



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
OCTOBER 15, 2024
415 N. COLLEGE AVE.
6:30 PM**

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

- A. Call to Order and Roll Call.
- B. Briefing regarding the September 26th Council Meeting.
- C. Discuss land use planning on W. 1st Street.
- D. Discuss an update on the Unified Development Code.
- E. Discuss Tax Increment Revenue Zone 1 (TIRZ)
- F. Update on Developments in the City of Justin
- G. Discuss P&Z Meetings
- H. Discuss Planning and Zoning Commission Training
- I. Discuss regular agenda items.
- J. Adjourn.

2. CONVENE INTO REGULAR SESSION AT 7:30 PM

3. CALL TO ORDER AND ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. PUBLIC COMMENT:

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking. To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday June 20, 2023, to meyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

6. CONSENT ITEMS:

- A. Consider and act upon a recommendation to City Council for a Final Plat for The Preserve Phase II, generally located southwest from the intersection of FM 407 and Boss Range Road.
- B. Consider and act upon a recommendation to City Council for a Preliminary Plat for Treeline Phase II, generally located southwest from the intersection of FM 407 and Timberbrook Parkway.

7. PRESENTATION

- A. Receive and discuss a presentation from Place Strategies to discuss the Unified Development Code.

8. 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.

9. ADJOURNMENT:

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

Said notice has been posted this 11th day of October by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Matthew Cyr

Matthew Cyr, Director of Development and Economic Development Services

NOTE: THE CITY OF JUSTIN COUNCIL CHAMBERS ROOM IS ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY DEVELOPMENT SERVICES DEPARTMENT



First Street Rezone Report

Prepared by Diego Phoyu Solares, Development Services Intern

July 16, 2024

General Pros of Rezoning the 1st Street Corridor

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

General Cons of Rezoning the 1st Street Corridor

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

SB 929 (2023) – a brief, crude summary

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

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

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

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

Topics of Discussion

- Do these pros/cons generally fit with the vision the Commission had with this discussion? Is there something we missed?
- What lots should be included in the rezone and which should not? Is there a good stopping point? What is our justification for including lot X and not lot Y? Etcetera.
- What timeline would this project be under? What is our justification for doing this now or during the year 20XX instead of the year 20YY? Etcetera.
- How comfortable does the Commission feel about the required verbiage and the potential challenges by homeowners to conformance / “takings”?

Preliminary Recommendations

- **Recommend limiting the rezone to the lots on the north side of W. 1st Street, from the intersection with Pafford St. to the intersection with Denton St.** The lots on the block from Pafford to College are all presumed unoccupied homes, and the lots on the two blocks from College to Denton are all owned by one property owner, except one. The two lots in the Northeast corner of Denton and W. 1st are also presumably unoccupied and would be included.
- **There would need to be a clear communication strategy developed if we proceed forward.** This would need to be palatable to the community and include:
 - o Language pursuant to SB 929 regarding the rezone and conformance.
 - o The goals sought with this project, and how the project ties into Imagine Justin, the UDC, and other guiding planning documents for Justin.
 - o Potential benefits to adjacent properties and to other Justin residents.
 - o Any other items the Commission feels it should contain.

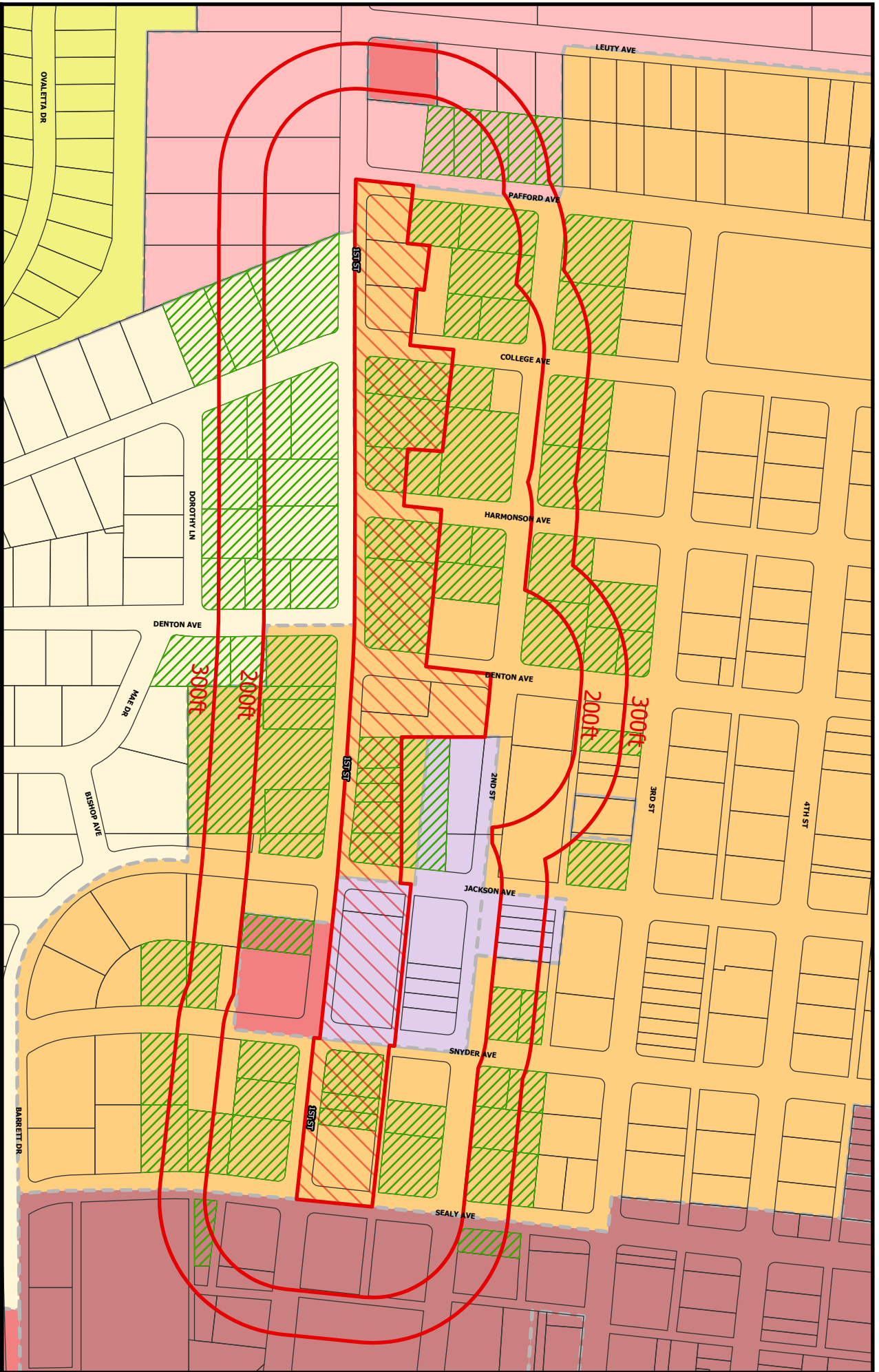
Lot Counts

- **Total number of lots analyzed for rezone: 21**
 - o 19 lots currently zoned residential, 19 lots presumed residential use
 - o 2 lots currently zoned non-residential, 2 lots presumed non-residential use
 - o 13 lots presumed occupied homes
- **Recommended, limited rezone: Lots affected: 10**
 - o All 10 lots currently zoned residential
 - o 5 homes presumed occupied

GIS Exhibits

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





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

First Street Proposed Rezoning Area City of Justin, TX

- SF-LL
- SF-1
- SF-1A
- SF-2
- SF-OT
- 2F
- MF
- LR
- GB
- GB-OT
- LI
- Rezoning Area

Legend

- Notification Radius
- Occupied Homes



Planning and Zoning Commission Coversheet
October 15, 2024
415 N. COLLEGE AVE.

