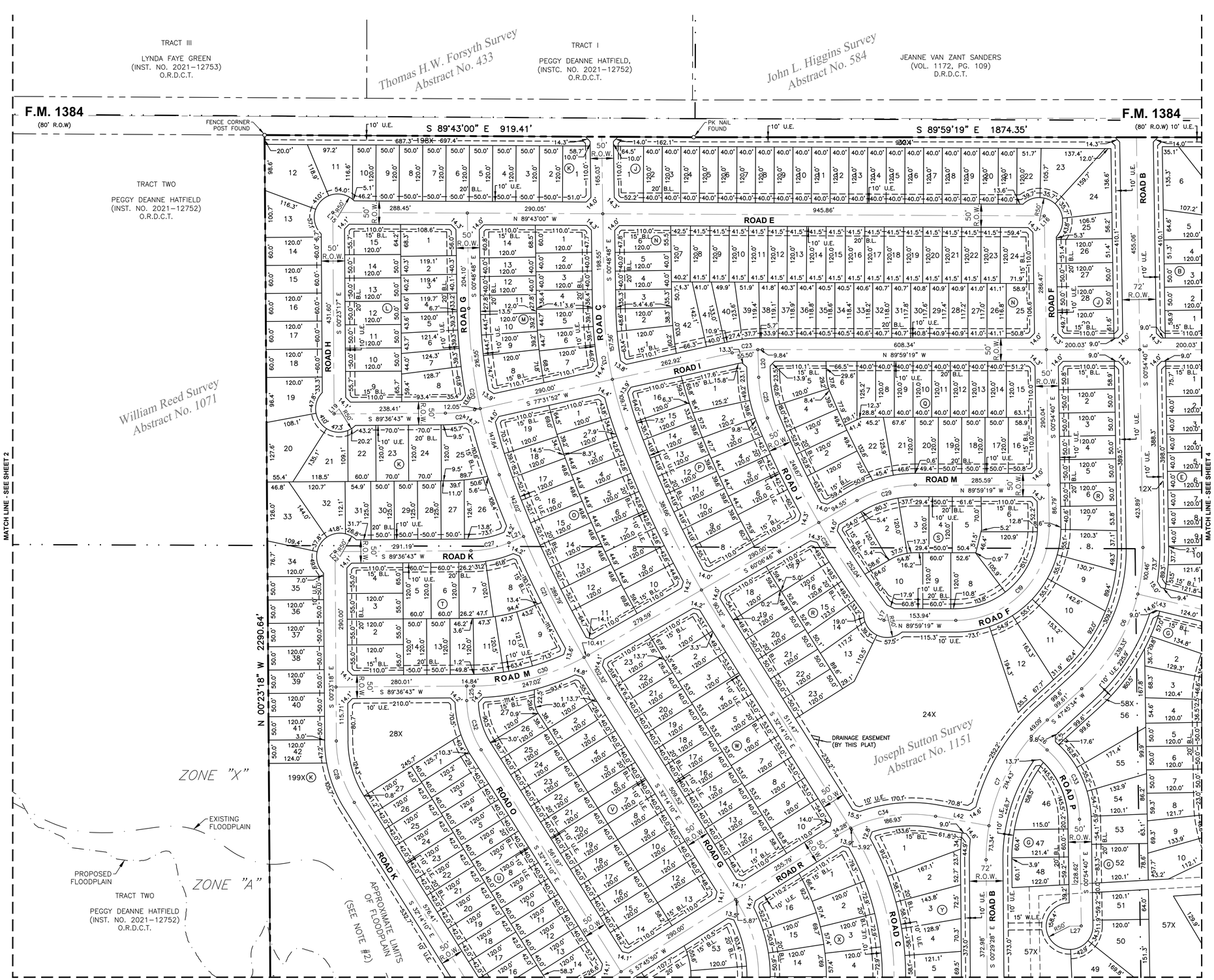

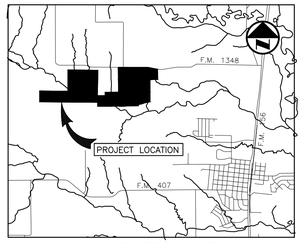

VICINITY MAP
(NOT TO SCALE)

LEGEND

■	MONUMENT OF RECORD DIGNITY
○	PROPERTY CORNER
———	BOUNDARY LINE
- - - - -	EXISTING EASEMENT LINE
- - - - -	PROPOSED EASEMENT LINE
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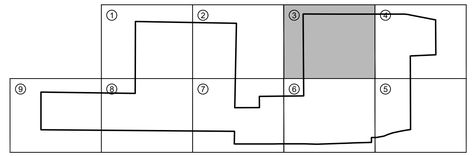

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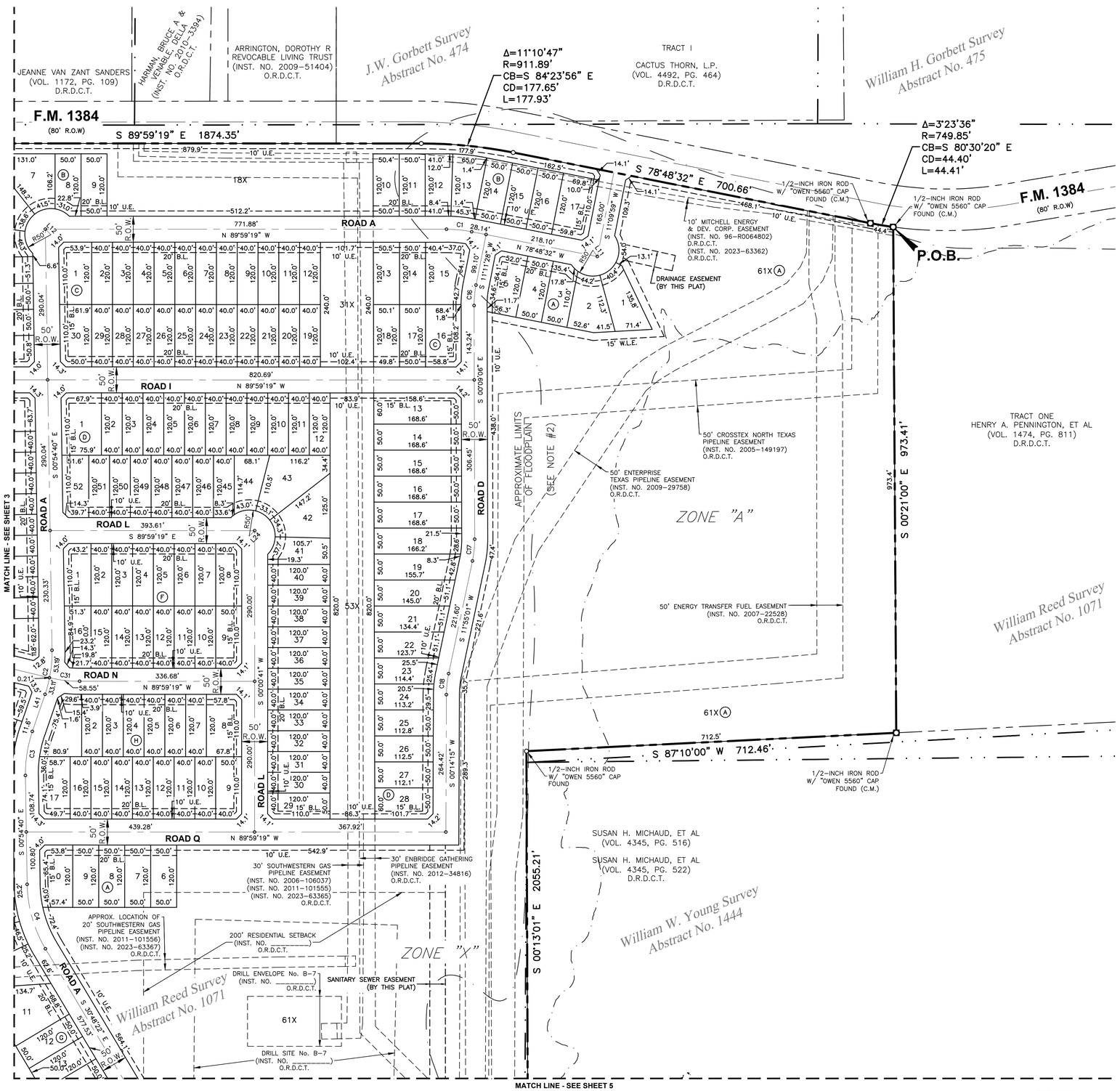

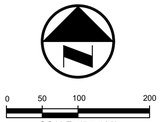

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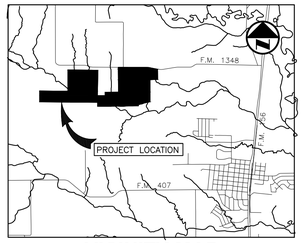

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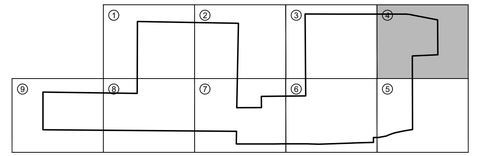

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JUNE 10, 2024
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SHEET 4 OF 11

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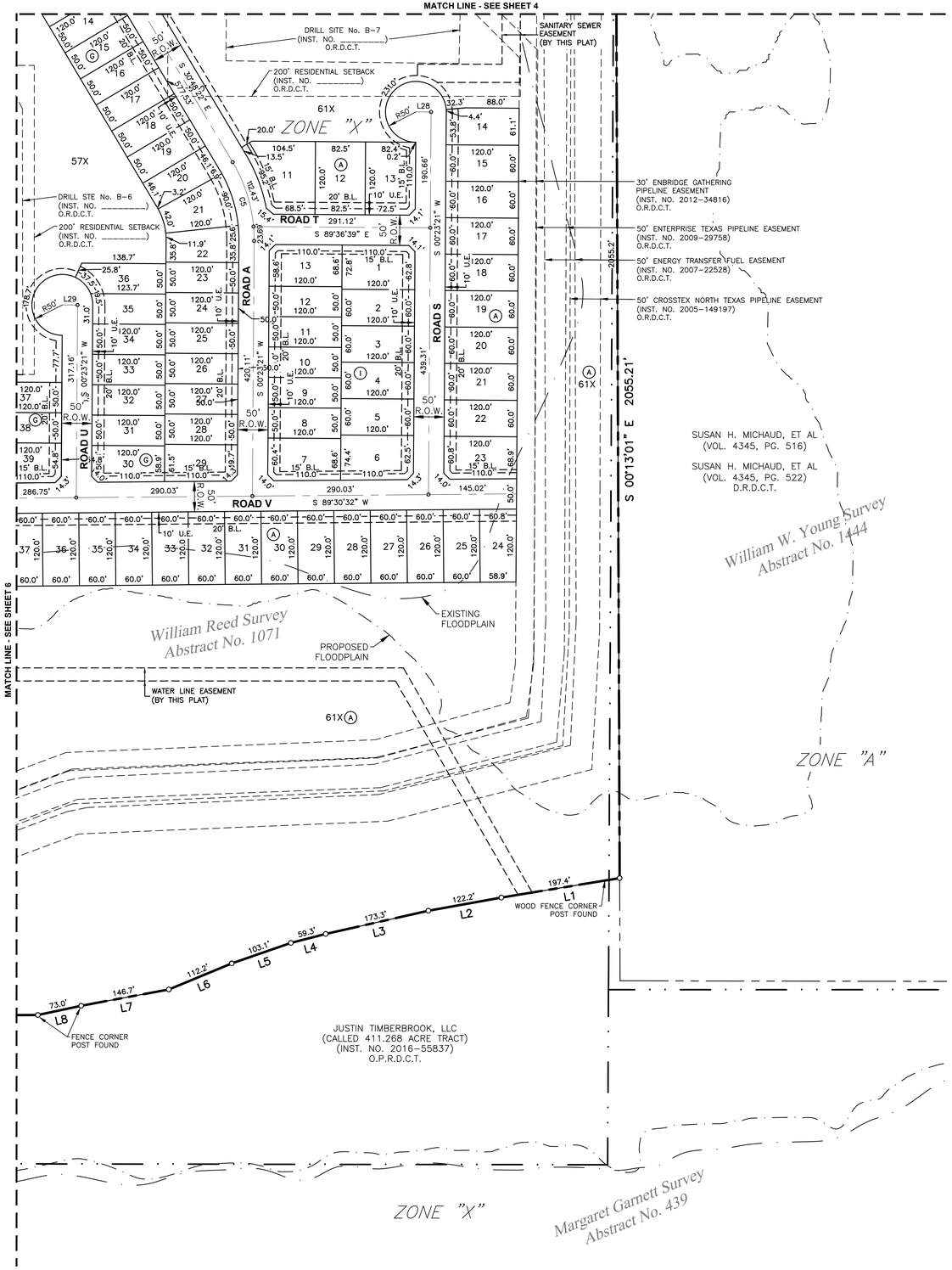

LEGEND

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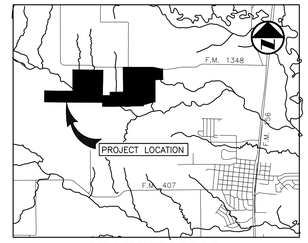

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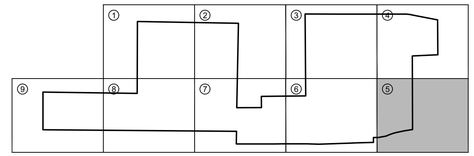

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SHEET 5 OF 11

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MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 5

(CALLED 43.439 ACRE TRACT)
BILLIE LOUISE BRASHER
(INST. NO. 2021-12751)
O.R.D.C.T.

N 00°23'18" W 2290.64'

N 89°19'09" E 1240.70'

WOOD FENCE CORNER POST FOUND

APPROXIMATE LIMITS OF FLOODPLAIN (SEE NOTE #2)

EXISTING FLOODPLAIN

PROPOSED FLOODPLAIN

199X (K)

ROAD G

ROAD V

ROAD C

ROAD B

ROAD D

ROAD W

ROAD V3

DRILL SITE No. B-6
(INST. NO. _____)
O.R.D.C.T.

APPROX. LOCATION OF 20' SOUTHWESTERN GAS PIPELINE EASEMENT
(INST. NO. 2011-101556)
O.R.D.C.T.
(INST. NO. 2023-63367)
O.R.D.C.T.

57X

DRILL ENVELOPE No. B-6
(INST. NO. _____)
O.R.D.C.T.

Joseph Sutton Survey
Abstract No. 1151

200' RESIDENTIAL SETBACK
(INST. NO. _____)
O.R.D.C.T.

DRAINAGE EASEMENT (BY THIS PLAT)

SANITARY SEWER EASEMENT (BY THIS PLAT)

20' DRAINAGE AND SANITARY SEWER EASEMENT

ZONE "X"

ZONE "A"

WASTEWATER TREATMENT PLANT

WATER LINE EASEMENT (BY THIS PLAT)

SANITARY SEWER EASEMENT (BY THIS PLAT)

DRAINAGE EASEMENT (BY THIS PLAT)

30' ENBRIDGE GATHERING PIPELINE EASEMENT
(INST. NO. 2012-34816)
O.R.D.C.T.

50' ENTERPRISE TEXAS PIPELINE EASEMENT
(INST. NO. 2009-29758)
O.R.D.C.T.

61X (A)

50' ENERGY TRANSFER FUEL EASEMENT
(INST. NO. 2007-22528)
O.R.D.C.T.

50' CROSSTEX NORTH TEXAS PIPELINE EASEMENT
(INST. NO. 2005-149197)
O.R.D.C.T.

RIGHT-OF-WAY AGREEMENT
(VOL. 4837, PG. 1856)
D.R.D.C.T.
(INST. NO. 2023-63364)
O.R.D.C.T.

S 89°52'01" W 690.08'

3/8-INCH IRON ROD FOUND (C.M.)

N 88°19'54" W 342.20'

S 88°05'08" W 888.24'

S 86°30'23" W 130.74'

S 88°49'57" W 506.57'

S 89°30'32" W 286.75'

S 89°53'39" W 408.04'

JUSTIN TIMBERBROOK, LLC
(CALLED 241.210 ACRE TRACT)
(INST. NO. 2017-5803)
O.P.R.D.C.T.

JUSTIN TIMBERBROOK, LLC
(CALLED 411.268 ACRE TRACT)
(INST. NO. 2016-55837)
O.P.R.D.C.T.

Carl Boeger Survey
Abstract No. 121

Margaret Garnett Survey
Abstract No. 439

0 50 100 200
SCALE: 1" = 100'

LEGEND

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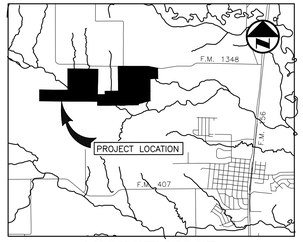
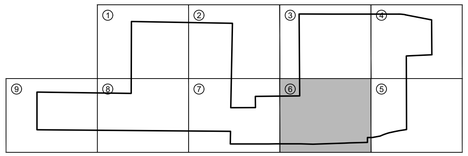
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)



KEY MAP
(NOT TO SCALE)

PRELIMINARY PLAT

OLIVER CREEK RANCH

LOTS 1-60, 61X, BLOCK A; LOTS 1-17, 18X, BLOCK B; LOTS 1-30, 31X, BLOCK C; LOTS 1-52, 53X, BLOCK D; LOTS 1-11, 12X, BLOCK E; LOTS 1-16, BLOCK F; LOTS 1-56, 57X, 58X, BLOCK G; LOTS 1-17, BLOCK H; LOTS 1-13, BLOCK I; LOTS 1-29, 30X, BLOCK J; LOTS 1-196, 197X-199X, BLOCK K; LOTS 1-15, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-42, BLOCK N; LOTS 1-19, BLOCK O; LOTS 1-16, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1-23, 24X, BLOCK R; LOTS 1-10, BLOCK S; LOTS 1-14, BLOCK T; LOTS 1-27, 28X, BLOCK U; LOTS 1-27, BLOCK V; LOTS 1-23, BLOCK W; LOTS 1-16, BLOCK X; LOTS 1-12, 13X, BLOCK Y; LOTS 1-14, BLOCK Z; LOTS 1-9, 10X, BLOCK AA; LOTS 1-18, 19X, BLOCK BB; LOTS 1-35, 36X-40X, BLOCK CC; LOTS 1-14, BLOCK DD; LOTS 1-8, BLOCK EE; LOTS 1-3, 4X, BLOCK FF; LOTS 1-6, 7X, BLOCK GG; LOT 1X, BLOCK HH; LOTS 1-20, BLOCK II; LOTS 1-30, BLOCK JJ; LOTS 1-58, 59X, BLOCK KK; LOTS 1-10, BLOCK LL; LOTS 1-30, BLOCK MM;
BEING 570.976 ACRES SITUATED IN THE
WILLIAM C. HARRISON SURVEY, ABSTRACT NO. 523,
M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 908,
WILLIAM REED SURVEY, ABSTRACT NO. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT NO. 1151,
S.F. REYNOLDS SURVEY, ABSTRACT NO. 1627,
CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024
CITY OF JUSTIN PROJECT NO. _____
SHEET 6 OF 11

OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
DENTON STUART RIDGE, LLC.
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
JOSHUA A. BETHKE
16000 North Dallas Parkway, Suite 350
Dallas, TX 75248
Phone: 972-982-8454

DEVELOPER
ASTRA DEVELOPMENT
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

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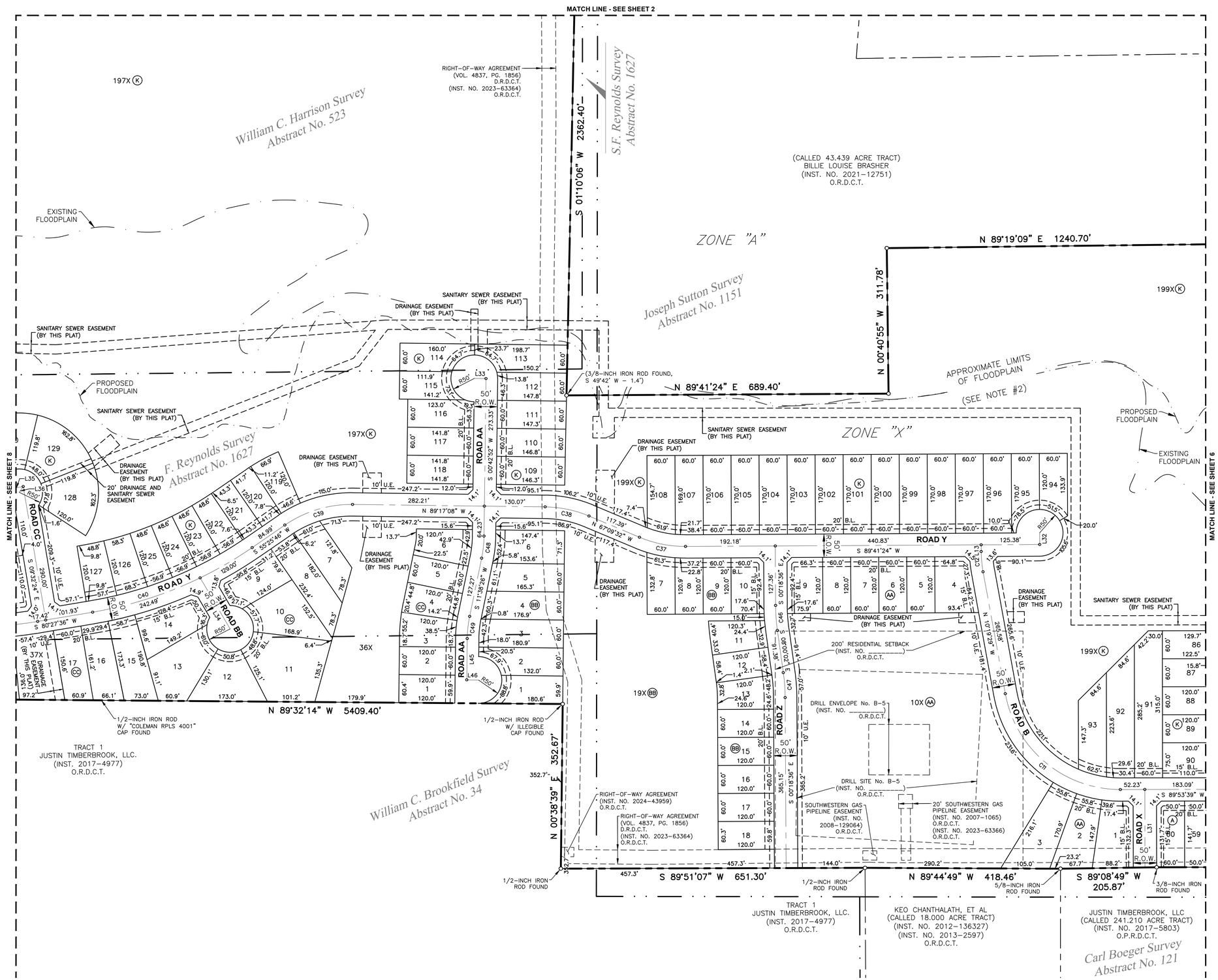
MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 6



0 50 100 200

SCALE: 1" = 100'

LEGEND

	MONUMENT OF RECORD DIGNITY
	PROPERTY CORNER
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD W/"BGE" CAP SET
INST. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
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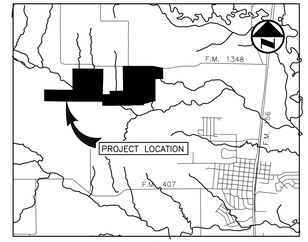
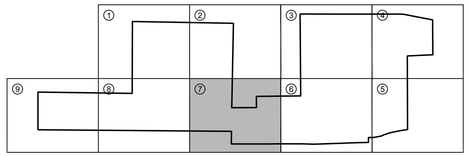


VICINITY MAP

(NOT TO SCALE)



KEY MAP

(NOT TO SCALE)

PRELIMINARY PLAT

OLIVER CREEK RANCH

LOTS 1-60, 61X, BLOCK A; LOTS 1-17, 18X, BLOCK B; LOTS 1-30, 31X, BLOCK C; LOTS 1-52, 53X, BLOCK D; LOTS 1-11, 12X, BLOCK E; LOTS 1-16, BLOCK F; LOTS 1-56, 57X, 58X, BLOCK G; LOTS 1-17, BLOCK H; LOTS 1-13, BLOCK I; LOTS 1-29, 30X, BLOCK J; LOTS 1-196, 197X-199X, BLOCK K; LOTS 1-15, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-42, BLOCK N; LOTS 1-19, BLOCK O; LOTS 1-16, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1-23, 24X, BLOCK R; LOTS 1-10, BLOCK S; LOTS 1-14, BLOCK T; LOTS 1-27, 28X, BLOCK U; LOTS 1-27, BLOCK V; LOTS 1-23, BLOCK W; LOTS 1-16, BLOCK X; LOTS 1-12, 13X, BLOCK Y; LOTS 1-14, BLOCK Z; LOTS 1-9, 10X, BLOCK AA; LOTS 1-18, 19X, BLOCK BB; LOTS 1-35, 36X-40X, BLOCK CC; LOTS 1-14, BLOCK DD; LOTS 1-8, BLOCK EE; LOTS 1-3, 4X, BLOCK FF; LOTS 1-6, 7X, BLOCK GG; LOT 1X, BLOCK HH; LOTS 1-20, BLOCK II; LOTS 1-30, BLOCK JJ; LOTS 1-58, 59X, BLOCK KK; LOTS 1-10, BLOCK LL; LOTS 1-30, BLOCK MM;
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JUNE 10, 2024
CITY OF JUSTIN PROJECT NO. _____
SHEET 7 OF 11

OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 682-5530

OWNER
DENTON STUART RIDGE, LLC.
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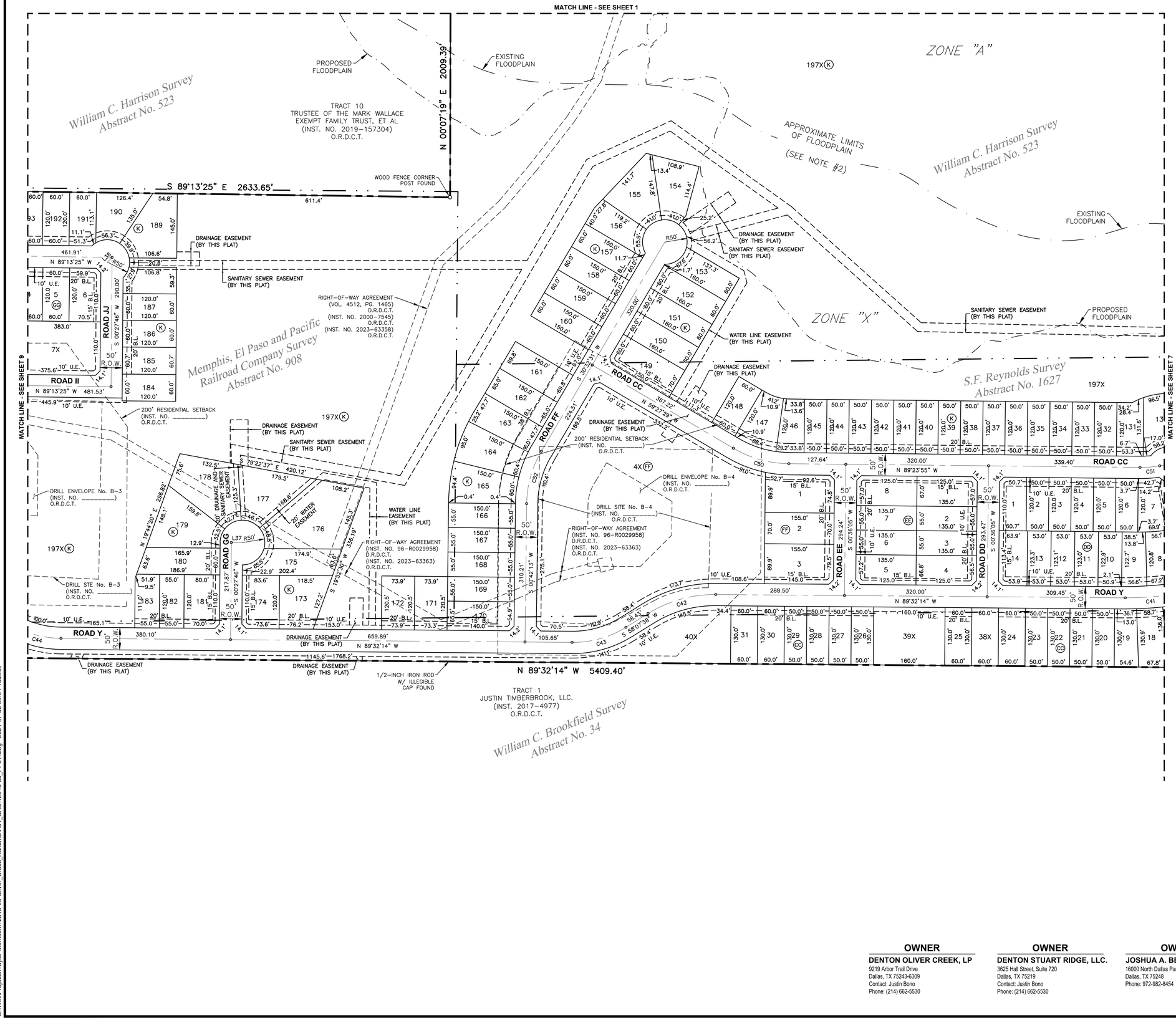
MATCH LINE - SEE SHEET 1

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 7



LEGEND

	MONUMENT OF RECORD DIGNITY
	PROPERTY CORNER
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	ABSTRACT LINE
	FEMA FLOOD LINE
P.O.B.	POINT OF BEGINNING
CIRS	5/8-INCH IRON ROD W/"BGE" CAP SET
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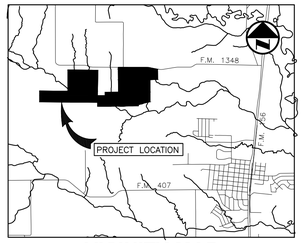
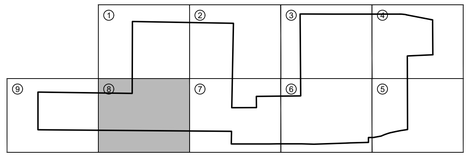


VICINITY MAP
(NOT TO SCALE)



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PRELIMINARY PLAT

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CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024
CITY OF JUSTIN PROJECT NO. _____
SHEET 8 OF 11

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Contact: Justin Bono
Phone: (214) 662-5530

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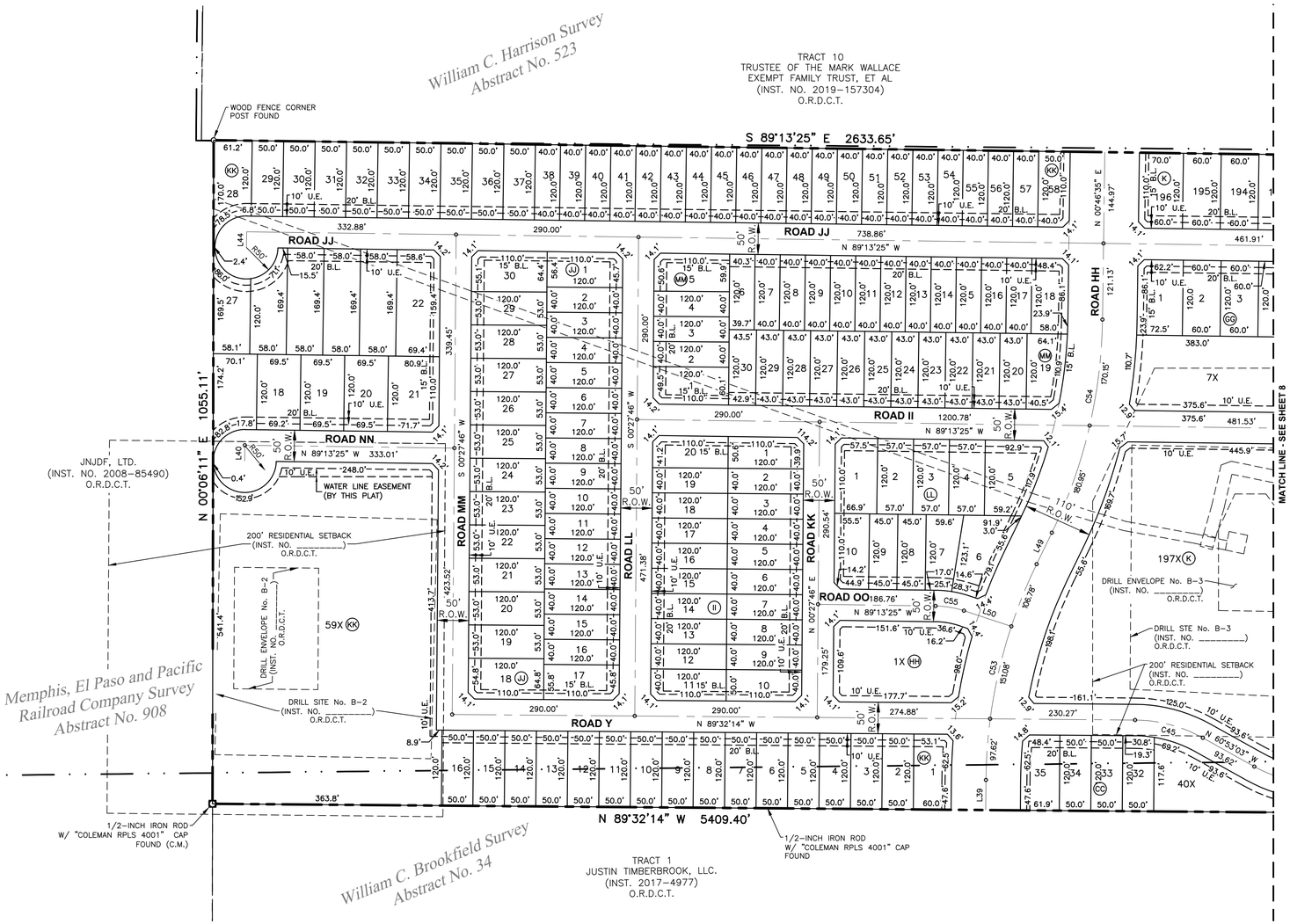

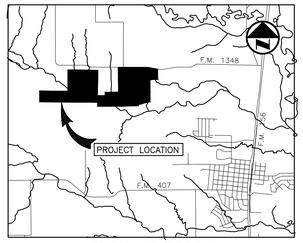

VICINITY MAP
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LEGEND

	MONUMENT OF RECORD DIGNITY
	PROPERTY CORNER
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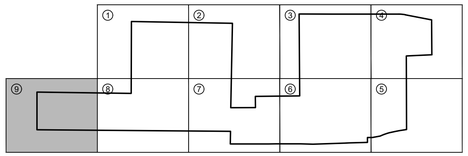

KEY MAP
(NOT TO SCALE)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 80°38'21" W	197.40'
L2	S 79°48'06" W	122.22'
L3	S 77°15'37" W	173.28'
L4	S 75°33'19" W	59.27'
L5	S 70°53'37" W	103.09'
L6	S 67°32'32" W	112.17'
L7	S 79°28'02" W	146.75'
L8	S 78°00'08" W	72.98'
L9	S 89°40'49" W	136.91'
L10	S 00°19'11" E	136.70'
L11	S 33°49'17" E	15.00'
L12	S 45°27'00" E	15.00'
L13	N 00°18'36" W	14.26'
L14	N 23°06'46" E	15.00'
L15	N 45°03'08" W	15.00'
L16	N 44°41'10" E	15.00'
L17	N 26°22'46" E	15.00'
L18	N 66°53'14" W	15.00'
L19	N 44°36'43" E	15.00'
L20	S 01°52'08" E	59.19'
L21	N 66°46'38" E	34.22'
L22	N 45°23'17" W	15.00'
L23	N 17°56'18" E	15.00'
L24	S 45°00'41" W	15.00'
L25	S 00°23'17" E	31.15'
L26	S 49°16'20" E	44.58'
L27	S 89°05'20" W	25.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L28	S 89°36'39" E	25.00'
L29	S 89°36'39" E	25.00'
L30	S 89°53'39" W	25.00'
L31	S 00°06'21" E	166.70'
L32	S 00°18'36" E	25.00'
L33	S 89°17'08" E	25.00'
L34	S 30°20'43" E	126.79'
L35	S 80°27'36" W	29.05'
L36	N 35°27'36" E	15.00'
L37	N 89°32'14" W	25.00'
L38	N 45°37'10" E	15.00'
L40	S 00°46'35" W	25.00'
L41	S 18°51'59" W	75.38'
L42	N 79°59'11" W	116.10'
L43	N 76°31'19" W	213.40'
L44	S 00°46'35" W	25.00'
L45	S 00°40'11" W	88.49'
L46	S 89°19'49" E	25.00'
L49	S 25°55'20" W	55.57'
L50	N 71°43'32" W	79.26'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	11°10'47"	250.00'	N 84°23'55" W	48.70'	48.78'
C2	19°46'39"	250.00'	N 08°58'39" E	85.87'	86.30'
C3	19°46'39"	250.00'	S 08°58'39" W	85.87'	86.30'
C4	29°53'42"	250.00'	S 15°51'31" E	128.97'	130.44'
C5	31°11'43"	250.00'	S 15°12'31" E	134.44'	136.12'
C6	48°40'15"	400.00'	S 23°25'27" W	329.66'	339.79'
C7	48°15'03"	400.00'	S 23°38'03" W	326.99'	336.85'
C8	68°36'14"	600.00'	S 33°48'39" W	676.26'	718.42'
C9	31°55'51"	400.00'	S 52°08'50" W	220.05'	222.92'
C10	53°42'45"	250.00'	S 63°02'17" W	225.88'	234.37'
C11	79°46'51"	250.00'	N 50°12'55" W	320.66'	348.11'
C12	10°00'53"	250.00'	N 05°19'03" W	43.64'	43.70'
C13	19°08'38"	800.00'	S 10°23'06" E	266.06'	267.30'
C14	12°16'44"	2202.36'	S 26°05'47" E	471.08'	471.99'
C15	100°20'55"	590.00'	S 17°56'18" W	906.24'	1,033.33'
C16	11°20'34"	200.00'	N 05°31'11" E	39.53'	39.59'
C17	12°04'07"	200.00'	N 05°52'58" E	42.05'	42.13'
C18	11°40'46"	200.00'	N 06°04'38" E	40.70'	40.77'
C19	90°55'21"	200.00'	N 44°33'00" E	285.11'	317.38'
C20	19°08'38"	1090.00'	S 10°23'06" E	362.50'	364.19'
C21	12°16'44"	2492.36'	S 26°05'47" E	533.11'	534.14'
C22	100°20'55"	300.00'	S 17°56'18" W	460.80'	525.42'
C23	12°28'49"	300.00'	S 83°46'17" W	65.22'	65.35'
C24	12°04'51"	300.00'	S 83°34'18" W	63.14'	63.26'
C25	20°32'17"	250.00'	S 12°08'16" E	89.14'	89.61'
C26	15°01'55"	1912.36'	S 29°55'22" E	500.28'	501.72'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C27	22°50'05"	210.00'	N 78°11'41" E	83.14'	83.69'
C28	31°50'52"	250.00'	N 16°18'44" W	137.18'	138.96'
C29	29°53'55"	250.00'	S 75°03'43" W	128.98'	130.46'
C30	29°29'57"	500.00'	N 74°51'45" E	254.60'	257.43'
C31	13°28'00"	250.00'	S 83°15'19" E	58.62'	58.76'
C32	31°50'53"	200.00'	S 16°18'43" E	109.74'	111.17'
C33	48°21'40"	200.00'	S 25°05'30" E	163.85'	168.81'
C34	42°14'58"	300.00'	S 78°53'20" W	216.24'	221.22'
C35	10°20'55"	400.00'	S 62°56'18" W	72.15'	72.25'
C36	42°45'29"	456.27'	N 69°06'44" W	332.65'	340.50'
C37	23°09'04"	250.00'	N 78°44'04" W	100.33'	101.02'
C38	22°07'37"	250.00'	N 78°13'20" W	95.95'	96.55'
C39	35°17'05"	250.00'	S 73°04'19" W	151.54'	153.96'
C40	25°01'49"	850.37'	S 67°56'41" W	368.55'	371.50'
C41	9°10'11"	857.66'	S 85°04'37" W	137.11'	137.26'
C42	32°20'08"	282.81'	S 74°17'42" W	157.50'	159.61'
C43	32°20'08"	225.00'	S 74°17'42" W	125.30'	126.98'
C44	28°39'11"	225.00'	N 75°12'38" W	111.35'	112.52'
C45	28°39'11"	225.00'	N 75°12'38" W	111.35'	112.52'
C46	7°39'01"	402.09'	S 04°09'19" E	53.65'	53.69'
C47	7°41'26"	400.00'	S 04°09'19" E	53.65'	53.69'
C48	10°55'35"	250.00'	S 06°10'39" W	47.60'	47.68'
C49	10°58'16"	250.00'	S 06°09'19" W	47.80'	47.87'
C50	29°56'26"	250.00'	N 74°25'42" W	129.16'	130.64'
C51	10°08'29"	250.00'	S 85°31'50" W	44.19'	44.25'
C52	29°50'18"	237.00'	S 15°37'22" W	122.03'	123.42'

CURVE TABLE					
NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C53	25°27'34"	800.00'	S 13°11'33" W	352.56'	355.48'
C54	25°08'45"	800.00'	S 13°20'58" W	348.29'	351.10'
C55	17°29'53"	150.00'	N 80°28'28" W	45.63'	45.81'

PRELIMINARY PLAT

OLIVER CREEK RANCH

LOTS 1-60, 61X, BLOCK A; LOTS 1-17, 18X, BLOCK B; LOTS 1-30, 31X, BLOCK C; LOTS 1-52, 53X, BLOCK D; LOTS 1-11, 12X, BLOCK E; LOTS 1-16, BLOCK F; LOTS 1-56, 57X, 58X, BLOCK G; LOTS 1-17, BLOCK H; LOTS 1-13, BLOCK I; LOTS 1-29, 30X, BLOCK J; LOTS 1-196, 197X-199X, BLOCK K; LOTS 1-15, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-42, BLOCK N; LOTS 1-19, BLOCK O; LOTS 1-16, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1-23, 24X, BLOCK R; LOTS 1-10, BLOCK S; LOTS 1-14, BLOCK T; LOTS 1-27, 28X, BLOCK U; LOTS 1-27, BLOCK V; LOTS 1-23, BLOCK W; LOTS 1-16, BLOCK X; LOTS 1-12, 13X, BLOCK Y; LOTS 1-14, BLOCK Z; LOTS 1-9, 10X, BLOCK AA; LOTS 1-18, 19X, BLOCK BB; LOTS 1-35, 36X-40X, BLOCK CC; LOTS 1-14, BLOCK DD; LOTS 1-8, BLOCK EE; LOTS 1-3, 4X, BLOCK FF; LOTS 1-6, 7X, BLOCK GG; LOT 1X, BLOCK HH; LOTS 1-20, BLOCK II; LOTS 1-30, BLOCK JJ; LOTS 1-58, 59X, BLOCK KK; LOTS 1-10, BLOCK LL; LOTS 1-30, BLOCK MM;
BEING 570.976 ACRES SITUATED IN THE
WILLIAM C. HARRISON SURVEY, ABSTRACT NO. 523,
M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 908,
WILLIAM REED SURVEY, ABSTRACT NO. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT NO. 1151,
S.F. REYNOLDS SURVEY, ABSTRACT NO. 1627,
CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024
CITY OF JUSTIN PROJECT NO. _____
SHEET 9 OF 11

OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 682-5530

OWNER
DENTON STUART RIDGE, LLC.
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
JOSHUA A. BETHKE
16000 North Dallas Parkway, Suite 350
Dallas, TX 75248
Phone: 972-982-8454

DEVELOPER
ASTRA DEVELOPMENT
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com
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Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK A	7,178
2	BLOCK A	7,410
3	BLOCK A	5,917
4	BLOCK A	6,000
5	BLOCK A	7,300
6	BLOCK A	6,000
7	BLOCK A	6,000
8	BLOCK A	6,000
9	BLOCK A	6,000
10	BLOCK A	7,428
11	BLOCK A	11,611
12	BLOCK A	9,905
13	BLOCK A	9,855
14	BLOCK A	7,284
15	BLOCK A	7,200
16	BLOCK A	7,200
17	BLOCK A	7,200
18	BLOCK A	7,200
19	BLOCK A	7,200
20	BLOCK A	7,200
21	BLOCK A	7,200
22	BLOCK A	7,200
23	BLOCK A	8,332
24	BLOCK A	7,182
25	BLOCK A	7,200
26	BLOCK A	7,200
27	BLOCK A	7,200
28	BLOCK A	7,200
29	BLOCK A	7,200
30	BLOCK A	7,200
31	BLOCK A	7,200
32	BLOCK A	7,200
33	BLOCK A	7,200
34	BLOCK A	7,200
35	BLOCK A	7,200
36	BLOCK A	7,200
37	BLOCK A	7,200
38	BLOCK A	7,265
39	BLOCK A	7,253
40	BLOCK A	7,775
41	BLOCK A	7,775
42	BLOCK A	7,775
43	BLOCK A	7,775
44	BLOCK A	7,775
45	BLOCK A	7,484
46	BLOCK A	7,200
47	BLOCK A	7,321
48	BLOCK A	9,076
49	BLOCK A	8,233
50	BLOCK A	7,072
51	BLOCK A	7,073
52	BLOCK A	7,075
53	BLOCK A	7,076
54	BLOCK A	7,077
55	BLOCK A	7,078
56	BLOCK A	7,079
57	BLOCK A	7,081
58	BLOCK A	7,082
59	BLOCK A	7,083
60	BLOCK A	8,451

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK B	7,131
2	BLOCK B	6,000
3	BLOCK B	6,000
4	BLOCK B	6,160
5	BLOCK B	6,255
6	BLOCK B	12,282
7	BLOCK B	9,571
8	BLOCK B	5,763
9	BLOCK B	6,000
10	BLOCK B	6,021
11	BLOCK B	6,000
12	BLOCK B	6,146
13	BLOCK B	6,790
14	BLOCK B	6,000
15	BLOCK B	6,000
16	BLOCK B	6,000
17	BLOCK B	8,324

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK C	7,498
2	BLOCK C	4,800
3	BLOCK C	4,800
4	BLOCK C	4,800
5	BLOCK C	4,800
6	BLOCK C	4,800
7	BLOCK C	4,800
8	BLOCK C	4,800
9	BLOCK C	4,800
10	BLOCK C	4,800
11	BLOCK C	4,800
12	BLOCK C	4,800
13	BLOCK C	6,039
14	BLOCK C	6,000
15	BLOCK C	9,073
16	BLOCK C	8,184
17	BLOCK C	6,000
18	BLOCK C	5,996
19	BLOCK C	4,800
20	BLOCK C	4,800
21	BLOCK C	4,800
22	BLOCK C	4,800
23	BLOCK C	4,800
24	BLOCK C	4,800
25	BLOCK C	4,800
26	BLOCK C	4,800
27	BLOCK C	4,800
28	BLOCK C	4,800
29	BLOCK C	4,800
30	BLOCK C	7,266

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK D	9,179
2	BLOCK D	4,800
3	BLOCK D	4,800
4	BLOCK D	4,800
5	BLOCK D	4,800
6	BLOCK D	4,800
7	BLOCK D	4,800
8	BLOCK D	4,800
9	BLOCK D	4,800
10	BLOCK D	4,800
11	BLOCK D	4,800
12	BLOCK D	4,800
13	BLOCK D	10,064
14	BLOCK D	8,428
15	BLOCK D	8,428
16	BLOCK D	8,428
17	BLOCK D	8,428
18	BLOCK D	8,406
19	BLOCK D	8,053
20	BLOCK D	7,519
21	BLOCK D	6,985
22	BLOCK D	6,451
23	BLOCK D	5,929
24	BLOCK D	5,673
25	BLOCK D	5,650
26	BLOCK D	5,632
27	BLOCK D	5,615
28	BLOCK D	6,666
29	BLOCK D	5,950
30	BLOCK D	4,800
31	BLOCK D	4,800
32	BLOCK D	4,800
33	BLOCK D	4,800
34	BLOCK D	4,800
35	BLOCK D	4,800
36	BLOCK D	4,800
37	BLOCK D	4,800
38	BLOCK D	4,800
39	BLOCK D	4,800
40	BLOCK D	4,800
41	BLOCK D	5,911
42	BLOCK D	8,868
43	BLOCK D	10,894
44	BLOCK D	5,874
45	BLOCK D	4,782
46	BLOCK D	4,800
47	BLOCK D	4,800
48	BLOCK D	4,800
49	BLOCK D	4,800
50	BLOCK D	4,800
51	BLOCK D	4,800
52	BLOCK D	6,027

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK E	8,915
2	BLOCK E	4,800
3	BLOCK E	4,800
4	BLOCK E	4,800
5	BLOCK E	4,800
6	BLOCK E	4,800
7	BLOCK E	4,800
8	BLOCK E	4,800
9	BLOCK E	4,800
10	BLOCK E	4,820
11	BLOCK E	8,427

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK F	6,219
2	BLOCK F	4,800
3	BLOCK F	4,800
4	BLOCK F	4,800
5	BLOCK F	4,800
6	BLOCK F	4,800
7	BLOCK F	4,800
8	BLOCK F	5,950
9	BLOCK F	5,950
10	BLOCK F	4,800
11	BLOCK F	4,800
12	BLOCK F	4,800
13	BLOCK F	4,800
14	BLOCK F	4,800
15	BLOCK F	4,800
16	BLOCK F	5,994

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK G	8,388
2	BLOCK G	7,582
3	BLOCK G	7,075
4	BLOCK G	6,221
5	BLOCK G	6,000
6	BLOCK G	6,000
7	BLOCK G	6,000
8	BLOCK G	6,459
9	BLOCK G	7,269
10	BLOCK G	8,173
11	BLOCK G	11,919
12	BLOCK G	6,000
13	BLOCK G	6,000
14	BLOCK G	6,000
15	BLOCK G	6,000
16	BLOCK G	6,000
17	BLOCK G	6,000
18	BLOCK G	6,000
19	BLOCK G	6,000
20	BLOCK G	6,148
21	BLOCK G	7,920
22	BLOCK G	6,545
23	BLOCK G	6,000
24	BLOCK G	6,000
25	BLOCK G	6,000
26	BLOCK G	6,000
27	BLOCK G	6,000
28	BLOCK G	6,000
29	BLOCK G	7,224
30	BLOCK G	7,132
31	BLOCK G	6,000
32	BLOCK G	6,000
33	BLOCK G	6,000
34	BLOCK G	6,000
35	BLOCK G	6,023
36	BLOCK G	6,912
37	BLOCK G	6,000
38	BLOCK G	6,000
39	BLOCK G	7,836
40	BLOCK G	7,311
41	BLOCK G	7,200
42	BLOCK G	7,749
43	BLOCK G	8,069
44	BLOCK G	8,069
45	BLOCK G	8,069
46	BLOCK G	10,871
47	BLOCK G	7,147
48	BLOCK G	7,499
49	BLOCK G	13,520
50	BLOCK G	12,420
51	BLOCK G	7,391
52	BLOCK G	9,713
53	BLOCK G	7,388

Parcel Table

Lot	Block	Sq. Ft.
54	BLOCK G	8,720
55	BLOCK G	11,026
56	BLOCK G	18,593

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK H	7,676
2	BLOCK H	4,800
3	BLOCK H	4,800
4	BLOCK H	4,800
5	BLOCK H	4,800
6	BLOCK H	4,800
7	BLOCK H	4,800
8	BLOCK H	8,087
9	BLOCK H	5,950
10	BLOCK H	4,800
11	BLOCK H	4,800
12	BLOCK H	4,800
13	BLOCK H	4,800
14	BLOCK H	4,800
15	BLOCK H	4,800
16	BLOCK H	4,800
17	BLOCK H	7,193

