



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

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

- A. Call to Order and Roll Call.
- B. Briefing regarding the June, July, and August Council Meetings
 - a. PROS Plan (June 13, 2024)
 - b. The Preserve Phase 2 Final Plat (June 13, 2024)
 - c. Talley Interlocal Cooperative Agreement (June 27, 2024)
 - d. Oliver Creek Preliminary Plat (July 25, 2024)
 - e. Justin Town Square Replat (July 25, 2024)
 - f. Timberbrook Neighborhood Park (August 8, 2024)
- C. Update on Developments in the City of Justin
- D. Discuss an update on the Unified Development Code.
- E. Discuss land use planning on W. 1st Street.
- F. Discuss Planning and Zoning Commission Training
- G. Discuss regular agenda items.
- H. Adjourn.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

3. CALL TO ORDER AND ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. 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 August 20th, 2024, to meyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

6. CONSENT ITEMS:

- A. Consider approval of the minutes for the July 16, 2024 Planning and Zoning Commission Meeting
- B. Consider and act upon a recommendation to City Council for a final plat for Treeline Phase 1A-1F. Generally located south from the intersection of Collingwood Drive and FM 407.

7. PUBLIC HEARING:

- A. Conduct a Public Hearing to hear concerns for or against a Specific Use Permit for a Temporary Batch Plant for LaDera Timberbrook legally described as A0439A M. GARNETT, TR 3E. Generally located north of FM 407 and Timberbrook Parkway.
- B. Consider and act upon a recommendation to City Council for a Specific Use Permit for LaDera Timberbrook for a Temporary Batch Plant legally described as A0439A M. GARNETT, TR 3E. Generally located north of FM 407 and Timberbrook Parkway for LaDera Timberbrook.

8. FUTURE AGENDA ITEMS:

- A. Blue Native Site Plan

9. DEVELOPMENT UPDATE:

- A. Development Update

10. 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.

11. 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 16th of August by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development Services and Economic Development

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:
 - o Language pursuant to SB 929 regarding the rezone and conformance.
 - o The goals sought with this project, and how the project ties into Imagine Justin, the UDC, and other guiding planning documents for Justin.
 - o Potential benefits to adjacent properties and to other Justin residents.
 - o Any other items the Commission feels it should contain.

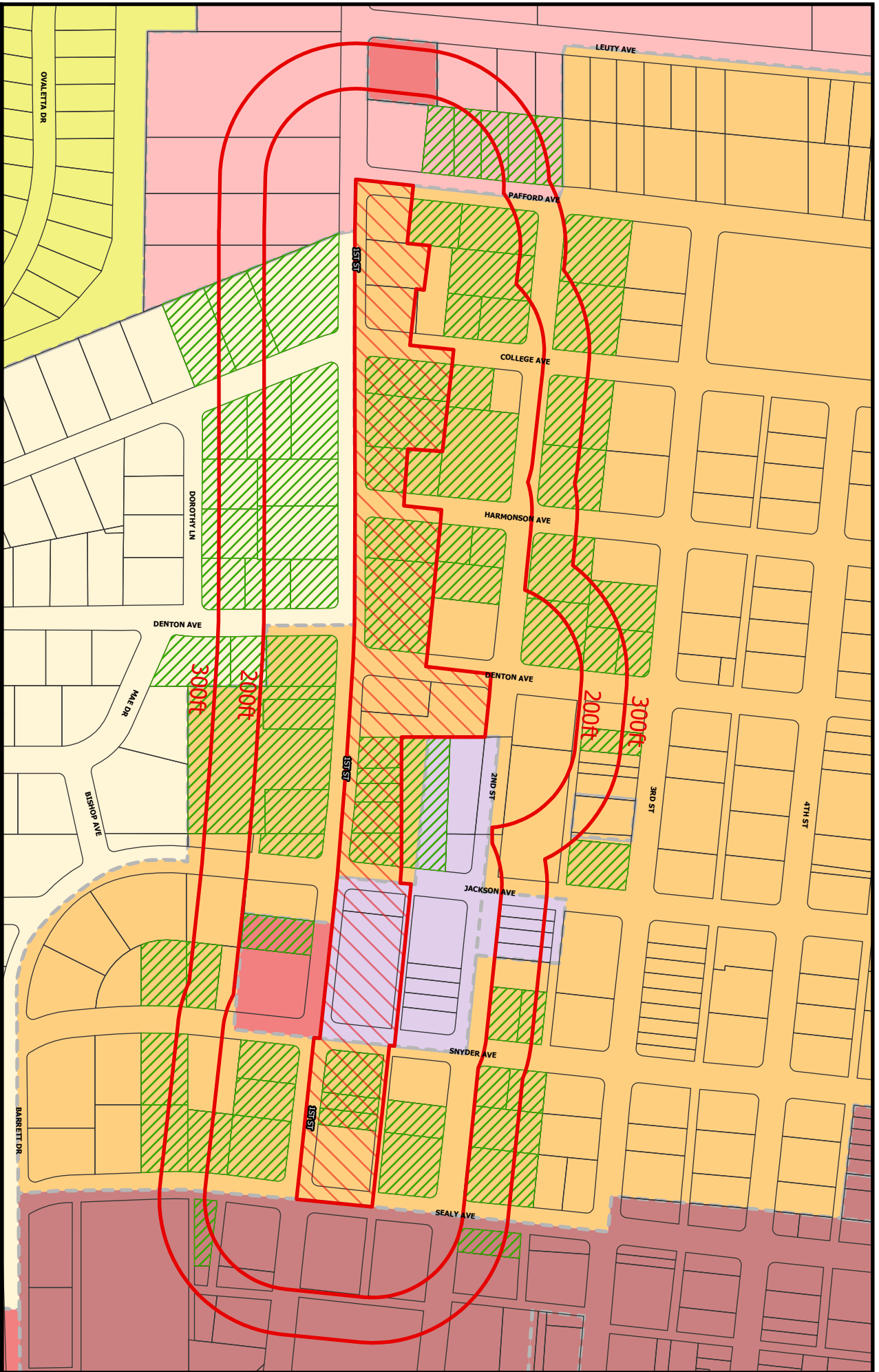
Lot Counts

- **Total number of lots analyzed for rezone: 21**
 - o 19 lots currently zoned residential, 19 lots presumed residential use
 - o 2 lots currently zoned non-residential, 2 lots presumed non-residential use
 - o 13 lots presumed occupied homes
- **Recommended, limited rezone: Lots affected: 10**
 - o All 10 lots currently zoned residential
 - o 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.





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

First Street Proposed Rezoning Area City of Justin, TX

- SF-LL
- SF-1
- SF-1A
- SF-2

- SF-OT
- 2F
- MF
- LR

- GB
- GB-OT
- LI

- Notification Radius
- Occupied Homes

Legend



PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES TUESDAY, JULY 16, 2024, 6:30 PM

JUSTIN CITY HALL
415 N. COLLEGE AVE.

Members Present:

Tory Turner, David Beck, Tom Cronberger, Emily Krzyzek

Staff Present:

Matthew Cyr, Director of Development Services and Economic Development

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

Work session adjourned at 7:30 pm.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

Chairman Beck started the meeting at 7:33 pm.

3. CALL TO ORDER AND ROLL CALL

Chairman Beck called roll. The following members were present:
Tory Turner, David Beck, Tom Cronberger, Emily Krzyzek

4. PLEDGE OF ALLEGIANCE

Former Commission Vice-Chair John Tinsley led the pledges.

5. ADMINISTRATIVE COMMENTS

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

Chairman Beck presented a Certificate of Appreciation and a Plaque to John Tinsley to thank him for his efforts and service in the Commission.

Chairman Beck also recognized Diego Phoyu Solares for his efforts as Development Services Intern.

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 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 7:38 pm.

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:38 pm.

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.

Commissioner Cronberger requested to pull agenda items for individual consideration.

Commissioner Cronberger motioned to approve agenda item 7A as presented.

Commissioner Krzyzek seconded the motion.

The motion passed 4/0/0.

Staff provided a brief presentation on agenda item 7B.

Commissioner Cronberger presented concerns with lot sizes. Staff addressed these concerns.

Commissioner Beck presented concerns with amenities in the plat. Leslie Madison, engineer in the project and representing BGE, Inc, mentioned there will be one amenity center in the earlier phases of the development, but was unsure of specific amenities being offered.

Commissioner Cronberger motioned to approve agenda item 4B with the note that he would like to see the City renegotiate lot sizes.

Commissioner Turner seconded the motion.

The motion passed 3/1/0.

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.

At the request of the applicant, the Commission addressed items 8C and 8D first.

Staff gave a presentation on item 8C and the history of the Meadowlands Phase 1 development.

Chairman Beck opened the public hearing at 7:51 pm.

Greg Scott, 136 Daisey Ln., thanked Mr. Cyr and the Developer and spoke in approval of the amendment.

Robin Amerine, 101 Blue Bonnet Cir., spoke in favor of the amendment via email.

Troy Lewis of Rockwater Developments, 404 N. Oak Street in Roanoke, answered questions from Chairman Beck and Commissioner Cronberger regarding chosen lighting fixtures.

Chairman Beck closed the public hearing at 7:57 pm.

Commissioner Cronberger motioned to approve agenda item 8D as presented.

Commissioner Turner seconded the motion.

The motion passed 4/0/0.

The commission then returned to agenda items 8A and 8B.

Staff gave a brief presentation on agenda item 8A.

Applicant Daniel Franklin representing Baird Hampton and Brown, located at 3801 W.D. Tate Ave., Ste. 500 in Grapevine, spoke about the replat. He also answered questions from Chairman Beck regarding future uses on the newly platted lots and questions from Commissioner Cronberger regarding the new lot sizes.

Chairman Beck opened the public hearing at 8:02 pm.

No one came forward.

Chairman Beck closed the public hearing at 8:02 pm.

Commissioner Krzyzek motioned to approve agenda item 8B as presented.

Commissioner Cronberger seconded the motion.

The motion passed 4/0/0.

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.

Staff gave a brief presentation on this item.

Applicant Rod Stokes, 1106 Heritage Drive, spoke of his background and how it fits in well with the Commission's task.

Chairman Beck motioned to recommend appointment of Rod Stokes to the Alternate position of the Commission.

Commissioner Cronberger seconded.

The motion passed 4/0/0.

Chairman Beck motioned to move Emily Krzyzek, current Alternate, to the vacant Place 4 of the Commission.

Commissioner Cronberger seconded.

The motion passed 4/0/0.

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

Commissioner Cronberger recommended that Commissioner Hill be appointed to the Vice-Chair position.

Commissioner Turner seconded the recommendation.

Chairman Beck mentioned that he spoke with Commissioner Hill and that he would be willing to serve in the Vice-Chair role if appointed.

The motion passed 4/0/0.

10. DEVELOPMENT UPDATE:

Staff gave an update relating to development projects.

Staff answered questions from Commissioners regarding projects in and around the City.

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:

Chairman Beck adjourned the meeting at 8:14 pm.

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

Said notice has been posted this 12th Day of July, 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.



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

Agenda Item: B. (CONSENT ITEMS:)

Title: Consider and act upon a recommendation to City Council for a final plat for Treeline Phase 1A-1F. Generally located south from the intersection of Collingwood Drive and FM 407.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval based on the plat meeting the requisite requirements.

Background:

Overview:

The applicant has requested a final plat for Phase I of the Treeline Subdivision. This initial phase consists of 708 residential lots.

On April 26, 2021, City Council approved a Developers Agreement with Hillwood for the Treeline Development.

There were two additional amendments that City Council approved which resulted in increasing impact fees, add a 50' roadway connection, and to add a 12' multi use trail. This also included Fire and Police services to be provided after an ILA is approved, with the developer to pay an additional Capital Recovery Fee and to also pay proportional share of fire and police services (in-city rate).

On November 15, 2022, the Planning and Zoning Commission unanimously recommended approval of the preliminary plat. City Council approved the Preliminary Plat on December 13, 2022.

Services Provided:

The following municipal services will be extended to the Treeline Subdivision:

1. Water Supply:

The subdivision will receive water services directly through the City of Justin's existing infrastructure. Necessary connections will be established to ensure consistent and reliable water supply to all 708 lots.

2. Sewer Services:

Sewer services will also be provided by the City of Justin. The infrastructure required to connect the subdivision to the city's sewer system is included in the development plans.

3. Public Safety Services:

- **Fire Services:** Upon the approval of an Interlocal Agreement (ILA), fire protection services will be extended to the Treeline Subdivision. This agreement will formalize the provision of fire response and safety measures to ensure the well-being of all residents.
- **Police Services:** Similarly, police services will be provided to the subdivision following the ILA approval. This will ensure that the Treeline community is fully integrated into the City of Justin's public safety framework.

Compliance and Review:

The Final Plat for Phase I of the Treeline Subdivision has been thoroughly reviewed by the City's Public Works, Planning, Fire, and Engineering departments. After careful evaluation, it has been determined that the plat meets all requisite conditions as outlined in the City of Justin's Code of Ordinances and applicable State Law.

City Attorney Review: No

Attachments:

1. Proposed Final Plat
2. Map- Treeline Phase 1A-1F
3. Treeline Phase I Final Plat Resolution

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS TREELINE PHASE 1, LLC, AND HWC JUSTIN 407, LLC, ARE THE OWNERS OF A TRACT OF LAND, SITUATED IN THE C. BOEGER SURVEY, ABSTRACT NUMBER 121, AND THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, DENTON COUNTY, TEXAS, AND BEING OUT OF A 238.890 ACRE CONVEYED TO THEM BY HWC JUSTIN 407, LLC, AND 100.318 ACRE TRACT OF LAND CONVEYED TO THEM BY PETRUS INVESTMENT, L.P. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE C. BOEGER SURVEY, ABSTRACT NUMBER 121, AND THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TREELINE PHASE 1, LLC., RECORDED IN INSTRUMENT NUMBER 2023-99494, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, A PORTION OF THAT TRACT (TRACT 1 REMAINDER) OF LAND DESCRIBED BY DEED TO CNR TALLY / TRAIL CREEK ACRES RECORDED IN INSTRUMENT NUMBER 2009-136383, SAID REAL PROPERTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" BEARS N 00° 33' 59" W, 35.16 FEET;

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE NORTHEAST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING THE SOUTHEAST CORNER OF A REMAINDER OF SAID HWC JUSTIN 407 TRACT 1, AND BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CNR TALLY / TRAIL CREEK ACRES RECORDED IN INSTRUMENT NUMBER 2009-136383, SAID REAL PROPERTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" BEARS N 00° 33' 59" W, 35.16 FEET;

THENCE WITH THE NORTH LINE OF SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

S 44° 45' 30" W, 62.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 509.30 FEET, THROUGH A CENTRAL ANGLE OF 45° 20' 01", HAVING A RADIUS OF 643.69 FEET, THE LONG CHORD WHICH BEARS S 67° 25' 41" W, 496.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89° 54' 19" W, 517.36 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE OVER AND ACROSS SAID TREELINE PHASE 1 THE FOLLOWING COURSES AND DISTANCES:

S 44° 55' 19" W, 22.66 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 07' 21" W, 9.43 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 58.50 FEET, THROUGH A CENTRAL ANGLE OF 35° 31' 27", HAVING A RADIUS OF 58.50 FEET, THE LONG CHORD WHICH BEARS S 17° 57' 06" W, 35.69 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 35° 42' 49" W, 36.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 65.82 FEET, THROUGH A CENTRAL ANGLE OF 24° 53' 54", HAVING A RADIUS OF 151.47 FEET, THE LONG CHORD WHICH BEARS S 20° 46' 20" W, 65.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 32' 53" W, 73.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 89° 54' 19" W, 5.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 01° 53' 58" W, 66.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 05' 41" W, 65.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 201.39 FEET, THROUGH A CENTRAL ANGLE OF 21° 12' 38", HAVING A RADIUS OF 544.00 FEET, THE LONG CHORD WHICH BEARS S 10° 42' 00" W, 200.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 21° 18' 20" W, 290.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 136.11 FEET, THROUGH A CENTRAL ANGLE OF 14° 20' 08", HAVING A RADIUS OF 544.00 FEET, THE LONG CHORD WHICH BEARS S 28° 28' 24" W, 135.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 04° 52' 32" E, 37.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 46° 42' 31" E, 2.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 43° 17' 29" W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 89° 04' 39" W, 35.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 59.07 FEET, THROUGH A CENTRAL ANGLE OF 06° 31' 17", HAVING A RADIUS OF 544.00 FEET, THE LONG CHORD WHICH BEARS S 49° 17' 28" W, 59.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 37° 35' 54" W, 88.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 45.08 FEET, THROUGH A CENTRAL ANGLE OF 05° 39' 50", HAVING A RADIUS OF 456.00 FEET, THE LONG CHORD WHICH BEARS N 49° 34' 11" E, 45.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00° 46' 15" W, 34.77 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 46° 42' 31" W, 2.48 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 43° 17' 29" E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 84° 30' 42" E, 32.95 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 102.32 FEET, THROUGH A CENTRAL ANGLE OF 12° 51' 21", HAVING A RADIUS OF 456.00 FEET, THE LONG CHORD WHICH BEARS N 27° 44' 00" E, 102.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 21° 18' 20" E, 290.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 168.81 FEET, THROUGH A CENTRAL ANGLE OF 1° 12' 38", HAVING A RADIUS OF 456.00 FEET, THE LONG CHORD WHICH BEARS N 10° 42' 00" E, 167.85 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00° 05' 41" E, 129.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 89° 54' 19" W, 6.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00° 05' 41" E, 68.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 13.32 FEET, THROUGH A CENTRAL ANGLE OF 08° 28' 54", HAVING A RADIUS OF 90.00 FEET, THE LONG CHORD WHICH BEARS N 04° 08' 46" W, 13.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 41.02 FEET, THROUGH A CENTRAL ANGLE OF 30° 22' 44", HAVING A RADIUS OF 77.37 FEET, THE LONG CHORD WHICH BEARS N 21° 22' 49" W, 40.54 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 35° 31' 27" W, 55.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 37.20 FEET, THROUGH A CENTRAL ANGLE OF 35° 31' 27", HAVING A RADIUS OF 60.00 FEET, THE LONG CHORD WHICH BEARS N 17° 45' 43" W, 36.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

NORTH, 9.37 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 44° 22' 42" W, 22.61 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET IN THE AFOREMENTIONED NORTH LINE OF SAID TREELINE PHASE 1 TRACT AND BEING IN THE SOUTH LINE OF A REMAINDER OF SAID HWC JUSTIN 407 TRACT 1;

THENCE S 89° 54' 19" E, 71.50 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE N 00° 05' 41" E, 25.00 FEET, DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE NORTH LINE OF SAID TRACT 1 REMAINDER AND BEING IN THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY FM 407 (A CALLED 90' RIGHT-OF-WAY);

THENCE S 89° 54' 19" E, 100.00 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE S 00° 05' 41" W, 25.00 FEET, DEPARTING SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET IN THE SOUTH LINE OF SAID TRACT 1 REMAINDER, BEING THE NORTH LINE OF SAID TREELINE PHASE 1;

THENCE S 89° 54' 19" E, 77.13 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 116,640 SQUARE FEET OR 2.678 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT TREELINE PHASE 1, LLC., AND HWC JUSTIN 407, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS TREELINE PARKWAY, 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 (INCLUDING OPEN SPACE, LOT 50, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, IMPROVEMENTS OR GROUNTS 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 GROUNTS 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, 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.

BY: TREELINE PHASE 1, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

BY: HWC JUSTIN 407, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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

OF 1 SHEETS

1

PELOTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

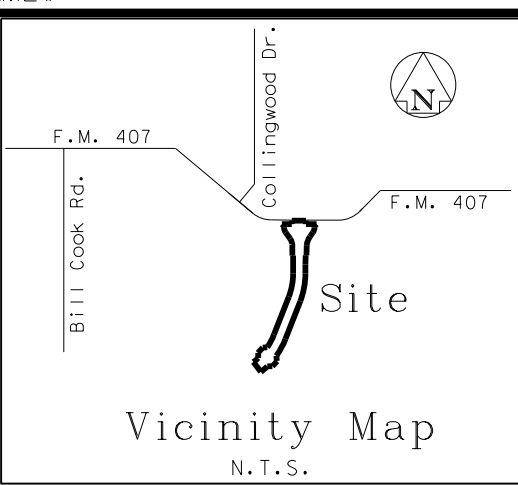
Treeline Phase 1, LLC
Inst. # 2023-99494
R.P.R.D.C.T.