Agenda Item: A. (CONSENT ITEMS:)

Title: Consider and act upon a recommendation to City Council for a Final Plat for The Preserve Phase II, generally located southwest from the intersection of FM 407 and Boss Range Road.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff Recommends Approval based on the plat meeting all of the requisite regulations.

Background:

The applicant is requesting approval for the final plat of **The Preserve, Phase II**, a continuation of the existing residential development. The preliminary plat for this project was approved by the City Council on **October 26, 2021**, in accordance with the zoning regulations and the terms of the **Developer's Agreement**. Phase II of The Preserve covers a total of **85.641 acres** and is designed to integrate seamlessly with Phase I. This phase includes a significant number of residential lots and designated spaces for community use, maintaining the development's balance between residential and non-residential purposes.

Key Details:

- **Total Acreage:** 85.641 acres
- **Residential Lots:** 317
- **Open Spaces:** 9 designated non-residential lots for open spaces, utilities, and other community functions.

Water and Sewer Services:

The water and sewer infrastructure for The Preserve, Phase II, will connect to the existing services established in Phase I, ensuring seamless access to essential utilities for all future residents. This connection allows the expansion of services without the need for significant new infrastructure development.

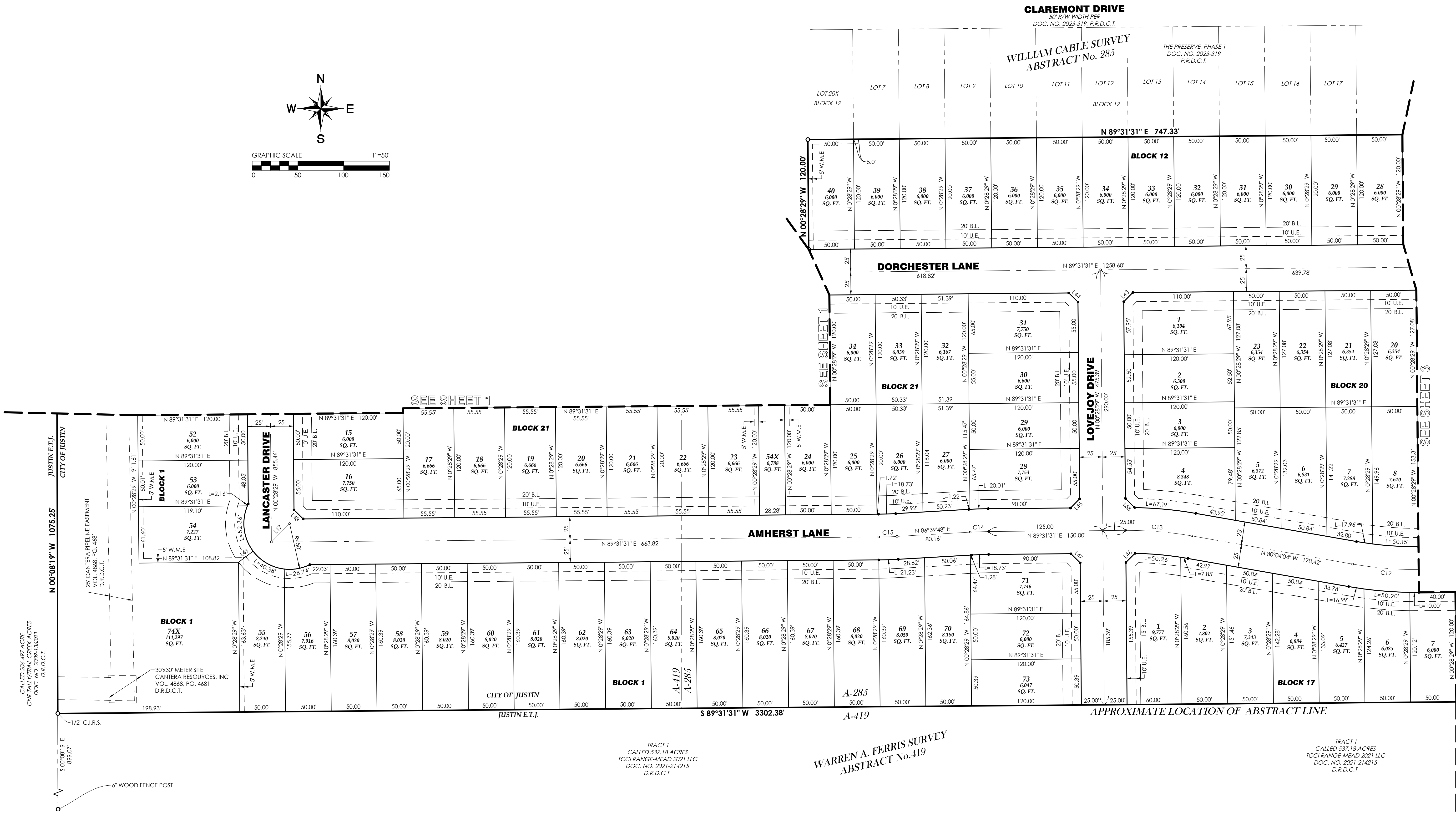
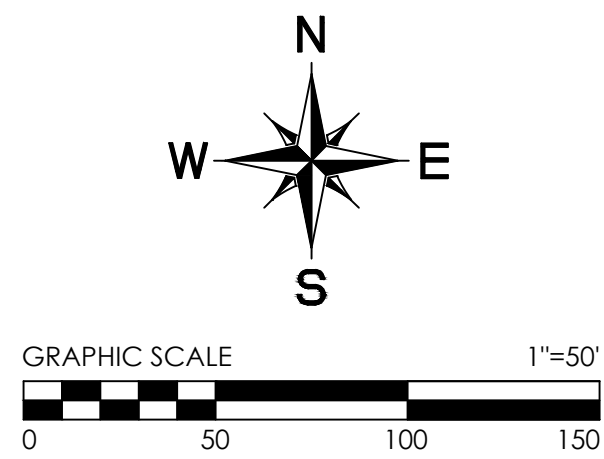
Access and Road Connectivity:

To enhance access, Phase II will introduce an additional connection to **Boss Range Road** via **Glenwood Lane**. Once completed, this connection will create two access points on Boss Range Road, improving traffic flow and accessibility. Additionally, the development already benefits from two established connections on **FM 407**, providing multiple routes for ingress and egress for residents and visitors. This final plat request aligns with the city's long-term development plans and reflects a well-considered extension of The Preserve, Phase I. Approval of this plat will allow the project to move forward into its next phase of construction and community development, reinforcing the city's growth and infrastructure goals.