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK I	8,690
2	BLOCK I	7,200
3	BLOCK I	7,200
4	BLOCK I	7,200
5	BLOCK I	7,200
6	BLOCK I	8,764
7	BLOCK I	8,292
8	BLOCK I	6,000
9	BLOCK I	6,000
10	BLOCK I	6,000
11	BLOCK I	6,000
12	BLOCK I	6,000
13	BLOCK I	8,182

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK J	7,554
2	BLOCK J	4,800
3	BLOCK J	4,800
4	BLOCK J	4,800
5	BLOCK J	4,800
6	BLOCK J	4,800
7	BLOCK J	4,800
8	BLOCK J	4,800
9	BLOCK J	4,800
10	BLOCK J	4,800
11	BLOCK J	4,800
12	BLOCK J	4,800
13	BLOCK J	4,800
14	BLOCK J	4,800
15	BLOCK J	4,800
16	BLOCK J	4,800
17	BLOCK J	4,800
18	BLOCK J	4,800
19	BLOCK J	4,800
20	BLOCK J	4,800
21	BLOCK J	4,800
22	BLOCK J	5,705
23	BLOCK J	9,805
24	BLOCK J	10,680
25	BLOCK J	5,598
26	BLOCK J	6,171
27	BLOCK J	6,000
28	BLOCK J	6,000
29	BLOCK J	7,227

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK K	7,127
2	BLOCK K	6,000
3	BLOCK K	6,000
4	BLOCK K	6,000
5	BLOCK K	6,000
6	BLOCK K	6,000
7	BLOCK K	6,000
8	BLOCK K	6,000
9	BLOCK K	6,000
10	BLOCK K	5,993
11	BLOCK K	8,044
12	BLOCK K	13,760
13	BLOCK K	8,797
14	BLOCK K	7,201

Parcel Table

Lot	Block	Sq. Ft.
15	BLOCK K	7,200
16	BLOCK K	7,200
17	BLOCK K	7,200
18	BLOCK K	7,200
19	BLOCK K	9,821
20	BLOCK K	13,214
21	BLOCK K	9,033
22	BLOCK K	7,094
23	BLOCK K	8,400
24	BLOCK K	8,400
25	BLOCK K	9,686
26	BLOCK K	9,261
27	BLOCK K	6,272
28	BLOCK K	6,250
29	BLOCK K	6,250
30	BLOCK K	6,250
31	BLOCK K	6,676
32	BLOCK K	9,318
33	BLOCK K	12,619
34	BLOCK K	7,122
35	BLOCK K	6,000
36	BLOCK K	6,000
37	BLOCK K	6,000
38	BLOCK K	6,000
39	BLOCK K	6,000
40	BLOCK K	6,000
41	BLOCK K	6,000
42	BLOCK K	6,063
43	BLOCK K	10,812
44	BLOCK K	6,879
45	BLOCK K	4,800
46	BLOCK K	4,800
47	BLOCK K	4,999
48	BLOCK K	5,339
49	BLOCK K	5,413
50	BLOCK K	5,393
51	BLOCK K	5,328
52	BLOCK K	9,748
53	BLOCK K	10,091
54	BLOCK K	7,371
55	BLOCK K	7,371
56	BLOCK K	7,371
57	BLOCK K	7,371
58	BLOCK K	6,607
59	BLOCK K	6,000
60	BLOCK K	6,000
61	BLOCK K	6,000
62	BLOCK K	6,000
63	BLOCK K	5,792
64	BLOCK K	10,121
65	BLOCK K	12,687
66	BLOCK K	6,785
67	BLOCK K	7,200
68	BLOCK K	7,200
69	BLOCK K	7,199
70	BLOCK K	9,733
71	BLOCK K	15,025
72	BLOCK K	7,926
73	BLOCK K	7,200
74	BLOCK K	7,200
75	BLOCK K	7,200
76	BLOCK K	7,287
77	BLOCK K	7,782
78	BLOCK K	8,332
79	BLOCK K	9,116
80	BLOCK K	11,726
81	BLOCK K	6,515
82	BLOCK K	6,515
83	BLOCK K	8,949
84	BLOCK K	7,199
85	BLOCK K	8,121
86	BLOCK K	8,091
87	BLOCK K	7,213
88	BLOCK K	7,200
89	BLOCK K	7,200
90	BLOCK K	8,949
91	BLOCK K	18,451
92	BLOCK K	15,302
93	BLOCK K	11,216
94	BLOCK K	7,831
95	BLOCK K	8,237
96	BLOCK K	10,200
97	BLOCK K	10,200
98	BLOCK K	10,200
99	BLOCK K	10,200

Parcel Table

Lot	Block	Sq. Ft.
100	BLOCK K	10,200
101	BLOCK K	10,200
102	BLOCK K	10,200
103	BLOCK K	10,200
104	BLOCK K	10,200
105	BLOCK K	10,200
106	BLOCK K	10,200
107	BLOCK K	10,193
108	BLOCK K	9,796
109	BLOCK K	8,795
110	BLOCK K	8,824
111	BLOCK K	8,852
112	BLOCK K	8,889
113	BLOCK K	10,620
114	BLOCK K	8,311
115	BLOCK K	7,008
116	BLOCK K	8,462
117	BLOCK K	8,508
118	BLOCK K	8,508
119	BLOCK K	6,814
120	BLOCK K	6,136
121	BLOCK K	6,044
122	BLOCK K	6,331
123	BLOCK K	6,331
124	BLOCK K	6,331
125	BLOCK K	6,331
126	BLOCK K	7,597
127	BLOCK K	7,532
128	BLOCK K	12,594
129	BLOCK K	12,625
130	BLOCK K	10,245
131	BLOCK K	7,362
132	BLOCK K	6,000
133	BLOCK K	6,000
134	BLOCK K	6,000
135	BLOCK K	6,000
136	BLOCK K	6,000
137	BLOCK K	6,000
138	BLOCK K	6,000
139	BLOCK K	6,000
140	BLOCK K	6,000
141	BLOCK K	6,000
142	BLOCK K	6,000
143	BLOCK K	6,000
144	BLOCK K	6,000
145	BLOCK K	6,000
146	BLOCK K	6,623
147	BLOCK K	9,085
148	BLOCK K	7,200
149	BLOCK K	11,150
150	BLOCK K	9,600
151	BLOCK K	9,600
152	BLOCK K	9,600
153	BLOCK K	8,469
154	BLOCK K	10,644
155	BLOCK K	12,040
156	BLOCK K	8,404
157	BLOCK K	9,000
158	BLOCK K	9,000
159	BLOCK K	9,000
160	BLOCK K	9,000
161	BLOCK K	10,467
162	BLOCK K	9,750
163	BLOCK K	10,255
164	BLOCK K	11,652
165	BLOCK K	11,640
166	BLOCK K	8,250
167	BLOCK K	8,250
168	BLOCK K	8,250
169	BLOCK K	8,250
170	BLOCK K	9,735
171	BLOCK K	8,872
172	BLOCK K	8,902
173	BLOCK K	11,680
174	BLOCK K	9,981
175	BLOCK K	11,431
176	BLOCK K	24,718
177	BLOCK K	14,116
178	BLOCK K	17,745
179	BLOCK K	14,710
180	BLOCK K	10,582
181	BLOCK K	9,550
182	BLOCK K	6,600
183	BLOCK K	6,586
184	BLOCK K	7,200

Parcel Table

Lot	Block	Sq. Ft.
185	BLOCK K	7,282
186	BLOCK K	7,200
187	BLOCK K	7,200
188	BLOCK K	6,923
189	BLOCK K	14,026
190	BLOCK K	9,916
191	BLOCK K	7,168
192	BLOCK K	7,200
193	BLOCK K	7,200
194	BLOCK K	7,200
195	BLOCK K	7,200
196	BLOCK K	8,350

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK L	7,929
2	BLOCK L	4,800
3	BLOCK L	4,800
4	BLOCK L	4,823
5	BLOCK L	4,994
6	BLOCK L	5,087
7	BLOCK L	5,247
8	BLOCK L	8,858
9	BLOCK L	7,829
10	BLOCK L	6,000
11	BLOCK L	6,000
12	BLOCK L	6,000
13	BLOCK L	6,000
14	BLOCK L	6,000
15	BLOCK L	7,744

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK M	7,008
2	BLOCK M	4,800
3	BLOCK M	4,800
4	BLOCK M	4,821
5	BLOCK M	5,027
6	BLOCK M	5,027
7	BLOCK M	7,419
8	BLOCK M	9,337
9	BLOCK M	4,999
10	BLOCK M	4,999
11	BLOCK M	4,861
12	BLOCK M	4,800
13	BLOCK M	4,800
14	BLOCK M	8,311

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK N	7,967
2	BLOCK N	5,215
3	BLOCK N	4,834
4	BLOCK N	4,800
5	BLOCK N	4,800
6	BLOCK N	6,746
7	BLOCK N	4,957
8	BLOCK N	4,980
9	BLOCK N	4,980
10	BLOCK N	4,980
11	BLOCK N	4,980
12	BLOCK N	4,980
13	BLOCK N	4,980
14	BLOCK N	4,980
15	BLOCK N	4,980
16	BLOCK N	4,980
17	BLOCK N	4,980
18	BLOCK N	4,980
19	BLOCK N	4,980
20	BLOCK N	4,980
21	BLOCK N	4,980
22	BLOCK N	4,980
23	BLOCK N	4,980
24	BLOCK N	8,429
25	BLOCK N	6,935
26	BLOCK N	4,800
27	BLOCK N	4,800
28	BLOCK N	4,800
29	BLOCK N	4,800
30	BLOCK N	4,800
31	BLOCK N	4,800
32	BLOCK N	4,800
33	BLOCK N	4,800
34	BLOCK N	4,800
35	BLOCK N	4,800
36	BLOCK N	4,800
37	BLOCK N	4,800

Parcel Table

Lot	Block	Sq. Ft.
38	BLOCK N	4,853
39	BLOCK N	5,407
40	BLOCK N	5,589
41	BLOCK N	5,501
42	BLOCK N	8,448

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK O	7,048
2	BLOCK O	5,376
3	BLOCK O	5,252
4	BLOCK O	5,252
5	BLOCK O	5,252
6	BLOCK O	5,252
7	BLOCK O	5,252
8	BLOCK O	5,252
9	BLOCK O	5,252
10	BLOCK O	6,783
11	BLOCK O	8,622
12	BLOCK O	6,101
13	BLOCK O	6,101
14	BLOCK O	6,101
15	BLOCK O	6,101
16	BLOCK O	6,101
17	BLOCK O	6,101
18	BLOCK O	6,206
19	BLOCK O	8,911

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK P	10,945
2	BLOCK P	5,913
3	BLOCK P	5,350
4	BLOCK P	5,204
5	BLOCK P	5,204
6	BLOCK P	5,204
7	BLOCK P	8,710
8	BLOCK P	7,533
9	BLOCK P	4,892
10	BLOCK P	4,892
11	BLOCK P	4,892
12	BLOCK P	4,892
13	BLOCK P	4,892
14	BLOCK P	4,892
15	BLOCK P	4,924
16	BLOCK P	7,956

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK Q	8,485
2	BLOCK Q	6,134
3	BLOCK Q	6,134
4	BLOCK Q	6,492
5	BLOCK Q	9,245
6	BLOCK Q	7,106
7	BLOCK Q	4,829
8	BLOCK Q	4,800
9	BLOCK Q	4,800
10	BLOCK Q	4,800
11	BLOCK Q	4,800
12	BLOCK Q	4,800
13	BLOCK Q	4,800
14	BLOCK Q	4,800
15	BLOCK Q	7,407
16	BLOCK Q	7,131
17	BLOCK Q	6,000
18	BLOCK Q	6,000
19	BLOCK Q	6,000
20	BLOCK Q	6,010
21	BLOCK Q	6,947
22	BLOCK Q	8,736

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK R	7,131
2	BLOCK R	6,000
3	BLOCK R	6,000
4	BLOCK R	6,000
5	BLOCK R	6,000
6	BLOCK R	6,000
7	BLOCK R	6,185
8	BLOCK R	8,781
9	BLOCK R	9,822
10	BLOCK R	10,843
11	BLOCK R	11,752
12	BLOCK R	13,432
13	BLOCK R	8,491
14	BLOCK R	6,138

Parcel Table

Lot	Block	Sq. Ft.
15	BLOCK R	6,215
16	BLOCK R	6,138
17	BLOCK R	7,358
18	BLOCK R	7,346
19	BLOCK R	6,000
20	BLOCK R	6,000
21	BLOCK R	6,000
22	BLOCK R	6,000
23	BLOCK R	6,000

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK S	7,379
2	BLOCK S	7,713
3	BLOCK S	6,792
4	BLOCK S	6,000
5	BLOCK S	7,179
6	BLOCK S	8,952
7	BLOCK S	11,326
8	BLOCK S	10,097
9	BLOCK S	7,200
10	BLOCK S	11,007

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK T	7,750
2	BLOCK T	6,600
3	BLOCK T	6,600
4	BLOCK T	7,750
5	BLOCK T	7,200
6	BLOCK T	7,200
7	BLOCK T	7,836
8	BLOCK T	10,673
9	BLOCK T	8,250
10	BLOCK T	6,687
11	BLOCK T	6,657
12	BLOCK T	6,049
13	BLOCK T	6,000
14	BLOCK T	6,000

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK U	4,894
2	BLOCK U	4,801
3	BLOCK U	4,800
4	BLOCK U	4,800
5	BLOCK U	4,800
6	BLOCK U	4,800
7	BLOCK U	4,800
8	BLOCK U	4,800
9	BLOCK U	4,800
10	BLOCK U	4,800
11	BLOCK U	4,800
12	BLOCK U	4,800
13	BLOCK U	4,800
14	BLOCK U	7,767
15	BLOCK U	7,547
16	BLOCK U	5,040
17	BLOCK U	5,040
18	BLOCK U	5,040
19	BLOCK U	5,040
20	BLOCK U	5,040
21	BLOCK U	5,040
22	BLOCK U	5,040
23	BLOCK U	5,040
24	BLOCK U	5,040
25	BLOCK U	5,040
26	BLOCK U	5,040
27	BLOCK U	5,040

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK V	8,800
2	BLOCK V	4,839
3	BLOCK V	4,800
4	BLOCK V	4,800
5	BLOCK V	4,800
6	BLOCK V	4,800
7	BLOCK V	4,800
8	BLOCK V	4,800
9	BLOCK V	4,800
10	BLOCK V	4,800
11	BLOCK V	4,800
12	BLOCK V	4,800
13	BLOCK V	6,939
14	BLOCK V	6,939
15	BLOCK V	4,800
16	BLOCK V	4,800

Parcel Table

Lot	Block	Sq. Ft.
17	BLOCK V	4,800
18	BLOCK V	4,800
19	BLOCK V	4,800
20	BLOCK V	4,800
21	BLOCK V	4,800
22	BLOCK V	4,800
23	BLOCK V	4,800
24	BLOCK V	4,800
25	BLOCK V	4,800
26	BLOCK V	4,882
27	BLOCK V	8,829

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK W	7,801
2	BLOCK W	6,367
3	BLOCK W	6,360
4	BLOCK W	6,360
5	BLOCK W	6,360
6	BLOCK W	6,360
7	BLOCK W	6,360
8	BLOCK W	6,360
9	BLOCK W	6,360
10	BLOCK W	7,612
11	BLOCK W	6,946
12	BLOCK W	4,800
13	BLOCK W	4,800
14	BLOCK W	4,800
15	BLOCK W	4,800
16	BLOCK W	4,800
17	BLOCK W	4,800
18	BLOCK W	4,800
19	BLOCK W	4,800
20	BLOCK W	4,800
21	BLOCK W	4,800
22	BLOCK W	4,828
23	BLOCK W	7,115

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK X	9,302
2	BLOCK X	7,819
3	BLOCK X	7,819
4	BLOCK X	7,819
5	BLOCK X	7,819
6	BLOCK X	7,819
7	BLOCK X	7,819
8	BLOCK X	7,819
9	BLOCK X	9,364
10	BLOCK X	9,302
11	BLOCK X	7,231
12	BLOCK X	7,231
13	BLOCK X	7,231
14	BLOCK X	7,231
15	BLOCK X	7,231
16	BLOCK X	9,219

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK Y	13,735
2	BLOCK Y	10,108
3	BLOCK Y	8,762
4	BLOCK Y	7,964
5	BLOCK Y	7,648
6	BLOCK Y	7,793
7	BLOCK Y	8,396
8	BLOCK Y	9,179
9	BLOCK Y	9,800
10	BLOCK Y	10,227
11	BLOCK Y	10,447
12	BLOCK Y	12,493

Parcel Table

Lot	Block	Sq. Ft.
1	BLOCK Z	7,630
2	BLOCK Z	6,480
3	BLOCK Z	6,480
4	BLOCK Z	6,480
5	BLOCK Z	6,571
6	BLOCK Z

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS Denton Oliver Creek, LP and Denton Stuart Ridge, LLC., acting by and through the undersigned, their duly authorized agents, and Joshua A. Bethke, are the sole owners of those tracts of land located in William C. Harrison Survey, Abstract Number 523; the M.E.P.&P. R.R. Co. Survey, Abstract Number 908; the William Reed Survey, Abstract Number 1071; the Joseph Sutton Survey, Abstract Number 1151; and the S.F. Reynolds Survey, Abstract Number 1627 in Denton County, Texas, being all of that tract of land described in Special Warranty Deed to Denton Oliver Creek, LP. as recorded in Instrument Number 2021-229180 of the Official Records of Denton County, Texas, all of that tract of land described in General Warranty Deed to Denton Stuart Ridge, LLC. as recorded in Instrument Number 2022-106864 of said Official Records and all of that tract of land described in Special Warranty Deed with Vendor's Lien to Joshua A. Bethke as recorded in Instrument No. 2022-31193 of the Official Public Records; said 570.976 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2-inch iron with "OWEN 5560" cap found at the northeast corner of said Denton Oliver Creek tract; said point being in the south right-of-way line of F.M. 1384 (80-foot wide right-of-way); said point being the northwest corner of that tract of land described as Tract One in Warranty Deed to Henry A. Pennington, Janice K. Coomer and Gary Michael Pennington as recorded in Volume 1474, Page 811 of the Deed Records of Denton County, Texas;

THENCE, with the east line of said Denton Oliver Creek tract, the following three (3) courses and distances:

South 00 degrees 21 minutes 00 seconds East, a distance of 973.41 feet to a 1/2-inch iron with "OWEN 5560" cap found for corner; said point being the southwest corner of said Pennington tract; said point being in the north line of that tract of land described in Special Warranty Deed to Susan H. Michaud, et al as recorded in Volume 4345 Page 516 and Volume 4345, Page 522 of said Deed Records;

South 87 degrees 10 minutes 00 seconds West, a distance of 712.46 feet to a 1/2-inch iron with "OWEN 5560" cap found at the northwest corner of said Michaud tract;

South 00 degrees 13 minutes 01 seconds East, with the west line of said Michaud tract, a distance of 2,055.21 feet to a point at the southeast corner of said Denton Oliver Creek tract; said point being in the north line of that called 411.268 acre tract of land described in Special Warranty Deed with Reservation of Reserved Substances to Justin Timberbrook, LLC as recorded in Instrument Number 2016-55837 of said Official Records;

THENCE, with the south line of said Denton Oliver Creek tract, the following twenty (20) courses and distances:

South 80 degrees 38 minutes 21 seconds West, along an old barbed wire fence, at a distance of 24.5 feet passing a wood fence corner post found, continuing in all a total distance of 197.40 feet to a point for corner;

South 79 degrees 48 minutes 06 seconds West, along said fence, a distance of 122.22 feet to a point for corner;

South 77 degrees 15 minutes 37 seconds West, along said fence, a distance of 173.28 feet to a point for corner;

South 75 degrees 33 minutes 19 seconds West, along said fence, a distance of 59.27 feet to a point for corner;

South 70 degrees 53 minutes 37 seconds West, along said fence, a distance of 103.09 feet to a point for corner;

South 67 degrees 32 minutes 32 seconds West along said fence, a distance of 112.17 feet to a point for corner;

South 79 degrees 28 minutes 02 seconds West, along said fence, a distance of 146.75 feet to a wood fence corner post found for corner;

South 78 degrees 00 minutes 08 seconds West, along said fence, a distance of 72.98 feet to a wood fence corner post found for corner;

South 89 degrees 40 minutes 49 seconds West, departing said fence, a distance of 136.91 feet to a point for corner;

South 00 degrees 19 minutes 11 seconds East, a distance of 136.70 feet to a point for corner;

South 88 degrees 49 minutes 57 seconds West, a distance of 506.57 feet to a point at the northwest corner of said 411.268 acre tract; said point being the northeast corner of that called 241.210 acre tract of land described in Special Warranty Deed to Justin Timberbrook, LLC as recorded in Instrument Number 2017-5803 of said Official Records;

South 86 degrees 30 minutes 23 seconds West, a distance of 130.74 feet to a point for corner;

South 88 degrees 05 minutes 08 seconds West, a distance of 888.24 feet to a point for corner;

North 88 degrees 19 minutes 54 seconds West, a distance of 342.20 feet to a 3/8 inch iron rod found for corner;

South 89 degrees 52 minutes 01 seconds West, a distance of 690.08 feet to a 3/8 inch iron rod found for corner;

South 89 degrees 08 minutes 49 seconds West, a distance of 205.87 feet to a 5/8 inch iron rod found at the northwest corner of said 241.210 acre tract; said point being the northeast corner of that called 18.000 acre tract of land described in General Warranty Deed to Keo Chanthalath, et al as recorded in Instrument Numbers 2012-136327 and 2013-2597 of said Official Records;

North 89 degrees 44 minutes 49 seconds West, a distance of 418.46 feet to a 1/2 inch iron rod found at the northwest corner of said 18.000 acre tract; said point being the northeast corner of that tract of land described as Tract 1 in Special Warranty Deed to Justin Timberbrook, LLC as recorded in Instrument Number 2017-4977 of said Official Records;

South 89 degrees 51 minutes 07 seconds West, a distance of 651.30 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 38 minutes 39 seconds East, a distance of 352.67 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 32 minutes 14 seconds West, at a distance of 987.44 feet passing a 1/2 inch iron rod with "COLEMAN RPLS 4001" cap found, at a distance of 2,777.28 passing a 1/2 inch iron rod with with illegible cap found for corner, at a distance of 4,527.42 feet passing a 1/2 inch iron rod with "COLEMAN RPLS 4001" cap found, continuing in all a total distance of 5,409.40 feet to 1/2 inch iron rod with "COLEMAN RPLS 4001" cap found at the southwest corner of said Denton Oliver Creek tract and the northwest corner of said Tract 1; said point being in the east line of that tract of land described in Special Warranty Deed to JNJDF, Ltd. as recorded in Instrument Number 2008-85490 of said Official Records;

THENCE, North 00 degrees 06 minutes 11 seconds East, with the west line of said Denton Oliver Creek tract and with the east line of said JNJDF tract, a distance of 1,055.11 feet to a wood fence corner post found at the northwest corner of said Denton Oliver Creek tract; said point being in the south line of that tract of land described as Tract 10 in Special Warranty Deed to Trustee of the Mark Wallace Exempt Family Trust, et al as recorded in Instrument Number 2019-157304 of said Official Records;

THENCE, South 89 degrees 13 minutes 25 seconds East, with the north line of said Denton Oliver Creek tract and with the south line of said Tract 10, a distance of 2,633.65 feet to a wood fence corner post found; said point being the southeast corner of said Tract 10;

THENCE, North 00 degrees 07 minutes 19 seconds East, with the west line of said Denton Oliver Creek tract and with the east line of said Tract 10, a distance of 2,009.39 feet to a wood fence corner post found at the most northerly northwest corner of said Denton Oliver Creek tract; said point being in the south line of that tract of land described as Tract 11 in said Special Warranty Deed to Trustee of the Mark Wallace Exempt Family Trust;

THENCE, South 88 degrees 59 minutes 56 seconds East, with the north line of said Denton Oliver Creek tract, a distance of 2,826.49 feet to a wood fence corner post found at a salient corner in the north line of said Denton Oliver Creek tract; said point being in the west line of that called 43.439 acre tract of land described in Special Warranty Deed to Billie Louise Brasher as recorded in Instrument Number 2021-12751 of said Official Records;

THENCE, South 01 degrees 10 minutes 06 seconds West, with the west line of said 43.439 acre tract, a distance of 2,362.40 feet to a point for corner; from said point a 3/8-inch iron rod found bears South 49 degrees 42 minutes West, a distance of 1.4 feet;

THENCE, with the north line of said Denton Oliver Creek tract and the south line of said 43.439 acre tract, the following three (3) courses and distances:

North 89 degrees 41 minutes 24 seconds East, a distance of 689.40 feet to a point for corner;

North 00 degrees 40 minutes 55 seconds West, a distance of 311.78 feet to a point for corner;

North 89 degrees 19 minutes 09 seconds East, a distance of 1,240.70 feet to a wood fence corner post found at the southeast corner of said 43.439 acre tract;

THENCE, North 00 degrees 23 minutes 18 seconds West, with the west line of said Denton Oliver Creek tract, a distance of 2,290.64 feet to a wood fence corner post found; said point being the northeast corner of that tract of land described as Tract Two in Special Warranty Deed to Peggy DeAnne Hatfield as recorded in Instrument Number 2021-12752 of said Official Records; said point being in the south line of said F.M. 1384;

THENCE, with the north line of said Denton Oliver Creek tract and the south line of said F.M. 1384, the following five (5) calls:

South 89° 43' 00" East, a distance of 919.41 feet to a point for corner;

South 89° 59' 19" East, a distance of 1,874.35 feet to a point for corner at the beginning of a tangent curve to the right;

In a southeasterly direction, with said curve to the right, an arc length of 177.93 feet, having a radius of 911.89 feet, a central angle of 11° 10' 47", and a chord which bears South 84° 23' 56" East, 177.65 feet to a point for corner;

South 78° 48' 32" East, a distance of 700.66 feet to a 1/2-inch iron with "OWEN 5560" cap found for corner at the beginning of a tangent curve to the left;

In a southeasterly direction, with said curve to the left, an arc length of 44.41 feet, having a radius of 749.85 feet, a central angle of 03° 23' 36", and a chord which bears South 80° 30' 20" East, 44.40 feet to the POINT OF BEGINNING and containing an area of 570.976 acres or 24,871,702 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT, Denton Oliver Creek, LP, Denton Stuart Ridge, LLC., and Joshua A. Bethke, do hereby adopt this plat designating the herein described real property as OLIVER CREEK RANCH, an addition to Denton County, Texas, and do hereby dedicate to the publics' use the streets, alleys, rights-of-way, and any other public areas shown on this plat.