Block A	
Lot #	Sq. Ft.
1X	1067

Block X	
Lot #	Sq. Ft.
1X	1416

- Notes:
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
 - ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
 - SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

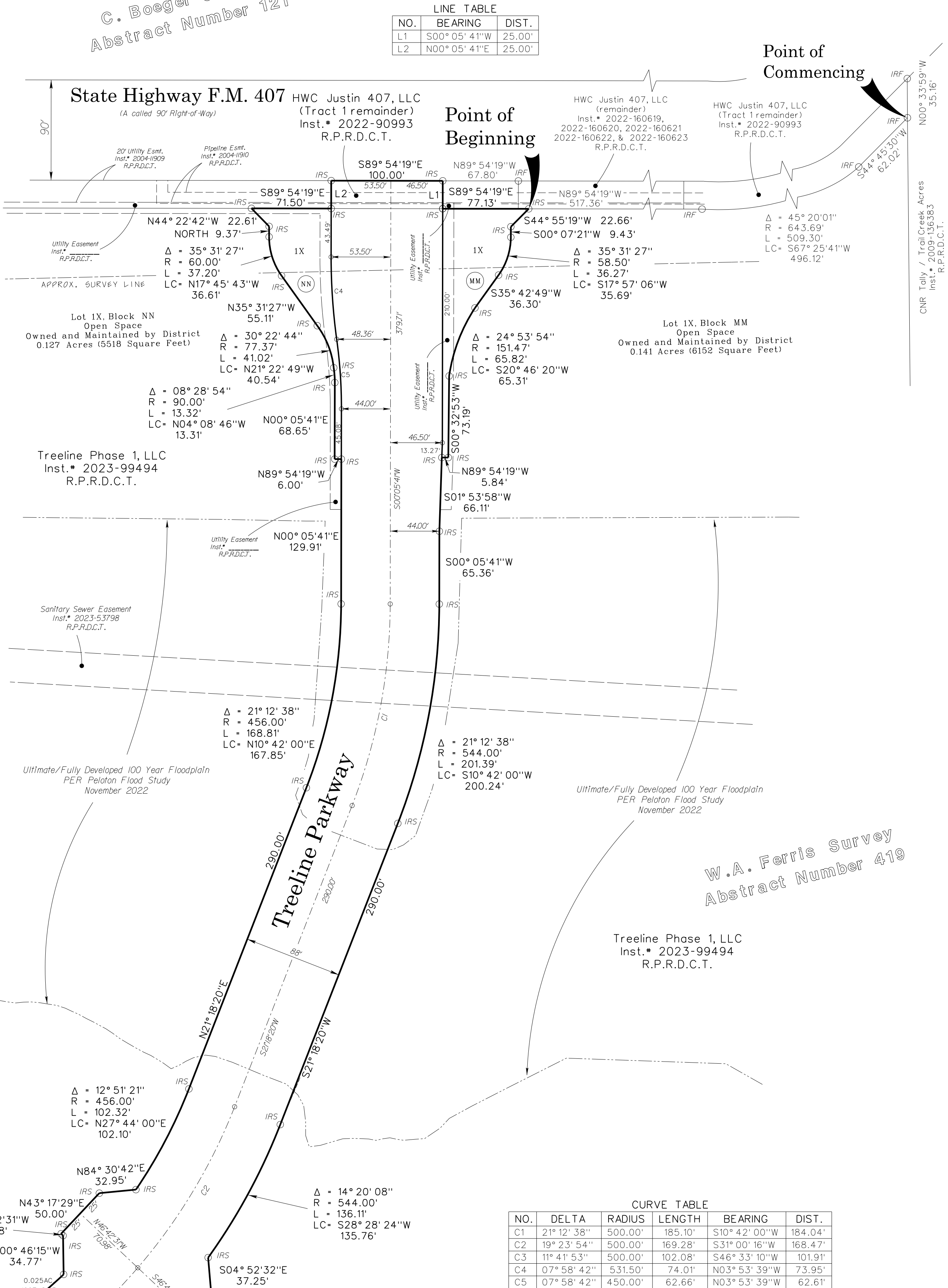
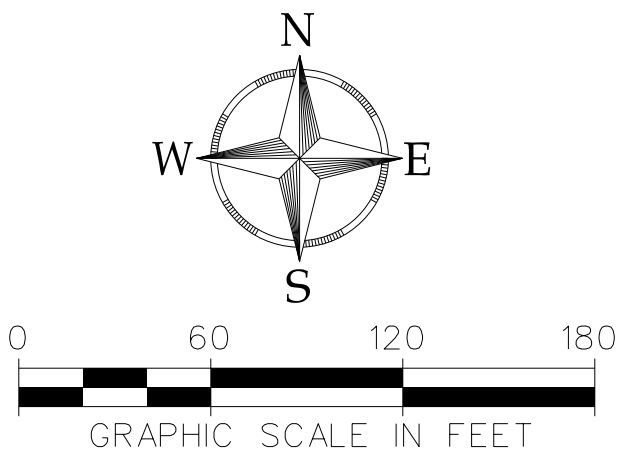
Owner	Owner	Developer
HWC Justin 407, LLC. 3000 Turtle Creek Blvd. Dallas, Texas 75219 (972) 201-2849	Treeline Phase 1, LLC. 3000 Turtle Creek Blvd. Dallas, Texas 75219 (972) 201-2849	Hillwood Communities 3000 Turtle Creek Blvd. Dallas, Texas 75219 (972) 201-2849



Land Use	Acreage	Lots
Street - ROW Open Space	2.410 0.268	- 2
Total	2.678	2

Legend

IRF = Iron Rod Found
IRS = Iron Rod Set
R.P.R.D.C.T. = Real Property Records
Denton County, Texas



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	21° 12' 38"	500.00'	185.10'	S10° 42' 00" W	184.04'
C2	19° 23' 54"	500.00'	169.28'	S31° 00' 16" W	168.47'
C3	11° 41' 53"	500.00'	102.08'	S46° 33' 10" W	101.91'
C4	07° 58' 42"	531.50'	74.01'	N03° 53' 39" W	73.95'
C5	07° 58' 42"	450.00'	62.66'	N03° 53' 39" W	62.61'

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JUSTIN, TEXAS.

REGISTERED PUBLIC 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." 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 7/1/2024

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

A Final Plat of
Lot 1X, Block MM and Lot 1X, Block NN

Treeline Parkway

Situated in the C. Boeger Survey, Abstract Number 121,
and the W.A. Ferris Survey, Abstract Number 419,
Denton County, Texas.

Date of Preparation: 04-28-2023

2.678 Acres
ACF# 60438

Job #:	HWR22006	Revisions:
Drawn By:	D.Freemon	Added HWC Justin tract 01-2024
Checked By:	T.Bridges	Revised Boundary 06-04-24
Date:	04-28-23	Revised Legal 07-01-24

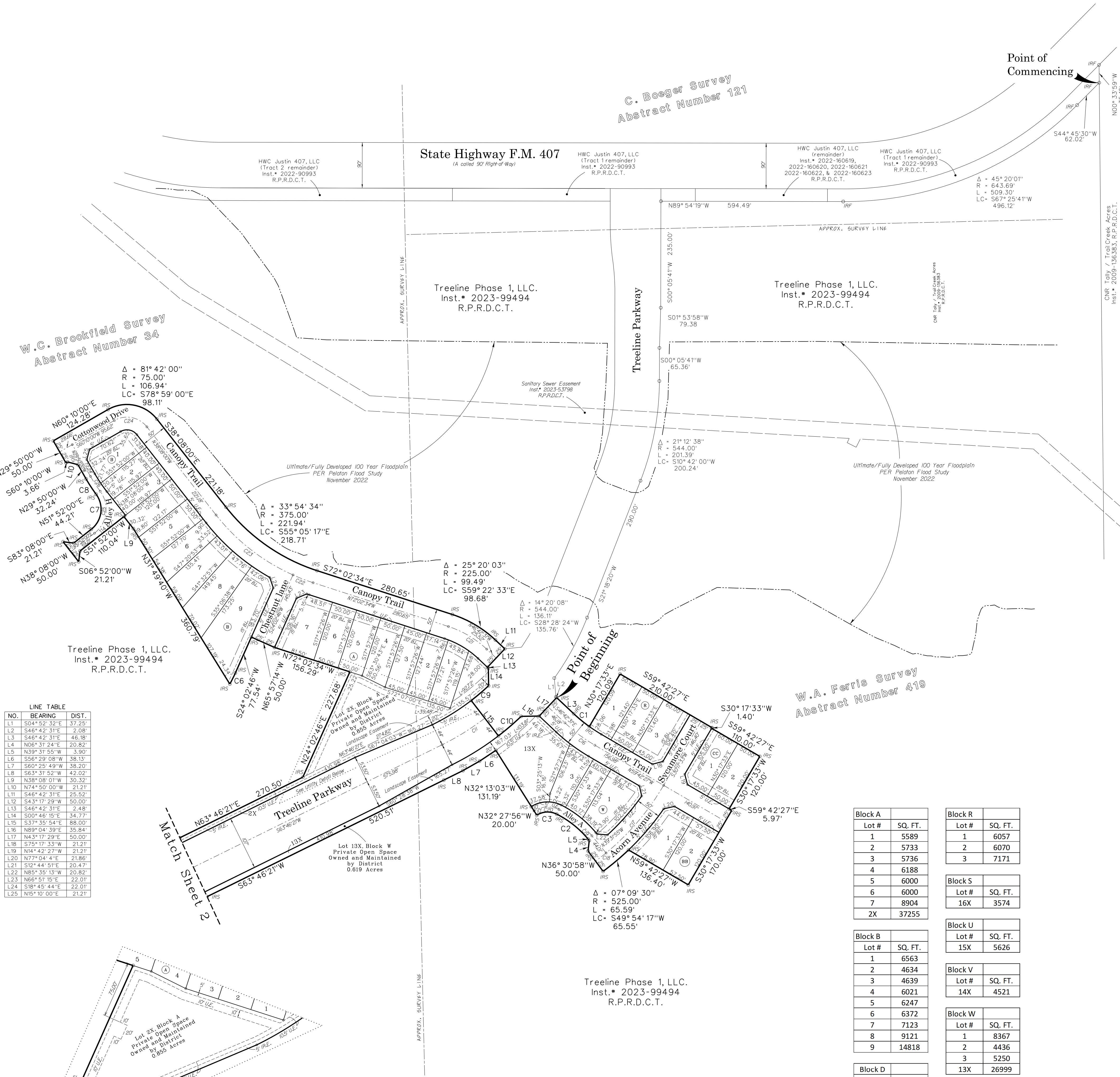
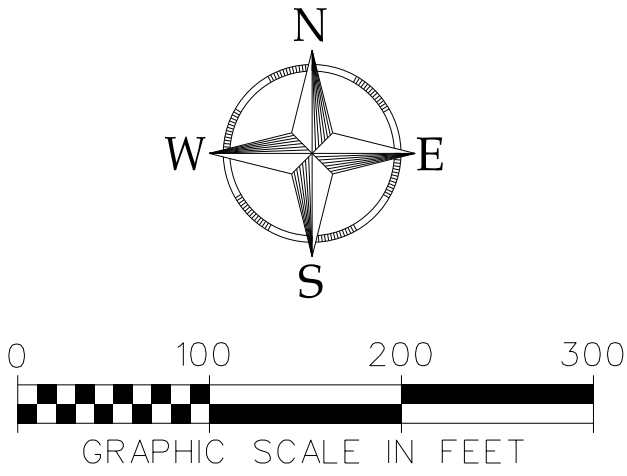
Copyright © 2024 Peloton Land Solutions, Inc. TIFELS - L5 FIRM REG. NO. 0072700



Legend

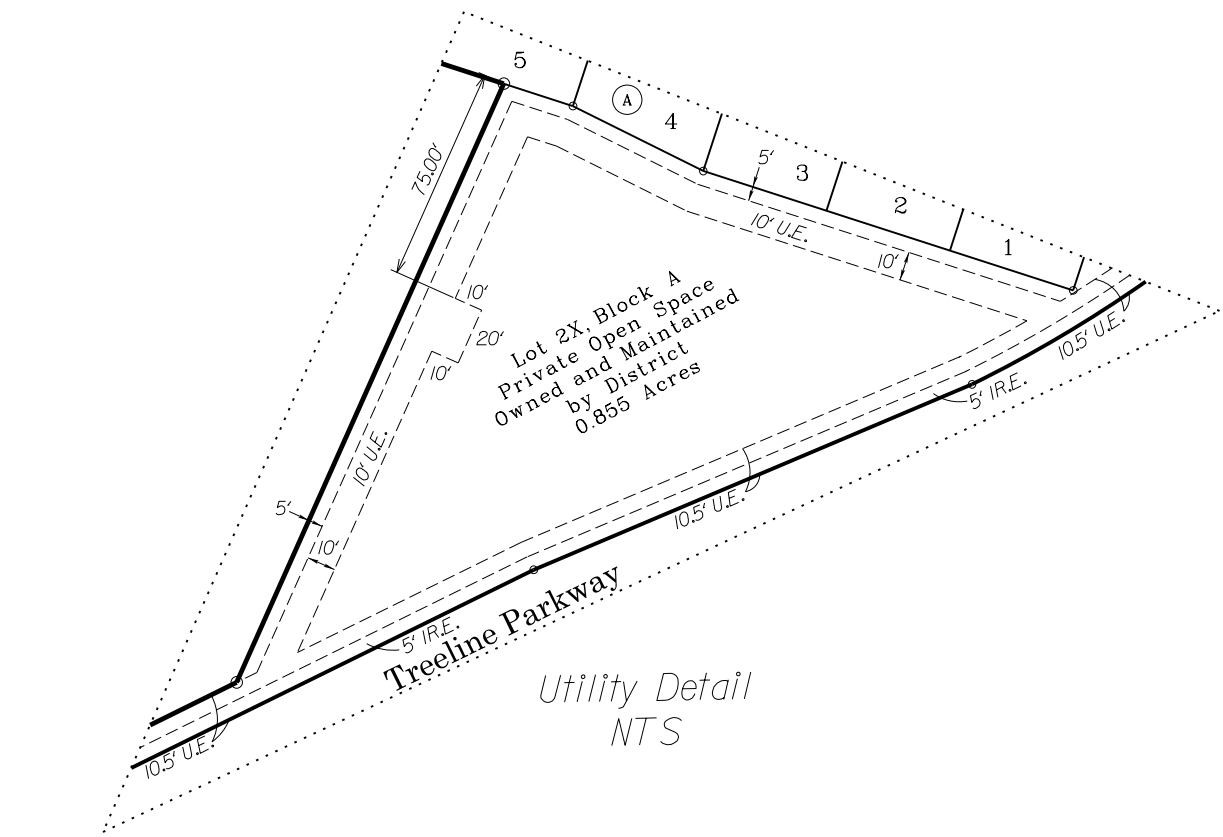
- IRF = Iron Rod Found
- IRS = Iron Rod Set
- B.L. = Building Line
- U.E. = Utility Easement
- IR.E. = Irrigation Easement
- R.P.R.D.C.T. = RealProperty Records, Denton County, Texas.

Land Use	Acreage	Lots
Residential	4.015	26
HOA / Open Space	6.916	10
Street - ROW	11.329	-
Total	22.260	35



LINE TABLE

NO.	BEARING	DIST.
L1	S04°52'32"E	37.25
L2	S46°42'31"E	2.08
L3	S46°42'31"E	46.18
L4	N06°31'24"E	20.82
L5	N39°31'55"W	3.90
L6	S56°29'08"W	38.13
L7	S60°25'49"W	38.20
L8	S63°31'52"W	42.02
L9	N38°08'01"W	50.32
L10	N74°50'00"W	21.21
L11	S46°42'31"E	25.52
L12	S43°17'29"W	50.00
L13	S46°42'31"E	2.48
L14	S00°46'15"E	34.77
L15	S37°35'54"E	88.00
L16	N89°04'39"E	35.84
L17	N43°17'29"E	50.00
L18	S75°17'33"W	21.21
L19	N14°42'27"W	21.21
L20	N77°04'4"E	21.86
L21	S12°44'51"E	20.47
L22	N85°35'13"W	20.82
L23	N66°51'15"E	22.01
L24	S18°45'44"E	22.01
L25	N15°10'00"E	21.21



Notes:

- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELTON" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

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

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	07°38'24"	300.00	40.00	S50°31'43"E	39.97
C2	23°55'23"	190.00	79.33	N51°29'36"W	78.76
C3	59°00'39"	40.00	41.20	S87°02'23"W	39.40
C4	05°04'18"	275.00	24.34	S26°34'54"W	24.33
C5	88°22'21"	50.00	77.12	N07°40'50"E	69.70
C6	06°40'21"	310.00	36.10	N33°10'10"W	36.08
C7	05°39'50"	456.00	45.08	S49°34'11"W	45.06
C8	06°13'17"	544.00	59.07	N49°17'28"E	59.04
C9	11°22'14"	500.00	99.23	S58°05'13"W	99.07
C10	12°48'56"	325.00	71.73	S53°12'29"E	73.68
C11	20°10'33"	500.00	176.07	S40°22'49"W	175.16
C12	03°00'56"	500.00	26.32	S51°58'34"W	26.31
C13	23°55'23"	200.00	83.51	N51°29'36"W	82.90
C14	59°00'39"	50.00	51.50	S87°02'23"W	49.25
C15	25°20'03"	200.00	88.43	N59°22'33"W	87.71
C16	06°05'20"	400.00	42.51	N68°59'54"W	42.49
C17	27°49'15"	400.00	194.23	N22°02'37"W	192.32
C18	81°42'00"	50.00	71.30	N78°59'00"W	65.41
C19	68°22'21"	60.00	92.54	N07°40'50"E	83.64
C20	06°40'21"	300.00	34.94	N33°10'10"W	34.92

Owner/Developer

Treeline Phase 1, LLC.
3000. Turtle Creek Blvd.
Dallas, Texas 75219
(972) 201-2849

A Final Plat of

Lots 1-7, 2X, Block A; Lots 1-9, Block B; Lot 4X, Block D; Lot 7X, Block L;
Lot 1X, Block O; Lot 2X, Block P; Lots 1-3, Block R; Lot 16X, Block S;
Lot 15X, Block U; Lots 14X, Block V; Lots 1-3, 13X, Block W;
Lots 1-2, Block BB; LOTS 1-2, BLOCK CC; and Lot 6X, Block JJ

Treeline Phase 1A

Situated in the W.A. Ferris Survey, Abstract Number 419, the W.C. Brookfield Survey, Abstract Number 34, and the W.D. Redd Survey, Abstract Number 1125, Denton County, Texas.