City Attorney Review: No

Attachments:

1. Proposed Final Plat
2. The Preserve Phase II Final Plat Resolution



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

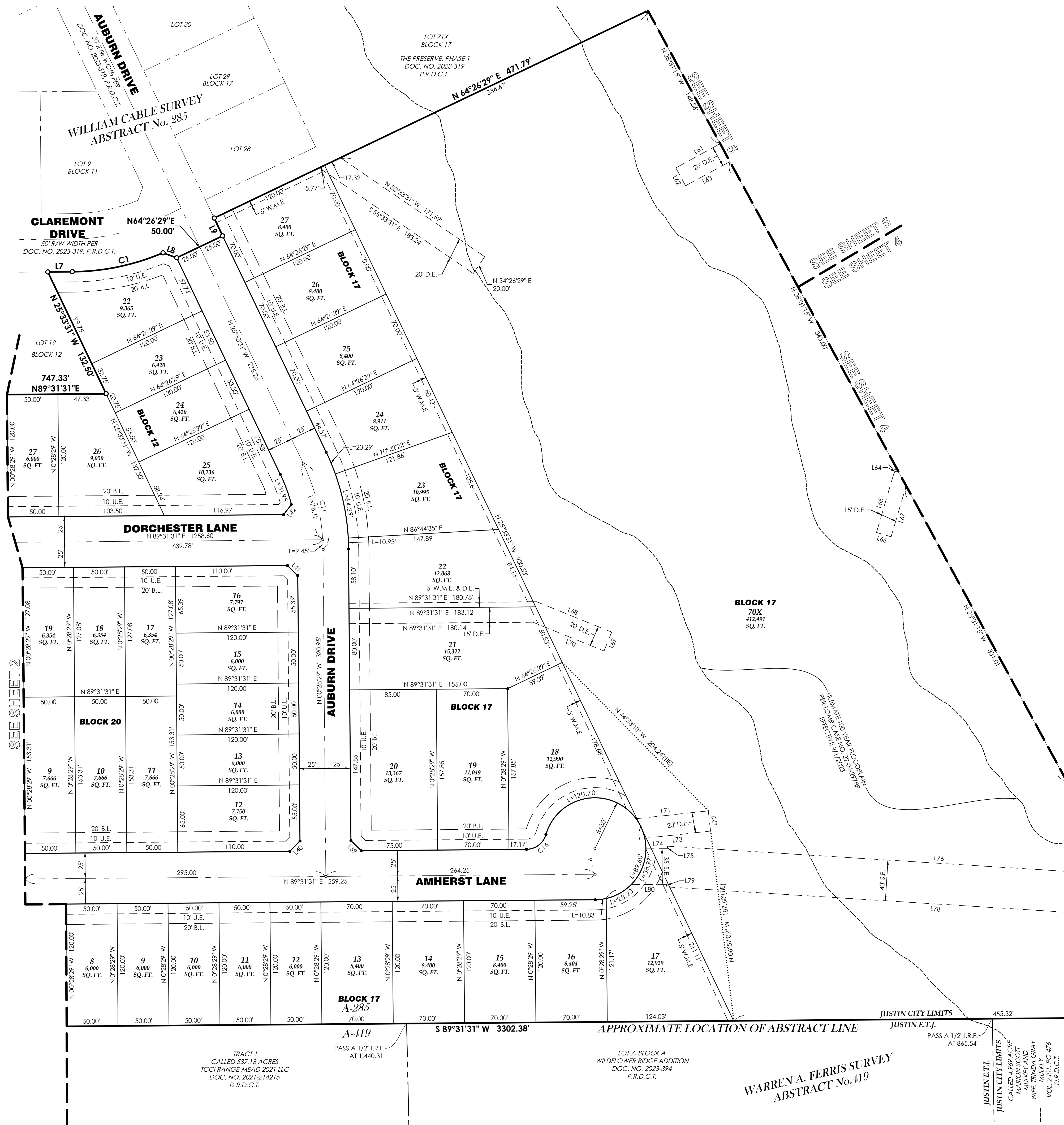
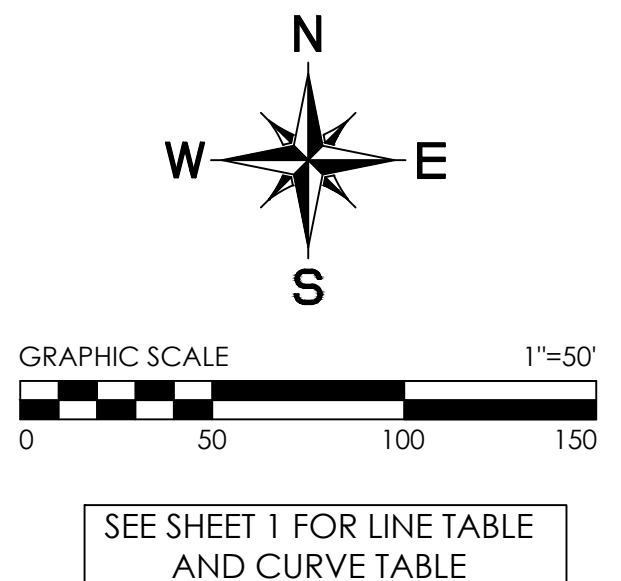
THE PRESERVE, PHASE 2
BEING
85.641 ACRES
SITUATED IN THE
WILLIAM CABLE SURVEY, ABSTRACT No. 285,
WARREN A. FERRIS SURVEY, ABSTRACT No. 419
CITY OF JUSTIN, DENTON COUNTY, TEXAS

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

PRELIMINARY. this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.
Issued for review 8/28/2024 1:30 PM

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

PREPARED BY:
**GMcivil**
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxDiv Firm # F-2944 | TxDiv Firm # 10021700



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PREPARED BY:



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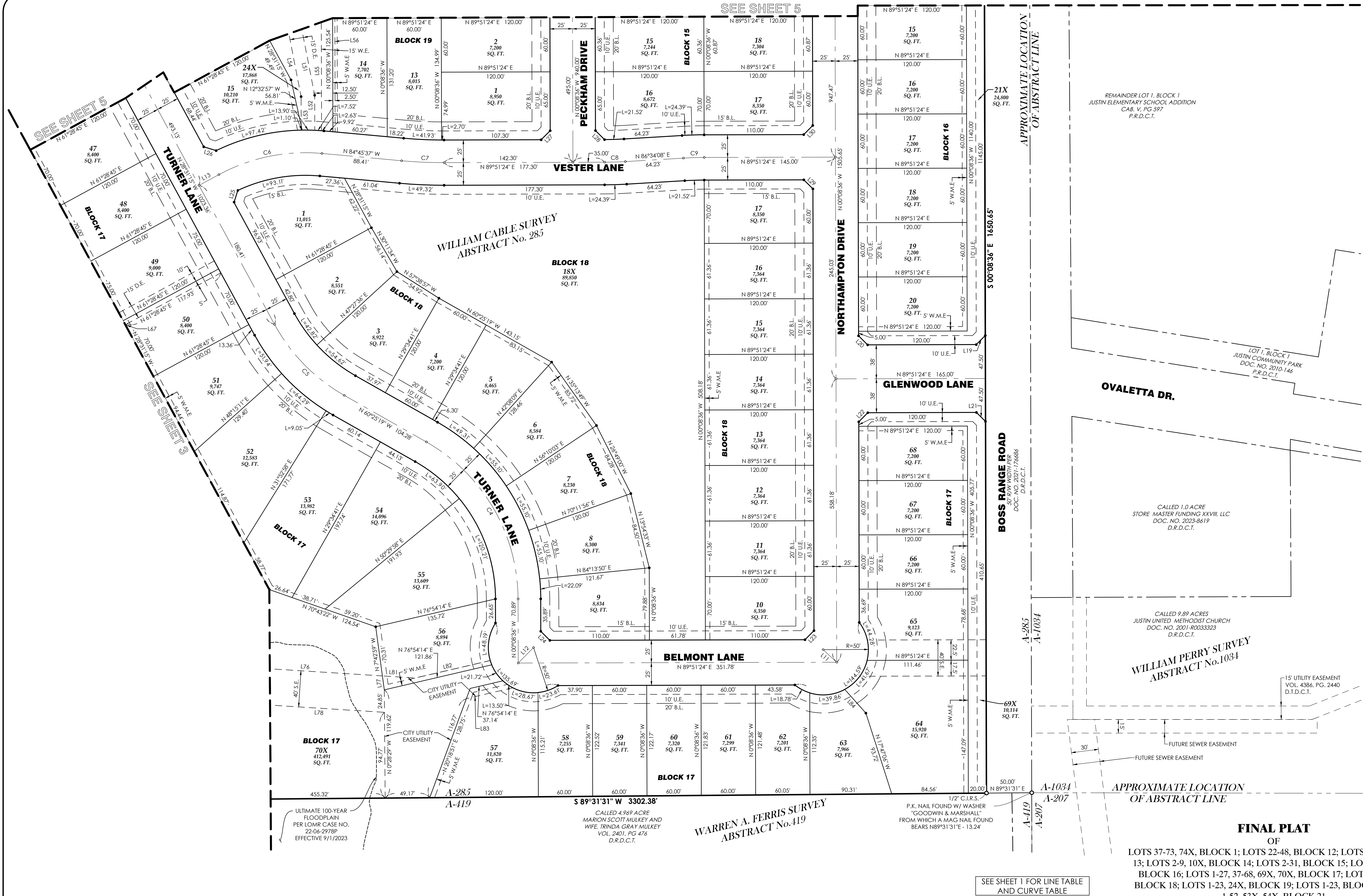
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317 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS
Date: August 2024