EXECUTED this the _____ day of _____ , 2024.

Denton Oliver Creek, LP

_____ _____ _____
Signature Printed Name / Title

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public FOR THE State Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ , 2024.

_____
Notary Public

My commission expires:_____

EXECUTED this the _____ day of _____ , 2024.

Denton Stuart Ridge, LLC

_____ _____ _____
Signature Printed Name / Title

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public FOR THE State Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ , 2024.

_____
Notary Public

My commission expires:_____

EXECUTED this the _____ day of _____ , 2024.

Joshua A. Bethke

_____ _____ _____
Signature Printed Name / Title

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public FOR THE State Texas, on this day personally appeared Joshua A. Bethke, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed in the capacity therein stated, and as the act and deed of said individual.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____ , 2024.

_____
Notary Public

My commission expires:_____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

That I, René Silvas, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Dated this the ____ day of _____ , 2024.

_____
René Silvas
RPLS No. 5921

STATE OF TEXAS
RENE SILVAS
5921
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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.

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2024.

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

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

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this _____ day of _____ , 20_____, to approve this plat for filing of record.

_____
Mayor, City of Justin

_____
Attest: City Secretary

PRELIMINARY PLAT

OLIVER CREEK RANCH

LOTS 1-60, 61X, BLOCK A; LOTS 1-17, 18X, BLOCK B; LOTS 1-30, 31X, BLOCK C; LOTS 1-52, 53X, BLOCK D; LOTS 1-11, 12X, BLOCK E; LOTS 1-16, BLOCK F; LOTS 1-56, 57X, 58X, BLOCK G; LOTS 1-17, BLOCK H; LOTS 1-13, BLOCK I; LOTS 1-29, 30X, BLOCK J; LOTS 1-196, 197X-199X, BLOCK K; LOTS 1-15, BLOCK L; LOTS 1-14, BLOCK M; LOTS 1-42, BLOCK N; LOTS 1-19, BLOCK O; LOTS 1-16, BLOCK P; LOTS 1-22, BLOCK Q; LOTS 1-23, 24X, BLOCK R; LOTS 1-10, BLOCK S; LOTS 1-14, BLOCK T; LOTS 1-27, 28X, BLOCK U; LOTS 1-27, BLOCK V; LOTS 1-23, BLOCK W; LOTS 1-16, BLOCK X; LOTS 1-12, 13X, BLOCK Y; LOTS 1-14, BLOCK Z; LOTS 1-9, 10X, BLOCK AA; LOTS 1-18, 19X, BLOCK BB; LOTS 1-35, 36X-40X, BLOCK CC; LOTS 1-14, BLOCK DD; LOTS 1-8, BLOCK EE; LOTS 1-3, 4X, BLOCK FF; LOTS 1-6, 7X, BLOCK GG; LOT 1X, BLOCK HH; LOTS 1-20, BLOCK II; LOTS 1-30, BLOCK JJ; LOTS 1-58, 59X, BLOCK KK; LOTS 1-10, BLOCK LL; LOTS 1-30, BLOCK MM;
BEING 570.976 ACRES SITUATED IN THE
WILLIAM C. HARRISON SURVEY, ABSTRACT NO. 523,
M.E.P.&P. R.R. CO. SURVEY, ABSTRACT NO. 908,
WILLIAM REED SURVEY, ABSTRACT NO. 1071,
JOSEPH SUTTON SURVEY, ABSTRACT NO. 1151,
S.F. REYNOLDS SURVEY, ABSTRACT NO. 1627,
CITY OF JUSTIN E.T.J., DENTON COUNTY, TEXAS
JUNE 10, 2024
CITY OF JUSTIN PROJECT NO. _____
SHEET 10 OF 11

OWNER
DENTON OLIVER CREEK, LP
9219 Arbor Trail Drive
Dallas, TX 75243-6309
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
DENTON STUART RIDGE, LLC.
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

OWNER
JOSHUA A. BETHKE
16000 North Dallas Parkway, Suite 350
Dallas, TX 75248
Phone: 972-982-8454

DEVELOPER
ASTRA DEVELOPMENT
3625 Hall Street, Suite 720
Dallas, TX 75219
Contact: Justin Bono
Phone: (214) 662-5530

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPLS Registration No. 10194416
Contact: René Silvas, R.P.L.S.
Telephone: (817) 752-4183 • Email: rsilvas@bgeinc.com

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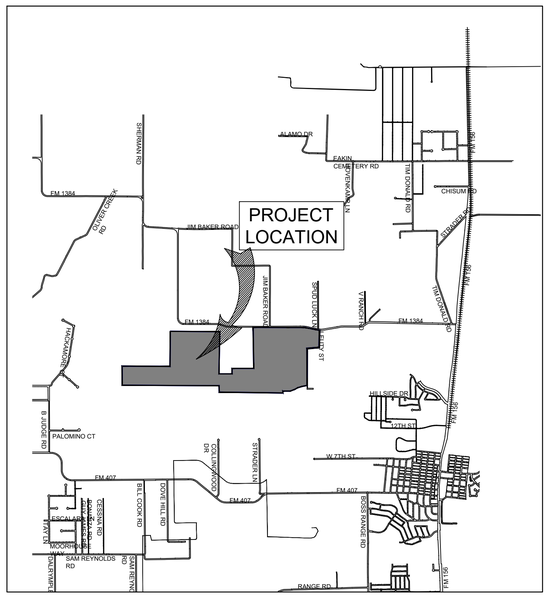
OLIVER CREEK RANCH
CONCEPTUAL ENGINEERING PLANS
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS
JUNE 2024

OWNER

ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
CONTACT: JUSTIN BONO
PHONE: 214-662-5530

DEVELOPER

TAYLOR MORRISON
6735 SALT CEDAR WAY,
FRISCO, TX 75034
CONTACT: REBECCA ZOOK
PHONE: 469-252-2200

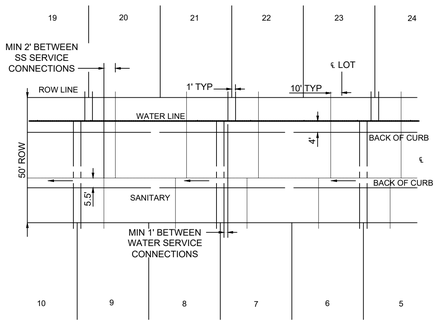


VICINITY MAP
(NOT TO SCALE)

Sheet List Table	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	CONCEPTUAL PLAN WATER & SEWER LAYOUT
3	CONCEPTUAL PLAN WATER & SEWER LAYOUT
4	CONCEPTUAL PLAN STORM & DRAINAGE LAYOUT
5	CONCEPTUAL PLAN STORM & DRAINAGE LAYOUT
6	CONCEPTUAL PLAN STREET LIGHTING
7	CONCEPTUAL PLAN STREET LIGHTING
8	CONCEPTUAL PLAN STREET CROSS-SECTION DETAIL
9	CONCEPTUAL PLAN OVERALL SITE EXHIBIT
10	CONCEPTUAL PLAN OVERALL SITE EXHIBIT

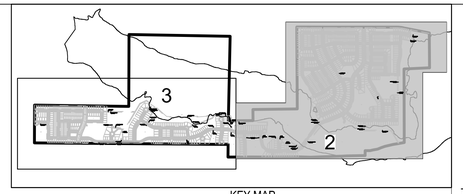
BGE, Inc.
2595 Dallas Pkwy, Suite 101, Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
Contact: Leslie Madison
Tel: 972-464-4800 ● lmadison@bgeinc.com

NOTE: WATER SERVICE TO BE LOCATED 1' OFF EACH LOT LINE.
MINIMUM 1' BETWEEN WATER SERVICE CONNECTIONS.
SANITARY SEWER SERVICE TO BE LOCATED 10' DOWNSTREAM OF CENTER OF LOT. MINIMUM 2' BETWEEN SANITARY SERVICE CONNECTIONS.

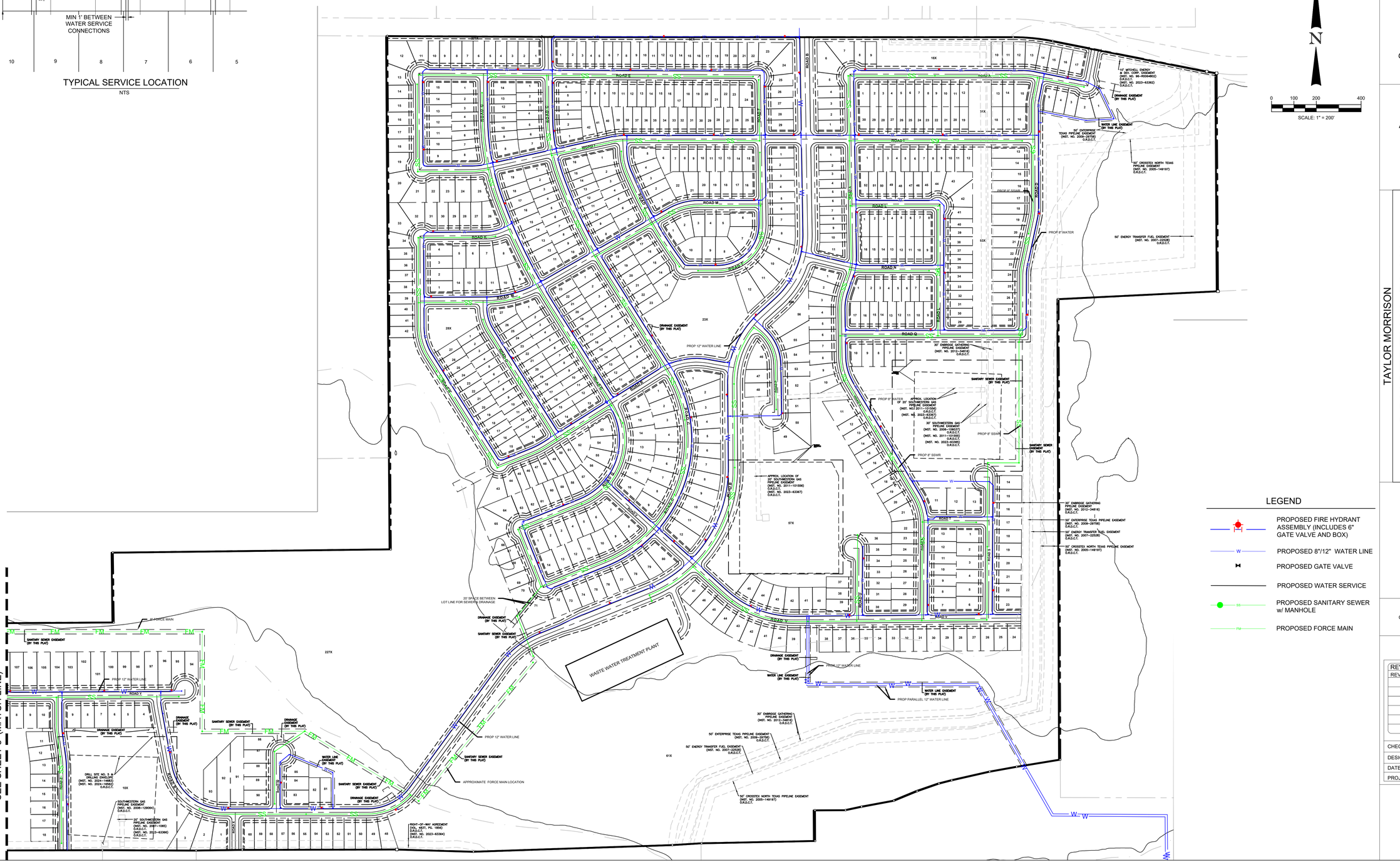


TYPICAL SERVICE LOCATION
NTS

NOTES:
1) ALL WATER IS 8" UNLESS STATED OTHERWISE.
2) ALL SANITARY SEWER IS 8" UNLESS STATED OTHERWISE.
3) ALL STORM SEWER, DRAINAGE, STREETS & OPEN SPACE SHALL BE MAINTAINED BY THE MUD.



KEY MAP



LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY (INCLUDES 6" GATE VALVE AND BOX)
- PROPOSED 8"/12" WATER LINE
- PROPOSED GATE VALVE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER w/ MANHOLE
- PROPOSED FORCE MAIN

BGE, Inc.
2595 Dallas Parkway, Suite 101
Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046

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DEVELOPER
TAYLOR MORRISON
6735 SALT CEDAR WAY,
FRISCO, TX 75034
TEL: (469) 252-2200
CONTACT: REBECCA ZOOK

OWNER
ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
TEL: (214) 662-5530
CONTACT: JUSTIN BONO

TAYLOR MORRISON

CONCEPTUAL PLAN WATER & SEWER LAYOUT

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

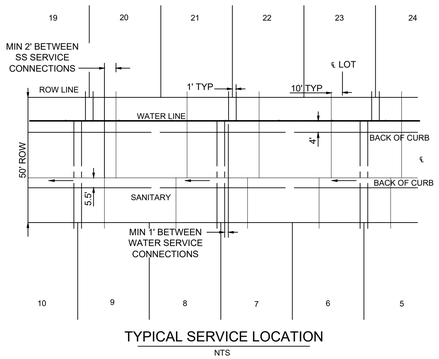
CHECKED BY: LM
DESIGNED BY: XX
DATE: April 2024
PROJECT NUMBER: 000012543-00

SHEET NO
2
OF 10

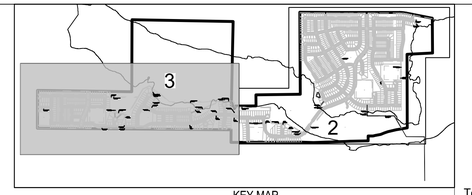
G:\TXN\Projects\Taylor Morrison\12543-00-Oliver_Creek_Ranch\LDA\TX01_CAD\01_SHTS\PRELIM\MAY\12543_WATER & SEWER LAYOUT.dwg, Jul 03, 2024-2:25pm mfiemma

BGE, INC.

NOTE: WATER SERVICE TO BE LOCATED 1' OFF EACH LOT LINE.
MINIMUM 1' BETWEEN WATER SERVICE CONNECTIONS.
SANITARY SEWER SERVICE TO BE LOCATED 10' DOWNSTREAM OF
CENTER OF LOT. MINIMUM 2' BETWEEN SANITARY SERVICE CONNECTIONS.



TYPICAL SERVICE LOCATION
NTS



KEY MAP

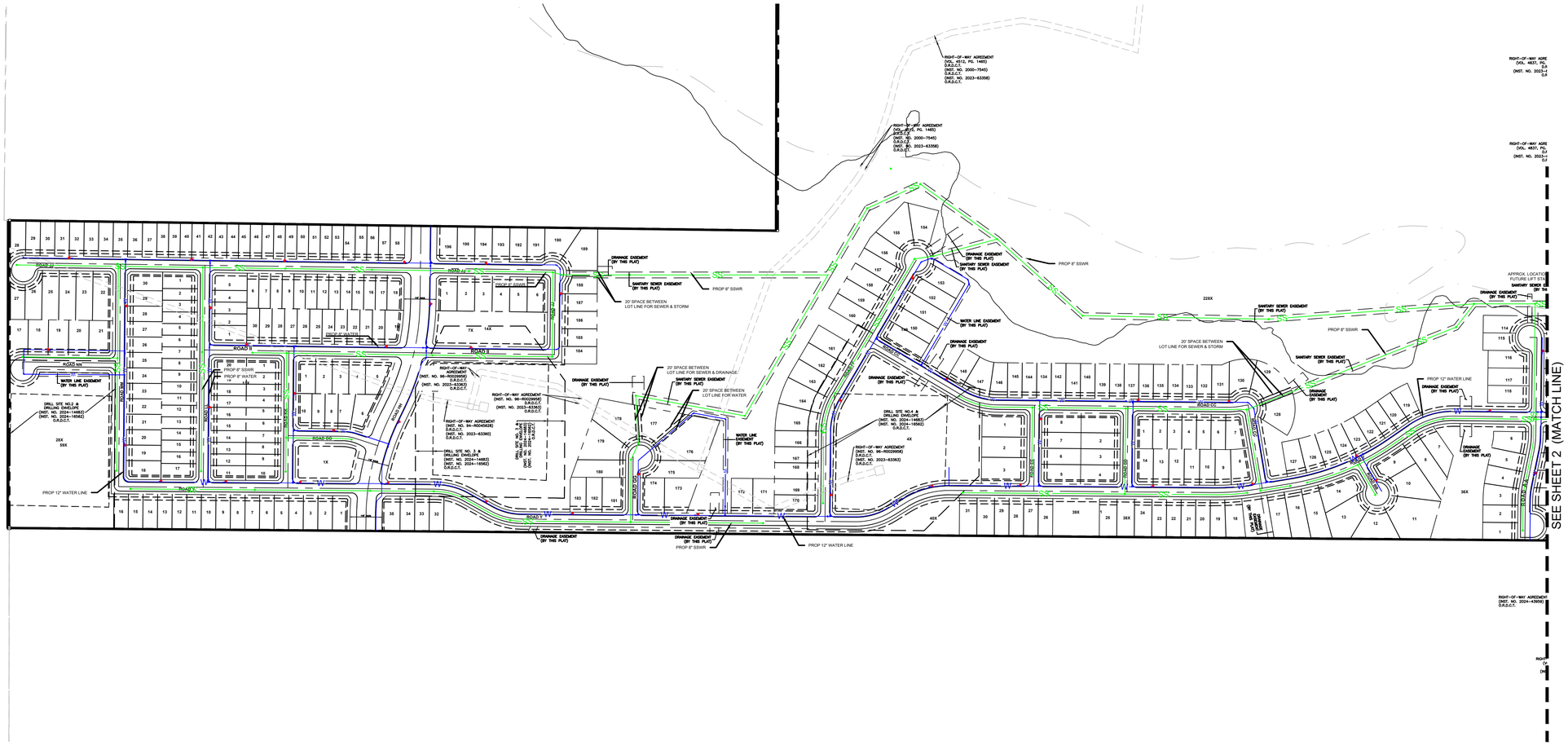
LEGEND

- PROPOSED FIRE HYDRANT ASSEMBLY (INCLUDES 6" GATE VALVE AND BOX)
- PROPOSED 8"/12" WATER LINE
- PROPOSED GATE VALVE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER w/ MANHOLE
- PROPOSED FORCE MAIN

N

0 100 200 400
SCALE: 1" = 200'

NOTES:
1) ALL WATER IS 8" UNLESS STATED OTHERWISE.
2) ALL SANITARY SEWER IS 8" UNLESS STATED OTHERWISE.
3) ALL STORM SEWER, DRAINAGE, STREETS & OPEN SPACE SHALL BE MAINTAINED BY THE MUD.



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Frisco, TX 75034
Tel: 972-464-4800 ● www.bgeinc.com
TBPE Registration No. F-1046
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DEVELOPER
TAYLOR MORRISON
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TEL: (469) 252-2200
CONTACT: REBECCA ZOOK

OWNER
ASTRA DEVELOPMENT
3625 N HALL STREET,
DALLAS, TX 75219
TEL: (214) 662-5530
CONTACT: JUSTIN BONO

TAYLOR MORRISON

CONCEPTUAL PLAN
WATER & SEWER LAYOUT

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

!!CAUTION !!
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY: LM
DESIGNED BY: XX
DATE: April 2024
PROJECT NUMBER: 000012543-00

SHEET NO
3
OF 10

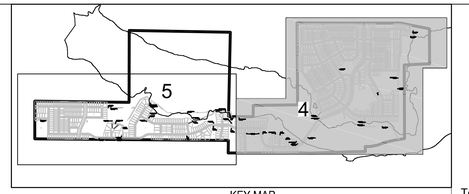
G:\TXN\Projects\Taylor Morrison\12543-00-Oliver_Creek_Ranch\LDA\TX01_CAD\01_SHTS\PRELIM\WKY\12543_WATER & SEWER LAYOUT.dwg, Jul 03, 2024-2:05pm mhamms

BGE, INC.

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (AC)	C	TIME OF CONCENTRATION (Tc)	INTENSITY 100 YR (IN/HR)	Q100 (CFS)	COLLECTION POINT
A	57.72	0.65	15.00	9.60	360.20	INLET XX
B	41.21	0.65	15.00	9.60	257.17	INLET XX
C	30.03	0.65	15.00	9.60	187.39	INLET XX
D	38.57	0.65	15.00	9.60	240.67	INLET XX
E	5.68	0.65	15.00	9.60	35.45	INLET XX
F	2.10	0.65	15.00	9.60	13.12	INLET XX
G	13.83	0.65	15.00	9.60	86.30	INLET XX
H	4.41	0.65	15.00	9.60	27.51	INLET XX
I	17.22	0.65	15.00	9.60	107.46	INLET XX
J	7.81	0.65	15.00	9.60	48.76	INLET XX
K	10.99	0.55	15.00	7.84	47.37	INLET XX
L	35.53	0.65	15.00	9.60	221.68	INLET XX
OS-1	3.32	0.30	15.00	9.60	9.55	INLET XX
OS-2	2.96	0.30	15.00	9.60	8.53	INLET XX
OS-3	4.59	0.30	15.00	9.60	13.21	INLET XX

NOTES:
ALL STORM SEWER, DRAINAGE, STREETS & OPEN SPACE SHALL BE MAINTAINED BY THE MUD.



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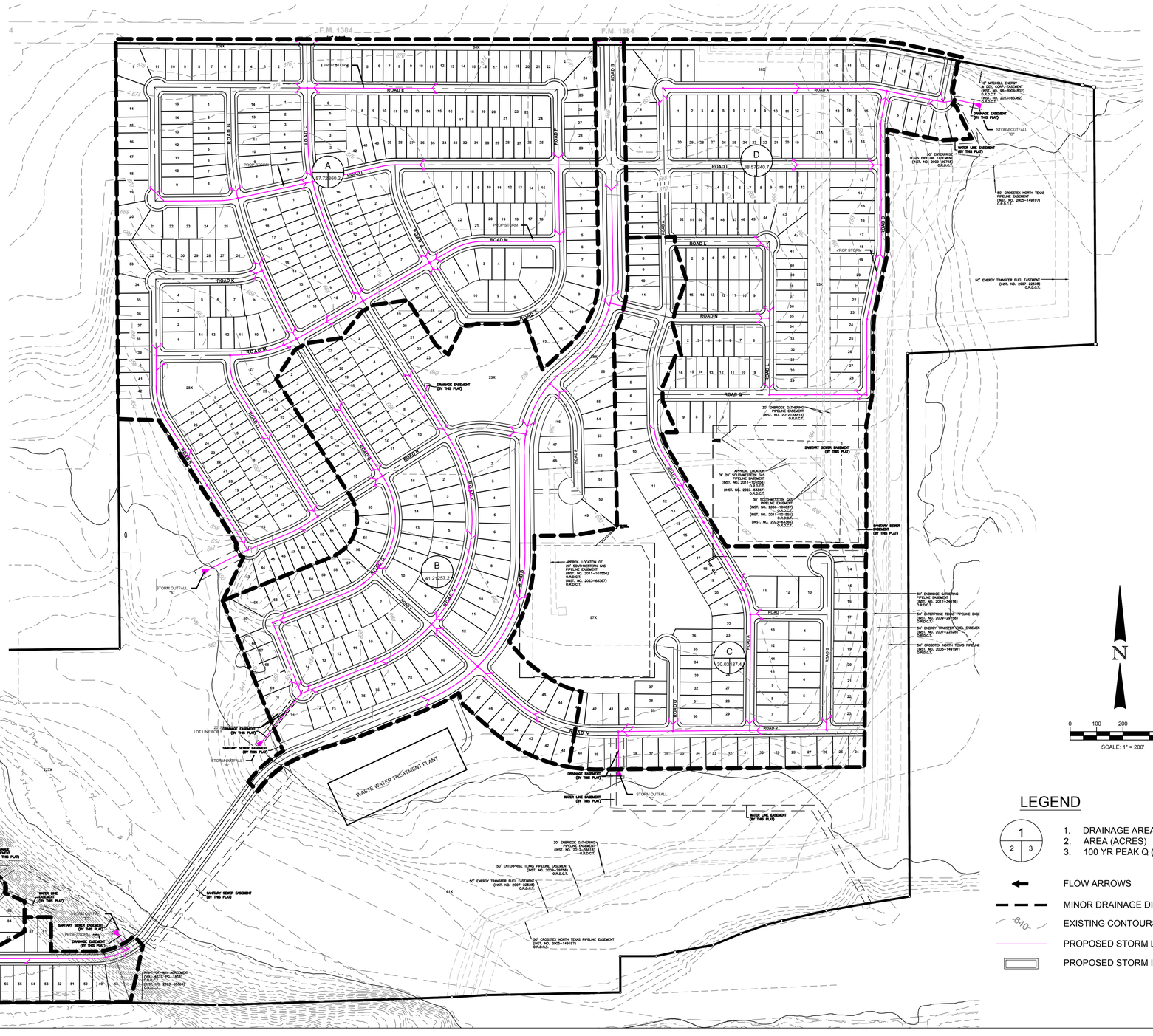

LEGEND

1. DRAINAGE AREA NO.
2. AREA (ACRES)
3. 100 YR PEAK Q (cfs)

FLOW ARROWS
MINOR DRAINAGE DIVIDES
640 EXISTING CONTOURS
PROPOSED STORM LINE
PROPOSED STORM INLET

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CONTACT: JUSTIN BONO

TAYLOR MORRISON

CONCEPTUAL PLAN STORM & DRAINAGE LAYOUT

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

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REVISIONS

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PROJECT NUMBER: 000012543-00

SHEET NO
4
OF 10

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BGE, INC.

