

Alyssa Linenkugel, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



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

James Clark, Mayor
CITY OF JUSTIN
CITY COUNCIL AGENDA
SEPTEMBER 12, 2024
415 N. COLLEGE AVE.
5:30 PM

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

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

B) 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.

1.
 - Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 1. Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
 2. Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
 3. Range Creek Developers Agreement
 4. Trafford Terrace Developers Agreement
 5. Oncor Transmission Line
 6. Treeline Development

C) TAKE ANY ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION ITEM(S)

D) PROCLAMATION

1. Presentation of a Proclamation recognizing September 2024 as Live United month in the City of Justin.

E) UPCOMING MEETINGS AND EVENTS

1. The following is a list of upcoming meetings and events:

- September 17, 2024 Planning and Zoning Commission Meeting at 6:30 p.m.
- September 19, 2024 EDC/CDC Meeting at 6:00 p.m.
- September 19, 2024 Special Called City Meeting (if necessary) at 5:30 p.m.
- September 26, 2024 City Council Meeting at 5:30 p.m.
- October 1, 2024 National Night Out at 6:00 p.m.
- October 7, 2024 Municipal Court at 5:00 p.m.
- October 8, 2024 Justin Library Board meeting at 4:30 p.m.
- October 8, 2024 Park Board meeting at 6 p.m.
- October 10, 2024 City Council meeting at 5:30 p.m.
- October 12, 2024 Justin Heritage Foundation Casino Night Fundraiser at 5:00 p.m.
- October 18, 2024 Blood Drive City Hall 7:00 a.m. to 4:00 p.m.
- October 19, 2024 Fish Fry at the Fire Department 4:30 p.m. to 7:30 p.m.
- October 24, 2024 City Council meeting at 5:30 p.m.
- October 24-25, 2024 Library Haunted House TBD

F) PUBLIC COMMENT

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

G) WORKSHOP

1. Discuss the creation of a Youth Council Advisory Board.
2. Discuss the option to increase solicitor's fees and fines.
3. Discuss the Strategic Plan

H) CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

1. Consider approving City Council meeting minutes dated August 22, 2024; and take appropriate action.
2. Consider approving Resolution 706-24 for the negotiated settlement between the Atmos Steering committee and Atmos Energy Corp, Mid-Tex division's 2024 rate review mechanism filings; and take appropriate action.
3. Consider adopting Ordinance 789-24, first reading, authorizing the City of Justin to enter into an Atmos Franchise agreement; and take appropriate action.
4. Consider adopting Ordinance 785-24, second reading, approving 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; and take appropriate action.

5. Consider approving Resolution 707-24 for a final plat for Treeline Phase 1A-1F, generally located south from the intersection of Collingwood Drive and FM 407; and take appropriate action.
6. Consider approving Resolution 708-24 adopting a Strategic Plan; and take appropriate action.

I) ITEMS PULLED FROM CONSENT AGENDA

J) PUBLIC HEARING(S)

1. Conduct a Public Hearing on the FY 2024-2025 Budget.
2. Conduct a Public Hearing on a proposed tax rate of \$0.622851 per \$100 of taxable value.
"A tax rate of \$0.622851 per \$100 valuation has been proposed for adoption by the governing body of the City of Justin. This rate exceeds the no new revenue tax rate and the voter approval tax rate but does not exceed the de minimis rate for the city of Justin, Texas for the fiscal year beginning October 1, 2024, and ending September 30, 2025."

K) ACTION ITEMS

1. Consider adopting Ordinance 787-24 approving the FY 2024-2025 City of Justin Municipal Budget; and take appropriate action.

"A tax rate of \$0.622851 per \$100 valuation has been proposed for adoption by the governing body of the City of Justin. This rate exceeds the no new revenue tax rate and the voter approval tax rate but does not exceed the de minimis rate for the City of Justin, Texas for the fiscal year beginning October 1, 2024, and ending September 30, 2025."
2. Consider and take appropriate action to approve Ordinance 788-24 to adopt a tax rate of \$0.622851 per \$100 valuation, which is made up of a rate of \$0.545596 per \$100 valuation for Maintenance and Operations; and a rate of \$0.077255 per \$100 valuation for servicing currently outstanding Debt.

L) MAYOR'S RECAP

M) FUTURE AGENDA ITEMS

N) ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 9/5/24 by 3:45 p.m., at least 72 hours preceding the scheduled meeting time.

Amy Piukana

Amy Piukana, TRMC, City Secretary



JUSTIN
— 1887 —

PROCLAMATION



LIVE UNITED MONTH

WHEREAS, The United Way of Denton County mobilizes communities like City of Justin to action so all can thrive; and

WHEREAS, by working together with donors, supporters, and collaborators across Denton County, United Way of Denton County creates opportunities to expand education, promote economic mobility, improve health & mental health, and provide basic needs for over 53,000 County residents annually; and

WHEREAS, United Way of Denton County leads the effort with a network of nonprofits, governments, businesses, and donors to respond to our neighbor's immediate needs and seek out better solutions for larger community-wide issues; and

NOW, THEREFORE, BE IT PROCLAIMED THAT: I, James Clark, Mayor of Justin do hereby declare **September 2024 LIVE UNITED Month** and proudly join United Way of Denton County in calling on all residents of Justin to Give to One to Impact Many as we act to LIVE UNITED for a better Denton County for all of us.

Proclaimed this 12th day of
September 2024.

James Clark, Mayor



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (WORKSHOP)

Title: Discuss the creation of a Youth Council Advisory Board.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Background:

This item has been placed on the agenda by request of Council Member Linenkugel.

City Attorney Review: No

Attachments:

None



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (WORKSHOP)

Title: Discuss the option to increase solicitor's fees and fines.

Department: Administration

Contact:

Recommendation:

Background:

This item has been placed on the agenda by Mayor Pro Tem St. Claire.

City Attorney Review:

Attachments:

None

2024 Strategic Plan



JUSTIN
— 1887 —

City of Justin
415 N. College Ave. Justin, TX 76247
www.cityofjustin.com
(940) 648-2541

Message from the Mayor

Our small town is experiencing unprecedented growth, and strategic planning is the key to harnessing its potential to enhance our quality of life. As your mayor, I am committed to fostering a strategic vision that accommodates this growth while preserving the unique character of our community.

In a small town like ours, where every face is a familiar one and every story is intertwined, the importance of strategic planning cannot be overstated. It is the compass that will guide us through the challenges, celebrate our successes, and shape the legacy we leave for generations to come. Strategic planning is not just about setting goals; it's about envisioning the kind of town we want to live in and crafting a roadmap to get there. It's about making thoughtful decisions today that will positively impact our tomorrow.

First and foremost, we must recognize the strengths that make us who we are. Our shared history, our cultural richness, and the strong sense of community – these are our assets. Strategic planning will help us leverage these strengths to attract opportunities for growth and development.

But let us also acknowledge our challenges. Whether it be economic fluctuations, environmental concerns, or social issues, strategic planning enables us to address these challenges head-on. By identifying our vulnerabilities, we can implement measures that enhance our resilience and ensure the sustained well-being of our residents.

In this era of rapid change, we must be proactive rather than reactive. Strategic planning empowers us to anticipate trends, adapt to new technologies, and position ourselves for success. It's about investing in the right infrastructure, supporting local businesses, and creating an environment where innovation can thrive.

In closing, our small town is not defined by its size but by the strength of its people and their shared vision. Through strategic planning, grounded in community engagement, we will shape a future where our community flourishes, and the bonds that unite us grow even stronger.

Thank you for your trust, your commitment, and your dedication to the well-being of our small town. Together, let us write the next chapter of our story, a chapter filled with progress, unity, and prosperity.

Warmest Regards,

A handwritten signature in black ink that reads "James Clark". The script is fluid and cursive, with the first letters of each name being capitalized and prominent.

Mayor James Clark

Leadership & Governance

CITY COUNCIL



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**PLACE 6
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LEADERSHIP STAFF

Jarrold Greenwood, City Manager
Abbey Reece, Assistant City Manager
Amy Piukana, City Secretary
Janet Holden, Human Resources Director
Brian Frieda, Chief of Police
Matthew Mitchell, Fire Chief
Micheal Turner, Assistant Fire Chief
Josh Armstrong, Finance Director

Lesa Keith, Library & Court Director
Josh Little, Public Works Director
Matthew Cyr, Development & Economic Development Director
Krystal Gonzalez, Communications Manager
Richard Selmi, Utility Billing Supervisor

Mission, Vision & Values

VISION

The City of Justin is a proud hometown that honors community, heritage, and progress.

MISSION

The City of Justin is committed to serving its community by managing growth, building trust, and improving the quality of life for our residents.



CORE VALUES

CULTURE

Preserve the historic, Small-town, and family friendly quality of life while progressing as a vibrant and lively city.

COMMUNITY

Improve our community- based engagement by welcoming our diversity of residents and businesses.

IDENTITY

Capitalize on our unique location by managing growth, adequately planning infrastructure and building on our unique identity.

What is a Strategic Plan?

A strategic plan is a comprehensive roadmap outlining the City's Vision, Mission, Values, Goals and Objectives for its development and growth over a defined period, typically spanning several years. This plan serves as a guiding framework to prioritize initiatives, allocate resources effectively, and address key challenges or opportunities within the community. It encompasses various aspects such as infrastructure development, economic growth, environmental sustainability, social services, and governance improvements. By engaging stakeholders, analyzing data, and considering long-term trends, Cities can formulate strategies to enhance quality of life, foster economic prosperity, and ensure the well-being of residents while advancing the overall prosperity of the community.



Developing Our Strategic Plan

Council and staff conducted Strategic Planning Workshops on January 11, 2024, February 15, 2024, and March 7, 2024.

- **January 11, 2024 Workshop:** Council recapped their work from the Council Orientation Workshop in July 2023 that included revisiting the Mission, Vision, Values, and Core Values.
- **February 15, 2024 Workshop:** Council finalized the Mission, Vision, and Values. Council also created a revised set of Strategic Pillars: Excellence in Operations; Community Relationships; Sustainable Growth and Economic Development; and Quality of Life. Strategic Objectives and Strategic Results were also identified during this Workshop.
- **March 7, 2024 Workshop:** Council reviewed Performance Measures, the draft Balanced Scorecard Strategy Map, and identified 14 Strategic Initiatives that will guide Council and staff's area of focus over the next 12 to 18 months:

1. Strategic Communication Plan
2. PROS Plan
3. Fire Transition Plan
4. Emergency Response Plan
5. Employee Compensation Plan
6. Quarterly Town Halls
7. Financial Transparency
8. Resident Survey
9. Water/Wastewater Masterplan
10. 5 Year personnel plan/facility/equipment plan
11. Council/Board leadership training
12. EDC Strategic Plan implementation
13. Tie Budget back to Strategic Plan
14. Event Masterplan

Strategic Pillars & Objectives

The City of Justin's Strategic Pillars are the fundamental areas or elements upon which the organization's strategic plan was built. They serve as the foundational components that provide clarity, and direction and guide decision-making, resource allocation, and goal-setting. They represent the key focus areas that we need to address to achieve our overarching goals and objectives.

Strategic Objectives are the actions the Council identified that we must implement into our daily activities to see improvement in our strategies. They break down abstract concepts like Mission and Vision into actionable steps.

Strategic Initiatives

Strategic Initiatives are programs or projects that turn strategy into operational terms and actionable items, provide an analytical underpinning for decisions, and provide a structured way to prioritize projects according to strategic impact. Strategic Initiatives answer the question, 'What strategic projects must we implement to meet our Strategic Objectives?'

1. Excellence in Operations

Staff operates in timely, accurate, cost-effective manner as we set the standard for exceptional municipal services delivery.

OBJECTIVES:

- Improve Infrastructure
- Improve communication
 - Enhance City Hall Transparency
- Increase training & evaluation for staff
- Reduce operation costs
- Increase customer satisfaction
 - High value customer service
- Enhance every resident's "Justin experience"

INITIATIVES:

- Strategic Communication Plan
- Employee Compensation Plan
- Tie Budget back to Strategic Plan
- Financial Transparency
- 5 Year Personnel, Equipment, and Facilities Plan
- Council & Board Leadership Training

Excellence in Operations - Initiatives

STRATEGIC COMMUNICATIONS PLAN

GOAL: FALL 2024

A strategic communications plan is a detailed roadmap that outlines how an organization will effectively communicate its messages to its target audiences. It's a proactive approach to managing and shaping perceptions, building relationships, and achieving specific communication goals.

EMPLOYEE COMPENSATION PLAN

GOAL: FY 24/25 BUDGET
IMPLEMENTATION

A municipal employee compensation plan is a structured framework that outlines the salary, benefits, and other forms of compensation provided to employees working for a municipality or local government. It is designed to attract and retain talented individuals, motivate employees, and ensure fair and equitable treatment across the workforce.

During the December 14, 2023 Regular Council Meeting, staff presented a Compensation Plan that included a list of 10 cities that were benchmarked.

Key aspects of employee compensation in city government include:

Salary Structure: Define the salary structure for different job classifications or positions within the municipality. This may include salary ranges, pay grades, and steps within each grade based on factors such as job responsibilities, qualifications, and experience.

Base Salary: Specify the base salary or hourly wage for each position, taking into account factors such as market competitiveness, cost of living, and budgetary constraints. Base salaries may be determined through job evaluations, salary surveys, or collective bargaining agreements.

Merit Increases: Outline policies and criteria for awarding merit-based salary increases to employees based on performance evaluations, achievements, and contributions to the organization. Merit increases are typically given on an annual basis to recognize and reward exceptional performance.

Benefits Package: Detail the benefits package offered to municipal employees, including health insurance, retirement plans (such as pension or 401(k)), paid time off (vacation, sick leave, holidays), life insurance, disability insurance, and other perks or incentives.

Excellence in Operations - Initiatives

EMPLOYEE COMPENSATION PLAN (CONT.)

Employee Assistance Programs (EAPs): Describe any employee assistance programs or services provided to support the well-being and productivity of employees, such as counseling services, wellness programs, or financial planning assistance.

Flexible Spending Accounts (FSAs): If applicable, explain any flexible spending account options available to employees for healthcare expenses, dependent care expenses, or other eligible expenses.

Tuition Reimbursement: Outline policies and procedures for reimbursing employees for education and training expenses incurred for job-related courses or degree programs.

Overtime and Compensatory Time: Specify rules and regulations governing overtime pay, compensatory time off, and other forms of additional compensation for work performed beyond regular hours.

Performance Incentives: Describe any performance-based incentive programs or bonuses offered to employees for achieving specific goals, targets, or performance metrics.

Salary Administration: Establish procedures for administering and managing employee salaries, including salary adjustments, promotions, demotions, and transfers within the organization.

Compliance with Laws and Regulations: Ensure that the compensation plan complies with all relevant federal, state, and local laws, regulations, and labor standards, including minimum wage laws, overtime regulations, and equal employment opportunity (EEO) requirements.

Communication and Transparency: Communicate the compensation plan to employees in a clear and transparent manner, providing information about salary structures, benefit options, eligibility criteria, and any changes or updates to the plan.

By implementing a well-designed municipal employee compensation plan, local governments can attract and retain qualified employees, foster a positive work environment, and effectively manage personnel costs while delivering essential services to the community.

Excellence in Operations - Initiatives

**GOAL: FY 24/25 BUDGET
IMPLEMENTATION**

TIE BUDGET BACK TO STRATEGIC PLAN

Tying a city's budget to its strategic plan involves aligning financial resources with the priorities, goals, and objectives outlined in the strategic plan. This integration ensures that budgetary decisions support the city's overarching vision and strategic priorities, enabling effective implementation of key initiatives and allocation of resources to areas of greatest impact. Here's how cities typically achieve this alignment:

By integrating the budget with the strategic plan, cities ensure that financial resources are directed toward initiatives that support the city's long-term vision and strategic objectives. This alignment enhances transparency, accountability, and effectiveness in municipal governance, enabling cities to achieve their desired outcomes and deliver value to residents and stakeholders

FINANCIAL TRANSPARENCY

Quarterly financial reports provided by city staff to the City Council are detailed documents that summarize the financial performance and status of the City for a specific three-month period. These reports are crucial for maintaining financial transparency, accountability, and informed decision-making within the municipal government.

By providing these comprehensive quarterly financial reports, city staff help ensure that the city council has the necessary information to make informed financial decisions, oversee the city's fiscal health, and ensure accountability to the public.

Excellence in Operations - Initiatives

QUARTERLY FINANCIAL REPORTS (CONT.)

Key components of quarterly financial reports typically include:

Executive Summary: An overview of the key financial highlights and significant events that occurred during the quarter. This section provides a snapshot of the city's financial health and any major issues that need attention.

Revenue Analysis: Detailed information on the city's revenue sources, including property taxes, sales taxes, fees, grants, and other income. This section compares actual revenue collected during the quarter against budget projections and previous periods.

Expenditure Analysis: A breakdown of the city's expenditures by department, program, or category. This includes operating expenses, personnel costs, capital expenditures, and any other significant spending. Comparisons are made against the budget and prior periods to assess spending trends.

Budget vs. Actual Comparison: A comparison of actual revenues and expenditures to the approved budget for the quarter and year-to-date. This helps identify variances and areas where the city is over or under budget.

Debt Report: Information on the city's outstanding debt, including principal and interest payments made during the quarter, new debt issuances, and any changes in debt levels. This section may also include debt ratios and compliance with debt covenants.

Excellence in Operations - Initiatives

QUARTERLY FINANCIAL REPORTS (CONT.)

Financial Ratios and Indicators: Key financial ratios and indicators that provide insights into the city's financial performance and condition, such as the current ratio, debt service coverage ratio, and fund balance as a percentage of expenditures.

Narrative Explanations: Explanations and analyses of any significant variances, trends, or issues highlighted in the financial data. This helps council members understand the context and reasons behind the numbers.

Recommendations: Recommendations from city staff for any actions or adjustments needed based on the financial performance and projections. This could include budget amendments, policy changes, or other strategic decisions.

Excellence in Operations - Initiatives

5 YEAR PERSONNEL PLAN/ FACILITY/EQUIPMENT PLAN **GOAL: FY 24/25**

A 5-year personnel plan is a strategic document that outlines the goals, strategies, and actions related to human resources and workforce development within an organization over five years. For a municipality, this plan ensures that the city government has the right number of skilled employees in the right positions to effectively serve the community and achieve strategic objectives. Below are the key components typically included in a 5-year personnel plan:

By developing and implementing a 5-year personnel plan, a municipality can proactively manage its workforce to meet future challenges, support strategic goals, and provide high-quality services to the community.

COUNCIL & BOARD LEADERSHIP TRAINING

IN PROGRESS

A Council/Board Leadership Training Plan is designed to equip elected officials or board members with the knowledge, skills, and tools necessary to effectively govern and lead their municipality or organization. This plan ensures that council or board members understand their roles, responsibilities, and the key issues facing their community, and are prepared to make informed decisions.

By implementing a comprehensive Council/Board Leadership Training Plan, municipalities can ensure their leaders are well-prepared to govern effectively, make informed decisions, and lead their communities toward a prosperous future.

2. Community Relationships

Guarding the small-town heart and heritage of our city while embracing the robust future we share here and with our North Texas neighbors.

OBJECTIVES:

- Preserve & cultivate hometown culture
- Enhance the city's image
- Refresh branding, styling, symbols, traditions
- Increase resident satisfaction
- Expand opportunities for families to connect
- Strengthen community-wide events and festivals

INITIATIVES:

- Quarterly Town Halls
- Resident Survey
- Events Masterplan

Community Relationships- Initiatives

QUARTERLY TOWN HALLS

IN PROGRESS

Town Halls in the context of city government typically refer to public meetings or forums where residents have the opportunity to engage with elected officials and municipal leaders to discuss issues, share feedback, ask questions, and provide input on matters of local concern. These meetings are often held in a town hall, community center, a resident's house and are open to all members of the community that are within the particular area where the town hall is being held.

Overall, town halls play a vital role in fostering communication, collaboration, and trust between city government and residents. By facilitating meaningful dialogue and citizen engagement, town halls contribute to the strength and vibrancy of local democracy.

The City of Justin will be divided into 4 areas:

1. East of FM 156
2. Old Town
3. South of FM 407
4. Timberbrook

Key aspects of town halls in city government include:

Open Forum: Town halls provide an open forum for residents to express their opinions, concerns, and suggestions directly to city officials. This direct interaction promotes transparency, accountability, and civic engagement.