Phase 1A
22.260 Acres

Date of Preparation: 04-28-2023

ACF# 60432

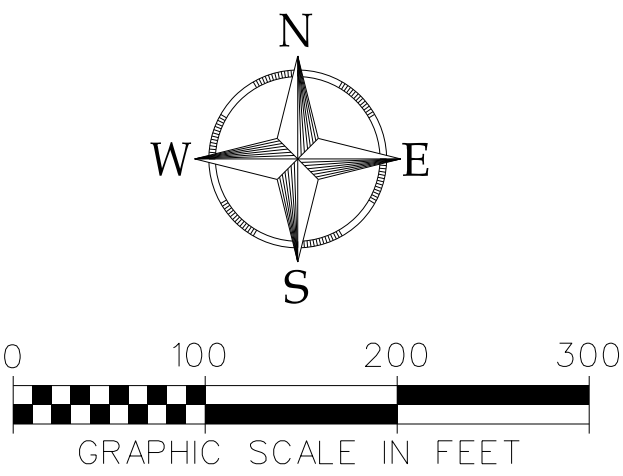
SHEET 1 OF 3 SHEETS

PELTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

Job #:	HWR22006	Revisions:
Drawn By:	D.Freemon	Revised Boundary 03-28-23
Checked By:	T.Bridges	Revised Boundary 07-24-23
Date:	04-28-23	Revised Block Numbers 08-17-23
		Revised Boundary 05-16-24

- Legend
- IRF = Iron Rod Found
 - IRS = Iron Rod Set
 - B.L. = Building Line
 - IR.E. = Irrigation Easement
 - D.E. = Drainage Easement



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C4	00°22'54"	755.00'	5.03'	N65°57'50"W	5.03'
C5	03°39'52"	525.00'	33.58'	S87°45'55"W	33.57'
C12	13°05'19"	1100.00'	251.28'	S57°13'41"W	250.74'
C13	14°04'54"	1100.00'	270.35'	S43°18'35"W	269.67'
C14	07°06'15"	750.00'	92.99'	S33°03'00"W	92.93'
C15	29°54'02"	750.00'	391.40'	S14°32'52"W	386.97'
C27	14°07'33"	1145.00'	282.29'	N46°20'05"W	281.58'
C28	02°34'30"	1145.00'	51.46'	N37°59'04"W	51.45'
C29	31°03'20"	500.00'	271.01'	S66°22'46"W	267.71'
C30	07°41'25"	500.00'	67.11'	S89°45'08"W	67.06'
C31	44°43'10"	730.00'	569.77'	N37°23'54"W	555.41'
C32	06°23'48"	730.00'	81.50'	N62°57'24"W	81.46'

Treeline Phase 1, LLC.
Inst. # 2023-99494
R.P.R.D.C.T.

Treeline Phase 1, LLC.
Inst. # 2023-99494
R.P.R.D.C.T.

Treeline Phase 1, LLC.
Inst. # 2023-99494
R.P.R.D.C.T.

W.C. Brookfield Survey
Abstract Number 34

W.C. Brookfield Survey
Abstract Number 34

W.D. Redd Survey
Abstract Number 1125

A Final Plat of

Lots 1-7, 2X, Block A; Lots 1-9, Block B; Lot 4X, Block D; Lot 7X, Block L;
Lot 1X, Block O; Lot 2X, Block P; Lots 1-3, Block R; Lot 16X, Block S;
Lot 15X, Block U; Lots 14X, Block V; Lots 1-3, 13X, Block W;
Lots 1-2, Block BB; LOTS 1-2, BLOCK CC; and Lot 6X, Block JJ

Treeline Phase 1A

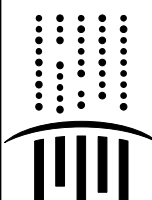
Situated in the W.A. Ferris Survey, Abstract Number 419, the W.C.
Brookfield Survey, Abstract Number 34, and the W.D.
Redd Survey, Abstract Number 1125, Denton County, Texas.

Phase 1A
Date of Preparation: 04-28-2023

22.260 Acres
ACF# 60432

Owner/Developer

Treeline Phase 1, LLC.
3000 Turtle Creek Blvd.
Dallas, Texas 75219
(972) 201-2849



PELOTON
LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH.# 817-562-3350

Job #:	HWR22006	Revisions:
Drawn By:	D.Freemon	Revised Boundary 03-28-23
Checked By:	T.Bridges	Revised Boundary 07-24-23
Date:	04-28-23	Revised Block Numbers 08-17-23
		Revised Boundary Line 05-16-24

Copyright © 2024, Fusion Land Solutions, Inc. TIFLTS - L3 FIRM REG. NO. 0072700

Ref: JOB NO.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS TREELINE PHASE 1, L.L.C., IS THE OWNER OF A TRACT OF LAND, SITUATED IN THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS, AND BEING OUT OF A 238.890 ACRE TRACT CONVEYED TO THEM BY HWC JUSTIN 407, L.L.C., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TREELINE PHASE 1, L.L.C., RECORDED IN INSTRUMENT NUMBER 2023-99494, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; FOUND AT THE NORTHEAST CORNER OF SAID TREELINE PHASE 1, BEING THE SOUTHEAST CORNER OF THAT TRACT (TRACT 1 REMANDER) OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407, L.L.C., RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS, AND BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CNR TALLY / TRAIL CREEK ACRES RECORDED IN INSTRUMENT NUMBER 2009-136383, SAID REAL PROPERTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" BEARS N 00° 33'59"W, 35.16 FEET;

THENCE WITH THE NORTH LINE OF SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

S 44° 45'30"W, 62.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 509.30 FEET, THROUGH A CENTRAL ANGLE OF 45° 20'01", HAVING A RADIUS OF 643.69 FEET, THE LONG CHORD WHICH BEARS S 67° 25'41"W, 496.12 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89° 54'19"W, 594.49 FEET;

THENCE DEPARTING SAID NORTH LINE OVER AND ACROSS SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

S 00° 05'41"W, 235.00 FEET"

S 01° 53'58"W, 79.38 FEET"

S 00° 05'41"W, 65.36 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 201.39 FEET, THROUGH A CENTRAL ANGLE OF 21° 12'38", HAVING A RADIUS OF 544.00 FEET, THE LONG CHORD WHICH BEARS S 10° 42'00"W, 200.24 FEET;

S 21° 18'20"W, 290.00 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 136.11 FEET, THROUGH A CENTRAL ANGLE OF 14° 20'08", HAVING A RADIUS OF 544.00 FEET, THE LONG CHORD WHICH BEARS S 28° 28'24"W, 135.76 FEET;

S 04° 52'32"E, 37.25 FEET;

S 46° 42'31"E, 2.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE POINT OF BEGINNING;

S 46° 42'31"E, 46.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 07° 38'24", HAVING A RADIUS OF 300.00 FEET, THE LONG CHORD WHICH BEARS S 50° 31'43"E, 39.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 30° 17'33"E, 120.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 59° 42'27"E, 210.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 30° 17'33"W, 1.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 59° 42'27"E, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 30° 17'33"W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 59° 42'27"E, 5.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 30° 17'33"W, 170.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 59° 42'27"W, 136.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 65.59 FEET, THROUGH A CENTRAL ANGLE OF 07° 09'30", HAVING A RADIUS OF 525.00 FEET, THE LONG CHORD WHICH BEARS S 49° 54'17"W, 65.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 36° 30'58"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 06° 31'24"E, 20.82 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 39° 31'55"W, 3.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 79.33 FEET, THROUGH A CENTRAL ANGLE OF 23° 55'23", HAVING A RADIUS OF 190.00 FEET, THE LONG CHORD WHICH BEARS S 51° 29'48"E, 79.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

WITH SAID COMPOUND CURVE TO THE LEFT, AN ARC DISTANCE OF 41.20 FEET, THROUGH A CENTRAL ANGLE OF 59° 00'39", HAVING A RADIUS OF 40.00 FEET, THE LONG CHORD WHICH BEARS S 87° 02'23"W, 39.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 32° 27'56"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 32° 13'03"W, 131.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56° 29'08"W, 38.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 60° 25'49"W, 38.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 63° 31'52"W, 42.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 63° 46'21"W, 520.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 63° 36'08"W, 44.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 61° 38'38"W, 44.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 59° 12'30"W, 44.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56° 46'23"W, 44.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 54° 12'50"W, 48.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 06° 41'44"W, 20.23 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 50° 41'02"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 85° 21'12"W, 20.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 47° 20'28"W, 45.43 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 44° 37'57"W, 48.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 41° 57'12"W, 48.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 39° 16'27"W, 48.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 36° 56'59"W, 46.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 36° 36'08"W, 211.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 08° 23'52"E, 20.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 36° 36'08"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 81° 36'08"W, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 36° 36'08"W, 500.98 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 34° 47'30"E, 43.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 16° 14'06"E, 19.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 23° 50'43"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 5.03 FEET, THROUGH A CENTRAL ANGLE OF 00° 22'54", HAVING A RADIUS OF 755.00 FEET, THE LONG CHORD WHICH BEARS N 65° 57'50"W, 5.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 70° 50'50"W, 20.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 24° 05'00"W, 54.49 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 19° 36'24"W, 52.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 15° 11'32"W, 53.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 10° 45'35"W, 53.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 06° 12'14"W, 55.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 01° 43'54"W, 51.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 24'09"E, 17.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 45° 24'09"E, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 24'09"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 44° 35'51"W, 7.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00° 24'09"E, 148.99 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET IN THE SOUTH LINE OF SAID TREELINE PHASE 1 TRACT, BEING THE NORTH LINE OF THAT TRACT (TRACT 2 REMANDER) OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407, L.L.C., RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS;

THENCE S 89° 01'15"W, 137.51 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

N 00° 24'09"W, 140.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 45° 24'09"W, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00° 24'09"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 44° 35'51"E, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00° 24'09"W, 140.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 16° 18'53"E, 131.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 27° 37'44"W, 11.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 17° 22'16"E, 22.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 54° 12'33"E, 8.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 23° 28'26"W, 110.57 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 13° 53'20"W, 19.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 474.63 FEET, THROUGH A CENTRAL ANGLE OF 36° 01'08", HAVING A RADIUS OF 755.00 FEET, THE LONG CHORD WHICH BEARS N 35° 50'04"W, 466.85 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 56° 04'46"W, 23.37 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.58 FEET, THROUGH A CENTRAL ANGLE OF 03° 39'52", HAVING A RADIUS OF 525.00 FEET, THE LONG CHORD WHICH BEARS S 87° 45'55"W, 33.57 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 89° 35'51"W, 76.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00° 24'09"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 89° 35'51"E, 76.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 321.22 FEET, THROUGH A CENTRAL ANGLE OF 38° 44'45", HAVING A RADIUS OF 475.00 FEET, THE LONG CHORD WHICH BEARS N 70° 13'28"E, 315.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 50° 51'06"E, 232.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 06° 42'10"E, 35.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 2.91 FEET, THROUGH A CENTRAL ANGLE OF 00° 08'29", HAVING A RADIUS OF 1179.00 FEET, THE LONG CHORD WHICH BEARS N 36° 46'04"W, 2.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 53° 18'11"E, 68.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 83° 14'42"E, 34.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 39° 16'33"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 50° 51'06"E, 28.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 39° 08'54"E, 132.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 50° 51'06"E, 451.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET;

N 04° 45'38"E, 20.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 50° 41'02"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 83° 23'34"E, 20.74 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 53° 48'36"E, 48.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 56° 11'51"E, 48.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 58° 42'30"E, 53.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 61° 19'53"E, 53.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 63° 31'50"E, 53.61 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 63° 46'21"E, 270.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 24° 02'46"E, 227.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 72° 02'34"W, 156.29 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 65° 57'14"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 24° 02'46"W, 77.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 24.34 FEET, THROUGH A CENTRAL ANGLE OF 05° 04'18", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS S 26° 34'54"W, 24.33 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 31° 49'40"W, 360.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 38° 08'01"W, 30.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 51° 52'00"W, 110.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 06° 52'00"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 38° 08'00"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 83° 08'00"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 51° 52'00"E, 44.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 77.12 FEET, THROUGH A CENTRAL ANGLE OF 88° 22'21", HAVING A RADIUS OF 500.00 FEET, THE LONG CHORD WHICH BEARS N 07° 40'50"E, 69.70 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 36.10 FEET, THROUGH A CENTRAL ANGLE OF 06° 40'21", HAVING A RADIUS OF 310.00 FEET, THE LONG CHORD WHICH BEARS N 33° 10'10"W, 36.08 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 29° 50'00"W, 32.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 64° 50'00"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 60° 10'00"W, 3.66 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 29° 50'00"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 60° 10'00"E, 124.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 106.84 FEET, THROUGH A CENTRAL ANGLE OF 81° 42'00", HAVING A RADIUS OF 75.00 FEET, THE LONG CHORD WHICH BEARS S 78° 59'00"E, 98.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 38° 08'00"E, 221.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 221.94 FEET, THROUGH A CENTRAL ANGLE OF 33° 54'34", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS S 55° 05'17"E, 218.71 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

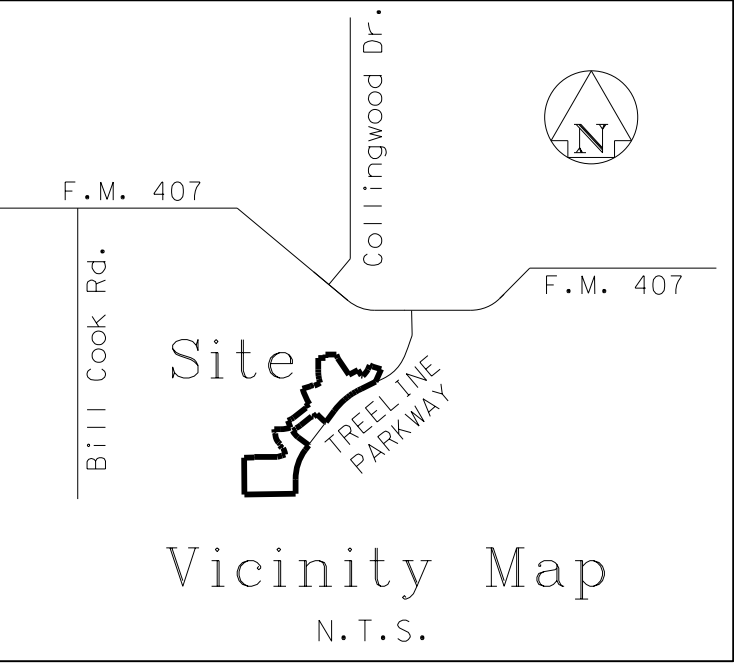
S 72° 02'34"E, 280.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 99.49 FEET, THROUGH A CENTRAL ANGLE OF 25° 20'03", HAVING A RADIUS OF 225.00 FEET, THE LONG CHORD WHICH BEARS S

Copyright © 2024 Peloton Land Solutions, Inc.
TPELS - L.S. PLAN REC. NO. 0077200

Ref.: JOB NO.

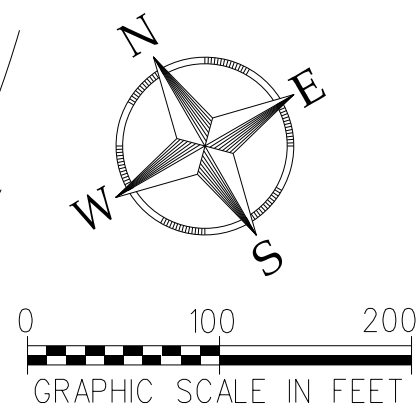
Peloton Job No.



Legend

- IRS = Iron Rod Found
IRS = Iron Rod Set
B.L. = Building Line
U.E. = Utility Easement
I.R.E. = Irrigation Easement

Treeline Phase 1, LLC.
Inst.* 2022-90993
R.P.R.D.C.T.



LINE TABLE			
NO.	BEARING	DIST.	
L1	S50°51'06"W	28.45	
L2	N39°16'33"W	50.00	
L3	N83°14'42"W	34.79	
L4	S53°18'11"W	68.00	
L5	S06°42'30"W	35.86	
L6	N32°41'38"W	20.81	
L7	N29°45'30"W	55.32	
L8	N26°51'58"W	55.32	
L9	N45°40'32"E	4.86	
L10	S41°49'50"E	26.67	
L11	S89°35'51"W	13.58	
L12	S06°03'19"W	19.86	
L13	S80°26'12"E	20.68	
L14	N45°24'09"W	21.21	
L15	N44°35'51"E	21.21	
L16	S44°35'51"W	21.21	
L17	N45°24'09"W	21.21	
L18	N78°10'54"W	21.47	
L19	S10°26'05"W	21.47	
L20	N73°03'48"E	14.56	
L21	N38°48'29"W	23.35	
L22	S13°33'45"W	23.44	
L23	S82°18'20"E	20.94	
L24	S05°46'04"W	21.16	
L25	N83°37'35"W	21.47	
L26	N06°24'00"E	20.95	
L27	S84°13'56"E	21.24	
L28	N25°13'17"E	20.81	
L29	N83°03'02"W	20.81	
L30	S06°48'03"W	21.56	
L31	S16°49'07"W	19.82	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	BEARING	DIST.
C1	07°00'13"	1048.00	128.10	N33°26'24"W	128.02
C2	60°27'51"	25.00	26.38	N60°10'14"W	25.18
C3	12°45'39"	50.00	11.14	N83°13'01"E	11.11
C4	00°08'29"	1179.00	2.91	S38°46'04"E	2.91
C5	00°25'20"	981.00	7.23	N16°31'32"W	7.23
C6	14°24'28"	425.00	106.87	N63°52'09"E	106.59
C7	90°00'00"	50.00	78.54	N45°24'09"W	70.71
C8	43°55'17"	200.00	153.31	N67°38'12"E	149.59
C9	43°55'17"	200.00	153.31	N22°21'48"W	149.59
C10	14°23'08"	1023.00	236.85	N37°07'52"W	236.18
C11	60°27'51"	50.00	52.77	N60°10'14"W	50.35
C12	36°19'02"	300.00	190.16	S42°12'17"W	186.99
C13	05°06'08"	300.00	26.72	S62°54'52"W	26.71
C14	09°20'29"	1321.00	215.37	S60°47'41"W	215.13
C15	05°16'21"	1321.00	121.56	S53°29'16"W	121.52
C16	56°07'43"	50.00	48.98	N61°56'08"W	47.05
C17	30°17'15"	300.00	158.59	N15°08'38"W	156.75
C18	09°01'43"	300.00	47.27	N34°48'07"W	47.22
C19	20°22'20"	450.00	160.00	N61°02'16"E	159.16
C20	02°27'43"	956.00	41.08	N17°32'43"W	41.07
C21	20°22'20"	956.00	339.92	N28°57'44"W	338.13
C22	04°24'16"	1145.00	88.02	N34°29'41"W	88.00
C23	02°13'46"	1791.00	69.69	N51°57'59"E	69.68

Δ = 03° 39' 52"
R = 525.00'
L = 33.58'
LC = N87°45'55"E
33.57'

Treeline Phase 1, LLC.
Inst.* 2022-90993
R.P.R.D.C.T.

Lot 5X, Block G
Private Open Space
Owned and Maintained by District
0.032 Acres

Wells

HWC Justin 407, LLC
(Tract 2 remainder)
Inst.* 2022-90993
R.P.R.D.C.T.

Δ = 19° 19' 05"
R = 475.00'
L = 160.15'
LC = N79°56'18"E
159.39'

Point of
Beginning
Tract 2

Δ = 36° 01' 08"
R = 755.00'
L = 474.63'
LC = S35°50'04"E
466.85'

Treeline Phase 1, LLC.
Inst.* 2022-90993
R.P.R.D.C.T.

Treeline Phase 1, LLC.
Inst.* 2022-90993
R.P.R.D.C.T.

Notes:

- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
- ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELTON" UNLESS OTHERWISE NOTED.
- SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

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

Point of
Beginning
Tract 1

Owner/Developer

Treeline Phase 1, LLC.
3000 Turtle Creek Blvd.
Dallas, Texas 75219
(972) 201-2849

A Final Plat of

Lots 8-19, Block A; Lots 10-20, Block C; Lots 1-9, Block D;
Lots 1-11, Block E; Lots 4-9, Block F; Lots 14-20, 5X, Block G;
Lots 1-7, 1X, Block K; Lots 7-31, Block L; Lots 6-12, Block M;
Lots 1-19, Block N; Lots 1-25, 7X, 8X, Block O; and Lot 3X, Block HH.

Treeline Phase 1B

Situated in the W.C.Brookfield Survey, Abstract Number 34,
and the W.D. Redd Survey, Abstract Number 1125,
Denton County, Texas.