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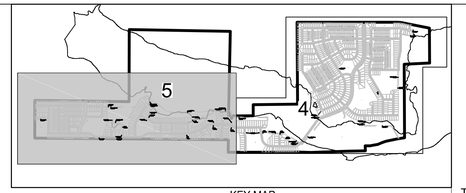
OS-3	4.59	0.30	15.00	9.60	13.21	INLET XX



KEY MAP

NOTES:
ALL STORM SEWER, DRAINAGE, STREETS & OPEN SPACE SHALL BE MAINTAINED BY THE MUD.

LEGEND

1 / 2 3

1. DRAINAGE AREA NO.
2. AREA (ACRES)
3. 100 YR PEAK Q (cfs)

FLOW ARROWS

MINOR DRAINAGE DIVIDES

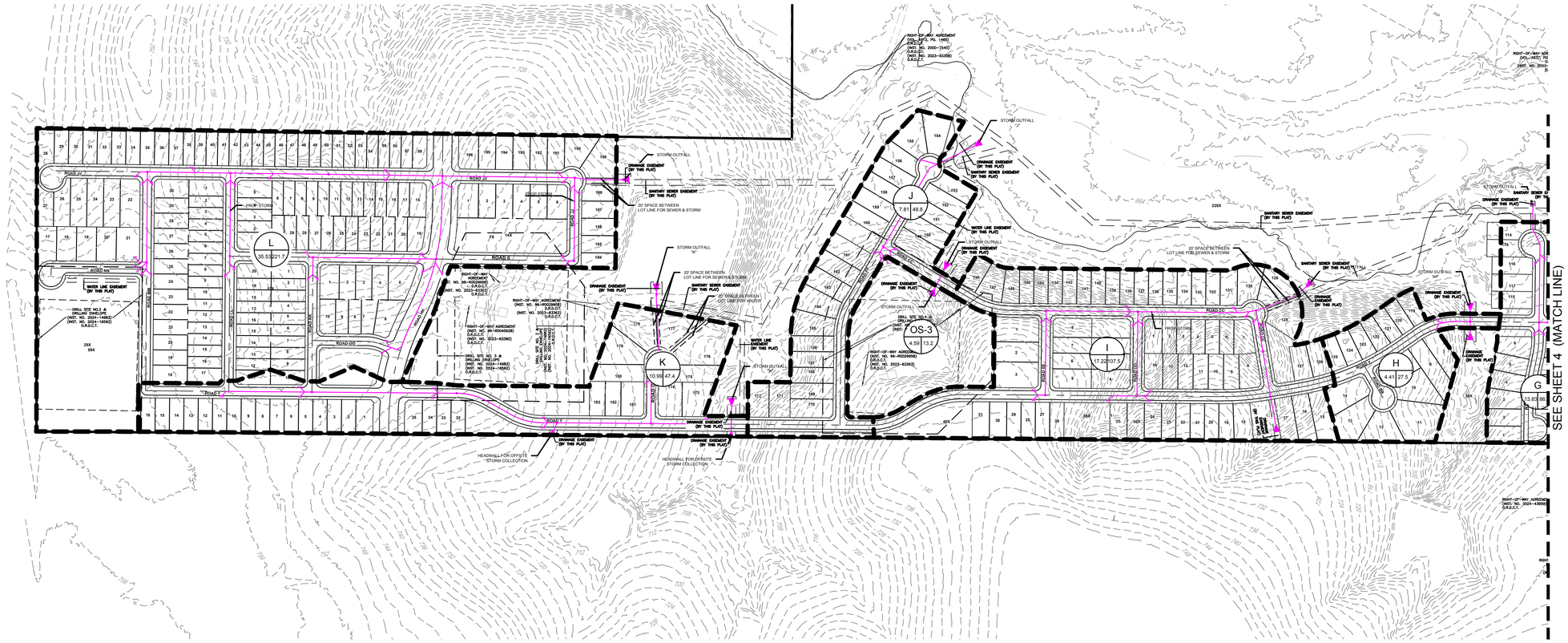
640 EXISTING CONTOURS

PROPOSED STORM LINE

PROPOSED STORM INLET

N

0 100 200 400
SCALE: 1" = 200'



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TAYLOR MORRISON

CONCEPTUAL PLAN STORM & DRAINAGE LAYOUT

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ET.J, DENTON COUNTY, TEXAS

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CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

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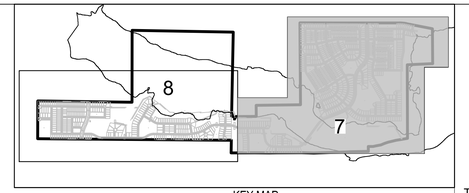
SHEET NO
5
OF 10

BGE, INC.
G:\TAYProjects\Taylor Morrison\12543-00-Oliver_Creek_Ranch\LDA-XTX\01_CAD\01_SHTS\PRELIM\MAY\12543_STORM & DRAINAGE LAYOUT.dwg, Jul 03, 2024-2:11pm mhamma



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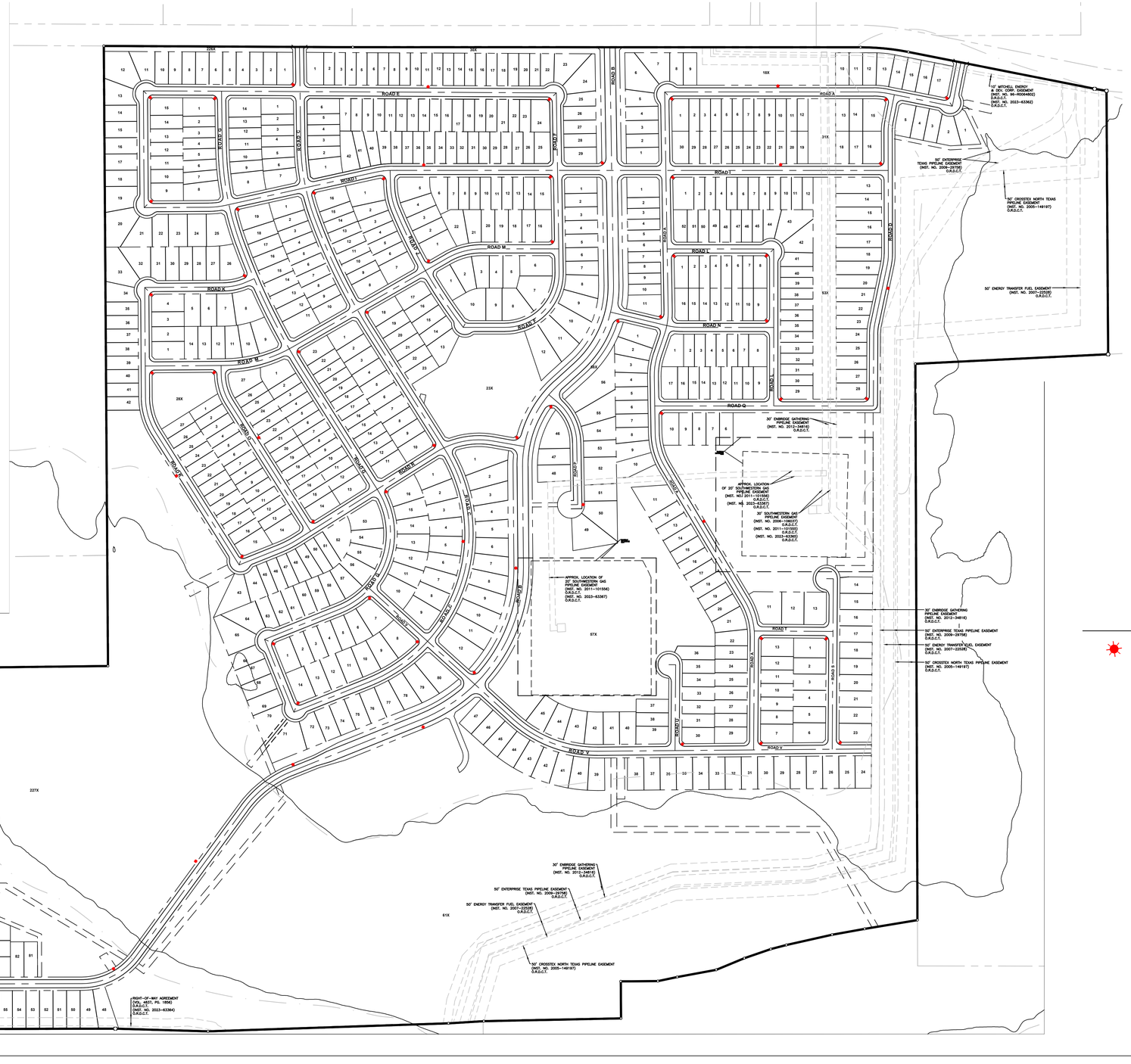

N

0 100 200 400

SCALE: 1" = 200'

LEGEND

STREET LIGHT

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TAYLOR MORRISON

CONCEPTUAL PLAN STREET LIGHTING

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

REV NO.	DATE	DESCRIPTION

CHECKED BY:	LM
DESIGNED BY:	XX
DATE:	April 2024
PROJECT NUMBER:	000012543-00

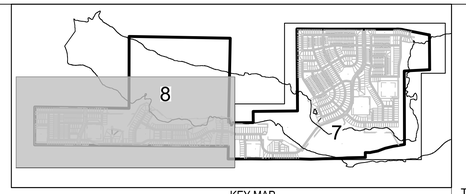
SHEET NO

6

OF 10

G:\TXN\Projects\Taylor Morrison\12543-00-Oliver_Creek_Ranch\LDA\TX01_CAD\01_SHTS\PRELIMINARY\12543_SIGN & STREET LIGHT.dwg, Jul 03, 2024-2:50pm mhamma

BGE, INC.



KEY MAP

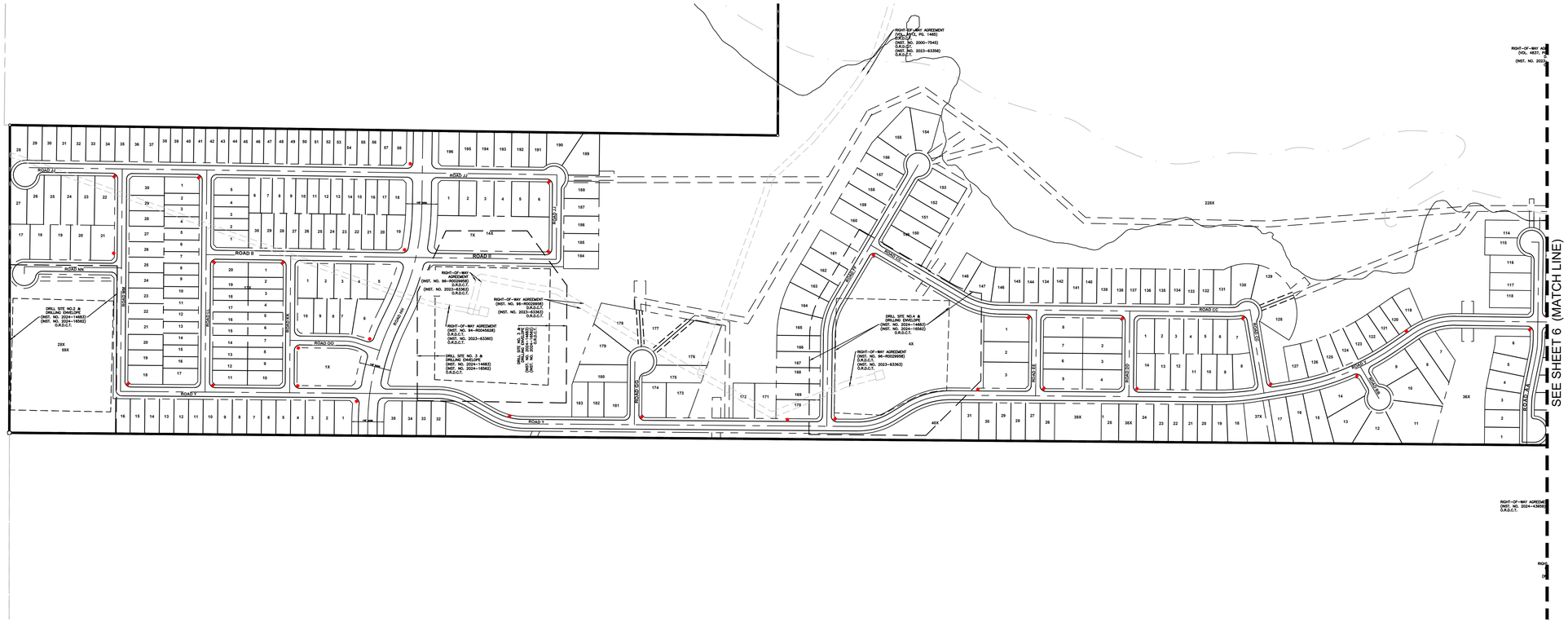
LEGEND

STREET LIGHT

N

0 100 200 400

SCALE: 1" = 200'



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CONCEPTUAL PLAN
STREET LIGHTING

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ET.J, DENTON COUNTY, TEXAS

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

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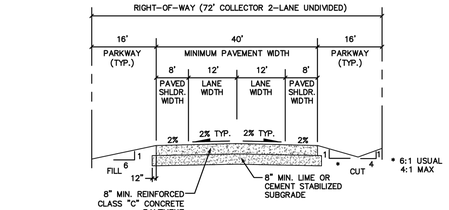
PROJECT NUMBER:	000012543-00

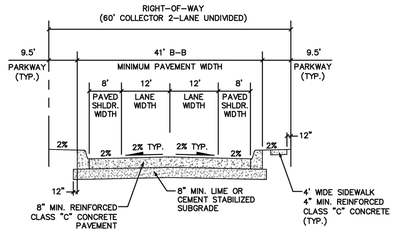
SHEET NO
7
OF 10

BGE, INC.
G:\TNX\Projects\Taylor Morrison\12543-00-Oliver_Creek_Ranch\LD-NTX\01_CAD\04_SHTS\PRELIM\NAV\12543_SHDN & STREET LIGHT.dwg, Jul 03, 2024-2:05pm mhermina



NOTE:
1. REINFORCING STEEL – #4 BARS ON 18" O.C.E.W.
2. CLASS "C" CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 5 INCHES AND A 3,600 PSI COMPRESSIVE STRENGTH AT 28 DAYS, NO FLY ASH ALLOWED.

RURAL
SCALE: N.T.S.



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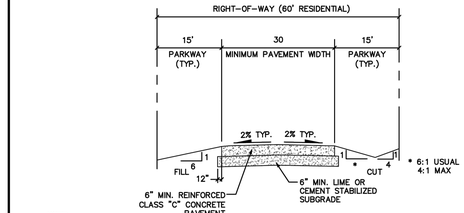
URBAN
SCALE: N.T.S.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **STREET SECTION DETAILS** **CONCRETE COLLECTOR STREET**	DATE: 07/20/2021 **P-03**



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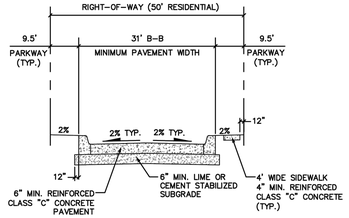
SCALE: N.T.S.



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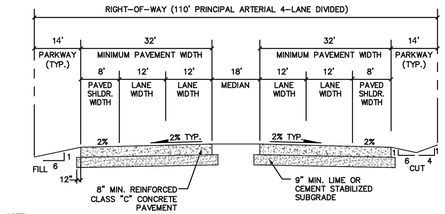
URBAN
SCALE: N.T.S.

JUSTIN 1887	CITY OF JUSTIN, TEXAS **STREET SECTION DETAILS** **CONCRETE RESIDENTIAL STREET**	DATE: 07/20/2021 **P-04**



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RURAL
SCALE: N.T.S.

NOTE: ALL PAVING SHALL BE MAINTAINED BY THE MUD

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TAYLOR MORRISON

CONCEPTUAL PLAN STREET CROSS-SECTION DETAIL

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

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48 HOURS PRIOR TO CONSTRUCTION

REVISIONS

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PROJECT NUMBER: 000012543-00

SHEET NO
8
OF 10

G:\TXN\Projects\Taylor Morrison\12543-00-Oliver_Creek_Ranch\LSA\TX01_CAD\01_SHTS\PRELIMINARY\12543_STREET CROSS-SECTION DETAIL.dwg, jul 03, 2024-2:56pm mhemma
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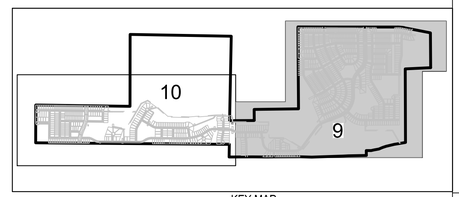
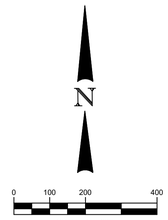


KEY MAP



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TAYLOR MORRISON

CONCEPTUAL PLAN
OVERALL SITE EXHIBIT

CONCEPTUAL ENGINEERING
OLIVER CREEK RANCH
CITY OF JUSTIN ETJ, DENTON COUNTY, TEXAS

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SHEET NO
9
OF 10

G:\TXN\Projects\Trafin Morrison\12543-00-Oliver Creek Ranch\LDA\TX01 CAD\01 SHTS\PRELIM\MAY\12543_OVERALL SITE EXHIBIT.dwg Jul 03, 2024-2:06pm mhamrick

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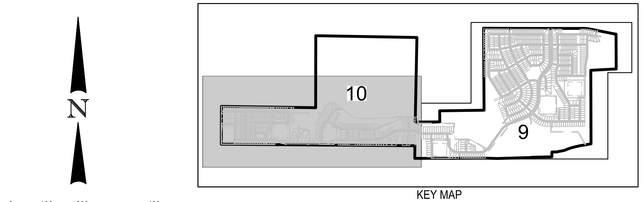
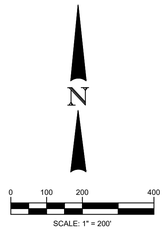
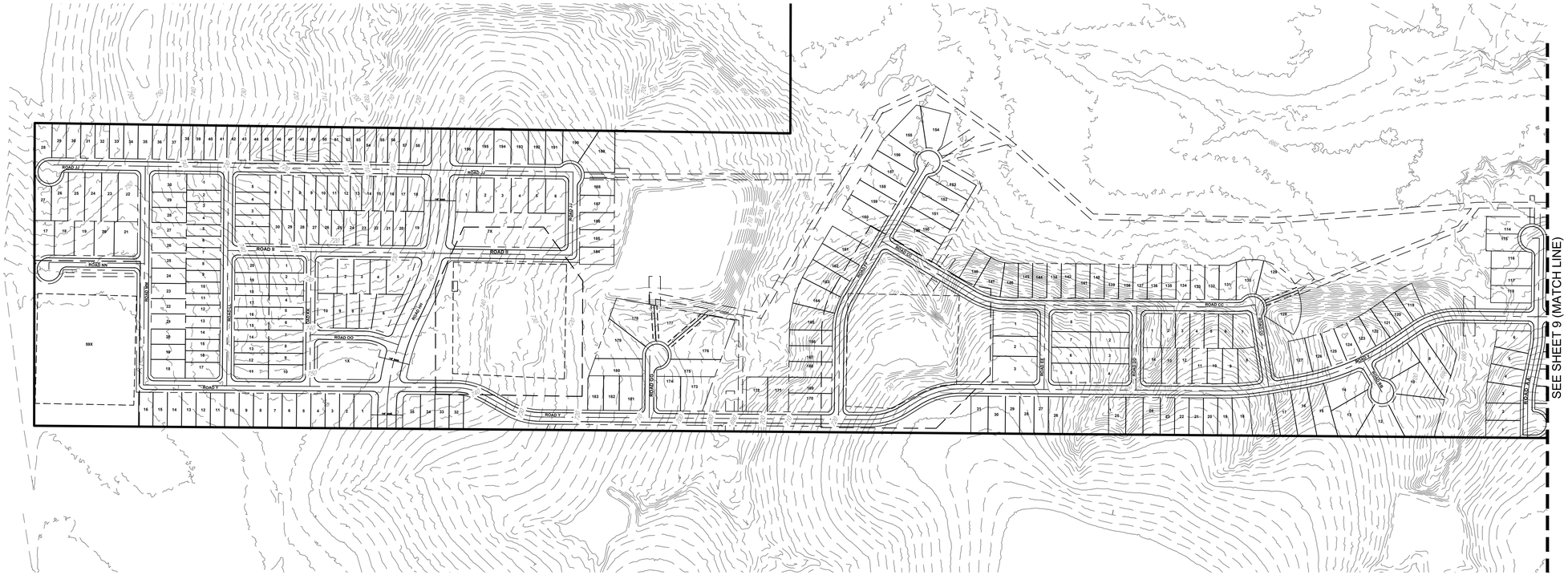


KEY MAP



SCALE: 1" = 200'



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CONCEPTUAL PLAN
OVERALL SITE EXHIBIT

CONCEPTUAL ENGINEERING
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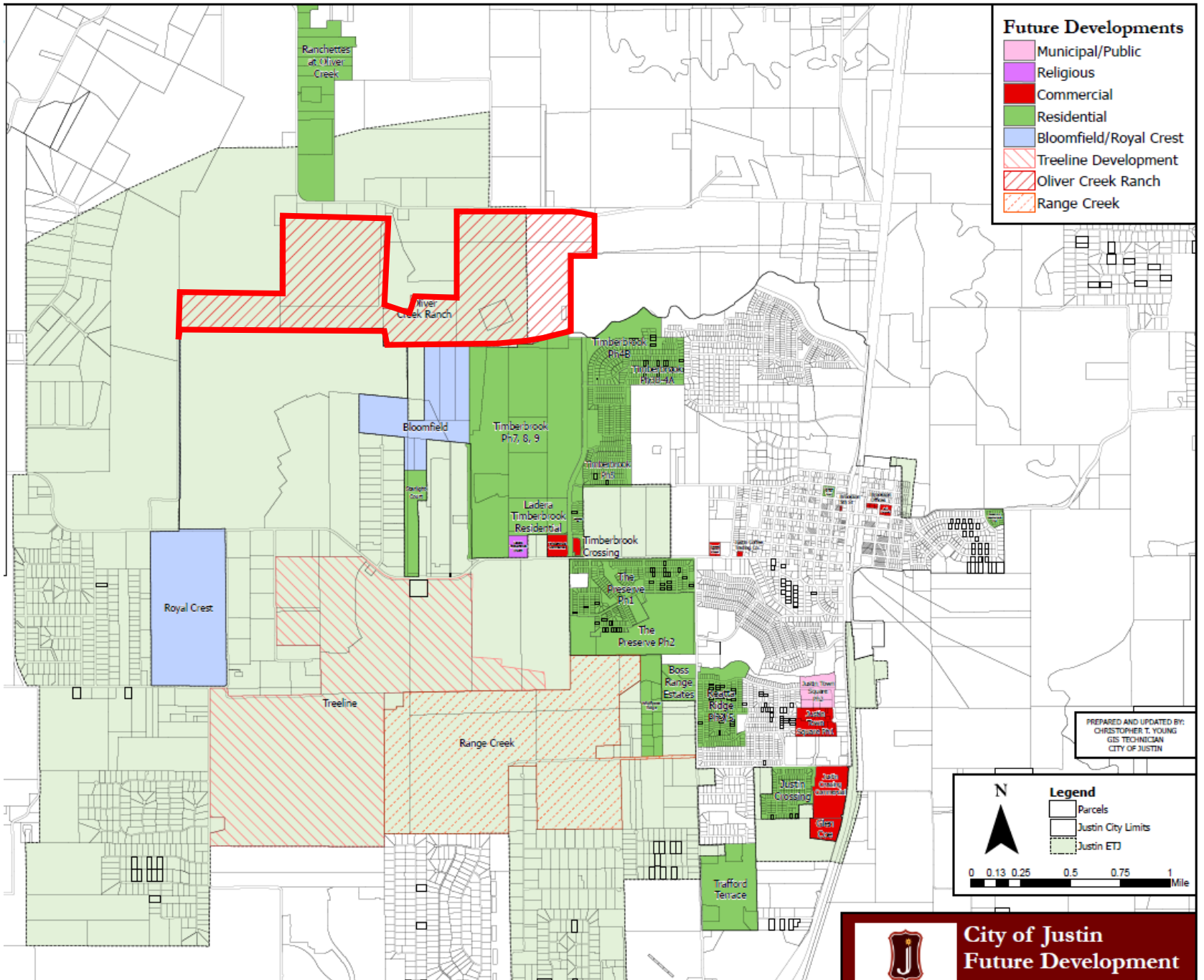

Future Developments
Municipal/Public
Religious
Commercial
Residential
Bloomfield/Royal Crest
Treeline Development
Oliver Creek Ranch
Range Creek
Ranchettes at Oliver Creek
Oliver Creek Ranch
Timberbrook Ph4B
Timberbrook Ph3B-4A
Bloomfield
Timberbrook Ph7, 8, 9
Timberbrook Ph5
Ladera Timberbrook Residential
Timberbrook Crossing
The Preserve Ph1
The Preserve Ph2
Royal Crest
Treeline
Range Creek
Boss Range Estates
Justin Town Square Ph1
Justin Crossing
Trafford Terrace
PREPARED AND UPDATED BY:
CHRISTOPHER T. YOUNG
GIS TECHNICIAN
CITY OF JUSTIN
N
Legend
Parcels
Justin City Limits
Justin ETJ
0 0.13 0.25 0.5 0.75 1 Mile
City of Justin
Future Development

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE PRELIMINARY PLAT FOR THE OLIVER CREEK RANCH DEVELOPMENT.