Information Sharing: City officials may use town hall meetings to share updates on projects, initiatives, policies, and programs relevant to the community. This helps keep residents informed about important developments and decisions affecting their city.

Q&A Sessions: Town halls often include question-and-answer sessions where residents can pose questions to city officials and receive direct responses. This allows for clarification on issues of interest and fosters dialogue between residents and government representatives.

Community Feedback: Town halls provide an opportunity for city officials to gather feedback from residents on various issues, such as infrastructure projects, public services, zoning regulations, budget priorities, and quality of life concerns. This input can inform decision-making and policy development.

Community Relationships- Initiatives

QUARTERLY TOWN HALLS (cont.)

Problem-Solving: Residents may raise specific concerns or problems during town hall meetings, and city officials may work to address these issues by providing information, offering solutions, or directing residents to appropriate resources or services.

Engagement and Participation: Town halls encourage civic engagement and community participation by providing a platform for residents to voice their opinions, ask questions, and contribute to the democratic process. By actively involving residents in local governance, town halls help build a sense of ownership and investment in the community.

RESIDENT SURVEY

IN PROGRESS

Resident surveys conducted by cities are tools used to gather feedback and insights from the community on various aspects of city services, policies, and overall quality of life. These surveys are crucial for understanding the needs, preferences, and concerns of residents, which can help inform decision-making and improve municipal services.

Resident surveys are valuable tools for fostering civic engagement, enhancing transparency, and building trust between city government and the community. By actively seeking and responding to residents' feedback, cities can create more effective, efficient, and responsive services that better meet the needs of their

Key aspects and components of resident surveys include:

Purpose and Objectives: Clearly defined goals for the survey, such as assessing satisfaction with city services, identifying community priorities, gathering input on specific projects or policies, and measuring residents' quality of life.

Survey Design: The development of a questionnaire that includes a mix of quantitative and qualitative questions. Questions may cover a range of topics, including Satisfaction with public services (e.g., police, fire, sanitation, public transportation); Quality of local amenities (e.g., parks, libraries, community centers); Perceptions of safety and security; Infrastructure and maintenance concerns (e.g., roads, sidewalks, street lighting); Public health and environmental issues; Communication and transparency of local government; Demographic information to analyze responses by different population segments.

Community Relationships- Initiatives

RESIDENT SURVEY (cont.)

Methodology: The approach used to distribute and collect the survey responses. This can include various methods such as Online surveys via email or the city's website; Paper surveys mailed to residents or available at public locations; and Telephone surveys conducted by call centers; In-person surveys at community events or public places.; Social media platforms to reach a broader audience.

Sampling and Distribution: Ensuring a representative sample of the community is surveyed to gather diverse and comprehensive feedback. This may involve stratified sampling to include different neighborhoods, age groups, and socioeconomic backgrounds.

Data Collection and Analysis: Collecting survey responses and analyzing the data to identify trends, patterns, and key findings. Statistical analysis may be used to understand the significance of the results and to compare data across different demographic groups

Reporting Results: Presenting the findings in a clear and accessible format. This may include Summary reports highlighting key findings and insights; Detailed reports with data tables, charts, and graphs.; Presentations to city officials, stakeholders, and the public; Executive summaries for quick reference by decision-makers

Actionable Insights: Using the survey results to inform policy decisions, improve city services, and address residents' concerns. This may involve Developing action plans to address identified issues; Allocating resources to areas with the greatest need; Enhancing communication strategies based on feedback; Setting priorities for future projects and initiatives.

Follow-up and Continuous Improvement: Conducting follow-up surveys or regular surveys to track changes over time and measure the impact of implemented actions. This helps the city to continuously improve and stay responsive to the evolving needs of its residents.

Resident surveys are valuable tools for fostering civic engagement, enhancing transparency, and building trust between city government and the community. By actively seeking and responding to residents' feedback, cities can create more effective, efficient, and responsive services that better meet the needs of their populations.

Community Relationships- Initiatives

EVENTS MASTERPLAN

GOAL: SUMMER 2025

A city's event master plan is a comprehensive strategic document that outlines the goals, objectives, and detailed strategies for organizing and executing various events and activities within the municipality. It serves as a roadmap for event planners, city officials, and stakeholders involved in the coordination and management of public events. Here are the key components typically included in a city's event master plan:

A city's event master plan serves as a valuable tool for ensuring the successful planning, execution, and evaluation of a diverse range of events and festivals that contribute to the vibrancy and vitality of the community.

3. Sustainable Growth & Economic Development

The historic yet progressive character of Justin is ensured through thoughtful public policy and well-managed development decisions.

OBJECTIVES:

- Understand and support local business needs
- Honor longstanding small businesses
- Increase economic abundance
- Continued infrastructure investments
- Attract/recruit businesses
- Strengthen development agreements/ordinances

INITIATIVES:

- Implementation of the Economic Development Action Plan

Sustainable Growth & Economic Development - Initiatives

EDC STRATEGIC PLAN IMPLEMENTATION

IN PROGRESS

Implementing an Economic Development Corporation (EDC) or Community Development Corporation (CDC) strategic plan involves translating the goals and strategies outlined in the plan into actionable initiatives and projects that drive economic growth, improve community well-being, and achieve long-term sustainability.

By implementing the EDC Strategic Plan and actively engaging stakeholders, an EDC/CDC can effectively implement its strategic plan, achieve its goals, and make a positive impact on economic development and community revitalization efforts.

4. Quality of Life

A safe and vibrant community where our residents can experience a fulfilled life.

OBJECTIVES:

- Emergency Services are valued and trusted
- Water and sanitation services are safe and reliable
- Improve access to parks and trails
- Enhance streets and drainage
 - Enhance signage, lighting, crosswalks, etc.
- Increase investment in parks, trails, and recreation
- Continue to develop public safety resources with growth
- Strengthen Public Arts within the community

INITIATIVES:

- PROS Plan
- Fire Transition Plan
- Emergency Response Plan
- Water/Wastewater Master Plan

Quality of Life - Initiatives

PROS PLAN

GOAL: ADOPTION BY FALL 2024

A Parks, Recreation, and Open Space (PROS) plan is a comprehensive document that outlines the vision, goals, and strategies for the development, enhancement, and management of parks, recreational facilities, and open spaces within a community or municipality.

GOAL: ADOPTION BY COUNCIL AND

FIRE TRANSITION PLAN

FIRE BOARD WINTER 2024/2025

A fire department transition plan is a strategic document that outlines the process for smoothly transitioning leadership, personnel, equipment, and operations within a fire department. This type of plan is typically developed in anticipation of significant changes such as a change in fire chief, restructuring of departmental roles, merging with another department, or implementing new policies or procedures. The goal of a fire department transition plan is to ensure continuity of services, maintain operational effectiveness, and minimize disruptions during periods of change.

EMERGENCY RESPONSE PLAN

GOAL: FALL 2024

An emergency response plan is a comprehensive document that outlines procedures and protocols to be followed in the event of an emergency or disaster. Its purpose is to ensure the safety of individuals, protect property, and minimize the impact of emergencies on the organization or community. Emergency response plans are developed by organizations, businesses, government agencies, and communities to prepare for a wide range of potential hazards, including natural disasters, technological emergencies, public health crises, and security incidents.

Quality of Life - Initiatives

WATER/WASTEWATER PLAN

GOAL: SUMMER 2024

A City Water and Wastewater Master Plan is a comprehensive strategic document that outlines the long-term approach for managing a city's water supply, distribution, treatment, and wastewater collection and treatment systems. The plan is designed to ensure sustainable, reliable, and efficient water and wastewater services to meet current and future needs of the community.

By developing a City Water and Wastewater Master Plan, municipalities can ensure the long-term sustainability, reliability, and efficiency of their water and wastewater services, supporting public health, environmental protection, and economic development.

Performance Measures

Human Resources

Service	Measure	FY 2024-25 Target
Recruitment & Retention	Percentage of employee retention rate	90%
Recruitment & Retention	Salary Compensation Ratio to other cities to be conducted annually	10%

Court

Service	Measure	FY 2024-25 Target
Municipal Prosecution	Percentage of cases set for Court	85%

Performance Measures

Library

Service	Measure	FY 2024-25 Target
Library Materials and Collection Management	Number of library material checked out	
Library Operations and Public Service	Satisfaction rate with library programs	80%

Communications, Outreach, & Marketing

Service	Measure	FY 2024-25 Target
Communications, Outreach, and Marketing	Percentage increase engagement with City of Justin social media content	20%
Communications, Outreach, and Marketing	Percentage increase of electronic notification subscribers	20%
Communications, Outreach, and Marketing	Percentage increase of attendance at city events year over year	10%

Performance Measures

City Administration

Service	Measure	FY 2024-25 Target
Administrative Support for the Mayor and City Council	Hours of professional development for Mayor and City Council staff	30 hours
EDC	Percentage of occupied commercial SF	85%
Staff Support	Percentage of staff that would recommend Justin as a place to work	60%
Resident Support	Percentage of respondents who rate Justin as a good/excellent place to live	75%

Performance Measures

Utility Billing

Service	Measure	FY 2024-25 Target
Performance, Innovation, and Strategy	Percentage on Eye on Water Registered Users.	90%
Performance, Innovation, and Strategy	Percent increase of on time water bill payments	95%
Operational	Percent of water sold vs water purchased.	90%

Fire

Service	Measure	FY 2024-25 Target
Professional Development	Number of officer development courses attendance	
Quality Assurance	Resident Survey Satisfaction Index	95%
Quality Assurance	Percentage of calls within the NFPA response time standard	90%

Performance Measures

City Secretary's Office

Service	Measure	FY 2024-25 Target
Public Information	Number of open records requests completed in compliance with the Public Information Act (PIA)	100%
City Council Compliance	Percentage of City Council agendas posted in compliance with Open Meetings Act (OMA)	100%
Elections	Conducted City Elections in compliance with the Secretary of State Requirements	100%
Minutes	Council Minutes completed in a timely manner in compliance with the City Charter	95%

Performance Measures

Development Services

Service	Measure	FY 2024-25 Target
Planning	Percentage of development reviews completed within 15 business days	90%
Building Inspections and Reviews	Percentage of requested inspections completed within 1 business day	100%
Code Compliance	Compliance Rate without Enforcement action	90%

Performance Measures

Police

Service	Measure	FY 2024-25 Target
Operational	Percentage of priority calls that are responded to in less than 5 minutes.	85%
Operational	Percentage of response 911 calls that are responded to in less than 300 seconds.	65%
Operational	Offenses per 1000 residents	%
Outreach	Resident Survey Index Rating	82%

Performance Measures

Public Works

Service	Measure	FY 2024-25 Target
Parks	Percentage of time preparing ball fields for use.	18%
Parks	Percentage of time maintaining parks.	12%
Wastewater	Percentage of completed weekly TCEQ required wastewater labs	100%
Wastewater	Percentage of water quality samples in compliance with state and federal requirements.	100%

Performance Measures

Finance

Service	Measure	FY 2024-25 Target
Accounts Payable	Percentage of invoices paid within 30 days.	95%
Investments	Number of Quarterly Investment Reports produced annually within 30 days after receiving final quarterly statement.	4
Investments	Percentage of budget variance.	95%



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (CONSENT AGENDA)

Title: Consider approving City Council meeting minutes dated August 22, 2024; and take appropriate action.

Department: Administration

Contact:

Recommendation:

Background:

City Attorney Review: No

Attachments:

1. CCM 8.22.24

Alyssa Linenkugel, Place 1
Tomas Mendoza, Place 2
John Mounce, Place 3



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

James Clark, Mayor

MINUTES

**State of Texas
County of Denton
City of Justin**

Justin City Council Regular Session Meeting - August 22, 2024

A) CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

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

Present

Mayor James Clark, Mayor Pro Tem Shelby St. Claire, Council Member Alyssa Linenkugel, Council Member John Mounce, Council Member Tomas Mendoza, Council Member James Castle, Council Member Daniel Dennis

City Staff: City Manager, Jarrod Greenwood, Assistant City Manager, Abbey Reece, City Secretary, Amy Piukana, Human Resource Director Janet Holden, Public Works Director, Josh Little, Finance Director Josh Armstrong, and City Attorney, Matthew Boyle.

With a quorum of members present, Mayor Clark called the meeting to order at 5:31 p.m.

Pastor Scott Allen of Gateway Church led the invocation. Mayor Clark led the Pledge of Allegiance and Pledge to the Texas Flag.

B) CEREMONIAL ITEM

1. Presentation of the Building Official Association of Texas (BOAT) Awards recognizing Director of Development Services and Economic Development Matthew Cyr for receiving the Public Official of the Year Award and Code Enforcement Officer Wes Fanning for receiving the Code Officer of the Year Award.

Mayor Clark presented the Building Official Association Award for Code Enforcement Officer of the Year to Wes Fanning and Public Official of the Year Award to Matthew Cyr, Development Services Director.

C) 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.

City Attorney Matthew Boyle announced the City Council will recess into closed executive session at 5:41 p.m. The City Council reconvened at 6:42 p.m.

- Under Section 551.071, to conduct a private consultation with the City Attorney regarding:
 1. Danheim Complaint Against the City of Justin; PUCT Docket No. 53836
 2. Petition of Town of Northlake and City of Justin; PUCT Docket No. 54243
 3. Range Creek Developers Agreement
 4. Trafford Terrace Developers Agreement
 5. Oncor Transmission Line
 6. Treeline Development
 7. Talcorp II, L.P. Developers Agreement

D) PUBLIC COMMENT

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

Resident Kenneth Harbin, 431 Chisholm expressed concerns regarding Resolution 689-24, no option for voter petition, tax rate and notice provided.

E) CONSENT AGENDA

Any Council Member may request an item on the Consent Agenda to be taken up for individual consideration.

Motion made by Council Member Mounce approved all Consent Agenda Items as presented. Motion seconded by Council Member Linenkugel. Motion approved unanimously.

1. Consider approving City Council minutes dated August 8, 2024; and take appropriate action.
2. Consider adopting Ordinance 784-24, second reading to approve a budget amendment for the Economic Development Corporation; and take appropriate action.
3. Consider approving Resolution 704-24 amending the Master Fee Schedule; and take appropriate action.
4. Consider adopting Ordinance 786-24, first reading, to adopt the Water and Wastewater Master Plan; and consider taking appropriate action.

F) ITEMS PULLED FROM CONSENT AGENDA

No items were pulled.

G) PUBLIC HEARING

1. Conduct a Public Hearing and consider adopting Ordinance 785-24 approving 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; and take appropriate action. *(This item was tabled from the August 8, 2024 City Council meeting.)*

Director of Development Services Matt Cyr briefed City Council regarding this item.

Developer Troy Stuart briefed City Council regarding the project.

The City Council discussed solar lighting path, quality of lighting, length of time to complete the project, having two separate Homeowner's Associations (HOA's) verses one HOA, staff recommendation, drainage channel, and the realignment of 407.

After discussion, Mayor Clark opened the Public Hearing. There being no one present to speak, the Mayor closed the Public Hearing. A motion was made by Council Member Mounce to approve Ordinance 785-24, as presented. Motion seconded by Mayor Pro Tem St. Claire. Motion approved unanimously.

H) ACTION ITEMS

1. Consider approving Resolution 703-24 authorizing an agreement with FGMArchitects to conduct a Needs Assessment and/or Facility Study for the Joe Merle Morris Community Center and Public Works facility; and take appropriate action.

City Manager Jarrod Greenwood briefed the City Council regarding this item.

Council Member Castle asked if the study includes the gym or is it for City Hall. Mr. Greenwood noted the scope would include the entire building to include ADA requirements, energy efficiencies, hazardous material review, roof, windows, HVAC balancing, and bringing the building up to code.

The City Council discussed bringing the building up to code, accessibility, age of building, bid and process for request of proposals, security, parking and costs associated with bringing the building up to compliance.

After discussion, a motion was made by Council Member Castle to approve Resolution 703-24, as presented. Motion seconded by Council Member Mounce. Motion approved unanimously.

I) BUDGET WORKSHOP

Mayor Clark introduced Tax Attorney Mr. Greg Sawko of Sawko and Bureau Law Firm, who provided an overview of the Notice of Tax Rate and Petitions.

In summary, Mr. Sawko stated based on the review of statutory references, he finds that the contents

of the Notice provided by the City of Justin in compliance with the Texas Tax Code. He reviewed the Applicability to Petition and explained there is no right to petition since the adopted rate is less than the Special District Voter Approval Rate.

The City Council discussed compliance and whether the City met all requirements, the proposed tax rate, maximum tax rate, citizen petition options, and the ceiling rate.

Council Member Mounce requested the minutes reflect, that residents (*Mr. Kenneth Harbin and Mr. Joey Russo*) who were present during citizen comments with concerns regarding the tax rate left the meeting prior to the discussion.

City Manager Jarrod Greenwood and Assistant City Manager Abbey Reece provided a budget presentation on the proposed budget.

The City Council discussed the audit process, staff salary, succession planning, retention, services, fees, water rate, utility fund, residential growth, requests from the Police Department regarding body cameras, equipment costs, officer uniforms. (*Western felt hats*).

Council Member Castle requested the City Manager review and provide an explanation of all requested positions. The City Council discussed service level adjustments, the need to identify one-time costs versus ongoing costs when items come before the City Council.

Mayor Clark noted we need to provide direction to staff.

Council Member Castle recommended cutting \$150k off the budget, Council Member Dennis suggested a \$240k reduction, Mayor Pro Tem St. Claire suggested finding a middle ground, noting he prefers a \$50k budget reduction. Council Member Linenkugel, Council Member Mendoza and Council Member Mounce all agreed they support the budget, as presented. Mayor Clark suggested utilizing savings by delaying new hires until July to help offset the budget.

J) MAYOR'S RECAP

Mayor Clark provided a meeting recap.

K) FUTURE AGENDA ITEMS

There were no future agenda items discussed.

L) ADJOURN

There being no further business, Mayor Clark adjourned the meeting at 11:18 p.m.

Signed by: _____
James Clark, Mayor

Amy Piukana
Amy Piukana, TRMC, City Secretary

Seal:



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (CONSENT AGENDA)

Title: Consider approving Resolution 706-24 for the negotiated settlement between the Atmos Steering committee and Atmos Energy Corp, Mid-Tex division's 2024 rate review mechanism filings; and take appropriate action.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approving proposed Resolution

Background:

The proposed Negotiated Settlement Agreement is an action that generally occurs in August or September each year and is presented to Council for approval. The last Settlement Agreement was approved during the August 22, 2023 Regular Council Meeting. The net result of this Agreement is a reduction in the amount gas customers in Justin will pay were it not for this Negotiated Settlement.

Cities have more than 100 years' experience in regulating natural gas rates in Texas. Most municipalities have retained their original jurisdiction over gas utility rates and services within their corporate limits. The Atmos Cities Steering Committee ("ACSC") is composed of municipalities, including Justin, in the service area of Atmos Energy Corporation, Mid-Tex Division regardless of whether original jurisdiction has been retained. Atmos is a monopoly public utility provider of natural gas. Because Atmos has no competitors, regulation of the rates it charges its customers in the only way that cities can ensure that natural gas rates are equitable and competitive. Working as a coalition, via the Atmos Cities Steering Committee, to review the rates charged by Atmos allows cities to accomplish more collectively than each municipality could do acting alone.

Justin, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent

iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2024, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2023, entitled it to additional system-wide revenues of \$196.8 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$182.5 million, \$132.6 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$149.6 million instead of the claimed \$182.5 million.

After several settlement meetings, the parties have agreed to settle the case for \$164.7 million. This is a reduction of \$32.1 million to the Company’s initial request. This includes payment of ACSC’s expenses. The Effective Date for new rates is October 1, 2024. ACSC members should take action approving the Resolution/Ordinance before September 30, 2024.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate \$164.7 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos’ Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$5.52 on a monthly basis, or 6.84%. The increase for average commercial usage will be \$13.39 or 3.44%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC’S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission’s review of annual GRIP filings or allow recovery of Cities’ rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC’s view, the GRIP process unfairly raises customers’ rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. **When new rates become effective on October 1, 2024, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates.**

Comparison to Other Mid-Tex Rates (Residential)

	<u>Average Bill</u>	<u>Compared to RRM Cities</u>
RRM Cities:	\$48.19	-

DARR:	\$54.30	\$6.11
ATM Cities:	\$49.59	\$1.40
Environs:	\$49.53	\$1.34

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$164.7 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution.
8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution. This section further directs that the remaining provisions of the Resolution are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature’s GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process.