Date of Preparation: 05-01-2023

Phase 1B
30.422 Acres
ACF# 60433

OF 2 SHEETS

1



Job #:	HWR22006	Revisions:	
Drawn By:	D. Freeman	Revised Boundary	05-16-24
Checked By:	T. Bridges		
Date:	05-01-23		

Copyright © 2024, Peloton Land Solutions, Inc.
TIFLTS - L5 FIRM REG. NO. 0072700

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS TREELINE PHASE 1, LLC, IS THE OWNER OF THOSE TRACTS OF LAND, SITUATED IN THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS AND BEING OUT OF A 238.890 ACRE TRACT CONVEYED TO THEM BY HWC JUSTIN 407, LLC., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEING A TRACT OF LAND SITUATED IN THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TREELINE PHASE 1, LLC, RECORDED IN INSTRUMENT NUMBER 2023-99494, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHWEST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO GLENN W. THEIS RECORDED IN VOLUME 1038, PAGE 887, SAID REAL PROPERTY RECORDS, AND BEING IN THE NORTH LINE OF THAT TRACT (TRACT 2 REMAINDER) OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407 RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS:

THENCE N 00°24'09"W, 614.54 FEET, WITH THE WEST LINE OF SAID TREELINE PHASE 1 TRACT AND THE EAST LINE OF SAID GLENN W. THEIS TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET, FROM WHICH A 1/2 INCH IRON ROD WITH NO CAP BEARS N 00°24'09"W, 292.66 FEET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

N 89°35'51"E, 170.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 00°24'09"W, 9.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 89°35'51"E, 379.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 128.10 FEET, THROUGH A CENTRAL ANGLE OF 07°00'13", HAVING A RADIUS OF 1048.00 FEET, THE LONG CHORD WHICH BEARS N 33°26'24"W, 128.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE LEFT;

WITH SAID REVERSE CURVE TO THE LEFT, AN ARC DISTANCE OF 26.38 FEET, THROUGH A CENTRAL ANGLE OF 60°27'51", HAVING A RADIUS OF 25.00 FEET, THE LONG CHORD WHICH BEARS N 60°10'14"W, 25.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 89°35'51"W, 13.58 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 00°24'09"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 11.14 FEET, THROUGH A CENTRAL ANGLE OF 12°45'39", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS N 83°13'01"E, 11.11 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 00°24'09"W, 118.77 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 89°35'51"E, 126.75 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 22°48'06"W, 105.29 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;
N 00°24'09"W, 22.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE NORTHWEST TERMINUS OF CHESTNUT LANE (A 50 FOOT RIGHT-OF-WAY);

N 89°35'51"E, 76.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 33.58 FEET, THROUGH A CENTRAL ANGLE OF 03°39'52", HAVING A RADIUS OF 525.00 FEET, THE LONG CHORD WHICH BEARS N 87°45'55"E, 33.57 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56°04'46"E, 23.37 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID RIGHT-OF-WAY LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 474.63 FEET, THROUGH A CENTRAL ANGLE OF 36°01'08", HAVING A RADIUS OF 755.00 FEET, THE LONG CHORD WHICH BEARS S 35°50'04"E, 466.85 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 13°53'20"E, 19.09 FEET, WITH SAID RIGHT-OF-WAY LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 23°28'26"W, 110.57 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 54°12'33"W, 8.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 17°22'16"W, 22.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 27°37'44"E, 11.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 16°18'53"W, 131.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00°24'09"E, 140.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 44°35'51"W, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00°24'09"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 45°24'09"E, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 00°24'09"E, 140.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET IN THE SOUTH LINE OF SAID TREELINE PHASE 1, BEING THE NORTH LINE OF AFOREMENTIONED HWC JUSTIN 407 TRACT;

THENCE S 89°01'15"W, 855.54 FEET, WITH SAID COMMON LINE TO THE POINT OF BEGINNING AND CONTAINING 652,724 SQUARE FEET OR 14.984 ACRES OF LAND MORE OR LESS.

TRACT 2

BEING A TRACT OF LAND SITUATED IN THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TREELINE PHASE 1, LLC, RECORDED IN INSTRUMENT NUMBER 2023-99494, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH NO CAP FOUND AT THE SOUTHWEST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO GLENN W. THEIS RECORDED IN VOLUME 1038, PAGE 887, SAID REAL PROPERTY RECORDS, AND BEING IN THE NORTH LINE OF A REMAINDER OF TRACT 2 OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407 RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS:

THENCE N 00°24'09"W, 907.20 FEET, WITH THE WEST LINE OF SAID TREELINE PHASE 1 TRACT, BEING THE EAST LINE OF SAID GLENN W. THEIS TRACT TO A 1/2 INCH IRON ROD WITH NO CAP FOUND AT THE NORTHEAST CORNER OF SAID GLENN W. THEIS TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO C.R. CHASTAIN RECORDED IN INSTRUMENT NUMBER 2015-91283, SAID REAL PROPERTY RECORDS:

THENCE N 00°41'45"W, 202.34 FEET, CONTINUING WITH SAID WEST LINE AND THE EAST LINE OF SAID C.R. CHASTAIN TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE MOST WESTERLY NORTHWEST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING THE SOUTHWEST CORNER OF ANOTHER REMAINDER OF SAID TRACT 2;

THENCE CONTINUING WITH SAID WEST LINE AND THE EAST LINE OF SAID TRACT 2 REMAINDER THE FOLLOWING COURSES AND DISTANCES:

N 89°35'51"E, 171.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;
N 00°24'09"W, 10.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°35'51"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 00°24'09"E, 20.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

S 45°24'09"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND;

N 89°35'51"E, 382.87 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 160.15 FEET, THROUGH A CENTRAL ANGLE OF 19°19'05", HAVING A RADIUS OF 475.00 FEET, THE LONG CHORD WHICH BEARS N 79°56'18"E, 159.39 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE POINT OF BEGINNING;

N 19°43'14"W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 65°41'18"E, 56.83 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 57°16'40"E, 47.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 50°55'49"E, 267.05 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 57°42'27"E, 98.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 32°41'38"W, 20.81 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 29°45'30"W, 55.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 26°51'58"W, 55.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 23°58'24"W, 55.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 21°04'51"W, 55.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 18°11'17"W, 55.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

THENCE DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

N 73°15'48"E, 121.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 7.23 FEET, THROUGH A CENTRAL ANGLE OF 00°25'20", HAVING A RADIUS OF 981.00 FEET, THE LONG CHORD WHICH BEARS N 18°31'32"W, 7.23 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 73°41'08"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 62°46'45"E, 20.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 106.87 FEET, THROUGH A CENTRAL ANGLE OF 14°24'28", HAVING A RADIUS OF 425.00 FEET, THE LONG CHORD WHICH BEARS N 63°52'09"E, 106.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 13°55'08"W, 63.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 09°40'59"W, 53.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 05°53'27"W, 53.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 02°07'03"W, 53.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

NORTH, 193.92 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

EAST, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

NORTH, 58.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

EAST, 186.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 16°42'41"E, 67.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 33°52'17"E, 332.92 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 62°03'55"E, 125.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 58°10'19"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 31°49'41"E, 112.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 79°00'56"E, 20.39 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 135.26 FEET, THROUGH A CENTRAL ANGLE OF 28°10'51", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS N 38°08'11"E, 133.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 24°02'46"E, 77.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 65°57'14"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 72°02'34"E, 156.29 FEET, TO A 5/8 INCH IRON ROD WIT PLASTIC CAP STAMPED "PELOTON" SET;

S 24°02'46"W, 227.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 63°46'21"W, 270.50 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 63°31'50"W, 53.61 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 61°19'53"W, 53.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 58°42'30"W, 53.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 56°11'51"W, 48.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 53°48'36"W, 48.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 83°23'34"W, 20.74 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 50°41'02"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 04°45'58"W, 20.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 50°51'06"W, 451.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 39°08'54"W, 132.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 50°51'06"W, 28.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 39°16'33"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

N 83°14'42"W, 34.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 53°18'11"W, 68.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 2.91 FEET, THROUGH A CENTRAL ANGLE OF 00°08'29", HAVING A RADIUS OF 179.00 FEET, THE LONG CHORD WHICH BEARS S 56°46'04"E, 2.91 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 06°42'10"W, 35.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET;

S 50°51'06"W, 232.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 161.06 FEET, THROUGH A CENTRAL ANGLE OF 19°25'40", HAVING A RADIUS OF 475.00 FEET, THE LONG CHORD WHICH BEARS S 60°33'56"W, 160.29 FEET, TO THE POINT OF BEGINNING AND CONTAINING 672.461 SQUARE FEET OR 15.438 ACRES OF LAND MORE OR LESS, IN ALL CONTAINING 1,325,185 SQUARE FEET OR 30.422 ACRES OF LAND MORE OR LESS

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT TREELINE PHASE 1, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS TREELINE PHASE 1B, 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 (INCLUDING OPEN SPACE LOTS), 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.

BY: TREELINE PHASE 1, LLC.
A TEXAS LIMITED LIABILITY COMPANY

NAME: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JUSTIN, TEXAS.

REGISTERED PUBLIC SURVEYOR

"Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document." 22 TAC 138.138
Todd A. Bridges, RPLS 4940
Date: 7/2/2024

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Block A	
Lot #	Sq. Ft.
8	10377
9	9248
10	10378
11	10204
12	8620
13	7689
14	7176
15	7476
16	7443
17	7443
18	6809
19	8710

Block C	
Lot #	Sq. Ft.
10	7989
11	6878
12	6964
13	7654
14	8002
15	6240
16	6240
17	6240
18	6240
19	6240
20	14978

Block D	
Lot #	Sq. Ft.
1	8407
2	6616
3	6616
4	6616
5	6616
6	6616
7	6616
8	6616
9	6616

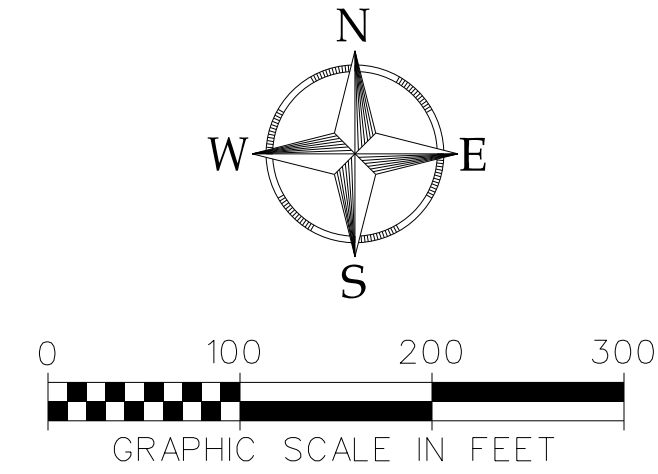
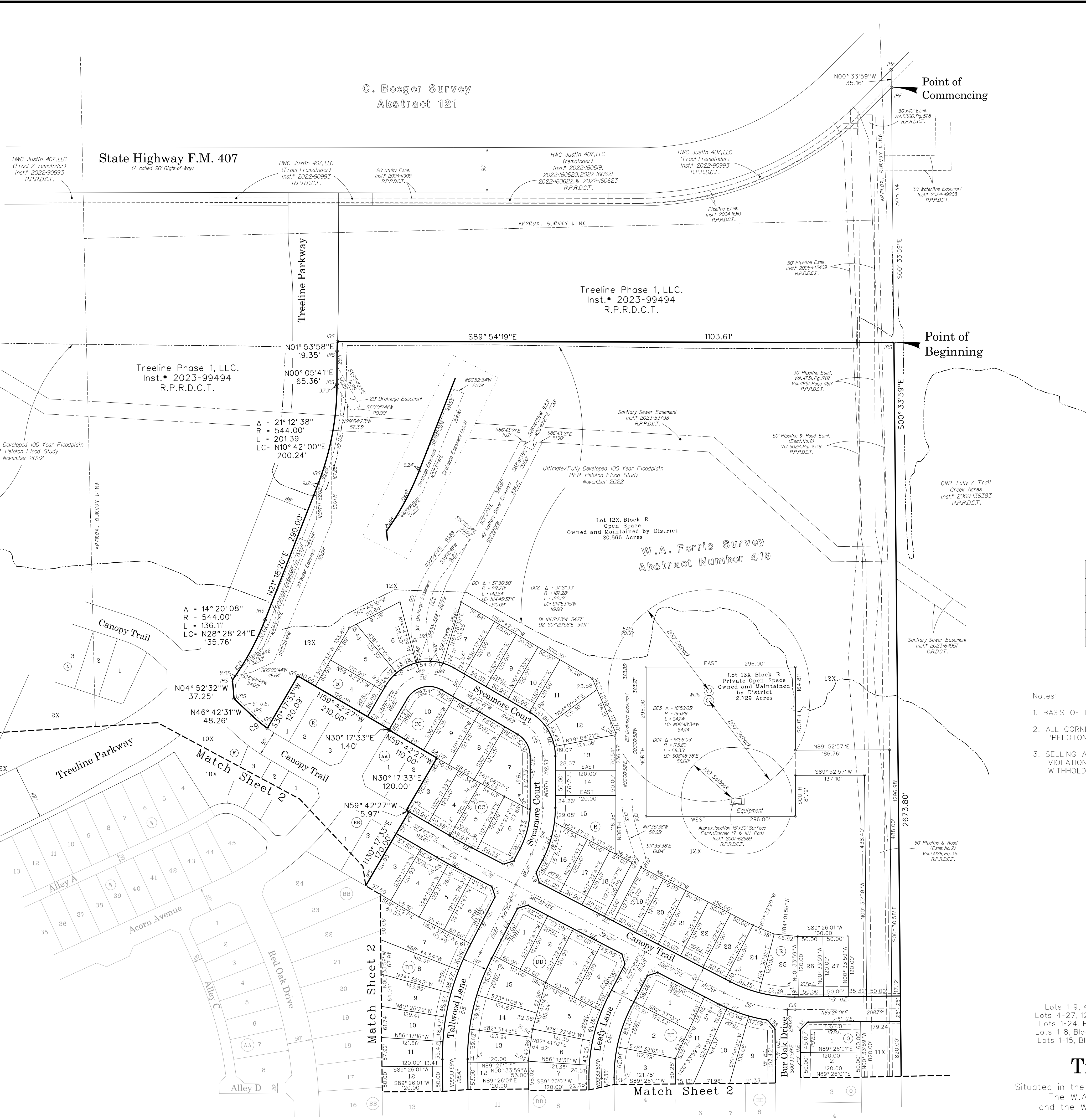
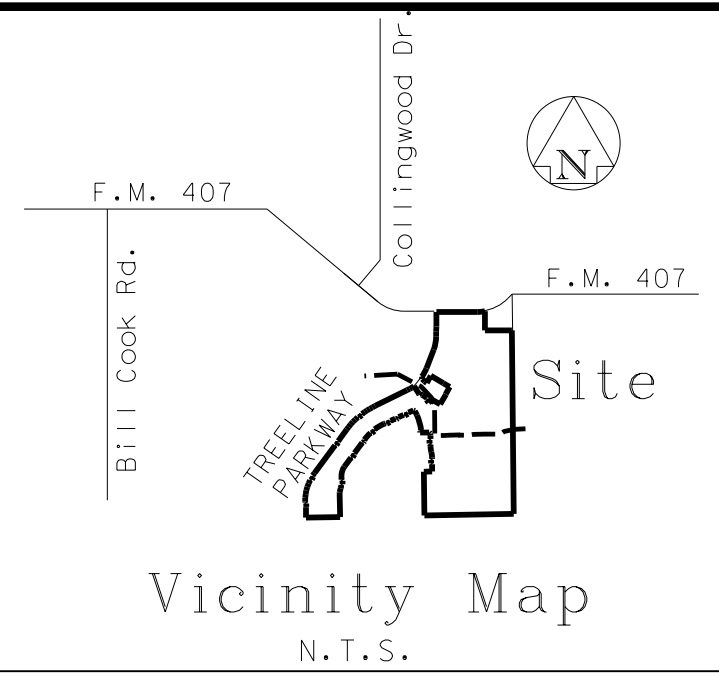
Block E	
Lot #	Sq. Ft.
1	9670
2	7751
3	7141
4	6570
5	8043
6	7271
7	6028
8	6028
9	6028
10	6028
11	7950

9:53:20 AM

7/9/2024

MODEL NAME\$

G:\JOB\HWR22006-0-Treeline\2-Survey\HWR22006-PAICR.dgn



Legend

IRF = Iron Rod Found
IRS = Iron Rod Set
B.L. = Building Line
U.E. = Utility Easement

Land Use	Acreage	Lots
Residential	43.865	316
HOA / Open Space	36.628	4
Street - ROW	14.488	-
Total	94.981	320

LINE TABLE			
NO.	BEARING	DIST.	
L8	S72° 22' 47" W	21.21'	
L9	N17° 57' 13" W	21.21'	
L10	N72° 22' 47" E	21.21'	
L11	S17° 37' 13" E	21.21'	
L16	S17° 37' 13" E	21.21'	
L17	N72° 22' 47" E	21.21'	
L55	N44° 26' 01" E	21.21'	
L56	S41° 24' 18" E	22.94'	

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	BEARING
C9	07° 38' 24"	300.00'	40.00'	N50° 31' 43" W
C12	90° 00' 00"	75.00'	117.81'	S75° 17' 33" W
C13	59° 42' 27"	75.00'	78.16'	N29° 51' 14" W
C14	27° 22' 47"	200.00'	95.57'	N13° 41' 24" E
C15	27° 56' 46"	450.00'	219.49'	N13° 24' 24" E
C16	02° 54' 45"	1000.00'	50.83'	S61° 09' 50" E
C17	24° 58' 55"	300.00'	130.80'	S75° 06' 40" E
C18	02° 57' 52"	300.00'	15.52'	S89° 05' 03" E
C42	27° 56' 46"	325.00'	158.52'	N13° 24' 24" E

- Notes:
- BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
 - ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
 - SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES WITHHOLDINGS OF UTILITIES AND BUILDING PERMITS.

Owner/Developer

Treeline Phase 1, LLC.
3000 Turtle Creek Blvd.
Dallas, Texas 75219
(972) 201-2849

A Final Plat of

Lots 1-9, 40-63, 8X, 10X, Block P; Lots 1-16, 11X, Block Q;
Lots 4-27, 12X, Block R; Lots 1-6, Block S; Lots 1-10, Block T;
Lots 1-24, Block U; Lots 1-20, Block V; Lots 4-45, Block W;
Lots 1-8, Block AA; Lots 3-24, Block BB; Lots 3-10, Block CC;
Lots 1-15, Block DD; Lots 1-11, Block EE; Lots 1-34, Block FF;
and Lots 1-34, Block GG.

Treeline Phase 1C

Situated in the W.C. Brookfield Survey, Abstract Number 34,
The W.A. Ferris Survey, Abstract Number 419,
and the W.D. Redd Survey, Abstract Number 1125,
Denton County, Texas.