SHEET 4 of 6



SEE SHEET 1 FOR LINE TABLE
AND CURVE TABLE

FINAL PLAT
OF

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

THE PRESERVE, PHASE 2

BEING

85.641 ACRES

SITUATED IN THE

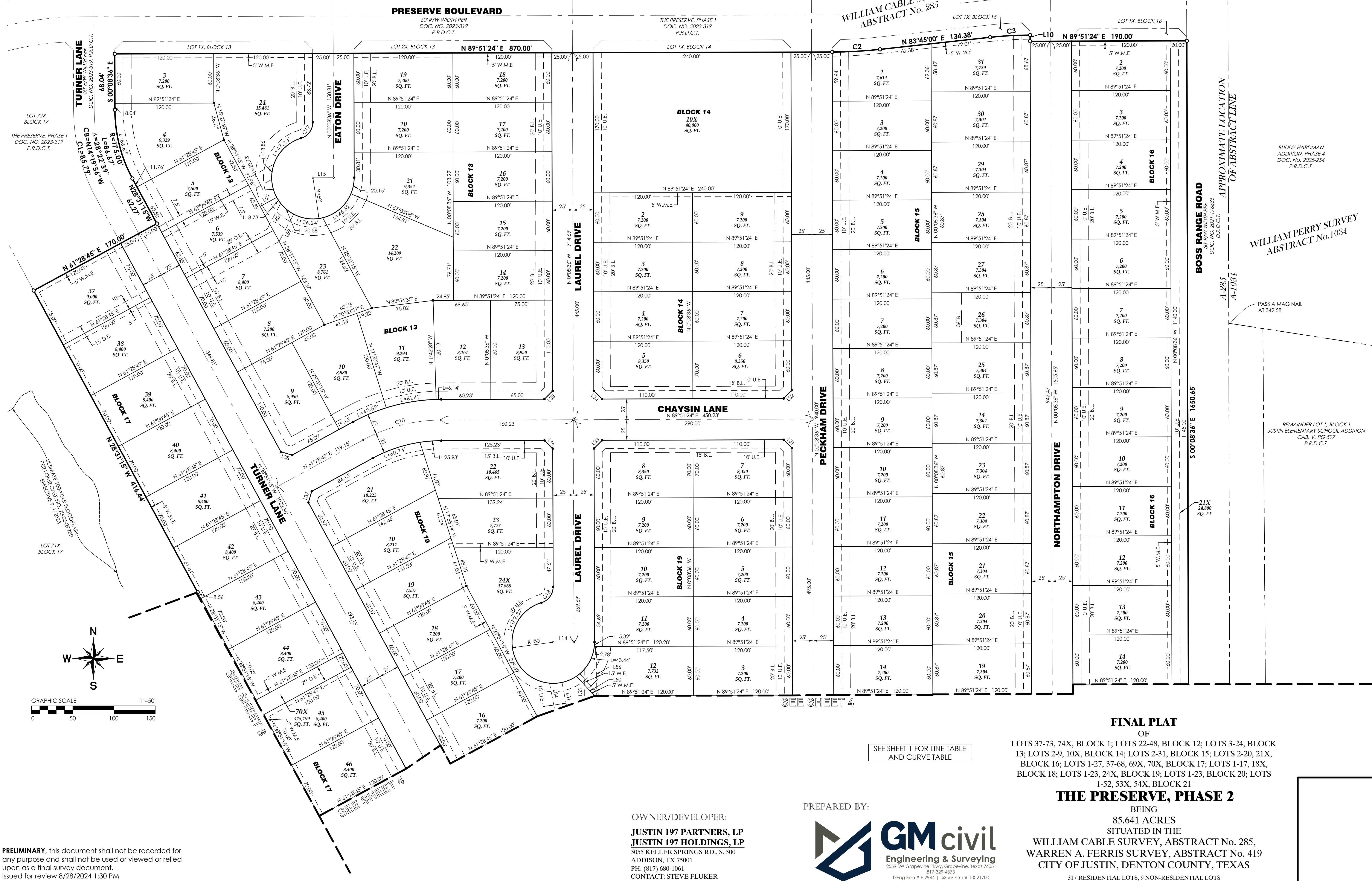
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CITY OF JUSTIN, DENTON COUNTY, TEXAS

317 RESIDENTIAL LOTS, 9 NON-RESIDENTIAL LOTS

Date: August 2024

SHEET 4 of 6



OWNERS DEDICATION

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

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

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

North 89 deg, 31 min, 31 sec, East, a distance of 203.80 feet to a 1/2" capped iron rod found;

South 00 deg, 28 min, 29 sec, East, a distance of 34.39 feet to a 1/2" capped iron rod found;

North 89 deg, 31 min, 31 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod found;

North 44 deg, 31 min, 31 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod found;

North 89 deg, 31 min, 31 sec, East, a distance of 220.00 feet to a 1/2" capped iron rod found;

South 45 deg, 28 min, 29 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod found;

South 00 deg, 28 min, 29 sec, East, a distance of 10.00 feet to a 1/2" capped iron rod found;

North 89 deg, 31 min, 31 sec, East, a distance of 170.00 feet to a 1/2" capped iron rod found;

South 00 deg, 28 min, 29 sec, East, a distance of 400.00 feet to a 1/2" capped iron rod found;

South 89 deg, 31 min, 31 sec, West, a distance of 120.00 feet to a 1/2" capped iron rod found;

South 00 deg, 28 min, 29 sec, East, a distance of 120.46 feet to a 1/2" capped iron rod found;

South 45 deg, 28 min, 29 sec, East, a distance of 14.14 feet to a 1/2" capped iron rod found;

North 89 deg, 31 min, 31 sec, East, a distance of 264.93 feet to a 1/2" capped iron rod found;