Given Atmos Mid-Tex’s claim that its historic cost of service should entitle it to recover \$196.8 million in additional system-wide revenues, the RRM settlement at \$164.7 million for ACSC members reflects substantial savings to ACSC cities. Settlement at \$164.7 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before September 30, 2024. New rates become effective October 1, 2024.

City Attorney Review: Yes

Attachments:

1. RESOLUTION 706-24 Atmos Mid-Tex 2024 RRM Settlement

2. Attachment 1_ CY23 MTX RRM - Tariffs
3. Attachment 2_ CY23 MTX RRM - Pension Benchmark
4. CY23 MTX RRM - Average Bill

RESOLUTION NO. 706-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the City of Justin, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2024, Atmos Mid-Tex filed its 2024 RRM rate request with ACSC Cities based on a test year ending December 31, 2023; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2024 RRM filing through its Executive Committee, assisted by ACSC’s attorneys and consultants, to resolve issues identified in the Company’s RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$164.7 million on a system-wide basis with an Effective Date of October 1, 2024; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

SECTION 1. That the findings set forth in this Resolution are hereby in all things approved.

SECTION 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$164.7 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2024 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

SECTION 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

SECTION 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$164.7 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

SECTION 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

SECTION 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2024 RRM filing.

SECTION 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

SECTION 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

SECTION 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

SECTION 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2024.

SECTION 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 12TH DAY OF SEPTEMBER 2024.

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 22.95 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 23.00 per month
Commodity Charge – All <u>Ccf</u>	\$0.58974 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 81.75 per month
Rider CEE Surcharge	\$ 0.00 per month ¹
Total Customer Charge	\$ 81.75 per month
Commodity Charge – All Ccf	\$ 0.19033 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.6553 per MMBtu
Next 3,500 MMBtu	\$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1029 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level

For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.6553 per MMBtu
Next 3,500 MMBtu	\$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.1029 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_i = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 10/01/2024	

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	9.52	0.1526	88.98	0.7485
Austin	8.87	0.1343	213.30	0.9142
Dallas	12.38	0.2024	185.59	1.0974
Waco	8.71	0.1219	130.62	0.7190
Wichita Falls	10.20	0.1394	117.78	0.6435

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark -						
	Fiscal Year 2024 Willis Towers Watson Report as adjusted	\$ 1,402,365	\$ (1,146,665)	\$ 2,186,549	\$ (4,070,086)	\$ 278,107	
2	Allocation Factor	45.93%	45.93%	82.00%	82.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 644,172	\$ (526,717)	\$ 1,792,929	\$ (3,337,394)	\$ 278,107	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	\$ 644,172	\$ (526,717)	\$ 1,792,929	\$ (3,337,394)	\$ 278,107	\$ (1,148,903)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	81.70%	81.70%	38.85%	38.85%	11.24%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	\$ 526,315		\$ 696,536			\$ 1,222,851
11	Total Post-Employment Benefit Plan		\$ (430,349)		\$ (1,296,547)		(1,726,896)
12	Total Supplemental Executive Benefit Plan					\$ 31,256	31,256
13	Total (Ln 10 + Ln 11 + Ln 12)	\$ 526,315	\$ (430,349)	\$ 696,536	\$ (1,296,547)	\$ 31,256	\$ (472,789)

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023**

Line No.	Description							Current	Proposed	Change	
										Amount	Percent
	(a)							(b)	(c)	(d)	(e)
1	<u>Rate R @ 42.8 Ccf</u>										
2	Customer charge							\$ 22.25			
3	Consumption charge	42.8	CCF	X	\$	0.48567	=	20.79			
4	Rider GCR Part A	42.8	CCF	X	\$	0.27958	=	11.97			
5	Rider GCR Part B	42.8	CCF	X	\$	0.47494	=	20.33			
6	Subtotal							\$ 75.34			
7	Rider FF & Rider TAX				\$	75.34	X	0.07196	=	5.42	
8	Total							\$ 80.76			
9											
10	Customer charge								\$ 22.95		
11	Consumption charge	42.8	CCF	X	\$	0.58974	=	25.24			
12	Rider GCR Part A	42.8	CCF	X	\$	0.27958	=	11.97			
13	Rider GCR Part B	42.8	CCF	X	\$	0.47494	=	20.33			
14	Subtotal							\$ 80.49			
15	Rider FF & Rider TAX				\$	80.49	X	0.07196	=	5.79	
16	Total							\$ 86.28		\$ 5.52	6.84%
17											

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023**

Line No.	Description	Current	Proposed	Change	
				Amount	Percent
	(a)	(b)	(c)	(d)	(e)
18	<u>Rate C @ 363.6 Ccf</u>				
19	Customer charge	\$ 72.00			
20	Consumption charge 363.6 CCF X \$ 0.18280 =	66.47			
21	Rider GCR Part A 363.6 CCF X \$ 0.27958 =	101.67			
22	Rider GCR Part B 363.6 CCF X \$ 0.33806 =	122.93			
23	Subtotal	\$ 363.07			
24	Rider FF & Rider TAX \$ 363.07 X 0.07196 =	26.13			
25	Total	<u>\$ 389.20</u>			
26					
27	Customer charge		\$ 81.75		
28	Consumption charge 363.6 CCF X \$ 0.19033 =	69.21			
29	Rider GCR Part A 363.6 CCF X \$ 0.27958 =	101.67			
30	Rider GCR Part B 363.6 CCF X \$ 0.33806 =	122.93			
31	Subtotal		\$ 375.56		
32	Rider FF & Rider TAX \$ 375.56 X 0.07196 =		27.03		
33	Total		<u>\$ 402.59</u>	\$ 13.39	3.44%
34					

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023**

Line No.	Description	Current	Proposed	Change	
				Amount	Percent
	(a)	(b)	(c)	(d)	(e)
35	<u>Rate I @ 1335 MMBTU</u>				
36	Customer charge	\$ 1,382.00			
37	Consumption charge 1,335 MMBTU X \$ 0.7484 =	998.94			
38	Consumption charge 0 MMBTU X \$ 0.5963 =	-			
39	Consumption charge 0 MMBTU X \$ 0.2693 =	-			
40	Rider GCR Part A 1,335 MMBTU X \$ 2.7303 =	3,644.33			
41	Rider GCR Part B 1,335 MMBTU X \$ 0.7337 =	979.37			
42	Subtotal	\$ 7,004.64			
43	Rider FF & Rider TAX \$ 7,004.64 X 0.07196 =	504.08			
44	Total	<u>\$ 7,508.72</u>			
45					
46	Customer charge		\$ 1,587.75		
47	Consumption charge 1,335 MMBTU X \$ 0.6553 =		874.67		
48	Consumption charge 0 MMBTU X \$ 0.4799 =		-		
49	Consumption charge 0 MMBTU X \$ 0.1029 =		-		
50	Rider GCR Part A 1,335 MMBTU X \$ 2.7303 =		3,644.33		
51	Rider GCR Part B 1,335 MMBTU X \$ 0.7337 =		979.37		
52	Subtotal		\$ 7,086.12		
53	Rider FF & Rider TAX \$ 7,086.12 X 0.07196 =		509.94		
54	Total		<u>\$ 7,596.06</u>	\$ 87.34	1.16%
55					

**ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023**

Line No.	Description								Change	
									Amount	Percent
	(a)								(d)	(e)
56	<u>Rate T @ 4645 MMBTU</u>									
57	Customer charge						\$	1,382.00		
58	Consumption charge	1,500	MMBTU	X	\$	0.5684	=	852.60		
59	Consumption charge	3,145	MMBTU	X	\$	0.4163	=	1,309.08		
60	Consumption charge	0	MMBTU	X	\$	0.0893	=	-		
61	Rider GCR Part B	4,645	MMBTU	X	\$	0.7337	=	3,407.90		
62	Subtotal							\$ 6,951.58		
63	Rider FF & Rider TAX		\$ 6,951.58	X		0.07196	=	500.26		
64	Total							\$ 7,451.84		
65										
66	Customer charge							\$ 1,587.75		
67	Consumption charge	1,500	MMBTU	X	\$	0.6553	=	982.95		
68	Consumption charge	3,145	MMBTU	X	\$	0.4799	=	1,509.08		
69	Consumption charge	0	MMBTU	X	\$	0.1029	=	-		
70	Rider GCR Part B	4,645	MMBTU	X	\$	0.7337	=	3,407.90		
71	Subtotal							\$ 7,487.68		
72	Rider FF & Rider TAX		\$ 7,487.68	X		0.07196	=	538.84		
73	Total							\$ 8,026.52	\$ 574.68	7.71%



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 3. (CONSENT AGENDA)

Title: Consider adopting Ordinance 789-24, first reading, authorizing the City of Justin to enter into an Atmos Franchise agreement; and take appropriate action.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approval

Background:

The City's current franchise agreement with Atmos, set to expire in December 2024, was approved in 1999 by Ordinance 270 and subsequently amended in 2002 by Ordinance 399. The original 1999 agreement provided a 2% Franchise Fee and the 2002 amendment increased it to 4%.

Staff has worked with our Utility Attorney and General Counsel to negotiate a new municipal franchise agreement with Atmos Energy Corporation, set to take effect on January 1, 2025. This agreement retains Atmos Energy's right to construct, maintain, and operate its pipelines and related equipment within the City's public rights-of-way for the delivery, transportation, and sale of natural gas to residents, businesses, and other entities within the City limits.

Atmos Energy is responsible for the maintenance, operation, and replacement of its facilities within the public rights-of-way. Franchise Agreements outline the responsibilities for minimizing interference with traffic and other public utilities, ensuring timely relocation of facilities when necessary, and covering associated costs, especially in cases where relocation is required by the City for public projects. The agreement also provides a clear structure for resolving any future conflicts and upholds the City's ability to manage its public rights-of-way effectively.

Salient changes:

- A new section that addresses the City's Right of Way Management Ordinance. This is because the City of Justin, like cities throughout the state (and on a national level), updated our ROW Management Ordinances in 1999 in reaction to state legislation which significantly restricted a municipality's ability to regulate a cellular company's ability to install 5G small cell nodes within our ROW. This added language addresses how Atmos will operate in accordance with our ROW Management Ordinance.
-

- The franchise fee has been increased from 4% to 5% and is standard for the new agreements. Atmos Energy will pay the City an annual franchise fee equivalent to 5% of its gross revenues generated from the sale and transportation of natural gas within the City. These payments will be made on or before May 1st each year, beginning in 2025. The agreement stipulates that these fees replace other municipal charges and taxes, excluding ad valorem taxes.
- Defaults and Remedies to cure any default. If Atmos defaults and does not fix the default in the required amount of time, the City has the right to terminate the agreement. However, Atmos would require that termination may only occur after Council holds a public hearing and issues a written decision. This is a common term and is unlikely to come up. There are usually several junctures for working things out before we would ever consider terminating the agreement.
- Term - the proposed Agreement term is 20 years and is a typical franchise agreement term length.

City Attorney Review: Yes

Attachments:

1. Ordinance 789-24 - 2024 Atmos Franchise Agreement

ORDINANCE NO: 789-24

AN ORDINANCE GRANTING TO ATMOS ENERGY CORPORATION, A TEXAS AND VIRGINIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF JUSTIN, DENTON COUNTY, TEXAS, FOR THE TRANSPORTATION, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH SAID CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE PUBLIC RIGHTS-OF-WAYS; AND PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF OTHER FEES AND CHARGES, EXCEPTING AD VALOREM TAXES; AND REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES.

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

SECTION 1. GRANT OF AUTHORITY: The City of Justin, Texas, hereinafter called "City," hereby grants to Atmos Energy Corporation, Mid-Tex Division, hereinafter called "Atmos Energy," its successors and assigns, consent to use and occupy the present and future streets, alleys, highways, public utility easements, public ways and other public places ("Public Rights-of-Way"), for the purpose of laying, maintaining, constructing, protecting, operating, and replacing therein and thereon pipelines and all other appurtenant equipment (the "System") to deliver, transport, and distribute gas in, out of, and through City for persons, firms, and corporations, including all the general public, and to sell gas to persons, firms, and corporations, including all the general public, within the City corporate limits, as such limits may be amended from time to time during the term of this franchise, said consent being granted for a term ending December 31, 2044.

SECTION 2. CONSTRUCTION, MAINTENANCE, OPERATION & RELOCATION OF ATMOS ENERGY FACILITIES:

- A. Atmos Energy shall lay, maintain, construct, operate, and replace its pipes, mains, laterals, and other equipment to minimize interference with traffic, place or cause to be placed appropriate barriers to mark excavations or obstructions, and restore to approximate original condition all Public Rights-of-Way that it may disturb. In determining the location of the facilities of the City and other users of Public Right-of-Way within City, City shall minimize interference with then existing facilities of Atmos Energy and shall require other users of Public Rights-of-Way to minimize interference with existing facilities of Atmos Energy. In the event of a conflict between the location of the proposed facilities of Atmos Energy and the location of the existing facilities of City or other users of Public Rights-of-Way within Public Rights-of-Way that cannot

otherwise be resolved, City or an authorized agent of City shall resolve the conflict and determine the location of the respective facilities within the Public Rights-of-Way.

Atmos Energy's use of the Public Rights-of-Way is subject to Chapter 40 of the City's Code of Ordinances, as amended. Prior to commencing work in the Public Rights-of-Way, Atmos Energy is required to comply with the permitting requirements under Chapter 40, Section 36 of the City's Code of Ordinances, as amended. Atmos Energy or contractors working on behalf of Atmos Energy shall not be required to pay for street cutting, street excavation or other special permits related to excavations in Public Rights-of-Way in connection with Atmos Energy's operations in Public Rights-of-Way. City shall provide Atmos Energy with its annual capital improvements plan as well as any updates or changes as soon as the plan, update, or change becomes available. City shall notify Atmos Energy as soon as reasonably possible of any projects that will affect Atmos Energy's facilities located in the Public Rights-of-Way. When required by City to remove or relocate its mains, laterals, and/or other facilities lying within Public Rights-of-Way, Atmos Energy shall do so as soon as practically possible with respect to the scope of the project. In no event shall Atmos Energy be required to remove or relocate its facilities in less than thirty (30) days from the time notice is given to Atmos Energy by City.

- B. If City, in constructing its sewers, drainage, water lines, streets, or utilities, should request that Atmos Energy remove or relocate its mains, laterals, and other facilities lying within Public Rights-of-Way, Atmos Energy shall do so at its own expense for facilities that are in conflict, unless such work is for the primary purpose of beautification or to accommodate a private developer. Facilities are deemed to be in conflict to the extent that the proposed City facilities are determined by Atmos Energy to be inconsistent with gas distribution industry standard safe operating practices for existing facilities. Atmos Energy shall not be required to relocate facilities to a depth of greater than four (4) feet unless prior agreement is obtained from Atmos Energy.

When Atmos Energy is required by City to remove or relocate its mains, laterals, and other facilities lying within Public Rights-of-Way to accommodate a request by City, and costs of utility removals or relocations are eligible under federal, state, county, local or other programs for reimbursement of costs and expenses incurred by Atmos Energy as a result of such removal or relocation, and such reimbursement is required to be handled through City, Atmos Energy costs and expenses shall be included in any application by City for reimbursement if Atmos Energy submits its cost and expense documentation to City prior to the filing of the application. City

shall provide reasonable written notice to Atmos Energy of the deadline for Atmos Energy to submit documentation of the costs and expenses of such relocation to City. Upon receipt of an amount of reimbursement intended for utility relocations including gas utilities, City shall remit to Atmos Energy, within thirty (30) days of receipt, any portion of such reimbursement specifically designated as a reimbursement of Atmos Energy's costs incurred in the relocation or removal of Atmos Energy's facilities but only after City has been fully reimbursed for its own costs of relocation or removal of utilities and related facilities.

If Atmos Energy is required by City to remove or relocate its mains, laterals, or other facilities lying within Public Rights-of-Way for any reason other than the construction or reconstruction of sewers, drainage, water lines, streets or utilities by City, Atmos Energy shall be entitled to reimbursement from City or others of the cost and expense of such removal or relocation.

- C. When Atmos Energy is required to remove or relocate its mains, laterals or other facilities to accommodate construction by City without reimbursement from City, Atmos Energy shall have the right to seek recovery of relocation costs as provided for in applicable state and/or federal law. Nothing herein shall be construed to prohibit, alter, or modify in any way the right of Atmos Energy to seek or recover a surcharge from customers for the cost of relocation pursuant to applicable state and/or federal law. City shall not oppose recovery of relocation costs when Company is required by City to perform relocation. City shall not require that Company document request for reimbursement as a pre-condition to recovery of such relocation costs.
- D. If City abandons any Public Rights-of-Way in which Atmos Energy has facilities, such abandonment shall be conditioned on Atmos Energy's right to maintain its use of the former Public Right-of-Way and on the obligation of the party to whom the Public Right-of-Way is abandoned to reimburse Atmos Energy for all removal or relocation expenses if Atmos Energy agrees to the removal or relocation of its facilities following abandonment of the Public Right-of-Way. If the party to whom the Public Right-of-Way is abandoned requests Atmos Energy to remove or relocate its facilities and Atmos Energy agrees to such removal or relocation, such removal or relocation shall be done within a reasonable time at the expense of the party requesting the removal or relocation. If relocation cannot practically be made to another Public Right-of-Way, the expense of any right-of-way acquisition shall be considered a relocation expense to be reimbursed by the party requesting the relocation.

SECTION 3. INDEMNITY & INSURANCE: In the event of injury to any person or damage to any property by reason of Atmos Energy's construction, operation, maintenance, or replacement of Atmos Energy's pipeline system within Public Rights-of-Way, Atmos Energy shall indemnify and keep harmless City from any and all liability in connection therewith, except to the extent such injury or damage is attributable to the fault of the City, including, without limitation, the City's negligent or intentional acts or omissions. Company shall, at its sole cost and expense, obtain, maintain, or cause to be maintained, and provide, throughout the term of this Franchise, insurance in the amounts, types and coverages in accordance with the Chapter 40, Section 33 of the City's Code of Ordinances, as amended. Notwithstanding the foregoing, such insurance may be in the form of self-insurance to the extent permitted by applicable law.

SECTION 4. NON-EXCLUSIVE FRANCHISE: The rights, privileges, and franchises granted by this ordinance are not to be considered exclusive, and City hereby expressly reserves the right to grant, at any time, like privileges, rights, and franchises as it may see fit to any other person or corporation for the purpose of transporting, delivering, distributing, or selling gas to and for City and the inhabitants thereof.

SECTION 5. PAYMENTS TO CITY:

- A. Atmos Energy, its successors and assigns, agrees to pay and City agrees to accept, on or before the 1st day of May 2025, and on or before the same day of each succeeding year during the term of this franchise the last payment being made on the 1st day of May 2044, a sum of money which shall be equivalent to five percent (5%) of the Gross Revenues, as defined in 5.B below, received by Atmos Energy during the preceding calendar year.
- B. "Gross Revenues" shall mean:
 - (1) all revenues received by Atmos Energy from the sale of gas to all classes of customers (excluding gas sold to another gas utility in the City for resale to its customers within City) within the City;
 - (2) all revenues received by Atmos Energy from the transportation of gas through the System of Atmos Energy within the City to customers located within the City (excluding any gas transported to another gas utility in City for resale to its customers within City);

- (3) the value of gas transported by Atmos Energy for Transport Customers through the System of Atmos Energy within the City ("Third Party Sales")(excluding the value of any gas transported to another gas utility in City for resale to its customers within City), with the value of such gas to be established by utilizing Atmos Energy's monthly Weighted Average Cost of Gas charged to industrial customers in the Mid-Tex division, as reasonably near the time as the transportation service is performed; and
- (4) "Gross Revenues" shall also include contributions in aid of construction ("CIAC"), revenues billed but not ultimately collected or received by Atmos Energy, and the following "miscellaneous charges": charges to connect, disconnect, or reconnect gas within the City and charges to handle returned checks from consumers within the City and State gross receipts fees
- (5) "Gross Revenues" shall not include:
 - (a) the revenue of any affiliate or subsidiary of Atmos Energy;
 - (b) sales tax and franchise fees paid to the City;
 - (c) interest or investment income earned by Atmos Energy; and
 - (d) monies received from the lease or sale of real or personal property, provided, however, that this exclusion does not apply to the lease of facilities within the City's right of way.