Date of Preparation: 05-02-2023

Phase 1C
94.981 Acres

Approved by the Planning and Zoning Commission
Date _____
Choir, Planning and Zoning Commission
Attest, City Secretary
Approved by the City Council
Date _____
Mayor, City of Justin
Attest, City Secretary

Revisions:	Revised B.T.L. 14-17, 07-26-23	Revised Blocks 08-18-23
Job #:	HWR22006	
Drawn By:	D. Freeman	
Checked By:	T. Bridges	
Date:	05-02-23	

PELOTON
LAND SOLUTIONS

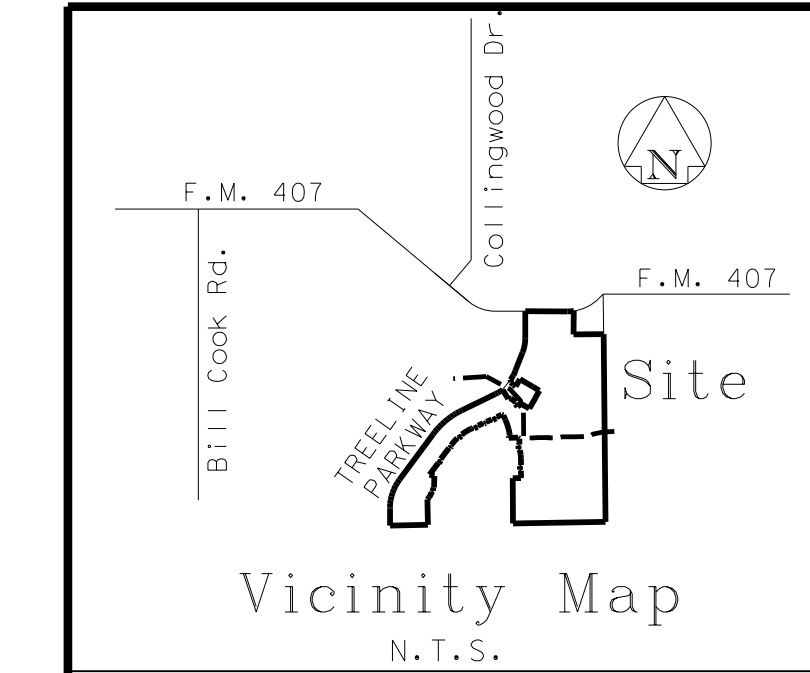
SHEET
1
OF 3 SHEETS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-565-3550

Ref. Job no. HWR22001

Peloton Job No. HWR22006

7/10/2024 7:01:20 AM G:\JOB\HWR22006-0-Treeline\2-Survey\HWR22006-PAICR.dgn



Treeline Phase 1, LLC.
Inst.* 2023-99494
R.P.R.D.C.T.

LINE TABLE		
NO.	BEARING	DIST.
L1	N46°54'58"W	21.71
L2	N24°32'04"W	70.73
L3	N69°32'04"W	21.21
L4	S32°27'56"E	20.00
L5	S39°31'55"E	3.90
L6	S06°31'24"W	20.82
L7	S36°00'58"E	50.00
L8	S44°26'01"W	21.21
L9	N45°33'59"W	21.21
L10	S44°26'01"W	21.21
L11	N45°33'59"W	21.21
L12	S44°26'01"W	21.21
L13	N45°33'59"W	21.21
L14	S44°26'01"W	21.21
L15	N45°33'59"W	21.21
L16	S44°26'01"W	21.21
L17	N45°33'59"W	21.21
L18	S44°26'01"W	21.21
L19	S45°33'59"E	21.21
L20	S44°26'01"W	21.21
L21	S45°33'59"E	21.21
L22	N44°26'01"E	21.21
L23	N45°33'59"W	21.21
L24	N44°26'01"E	21.21
L25	N45°33'59"W	21.21
L26	S41°56'13"W	20.27
L27	N48°25'26"W	22.24
L28	N81°57'22"E	24.47
L29	S69°32'01"E	21.21
L30	N20°27'56"E	21.21
L31	N83°30'30"W	21.51
L32	S04°09'18"W	21.71
L33	S85°20'33"E	20.83
L34	N06°42'41"E	20.83
L35	N83°18'37"W	21.58
L36	S04°40'41"W	21.58
L37	S81°36'08"W	21.21
L38	N08°23'52"W	21.21
L39	S81°36'08"W	21.21
L40	S08°23'52"E	21.21
L41	N81°36'08"E	21.21
L42	S08°23'52"E	21.21
L43	S57°03'50"W	21.91
L44	S36°30'38"E	21.21
L45	S44°26'01"W	21.21
L46	S42°05'10"E	20.03
L47	N58°04'32"E	21.67
L48	N26°48'10"W	21.59
L49	S64°23'41"W	22.64
L50	S29°19'37"E	21.63
L51	S44°51'14"W	21.31
L52	N45°04'09"W	21.31
L53	S44°26'01"W	21.21
L54	N45°33'59"W	21.21

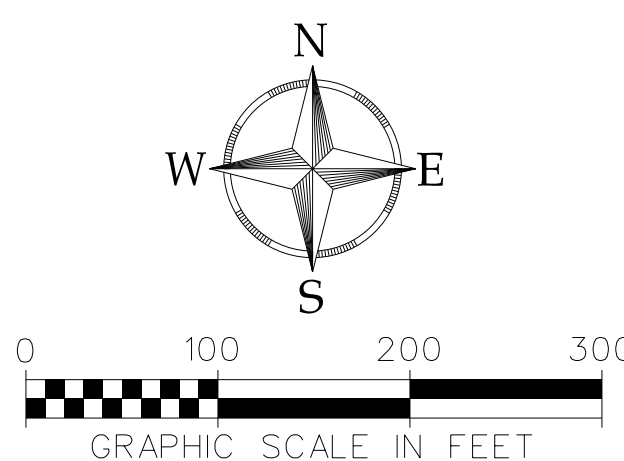
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	BEARING
C1	02°12'30"	875.00	33.72	N01°40'13"W
C2	17°31'25"	745.00	227.86	N15°46'21"W
C3	12°28'43"	745.00	162.47	S59°13'34"W
C4	10°14'22"	746.00	133.32	S41°43'19"W
C5	00°22'54"	755.00	5.03	S65°57'50"E
C6	59°00'39"	40.00	41.20	N87°02'23"E
C7	23°55'23"	190.00	79.33	S31°29'36"E
C8	07°09'30"	525.00	65.59	N49°54'17"E
C9	106°16'45"	50.00	92.75	N16°32'15"W
C10	63°40'28"	50.00	55.57	N68°26'22"E
C11	90°00'00"	50.00	78.54	N45°33'59"W
C12	13°43'45"	350.00	83.87	N07°25'51"W
C13	13°43'45"	350.00	83.87	N07°25'51"W
C14	03°44'22"	900.00	58.74	N02°26'10"W
C15	20°13'43"	900.00	317.75	N44°25'12"W
C16	08°21'00"	500.00	72.87	S57°39'32"W
C17	03°37'54"	500.00	31.69	S63°38'59"W
C18	15°31'33"	771.00	208.92	S57°42'9"W
C19	13°20'15"	771.00	179.47	S43°16'15"W
C20	26°19'32"	250.00	114.87	S23°26'22"W
C21	10°50'35"	250.00	47.31	S04°51'19"W
C22	14°52'54"	300.00	77.92	S06°52'28"W
C23	75°16'56"	50.00	65.70	S31°57'23"W
C24	14°43'04"	200.00	51.37	S6°57'23"W
C25	04°35'33"	32.06	31.66	S16°36'41"W
C26	14°46'51"	730.00	188.32	S83°10'33"E
C27	09°37'51"	730.00	122.70	S70°58'15"E
C28	17°41'40"	400.00	123.53	S27°45'18"W
C29	26°19'32"	100.00	45.95	S66°33'38"E
C30	14°46'54"	98.00	225.13	S43°38'55"W
C31	14°46'54"	98.00	236.32	S58°04'29"W
C32	07°55'52"	684.00	94.68	S61°30'00"W
C33	19°30'33"	755.00	257.08	N14°46'48"W

Treeline Phase 1, LLC.
Inst.* 2023-99494
R.P.R.D.C.T.

Ultimate/Fully Developed 100 Year Floodplain
PER Peloton Flood Study
November 2022

W.D. Redd Survey
Abstract Number 1125

W.A. Ferris Survey
Abstract Number 419



ACF# 60434

Job #:	Revisions:
HWR22006	Revised B T, L 14-17, 07-26-23
Drawn By:	D. Freeman
Checked By:	T. Bridges
Date:	05-02-23

PELOTON LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3560

SHEET 2 OF 3 SHEETS

A Final Plat of

Lots 1-9, 40-63, 8X, 10X, Block P; Lots 1-16, 11X, Block Q;
Lots 4-27, 12X, Block R; Lots 1-6, Block S; Lots 1-10, Block T;
Lots 1-24, Block U; Lots 1-20, Block V; Lots 4-45, Block W;
Lots 1-8, Block AA; Lots 3-24, Block BB; Lots 3-10, Block CC;
Lots 1-15, Block DD; Lots 1-11, Block EE; Lots 1-34, Block FF;
and Lots 1-34, Block GG.

Treeline Phase 1C

Situated in the W.C. Brookfield Survey, Abstract Number 34,
The W.A. Ferris Survey, Abstract Number 419,
and the W.D. Redd Survey, Abstract Number 1125,
Denton County, Texas.

Date of Preparation: 05-02-2023

Phase 1C
94.981 Acres

Peloton Job No. HWR22006

Ref. Job no. HWR22001

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS TREELINE PHASE 1, L.L.C., IS THE OWNER OF A TRACT OF LAND, SITUATED IN THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS, AND BEING OUT OF A 238.890 ACRE TRACT CONVEYED TO THEM BY HWC JUSTIN 407, L.L.C., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGING A TRACT OF LAND SITUATED IN THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY THAT TRACT (TRACT 1) REMAINDER OF LAND DESCRIBED BY DEED TO CNR TALLY/TRAIL CREEK ACRES, RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" BEARS N 00°33'59"W, 35.16 FEET.

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; FOUND AT THE NORTHEAST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CNR TALLY/TRAIL CREEK ACRES, RECORDED IN INSTRUMENT NUMBER 2009-136383, SAID REAL PROPERTY RECORDS, AND BEING THE SOUTHEAST CORNER OF THAT TRACT (TRACT 1) REMAINDER OF LAND DESCRIBED BY DEED TO CNR TALLY/TRAIL CREEK ACRES, AND BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TORANGE-MEAD 2021, LLC RECORDED IN INSTRUMENT NUMBER 2021-214215, SAID REAL PROPERTY RECORDS;

THENCE S 88°58'42"W, 1304.28 FEET, WITH THE SOUTH LINE OF SAID TREELINE PHASE 1 TRACT AND THE NORTH LINE OF SAID TORANGE-MEAD 2021 TRACT TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

N 00°33'59"W, 638.59 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 89°26'01"E, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°33'59"W, 105.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 45°33'59"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°33'59"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 44°26'01"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°33'59"W, 21.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 77.88 FEET, THROUGH A CENTRAL ANGLE OF 13°43'45", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS N 07°25'51"W, 77.69 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 89.86 FEET, THROUGH A CENTRAL ANGLE OF 13°43'45", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS N 07°25'51"W, 77.69 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°33'59"W, 21.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 45°33'59"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°33'59"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 44°26'01"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°33'59"W, 46.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 33.72 FEET, THROUGH A CENTRAL ANGLE OF 02°12'30", HAVING A RADIUS OF 875.00 FEET, THE LONG CHORD WHICH BEARS N 01°40'13"W, 33.72 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

N 46°54'58"W, 21.71 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 89°26'01"W, 131.82 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°33'59"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 41°30'01"E, 20.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 227.86 FEET, THROUGH A CENTRAL ANGLE OF 17°31'25", HAVING A RADIUS OF 745.00 FEET, THE LONG CHORD WHICH BEARS N 15°46'21"W, 226.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

N 24°32'04"W, 70.73 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 69°32'04"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 65°27'56"W, 80.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 20°27'56"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 65°27'56"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 69°32'04"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 65°27'56"W, 80.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 20°27'56"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 65°27'56"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 69°32'04"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 65°27'56"W, 80.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 20°27'56"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 65°27'56"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 69°32'04"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 65°27'56"W, 20.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 162.47 FEET, THROUGH A CENTRAL ANGLE OF 12°28'43", HAVING A RADIUS OF 746.00 FEET, THE LONG CHORD WHICH BEARS S 41°43'19"W, 133.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 06°32'42"W, 20.89 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 49°54'51"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 85°56'48"W, 20.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 133.32 FEET, THROUGH A CENTRAL ANGLE OF 10°14'22", HAVING A RADIUS OF 746.00 FEET, THE LONG CHORD WHICH BEARS S 41°43'19"W, 133.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 36°36'08"W, 1.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 08°23'52"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 36°36'08"W, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 81°36'08"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 36°36'08"W, 190.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 08°23'52"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 36°36'08"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 81°36'08"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 36°36'08"W, 165.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 145.96 FEET, THROUGH A CENTRAL ANGLE OF 37°10'07", HAVING A RADIUS OF 225.00 FEET, THE LONG CHORD WHICH BEARS S 18°01'05"W, 143.41 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 00°33'59"E, 54.89 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 45°33'59"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 00°29'17"W, 50.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 47°14'50"W, 22.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 44.31 FEET, THROUGH A CENTRAL ANGLE OF 07°48'43", HAVING A RADIUS OF 325.00 FEET, THE LONG CHORD WHICH BEARS S 10°24'34"W, 44.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 14°18'55"W, 63.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 00°58'45"E, 358.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET IN THE SOUTH LINE OF SAID TREELINE PHASE 1 TRACT, BEING THE NORTH LINE OF THAT TRACT (TRACT 2) REMAINDER OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407, L.L.C., RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS;

THENCE S 89°01'15"W, 497.91 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID TREELINE PHASE 1 THE FOLLOWING COURSES AND DISTANCES:

N 00°24'09"W, 148.99 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 44°35'51"E, 7.07 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°24'09"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 45°24'09"W, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 00°24'09"W, 17.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 01°43'54"E, 51.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 06°12'14"E, 55.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 10°45'35"E, 53.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 15°11'32"E, 53.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 19°36'24"E, 52.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 24°05'00"E, 54.49 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 70°50'50"E, 20.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 5.03 FEET, THROUGH A CENTRAL ANGLE OF 00°22'54", HAVING A RADIUS OF 755.00 FEET, THE LONG CHORD WHICH BEARS S 65°57'50"E, 5.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

N 23°50'43"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 16°14'06"W, 19.06 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 34°47'30"E, 43.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 36°36'08"E, 500.98 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 81°36'08"E, 20.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 36°36'08"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 08°23'52"W, 20.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 36°36'08"E, 211.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 36°56'59"E, 46.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 39°16'27"E, 48.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 41°57'12"E, 48.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 44°37'57"E, 48.45 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 47°20'28"E, 45.43 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 85°21'12"E, 20.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 50°41'02"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 06°41'44"E, 20.23 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 54°12'50"E, 48.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 56°46'23"E, 44.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 59°12'30"E, 44.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 61°38'38"E, 44.03 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 63°36'08"E, 44.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 63°46'21"E, 520.51 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 63°31'52"E, 42.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 60°25'49"E, 38.20 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 56°29'08"E, 38.13 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 32°13'03"E, 131.19 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 30°27'56"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 41.20 FEET, THROUGH A CENTRAL ANGLE OF 59°00'39", HAVING A RADIUS OF 40.00 FEET, THE LONG CHORD WHICH BEARS N 87°02'23"E, 39.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

S 39°31'55"E, 3.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
S 06°31'24"W, 20.82 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 36°30'58"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 65.59 FEET, THROUGH A CENTRAL ANGLE OF 07°09'30", HAVING A RADIUS OF 525.00 FEET, THE LONG CHORD WHICH BEARS N 49°54'17"E, 65.55 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 59°42'27"E, 136.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 30°17'33"E, 170.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 59°42'27"W, 5.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 30°17'33"E, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 59°42'27"W, 110.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 30°17'33"E, 1.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 59°42'27"W, 210.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

S 30°17'33"W, 120.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 07°38'24", HAVING A RADIUS OF 300.00 FEET, THE LONG CHORD WHICH BEARS N 50°31'43"W, 39.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

N 46°42'31"W, 48.26 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
N 04°52'32"W, 37.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 136.11 FEET, THROUGH A CENTRAL ANGLE OF 14°20'08", HAVING A RADIUS OF 544.00 FEET, THE LONG CHORD WHICH BEARS N 28°28'24"E, 135.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

N 21°18'20"E, 280.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 201.39 FEET, THROUGH A CENTRAL ANGLE OF 21°12'38", HAVING A RADIUS OF 644.00 FEET, THE LONG CHORD WHICH BEARS S 10°42'00"E, 200.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

N 00°05'41"E, 65.36 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

N 01°53'58"E, 19.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;
THENCE S 89°54'19"E, 1103.61 FEET, TO THE POINT OF BEGINNING AND CONTAINING 4,137,376 SQUARE FEET OR 94,981 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT TREELINE PHASE 1, L.L.C. ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS TREELINE PHASE 1C, 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 (INCLUDING OPEN SPACE LOTS), 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 PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF JUSTIN, TEXAS.

BY: TREELINE PHASE 1, L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

BY:-----

NAME:-----

TITLE:-----

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER POINTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JUSTIN, TEXAS.

REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT.

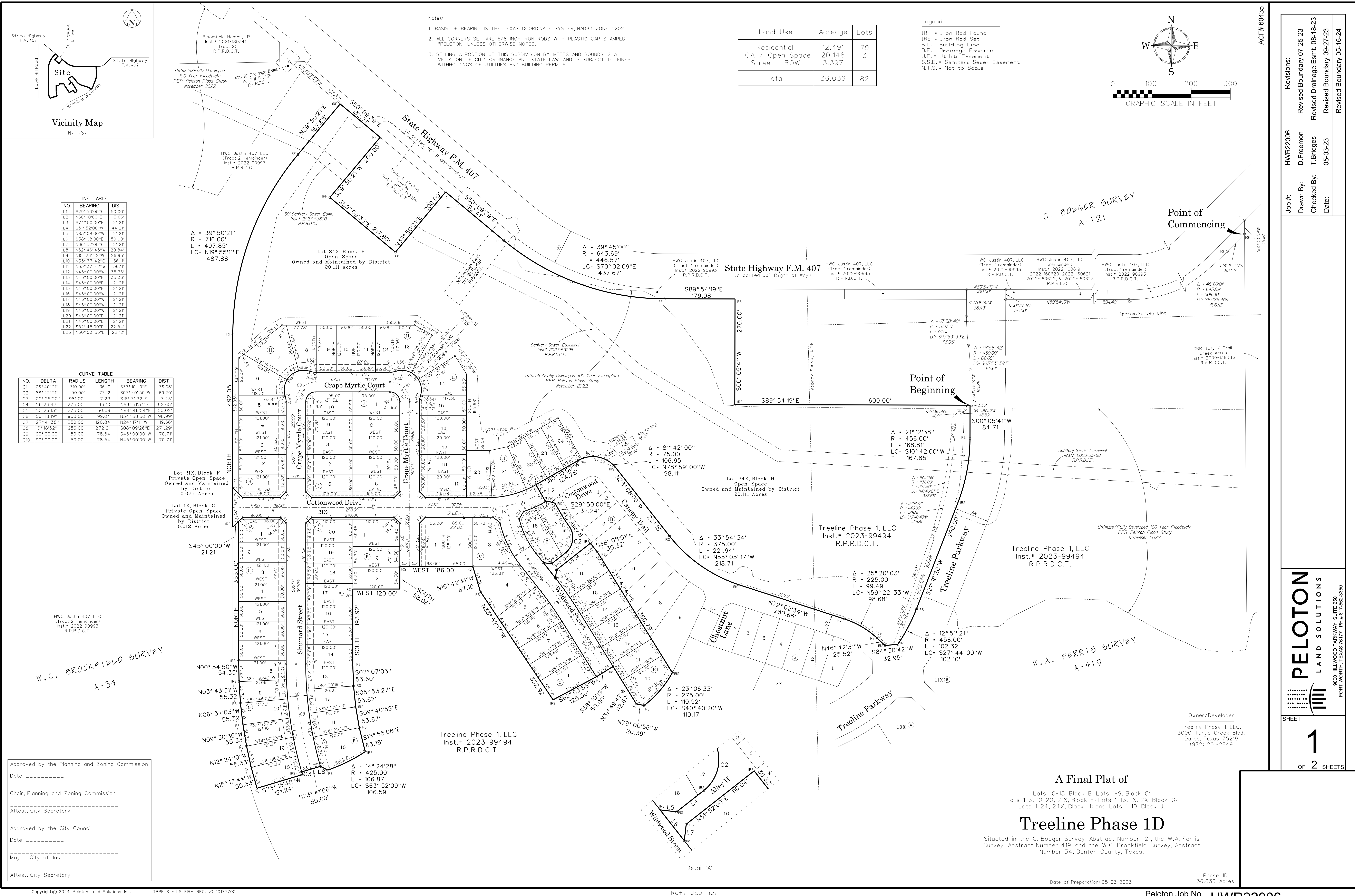
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Block P	
Lot #	SQ. FT.
1	5388
2	5400
3	5400
4	5400
5	5400
6	5400
7	5400
8	5400
9	5896
40	7200
41	5987
42	8672
43	10335
44	7299
45	6411
46	6000
47	6000
48	6000
49	6000
50	6000
51	6000
52	6000
53	6000
54	6000
55	6000
56	6000
57	6000
58	6000
59	6000
60	6000
61	6000
62	6000
63	6000
8X	31948
10X	470788