North 00 deg, 28 min, 29 sec, West, a distance of 120.00 feet to a 1/2" capped iron rod found;

North 89 deg, 31 min, 31 sec, East, a distance of 747.33 feet to a 1/2" capped iron rod found;

North 25 deg, 33 min, 31 sec, West, a distance of 132.50 feet to a 1/2" capped iron rod found;

North 89 deg, 31 min, 31 sec, East, a distance of 23.90 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 232.00 feet, a central angle of 22 deg, 36 min, 51 sec., and being subtended by a chord which bears North 78 deg, 13 min, 06 sec, East - 90.97 feet;

Continue in an easterly direction along said curve to the left, a distance of 91.57 feet to a 1/2" capped iron rod found;

South 69 deg, 56 min, 28 sec, East non-tangent to said curve, a distance of 14.29 feet to a 1/2" capped iron rod found;

North 64 deg, 26 min, 29 sec, East, a distance of 50.00 feet to a 1/2" capped iron rod found;

North 25 deg, 33 min, 31 sec, West, a distance of 19.31 feet to a 1/2" capped iron rod found;

North 64 deg, 26 min, 29 sec, East, a distance of 471.79 feet to a 1/2" capped iron rod found;

North 28 deg, 31 min, 15 sec, West, a distance of 416.44 feet to a 1/2" capped iron rod found;

North 61 deg, 28 min, 45 sec, East, a distance of 170.00 feet to a 1/2" capped iron rod found;

North 28 deg, 31 min, 15 sec, West, a distance of 62.27 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the right, having a radius of 175.00 feet, a central angle of 28 deg, 22 min, 39 sec., and being subtended by a chord which bears North 14 deg, 19 min, 56 sec, West - 85.79 feet;

Continue in a northerly direction along said curve to the right, a distance of 86.67 feet to a 1/2" capped iron rod found;

North 00 deg, 08 min, 36 sec, West tangent to said curve, a distance of 68.04 feet to a 1/2" capped iron rod found;

North 89 deg, 51 min, 24 sec, East, a distance of 870.00 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the left, having a radius of 545.00 feet, a central angle of 06 deg, 06 min, 24 sec., and being subtended by a chord which bears North 86 deg, 48 min, 12 sec, East - 58.06 feet;

Continue in an easterly direction along said curve to the left, a distance of 58.09 feet to a 1/2" capped iron rod found;

North 83 deg, 45 min, 00 sec, East tangent to said curve, a distance of 134.38 feet to a 1/2" capped iron rod found for a Point of Curvature of a circular curve to the right, having a radius of 455.00 feet, a central angle of 06 deg, 06 min, 24 sec., and being subtended by a chord which bears North 86 deg, 48 min, 12 sec, East - 48.47 feet;

Continue in an easterly direction along said curve to the right, a distance of 48.49 feet to a 1/2" capped iron rod found;

South 00 deg, 08 min, 36 sec, East non-tangent to said curve, a distance of 7.50 feet to a 1/2" capped iron rod found;

North 89 deg, 51 min, 24 sec, East, a distance of 190.00 feet to a 1/2" capped iron rod found for the most easterly Southeast corner of said The Preserve, Phase 1 and being in the West right-of-way line of Boss Range Road (50' width right-of-way) recorded in Document No. 2021-176686 [DRDCT];

THENCE South 00 deg, 08 min, 36 sec, East along said West right-of-way line, a distance of 1,650.65 feet to a 1/2" capped iron rod set stamped "GMCIVIL" for the Southwest corner of said Boss Range Road, being in the South line of said 87.754 acre tract and the North line of a called 4.989 acre tract described in a deed to Marion Scott Mulkey and Wife, Trinda Gray Mulkey recorded in Volume 2401, Page 476 [DRDCT], from which a P.K. nail found with washer stamped "GOODWIN & MARSHALL" for the Southeast corner of said Boss Range Road and being in the West line of a called 9.89 acre tract described in a deed to Justin United Methodist Church recorded in Document No. 2011-R0033323 [DRDCT] bears North 89 deg, 31 min, 31 sec, East - 50.00 feet;

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

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

OWNERS DEDICATION CONT...

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

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

JUSTIN 197 PARTNERS, LP
a Texas limited partnership

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

By: _____
John D. Hutchinson, President

JUSTIN 197 HOLDINGS, LP
a Texas limited partnership

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

By: _____
John D. Hutchinson, President

STATE OF TEXAS:
COUNTY OF TARRANT:

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

GIVEN MY HAND AND SEAL OF OFFICE

this the ____ day of _____, 20____.

Notary Public, State of Texas

My Commission Expires: _____

CERTIFICATE OF APPROVAL

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

Dated this ____ day of _____, 20____.

By: _____
Chairman

ATTEST:
By: _____
Secretary

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

By: _____
Mayor

ATTEST:
By: _____
City Secretary

NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this is 0.999846983. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid.
2. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011 and panel 48121C0485G, effective April 18, 2011, this survey is located in Flood Insurance Zone "X" (non-shaded), being defined as areas outside the 0.2% annual chance floodplain; and Zone "A", being defined as areas with no Base Flood Elevations determined. The floodplain is affected by LOMR Case No. 22-06-2978P, effective 9/1/2023. Approximate location of floodplain and/or floodway lines are shown on the survey.
3. All 1/2" iron rod set with yellow plastic cap stamped "GMCIVIL" unless otherwise noted.
4. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol, maintaining, and adding or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street right-of-way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Lot 74X, Block 1; Lot 10X, Block 14; Lot 21X, Block 16; Lots 69X & 70X, Block 17; Lot 18X, Block 18; Lot 24X, Block 19; Lots 53X & 54X, Block 21 are private HOA/Developer owned and maintained by the Preserve Homeowner's Association.
8. H.O.A. owns and maintains the Public Drainage Easements.

CERTIFICATE OF SURVEYOR

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

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

PRELIMINARY. this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 8/28/2024 1:30 PM

OWNER/DEVELOPER:

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

SITE DATA TABLE	
GROSS ACREAGE (TO BOUNDARY LINE)	85.641 AC.
AREA OF PUBLIC STREETS	14,343 AC.
NET ACREAGE	71,298 AC.
AREA OF RESIDENTIAL LOTS	54,782 AC.
AREA OF OPEN SPACE LOTS	16,516 AC.
TOTAL NUMBER OF LOTS	326
TOTAL NUMBER OF RESIDENTIAL LOTS	317
TOTAL NUMBER OF OPEN SPACE LOTS	9

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

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

THE PRESERVE, PHASE 2

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

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

SHEET 6 of 6

PREPARED BY:



RESOLUTION NO. XXX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE FINAL PLAT FOR THE PRESERVE PHASE II

WHEREAS, the Applicant has submitted a request for approval of the final plat for The Preserve, Phase II, consisting of 317 residential lots and 9 non-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 24th day of October 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney



Planning and Zoning Commission Coversheet
October 15, 2024
415 N. COLLEGE AVE.

Agenda Item: B. (CONSENT ITEMS:)

Title: Consider and act upon a recommendation to City Council for a Preliminary Plat for Treeline Phase II, generally located southwest from the intersection of FM 407 and Timberbrook Parkway.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff Recommends Approval based on the Preliminary Plat meeting all of the requisite regulations.

Background:

The applicant is requesting approval for a preliminary plat for Treeline Phase 2, which is part of a larger residential development located in Justin's Extraterritorial Jurisdiction (ETJ), Denton County, Texas. The Treeline development operates as a Municipal Utility District (MUD), meaning that it is governed by a special district.