C. The initial payment for the rights and privileges herein provided shall be for the privilege period beginning January 1, 2025 through December 31, 2025, and each succeeding payment shall be for the privilege period of the calendar year in which the payment is made. The franchise fee amounts that are due based on CIAC shall be paid at least once annually on or before April 30 each year based on the total CIAC recorded during the previous calendar year. The initial CIAC payment pursuant to this agreement will be paid on or before April 30, 2026, and will be based on the calendar year January 1 through December 31, 2025. The final CIAC payment under this agreement will be paid on or before April 30, 2045, and will be based on the calendar year January 1 through December 31, 2044.

It is also expressly agreed that the aforesaid payments shall be in lieu of any and all other and additional occupation taxes, easement, franchise taxes or charges (whether levied as an ad valorem, special, or other character of tax or charge), municipal license, permit, and inspection

fees, bonds, street taxes, and street or alley rentals or charges, and all other and additional municipal taxes, charges, levies, fees, and rentals of whatsoever kind and character that City may now impose or hereafter levy and collect from Atmos Energy or Atmos Energy's agents, excepting only the usual general or special ad valorem taxes that City is authorized to levy and impose upon real and personal property. If the City does not have the legal power to agree that the payment of the foregoing sums of money shall be in lieu of taxes, licenses, fees, street or alley rentals or charges, easement or franchise taxes or charges aforesaid, then City agrees that it will apply so much of said sums of money paid as may be necessary to satisfy Atmos Energy's obligations, if any, to pay any such taxes, licenses, charges, fees, rentals, easement or franchise taxes or charges aforesaid.

D. Effect of Other Municipal Franchise Ordinance Fees Accepted and Paid by Atmos Energy

If Atmos Energy should at any time after the effective date of this Ordinance agree to a new municipal franchise ordinance, or renew an existing municipal franchise ordinance, with another municipality in Atmos Energy's Mid-Tex Division, which municipal franchise ordinance determines the franchise fee owed to that municipality for the use of its public rights-of-way in a manner that, if applied to the City, would result in a franchise fee greater than the amount otherwise due City under this Ordinance, then the franchise fee to be paid by Atmos Energy to City pursuant to this Ordinance may, at the election of the City, be increased so that the amount due and to be paid is equal to the amount that would be due and payable to City were the franchise fee provisions of that other franchise ordinance applied to City. The City acknowledges that the exercise of this right is conditioned upon the City's acceptance of all terms and conditions of the other municipal franchise *in toto*. The City may request waiver of certain terms and Company may grant, in its sole reasonable discretion, such waiver.

E. Atmos Energy Franchise Fee Recovery Tariff

- (1) Atmos Energy may file with the City a tariff or tariff amendment(s) to provide for the recovery of the franchise fees under this agreement.
- (2) City agrees that (i) as regulatory authority, it will adopt and approve the ordinance, rates or tariff which provide for 100% recovery of such franchise fees as part of Atmos Energy's rates; (ii) if the City intervenes in any regulatory proceeding before a federal or state agency in which the recovery of Atmos Energy's franchise fees is an issue, the City

will take an affirmative position supporting 100% recovery of such franchise fees by Atmos Energy and; (iii) in the event of an appeal of any such regulatory proceeding in which the City has intervened, the City will take an affirmative position in any such appeals in support of the 100% recovery of such franchise fees by Atmos Energy.

- (3) City agrees that it will take no action, nor cause any other person or entity to take any action, to prohibit the recovery of such franchise fees by Atmos Energy.

- F. Lease of Facilities Within City's Rights-of-Way. Atmos Energy shall have the right to lease, license or otherwise grant to a party other than Atmos Energy the use of its facilities within the City's public rights-of-way provided: (i) Atmos Energy first notifies the City of the name of the lessee, licensee or user; the type of service(s) intended to be provided through the facilities; and the name and telephone number of a contact person associated with such lessee, licensee or user and (ii) Atmos Energy makes the franchise fee payment due on the revenues from such lease pursuant to Section 5 of this Ordinance. This authority to Lease Facilities within City's Rights-of-Way shall not affect any such lessee, licensee or user's obligation, if any, to pay franchise fees.
- G. City shall within thirty (30) days of final approval, give Company notice of annexations and disannexations of territory by the City, which notice shall include a map and addresses, if known. Upon receipt of said notice, Company shall promptly initiate a process to reclassify affected customers into the city limits no later than sixty (60) days after receipt of notice from the City. The annexed areas added to the city limits will be included in future franchise fee payments in accordance with the sales tax effective date of the annexation if notice was timely received from City. Upon request from City, Company will provide documentation to verify that affected customers were appropriately reclassified and included for purposes of calculating franchise fee payments. In no event shall the Company be required to add premises for the purposes of calculating franchise payment prior to the earliest date that the same premises are added for purposes of collecting sales tax.

SECTION 6. DEFAULTS:

Events of Default. The occurrence, at any time during the term of this Franchise, of any one or more of the following events, shall constitute an Event of Default by Atmos Energy under this Franchise:

- A. The failure of Atmos Energy to pay the Franchise Fee on or before the due dates specific herein;
- B. The failure of Atmos Energy to meet the deadlines for removal or relocation required under this

Franchise;

- C. Atmos Energy's substantial breach or violation of any of the material terms contained herein.

The foregoing shall not constitute a breach if the violation occurs without fault of Atmos Energy or occurs as a result of circumstances beyond its control which could not have been avoided as a result of the exercise of reasonable care. The Company shall not be excused by mere economic hardship or by misfeasance or malfeasance of its directors, officers or employees.

Uncured Events of Default.

- A. Upon the occurrence of an Event of Default which can be cured by the immediate payment of money to the City, Atmos Energy shall have thirty (30) calendar days after written notice from City of an occurrence of such Event of Default to cure the same before City may exercise any of its rights or remedies provided under this Franchise.
- B. Upon the occurrence of an Event of Default by Atmos Energy which cannot be cured by the immediate payment of money to the City, Atmos Energy shall have ninety (90) calendar days after written notice from City of an occurrence of such Event of Default to cure the same before City may exercise any of its rights or remedies under this Franchise.
- C. If any Event of Default is not cured within the time period provided herein, such an Event of Default shall, without additional notice, become an Uncured Event of Default, which shall entitle City to exercise the remedies provided in the section below.

SECTION 7. REMEDIES: Upon the occurrence of any Uncured Event of Default as described above, City shall be entitled to exercise any and all of the following cumulative remedies: (1) The commencement of an action against Atmos Energy for monetary damages; (2) the commencement of an action in equity seeking injunctive relief or the specific performance of any of the provisions that, as a matter of equity, are specifically enforceable; (3) the termination of this Franchise. Termination shall be declared only by written decision of the City Council after an appropriate public proceeding whereby Atmos Energy is afforded the full opportunity to be heard and to respond to notice of violation or failure to comply. Atmos Energy may appeal the final decision of the City Council to a court or regulatory authority having jurisdiction.

The rights and remedies of City and Atmos Energy set forth in this Franchise shall be in addition to, and not in limitation of, any other rights and remedies provided by law or in equity. City and Atmos Energy understand and intend that such remedies shall be cumulative to the maximum extent permitted by law and the exercise by City of any one or more of such remedies shall not preclude the exercise by City, at

the same or different times, of any other such remedies for the same Uncured Event of Default.

SECTION 6. ACCEPTANCE OF FRANCHISE: In order to accept this franchise, Atmos Energy must file with the City Secretary its written acceptance of this franchise ordinance within sixty (60) days after its final passage and approval by City. If such written acceptance of this franchise ordinance is not filed by Atmos Energy, the franchise ordinance shall be rendered null and void.

When this franchise ordinance becomes effective, all previous ordinances of City granting franchises for gas delivery purposes that were held by Atmos Energy shall be automatically canceled and annulled, and shall be of no further force and effect.

SECTION 7. PARAGRAPH HEADINGS. CONSTRUCTION: The paragraph headings contained in this ordinance are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the preparation of this ordinance and this ordinance shall not be construed either more or less strongly against or for either party.

SECTION 8. EFFECTIVE DATE: If Atmos Energy accepts this ordinance, it becomes effective as of January 1, 2025.

**PASSED AND APPROVED ON THE FIRST READING BY THE CITY COUNCIL ON
THIS THE 12TH DAY OF SEPTEMBER, 2024.**

ATTEST:

Amy Piukana, City Secretary

James Clark, Mayor
City of Justin, Texas

STATE OF TEXAS §
COUNTY OF DENTON §
CITY OF JUSTIN §

I, Amy Piukana, City Secretary of the City of Justin, Denton County, Texas, do hereby certify that the above and foregoing is a true and correct copy of an ordinance passed by the City Council of the City of Justin, Texas, at a _____ session, held on the _____ day of _____, 2024, as it appears of record in the Minutes in Book _____, page _____.

WITNESS MY HAND AND SEAL OF SAID CITY, this the ____ day of _____,
2024.

Amy Piukana, City Secretary
City of Justin, Texas



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 4. (CONSENT AGENDA)

Title: Consider adopting Ordinance 785-24, second reading, approving 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; and take appropriate action.

Department: Development

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends approval.

Background:

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

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

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

REVISIONS:

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

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

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

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

City Attorney Review: N/A

Attachments:

1. Planned Development PD-597-15
2. Map - Reserve Ph1
3. Redlined Amendment
4. Ordinance 785-24

**CITY OF JUSTIN, TEXAS
ORDINANCE NO. 597-15**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

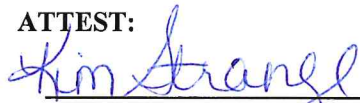
DULY PASSED by the City Council of the City of Justin, Texas, on the 12th day of October 2015.

APPROVED:



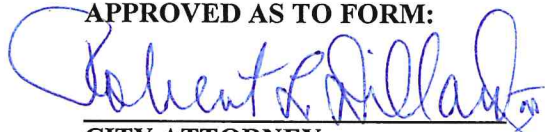
GREG SCOTT, MAYOR

ATTEST:



KIM STRANGE, CITY SECRETARY

APPROVED AS TO FORM:



CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

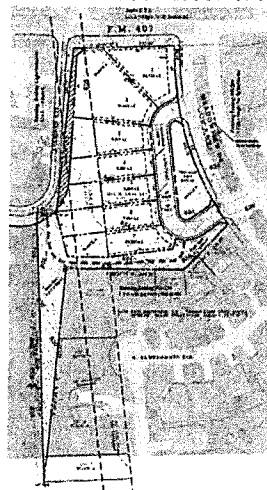
THENCE N 88°09'33" E along said south right-of-way line a distance of 200.00 feet to a *Yi*" iron rod set in the west line of said Meadow View Drive;

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

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

EXHIBIT B

The Reserve at Meadowlands I



The Reserve at Meadowlands I - Site Data Summary Chart

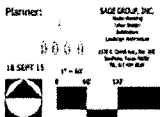
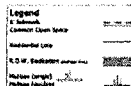
Category	Item	Value
Site Data	Acres Available	2.37
	Acres Reserved	1.28
	Acres Available	1.09
	Acres Reserved	0.19
Lot Summary	Number of Lots	7
	Number of Lots	1,120
	Number of Lots	1,120
	Number of Lots	1,120

Lot Summary

Lot	Area (Acres)	Area (Sq. Ft.)
1	0.19	8,268
2	0.19	8,268
3	0.19	8,268
4	0.19	8,268
5	0.19	8,268
6	0.19	8,268
7	0.19	8,268



- The Reserve at Meadowlands I - Development Requirements**
1. Minimum Width: 30 Feet
 2. Minimum Depth: 120 Feet
 3. Minimum Area: 1,000 Sq. Ft.
 4. Minimum Area: 1,000 Sq. Ft.
 5. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.
 6. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.
 7. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.
 8. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.
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 24. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.
 25. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.
 26. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.
 27. Any Building in the Development, Shall Be Located 15 Feet in Front of the Front Boundary Line.



Development Plan

The Reserve at Meadowlands I

Justin, Denton County, Texas

ORDINANCE NO.

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

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

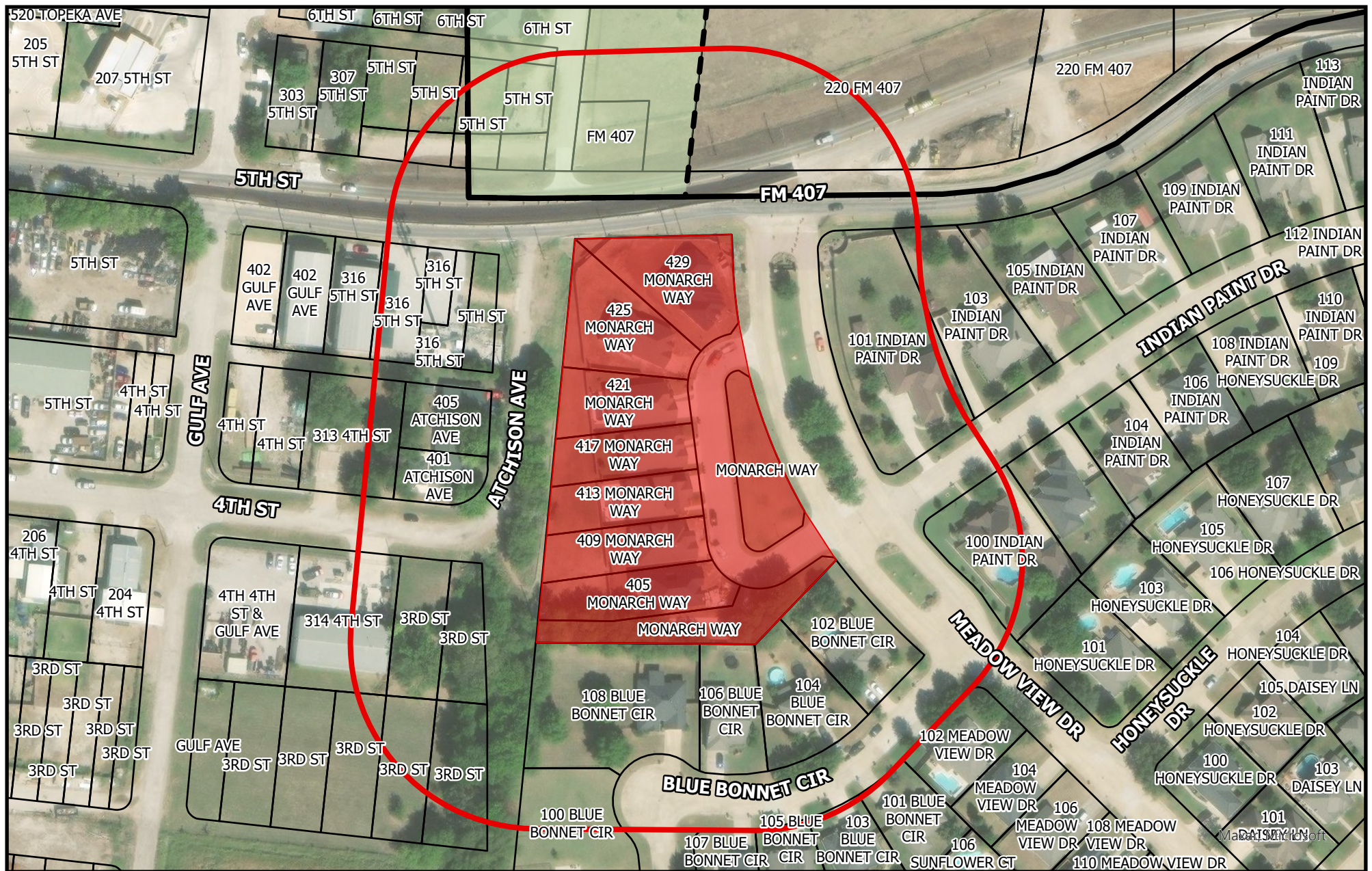
APPROVED:



GREG SCOTT, MAYOR

ATTEST:

KIM STRANGE, CITY SECRETARY



0 50 100 200
Feet

Created by:
Christopher T. Young
GIS Technician
Date: 12/07/2023



Reserve at Meadowlands Phase 1 PD Amendment City of Justin, TX

-  Justin City Limits
-  Justin ETJ

Legend

-  Reserve at Meadowlands Ph1
-  200ft Notice Radius

CITY OF JUSTIN, TEXAS
ORDINANCE NO. 597-15
(Redlined Draft Amendment)

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

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

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

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

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

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

the following special conditions:

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

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

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

- M. Owners of all residences in the development shall be required to be members of a homeowners' association created for the development, and the association shall be responsible to maintain the commonly owned open green space in the development;
- N. ~~A sidewalk with connectivity to the west shall be required;~~ Within 60 days after the Approval and Execution of this PD, a five (5') foot wide sidewalk will be provided for connection to Atchison Road according to the attached diagram; If said sidewalk is not constructed and accepted within in sixty (60) days there may be penalties assessed in accordance with Sec. 52-5 of the Code of Ordinances.
- O. ~~Developer shall make improvements to the drainage channel and pipe along FM 407 as approved by the city engineer;~~ Sub-section to be removed.
- P. In conformance with the conceptual Development Plan approved hereby, a detailed Development Plan shall be submitted by the developer to the Planning and Zoning Commission for its review and recommendations. The detailed Development Plan will then be reviewed and approved by the City Council, prior to the issuance of any building permit for the development; and
- Q. The detailed Development Plan must include: Final lot layout, Landscape Planting Plan, proposed Screening Fence/Wall(s), sidewalk locations, project amenity areas, site lighting, and any other specific detailed plan requirements of City Council made at the time of review of the detailed Development Plan.

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

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

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

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

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

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

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

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

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

APPROVED:

**JAMES CLARK,
MAYOR**

ATTEST:

**AMY PIUKANA,
CITY SECRETARY**

APPROVED AS TO FORM:

CITY ATTORNEY

Lighting Exhibit and Fence Covering Exhibit

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

1. Bollard Lighting Example Pictures 1



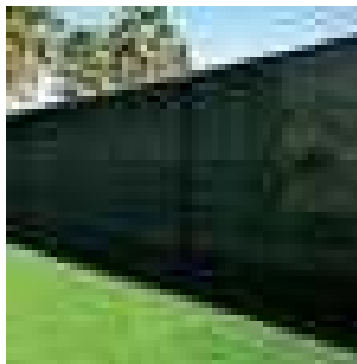
2. Bollard Lighting Example Pictures 2



3. Bollard Lighting Example Pictures 3



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



b. Wood Slats Example 1



c. Wood Slats Example 2



ORDINANCE NUMBER 785-24

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

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

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

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

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

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

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

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

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

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

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

- Sub-section I will now read “A six foot (6') masonry wall shall be constructed on the east edge of the Gas easement on the lots; each homeowner will be required to maintain mowing and general upkeep to Minimum of City standards the space west of the masonry wall to the edges of the Lot.”
- Sub-section J will now read “A six foot (6') iron fence shall be required along the south side of Lot 7 (along the north side of Open Space Lot 8); the owner of this home may choose to create more privacy by use of: 1) mesh screening, 2) wood slats, or 3) landscaping; These efforts must be made on the homeowner side of the fence and be dark in color. This fence is to be maintained by the HOA Entity which oversees the The Reserve at Meadowlands 1 or the homeowner.”
- Sub-section K will now read as follows: “Within 60 days after the Approval and Execution of this PD, lighting shall be provided approximately every 8 linear feet along the walking trail (described in item N below) thru Open Space Lot 8 to the street of Atchison Rd. Solar Powered Lights may be placed in the Right of Way as needed. No lighting shall be required along the iron fencing adjacent to Lot 7 or near the Monarch Way street connection. The maintenance of the path lighting shall be the responsibility of the HOA Entity which oversees the The Reserve at Meadowlands 1.”
- Sub-section N will now read as follows: “Within 60 days after the Approval and Execution of this PD, a five (5') foot wide sidewalk will be provided for connection to Atchison Road according to the attached diagram; If said sidewalk is not constructed and accepted within in sixty (60) days there may be penalties assessed in accordance with Sec. 52-5 of the Code of Ordinances.”