Block Q	
Lot #	SQ. FT.
1	7087
2	6000
3	6000
4	6000
5	6000
6	6000
7	6000
8	6000
9	6000
10	6000
11	6000
12	6000
13	6000
14	6000
15	6000
16	7088
11x	64973

Block R	
Lot #	SQ. FT.
4	7200
5	8180
6	8517
7	7450
8	6000
9	6000
10	6000
11	8701
12	8515
13	7087
14	6000
15	10256
16	7430
17	6000
18	6000
19	6000
20	6000
21	6000
22	6000
23	6000
24	7120
25	7598
26	6000
27	6000
12X	908918
13X	118865



9:28:50 AM

7/2/2024

\\MODEL\NAME\$

G:\JOB\HWR220206-0 - Treeline\2_Survey\HWR220206_PAIDR.dgn

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS TREELINE PHASE 1, LLC., IS THE OWNER OF A TRACT OF LAND, SITUATED IN THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, AND THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, DENTON COUNTY, TEXAS, AND BEING OUT OF A 238.890 ACRE TRACT CONVEYED TO THEM BY HWC JUSTIN 407, LLC., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE W.A. FERRIS SURVEY, ABSTRACT NUMBER 419, THE W.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE G. BOESGER SURVEY, ABSTRACT NUMBER 121, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TREELINE PHASE 1, LLC., RECORDED IN INSTRUMENT NUMBER 2023-99494, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FUND AT THE NORTHEAST CORNER OF TREELINE PHASE 1 TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT (TRACT 1 REMAINDER) OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407, LLC., RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS, AND BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CNR TALLY / TRAL CREEK ACRES RECORDED IN INSTRUMENT NUMBER 2009-136383, SAID REAL PROPERTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" BEARS N 00°33'59"W, 35.16 FEET:

THENCE S 44°45'30"W, 62.02 FEET, WITH THE NORTH LINE OF SAID TREELINE PHASE 1 TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

THENCE CONTINUING WITH SAID NORTH LINE AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 509.30 FEET, THROUGH A CENTRAL ANGLE OF 45°20'0", HAVING A RADIUS OF 643.69 FEET, THE LONG CHORD WHICH BEARS S 67°25'41"W, 496.12 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

THENCE N 89°54'19"W, 594.49 FEET, WITH SAID NORTH LINE:

THENCE N 00°05'41"E, 25.00 FEET, DEPARTING SAID NORTH LINE TO THE NORTH LINE OF SAID TRACT 1 REMAINDER, BEING THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY F.M. 407 (A CALLED 90 FOOT RIGHT-OF-WAY):

THENCE N 89°54'19"W, 100.00 FEET, WITH SAID COMMON LINE:

THENCE S 00°05'41"W, DEPARTING SAID COMMON LINE, AT 25.00 FEET THE AFOREMENTIONED NORTH LINE OF SAID TREELINE PHASE 1 TRACT, IN ALL 68.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT:

THENCE OVER AND ACROSS SAID TREELINE PHASE 1 THE FLOWING COURSES AND DISTANCES:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 74.01 FEET, THROUGH A CENTRAL ANGLE OF 07°58'42", HAVING A RADIUS OF 531.50 FEET, THE LONG CHORD WHICH BEARS S 03°53'39"E, 73.95 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT:

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 62.66 FEET, THROUGH A CENTRAL ANGLE OF 07°58'42", HAVING A RADIUS OF 450.00 FEET, THE LONG CHORD WHICH BEARS S 03°53'39"E, 62.61 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

S 00°05'41"W, 90.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE POINT OF BEGINNING:

S 00°05'41"W, 84.71 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 168.81 FEET, THROUGH A CENTRAL ANGLE OF 21°12'38", HAVING A RADIUS OF 456.00 FEET, THE LONG CHORD WHICH BEARS S 10°42'00"W, 167.85 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 21°18'20"W, 290.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 102.32 FEET, THROUGH A CENTRAL ANGLE OF 12°51'21", HAVING A RADIUS OF 456.00 FEET, THE LONG CHORD WHICH BEARS S 27°44'00"W, 102.10 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 84°30'42"W, 32.95 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 46°42'31"W, 25.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 99.49 FEET, THROUGH A CENTRAL ANGLE OF 25°20'03", HAVING A RADIUS OF 225.00 FEET, THE LONG CHORD WHICH BEARS N 59°22'33"W, 98.68 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 72°02'34"W, 280.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 221.94 FEET, THROUGH A CENTRAL ANGLE OF 33°54'34", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS N 55°05'17"W, 218.71 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 38°08'00"W, 221.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 106.95 FEET, THROUGH A CENTRAL ANGLE OF 81°42'00", HAVING A RADIUS OF 75.00 FEET, THE LONG CHORD WHICH BEARS N 78°59'00"W, 98.11 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 60°10'00"W, 124.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 29°50'00"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 60°10'00"E, 3.66 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 74°50'00"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 29°50'00"E, 32.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 36.10 FEET, THROUGH A CENTRAL ANGLE OF 06°40'21", HAVING A RADIUS OF 310.00 FEET, THE LONG CHORD WHICH BEARS S 33°10'10"E, 36.08 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT:

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 77.12 FEET, THROUGH A CENTRAL ANGLE OF 88°22'21", HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD WHICH BEARS S 07°40'50"W, 69.70 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 51°52'00"W, 44.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 83°08'00"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 38°08'00"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 06°52'00"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 51°52'00"E, 110.04 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 38°08'01"E, 30.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 31°49'40"E, 360.79 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 110.92 FEET, THROUGH A CENTRAL ANGLE OF 23°06'33", HAVING A RADIUS OF 275.00 FEET, THE LONG CHORD WHICH BEARS S 40°40'20"W, 110.17 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 79°00'56"W, 20.39 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 31°49'41"W, 112.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 58°10'19"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 62°03'55"W, 125.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 33°52'17"W, 332.92 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 16°42'41"W, 67.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

WEST, 186.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

SOUTH, 58.08 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

WEST, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

SOUTH, 193.92 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 02°07'03"E, 53.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 05°53'27"E, 53.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 09°40'59"E, 53.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 13°55'08"E, 63.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 106.87 FEET, THROUGH A CENTRAL ANGLE OF 14°24'28", HAVING A RADIUS OF 425.00 FEET, THE LONG CHORD WHICH BEARS S 63°52'09"W, 106.59 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 62°46'45"W, 20.84 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 73°41'09"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT:

WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 7.23 FEET, THROUGH A CENTRAL ANGLE OF 00°25'20", HAVING A RADIUS OF 981.00 FEET, THE LONG CHORD WHICH BEARS S 16°3'32"E, 7.23 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 73°15'48"W, 121.24 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 15°17'44"W, 55.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 12°24'10"W, 55.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 09°30'36"W, 55.33 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 06°37'03"W, 55.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 03°43'31"W, 55.32 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00°54'50"W, 54.35 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

NORTH, 355.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 45°00'00"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET IN THE WEST LINE OF SAID TREELINE PHASE 1 TRACT, BEING THE EAST LINE OF THAT TRACT (TRACT 2 REMAINDER) OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407, LLC., RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS:

THENCE WITH SAID COMMON LINE THE FOLLOWING COURSES AND DISTANCES:

NORTH, 492.05 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 497.85 FEET, THROUGH A CENTRAL ANGLE OF 39°50'21", HAVING A RADIUS OF 716.00 FEET, THE LONG CHORD WHICH BEARS N 19°55'11"E, 487.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

N 39°50'21"E, 167.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE NORTHWEST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING AN "ELL" CORNER IN SAID EAST LINE, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" BEARS N 50°09'39"W, 167.83 FEET:

THENCE S 50°09'39"E, 132.71 FEET, WITH THE NORTH LINE OF SAID TREELINE PHASE 1 TRACT AND SAID EAST LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT AN ELL CORNER IN SAID NORTH LINE, BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO MINDY L. KOEHNE, TRUSTEE, RECORDED IN INSTRUMENT NUMBER 2022-159369, SAID REAL PROPERTY RECORDS:

THENCE S 39°50'21"W, 200.00 FEET, DEPARTING SAID COMMON LINE WITH SAID NORTH LINE AND THE WEST LINE OF SAID MINDY L. KOEHNE TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE SOUTHWEST CORNER OF SAID MINDY L. KOEHNE TRACT:

THENCE S 50°09'39"E, 217.80 FEET, WITH SAID NORTH LINE AND THE SOUTH LINE OF SAID MINDY L. KOEHNE TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE SOUTHEAST CORNER OF SAID MINDY L. KOEHNE TRACT:

THENCE N 39°50'21"E, 200.00 FEET, WITH SAID NORTH LINE AND THE EAST LINE OF SAID MINDY L. KOEHNE TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE NORTHEAST CORNER OF SAID MINDY L. KOEHNE TRACT, BEING IN THE AFOREMENTIONED COMMON NORTH LINE OF SAID TREELINE PHASE 1 TRACT, AND SAID EAST LINE OF SAID TRACT 2 REMAINDER:

THENCE S 50°09'39"E, 192.41 FEET, WITH SAID COMMON LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE BEGINNING OF A CURVE TO THE LEFT:

THENCE CONTINUING WITH SAID COMMON LINE AND CURVE TO THE LEFT, AN ARC DISTANCE OF 446.57 FEET, THROUGH A CENTRAL ANGLE OF 39°45'00", HAVING A RADIUS OF 643.69 FEET, THE LONG CHORD WHICH BEARS S 70°02'09"E, 437.67 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" FOUND:

THENCE S 89°54'19"E, 179.08 FEET, CONTINUING WITH SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 00°05'41"W, 270.00 FEET, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID TREELINE PHASE 1 TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 89°54'19"E, 600.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1,569,729 SQUARE FEET OR 36.036 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT TREELINE PHASE 1, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS TREELINE PHASE 1D, 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 (INCLUDING OPEN SPACE LOTS), 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.

BY: TREELINE PHASE 1, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Block B	
Lot #	Sq. Ft.
10	8722
11	6001
12	6001
13	6001
14	6001
15	6272
16	9859
17	6485
18	7862

Block C	
Lot #	Sq. Ft.
1	8387
2	8500
3	11007
4	12796
5	6664
6	6853
7	6488
8	6399
9	7885

Block J	
Lot #	Sq. Ft.
1	7057
2	6000
3	6000
4	6000
5	7087
6	7087
7	6000
8	6000
9	6000
10	7057

Block F	
Lot #	Sq. Ft.
1	8288
2	6516
3	6516
10	9569
11	6934
12	6934
13	6951
14	6240
15	6240
16	6240
17	6240
18	6240
19	6240
20	7150
21X	1075

Block G	
Lot #	Sq. Ft.
1	7198
2	6050
3	6050
4	6050
5	6050
6	6050
7	6050
8	6267
9	6319
10	6322
11	6325
12	6326
13	6327
1X	505

Block H	
Lot #	Sq. Ft.
1	7097
2	6050
3	6050
4	6050
5	6035
6	9158
7	10022
8	7244
9	6004
10	6004
11	6004
12	5993
13	8145
14	8762
15	5986
16	6000
17	6000
18	6000
19	7087
20	7440
21	8369
22	6510
23	6000
24	6002
24X	876,026

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JUSTIN, TEXAS.

REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF 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." 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 7/2/2024

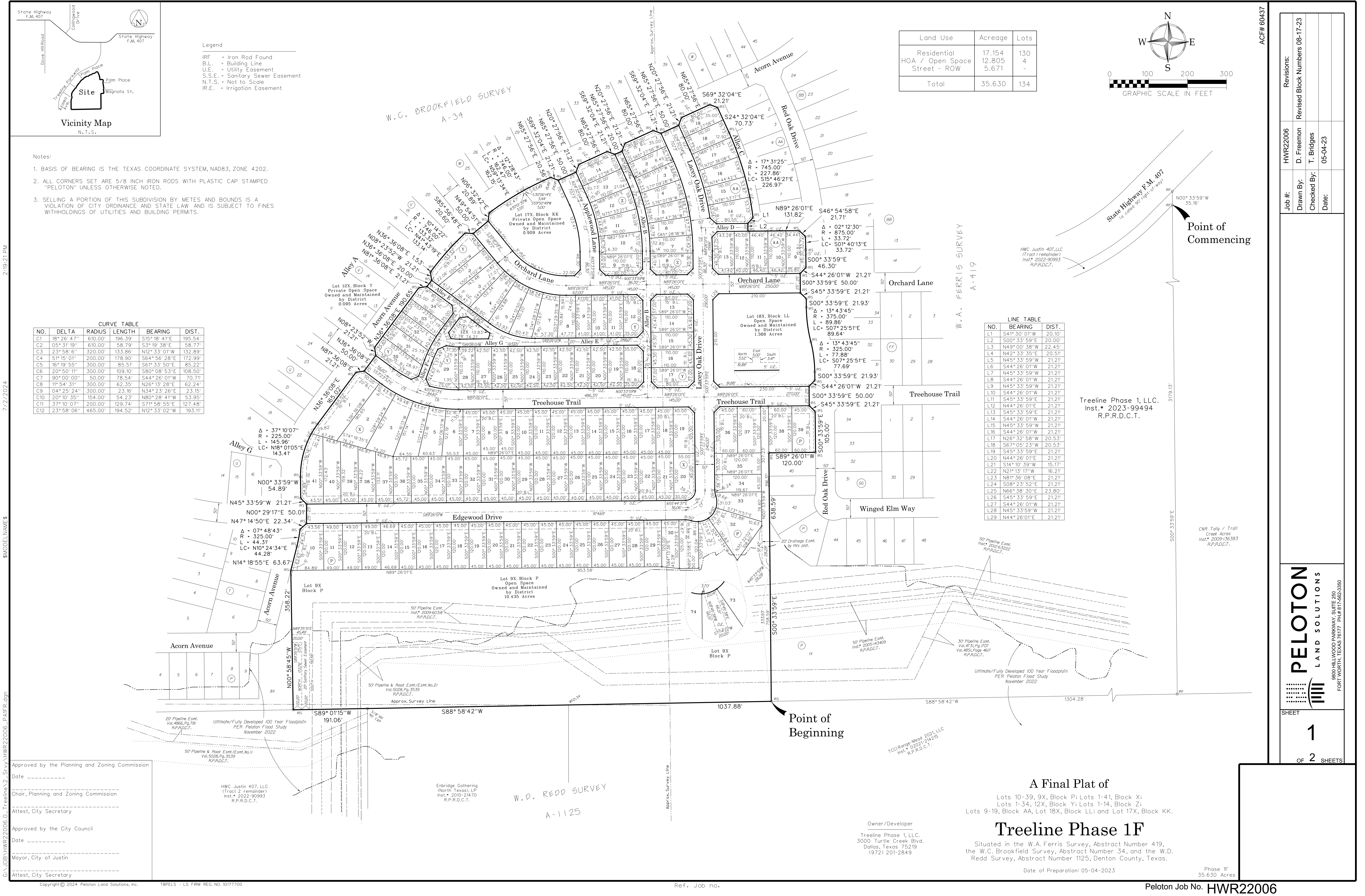
Owner/Developer

Treeline Phase 1, LLC.
3000 Turtle Creek Blvd.
Dallas, Texas 75219
(972) 201-2849

A Final Plat of

Lots 10-18, Block B; Lots 1-9, Block C;
Lots 1-3, 10-20, 21X, Block F; Lots 1-13, 1X, Block G;
Lots 1-24, 24X, Block H; and Lots 1-10, Block J.

Treeline Phase 1D



2:49:36 PM

7/2/2024

SV\JOB\HWR22006_0_Treeline\2_Survey\HWR22006_PAIFR.dgn

SV\JOB\HWR22006_0_Treeline\2_Survey\HWR22006_PAIFR.dgn

OWNER'S CERTIFICATE:
STATE OF TEXAS
COUNTY OF DENTON

WHEREAS TREELINE PHASE 1, LLC., IS THE OWNER OF A TRACT OF LAND, SITUATED IN THE D.A.FERRIS SURVEY, ABSTRACT NUMBER 419, THE M.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34, AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS AND BEING OUT OF A 238.890 ACRE TRACT CONVEYED TO THEM BY HWC JUSTIN 407, LLC., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A TRACT OF LAND, SITUATED IN THE D.A.FERRIS SURVEY, ABSTRACT NUMBER 419, THE M.C. BROOKFIELD SURVEY, ABSTRACT NUMBER 34 AND THE W.D. REDD SURVEY, ABSTRACT NUMBER 1125, DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED BY DEED TO TREELINE PHASE 1, LLC., RECORDED IN INSTRUMENT NUMBER 2023-99434, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", FOUND AT THE NORTHEAST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING THE SOUTHEAST CORNER OF THAT TRACT (TRACT 1 REMAINDER) OF LAND DESCRIBED BY DEED TO HWC JUSTIN 407, LLC., RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS, AND BEING IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO CNR TALLY / TRAIL CREEK ACRES RECORDED IN INSTRUMENT NUMBER 2009-136383, SAID REAL PROPERTY RECORDS, FROM WHICH A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" BEARS N 00°33'59"W, 35.16 FEET:

THENCE S 00°33'59"E, 3179.13 FEET, WITH THE EAST LINE OF SAID TREELINE PHASE 1 TRACT AND SAID WEST LINE TO A 1/2 INCH IRON ROD WITH YELLOW CAP FOUND AT THE SOUTHEAST CORNER OF SAID TREELINE PHASE 1 TRACT, BEING THE SOUTHWEST CORNER OF SAID CNR TALLY / TRAIL CREEK ACRES TRACT, AND BEING IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO TCCI RANGE-MEAD 2021, LLC., RECORDED IN INSTRUMENT NUMBER 2021-214215, SAID REAL PROPERTY RECORDS:

THENCE S 88°58'42"W, 1304.28 FEET, WITH THE SOUTH LINE OF SAID TREELINE PHASE 1 TRACT AND SAID NORTH LINE TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE POINT OF BEGINNING:

THENCE S 88°58'42"W, WITH SAID COMMON LINE, AT 521.34 FEET THE NORTHWEST CORNER OF SAID TCCI RANGE-MEAD TRACT, BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO ENBRIDGE GATHERING (NORTH TEXAS), LP., RECORDED IN INSTRUMENT NUMBER 2010-21470, SAID REAL PROPERTY RECORDS, IN ALL 1037.88 FEET, TO A 5/8 INCH IRON ROD WITH NO CAP FOUND AT THE NORTHWEST CORNER OF SAID ENBRIDGE GATHER TRACT, BEING THE NORTHEAST CORNER OF THAT TRACT (TRACT 2 REMAINDER) OF LAND DESCRIBED TO HWC JUSTIN 407, LLC., RECORDED IN INSTRUMENT NUMBER 2022-90993, SAID REAL PROPERTY RECORDS:

THENCE S 89°01'15"W, 191.06 FEET, CONTINUING WITH SAID SOUTH LINE AND THE NORTH LINE OF SAID TRACT 2 REMAINDER, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE DEPARTING SAID COMMON LINE OVER AND ACROSS SAID TREELINE PHASE 1 TRACT THE FOLLOWING COURSES AND DISTANCES:

N 00°58'45"W, 358.22 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 14°18'55"E, 63.67 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 44.31 FEET, THROUGH A CENTRAL ANGLE OF 07°48'43", HAVING A RADIUS OF 325.00 FEET, THE LONG CHORD WHICH BEARS N 10°24'34"E, 44.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 47°14'50"E, 22.34 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00°29'17"E, 50.01 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 45°33'59"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 00°33'59"W, 54.89 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 145.96 FEET, THROUGH A CENTRAL ANGLE OF 37°10'07", HAVING A RADIUS OF 225.00 FEET, THE LONG CHORD WHICH BEARS N 18°01'05"E, 143.41 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 36°36'08"E, 165.02 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 81°36'08"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 36°36'08"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 08°23'52"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 36°36'08"E, 190.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 81°36'08"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 36°36'08"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 08°23'52"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 36°36'08"E, 1.53 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET TO THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 133.32 FEET, THROUGH A CENTRAL ANGLE OF 10°14'22", HAVING A RADIUS OF 746.00 FEET, THE LONG CHORD WHICH BEARS N 41°43'19"E, 133.14 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 85°56'48"E, 20.60 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 49°54'51"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 06°32'42"E, 20.89 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 162.47 FEET, THROUGH A CENTRAL ANGLE OF 12°28'43", HAVING A RADIUS OF 746.00 FEET, THE LONG CHORD WHICH BEARS N 59°13'34"E, 162.15 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°27'56"E, 20.56 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 69°32'04"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°27'56"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 20°27'56"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°27'56"E, 80.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 69°32'04"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°27'56"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 20°27'56"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°27'56"E, 80.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 69°32'04"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°27'56"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 20°27'56"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 65°27'56"E, 80.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 69°32'04"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 24°32'04"E, 70.73 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE RIGHT:

WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 227.86 FEET, THROUGH A CENTRAL ANGLE OF 17°31'25", HAVING A RADIUS OF 745.00 FEET, THE LONG CHORD WHICH BEARS S 15°46'21"E, 226.97 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 41°30'01"W, 20.10 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00°33'59"E, 20.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

N 89°26'01"E, 131.82 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 46°54'58"E, 21.71 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT:

WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 33.72 FEET, THROUGH A CENTRAL ANGLE OF 02°12'30", HAVING A RADIUS OF 875.00 FEET, THE LONG CHORD WHICH BEARS S 01°40'13"E, 33.72 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00°33'59"E, 46.30 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 44°26'01"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00°33'59"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 45°33'59"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00°33'59"E, 21.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A CURVE TO THE LEFT:

WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 89.86 FEET, THROUGH A CENTRAL ANGLE OF 13°43'45", HAVING A RADIUS OF 375.00 FEET, THE LONG CHORD WHICH BEARS S 07°25'57"E, 89.64 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AT THE BEGINNING OF A REVERSE CURVE TO THE RIGHT:

WITH SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 77.88 FEET, THROUGH A CENTRAL ANGLE OF 13°43'45", HAVING A RADIUS OF 325.00 FEET, THE LONG CHORD WHICH BEARS S 07°25'57"E, 77.69 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00°33'59"E, 21.93 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 44°26'01"W, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00°33'59"E, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 45°33'59"E, 21.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 00°33'59"E, 105.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

S 89°26'01"W, 120.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON" SET:

THENCE S 00°33'59"E, 638.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,552,062 SQUARE FEET OR 35.630 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT TREELINE PHASE 1, LLC., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS TREELINE PHASE 1F, 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 (INCLUDING OPEN SPACE LOTS), AS SHOWN, ARE DEDICATED, TO 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 PUBLICS 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 PLATING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF JUSTIN, TEXAS.

BY: TREELINE PHASE 1, LLC.
A TEXAS LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, OWNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTE THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS SET WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF JUSTIN, TEXAS.

REGISTERED PUBLIC 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" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 7/2/2024

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Block P	
Lot #	Sq. Ft.
10	8272
11	5880
12	5880
13	5880
14	5603
15	5400
16	5400
17	5400
18	5400
19	5400
20	5400
21	5400
22	5400
23	5400
24	5400
25	5400
26	5400
27	5400
28	5400
29	5400
30	5512
31	6161
32	9264
33	6801
34	5399
35	6600
36	7088
37	7200
38	7200
39	7087
9X	454543

Block X	
Lot #	Sq. Ft.
1	12743
2	10611
3	9569
4	7373
5	6500
6	5966
7	5400
8	5400
9	5400
10	5400
11	5400
12	5400
13	5400
14	5400
15	5400
16	5400
17	5400
18	5400
19	6488
20	6466
21	5400
22	5400
23	5400
24	5400
25	5400
26	5400
27	5400
28	5400
29	5400
30	5400
31	5400
32	5400
33	5400
34	5400
35	5400
36	5486
37	5695
38	6285
39	6875
40	7464
41	9294

Block Y	
Lot #	Sq. Ft.
1	8022
2	5940
3	6472
4	6433
5	6507
6	6208
7	6245
8	4828
9	4510
10	4510
11	4510
12	5275
13	5495
14	4994
15	4983
16	4983
17	5495
18	5275
19	4675
20	4675
21	4675
22	4675
23	4675
24	4675
25	4675
26	4675
27	4675
28	4675
29	7585
30	6379
31	4852
32	4524
33	4406
34	5275
12X	3982

Block Z	
Lot #	Sq. Ft.
1	5275
2	4772
3	4950
4	4950
5	4855
6	4760
7	4707
8	5843
9	5825
10	5637
11	5714
12	5714
13	5415
14	5825

Block AA	
Lot #	Sq. Ft.
9	5341
10	5104
11	5104
12	5104
13	6010
14	6177
15	5488
16	5488
17	5488
18	5246
19	5275

Block KK

Lot #	Sq. Ft.
17X	39582

Block LL	
Lot #	Sq. Ft.
18X	59510

Revisions:	Revised Block Numbers 08-17-23
HWR22006	D. Freeman
Job #:	T. Bridges
Drawn By:	05-04-23
Checked By:	
Date:	

PELOTON

LAND SOLUTIONS

9800 HILLWOOD PARKWAY, SUITE 250
FORT WORTH, TEXAS 76177 PH: 817-562-3350

SHEET

2

OF 2 SHEETS

A Final Plat of
Lots 10-39, 9X, Block P; Lots 1-41, Block X;
Lots 1-34, 12X, Block Y; Lots 1-14, Block Z;
Lots 9-19, Block AA, Lot 18X, Block LL; and Lot 17X, Block KK.

Treeline Phase 1F

Situated in the W.A. Ferris Survey, Abstract Number 419, the W.C. Brookfield Survey, Abstract Number 34, and the W.D. Redd Survey, Abstract Number 1125, Denton County, Texas.

Date of Preparation: 05-04-23

Phase 1F
35.630 Acres

RESOLUTION NO. XXX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE FINAL PLAT FOR TREELINE DEVELOPMENT, PHASE 1A-1F

WHEREAS, the Applicant has submitted a request for approval of the preliminary plat for the Treeline Development, Phase 1A-1F, consisting of 708 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;

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 12th day of September 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



ZONING CHANGE

SELECT APPLICATION TYPE

- ☐ Zoning Change ☒ Special Use Permit ☐ Planned Development

DEVELOPMENT

Project Address NW Corner FM 407 & Timberbrook Parkway
Project Name Western Timberbrook Phase 1
Legal Description lot 1, Block A (20.863 Acres) Acreage 20.863
Current Zoning Residential Proposed Zoning N/A
Current Use N/A Proposed Use N/A

OWNER INFORMATION

Company/Name Avanta SEI Holdings, LLC
Contact Name Cash Grnwt
Address 4401 North Mesa St City El Paso State TX Zip 79902
Phone (832) 983-7993 Email cashgrnwt@integritygroups.com

For additional owners, please include additional copies of this page. The property owner **MUST** sign the application or submit a notarized letter of authorization.

REPRESENTATIVE/AGENT INFORMATION

Company L.H. Lacy Contact Name Matt Terry
Address 1880 Crown Dr, Ste 1200 City Dallas State TX Zip 75234
Phone (214) 535-4804 Email mterry@lhacy.com

CERTIFICATION

I certify that the above information is correct and complete to the best of my acknowledge and ability, and that I will be fully prepared to present the proposal at a Planning and Zoning Commission and City Council public hearing. I reserve the right to withdraw this proposal at any time by filing a written request with the Development Services Department.

 08/09/24 Cash Grnwt
Owner Signature Date Owner Name (Print)
Matt Terry 8/9/2024 Matt Terry
Agent Signature Date Agent Name (Print)



Process Flow Description

Aggregate is stored in divided stockpiles. A front end loader delivers aggregate from the stockpiles to an aggregate hopper, and a radial arm conveyor delivers aggregate to an overhead, multi-compartment bin. Appropriate aggregate from these compartments is dropped into the aggregate batcher and onto a conveyor that feeds the weigh batcher.

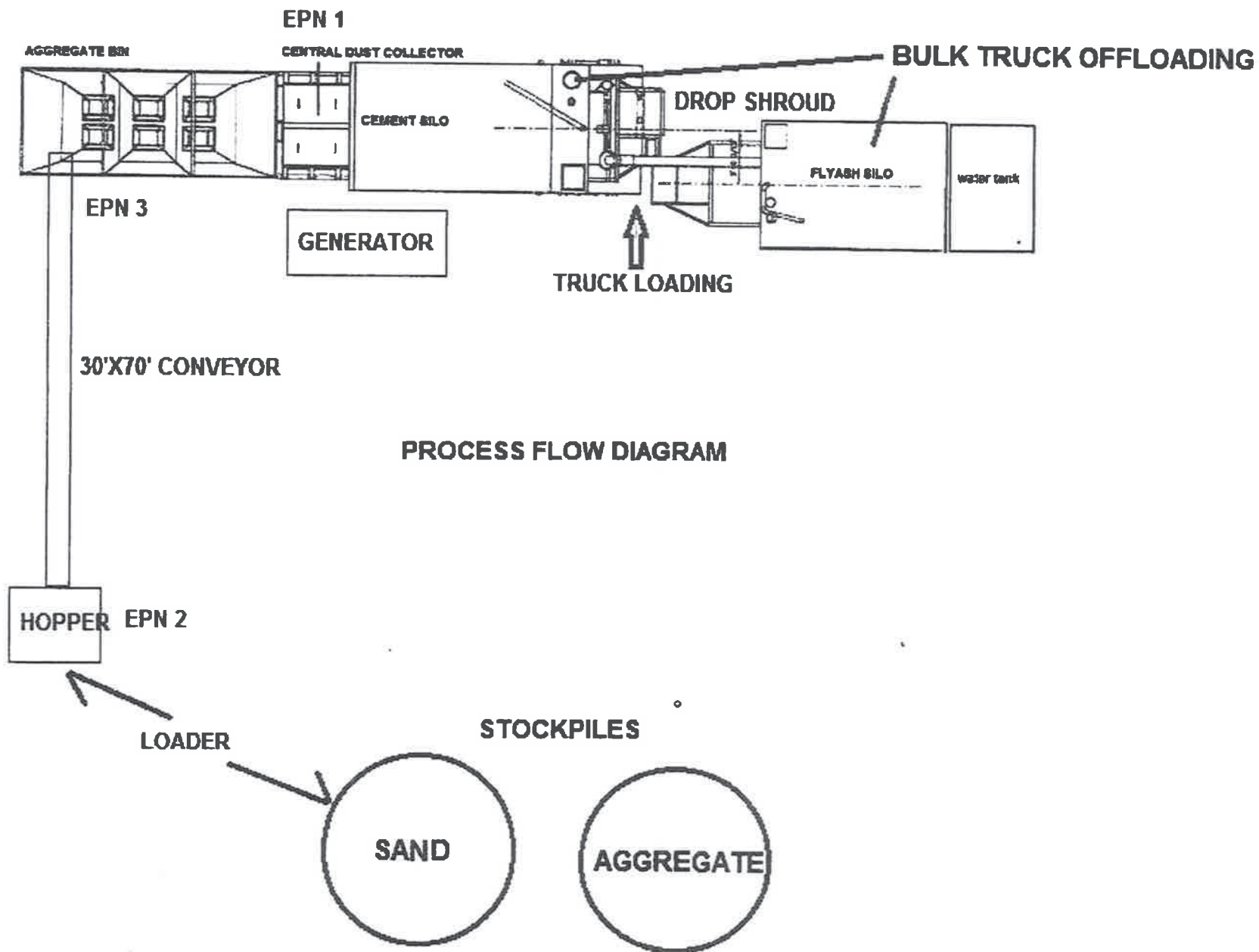
Cement and flyash are delivered by bulk transport and offloaded via a closed pneumatic system to the silos.

Cement and flyash are fed directly into the weigh batcher with the aggregate. The mixture then drops into the rotary mix truck via a truck drop shroud.

The cement and flyash silos, weigh batcher, and truck drop shroud are ducted to the central dust collector.

Aggregate is washed prior to delivery to the site. Aggregate stockpiles are watered to prevent wind erosion, and to prevent dust during batching process.

Roads and on site travel routes are watered for dust control.



AGGREGATE BIN

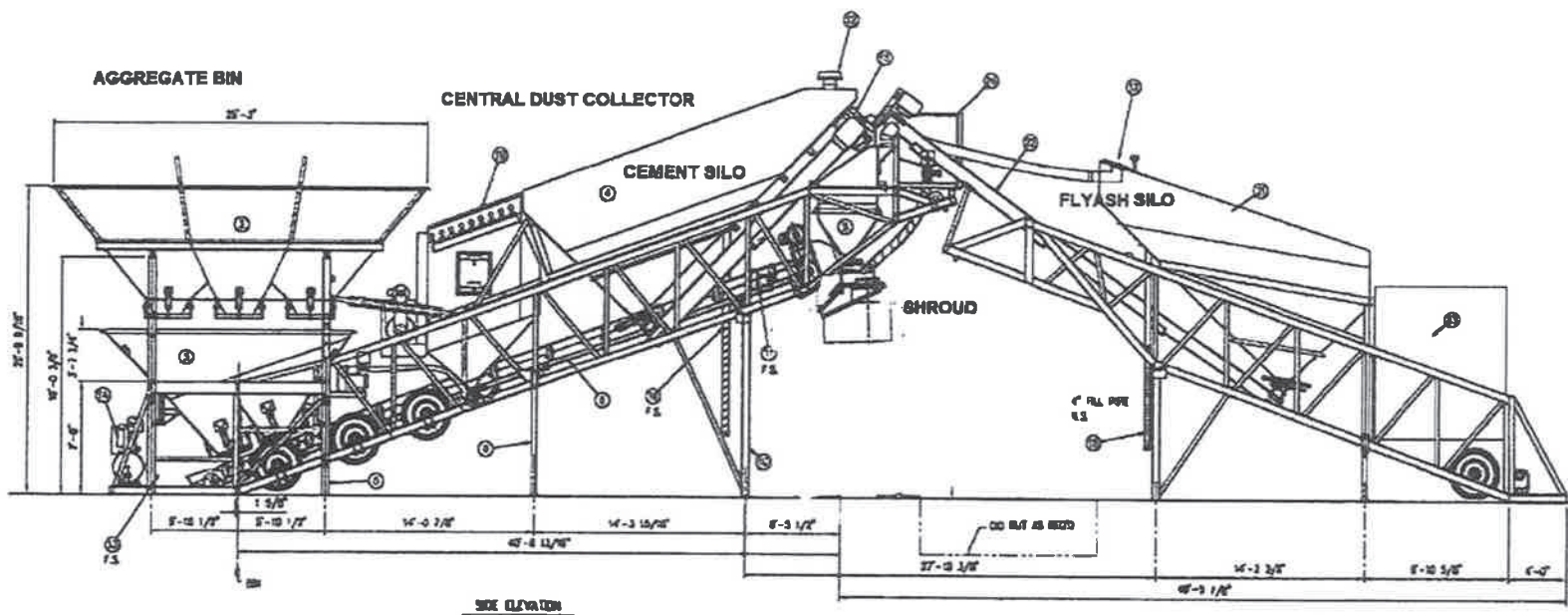
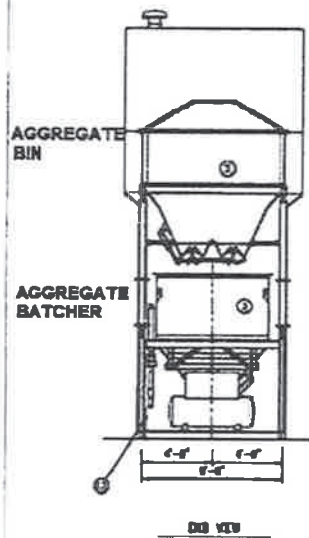
CENTRAL DUST COLLECTOR

CEMENT SILO

FLYASH SILO

PLAN VIEW

BILL OF MATERIALS				
ITEM	QTY	DESCRIPTION	WT.	REMARKS
1	1	4" TUBES ASSEMBLY		2-220
2	1	AGGREGATE BIN 60 TON 3-COMP		2-220
3	1	AGGREGATE BATCHER 72 CU YD		2-220
4	1	CEMENT SILE AND SILE, 6" DIA. LENS. INDICATOR		2-220
5	1	CEMENT BATCHER 18 CU YD 1/4 IN PT		2-220
6	1	6" 1 1/4" VERTICAL		
7	1	3" DISCHARGE HOSE		2-220
8	2	6" DIA. SILE		
9	1	TELESCOPE LENS ASSEMBLY		2-220
10	1	6" DIA. SILE		2-220
11	1	3 HP VERTICAL BLOWER		
12	1	6" DIA. SILE		
13	1	3" DISCHARGE HOSE		
14	1	12 HP COMPRESSOR 6" 1/2 DIA. SILE		
15	1	4" DIA. SILE		
16	1	4" DIA. SILE		
17	2	12 TO 18" DIA. SILE		2-220
18	1	12" DIA. SILE		
19	1	12" DIA. SILE		
20	1	12" DIA. SILE		
21	1	12" DIA. SILE		
22	1	12" DIA. SILE		
23	1	12" DIA. SILE		
24	1	12" DIA. SILE		2-220



THE VOICE HAGAN COMPANY DALLAS, TEXAS	
OWNER: FORTRESS CONCRETE	
DESIGN: MTH/MSD-10/73	
TITLE: PLANT GENERAL ARRANGEMENT	
DATE: 5/12/73	BY: J. H. H. / J. H. H.
REV. NO.	Q100510



CIVIL CONSTRUCTION AS PLANNED

WWW.LHACY.COM

August 9th, 2024

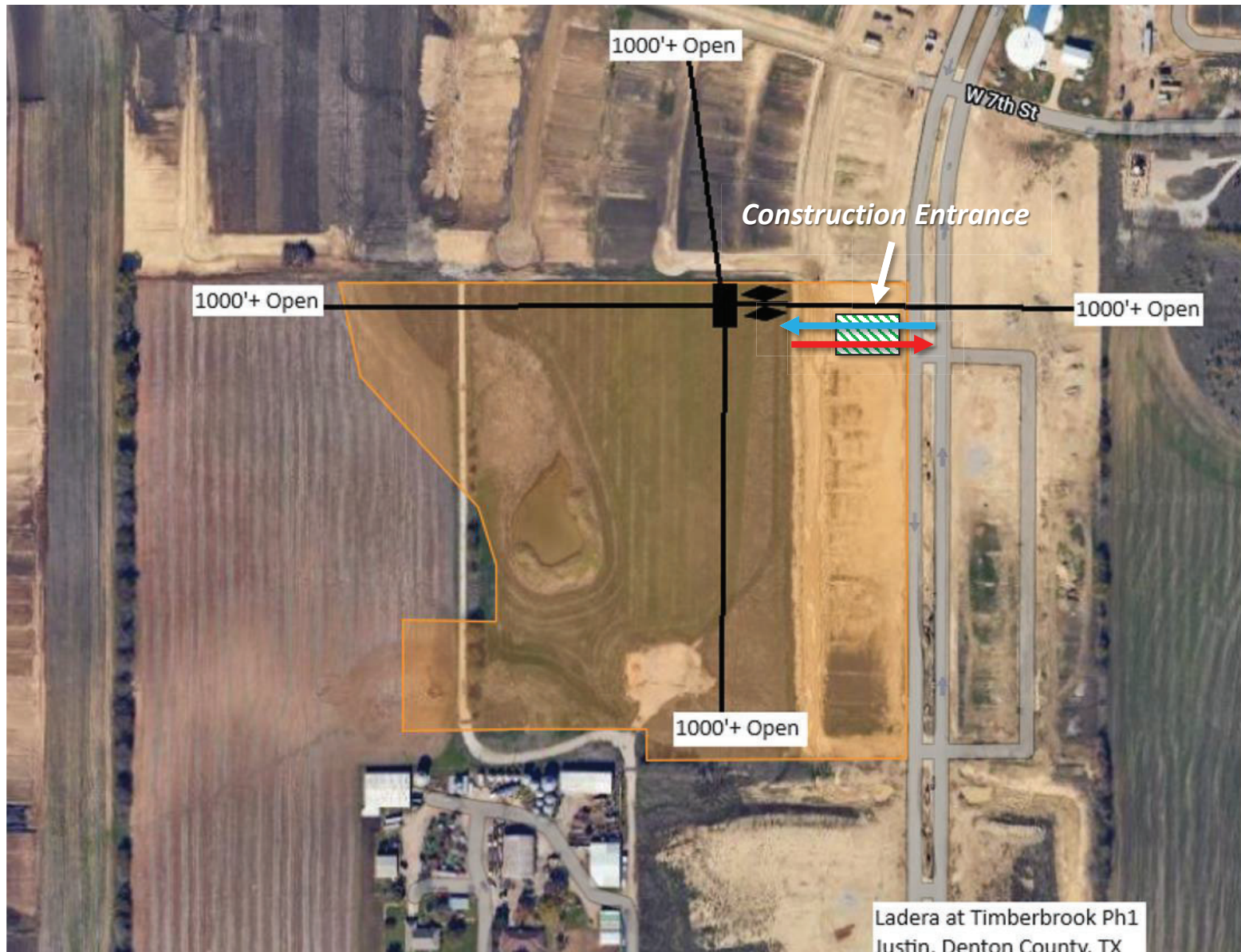
RE: Batch Plant Operations – Ladera Timberbrook Phase 1 (Justin, TX)

On behalf of L.H. Lacy Company I am submitting the following information with attachments regarding the utilization of a temporary concrete batch plant for the residential paving of Ladera Timberbrook Phase 1. The temporary concrete batch plant will be onsite for approximately 3 weeks & will supply concrete for the street improvements. Please be advised that a TCEQ Permit is in-place to operate this batch plant onsite.