WHEREAS, the Applicant has submitted a request for approval of the preliminary plat for the Oliver Creek Ranch development, consisting of 1,031 residential lots; and

WHEREAS, the City has reviewed the application and supporting documentation, including plans for water, sewer, roadways, and drainage; and

WHEREAS, the City has determined that the proposed development complies with all applicable regulations and requirements, subject to final engineering calculations and plans;

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

SECTION 1. That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 2. This Resolution shall take effect immediately upon its passage

DULY PASSED by the City Council of the City of Justin, Texas, on the 23rd day of July, 2024.

APPROVED:

_____
James Clark, Mayor

ATTEST:

_____
Amy Piukana, City Secretary

APPROVED AS TO FORM:

_____
City Attorney

Planning and Zoning Commission Coversheet
July 16, 2024
415 N. COLLEGE AVE.

Agenda Item: B. (PUBLIC HEARING:)

Title: Consider and act upon a recommendation to City Council for a Replat for Justin Town Square legally described as Lot 1R1-1R4, Block 4. Generally located northwest from the intersection of Tally Boulevard and Village Lane.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval as presented.

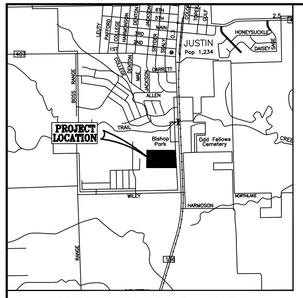
Background:

The Applicant is requesting a replat in Justin Town Square. The property, currently platted as Lot 1, Block 4, Justin Town Square, is proposed to be replatted as lots 1R1-1R4, Block 4, Justin Town Square. The property is generally located northwest from the intersection of Tally Boulevard and Village Lane.

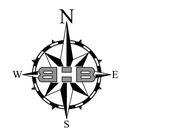
City Attorney Review: N/A

Attachments:

1. Justin Town Square - Replat
2. Justin Town Square - Replat Application
3. Map - Justin Town Square Replat 2024.07
4. Proposed Resolution



VICINITY MAP - NTS
JUSTIN, TEXAS



30 15 0 30 60

GRAPHIC SCALE: 1" = 30 Feet

LEGEND

CIRF.....Found 5/8-Inch Capped Iron Rod marked "BHB INC"
CIRF(R).....Found 5/8-Inch Capped Iron Rod marked "RPLS 4838"
DRDCT..... Deed Records, Denton County, Texas
IRF..... Found 1/2-Inch Iron Rod
O IRS..... Set 5/8-Inch Capped Iron Rod marked "BHB INC"
POB.....Point of Beginning
PRDCT.....Plat Records, Denton County, Texas

NOTES

1. This survey has been prepared without the benefit of a current commitment for title insurance, additional easements or restrictions may affect this property.

2. Horizontal Datum and coordinates shown hereon are U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.

3. All Public Access Easements shall be maintained by the property owner. The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete 'HMAC' or concrete) and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements of obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

4. By scaled location of FEMA FIRM Map No. 48121C0485G, effective April 18, 2011, and LOMR 20-06-3405P effective 04-23-2021, this does not represent a drainage study floodplain limits. the subject property lies within:

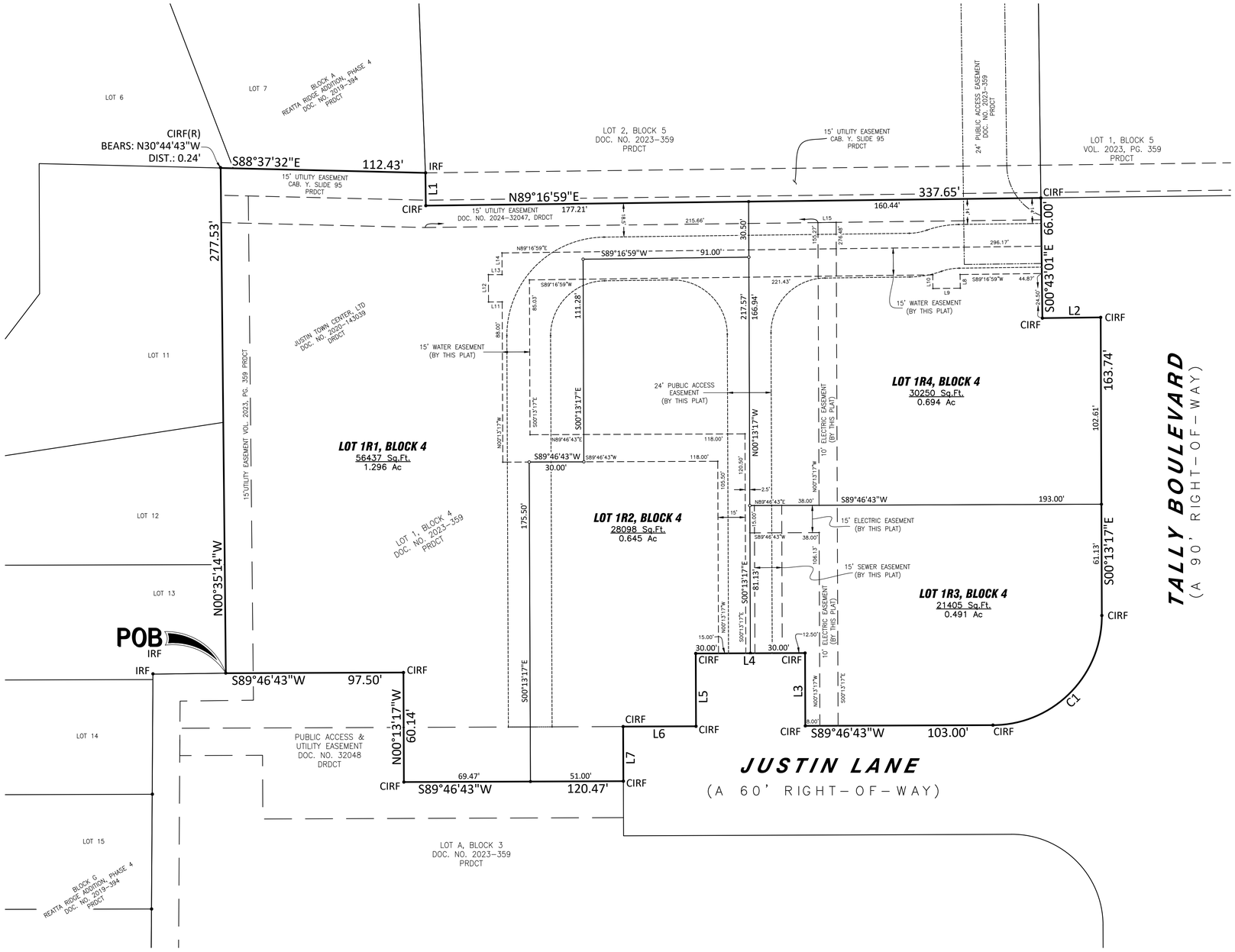
   A portion of the subject property lies within SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD:

   Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.

5. All corners set are 5/8" capped iron rods marked "BHB INC" unless otherwise noted.

6. All setbacks and zoning regulations shall be in conformance with Ordinance 739-22.

7. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	90°00'00"	60.00'	94.25'	S44°46'43"W	84.85'
C2	18°50'21"	54.00'	17.76'	S79°51'48"W	17.68'
C3	18°50'21"	30.00'	9.86'	S79°51'48"W	9.82'
C4	89°30'16"	54.00'	84.36'	S44°31'51"W	76.04'
C5	89°30'16"	30.00'	46.86'	S44°31'51"W	42.24'
C6	90°29'44"	30.00'	47.38'	N45°28'09"W	42.61'
C7	89°30'16"	30.00'	46.86'	S44°31'51"W	42.24'
C8	18°50'21"	54.00'	17.76'	N79°51'48"E	17.68'
C9	18°50'21"	30.00'	9.86'	S79°51'48"W	9.82'

Line Table		
Line #	Direction	Length
L1	S00°43'01"E	18.00
L2	N89°16'59"E	32.00
L3	N00°13'17"W	40.00
L4	S89°46'43"W	60.00
L5	S00°13'17"E	40.00
L6	S89°46'43"W	40.00
L7	S00°13'17"E	30.00
L8	S00°43'01"E	7.50

Line Table		
Line #	Direction	Length
L9	S89°16'59"W	15.00
L10	N00°43'01"W	7.50
L11	S89°46'43"W	7.50
L12	N00°13'17"W	15.00
L13	N89°46'43"E	7.50
L14	N00°13'17"W	11.90
L15	N89°16'59"E	10.00
L16	N89°46'43"E	24.00

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1, BLOCK 4 INTO FOUR LOTS CALLED LOT 1R1, LOT 1R2, LOT 1R3 AND LOT 1R4, BLOCK 4.

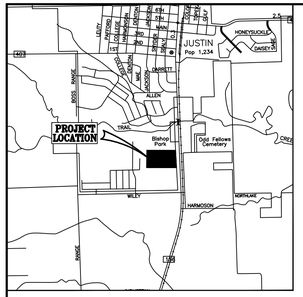
FINAL PLAT
LOTS 1R1 - 1R4, BLOCK 4,
JUSTIN TOWN SQUARE
3.126 ACRES
BEING A REPLAT OF LOT 1, BLOCK 4 JUSTIN TOWN SQUARE AS RECORDED IN DOC. NO. 2023-359, PRDCT MARY POLK SURVEY, ABSTRACT NO. 993, MEP&P RR CO SURVEY, ABSTRACT NO. 207 CITY OF JUSTIN, DENTON COUNTY, TEXAS

MAY 2024 **SHEET 1 OF 2**

BAIRD, HAMPTON & BROWN
engineering and surveying

6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
rlee@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300, #1001302,
#10194146

Drawing: E:\Survey24\704 Justin Town Center\000\Dwg\BLOCK 4 REPLAT.dwg



VICINITY MAP - NTS
JUSTIN, TEXAS

30 15 0 30 60
GRAPHIC SCALE: 1" = 30 Feet

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3. All Public Access Easements shall be maintained by the property owner. The undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, an approved, hard surface (hot mix asphalt concrete 'HMAC' or concrete) and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements of obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs and/or markings in conspicuous places along such fire lanes, stating, "Fire Lane, No Parking/Tow-Away Zone." The police or his duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.
4. By scaled location of FEMA FIRM Map No. 48121C0485G, effective April 18, 2011, and LOMR 20-06-3405P effective 04-23-2021, this does not represent a drainage study floodplain limits. the subject property lies within:

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   Zone X (unshaded) - Areas determined to be outside the 0.2% annual chance floodplain.
5. All corners set are 5/8" capped iron rods marked "BHB INC" unless otherwise noted.
6. All setbacks and zoning regulations shall be in conformance with Ordinance 739-22.
7. The use of the words "certifies" and "certification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

BAIRD, HAMPTON & BROWN
engineering and surveying

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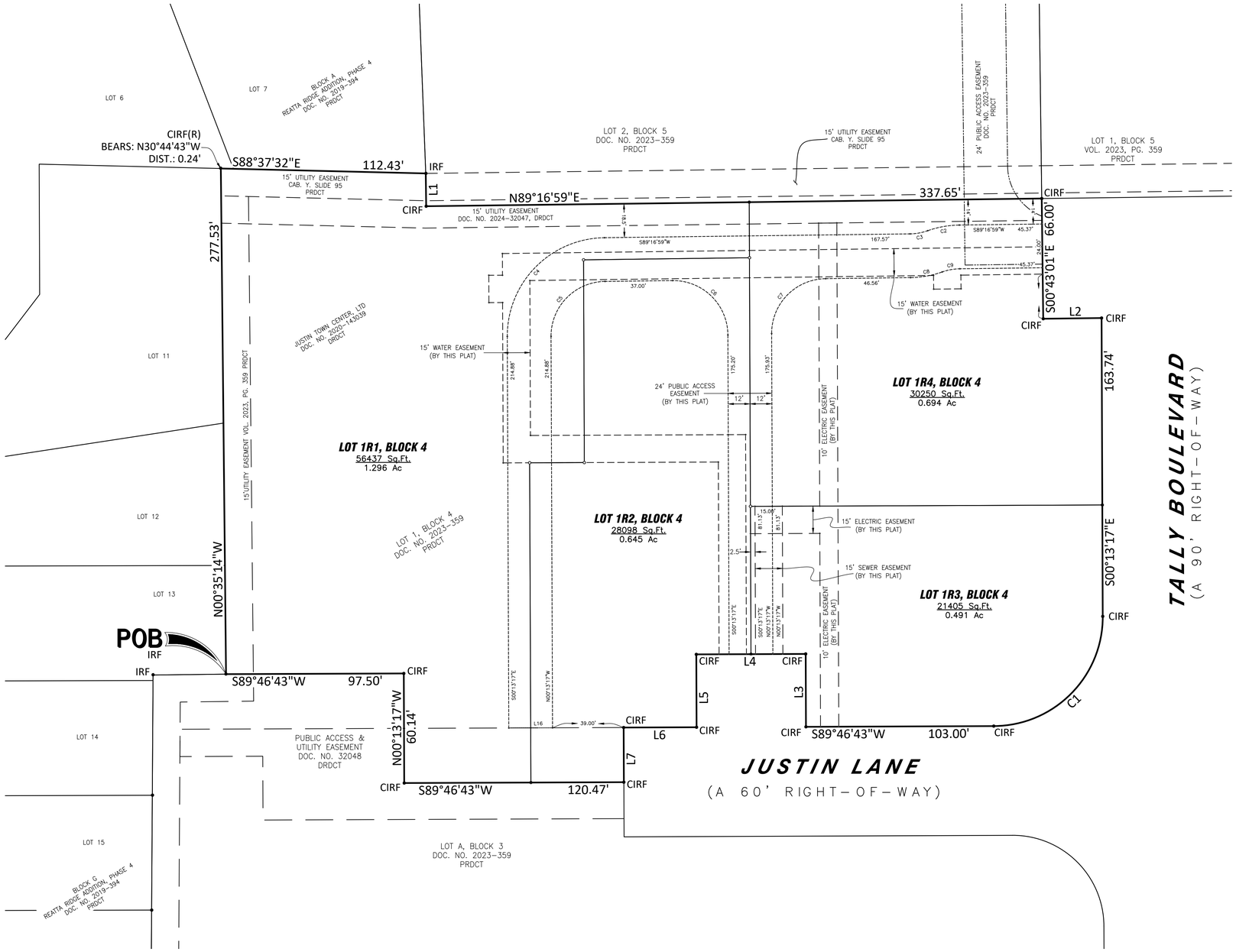


"Approved by the Planning and Zoning Commission" Date _____

_____
Chair, Planning and Zoning Commission

_____
Attest, City Secretary

"Approved by the City Council" Date _____

_____
Mayor, City of Justin

_____
Attest, City Secretary

THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 1, BLOCK 4 INTO FOUR LOTS CALLED LOT 1R1, LOT 1R2, LOT 1R3 AND LOT 1R4, BLOCK 4.

SURVEYOR'S CERTIFICATION

I, Robert A. Lee, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Justin, Texas.

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.

Purpose of Document: Review
Surveyor: Robert A. Lee
Registered Professional Land Surveyor No. 6895
Release Date: 05-30-2024

Robert A. Lee
State of Texas Registered Professional Land Surveyor
No. 6895
Date: May 30, 2024

METES & BOUNDS

WHEREAS, JUSTIN TOWN CENTER, LTD is the owner of tract of land situated within the Mary Polk Survey, Abstract No. 993, same being all of Lot 1, Block 4, Justin Town Square, an addition to the City of Justin, Denton County, Texas, as shown on the plat recorded in Document Number 2023-359, Plat Records, Denton County, Texas, (PRDCT), and being more particularly described by metes and bounds as follows: (Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values)

BEGINNING at 1/2-inch iron rod found (IRF) for the southwest corner of said Lot 1, same being the southeast corner for Lot 13, Block G, of Reatta Ridge Addition, Phase 4, an addition to the City of Justin, Denton County, Texas as shown on the plat recorded in Cabinet R, Page 319, PRDCT, and being in the north line of Lot A, Block 3 of said Justin Town Square;

THENCE with the common line between the said Lot 1 and said Reatta Ridge Addition, Phase 4 the following courses and distances:

North 00°35'14" West, a distance of 277.53 feet to a point for the northwest corner of said Lot 1, same being the northeast corner of Lot 11, Block A of said Reatta Ridge Addition, Phase 4 from which a found 5/8-inch capped iron rod marked "RPLS 4838" bears North 30°44'43" West, a distance of 0.24 feet;

South 88°37'32" East, a distance of 112.43 feet to an IRF for the southeast corner of Lot 7, Block A of said Reatta Ridge Addition, Phase 4, same being in the west line of Lot 2, Block 5 of said Justin Town Square;

THENCE with the common line between said Lots 1 and 2 the following courses and distances:

South 00°43'01" East, a distance of 18.00 feet to a found 5/8-inch capped iron marked "BHB INC" (CIRF);

North 89°16'59" East, a distance of 337.65 feet to a CIRF for the northeast corner of said Lot 1, same being the southwest corner of said Lot 2, and being the southeast corner of Lot 1 of said Block 5, and also being the northwest corner of Tally Boulevard (a 90-foot right-of-way);

THENCE with the common line between said Lot 1 and the west right-of-way line for Tally Boulevard the following courses and distances:

South 00°43'01" East, a distance of 66.00 feet to an CIRF;

North 89°16'59" East, a distance of 32.00 feet to an CIRF;

South 00°13'17" East, a distance of 163.74 feet to an CIRF for the most northerly corner of a corner clip located at the northwest corner of the intersection between said Tally Boulevard and Justin Lane (a 60-foot right-of-way);

THENCE with the common line between said Lot 1 and said corner clip, and along a curve to the right having a central angle 90°00'00", a radius of 60.00 feet, an arc length of 94.25 feet and a chord which bears South 44°46'43" West, a distance of 84.85 feet to a CIRF;

THENCE with the common line between said Lot 1 and the north right-of-way line of said Justin Lane the following courses and distances:

South 89°46'43" West, a distance of 103.00 feet to a CIRF;

North 00°13'17" West, a distance of 40.00 feet to a CIRF;

South 89°46'43" West, a distance of 60.00 feet to a CIRF;

South 00°13'17" East, a distance of 40.00 feet to a CIRF;

South 89°46'43" West, a distance of 40.00 feet to a CIRF;

South 00°13'17" East, a distance of 30.00 feet to a CIRF for the most southerly southeast corner of said Lot 1, same being an ell corner in the aforementioned Lot A;

THENCE with the common line between said Lot 1 and said Lot A the following courses and distances:

South 89°46'43" West, a distance of 120.47 feet to a CIRF;

North 00°13'17" West, a distance of 60.14 feet to a CIRF;

South 89°46'43" West, a distance of 97.50 feet to the **POINT OF BEGINNING** and containing 136,190 square feet or 3.126 acre of land more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS §

THAT Justin Town Center, LTD, acting herein by and through their duly authorized officers, do hereby adopt this plat designating the herein above described property as **LOTS 1R1-1R4, BLOCK 4, JUSTIN TOWN SQUARE**, an addition to the City of Justin, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the Easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City of Justin. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Justin's use thereof. The City of Justin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Justin and public utility entities shall at all times have the full right of Ingress and Egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Justin, Texas.
WITNESS, my hand this the _____ day of _____, 2024.

By: Justin Town Center, LTD

_____
James Lancaster, President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James Lancaster known

to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledge to me that he or she executed the same in the

capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2023.

_____
Notary Public in and for _____ County

FINAL PLAT
LOTS 1R1 - 1R4, BLOCK 4,
JUSTIN TOWN SQUARE
3.126 ACRES
BEING A REPLAT OF LOT 1, BLOCK 4, JUSTIN TOWN SQUARE AS RECORDED IN DOC. NO. 2023-359, PRDCT MARY POLK SURVEY, ABSTRACT NO. 993, MEP&P RR CO SURVEY, ABSTRACT NO. 207 CITY OF JUSTIN, DENTON COUNTY, TEXAS

MAY 2024 **SHEET 2 OF 2**

Drawing: E:\Survey24\704 Justin Town Center\000\Dwg\BLOCK 4 REPLAT.dwg

JUSTIN
1887

SUBDIVISION/PLAT

SELECT APPLICATION TYPE

☐ Preliminary ☐ Final ☑ Replat ☐ Minor ☐ Short Form
☐ Amended

DEVELOPMENT INFORMATION

Project Location JUSTIN, DENTON COUNTY, TX 76247

Addition Name JUSTIN TOWN SQUARE

Legal Description JUSTIN TOWN SQUARE, BLOCK 4, LOT 1

Proposed Use DAYCARE, GENERAL BUSINESS

Current Zoning JTS-PD Acreage 3.126 Lots 4

No. New Street Intersections NONE

OWNER INFORMATION

Name JUSTIN TOWN CENTER, LTD - Attn: James Lancaster

Address 365 MIRON, SUITE A

City SOUTHLAKE State TX Zip 76092

Phone 817-416-3981 Email cwilkinson@officeequitysolutions.com

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

REPRESENTATIVE/AGENT INFORMATION

Name OFFICE EQUITY SOLUTIONS - Attn: Craig Wilkinson

Address 365 MIRON, SUITE A

City SOUTHLAKE State TX Zip 76092

Phone 817-416-3981 Email cwilkinson@officeequitysolutions.com

SURVEYOR INFORMATION

Name BAIRD, HAMPTON & BROWN - Attn: Robert Lee, RPLS

Address 3801 WILLIAM D. TATE, SUITE 500

City GRAPEVINE State TX Zip 76051

Phone 682-229-3065 Email rlee@bhbinc.com

ENGINEER INFORMATION

Name BAIRD, HAMPTON & BROWN - Attn: Daniel Franklin, PE

Address 3801 WILLIAM D. TATE, SUITE 500

City GRAPEVINE State TX Zip 76051

Phone 682-207-3164 Email dfranklin@bhbinc.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	Date	Owner Name (print)
	6-3-24	James Lancaster

Agent Signature	Date	Agent Name (print)
	6-3-24	Craig Wilkinson

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

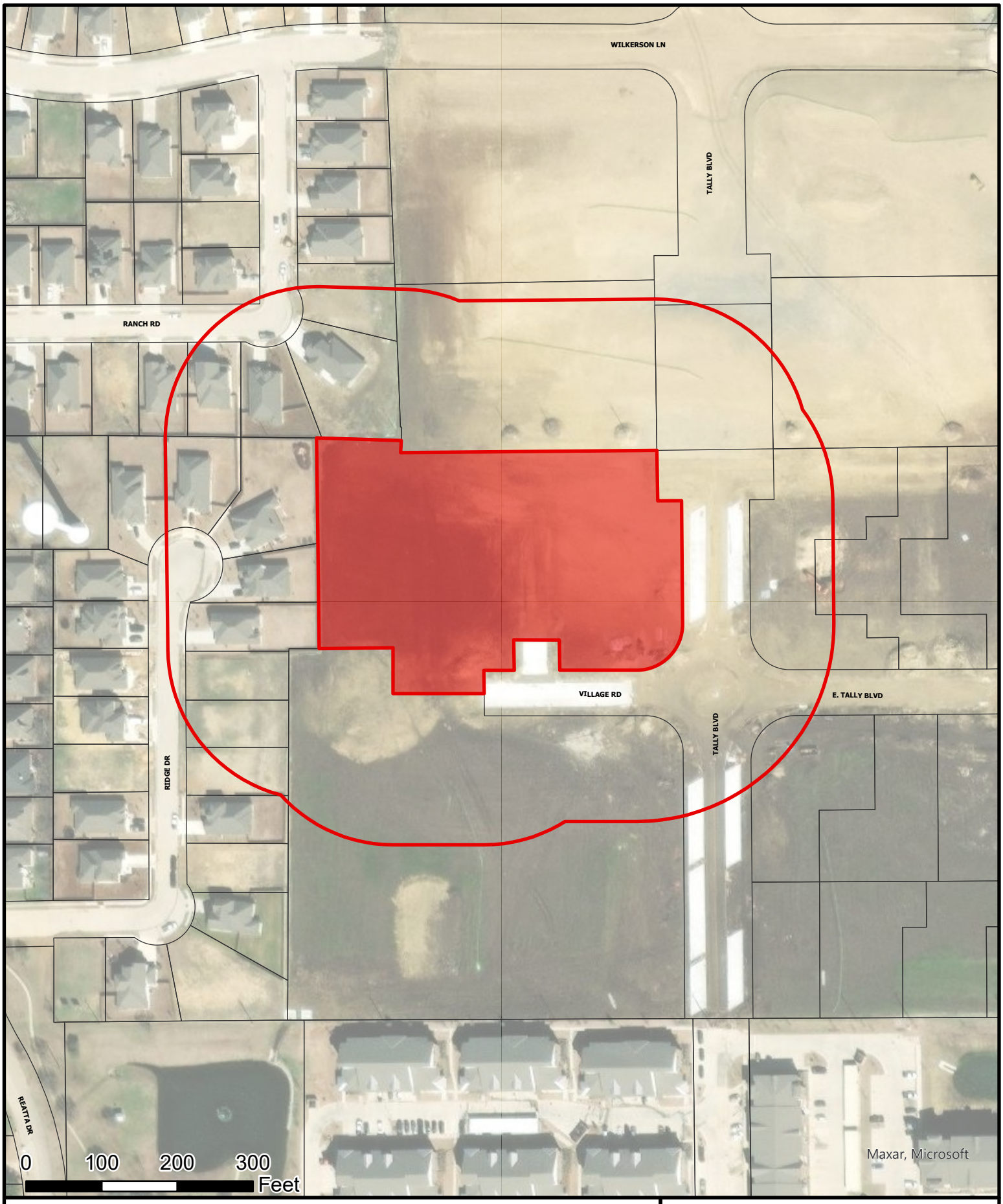
- ☐ Preliminary plat drawing: one digital (PDF) copy. Page size must be 24"X36" or 18"X24".
- ☐ Preliminary drainage analysis
- ☐ Preliminary public infrastructure plans

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".