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

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

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

Approved the 12th day of September, 2024.

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

Approved as to form:

City Attorney

EXHIBIT A

CITY OF JUSTIN, TEXAS
ORDINANCE NO. 597-15
(Redlined Draft Amendment)

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

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

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

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

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

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

the following special conditions:

- A. The development may include single-family residences, with a minimum dwelling area of 1,800 square feet, and any accessory structures permitted in the SF-I zoning district by the Use Tables contained in the Comprehensive Zoning Ordinance;
- B. The lots in the development shall meet or exceed the following minimum area regulations:
 - (1) minimum lot width of fifty feet (50');
 - (2) minimum lot depth of one hundred twenty-five feet (125');
 - (3) minimum lot area of 5,500 square feet, but with an average area of all lots a minimum of 10,952 square feet;
 - (4) minimum front yard setback of fifteen feet (15');
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 - (6) minimum side yard setback on the street side of a corner lot of fifteen feet (15');
 - (7) minimum setback of garage door from abutting alley or street of twenty feet (20');
- C. No building in the development shall exceed 35' in height;
- D. Each building shall provide 100% masonry exterior surface construction on the front facade, provided that at least 80% of the other exterior surfaces shall be masonry;
- E. The primary pitch of the roof of all structures shall be 8/12;
- F. Enclosed two car garages shall be provided for each residence;
- G. Builders shall not be permitted to repeat any layout of a residence for at least 3 homes on either side of a home;
- H. ~~Each lot shall be provided with two front yard trees and one backyard tree, each with a minimum caliper of three inches (3");~~ Sub-section to be removed.
- I. ~~A six foot (6') masonry fence shall be provided along FM 407, Atchinson Avenue, and the west side of Lots 6 and 7, provided the existing fence along the south side of the open space adjacent to Lot 7 will be retained;~~ A six foot (6') masonry wall shall be constructed on the east edge of the Gas easement on the lots; each homeowner will be required to maintain mowing and general upkeep to Minimum of City standards the space west of the masonry wall to the edges of the Lot.
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These efforts must be made on the homeowner side of the fence and be dark in color. This fence is to be maintained by the HOA Entity which oversees the The Reserve at Meadowlands 1 or the homeowner.
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- Q. The detailed Development Plan must include: Final lot layout, Landscape Planting Plan, proposed Screening Fence/Wall(s), sidewalk locations, project amenity areas, site lighting, and any other specific detailed plan requirements of City Council made at the time of review of the detailed Development Plan.

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

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

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

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

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

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

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

APPROVED:

**JAMES CLARK,
MAYOR**

ATTEST:

**AMY PIUKANA,
CITY SECRETARY**

APPROVED AS TO FORM:

CITY ATTORNEY

Lighting Exhibit and Fence Covering Exhibit

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

1. Bollard Lighting Example Pictures 1



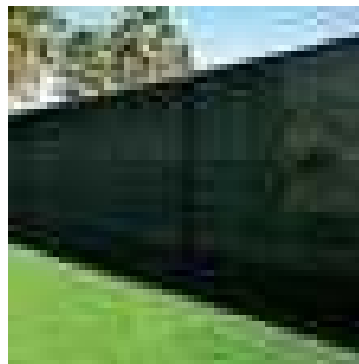
2. Bollard Lighting Example Pictures 2



3. Bollard Lighting Example Pictures 3



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



b. Wood Slats Example 1



c. Wood Slats Example 2





City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 5. (CONSENT AGENDA)

Title: Consider approving Resolution 707-24 for a final plat for Treeline Phase 1A-1F, generally located south from the intersection of Collingwood Drive and FM 407; and take appropriate action.

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 to the Developers Agreement 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. Resolution 707-24 Treeline Final Plat MC (2)

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 OR 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

Notes:

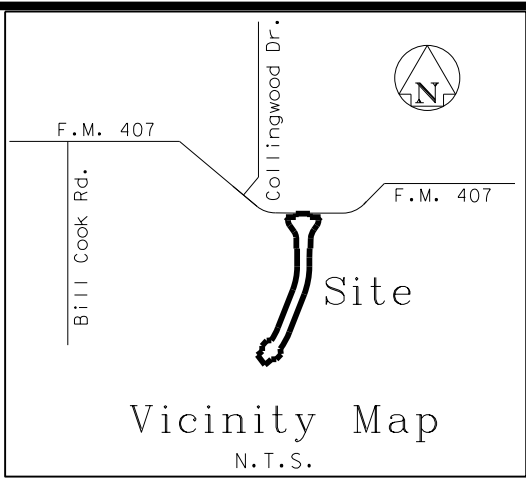
1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 4202.
2. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
3. SELLING A PORTION OF THIS SUBDIVISION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES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

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

Block A	Lot #	Sq. Ft.
	1X	1067

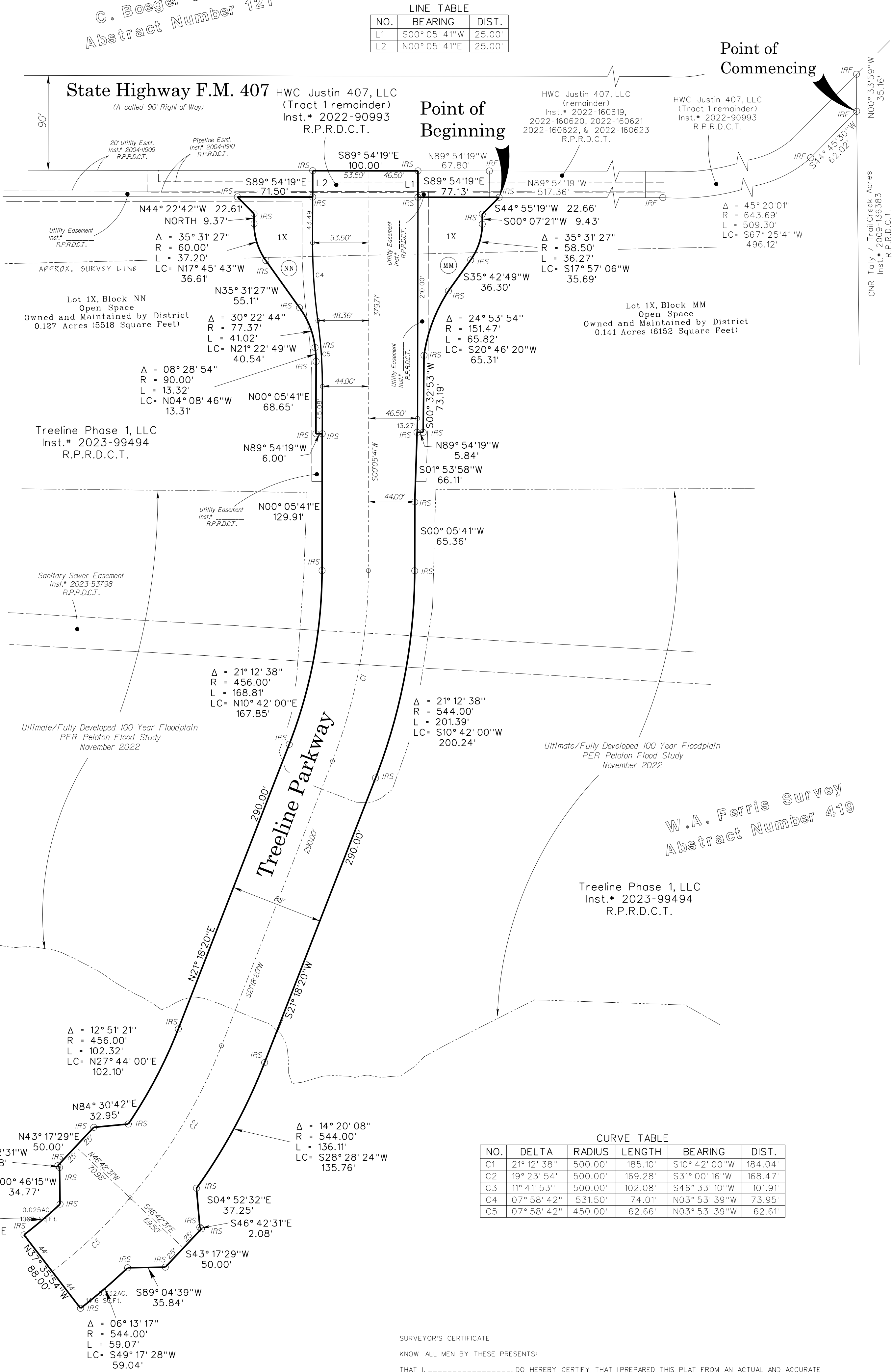
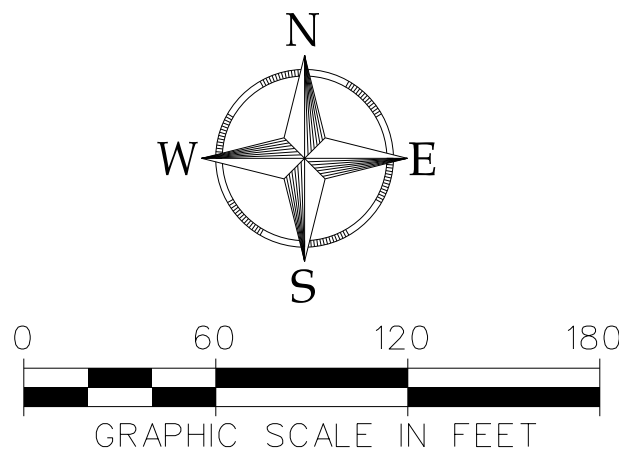
Block X	Lot #	Sq. Ft.
	1X	1416



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 IX, Block MM and Lot IX, 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

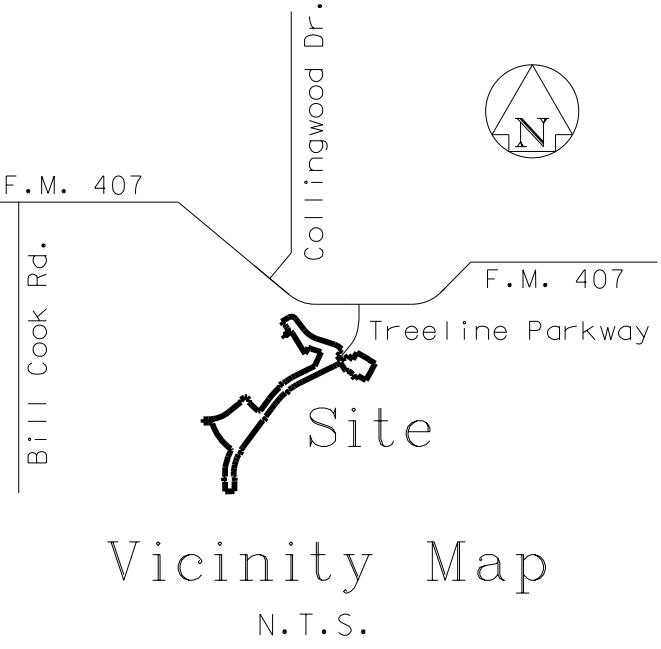
OF 1 SHEETS

1

PELOTON
LAND SOLUTIONS

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

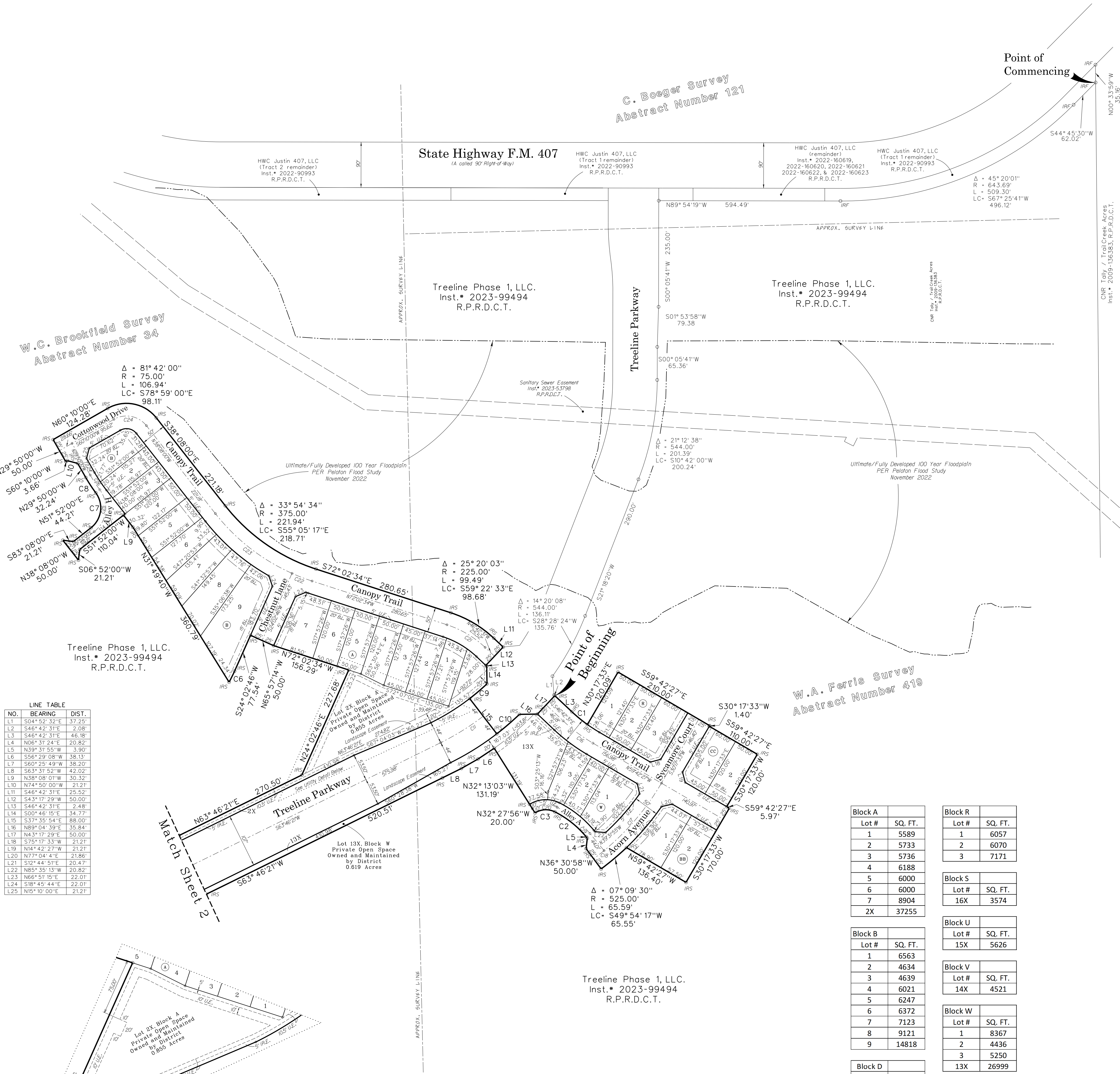
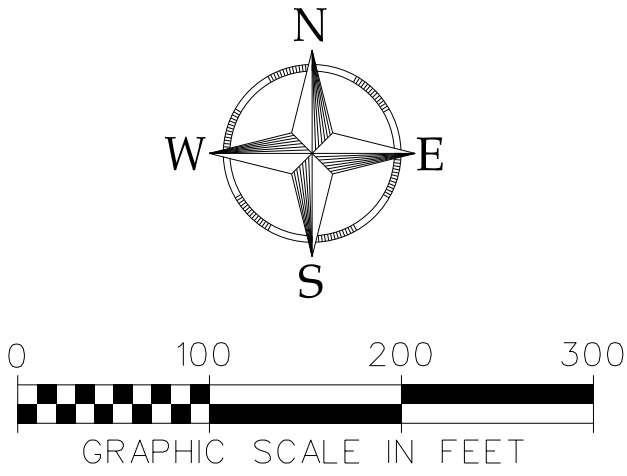
Copyright © 2024 Peloton Land Solutions, Inc. TIFELS - L5 FIRM REG. NO. 0072700



Legend

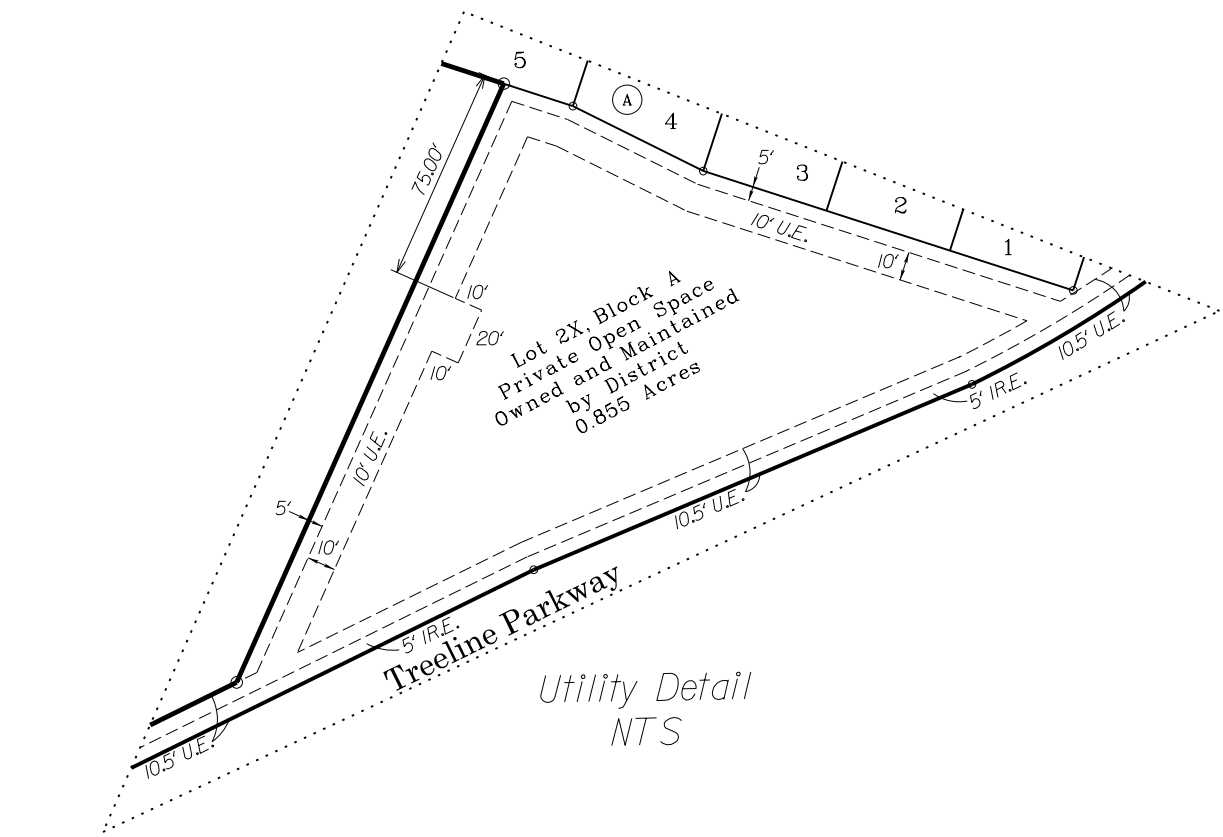
IRF	= Iron Rod Found
IRS	= Iron Rod Set
B.L.	= Building Line
U.E.	= Utility Easement
IR.E.	= Irrigation Easement
R.P.R.D.C.T.	= RealProperty Records, Denton County, Texas.

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.

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

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

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

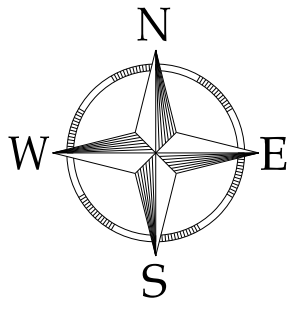
PELTON
LAND SOLUTIONS

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



0 100 200 300
GRAPHIC SCALE IN FEET

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"	750.00'	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

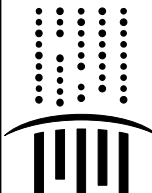
Situated in the W.A. Ferris Survey, Abstract Number 419, the W.C.
Brookfield Survey, Abstract Number 34, and the W.D.
Redd Survey, Abstract Number 1125, Denton County, Texas.