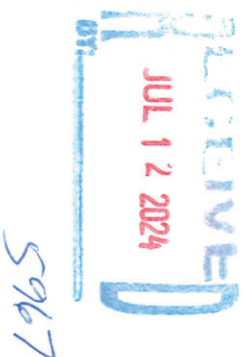
Please call me at the number listed below if you have any questions or concerns regarding this project.

Sincerely,

Matt Terry
Project Manager
(214)535-4804
mterry@lhacy.com



Jon Niemmann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 10, 2024

Mr. Josh Lowry, Field Administrator
IH Lacy Company
PO Box 541297
Dallas, Texas 75354-1297

Re: Relocation Request for a Concrete Batch Plant; NSR Permit No. 81944L001; 1320' N of
FM 407 and 2215' E of Strader Lane (Ladera at Timberbrook Ph 1), Justin, Denton
County, Texas;
TCEQ ID Nos.: RN105227532; CN600491294

Dear Mr. Lowry:

This is in response to your relocation application concerning the proposed construction of the above listed concrete batch plant at the above listed location. Based on the information presented, the TCEQ DFW Regional Office Air Program has determined that the proposed authorization can be granted as of the date of this letter to construct and operate the concrete batch plant referenced above at the proposed site, since it is located in or contiguous to the right-of-way of a public works project or related project segments.

The TCEQ DFW Regional Office understands that the concrete batch plant will remain at this site until the completion of the project. This authorization is contingent upon continued compliance with the conditions listed in your permit and with all representations made in your relocation request. Any changes to the representations must have prior written approval from a delegated representative of the executive director.

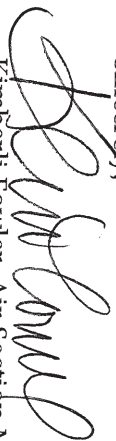
In addition, you are reminded that all future applications for relocation **must be submitted at least 12 business days prior to your estimated move date** as required by your permit and written authorization must be obtained prior to locating onsite. Failure to do so may result in denial of your relocation request or formal enforcement action.

After completion of construction or modification, start-up notification is required in accordance with 30 TAC 116.115(b)(2)(B)(i). Enclosed is a notification form for you to complete and send in prior to your construction or site move.

Mr. Josh Lowry, Field Administrator
Page 2
July 10, 2024

You are reminded that regardless of whether a permit is required, these facilities must be in compliance with all regulations of the TCEQ and the U.S. Environmental Protection Agency at all times. If you need further information or have any questions, please contact Ms. Patricia Chen at 817-588-5850.

Sincerely,

A handwritten signature in black ink, appearing to read "Kimberli Fowler".

Kimberli Fowler, Air Section Manager
Dallas-Fort Worth Region Office
Texas Commission on Environmental Quality

KSF/alb

Enclosure: *Updated Information for the Movement of a Portable Facility*

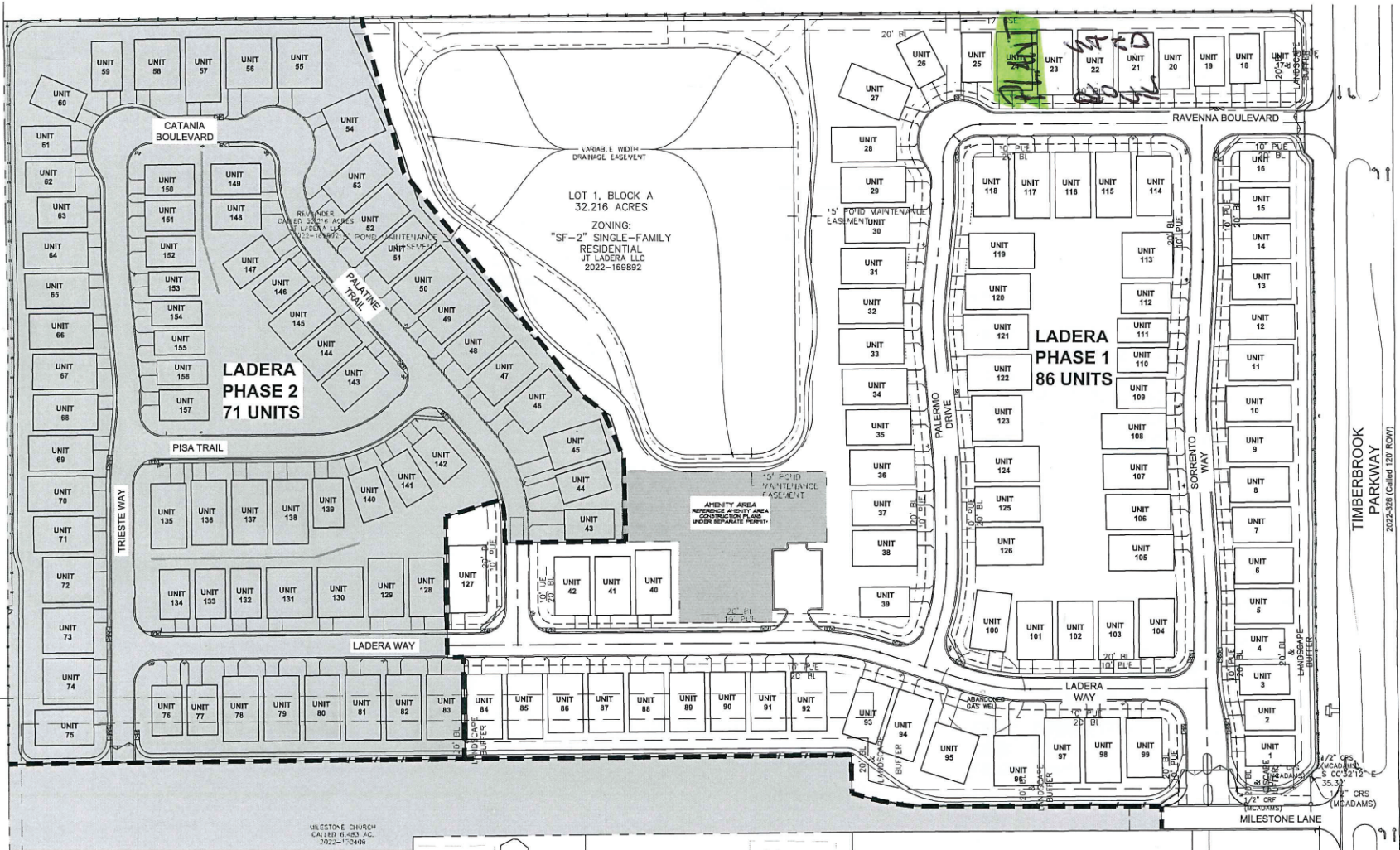
5967

OPEN ↑

OPEN ↑

OPEN →

OPEN ↓



BENCHM

TBM #1 CO/
BRONZE DIS
CONCRETE.
BNSF RR BRI
OF JUSTIN. I

TBM #2 "X"
OF WRENW
2334473.16

1/2" = 35'
KUCADAL
S 00.3212° E
35.35'
1/2" CRS
(MEADAMS)



Jon Niemann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 16, 2024

Dear Applicant:

Re: TPDES General Permit for Discharges from Concrete Production (TXG110000)
Notice of Intent Authorization

Your Notice of Intent application for authorization under the general permit for discharge of wastewater and/or stormwater associated with concrete production activity has been received. Pursuant to authorization from the Executive Director of the Texas Commission on Environmental Quality, the Deputy Director of the Water Quality Division has issued the enclosed Certificate.

Please refer to the attached certificate for the identification number that was assigned to your project/site and the effective date. Please use this number to reference this project/site for future communications with the Texas Commission on Environmental Quality (TCEQ).

A Notice of Termination must be submitted when permit coverage is no longer needed. You may submit the Notice of Termination form electronically as well. All authorizations that are active on September 1st of each year will assessed an annual fee. The billing statement will be mailed to the Operator in October and payment must be made within 30 days to avoid late fees. It is the responsibility of the Operator to notify the TCEQ Application Review & Processing Team of any change in address supplied on the original Notice of Intent by submitting a Notice of Change.

All applications must be submitted online using TCEQ's ePermits (STEERS) system, unless the permittee requests and obtains an electronic reporting waiver.

For questions related to processing of forms you may contact the Applications Review & Processing Team at (512) 239-4671 or by email at WQ-ARPTeam@tceq.texas.gov. If you have any questions regarding coverage under this general permit or other technical issues, you may contact the Industrial Permits Team at (512) 239-4671. Also, you may obtain information on the TCEQ website at www.tceq.texas.gov. Permit and application status information can be found on the TCEQ website at <https://www.tceq.texas.gov/goto/wq-dpa>.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Sadlier", written over a horizontal line.

Robert Sadlier, Deputy Director
Water Quality Division

Texas Commission on Environmental Quality
Concrete Batch Plants NOI

Site Information (Regulated Entity)

What is the name of the site to be authorized?	Ladera at Timberbrook Ph 1 BP
Does the site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of FM 407 and Linwood Dr
City	Justin
State	TX
ZIP	76247
County	DENTON
Latitude (N) (##.#####)	33.089485
Longitude (W) (-###.#####)	-97.320849
Primary SIC Code	
Secondary SIC Code	
Primary NAICS Code	
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	Ladera at Timberbrook Ph 1 BP
Does the RE site have a physical address?	No
Because there is no physical address, describe how to locate this site:	Northwest of FM 407 and Linwood Dr
City	Justin
State	TX
ZIP	76247
County	DENTON
Latitude (N) (##.#####)	33.089485
Longitude (W) (-###.#####)	-97.320849
Facility NAICS Code	
What is the primary business of this entity?	

L. H. L-Customer (Applicant) Information (Owner Operator)

How is this applicant associated with this site?	Owner Operator
What is the applicant's Customer Number (CN)?	CN600491294
Type of Customer	Partnership
Full legal name of the applicant:	
Legal Name	L. H. Lacy Company, LTD.

Texas SOS Filing Number

800079904

Federal Tax ID

10646802

State Franchise Tax ID

17509246207

State Sales Tax ID

Local Tax ID

DUNS Number

5779046

Number of Employees

Independently Owned and Operated?

Yes

I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.

Yes

Responsible Authority Contact

Organization Name

L. H. Lacy Company, LTD.

Prefix

First

Brent

Middle

Last

Morris

Suffix

Credentials

Title

Senior Vice President

Responsible Authority Mailing Address

Enter new address or copy one from list:

Address Type

Domestic

Mailing Address (include Suite or Bldg. here, if applicable)

1880 CROWN DR STE 1200

Routing (such as Mail Code, Dept., or Attn:)

City

DALLAS

State

TX

ZIP

75234

Phone (###-###-####)

2143570146

Extension

Alternate Phone (###-###-####)

Fax (###-###-####)

E-mail

bmorris@lhacy.com

Billing Contact

Responsible contact for receiving billing statements:

Select the permittee that is responsible for payment of the annual fee.

CN600491294, L. H. Lacy Company, LTD.

Organization Name

L. H. Lacy Company, LTD.

Prefix

First
Middle
Last
Suffix
Credentials
Title

Enter new address or copy one from list:

CN600491294, L. H. Lacy Company, LTD.
Responsible Authority

Mailing Address

Domestic

Address Type

1880 CROWN DR STE 1200

Mailing Address (include Suite or Bldg. here, if applicable)

Routing (such as Mail Code, Dept., or Attn:)

DALLAS

City

TX

State

75234

ZIP

2143570146

Phone (###-###-####)

Extension

Alternate Phone (###-###-####)

Fax (###-###-####)

bmorris@hlacy.com

E-mail

Application Contact

Person TCEQ should contact for questions about this application:

CN600491294, L. H. Lacy Company, LTD.

Same as another contact?

L. H. Lacy Company, LTD.

Organization Name

Prefix

Brent

First

Morris

Middle

Morris

Last

Suffix

Credentials

Senior Vice President

Title

Enter new address or copy one from list:

Mailing Address

Domestic

Address Type

1880 CROWN DR STE 1200

Mailing Address (include Suite or Bldg. here, if applicable)

Routing (such as Mail Code, Dept., or Attn:)

DALLAS

City

TX

State

ZIP
Phone (###-###-####)
Extension
Alternate Phone (###-###-####)
Fax (###-###-####)
E-mail

75234
2143570146

bmorris@lhacy.com

CBP General Characteristics

1) Is the project located on Indian Country Lands?	No
2) What is the primary SIC Code?	3273 Ready Mixed Concrete
3) Is the discharge or potential discharge within the Recharge Zone, Contributing zone, within the Contributing zone within the Transition zone, or zero to ten (0 to 10) miles upstream of the Recharge Zone of the Edwards Aquifer?	No
4) What is the operational status of your facility?	Active

Section 1 CBP-Outfalls

Outfall#: 1

What is the outfall number?	001
What type of water is discharged at this outfall?	Stormwater
What is the latitude for this outfall? Latitude (N) (##.#####)	33.0874
What is the longitude for this outfall? Longitude (W) (-###.#####)	-97.3226
What is the name of the first water body to receive the discharge?	Tributary of Trail Creek
What is the segment number of the classified water body that the discharge will eventually reach?	0826 - Grapevine Lake
Provide a complete description of the discharge route from the first receiving water body to the nearest classified segment.	Discharge will go to a nearby outfall. From there it will travel to a tributary of Trail Creek, which eventually flows into Grapevine Lake.
Is the discharge into Marine Water or Freshwater?	Freshwater

Certification

1) I certify that a Stormwater Pollution Prevention Plan has been prepared and implemented as required in the general permit.	Yes
---	-----

- | | |
|---|-----|
| 2) I certify that I have obtained a copy and understand the terms and conditions of the Concrete Batch Plants General Permit (TXG110000). | Yes |
| 3) I certify that the activities at this site qualify for coverage under the Concrete Batch Plants General Permit (TXG110000). | Yes |
| 4) I understand that I must terminate this permit when it is no longer needed. | Yes |
| 5) I understand that permits active on September 1 of each year will be assessed an Annual Water Quality fee in the amount specified in the General Permit. | Yes |

Certification

I certify that I am authorized under 30 Texas Administrative Code 305.44 to sign this document and can provide documentation in proof of such authorization upon request.

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

1. I am Brent Morris, the owner of the STEERS account ER032330.
2. I have the authority to sign this data on behalf of the applicant named above.
3. I have personally examined the foregoing and am familiar with its content and the content of any attachments, and based upon my personal knowledge and/or inquiry of any individual responsible for information contained herein, that this information is true, accurate, and complete.
4. I further certify that I have not violated any term in my TCEQ STEERS participation agreement and that I have no reason to believe that the confidentiality or use of my password has been compromised at any time.
5. I understand that use of my password constitutes an electronic signature legally equivalent to my written signature.
6. I also understand that the attestations of fact contained herein pertain to the implementation, oversight and enforcement of a state and/or federal environmental program and must be true and complete to the best of my knowledge.
7. I am aware that criminal penalties may be imposed for statements or omissions that I know or have reason to believe are untrue or misleading.
8. I am knowingly and intentionally signing Concrete Batch Plants NOI.
9. My signature indicates that I am in agreement with the information on this form, and authorize its submittal to the TCEQ.

OWNER OPERATOR Signature: Brent Morris OWNER OPERATOR

Customer Number:

CN600491294

Legal Name:

L. H. Lacy Company, LTD.

Account Number:

ER032330

Signature IP Address:

50.84.83.250

Signature Date:

2024-07-03

Signature Hash:

974A0CE7C9019C42A2C8CCD960E20FA741FAAB82DE5B0A43B598187FE5C3D5A2

Form Hash Code at time of Signature:

DB16F9574E748472529B1B0EFF827328DCC78FC283396F66CD98ADDEEAE3A78A2

Fee Payment

Transaction by:	The application fee payment transaction was made by ER012934/Debbie M Schneider
Paid by:	The application fee was paid by DON SCHNEIDER
Fee Amount:	\$100.00
Paid Date:	The application fee was paid on 2024-07-16
Transaction/Voucher number:	The transaction number is 582EA000617658 and the voucher number is 713173

Submission

Reference Number:	The application reference number is 663842
Submitted by:	The application was submitted by ER049436/Reginald A Hovas
Submitted Timestamp:	The application was submitted on 2024-07-16 at 15:38:50 CDT
Submitted From:	The application was submitted from IP address 172.87.166.210
Confirmation Number:	The confirmation number is 551368
Steers Version:	The STEERS version is 6.79

Additional Information

Application Creator: This account was created by Reginald A Hovas

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING A SPECIFIC USE PERMIT (SUP) FOR A TEMPORARY BATCH PLANT LOCATED ON THE NORTH SIDE OF FM 407 HAVING THE LEGAL DESCRIPTION AS A0439A M. GARNETT, TR 3E, DENTON COUNTY, TEXAS; PROVIDING AN INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE/REPEALER CLAUSE, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the landowners authorized the applicant legally described as A0439A M. GARNETT, TR 3E, Denton County, TX, requested a Specific Use Permit for a Temporary Batch Plant; 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 change of the proposed SUP was compatible with surrounding uses and the City's Future Land Use 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 Planning and Zoning Commission, has determined that the proposed SUP for a Temporary Batch Plant is approved and made a part of this ordinance.

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

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

Section 2. That the Zoning Ordinance of Justin, Texas, regulating property legally described as legally described as A0439A M. GARNETT, TR 3E, Justin, Denton County, Texas, is amended to establish a Specific Use Permit for a temporary batch plant.

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

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

Section 5. Severability Clause. If any word, section, article, phrase, paragraph, sentence, clause or portion of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect for any reason, the validity of the remaining portions of this ordinance, or the Comprehensive Zoning Ordinance, Chapter 52 of the City of Justin Code of Ordinances, and the remaining portions shall remain in full force and effect.

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

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

Approved as to form:

City Attorney