This request covers two sections, **Phase 2A** and **Phase 2B**, with a combined total of **668 residential lots** and **21 common/open space lots**. These open space lots will be maintained by the MUD, ensuring the upkeep of shared amenities and green spaces for residents.

Key features of the development include:

- **Phase 2A** spans **120 acres** with **464 residential lots** and **15 common/open space lots**.
- **Phase 2B** covers **72.94 acres** with **204 residential lots** and **6 common/open space lots**.

The MUD structure ensures that essential services such as stormwater management and street maintenance will be provided independently of the City of Justin, with the district responsible for maintaining specific infrastructure within the development. The City of Justin will be providing water, sewer, Police, and Fire to the development.

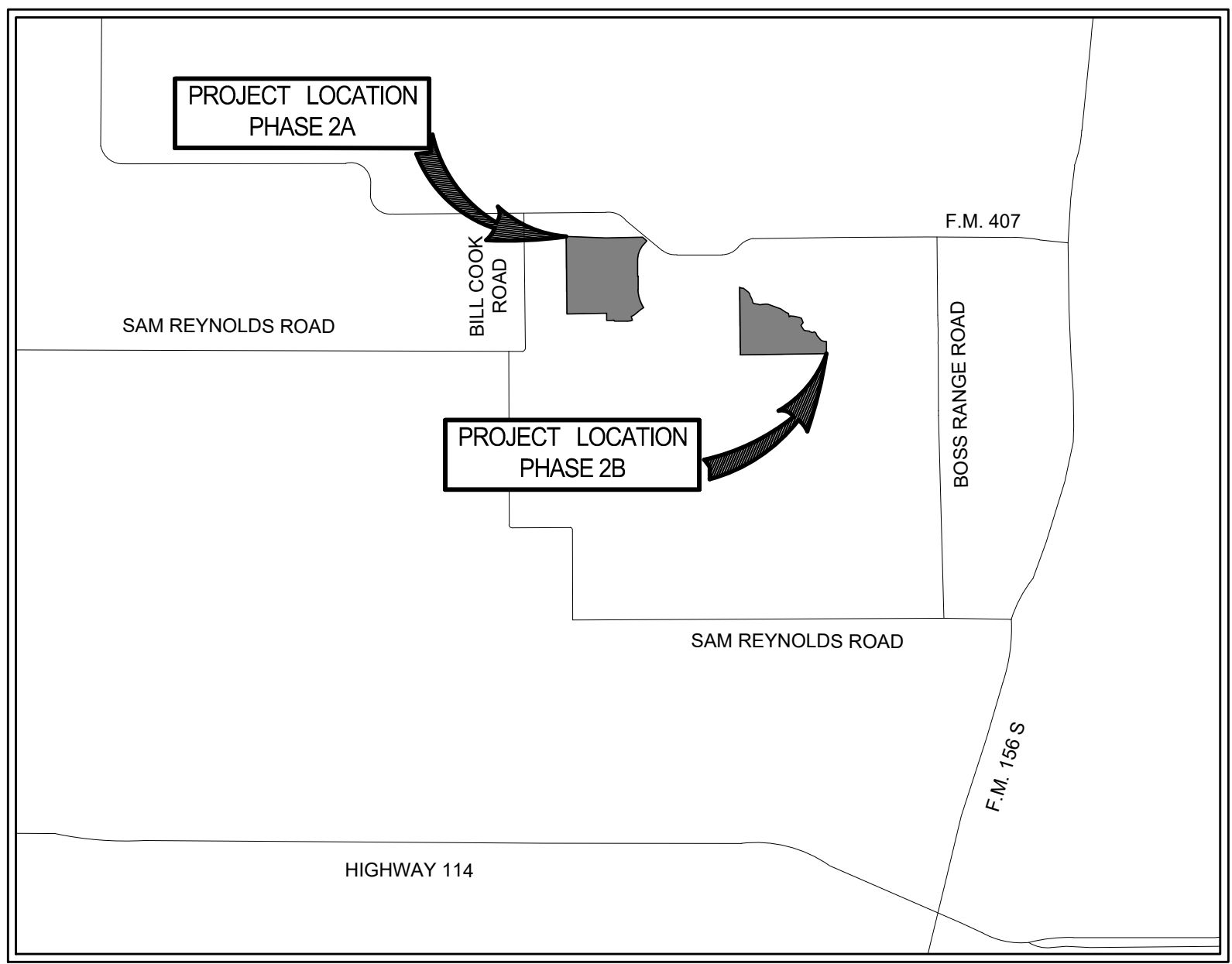
Approval of this preliminary plat is the next step in moving the project forward.

City Attorney Review: No

Attachments:

1. Proposed Preliminary Plat
2. Treeline Phase II Preliminary Plat Resolution

A PRELIMINARY PLAT FOR
TREELINE PHASE 2
JUSTIN ETJ, DENTON COUNTY, TEXAS



LOCATION MAP

SCALE : N.T.S.



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
01	COVER
02	PRELIMINARY PLAT - PHASE 2A
03	PRELIMINARY PLAT - PHASE 2A
04	PRELIMINARY PLAT - PHASE 2B
05	LINE & CURVE TABLES
06	STREET SECTIONS
07	PROPOSED DRAINAGE PLAN - PHASE 2A
08	PROPOSED DRAINAGE PLAN - PHASE 2A
09	PROPOSED DRAINAGE PLAN - PHASE 2B
10	PROPOSED UTILITY PLAN - PHASE 2A
11	PROPOSED UTILITY PLAN - PHASE 2A
12	PROPOSED UTILITY PLAN - PHASE 2B
13	PROPOSED LIGHTING PLAN - PHASE 2A
14	PROPOSED LIGHTING PLAN - PHASE 2A
15	PROPOSED LIGHTING PLAN - PHASE 2B

*THE TREELINE PHASE 2 PRELIMINARY PLAT IS IN THE CITY OF JUSTIN'S EXTRATERRESTRIAL JURISDICTION (ETJ)

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

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



PRELIMINARY
-FOR REVIEW ONLY-

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

TANNER R. SHEETS	133390	08/12/2022
TYPE OR PRINT NAME	PE #	DATE

Westwood

Westwood Professional Services, Inc.

11000 Frisco Street, Suite 400
Frisco, TX 75033
Phone (469) 213-1800
Toll Free (888) 937-5150
TBPE FIRM NO. F-11756
westwoodps.com

"PRELIMINARY PLAT"