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

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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 "PELTON"; 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 "PELTON" 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 "PELTON"; 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 "PELTON" 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 "PELTON"; 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 "PELTON" 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 "PELTON" SET;

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

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

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

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

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

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

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

N 59°42'27"W, 136.40 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" 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 "PELTON" SET;

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

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

N 39°31'55"W, 3.90 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" 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 "PELTON" 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 "PELTON" SET;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 23°50'43"W, 50.00 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" SET;

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

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

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

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

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

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

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

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

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

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

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

S 00°24'09"E, 148.99 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" 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 "PELTON" SET;

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

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

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

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

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

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

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

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

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

N 13°53'20"W, 19.09 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" 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 "PELTON" SET;

N 56°04'46"W, 23.37 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" SET;

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

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

N 89°35'51"E, 76.25 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" SET;

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

N 06°42'10"E, 35.88 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" SET;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

S 24°02'46"W, 77.54 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" SET;

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

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

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

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

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

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

N 51°52'00"E, 44.21 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON"; 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 "PELTON" SET;

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

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

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

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

N 60°10'00"E, 124.28 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" SET;

S 38°08'00"E, 221.18 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 "PELTON" SET;

S 72°02'34"E, 280.65 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; 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 59°22'33"E, 98.68 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON" SET;

S 46°42'31"E, 25.52 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON"; SET IN THE EAST LINE OF AFOREMENTIONED TREELINE PARKWAY;

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TITLE\$ - L\$ FIRM REC NO. 0077200

Ref: JOB NO.

Peloton Job No.

F.M. 407

Collingwood Dr.

F.M. 407

Site

TREELINE PARKWAY

Vicinity Map

N.T.S.

Legend

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

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

Δ = 28°10'51"
R = 275.00'
L = 135.26'
LC= N38°08'11"E
133.90'

N24°02'46"E
77.54'

S79°00'56"E
20.39'

S31°19'41"E
12.67'

N58°10'19"E
50.00'

N62°03'55"E
12.30'

N24°02'46"E
77.54'

S79°00'56"E
20.39'

S31°19'41"E
12.67'

N58°10'19"E
50.00'

N62°03'55"E
12.30'

N24°02'46"E
77.54'

S79°00'56"E
20.39'

S31°19'41"E
12.67'

N58°10'19"E
50.00'

N62°03'55"E
12.30'

N24°02'46"E
77.54'

S79°00'56"E
20.39'

S31°19'41"E
12.67'

N58°10'19"E
50.00'

N62°03'55"E
12.30'

N24°02'46"E
77.54'

S79°00'56"E
20.39'

S31°19'41"E
12.67'

N58°10'19"E
50.00'

N62°03'55"E
12.30'

N24°02'46"E
77.54'

S79°00'56"E
20.39'

S31°19'41"E
12.67'

N58°10'19"E
50.00'

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TIFELS - LS 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 LAKE (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°56'19"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°45'38"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:-----

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 138.33b
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

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7/9/2024

MODEL NAME\$

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Approved by the Planning and Zoning Commission

Date -----

Choir, Planning and Zoning Commission

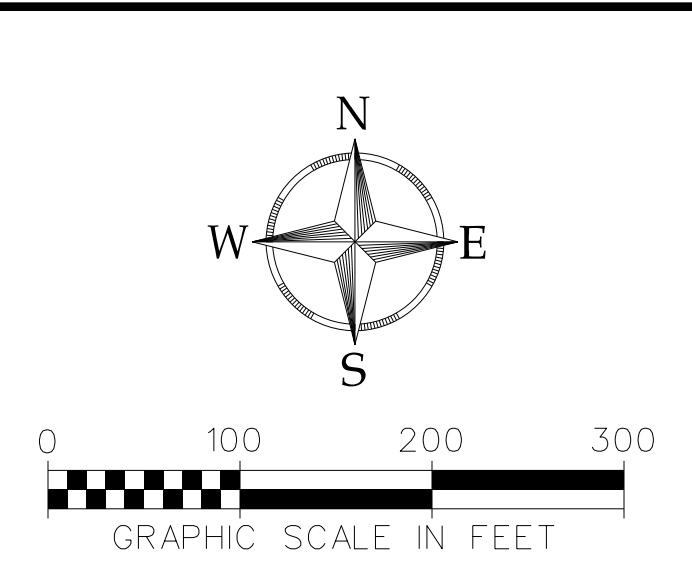
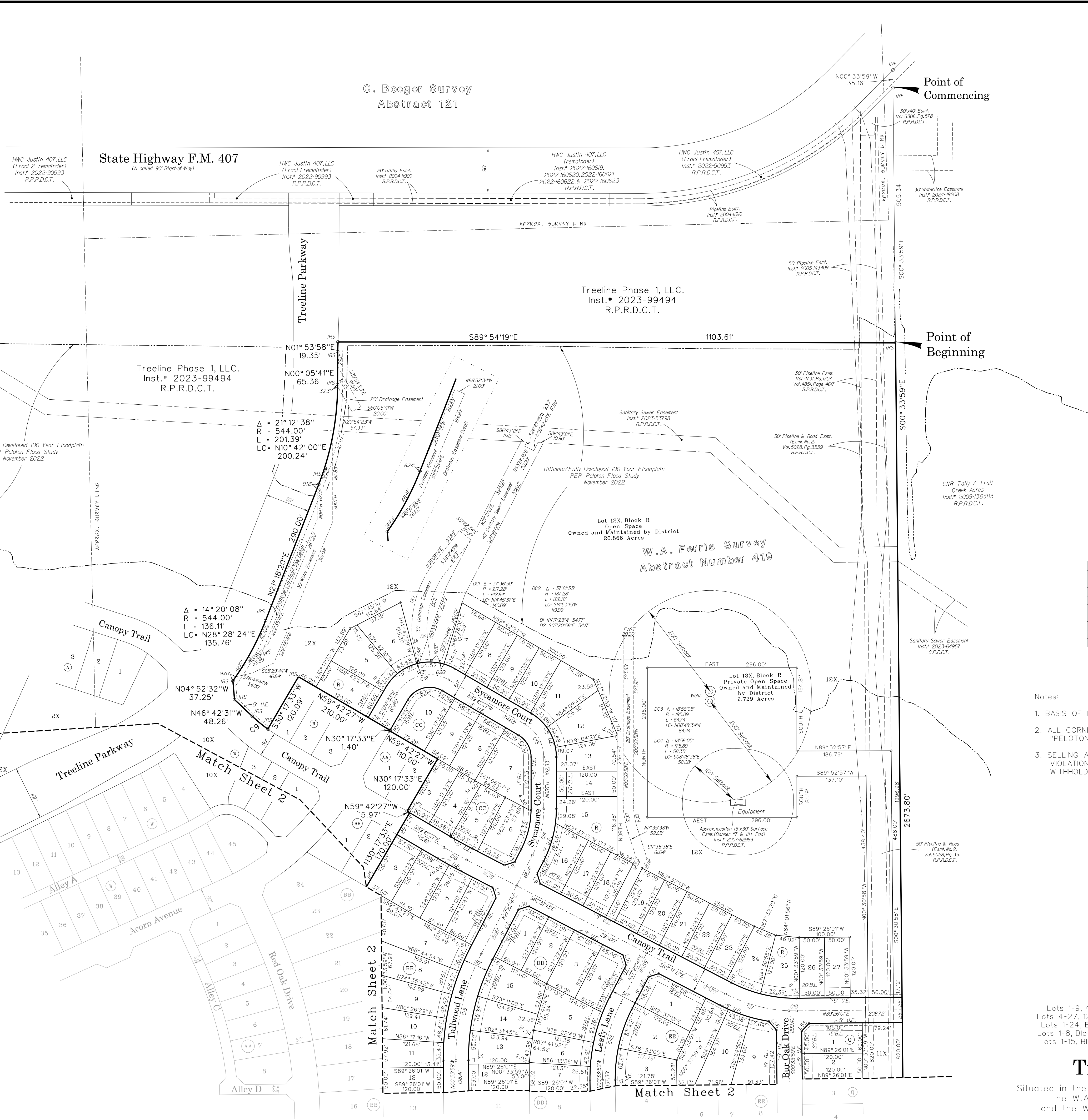
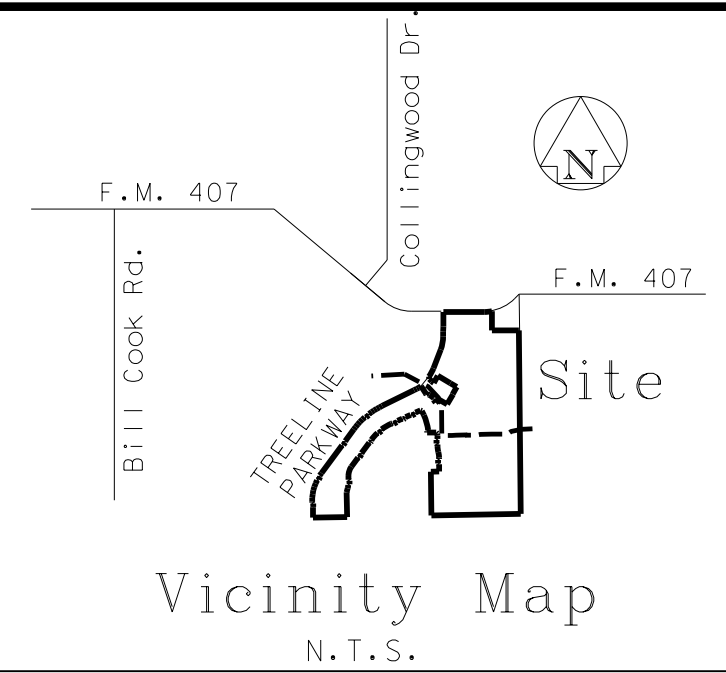
Attest, City Secretary

Approved by the City Council

Date -----

Mayor, City of Justin

Attest, City Secretary



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

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

ACFF 60434

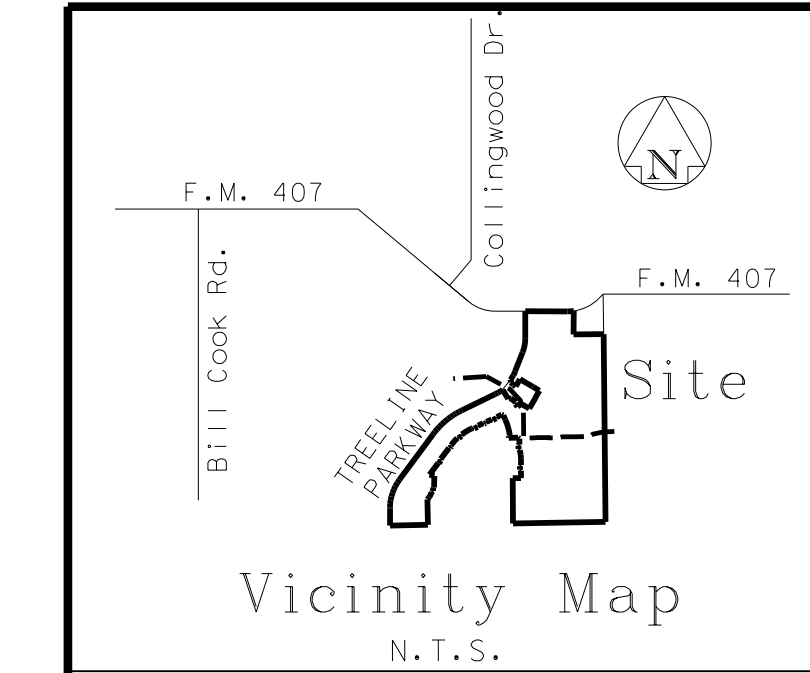
Revisions:
Revised B T L 14-17, 07-26-23
Revised Blocks 08-18-23

Job #:
HWR22006
D. Freeman
T. Bridges
05-02-23

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

SHEET
1
OF 3 SHEETS

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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
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
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	42.47
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	21.59
L53	S44°26'01"W	21.21
L54	N45°33'59"W	21.21

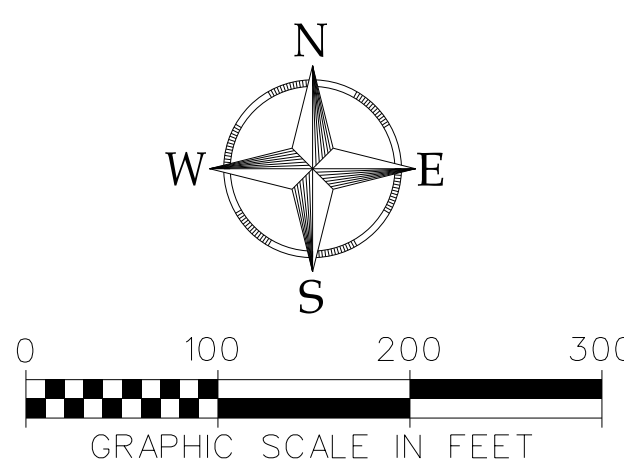
CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	BEARING
C1	02°12'30"	875.00	33.72	N01°40'13"W
C2	17°31'25"	745.00	227.86	N15°46'21"W
C3	12°28'43"	745.00	162.47	S59°13'34"W
C4	10°14'22"	746.00	133.32	S41°43'19"W
C5	00°22'54"	755.00	5.03	S65°57'50"E
C6	59°00'39"	40.00	41.20	N87°02'23"E
C7	23°55'23"	190.00	79.33	S31°29'36"E
C8	07°09'30"	525.00	65.59	N49°54'17"E
C10	106°16'45"	50.00	92.75	N16°32'15"W
C11	63°40'28"	50.00	55.57	N68°26'22"E
C19	90°00'00"	50.00	78.54	N45°33'59"W
C20	13°43'45"	350.00	83.87	N07°25'51"W
C21	13°43'45"	350.00	83.87	N07°25'51"W
C22	03°44'22"	900.00	58.74	N02°26'10"W
C23	20°13'43"	900.00	317.75	N44°25'12"W
C24	08°21'00"	500.00	72.87	S57°39'32"W
C25	03°37'54"	500.00	31.69	S63°38'59"W
C26	15°31'33"	771.00	208.92	S57°42'9"W
C27	13°20'15"	771.00	179.47	S43°16'15"W
C28	26°19'32"	250.00	114.87	S23°26'22"W
C29	10°50'35"	250.00	47.31	S04°51'19"W
C30	14°52'54"	300.00	77.92	S06°52'28"W
C31	75°16'56"	50.00	65.70	S31°57'23"W
C32	14°43'04"	200.00	51.37	S6°57'23"W
C33	04°35'33"	320.00	32.06	S16°36'41"W
C34	14°46'51"	730.00	188.32	S83°10'33"E
C35	09°37'51"	730.00	122.70	S70°58'15"E
C36	17°41'40"	400.00	123.53	S27°45'18"W
C37	26°19'32"	100.00	45.95	S66°33'38"E
C38	14°04'54"	98.00	225.13	S43°38'55"W
C39	14°46'54"	98.00	236.32	S58°04'29"W
C40	07°55'52"	684.00	94.68	S61°30'00"W
C41	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# 817-565-3560

SHEET 2 OF 3 SHEETS

Owner/Developer

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

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

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MODEL NAME\$

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, 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 HWC JUSTIN 407, L.L.C., 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.

THENCE S 00°33'59"E, 505.34 FEET, WITH THE EAST LINE OF SAID TREELINE PHASE 1 TRACT AND THE WEST LINE OF SAID CNR TALLY/TRAIL CREEK ACRES TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET AT THE POINT OF BEGINNING;

THENCE S 00°33'59"E, 2673.80 FEET, WITH SAID COMMON 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, 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 755.00 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, 89.64 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;

WITH SAID COMPOUND CURVE TO THE RIGHT, AN ARC DISTANCE OF 79.33 FEET, THROUGH A CENTRAL ANGLE OF 23°55'15", HAVING A RADIUS OF 190.00 FEET, THE LONG CHORD WHICH BEARS S 51°29'36"E, 78.76 FEET, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON"; SET;

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 PLATTING 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 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 for viewed or relied upon as a final survey document" 22 TAC 138.33e
Todd A. Bridges, RPLS 4940
Date: 7/9/2024

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.

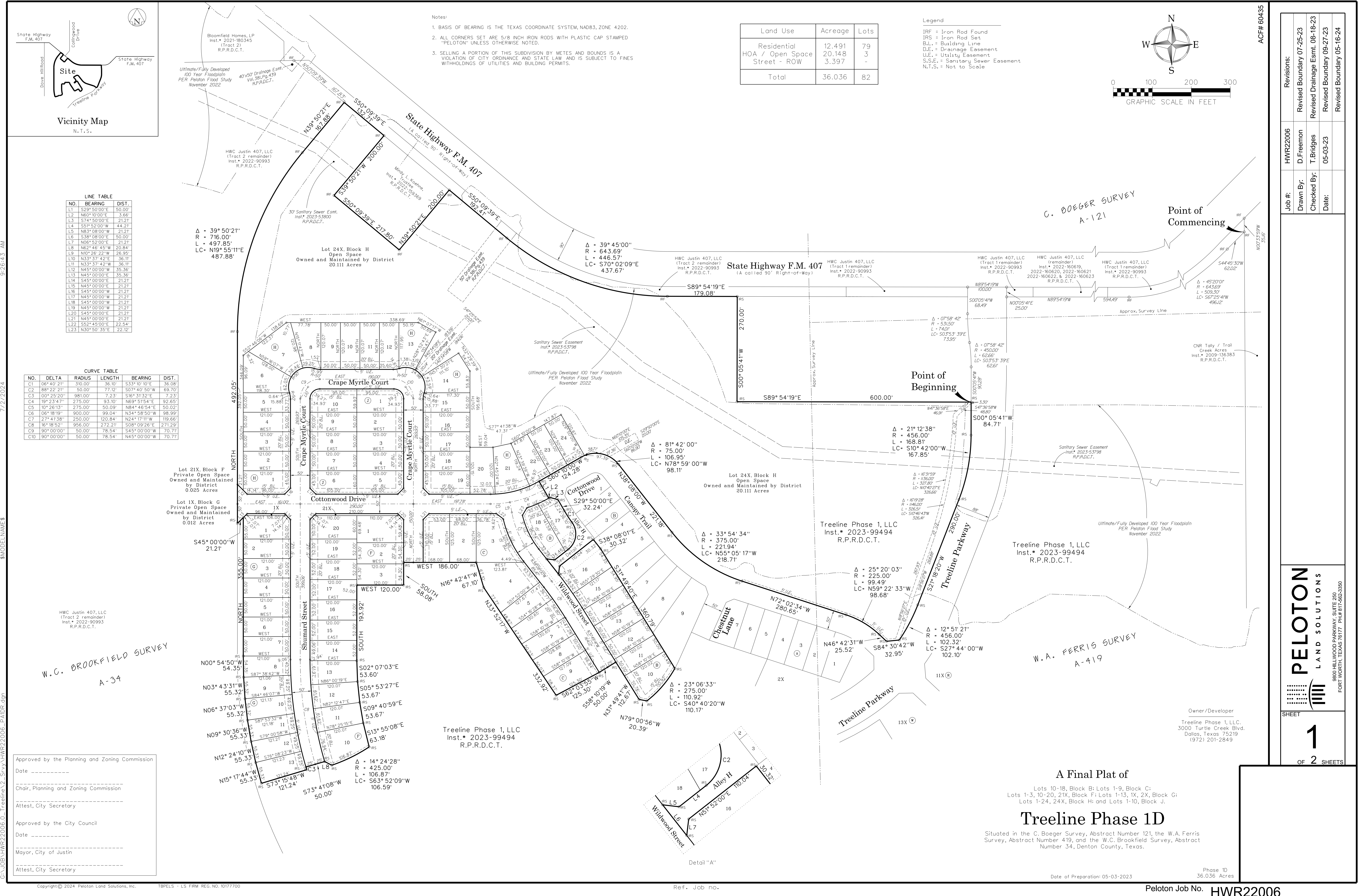
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

Block P	
Lot #	SQ. FT.
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

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9:28:50 AM

7/2/2024

\\NODE\NAME\$

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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 LEFT, 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 38°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

7/12/2024

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

SV\JOB\HWR22006_0_Treeline\2_Svy\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°25'51"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, 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 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
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. 707-24

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 final 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



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 6. (CONSENT AGENDA)

Title: Consider approving Resolution 708-24 adopting a Strategic Plan; and take appropriate action.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends approval

Background:

Over the course of January, February, and March 2024 Council held Strategic Planning Workshops that provided guidance in the development of our draft Strategic Plan. The purpose and intent of spreading this exercise out over the course of several months was to allow for transparency, public engagement and input. Staff also created a webpage with information about the proposed Strategic Plan and the progress of Council's work (<https://cityofjustin.com/341/City-of-Justin-Strategic-Plan>). Staff utilized the draft Strategic Plan when developing the proposed FY 24/25 Budget.