Legend

- Justin ETJ
- Justin City Limits
- 200ft Notice Radius
- JTS Replat

N

Justin Town Square Replat
City of Justin, TX

Prepared by:
Christopher T. Young
GIS Technician
Date: 7/03/2024

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE REPLAT FOR JUSTIN TOWN SQUARE.

WHEREAS, the Applicant has submitted a request for replatting the property legally described as Block 4, Lots 1R1-1R4, Justin Town Square; and

WHEREAS, the City has reviewed the application and supporting documentation; and

WHEREAS, the City has determined that the proposed development complies with all applicable regulations and requirements, subject to final engineering calculations and plans;

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

SECTION 1. That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 2. This Resolution shall take effect immediately upon its passage

DULY PASSED by the City Council of the City of Justin, Texas, on the 25th day of July, 2024.

APPROVED:

_____

James Clark, Mayor

ATTEST:

_____

Amy Piukana, City Secretary

APPROVED AS TO FORM:

_____

City Attorney

Planning and Zoning Commission Coversheet
July 16, 2024
415 N. COLLEGE AVE.

Agenda Item: D. (PUBLIC HEARING:)

Title: Consider and act upon a recommendation to City Council for an Amendment to the existing Planned Development Agreement (SF-1 PD-597-15) for Meadowlands Phase 1, legally described as Lots 1-7, Block A. Generally located southwest from the intersection of FM 407 and Meadowview Drive.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

The Applicant is seeking to amend the existing Developers Agreement (PD-597-15) for the Reserve at Meadowlands, Phase 1 development. Legally described as Lots 1-7, Block A, and generally located southwest from the intersection of FM 407 and Meadowview Drive.

The original agreement was signed on October 12, 2015, with certain conditions to be fulfilled as outlined in the attached ordinance.

In April 2023, the HOA approached the staff regarding unmet conditions for Reserve at Phase I. The HOA requested staff to assess the feasibility of incorporating these items before the commencement of Reserve at Meadowlands Phase II. Consequently, Staff engaged with the developer and organized a meeting for discussion. After a series of meetings, an agreement was reached between the HOA and developer to revise the Planned Development to align with the actual development on the ground and address additional concerns from both the HOA and the developer.

REVISIONS:

All revisions have been reviewed by the HOA and the developer for a general agreement.

1. Remove subsection H. This is not relevant to the Planned Development since this is already in the Code of Ordinances as a requirement and trees have already been planted.
2. Subsection I. A six foot (6') masonry wall shall be constructed on the east edge of the Gas easement on the lots (This has already been done years ago); each homeowner will be required to maintain mowing and general upkeep to minimum of City standards the space west of the

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masonry wall to the edges of the Lot. This defers maintenance to the residents on the other side of the fence since they do own the entire lot.

3. Subsection J. This revision allows the homeowner on Lot 7 more flexibility to choose different options for privacy use such as: mesh screening, wood slats, or live screening.
4. Subsection K. This revisions provides certain lighting along the walking trail along with a timeframe (sixty-days) to install the lighting.
5. Subsection L. Subsection to be removed based on the fact that all lighting for Reserve at meadowlands Ph. I has already been installed.
6. Subsection N. Within 60 days after the Approval and Execution of this PD, a five (5') foot wide sidewalk will be provided for connection to Atchison Road according to the attached diagram; If said sidewalk is not constructed and accepted within in sixty (60) days there may be penalties assessed in accordance with Sec. 52-5 of the Code of Ordinances.
7. Subsection O. Subsection to be removed as the drainage of the subdivision has already been constructed.

City Attorney Review: N/A

Attachments:

1. Planned Development PD-597-15
2. Map - Reserve Ph1
3. Redlined Amendment
4. Proposed Ordinance

CITY OF JUSTIN, TEXAS
ORDINANCE NO. 597-15

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, GRANTING PLANNED DEVELOPMENT ZONING FOR THE "VILLAS OF MEADOWLANDS I" (TO BE KNOWN AS THE RESERVE AT MEADOWLANDS I) LOCATED ON 2.967 ACRES IN THE S. R. ROBERTS SURVEY, ABSTRACT NO. 1127, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS; PROVIDING FOR THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Justin, in compliance with the laws of the State of Texas with reference to the granting of zoning classification and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of Justin is of the opinion and finds that a zoning change should be granted and the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Justin, Texas, are hereby amended to approve a change of zoning to Planned Development ("PD") for single-family uses for the "Villas of Meadowlands I" (henceforth to be known and identified as The Reserve at Meadowlands I) on a tract of 2.967 acres of land in the S. R. Roberts Survey, Abstract No. 1127, in the City of Justin, Denton County, Texas, and being more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes, the same as if fully copied herein (the "property").

SECTION 2. That the property shall be improved in conformance with the approved Development Plan attached hereto as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein.

SECTION 3. That in conformance with and in addition to all site improvements shown on the approved Development Plan, development of the property is subject to conformance with the following special conditions:

A. The development may include single-family residences, with a minimum dwelling

area of 1,800 square feet, and any accessory structures permitted in the SF-1 zoning district by the Use Tables contained in the Comprehensive Zoning Ordinance;

B. The lots in the development shall meet or exceed the following minimum area regulations:

(1) minimum lot width of fifty feet (50');

(2) minimum lot depth of one hundred twenty-five feet (125');

(3) minimum lot area of 5,500 square feet, but with an average area of all lots a minimum of 10,952 square feet;

(4) minimum front yard setback of fifteen feet (15');

(5) minimum side yard setback of five feet (5');

(6) minimum side yard setback on the street side of a corner lot of fifteen feet (15');

(7) minimum setback of garage door from abutting alley or street of twenty feet (20');

C. No building in the development shall exceed 35' in height;

D. Each building shall provide 100% masonry exterior surface construction on the front facade, provided that at least 80% of the other exterior surfaces shall be masonry;

E. The primary pitch of the roof of all structures shall be 8/12;

F. Enclosed two car garages shall be provided for each residence;

G. Builders shall not be permitted to repeat any layout of a residence for at least 3 homes on either side of a home;

H. Each lot shall be provided with two front yard trees and one backyard tree, each with a minimum caliper of three inches (3");

I. A six feet (6') masonry fence shall be provided along FM 407, Atchinson Avenue, and the west side of Lots 6 and 7, provided the existing fence along the south side of the open space adjacent to Lot 7 will be retained;

J. A six feet (6') wrought iron fence shall be required along the south side of Lot 7;

K. At a minimum, four (4) street lights at street corners and along walking paths shall be provided, in accordance with the Development Plan;

L. All street lights and lights along walking trails shall be "Dark Sky" compliant;

M. Owners of all residences in the development shall be required to be members of a homeowners' association created for the development, and the association shall be responsible to maintain the commonly owned open green space in the development;

N. A sidewalk with connectivity to the west shall be required;

O. Developer shall make improvements to the drainage channel and pipe along FM 407 as approved by the city engineer;

P. In conformance with the conceptual Development Plan approved hereby, a detailed Development Plan shall be submitted by the developer to the Planning and Zoning

Commission for its review and recommendations. The detailed Development Plan will then be reviewed and approved by the City Council, prior to the issuance of any building permit for the development; and

Q. The detailed Development Plan must include: final lot layout, Landscape Planting Plan, proposed Screening Fence/Wall(s), sidewalk locations, project amenity areas, site lighting, and any other specific detailed plan requirements of City Council made at the time of review of the detailed Development Plan.

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Justin, as amended hereby.

SECTION 5. All provisions of the ordinances of the City of Justin in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Justin, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars ($2,000.00) for each offence; and each and every day such violation shall continue shall be deemed to constitute a separate offence.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Justin, Texas, on the 12th day of October 2015.

APPROVED:

GREG SCOTT, MAYOR

ATTEST:

KIM STRANGE, CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

73340

EXHIBIT A

LEGAL DESCRIPTION

BEING a 2.967 acre tract of land in the S.R. Roberts Survey, Abstract No. 1127 and being a portion of that 56.575 acre tract of land in Denton County, Texas owned by Denton County Development Company and being more particularly described as follows:

BEGINNING at a *Yi"* iron rod found at the southeast corner herein described tract and being by plat call the northeast corner of Lot 1R, Block A of the Meadowlands Phase 1-A as recorded in Cabinet 1, Page 269 of the Plat Records of Denton County, Texas and also being in the west right-of-way line of Meadow View Drive;

THENCE S 43°57'53" W leaving said right-of-way a distance of 125.53 feet to a *Yi"* iron rod found at the common corner between Lot 2R and Lot 3R of said Block A;

THENCE N 89°27'17" W a distance of 234.99 feet to a *Yi"* iron rod found at the northwest corner of Lot 4R of said Block A and being the southwest corner of herein described tract;

THENCE S 05°31'46" W a distance of 423.47 feet to a *Yi"* iron rod found;

THENCE N 02°01'45" W a distance of 532.16 feet to a *Yi"* iron rod found;

THENCE S 84°30'06" E a distance of 40.00 feet to a *Yi"* iron rod found;

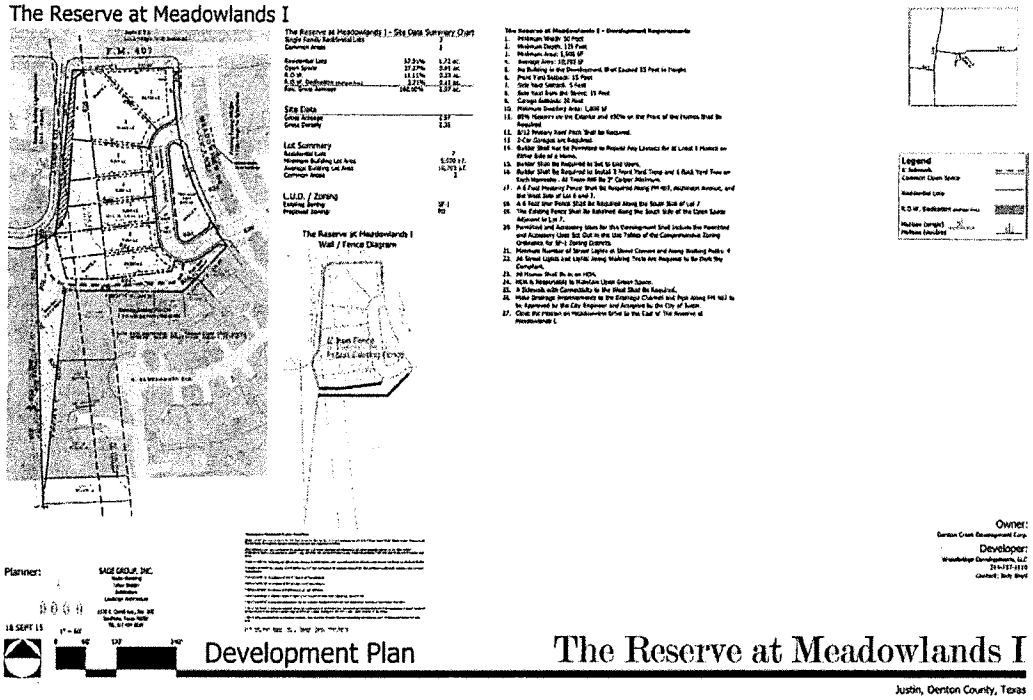
THENCE N 05°31'42" E a distance of 326.21 feet to a *Yi"* iron rod set in the south right-of-way line of FM 407;

THENCE N 88°09'33" E along said south right-of-way line a distance of 200.00 feet to a *Yi"* iron rod set in the west line of said Meadow View Drive;

THENCE S 01°50'53" E along said west right-of-way line a distance of 37.58 feet to a 1/2" iron rod set and said point being the Point of Curvature of a curve to the left having a Radius of 550.00 feet, a Central Angle of 34°58'39", a Chord Bearing of S 19°19'47" E and a Chord Distance of 330.57 feet;

THENCE along said right-of-way in a southerly direction a distance of 335.76 feet to the Point of Beginning and containing in all 129238 square Beginning and containing in all 129238 square feet or 2.967 acres land.

EXHIBIT B



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ORDINANCE NO.

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, GRANTING PLANNED DEVELOPMENT ZONING FOR THE "VILLAS OF MEADOWLANDS I" (TO BE KNOWN AS THE RESERVE AT MEADOWLANDS I) LOCATED ON 2.967 ACRES IN THE S. R. ROBERTS SURVEY, ABSTRACT NO. 1127, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS; PROVIDING FOR THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

DULY PASSED by the City Council of the City of Justin, Texas, on the 12th day of October 2015.

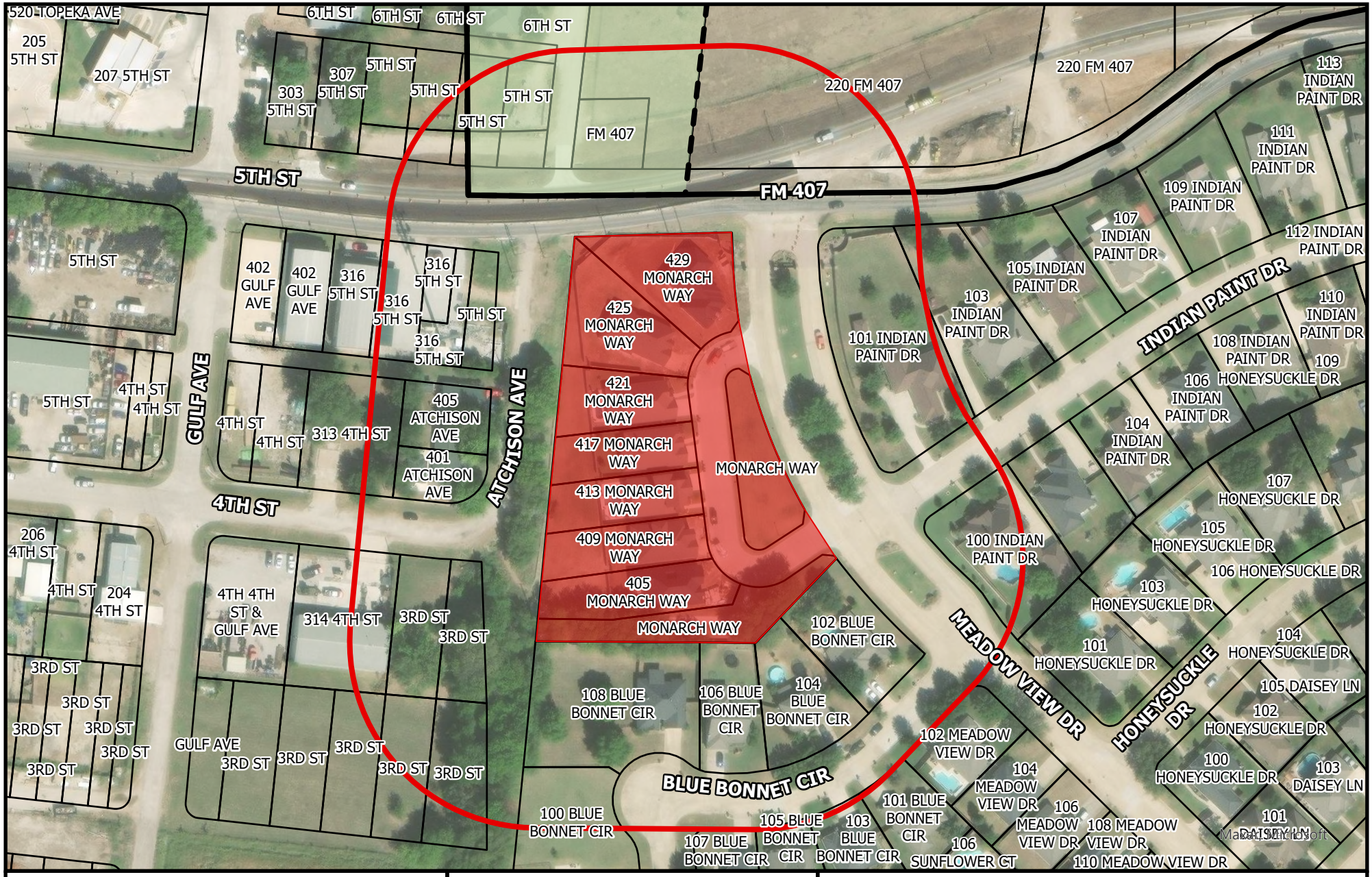
APPROVED:

GREG SCOTT, MAYOR

ATTEST:

KIM STRANGE, CITY SECRETARY

73340


520 TOPEKA AVE
205 5TH ST
207 5TH ST
303 5TH ST
307 5TH ST
6TH ST
5TH ST
FM 407
220 FM 407
5TH ST
FM 407
429 MONARCH WAY
425 MONARCH WAY
421 MONARCH WAY
417 MONARCH WAY
413 MONARCH WAY
409 MONARCH WAY
405 MONARCH WAY
MONARCH WAY
402 GULF AVE
316 5TH ST
GULF AVE
4TH ST
313 4TH ST
405 ATCHISON AVE
401 ATCHISON AVE
ATCHISON AVE
206 4TH ST
204 4TH ST
4TH 4TH ST & GULF AVE
314 4TH ST
3RD ST
101 INDIAN PAINT DR
103 INDIAN PAINT DR
105 INDIAN PAINT DR
107 INDIAN PAINT DR
109 INDIAN PAINT DR
111 INDIAN PAINT DR
113 INDIAN PAINT DR
112 INDIAN PAINT DR
110 INDIAN PAINT DR
108 INDIAN PAINT DR
106 INDIAN PAINT DR
104 INDIAN PAINT DR
100 INDIAN PAINT DR
INDIAN PAINT DR
109 HONEYSUCKLE DR
107 HONEYSUCKLE DR
105 HONEYSUCKLE DR
106 HONEYSUCKLE DR
103 HONEYSUCKLE DR
101 HONEYSUCKLE DR
104 HONEYSUCKLE DR
102 HONEYSUCKLE DR
100 HONEYSUCKLE DR
HONEYSUCKLE DR
MEADOW VIEW DR
102 BLUE BONNET CIR
108 BLUE BONNET CIR
106 BLUE BONNET CIR
104 BLUE BONNET CIR
BLUE BONNET CIR
100 BLUE BONNET CIR
105 BLUE BONNET CIR
103 BLUE BONNET CIR
101 BLUE BONNET CIR
107 BLUE BONNET CIR
102 MEADOW VIEW DR
104 MEADOW VIEW DR
106 MEADOW VIEW DR
108 MEADOW VIEW DR
110 MEADOW VIEW DR
106 SUNFLOWER CT
105 DAISEY LN
103 DAISEY LN
101 DAISEY LN
0 50 100 200 Feet
N
Created by:
Christopher T. Young
GIS Technician
Date: 12/07/2023
Reserve at Meadowlands
Phase 1 PD Amendment
City of Justin, TX
Legend
Justin City Limits
Justin ETJ
Reserve at Meadowlands Ph1
200ft Notice Radius

CITY OF JUSTIN, TEXAS

ORDINANCE NO. 597-15

(Redlined Draft Amendment)

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, GRANTING PLANNED DEVELOPMENT ZONING FOR THE "VILLAS OF MEADOWLANDS I" (TO BE KNOWN AS THE RESERVE AT MEADOWLANDS I) LOCATED ON 2.967 ACRES IN THE S. R. ROBERTS SURVEY, ABSTRACT NO. 1127, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS; PROVIDING FOR THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Justin, in compliance with the laws of the State of Texas with reference to the granting of zoning classification and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of Justin is of the opinion and finds that a zoning change should be granted and the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Justin, Texas, are hereby amended to approve a change of zoning to Planned Development ("PD") for single-family uses for the "Villas of Meadowlands I" (henceforth to be known and identified as The Reserve at Meadowlands I) on a tract of 2.967 acres of land in the S. R. Roberts Survey, Abstract No. 1127, in the City of Justin, Denton County, Texas, and being more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes, the same as if fully copied herein (the "property").

SECTION 2. That the property shall be improved in conformance with the approved Development Plan attached hereto as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein.

SECTION 3. That in conformance with and in addition to all site improvements shown on the approved Development Plan, development of the property is subject to conformance with

the following special conditions:

A. The development may include single-family residences, with a minimum dwelling area of 1,800 square feet, and any accessory structures permitted in the SF-I zoning district by the Use Tables contained in the Comprehensive Zoning Ordinance;
B. The lots in the development shall meet or exceed the following minimum area regulations:
   (1) minimum lot width of fifty feet (50');
   (2) minimum lot depth of one hundred twenty-five feet (125');
   (3) minimum lot area of 5,500 square feet, but with an average area of all lots a minimum of 10,952 square feet;
   (4) minimum front yard setback of fifteen feet (15');
   (5) minimum side yard setback of five feet (5');
   (6) minimum side yard setback on the street side of a corner lot of fifteen feet (15');
   (7) minimum setback of garage door from abutting alley or street of twenty feet (20');
C. No building in the development shall exceed 35' in height;
D. Each building shall provide 100% masonry exterior surface construction on the front facade, provided that at least 80% of the other exterior surfaces shall be masonry;
E. The primary pitch of the roof of all structures shall be 8/12;
F. Enclosed two car garages shall be provided for each residence;
G. Builders shall not be permitted to repeat any layout of a residence for at least 3 homes on either side of a home;
~~H. Each lot shall be provided with two front yard trees and one backyard tree, each with a minimum caliper of three inches (3");~~ Sub-section to be removed.
~~I. A six feet (6') masonry fence shall be provided along FM 407, Atchinson Avenue, and the west side of Lots 6 and 7, provided the existing fence along the south side of the open space adjacent to Lot 7 will be retained;~~ A six foot (6') masonry wall shall be constructed on the east edge of the Gas easement on the lots; each homeowner will be required to maintain mowing and general upkeep to Minimum of City standards the space west of the masonry wall to the edges of the Lot.
J. ~~A six feet (6') wrought iron fence shall be required along the south side of Lot 7;~~ A six foot (6') iron fence shall be required along the south side of Lot 7 (along the north side of Open Space Lot 8); the owner of this home may choose to create more privacy by use of:
   1) mesh screening,
   2) wood slats, or
   3) landscaping;

   These efforts must be made on the homeowner side of the fence and be dark in color. This fence is to be maintained by the HOA Entity which oversees the The Reserve at Meadowlands 1 or the homeowner.

K. ~~At a minimum, four (4) street lights at street corners and along walking paths shall be provided, in accordance with the Development Plan~~; Within 60 days after the Approval and Execution of this PD, lighting shall be provided approximately every 8 linear feet along the walking trail (described in item N below) thru Open Space Lot 8 to the street of Atchison Rd. Solar Powered Lights may be placed in the Right of Way as needed. No lighting shall be required along the iron fencing adjacent to Lot 7 or near the Monarch Way street connection. The maintenance of the path lighting shall be the responsibility of the HOA Entity which oversees the The Reserve at Meadowlands 1.
L. ~~All street lights and lights along walking trails shall be "Dark Sky" compliant~~; Sub-section to be removed.

M. Owners of all residences in the development shall be required to be members of a homeowners' association created for the development, and the association shall be responsible to maintain the commonly owned open green space in the development;

N. ~~A sidewalk with connectivity to the west shall be required~~; Within 60 days after the Approval and Execution of this PD, a five (5') foot wide sidewalk will be provided for connection to Atchison Road according to the attached diagram; If said sidewalk is not constructed and accepted within in sixty (60) days there may be penalties assessed in accordance with Sec. 52-5 of the Code of Ordinances.

O. ~~Developer shall make improvements to the drainage channel and pipe along FM 407 as approved by the city engineer~~; Sub-section to be removed.

P. In conformance with the conceptual Development Plan approved hereby, a detailed Development Plan shall be submitted by the developer to the Planning and Zoning Commission for its review and recommendations. The detailed Development Plan will then be reviewed and approved by the City Council, prior to the issuance of any building permit for the development; and

Q. The detailed Development Plan must include: Final lot layout, Landscape Planting Plan, proposed Screening Fence/Wall(s), sidewalk locations, project amenity areas, site lighting, and any other specific detailed plan requirements of City Council made at the time of review of the detailed Development Plan.

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Justin, as amended hereby.

SECTION 5. All provisions of the ordinances of the City of Justin in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Justin, as heretofore amended, and upon conviction shall be punished by a fine not to

exceed the sum of two thousand dollars ($2,000.00) for each offence; and each and every day such violation shall continue shall be deemed to constitute a separate offence.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Justin, Texas, on the XXth day of XXXX 2024.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE ____ DAY OF _____, 2024.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE _____ DAY OF _____, 2024.

APPROVED:

_____
JAMES CLARK,
MAYOR

ATTEST:

_____
AMY PIUKANA,
CITY SECRETARY

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Lighting Exhibit and Fence Covering Exhibit

73340

Lights to be placed every 6 to 9 linear feet along the sidewalk for covering +/- 180LF

1. Bollard Lighting Example Pictures 1

2. Bollard Lighting Example Pictures 2

3. Bollard Lighting Example Pictures 3

73340

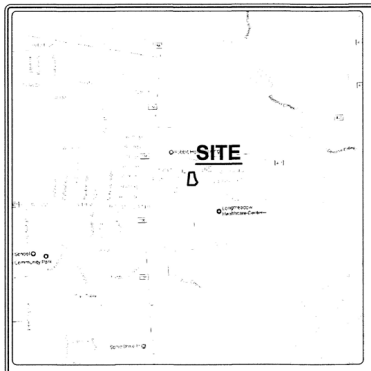
4. Item J – show examples of screen mesh and wood slat coverings:
    a. Screen Mesh

b. Wood Slats Example 1

c. Wood Slats Example 2

Reserve at Meadowlands Phase 1

Sidewalk and Lighting Plan



LEGEND

R.O.W.	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
W.E.	= WATERLINE EASEMENT
F.F.	= FINISHED FLOOR
I.R.F.	= IRON ROD FOUND
CAP/IRF	= CAPPED IRON ROD FOUND
CAP/IRS	= CAPPED IRON ROD SET
M*CP	= METAL FENCE CORNER POST
C.M.	= CONTROLLING MONUMENT
( )	= PLAT OR DEED CALL
P.O.B.	= POINT OF BEGINNING
P.O.S.E.	= PUBLIC OPEN SPACE EASEMENT

Legend for Construction

- Approximate Location of Existing Sidewalk
- Approximate Location for additional sidewalk
- Approximate Location for Light Bollards

NOTES:

1. Property is Zoned "PD-597"

2. 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, other growths or improvements which in any way endanger or interfere with the 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 and upon said easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

3. **FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Justin, Community Number 480778 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 485 G of said map.