What is a Strategic Plan, why is it important for the community, and why should we adopt one?

A strategic plan is a comprehensive roadmap outlining the municipality's vision, goals, and objectives for its development and growth over a defined period, typically spanning several years. This plan serves as a guiding framework to prioritize initiatives, allocate resources effectively, and address key challenges or opportunities within the community. It encompasses various aspects such as infrastructure development, economic growth, environmental sustainability, social services, and governance improvements.

Adopting a strategic plan is essential for any city because it provides a clear roadmap for the future. Without one, city leaders are often left reacting to problems as they arise, rather than proactively shaping the community's growth and development. A well-thought-out plan allows the city to set priorities, make informed decisions, and ensure that resources are used effectively to meet the community's needs.

A strategic plan also fosters transparency and accountability. It lays out specific goals and benchmarks, making it easier for residents to see how their city is progressing and hold leaders accountable for results. This kind of clarity builds trust between the government and the community, which is vital for effective governance.

Moreover, strategic planning encourages long-term thinking. Cities face a range of complex challenges, from economic shifts to infrastructure demands, and having a plan helps ensure that growth is managed

sustainably. It's not just about addressing today's issues but also preparing for the future in a way that balances economic development, quality of life, and environmental stewardship.

Finally, the process of creating a strategic plan itself is valuable. It brings together city officials, residents, businesses, and other stakeholders to collaborate and share ideas. This collective input strengthens community relations and ensures that the plan reflects the diverse needs and aspirations of the people who live there.

A strategic plan is about more than just a document—it's a commitment to thoughtful, intentional leadership that guides the city toward a better future.

The proposed Strategic Plan includes the following Strategic Pillars, Strategic Objectives, and Strategic Initiatives:

Excellence in Operations- Staff operates in timely, accurate, cost-effective manner as we set the standard for exceptional municipal services delivery.

- Develop a Strategic Communication Plan
- Implement Employee Compensation Plan
- Tie Budget back to Strategic Plan
- Financial Transparency
- Develop a 5 Year Personnel, Equipment, and Facilities Plan
- Conduct Council & Board Leadership Training

Sustainable Growth & Economic Development- The historic yet progressive character of Justin is ensured through thoughtful public policy and well-managed development decisions.

- Implementation of the Economic Development Action Plan

Quality of Life- A safe and vibrant community where our residents can experience a fulfilled life.

- Adopt Parks, Recreation, and Open Space (PROS) Plan
- Adopt Fire Transition Plan
- Update Emergency Response Plan
- Update Water/Wastewater Master Plan

Community Relationships- Guarding the small-town heart and heritage of our city while embracing the robust future we share here and with our North Texas neighbors.

- Hold Quarterly Town Halls
- Conduct Resident Survey
- Develop an Events Masterplan

City Attorney Review: No

Attachments:

1. Resolution 708-24 Adoption of 2024 Strategic Plan
2. 2024 Strategic Plan Final Draft

**CITY OF JUSTIN
RESOLUTION 708-24**

**A RESOLUTION OF THE CITY COUNCIL OF CITY OF JUSTIN, ADOPTING
THE CITY OF JUSTIN 2024 STRATEGIC PLAN.**

WHEREAS, the Justin City Council believes that the development and adoption of a Strategic Plan is vital to planning for the future of the community; and

WHEREAS, strategic planning is a disciplined effort to produce fundamental decisions and actions that shape and guide what an organization is, what it does and why it performs the services and/ or programs it does; and

WHEREAS, Strategic planning offers numerous benefits to organizations, including increased effectiveness and efficiency, improved understanding through enhanced learning, better decision-making, strengthened organizational capabilities, improved communication and public relations, greater transparency and accountability; and

WHEREAS, the City Council and staff conducted Strategic Planning work sessions in January, February and March 2024 which included a review of Strategic Plan issues, Mission and Vision statements, Values, Strategic Goals, Strategic Objectives and Strategic Initiatives to develop a cohesive vision of the future for the City of Justin and a strategic plan to guide these efforts; and

WHEREAS, the City Council has reviewed the proposed Strategic plan including the strategic goals and initiatives, including the mission, vision and values, as outlined in the attached document.

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

SECTION 1: That, all matters stated in the Recitals hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

SECTION 2: That the City of Justin's 2024 Strategic Plan, attached hereto as Exhibit "A", is hereby adopted.

SECTION 3: That this resolution shall become effective from and after its date of passage.

DULY PASSED and approved by the City Council of the City of Justin, Texas, by a vote on this the 12th day of September 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney

2024 Strategic Plan



JUSTIN
— 1887 —

City of Justin
415 N. College Ave. Justin, TX 76247
www.cityofjustin.com
(940) 648-2541

Message from the Mayor

Our small town is experiencing unprecedented growth, and strategic planning is the key to harnessing its potential to enhance our quality of life. As your mayor, I am committed to fostering a strategic vision that accommodates this growth while preserving the unique character of our community.

In a small town like ours, where every face is a familiar one and every story is intertwined, the importance of strategic planning cannot be overstated. It is the compass that will guide us through the challenges, celebrate our successes, and shape the legacy we leave for generations to come. Strategic planning is not just about setting goals; it's about envisioning the kind of town we want to live in and crafting a roadmap to get there. It's about making thoughtful decisions today that will positively impact our tomorrow.

First and foremost, we must recognize the strengths that make us who we are. Our shared history, our cultural richness, and the strong sense of community – these are our assets. Strategic planning will help us leverage these strengths to attract opportunities for growth and development.

But let us also acknowledge our challenges. Whether it be economic fluctuations, environmental concerns, or social issues, strategic planning enables us to address these challenges head-on. By identifying our vulnerabilities, we can implement measures that enhance our resilience and ensure the sustained well-being of our residents.

In this era of rapid change, we must be proactive rather than reactive. Strategic planning empowers us to anticipate trends, adapt to new technologies, and position ourselves for success. It's about investing in the right infrastructure, supporting local businesses, and creating an environment where innovation can thrive.

In closing, our small town is not defined by its size but by the strength of its people and their shared vision. Through strategic planning, grounded in community engagement, we will shape a future where our community flourishes, and the bonds that unite us grow even stronger.

Thank you for your trust, your commitment, and your dedication to the well-being of our small town. Together, let us write the next chapter of our story, a chapter filled with progress, unity, and prosperity.

Warmest Regards,

A handwritten signature in black ink that reads "James Clark". The script is fluid and cursive, with the first letters of "James" and "Clark" being capitalized and prominent.

Mayor James Clark

Leadership & Governance

CITY COUNCIL



**MAYOR
JAMES CLARK**
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ALYSSA LINENKUGEL**
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LEADERSHIP STAFF

Jarrold Greenwood, City Manager
Abbey Reece, Assistant City Manager
Amy Piukana, City Secretary
Janet Holden, Human Resources Director
Brian Frieda, Chief of Police
Matthew Mitchell, Fire Chief
Micheal Turner, Assistant Fire Chief
Josh Armstrong, Finance Director

Lesa Keith, Library & Court Director
Josh Little, Public Works Director
Matthew Cyr, Development & Economic Development
Director
Krystal Gonzalez, Communications Manager
Richard Selmi, Utility Billing Supervisor

Mission, Vision & Values

VISION

The City of Justin is a proud hometown that honors community, heritage, and progress.

MISSION

The City of Justin is committed to serving its community by managing growth, building trust, and improving the quality of life for our residents.



CORE VALUES

CULTURE

Preserve the historic, Small-town, and family friendly quality of life while progressing as a vibrant and lively city.

COMMUNITY

Improve our community- based engagement by welcoming our diversity of residents and businesses.

IDENTITY

Capitalize on our unique location by managing growth, adequately planning infrastructure and building on our unique identity.

What is a Strategic Plan?

A strategic plan is a comprehensive roadmap outlining the City's Vision, Mission, Values, Goals and Objectives for its development and growth over a defined period, typically spanning several years. This plan serves as a guiding framework to prioritize initiatives, allocate resources effectively, and address key challenges or opportunities within the community. It encompasses various aspects such as infrastructure development, economic growth, environmental sustainability, social services, and governance improvements. By engaging stakeholders, analyzing data, and considering long-term trends, Cities can formulate strategies to enhance quality of life, foster economic prosperity, and ensure the well-being of residents while advancing the overall prosperity of the community.



Developing Our Strategic Plan

Council and staff conducted Strategic Planning Workshops on January 11, 2024, February 15, 2024, and March 7, 2024.

- **January 11, 2024 Workshop:** Council recapped their work from the Council Orientation Workshop in July 2023 that included revisiting the Mission, Vision, Values, and Core Values.
- **February 15, 2024 Workshop:** Council finalized the Mission, Vision, and Values. Council also created a revised set of Strategic Pillars: Excellence in Operations; Community Relationships; Sustainable Growth and Economic Development; and Quality of Life. Strategic Objectives and Strategic Results were also identified during this Workshop.
- **March 7, 2024 Workshop:** Council reviewed Performance Measures, the draft Balanced Scorecard Strategy Map, and identified 14 Strategic Initiatives that will guide Council and staff's area of focus over the next 12 to 18 months:

1. Strategic Communication Plan
2. PROS Plan
3. Fire Transition Plan
4. Emergency Response Plan
5. Employee Compensation Plan
6. Quarterly Town Halls
7. Financial Transparency
8. Resident Survey
9. Water/Wastewater Masterplan
10. 5 Year personnel plan/facility/equipment plan
11. Council/Board leadership training
12. EDC Strategic Plan implementation
13. Tie Budget back to Strategic Plan
14. Event Masterplan

Strategic Pillars & Objectives

The City of Justin's Strategic Pillars are the fundamental areas or elements upon which the organization's strategic plan was built. They serve as the foundational components that provide clarity, and direction and guide decision-making, resource allocation, and goal-setting. They represent the key focus areas that we need to address to achieve our overarching goals and objectives.

Strategic Objectives are the actions the Council identified that we must implement into our daily activities to see improvement in our strategies. They break down abstract concepts like Mission and Vision into actionable steps.

Strategic Initiatives

Strategic Initiatives are programs or projects that turn strategy into operational terms and actionable items, provide an analytical underpinning for decisions, and provide a structured way to prioritize projects according to strategic impact. Strategic Initiatives answer the question, 'What strategic projects must we implement to meet our Strategic Objectives?'

1. Excellence in Operations

Staff operates in timely, accurate, cost-effective manner as we set the standard for exceptional municipal services delivery.

OBJECTIVES:

- Improve Infrastructure
- Improve communication
 - Enhance City Hall Transparency
- Increase training & evaluation for staff
- Reduce operation costs
- Increase customer satisfaction
 - High value customer service
- Enhance every resident's "Justin experience"

INITIATIVES:

- Strategic Communication Plan
- Employee Compensation Plan
- Tie Budget back to Strategic Plan
- Financial Transparency
- 5 Year Personnel, Equipment, and Facilities Plan
- Council & Board Leadership Training

Excellence in Operations - Initiatives

STRATEGIC COMMUNICATIONS PLAN

GOAL: FALL 2024

A strategic communications plan is a detailed roadmap that outlines how an organization will effectively communicate its messages to its target audiences. It's a proactive approach to managing and shaping perceptions, building relationships, and achieving specific communication goals.

EMPLOYEE COMPENSATION PLAN

**GOAL: FY 24/25 BUDGET
IMPLEMENTATION**

A municipal employee compensation plan is a structured framework that outlines the salary, benefits, and other forms of compensation provided to employees working for a municipality or local government. It is designed to attract and retain talented individuals, motivate employees, and ensure fair and equitable treatment across the workforce.

During the December 14, 2023 Regular Council Meeting, staff presented a Compensation Plan that included a list of 10 cities that were benchmarked.

Key aspects of employee compensation in city government include:

Salary Structure: Define the salary structure for different job classifications or positions within the municipality. This may include salary ranges, pay grades, and steps within each grade based on factors such as job responsibilities, qualifications, and experience.

Base Salary: Specify the base salary or hourly wage for each position, taking into account factors such as market competitiveness, cost of living, and budgetary constraints. Base salaries may be determined through job evaluations, salary surveys, or collective bargaining agreements.

Merit Increases: Outline policies and criteria for awarding merit-based salary increases to employees based on performance evaluations, achievements, and contributions to the organization. Merit increases are typically given on an annual basis to recognize and reward exceptional performance.

Benefits Package: Detail the benefits package offered to municipal employees, including health insurance, retirement plans (such as pension or 401(k)), paid time off (vacation, sick leave, holidays), life insurance, disability insurance, and other perks or incentives.

Excellence in Operations - Initiatives

EMPLOYEE COMPENSATION PLAN (CONT.)

Employee Assistance Programs (EAPs): Describe any employee assistance programs or services provided to support the well-being and productivity of employees, such as counseling services, wellness programs, or financial planning assistance.

Flexible Spending Accounts (FSAs): If applicable, explain any flexible spending account options available to employees for healthcare expenses, dependent care expenses, or other eligible expenses.

Tuition Reimbursement: Outline policies and procedures for reimbursing employees for education and training expenses incurred for job-related courses or degree programs.

Overtime and Compensatory Time: Specify rules and regulations governing overtime pay, compensatory time off, and other forms of additional compensation for work performed beyond regular hours.

Performance Incentives: Describe any performance-based incentive programs or bonuses offered to employees for achieving specific goals, targets, or performance metrics.

Salary Administration: Establish procedures for administering and managing employee salaries, including salary adjustments, promotions, demotions, and transfers within the organization.

Compliance with Laws and Regulations: Ensure that the compensation plan complies with all relevant federal, state, and local laws, regulations, and labor standards, including minimum wage laws, overtime regulations, and equal employment opportunity (EEO) requirements.

Communication and Transparency: Communicate the compensation plan to employees in a clear and transparent manner, providing information about salary structures, benefit options, eligibility criteria, and any changes or updates to the plan.

By implementing a well-designed municipal employee compensation plan, local governments can attract and retain qualified employees, foster a positive work environment, and effectively manage personnel costs while delivering essential services to the community.

Excellence in Operations - Initiatives

**GOAL: FY 24/25 BUDGET
IMPLEMENTATION**

TIE BUDGET BACK TO STRATEGIC PLAN

Tying a city's budget to its strategic plan involves aligning financial resources with the priorities, goals, and objectives outlined in the strategic plan. This integration ensures that budgetary decisions support the city's overarching vision and strategic priorities, enabling effective implementation of key initiatives and allocation of resources to areas of greatest impact. Here's how cities typically achieve this alignment:

By integrating the budget with the strategic plan, cities ensure that financial resources are directed toward initiatives that support the city's long-term vision and strategic objectives. This alignment enhances transparency, accountability, and effectiveness in municipal governance, enabling cities to achieve their desired outcomes and deliver value to residents and stakeholders

FINANCIAL TRANSPARENCY

Quarterly financial reports provided by city staff to the City Council are detailed documents that summarize the financial performance and status of the City for a specific three-month period. These reports are crucial for maintaining financial transparency, accountability, and informed decision-making within the municipal government.

By providing these comprehensive quarterly financial reports, city staff help ensure that the city council has the necessary information to make informed financial decisions, oversee the city's fiscal health, and ensure accountability to the public.

Excellence in Operations - Initiatives

QUARTERLY FINANCIAL REPORTS (CONT.)

Key components of quarterly financial reports typically include:

Executive Summary: An overview of the key financial highlights and significant events that occurred during the quarter. This section provides a snapshot of the city's financial health and any major issues that need attention.

Revenue Analysis: Detailed information on the city's revenue sources, including property taxes, sales taxes, fees, grants, and other income. This section compares actual revenue collected during the quarter against budget projections and previous periods.

Expenditure Analysis: A breakdown of the city's expenditures by department, program, or category. This includes operating expenses, personnel costs, capital expenditures, and any other significant spending. Comparisons are made against the budget and prior periods to assess spending trends.

Budget vs. Actual Comparison: A comparison of actual revenues and expenditures to the approved budget for the quarter and year-to-date. This helps identify variances and areas where the city is over or under budget.

Debt Report: Information on the city's outstanding debt, including principal and interest payments made during the quarter, new debt issuances, and any changes in debt levels. This section may also include debt ratios and compliance with debt covenants.

Excellence in Operations - Initiatives

QUARTERLY FINANCIAL REPORTS (CONT.)

Financial Ratios and Indicators: Key financial ratios and indicators that provide insights into the city's financial performance and condition, such as the current ratio, debt service coverage ratio, and fund balance as a percentage of expenditures.

Narrative Explanations: Explanations and analyses of any significant variances, trends, or issues highlighted in the financial data. This helps council members understand the context and reasons behind the numbers.

Recommendations: Recommendations from city staff for any actions or adjustments needed based on the financial performance and projections. This could include budget amendments, policy changes, or other strategic decisions.

Excellence in Operations - Initiatives

5 YEAR PERSONNEL PLAN/ FACILITY/EQUIPMENT PLAN **GOAL: FY 24/25**

A 5-year personnel plan is a strategic document that outlines the goals, strategies, and actions related to human resources and workforce development within an organization over five years. For a municipality, this plan ensures that the city government has the right number of skilled employees in the right positions to effectively serve the community and achieve strategic objectives. Below are the key components typically included in a 5-year personnel plan:

By developing and implementing a 5-year personnel plan, a municipality can proactively manage its workforce to meet future challenges, support strategic goals, and provide high-quality services to the community.

COUNCIL & BOARD LEADERSHIP TRAINING

IN PROGRESS

A Council/Board Leadership Training Plan is designed to equip elected officials or board members with the knowledge, skills, and tools necessary to effectively govern and lead their municipality or organization. This plan ensures that council or board members understand their roles, responsibilities, and the key issues facing their community, and are prepared to make informed decisions.

By implementing a comprehensive Council/Board Leadership Training Plan, municipalities can ensure their leaders are well-prepared to govern effectively, make informed decisions, and lead their communities toward a prosperous future.

2. Community Relationships

Guarding the small-town heart and heritage of our city while embracing the robust future we share here and with our North Texas neighbors.

OBJECTIVES:

- Preserve & cultivate hometown culture
- Enhance the city's image
- Refresh branding, styling, symbols, traditions
- Increase resident satisfaction
- Expand opportunities for families to connect
- Strengthen community-wide events and festivals

INITIATIVES:

- Quarterly Town Halls
- Resident Survey
- Events Masterplan

Community Relationships- Initiatives

QUARTERLY TOWN HALLS

IN PROGRESS

Town Halls in the context of city government typically refer to public meetings or forums where residents have the opportunity to engage with elected officials and municipal leaders to discuss issues, share feedback, ask questions, and provide input on matters of local concern. These meetings are often held in a town hall, community center, a resident's house and are open to all members of the community that are within the particular area where the town hall is being held.

Overall, town halls play a vital role in fostering communication, collaboration, and trust between city government and residents. By facilitating meaningful dialogue and citizen engagement, town halls contribute to the strength and vibrancy of local democracy.

The City of Justin will be divided into 4 areas:

1. East of FM 156
2. Old Town
3. South of FM 407
4. Timberbrook

Key aspects of town halls in city government include:

Open Forum: Town halls provide an open forum for residents to express their opinions, concerns, and suggestions directly to city officials. This direct interaction promotes transparency, accountability, and civic engagement.

Information Sharing: City officials may use town hall meetings to share updates on projects, initiatives, policies, and programs relevant to the community. This helps keep residents informed about important developments and decisions affecting their city.

Q&A Sessions: Town halls often include question-and-answer sessions where residents can pose questions to city officials and receive direct responses. This allows for clarification on issues of interest and fosters dialogue between residents and government representatives.

Community Feedback: Town halls provide an opportunity for city officials to gather feedback from residents on various issues, such as infrastructure projects, public services, zoning regulations, budget priorities, and quality of life concerns. This input can inform decision-making and policy development.

Community Relationships- Initiatives

QUARTERLY TOWN HALLS (cont.)

Problem-Solving: Residents may raise specific concerns or problems during town hall meetings, and city officials may work to address these issues by providing information, offering solutions, or directing residents to appropriate resources or services.

Engagement and Participation: Town halls encourage civic engagement and community participation by providing a platform for residents to voice their opinions, ask questions, and contribute to the democratic process. By actively involving residents in local governance, town halls help build a sense of ownership and investment in the community.

RESIDENT SURVEY

IN PROGRESS

Resident surveys conducted by cities are tools used to gather feedback and insights from the community on various aspects of city services, policies, and overall quality of life. These surveys are crucial for understanding the needs, preferences, and concerns of residents, which can help inform decision-making and improve municipal services.

Resident surveys are valuable tools for fostering civic engagement, enhancing transparency, and building trust between city government and the community. By actively seeking and responding to residents' feedback, cities can create more effective, efficient, and responsive services that better meet the needs of their

Key aspects and components of resident surveys include:

Purpose and Objectives: Clearly defined goals for the survey, such as assessing satisfaction with city services, identifying community priorities, gathering input on specific projects or policies, and measuring residents' quality of life.

Survey Design: The development of a questionnaire that includes a mix of quantitative and qualitative questions. Questions may cover a range of topics, including Satisfaction with public services (e.g., police, fire, sanitation, public transportation); Quality of local amenities (e.g., parks, libraries, community centers); Perceptions of safety and security; Infrastructure and maintenance concerns (e.g., roads, sidewalks, street lighting).; Public health and environmental issues; Communication and transparency of local government; Demographic information to analyze responses by different population segments.

Community Relationships- Initiatives

RESIDENT SURVEY (cont.)

Methodology: The approach used to distribute and collect the survey responses. This can include various methods such as Online surveys via email or the city's website; Paper surveys mailed to residents or available at public locations; and Telephone surveys conducted by call centers; In-person surveys at community events or public places.; Social media platforms to reach a broader audience.

Sampling and Distribution: Ensuring a representative sample of the community is surveyed to gather diverse and comprehensive feedback. This may involve stratified sampling to include different neighborhoods, age groups, and socioeconomic backgrounds.

Data Collection and Analysis: Collecting survey responses and analyzing the data to identify trends, patterns, and key findings. Statistical analysis may be used to understand the significance of the results and to compare data across different demographic groups

Reporting Results: Presenting the findings in a clear and accessible format. This may include Summary reports highlighting key findings and insights; Detailed reports with data tables, charts, and graphs.; Presentations to city officials, stakeholders, and the public; Executive summaries for quick reference by decision-makers

Actionable Insights: Using the survey results to inform policy decisions, improve city services, and address residents' concerns. This may involve Developing action plans to address identified issues; Allocating resources to areas with the greatest need; Enhancing communication strategies based on feedback; Setting priorities for future projects and initiatives.

Follow-up and Continuous Improvement: Conducting follow-up surveys or regular surveys to track changes over time and measure the impact of implemented actions. This helps the city to continuously improve and stay responsive to the evolving needs of its residents.

Resident surveys are valuable tools for fostering civic engagement, enhancing transparency, and building trust between city government and the community. By actively seeking and responding to residents' feedback, cities can create more effective, efficient, and responsive services that better meet the needs of their populations.

Community Relationships- Initiatives

EVENTS MASTERPLAN

GOAL: SUMMER 2025

A city's event master plan is a comprehensive strategic document that outlines the goals, objectives, and detailed strategies for organizing and executing various events and activities within the municipality. It serves as a roadmap for event planners, city officials, and stakeholders involved in the coordination and management of public events. Here are the key components typically included in a city's event master plan:

A city's event master plan serves as a valuable tool for ensuring the successful planning, execution, and evaluation of a diverse range of events and festivals that contribute to the vibrancy and vitality of the community.

3. Sustainable Growth & Economic Development

The historic yet progressive character of Justin is ensured through thoughtful public policy and well-managed development decisions.

OBJECTIVES:

- Understand and support local business needs
- Honor longstanding small businesses
- Increase economic abundance
- Continued infrastructure investments
- Attract/recruit businesses
- Strengthen development agreements/ordinances

INITIATIVES:

- Implementation of the Economic Development Action Plan

Sustainable Growth & Economic Development - Initiatives

EDC STRATEGIC PLAN IMPLEMENTATION

IN PROGRESS

Implementing an Economic Development Corporation (EDC) or Community Development Corporation (CDC) strategic plan involves translating the goals and strategies outlined in the plan into actionable initiatives and projects that drive economic growth, improve community well-being, and achieve long-term sustainability.

By implementing the EDC Strategic Plan and actively engaging stakeholders, an EDC/CDC can effectively implement its strategic plan, achieve its goals, and make a positive impact on economic development and community revitalization efforts.

4. Quality of Life

A safe and vibrant community where our residents can experience a fulfilled life.

OBJECTIVES:

- Emergency Services are valued and trusted
- Water and sanitation services are safe and reliable
- Improve access to parks and trails
- Enhance streets and drainage
 - Enhance signage, lighting, crosswalks, etc.
- Increase investment in parks, trails, and recreation
- Continue to develop public safety resources with growth
- Strengthen Public Arts within the community

INITIATIVES:

- PROS Plan
- Fire Transition Plan
- Emergency Response Plan
- Water/Wastewater Master Plan

Quality of Life - Initiatives

PROS PLAN

GOAL: ADOPTION BY FALL 2024

A Parks, Recreation, and Open Space (PROS) plan is a comprehensive document that outlines the vision, goals, and strategies for the development, enhancement, and management of parks, recreational facilities, and open spaces within a community or municipality.

GOAL: ADOPTION BY COUNCIL AND

FIRE TRANSITION PLAN

FIRE BOARD WINTER 2024/2025

A fire department transition plan is a strategic document that outlines the process for smoothly transitioning leadership, personnel, equipment, and operations within a fire department. This type of plan is typically developed in anticipation of significant changes such as a change in fire chief, restructuring of departmental roles, merging with another department, or implementing new policies or procedures. The goal of a fire department transition plan is to ensure continuity of services, maintain operational effectiveness, and minimize disruptions during periods of change.

EMERGENCY RESPONSE PLAN

GOAL: FALL 2024

An emergency response plan is a comprehensive document that outlines procedures and protocols to be followed in the event of an emergency or disaster. Its purpose is to ensure the safety of individuals, protect property, and minimize the impact of emergencies on the organization or community. Emergency response plans are developed by organizations, businesses, government agencies, and communities to prepare for a wide range of potential hazards, including natural disasters, technological emergencies, public health crises, and security incidents.

Quality of Life - Initiatives

WATER/WASTEWATER PLAN

GOAL: SUMMER 2024

A City Water and Wastewater Master Plan is a comprehensive strategic document that outlines the long-term approach for managing a city's water supply, distribution, treatment, and wastewater collection and treatment systems. The plan is designed to ensure sustainable, reliable, and efficient water and wastewater services to meet current and future needs of the community.

By developing a City Water and Wastewater Master Plan, municipalities can ensure the long-term sustainability, reliability, and efficiency of their water and wastewater services, supporting public health, environmental protection, and economic development.

Performance Measures

Human Resources

Service	Measure	FY 2024-25 Target
Recruitment & Retention	Percentage of employee retention rate	90%
Recruitment & Retention	Salary Compensation Ratio to other cities to be conducted annually	10%

Court

Service	Measure	FY 2024-25 Target
Municipal Prosecution	Percentage of cases set for Court	85%

Performance Measures

Library

Service	Measure	FY 2024-25 Target
Library Materials and Collection Management	Number of library material checked out	
Library Operations and Public Service	Satisfaction rate with library programs	80%

Communications, Outreach, & Marketing

Service	Measure	FY 2024-25 Target
Communications, Outreach, and Marketing	Percentage increase engagement with City of Justin social media content	20%
Communications, Outreach, and Marketing	Percentage increase of electronic notification subscribers	20%
Communications, Outreach, and Marketing	Percentage increase of attendance at city events year over year	10%

Performance Measures

City Administration

Service	Measure	FY 2024-25 Target
Administrative Support for the Mayor and City Council	Hours of professional development for Mayor and City Council staff	30 hours
EDC	Percentage of occupied commercial SF	85%
Staff Support	Percentage of staff that would recommend Justin as a place to work	60%
Resident Support	Percentage of respondents who rate Justin as a good/excellent place to live	75%

Performance Measures

Utility Billing

Service	Measure	FY 2024-25 Target
Performance, Innovation, and Strategy	Percentage on Eye on Water Registered Users.	90%
Performance, Innovation, and Strategy	Percent increase of on time water bill payments	95%
Operational	Percent of water sold vs water purchased.	90%

Fire

Service	Measure	FY 2024-25 Target
Professional Development	Number of officer development courses attendance	
Quality Assurance	Resident Survey Satisfaction Index	95%
Quality Assurance	Percentage of calls within the NFPA response time standard	90%

Performance Measures

City Secretary's Office

Service	Measure	FY 2024-25 Target
Public Information	Number of open records requests completed in compliance with the Public Information Act (PIA)	100%
City Council Compliance	Percentage of City Council agendas posted in compliance with Open Meetings Act (OMA)	100%
Elections	Conducted City Elections in compliance with the Secretary of State Requirements	100%
Minutes	Council Minutes completed in a timely manner in compliance with the City Charter	95%

Performance Measures

Development Services

Service	Measure	FY 2024-25 Target
Planning	Percentage of development reviews completed within 15 business days	90%
Building Inspections and Reviews	Percentage of requested inspections completed within 1 business day	100%
Code Compliance	Compliance Rate without Enforcement action	90%

Performance Measures

Police

Service	Measure	FY 2024-25 Target
Operational	Percentage of priority calls that are responded to in less than 5 minutes.	85%
Operational	Percentage of response 911 calls that are responded to in less than 300 seconds.	65%
Operational	Offenses per 1000 residents	%
Outreach	Resident Survey Index Rating	82%

Performance Measures

Public Works

Service	Measure	FY 2024-25 Target
Parks	Percentage of time preparing ball fields for use.	18%
Parks	Percentage of time maintaining parks.	12%
Wastewater	Percentage of completed weekly TCEQ required wastewater labs	100%
Wastewater	Percentage of water quality samples in compliance with state and federal requirements.	100%

Performance Measures

Finance

Service	Measure	FY 2024-25 Target
Accounts Payable	Percentage of invoices paid within 30 days.	95%
Investments	Number of Quarterly Investment Reports produced annually within 30 days after receiving final quarterly statement.	4
Investments	Percentage of budget variance.	95%



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (PUBLIC HEARING(S))

Title: Conduct a Public Hearing on the FY 2024-2025 Budget.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Background:

The proposed budget was available Monday, August 2, 2024, on the website and in the City Secretary's office. The purpose of the public hearing is to allow the public an opportunity to comment on the proposed budget that will be put forward for the Council's consideration. The proposed budget is built on a tax rate of \$0.622851/ \$100 valuation.

City Attorney Review: Yes

Attachments:

None



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (PUBLIC HEARING(S))

Title: Conduct a Public Hearing on a proposed tax rate of \$0.622851 per \$100 of taxable value.
"A tax rate of \$0.622851 per \$100 valuation has been proposed for adoption by the governing body of the City of Justin. This rate exceeds the no new revenue tax rate and the voter approval tax rate but does not exceed the de minimis rate for the city of Justin, Texas for the fiscal year beginning October 1, 2024, and ending September 30, 2025."

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Background:

This public hearing is being held pursuant to the Texas Tax Code §26.05(d). Action to adopt the tax rate will take place during the action items portion of this meeting.

City Attorney Review: Yes

Attachments:

None



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 1. (ACTION ITEMS)

Title: Consider adopting Ordinance 787-24 approving the FY 2024-2025 City of Justin Municipal Budget; and take appropriate action.

"A tax rate of \$0.622851 per \$100 valuation has been proposed for adoption by the governing body of the City of Justin. This rate exceeds the no new revenue tax rate and the voter approval tax rate but does not exceed the de minimis rate for the City of Justin, Texas for the fiscal year beginning October 1, 2024, and ending September 30, 2025."

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Staff recommends adoption of the proposed budget

Background:

Over the past few months, we have worked with Department Heads and the City Council to identify priorities and goals for the upcoming fiscal year. Staff has previously presented the Draft Budget to Council during the July 25th and August 22nd Council Meetings. As previously presented to Council, this budget provides: additional staff to enhance service delivery to include Finance Controller, Planning Technician, Police Officer, Public Relations Specialist, and Accounts Payable Supervisor; funding to adjust salaries to within 10% of mid-market. For employees who are within 10% of mid-market and not receiving a market adjustment, a 5% cost-of-living adjustment (COLA) has been included; significant increases in funding for our Police and Fire Departments to support enhanced operations, the hiring of additional personnel, advanced training, and the acquisition of state-of-the-art equipment; and expanding our community outreach efforts through community liaisons, town hall meetings, and neighborhood forums to allow all voices are heard and considered in decision-making processes.

City Attorney Review: Yes

Attachments:

1. Ord 787-24 Budget Adoption

ORDINANCE NO. 787-24

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, APPROVING AND ADOPTING THE OPERATING BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; PROVIDING BUDGETARY APPROPRIATIONS FOR THE VARIOUS OPERATING FUNDS OF THE CITY; AUTHORIZING THE CITY MANAGER TO ADJUST AMOUNTS WITHIN FUND APPROPRIATIONS; RATIFYING PREVIOUS ADJUSTMENTS; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Justin has submitted to the City Council a proposed budget of anticipated revenues and expenditures for conducting the affairs of the City and providing a complete financial plan for FY 2024-2025; and

WHEREAS, a copy of the City Manager's proposed budget and all supporting schedules has been received by the City Council, and a copy filed with the City Secretary of the City of Justin; and

WHEREAS, the proposed budget was made available for public inspection; and

WHEREAS, following due notice, a public hearing was held on the proposed budget on September 12, 2024 at which time all interested persons were given an opportunity to be heard for or against the estimates of any items therein; and

WHEREAS, upon full consideration of the matter, the City Council made such changes to the proposed budget which in its judgment are warranted and in the best interest of the taxpayers of the City of Justin

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

SECTION 1. Subject to the applicable provisions of State law, the budget of anticipated revenues, resources, and the detailed estimates of expenditures desired for each project and operation proposed to be undertaken, together with estimated amounts of all other proposed expenditures necessary for conducting the affairs of the City of Justin and providing a financial plan for the ensuing Fiscal Year beginning October 1, 2024 and ending September 30, 2025, as submitted by the City Manager and adjusted by the City Council, attached hereto as Exhibit "A" and incorporated herein by reference, is hereby adopted as the Budget of the City of Justin for the Fiscal Year 2024-2025.

SECTION 2. The appropriations for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025 for the operation of different funds and purposes of the City of Justin shall be in accordance with Exhibit "A".

SECTION 3. Expenditures during the Fiscal Year shall be made in accordance with the budgeted appropriations approved by this Ordinance and made a part hereof for all purposes.

SECTION 4. Specific authority is given to the City Manager to adjust amounts within fund appropriations, including: (1) reduction of allowed expenditures of a department under the City Manager if, in the judgment of the City Manager, actual or probable receipts are less than the amount estimated for expenditure, and (2) transfer of appropriations within funds.

SECTION 5. The City Council reserves the authority to transfer appropriations budgeted from the one account or activity to another within any individual activity of the City and to transfer appropriations from designated appropriations to any individual department or activity. That all transfers by the City Manager of appropriations budgeted from one account or activity to another within any individual activity for the fiscal year 2024-2025 are hereby ratified and the Budget Ordinance for 2024-2025 is hereby amended to the extent of such transfers for all purposes.

SECTION 6. All provisions of the ordinances of the City of Justin in conflict with provisions of this Ordinance are hereby repealed.

SECTION 7. Should any sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same should not affect the validity of this Ordinance, or any part or provision thereof other than the part so decided to be invalid, illegal, or unconstitutional.

SECTION 8. This Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

PASSED ON THE FIRST READING BY THE CITY COUNCIL ON THE 12th DAY OF SEPTEMBER, 2024.

APPROVED:

**JAMES CLARK,
MAYOR**

ATTEST:

**AMY PIUKANA,
CITY SECRETARY**

APPROVED AS TO FORM:

**MATTHEW BOYLE
CITY ATTORNEY**



City Council Coversheet
September 12, 2024
415 N. COLLEGE AVE.

Agenda Item: 2. (ACTION ITEMS)

Title: Consider and take appropriate action to approve Ordinance 788-24 to adopt a tax rate of \$0.622851 per \$100 valuation, which is made up of a rate of \$0.545596 per \$100 valuation for Maintenance and Operations; and a rate of \$0.077255 per \$100 valuation for servicing currently outstanding Debt.

Department: Administration

Contact: Jarrod Greenwood, City Manager

Recommendation:

Approve Ordinance 788-24 as presented or with Council changes adopting a tax rate of \$0.622851 per \$100 valuation for the fiscal year beginning October 1st, 2024 and ending on September 30th, 2025.

Background:

A tax rate of \$0.622851 per \$100 valuation has been utilized to develop the proposed FY 24/25 Budget.

PROPOSED TAX RATE	0.622851 per \$100
NO-NEW-REVENUE TAX RATE	\$0.586008 per \$100
VOTER-APPROVAL TAX RATE	\$0.600118 per \$100
RATE DE MINIMIS RATE	\$0.632394 per \$100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for the City of Justin from the same properties in both the 2023 tax year and the 2024 tax year. The voter-approval rate is the highest tax rate that City of Justin may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for City of Justin exceeds the voter approval rate for City of Justin. The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for City of Justin, the rate that will raise \$500,000, and the current debt rate for City of Justin. The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Justin proposing to increase property taxes for the 2024 tax year.

The proposed budget for the fiscal year of October 1, 2024, to September 30, 2025, includes a property tax rate of \$0.622851 per \$100 of taxable value that will raise total property taxes more than last year's budget by \$616,810 or 10.02%, and of that amount, \$259,103 is tax revenue to be raised from new property added to the tax role.

City Attorney Review: Yes

Attachments:

1. Ord 788-24 Tax Rate

CITY OF JUSTIN

ORDINANCE NO. 788-24

AN ORDINANCE OF THE CITY OF JUSTIN, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE TAX YEAR 2024 ON ALL PROPERTY SITUATED IN THE CITY OF JUSTIN, TEXAS.

WHEREAS, the City of Justin, Texas is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this ordinance; and

WHEREAS, the passage of this ordinance is necessary to promote the public, health, safety, and welfare of the City; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act.

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

That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

That, for the tax year 2025, there is hereby levied an ad valorem tax of \$0.622851 on each \$100.00 of assessed valuation of all taxable property, real, personal or mixed, located in the City of Justin on the 1st day of January 2024, and not exempted from taxation by the constitution and laws of the State of Texas. The tax is apportioned and distributed as follows: for the purpose of defraying the current maintenance and operation expenses of the City: \$0.545596; for the purpose of creating a Debt Service Fund to pay the interest and principal on all outstanding indebtedness which shall be applied to the payment of such interest and maturities of all outstanding bonded indebtedness: \$0.077255.

THAT, THIS TAX RATE WILL RAISE LESS TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THAT, THE TAX RATE WILL EFFECTIVELY BE LOWERED BY 1.00% AND WILL LOWER TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$5.51.

That said tax shall be for the purpose of defraying current expense of the municipal government of the City of Justin, Texas, for the fiscal year 2024-2025.

That said tax shall be due and payable October 1, 2024.

That all constitutional provisions and laws of the State of Texas that pertain to delinquencies and collection procedures are applicable to this 2024 levy.

PASSED AND APPROVED this the 12th day of September 2024 by the following record vote:

	Aye	Nay
James Clark	_____	_____
Alyssa Linenkugel	_____	_____
Tomas Mendoza	_____	_____
John Mounce	_____	_____
James Castle	_____	_____
Daniel Dennis	_____	_____
Shelby St. Claire	_____	_____

James Clark, Mayor

ATTESTED:

Amy Piukana,
City Secretary

APPROVED AS TO FORM:

Matthew Boyle, City Attorney