4. **Visibility Triangles:** Visibility triangles in the form of public open space easements (P.O.S.E.) shall be provided at the intersection of all public streets and the intersection of all public streets and alleys and/or private streets as required by the City's Development Standards. The easement shall prohibit any obstruction within the easement from a height of twenty-four inches (24") to a height of eleven feet (11') above the top of the adjacent curb. A single pole sign, with a maximum pole diameter of twelve inches (12"), may be allowed in the P.O.S.E. on tracts zoned commercial, providing that the sign does not affect the vertical obstruction free zone and is otherwise permitted by the Zoning Ordinance. Utility poles and guy wires may be located in the P.O.S.E. Other ground mounted electrical and communication equipment and switch gear may be located within the P.O.S.E. when the location is coordinated with the City Engineer.

5. This subdivision consists of 7 Residential Lots:

Lot 1	Block A	Residential
Lot 2	Block A	Residential
Lot 3	Block A	Residential
Lot 4	Block A	Residential
Lot 5	Block A	Residential
Lot 6	Block A	Residential
Lot 7	Block A	Residential
Lot 8	Block A	Open Space, Drainage & Utility Easement
Lot 1	Block B	Open Space, Drainage & Utility Easement

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	82.42'	74.92'	N.35°47'02" E	85°51'35"
C2	35.00'	52.45'	47.68'	N.35°47'02" E	85°51'35"
C3	15.00'	22.48'	20.43'	N.35°47'02" E	85°51'35"
C4	15.00'	30.65'	25.59'	N.65°40'54" W	117°04'17"
C5	35.00'	71.51'	59.71'	N.65°40'54" W	117°04'17"
C6	55.00'	112.38'	93.83'	N.65°40'54" W	117°04'17"

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

ALL THAT CERTAIN TRACT of land situated in the STEPHEN R. ROBERTS SURVEY, Abstract Number 1127, in the City of Justin, Denton County, Texas; and being a part of a called Tract 1, described in a deed to Rockwater Developments, LLC, as recorded in Instrument Number 2016-147690 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a ½" iron rod found in the West right-of-way line of Meadow View Drive, at the Northeast corner of Lot 1R, Block A, of Meadowlands Addition, Phase I-A, an addition to the City of Justin, according to the Replat thereof recorded in Cabinet I, Page 269 of the Plat Records of Denton County, Texas;

THENCE South 43 degrees 47 minutes 04 seconds West with the North line of said Meadowlands Addition, Phase I-A, a distance of 125.34 feet to a 5/8" iron rod found for corner;

THENCE North 89 degrees 33 minutes 28 seconds West, again with the North line of said Meadowlands Addition, Phase I-A, a distance of 235.07 feet to a ½" iron rod capped "KAZ" set for the Northwest corner of Lot 4R, Block A of said addition; in the East line of Atchison Avenue, a 60' right-of-way, according to the Plat of the Town of Justin, as recorded in Volume 32, Page 522, of the Plat Records of Denton County, Texas;

THENCE North 05 degrees 31 minutes 46 seconds East, with said Atchison Avenue, a distance of 434.63 feet to a ½" iron rod capped "KAZ" set for corner, in the South right-of-way line of F.M. Road 407;

THENCE North 88 degrees 19 minutes 47 seconds East, with said common line, a distance of 168.80 feet to a ½" iron rod capped "KAZ" set for corner, in the West right-of-way line of Meadow View Drive;

THENCE South 01 degree 58 minutes 42 seconds East, with said common line, a distance of 37.55 feet to a ½" iron rod capped "KAZ" set at the beginning of a non-tangent curve to the left, having a radius of 550.00 feet and a chord bearing and distance of South 19 degrees 26 minutes 30 seconds East, 330.15 feet;

THENCE along said curve, an arc distance of 335.32 feet to the POINT OF BEGINNING, and enclosing 2.312 acres of land, more or less.

And designated herein as the RESERVE AT MEADOWLANDS, PHASE I, 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.

Owner
Date: 5-25-18

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 25 day of May, 2018

Notary Public

ANNE M WATSON
Notary Public
State of Texas
My Comm. Exp. 12-29-2018

STATE OF TEXAS
COUNTY OF DENTON

CERTIFICATE OF SURVEYOR

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plot is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Kenneth A. Zollinger, R.P.L.S
Date: 5-25-18

STATE OF TEXAS
KENNETH A ZOLLINGER
5312
REGISTERED PROFESSIONAL LAND SURVEYOR

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 6 day of May, 2017

BY: CHAIRMAN
ATTEST: SECRETARY Brittany Andrews

CITY OF JUSTIN TEXAS

THE CITY COUNCIL OF JUSTIN ON May 30, 2017 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: MAYOR
ATTEST: CITY SECRETARY Brittany Andrews

CITY OF JUSTIN TEXAS

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER 160746-03-PP
DRAWN BY: HCI
DATE: 5-16-2017
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
RESERVE AT MEADOWLANDS, PHASE I

BEING 2.312 ACRES IN THE STEPHEN R. ROBERTS, ABSTRACT NUMBER 1127, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 6/5/2018 2:17:22 PM
In the PLAT Records
RESERVE AT MEADOWLANDS
Doc Number: 2018 - 248
Number of Pages: 1
Amount: 50.00
Order# 20180605000521
By: BF

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446

OWNER/SUBDIVIDER
ROCKWATER DEVELOPMENT, LLC
2 MURFIELD COURT
ROANOKE, TX 76262
PHONE: (817) 602-0578

V:\FILES_KAZ\2016\REPAIR (JUSTIN)\ATCHISON AVENUE CASE\DWG\REPAIRS\160746-03-PP SIDEWALK PLAT 2017-05-15.dwg, 5/25/2018 8:53:19 AM

73340

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING AN AMENDMENT TO ORDINANCE 597-15, AND PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant of the properties described as Block A, Lots 1-7, Reserve at Meadowlands Ph. 1, in the City of Justin, Denton County, Texas; and

WHEREAS, the City of Justin passed Ordinance 597-15 on October 12, 2015, granting Planned Development zoning and outlining special conditions for development on these lots; and

WHEREAS, the City of Justin, the Meadowlands Homeowners Association, Inc. (the "Homeowner's Association"), and Woodbridge Developers Inc. (the "Developer"), have proposed amendments to Ordinance 597-15 to address concerns; and

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

WHEREAS, having reviewed the request the Commission determined that the proposed amendments to Ordinance 597-15 outlined in this Ordinance were in compliance with all of the requisite regulations and the City's Comprehensive Plan and recommended approval of this Ordinance; and

WHEREAS, the City Council of the City of Justin, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, having held public hearings and afforded full and fair hearings to all property owners generally and to all persons interested in this regard, and having considered the recommendation of the Commission, has determined that the developer's agreement be amended according to the exhibit below;

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

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

Section 2. Ordinance Amendment. That Section 3 of Ordinance 597-15 of the City Council of the City of Justin, Texas, regulating property legally described as BLOCK A, LOTS 1-7, RESERVE AT MEADOWLANDS PH. 1 and generally located southwest from the intersection of FM 407 and Meadowview Lane, Justin, Denton County, Texas, is duly amended as follows in "Exhibit A" and described below:

- Sub-sections H, L, and O are to be removed.

- Sub-section I will now read “A six foot (6') masonry wall shall be constructed on the east edge of the Gas easement on the lots; each homeowner will be required to maintain mowing and general upkeep to Minimum of City standards the space west of the masonry wall to the edges of the Lot.”

- Sub-section J will now read “A six foot (6') iron fence shall be required along the south side of Lot 7 (along the north side of Open Space Lot 8); the owner of this home may choose to create more privacy by use of: 1) mesh screening, 2) wood slats, or 3) landscaping; These efforts must be made on the homeowner side of the fence and be dark in color. This fence is to be maintained by the HOA Entity which oversees the The Reserve at Meadowlands 1 or the homeowner.”

- Sub-section K will now read as follows: “Within 60 days after the Approval and Execution of this PD, lighting shall be provided approximately every 8 linear feet along the walking trail (described in item N below) thru Open Space Lot 8 to the street of Atchison Rd. Solar Powered Lights may be placed in the Right of Way as needed. No lighting shall be required along the iron fencing adjacent to Lot 7 or near the Monarch Way street connection. The maintenance of the path lighting shall be the responsibility of the HOA Entity which oversees the The Reserve at Meadowlands 1.”

- Sub-section N will now read as follows: “Within 60 days after the Approval and Execution of this PD, a five (5’) foot wide sidewalk will be provided for connection to Atchison Road according to the attached diagram; If said sidewalk is not constructed and accepted within in sixty (60) days there may be penalties assessed in accordance with Sec. 52-5 of the Code of Ordinances.”

Section 3. Cumulative/Repealer Clause. This ordinance shall be cumulative of all provisions of state or federal law and all ordinances of the City of Justin, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such other ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

Section 4. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance, or the Comprehensive Zoning Ordinance, Chapter 52 of the City of Justin Code of Ordinances, and the remaining portions shall remain in full force and effect.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

_____
James Clark, Mayor

ATTEST:

_____
Amy Piukana, City Secretary

Approved as to form:

_____
City Attorney

EXHIBIT A

CITY OF JUSTIN, TEXAS

ORDINANCE NO. 597-15

(Redlined Draft Amendment)

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, GRANTING PLANNED DEVELOPMENT ZONING FOR THE "VILLAS OF MEADOWLANDS I" (TO BE KNOWN AS THE RESERVE AT MEADOWLANDS I) LOCATED ON 2.967 ACRES IN THE S. R. ROBERTS SURVEY, ABSTRACT NO. 1127, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS; PROVIDING FOR THE APPROVAL OF A DEVELOPMENT PLAN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Justin, in compliance with the laws of the State of Texas with reference to the granting of zoning classification and changes, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and the City Council of Justin is of the opinion and finds that a zoning change should be granted and the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Justin, Texas, are hereby amended to approve a change of zoning to Planned Development ("PD") for single-family uses for the "Villas of Meadowlands I" (henceforth to be known and identified as The Reserve at Meadowlands I) on a tract of 2.967 acres of land in the S. R. Roberts Survey, Abstract No. 1127, in the City of Justin, Denton County, Texas, and being more particularly described in Exhibit "A" attached hereto and made part hereof for all purposes, the same as if fully copied herein (the "property").

SECTION 2. That the property shall be improved in conformance with the approved Development Plan attached hereto as Exhibit "B" and made a part hereof for all purposes, the same as if fully copied herein.

SECTION 3. That in conformance with and in addition to all site improvements shown on the approved Development Plan, development of the property is subject to conformance with

the following special conditions:

A. The development may include single-family residences, with a minimum dwelling area of 1,800 square feet, and any accessory structures permitted in the SF-I zoning district by the Use Tables contained in the Comprehensive Zoning Ordinance;
B. The lots in the development shall meet or exceed the following minimum area regulations:
   (1) minimum lot width of fifty feet (50');
   (2) minimum lot depth of one hundred twenty-five feet (125');
   (3) minimum lot area of 5,500 square feet, but with an average area of all lots a minimum of 10,952 square feet;
   (4) minimum front yard setback of fifteen feet (15');
   (5) minimum side yard setback of five feet (5');
   (6) minimum side yard setback on the street side of a corner lot of fifteen feet (15');
   (7) minimum setback of garage door from abutting alley or street of twenty feet (20');
C. No building in the development shall exceed 35' in height;
D. Each building shall provide 100% masonry exterior surface construction on the front facade, provided that at least 80% of the other exterior surfaces shall be masonry;
E. The primary pitch of the roof of all structures shall be 8/12;
F. Enclosed two car garages shall be provided for each residence;
G. Builders shall not be permitted to repeat any layout of a residence for at least 3 homes on either side of a home;
~~H. Each lot shall be provided with two front yard trees and one backyard tree, each with a minimum caliper of three inches (3");~~ Sub-section to be removed.
~~I. A six feet (6') masonry fence shall be provided along FM 407, Atchinson Avenue, and the west side of Lots 6 and 7, provided the existing fence along the south side of the open space adjacent to Lot 7 will be retained;~~ A six foot (6') masonry wall shall be constructed on the east edge of the Gas easement on the lots; each homeowner will be required to maintain mowing and general upkeep to Minimum of City standards the space west of the masonry wall to the edges of the Lot.
J. ~~A six feet (6') wrought iron fence shall be required along the south side of Lot 7;~~ A six foot (6') iron fence shall be required along the south side of Lot 7 (along the north side of Open Space Lot 8); the owner of this home may choose to create more privacy by use of:
   1) mesh screening,
   2) wood slats, or
   3) landscaping;

   These efforts must be made on the homeowner side of the fence and be dark in color. This fence is to be maintained by the HOA Entity which oversees the The Reserve at Meadowlands 1 or the homeowner.

K. ~~At a minimum, four (4) street lights at street corners and along walking paths shall be provided, in accordance with the Development Plan~~; Within 60 days after the Approval and Execution of this PD, lighting shall be provided approximately every 8 linear feet along the walking trail (described in item N below) thru Open Space Lot 8 to the street of Atchison Rd. Solar Powered Lights may be placed in the Right of Way as needed. No lighting shall be required along the iron fencing adjacent to Lot 7 or near the Monarch Way street connection. The maintenance of the path lighting shall be the responsibility of the HOA Entity which oversees the The Reserve at Meadowlands 1.
L. ~~All street lights and lights along walking trails shall be "Dark Sky" compliant~~; Sub-section to be removed.

M. Owners of all residences in the development shall be required to be members of a homeowners' association created for the development, and the association shall be responsible to maintain the commonly owned open green space in the development;

N. ~~A sidewalk with connectivity to the west shall be required~~; Within 60 days after the Approval and Execution of this PD, a five (5') foot wide sidewalk will be provided for connection to Atchison Road according to the attached diagram; If said sidewalk is not constructed and accepted within in sixty (60) days there may be penalties assessed in accordance with Sec. 52-5 of the Code of Ordinances.

O. ~~Developer shall make improvements to the drainage channel and pipe along FM 407 as approved by the city engineer~~; Sub-section to be removed.

P. In conformance with the conceptual Development Plan approved hereby, a detailed Development Plan shall be submitted by the developer to the Planning and Zoning Commission for its review and recommendations. The detailed Development Plan will then be reviewed and approved by the City Council, prior to the issuance of any building permit for the development; and

Q. The detailed Development Plan must include: Final lot layout, Landscape Planting Plan, proposed Screening Fence/Wall(s), sidewalk locations, project amenity areas, site lighting, and any other specific detailed plan requirements of City Council made at the time of review of the detailed Development Plan.

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Justin, as amended hereby.

SECTION 5. All provisions of the ordinances of the City of Justin in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Justin, as heretofore amended, and upon conviction shall be punished by a fine not to

exceed the sum of two thousand dollars ($2,000.00) for each offence; and each and every day such violation shall continue shall be deemed to constitute a separate offence.

SECTION 8. This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED by the City Council of the City of Justin, Texas, on the XXth day of XXXX 2024.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE ____ DAY OF _____, 2024.

PASSED ON SECOND READING BY THE CITY COUNCIL ON THE _____ DAY OF _____, 2024.

APPROVED:

_____
JAMES CLARK,
MAYOR

ATTEST:

_____
AMY PIUKANA,
CITY SECRETARY

APPROVED AS TO FORM:

_____
CITY ATTORNEY

Lighting Exhibit and Fence Covering Exhibit

73340

Lights to be placed every 6 to 9 linear feet along the sidewalk for covering +/- 180LF

1. Bollard Lighting Example Pictures 1

2. Bollard Lighting Example Pictures 2

3. Bollard Lighting Example Pictures 3

73340

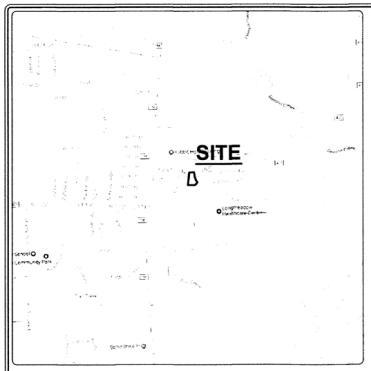
4. Item J – show examples of screen mesh and wood slat coverings:
    a. Screen Mesh

b. Wood Slats Example 1

c. Wood Slats Example 2

Reserve at Meadowlands Phase 1

Sidewalk and Lighting Plan



LEGEND

R.O.W.	= RIGHT-OF-WAY
D.E.	= DRAINAGE EASEMENT
U.E.	= UTILITY EASEMENT
W.E.	= WATERLINE EASEMENT
F.F.	= FINISHED FLOOR
I.R.F.	= IRON ROD FOUND
CAP/IRF	= CAPPED IRON ROD FOUND
CAP/IRS	= CAPPED IRON ROD SET
M.F.C.P.	= METAL FENCE CORNER POST
C.M.	= CONTROLLING MONUMENT
( )	= PLAT OR DEED CALL
P.O.B.	= POINT OF BEGINNING
P.O.S.E.	= PUBLIC OPEN SPACE EASEMENT

Legend for Construction

- Approximate Location of Existing Sidewalk
- Approximate Location for additional sidewalk
- Approximate Location for Light Bollards

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	82.42'	74.92'	N.35°47'02" E	85°51'35"
C2	35.00'	52.45'	47.68'	N.35°47'02" E	85°51'35"
C3	15.00'	22.48'	20.43'	N.35°47'02" E	85°51'35"
C4	15.00'	30.65'	25.59'	N.65°40'54" W	117°04'17"
C5	35.00'	71.51'	59.71'	N.65°40'54" W	117°04'17"
C6	55.00'	112.38'	93.83'	N.65°40'54" W	117°04'17"

NOTES:

1. Property is Zoned "PD-597"
2. 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, other growths or improvements which in any way endanger or interfere with the 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 and upon said easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
3. **FLOOD STATEMENT:** I have reviewed the F.E.M.A. Flood Insurance Rate Map for the City of Justin, Community Number 480778 effective date 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "Areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 485 G of said map.
4. **Visibility Triangles:** Visibility triangles in the form of public open space easements (P.O.S.E.) shall be provided at the intersection of all public streets and the intersection of all public streets and alleys and/or private streets as required by the City's Development Standards. The easement shall prohibit any obstruction within the easement from a height of twenty-four inches (24") to a height of eleven feet (11') above the top of the adjacent curb. A single pole sign, with a maximum pole diameter of twelve inches (12"), may be allowed in the P.O.S.E. on tracts zoned commercial, providing that the sign does not affect the vertical obstruction free zone and is otherwise permitted by the Zoning Ordinance. Utility poles and guy wires may be located in the P.O.S.E. Other ground mounted electrical and communication equipment and switch gear may be located within the P.O.S.E. when the location is coordinated with the City Engineer.
5. This subdivision consists of 7 Residential Lots:
   - Lot 1 Block A Residential
   - Lot 2 Block A Residential
   - Lot 3 Block A Residential
   - Lot 4 Block A Residential
   - Lot 5 Block A Residential
   - Lot 6 Block A Residential
   - Lot 7 Block A Residential
   - Lot 8 Block A Open Space, Drainage & Utility Easement
   - Lot 1 Block B Open Space, Drainage & Utility Easement

STATE OF TEXAS
COUNTY OF DENTON

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

ALL THAT CERTAIN TRACT of land situated in the STEPHEN R. ROBERTS SURVEY, Abstract Number 1127, in the City of Justin, Denton County, Texas; and being a part of a called Tract 1, described in a deed to Rockwater Developments, LLC, as recorded in Instrument Number 2016-147690 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a ½" iron rod found in the West right-of-way line of Meadow View Drive, at the Northeast corner of Lot 1R, Block A, of Meadowlands Addition, Phase I-A, an addition to the City of Justin, according to the Replat thereof recorded in Cabinet I, Page 269 of the Plat Records of Denton County, Texas;

THENCE South 43 degrees 47 minutes 04 seconds West with the North line of said Meadowlands Addition, Phase I-A, a distance of 125.34 feet to a 5/8" iron rod found for corner;

THENCE North 89 degrees 33 minutes 28 seconds West, again with the North line of said Meadowlands Addition, Phase I-A, a distance of 235.07 feet to a ½" iron rod capped "KAZ" set for the Northwest corner of Lot 4R, Block A of said addition; in the East line of Atchison Avenue, a 60' right-of-way, according to the Plat of the Town of Justin, as recorded in Volume 32, Page 522, of the Plat Records of Denton County, Texas;

THENCE North 05 degrees 31 minutes 46 seconds East, with said Atchison Avenue, a distance of 434.63 feet to a ½" iron rod capped "KAZ" set for corner, in the South right-of-way line of F.M. Road 407;

THENCE North 88 degrees 19 minutes 47 seconds East, with said common line, a distance of 168.80 feet to a ½" iron rod capped "KAZ" set for corner, in the West right-of-way line of Meadow View Drive;

THENCE South 01 degree 58 minutes 42 seconds East, with said common line, a distance of 37.55 feet to a ½" iron rod capped "KAZ" set at the beginning of a non-tangent curve to the left, having a radius of 550.00 feet and a chord bearing and distance of South 19 degrees 26 minutes 30 seconds East, 330.15 feet;

THENCE along said curve, an arc distance of 335.32 feet to the POINT OF BEGINNING, and enclosing 2.312 acres of land, more or less.

And designated herein as the RESERVE AT MEADOWLANDS, PHASE I, 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.

Owner
Date: 5-25-18

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this 25 day of May, 2018

Notary Public

ANNE M WATSON
Notary Public
State of Texas
My Comm. Exp. 12-29-2018

STATE OF TEXAS
COUNTY OF DENTON

CERTIFICATE OF SURVEYOR

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plot is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Kenneth A. Zollinger, R.P.L.S
Date: 5-25-18

STATE OF TEXAS
KENNETH A ZOLLINGER
5312
REGISTERED PROFESSIONAL LAND SURVEYOR

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 6 day of May, 2017

BY: CHAIRMAN
ATTEST: SECRETARY Brittany Andrews

CITY OF JUSTIN TEXAS

THE CITY COUNCIL OF JUSTIN ON May 30, 2017 VOTED AFFIRMATIVELY TO ADOPT THIS PLAT AND APPROVE IT FOR FILING OF RECORD.

BY: MAYOR David A. Wilson
ATTEST: CITY SECRETARY Brittany Andrews

CITY OF JUSTIN TEXAS

KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER 160746-03-PP
DRAWN BY: HCI
DATE: 5-16-2017
R.P.L.S.
KENNETH A. ZOLLINGER

FINAL PLAT
RESERVE AT MEADOWLANDS, PHASE I

BEING 2.312 ACRES IN THE STEPHEN R. ROBERTS, ABSTRACT NUMBER 1127, IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS

Filed for Record
in the Official Records Of:
Denton County
On: 6/5/2018 2:17:22 PM
In the PLAT Records
RESERVE AT MEADOWLANDS
Doc Number: 2018 - 248
Number of Pages: 1
Amount: 50.00
Order# 20180605000521
By: BF

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446

OWNER/SUBDIVIDER
ROCKWATER DEVELOPMENT, LLC
2 MURFIELD COURT
ROANOKE, TX 76262
PHONE: (817) 602-0578

V:\KAZ\PLATS - KAZ\2016\RESERVE (JUSTIN)\CHRISTOPHER_HCI\RESERVE AT MEADOWLANDS PHASE 1 SIDEWALK AND LIGHTING PLAN.dwg, 5/25/2018 8:15:19 AM, HCI

73340

From: Abbey Reece
To: Matthew Cyr
Cc: Amy Piukana
Subject: FW: Online Form Submittal: Board, Commission & Committee Application
Date: Wednesday, May 15, 2024 8:48:53 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, May 7, 2024 4:03 PM
To: Brittany Andrews <bandrews@cityofjustin.com>; Abbey Reece <areece@cityofjustin.com>
Subject: Online Form Submittal: Board, Commission & Committee Application

Board, Commission & Committee Application

First Name	Rodney
Last Name	Stokes
Address	1106 Heritage Dr
City	Justin
State	TX
Zip Code	76247
Mailing Address (If different)	*Field not completed.*
City	*Field not completed.*
State	*Field not completed.*
Zip Code	*Field not completed.*
Phone Number	9403682936
Email Address	rod@ntxappraisals.com
Are you over the age of 18?	Yes
Are you a registered voter	Yes

in Justin?	
Have you previously served on Justin City Council as a City Council member?	No
Current Occupation/Employer	Self Employed
Education, Licenses, or Certifications	Some College, Certified Residential Real Estate Appraiser
Are you a current or past member of a Council-appointed Board, Commission, or Corporation?	No
On which Board, Commission, or Committee are you interested in serving? (First Choice)	Planning and Zoning Commission
If you have a second choice for a Board, Commission, or Committee on which you would like to serve, please also select that.	*Field not completed.*
What work experience, educational experience, community involvement, and/or other skills do you have that would qualify you for a Council-appointed Board, Commission, or Committee?	Residential Single Family and small income producing property appraisal, land valuation, some residential development experience.

List any additional information which you believe would be of value for the City Council to know about you.	Supervision and training of other property appraisers
Do you or any member of your immediate family residing in your household, hold a position (paid or unpaid) with any person or organization, or have a contract with or any obligation to any person or entity which might constitute a conflict of interest?	No
By typing your full name in the box, you acknowledge that the information provided is correct to the best of your ability.	Rodney Stokes
Date of Submission	5/7/2024

Email not displaying correctly? View it in your browser.