"APPROVED BY THE PLANNING AND ZONING COMMISSION" DATE _____

CHAIR, PLANNING AND ZONING COMMISSION _____

ATTEST, CITY SECRETARY _____

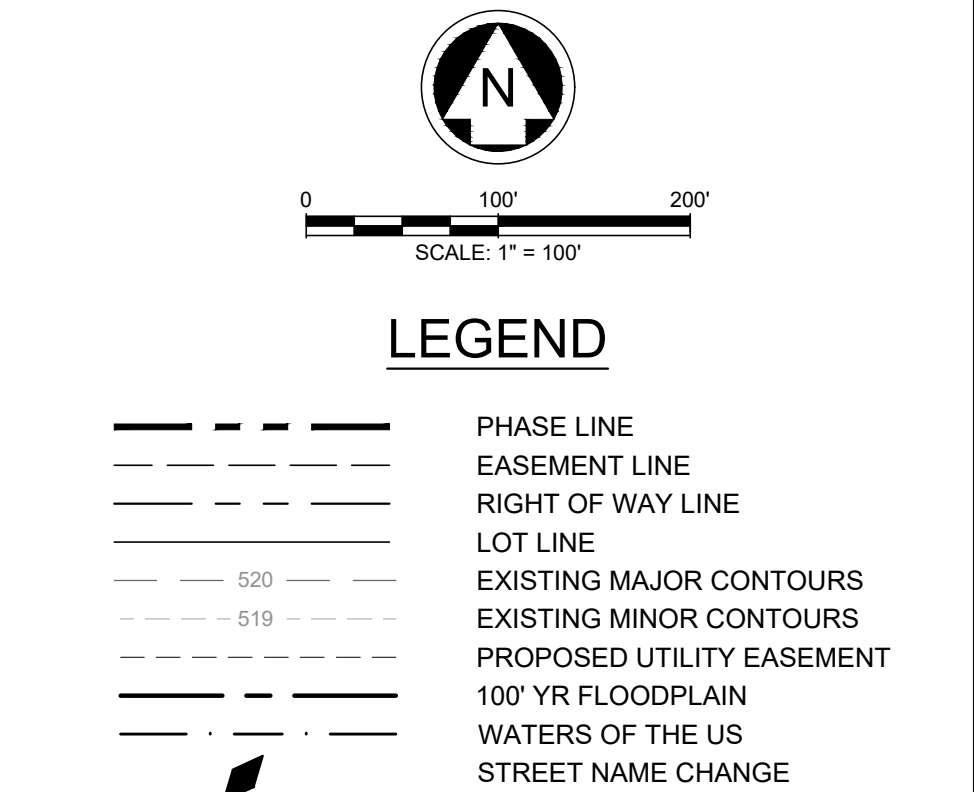
"APPROVED BY THE CITY COUNCIL" _____ DATE _____

MAYOR, CITY OF JUSTIN _____

ATTEST, CITY SECRETARY _____

WW PROJECT #: HWR22015
CITY PROJECT #: {PROJECT #}

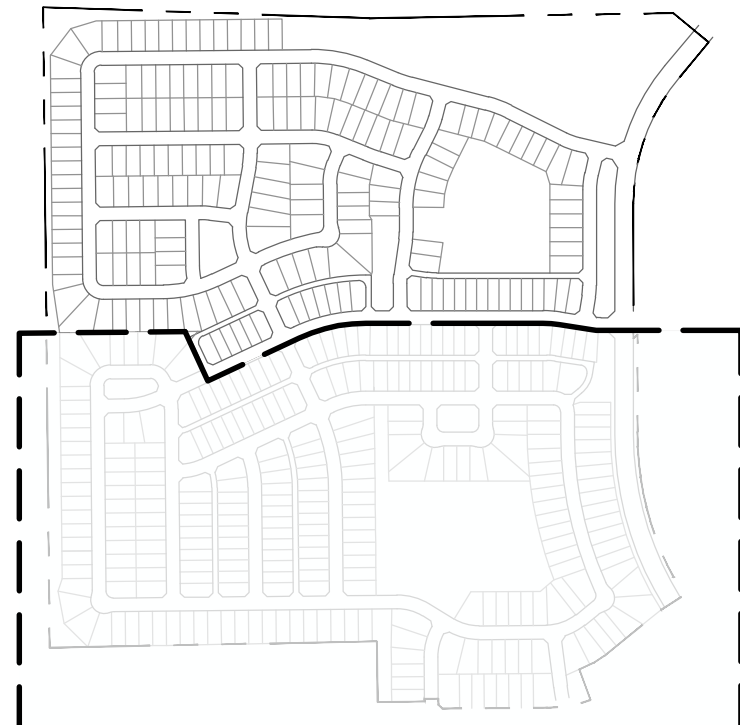
AUGUST 2024



1. ALL CORNER CLIPS TO BE 15'X15'. CORNER CLIPS WITH COLLECTOR STREETS SHALL BE 25'X25'
2. ALL ALLEYS TO HAVE A ROW WIDTH OF 20' AND A PAVEMENT WIDTH OF 15'.
3. ALL CURB RETURN RADII TO BE 20', EXCEPT ALLEYS TO BE 28.5' UNLESS OTHERWISE NOTED
4. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
5. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
6. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
7. ALL ALLEYS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
8. 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.

LOT SUMMARY - 2A	
50' CORE LOTS	6
50' VALUE LOTS	230
45' LOTS	90
40' ALLEY LOTS	138
TOTAL	464

TOTAL ACREAGE	120
DENSITY (LOTS/ACRE)	3.87



A PRELIMINARY PLAT FOR TREELINE - PHASE 2

PHASE 2A: 120.00 ACRE TRACT CONTAINING LOT 5X, BLK G; LOTS 8-43, 31X, 32X, BLK K; LOTS 1-11, BLK MM; LOTS 1-21, 21X, BLK NN; LOTS 37-137, 9X, 19X, BLK O; LOTS 1-38, 22X, 23X, BLK PP; LOTS 1-25, BLK QQ; LOTS 1-21, BLK RR; LOTS 1-21, BLK SS; LOTS 1-27, BLK TT; LOTS 1-26, 24X, 25X, BLK UU; LOTS 1-48, 29X, 30X, BLK VV; LOTS 1-15, BLK YY; 20X, BLK ZZ; 28X, BLK AA; 26X, BLK BC; 27X, BLK BD; LOTS 1-20, BLK BE; LOTS 1-19, BLK BF; LOTS 1-12, BLK BG; LOTS 1-23, BLK BH. FOR A TOTAL OF 68 RESIDENTIAL LOTS AND 16 COMMERCIAL LOTS.

PHASE 2B: 72.94 ACRES TRACT CONTAINING LOTS 1-64, 30X, BLK P; LOTS 1-16, 29X, BLK Q; LOTS 1-3, BLK R; LOTS 1-13, BLK BJ; LOTS 1-11, BLK BK; LOTS 1-12, BLK BL; LOTS 1-17, BLK BM; 33X, BLK BN; LOTS 1-28, BLK BO; LOTS 1-23, BLK BP; LOTS 1-10, 32X, BLK BQ; LOTS 1-7, 31X, BLK BR; 34X, BLK BS; - FOR A TOTAL OF 204 RESIDENTIAL LOTS AND 6 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER
NAME: HILLWOOD COMMUNITIES
ADDRESS: 3000 TURTLE CREEK BLVD

PLANNER / ENGINEER / SURVEYOR

Westwood

Phone (469) 213-1800 11000 Frisco Square
Toll Free (888) 937-5150 Frisco, TX 75034
www.westwoodps.com

DATE: AUGUST 2024

PELTON PROJECT #: HWR22015

CITY CASE #:

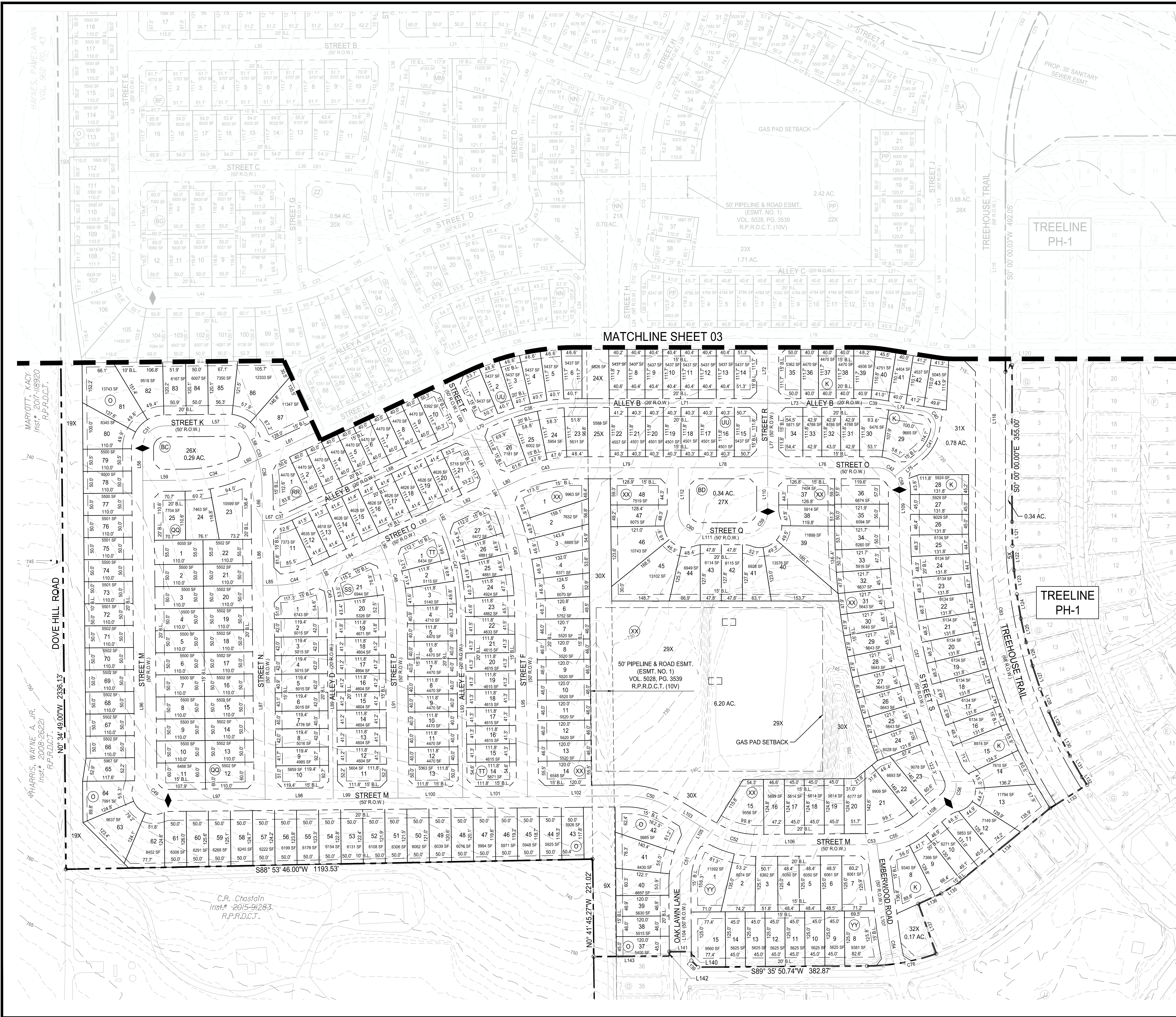
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DRAWN: EMF

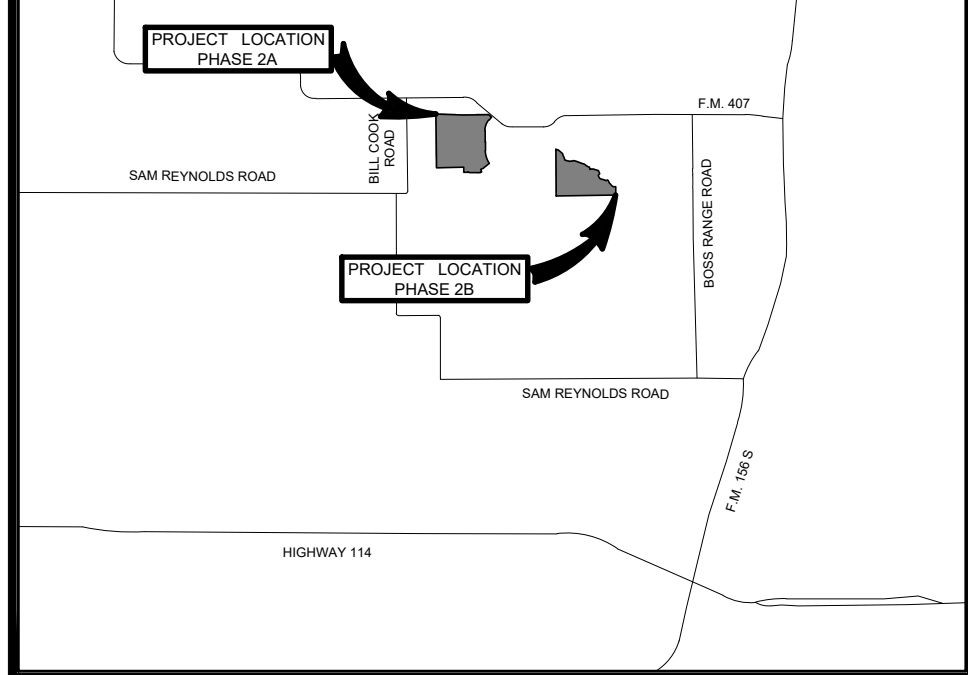
REVIEWER: TRS

REVIEWERS: TWO

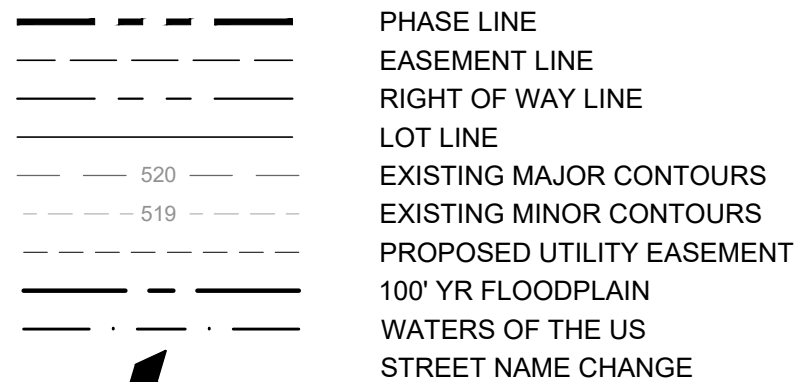
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Drawing: G:\JOB\HW\2015_Design\322_Preliminary\Plat.Sheets\HW\2015-C-PPLAT-2A



LEGEND



NOTES

1. ALL CORNER CLIPS TO BE 15'X15'. CORNER CLIPS WITH COLLECTOR STREETS SHALL BE 25'X25'
2. ALL ALLEYS TO HAVE A ROW WIDTH OF 20' AND A PAVEMENT WIDTH OF 15'.
3. ALL CURB RETURN RADII TO BE 20'. EXCEPT ALLEYS TO BE 28.5' UNLESS OTHERWISE NOTED
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8. 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.



A PRELIMINARY PLAT FOR TREELINE - PHASE 2

[illegible]

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER

PLANNER / ENGINEER / SURVEYOR

Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
TollFree (888) 937-5150 Frisco, TX 75033
www.woodes.com

Westwood Professional Services, Inc.

DATE: AUGUST 2024

RELATION PROJECT # UM000015

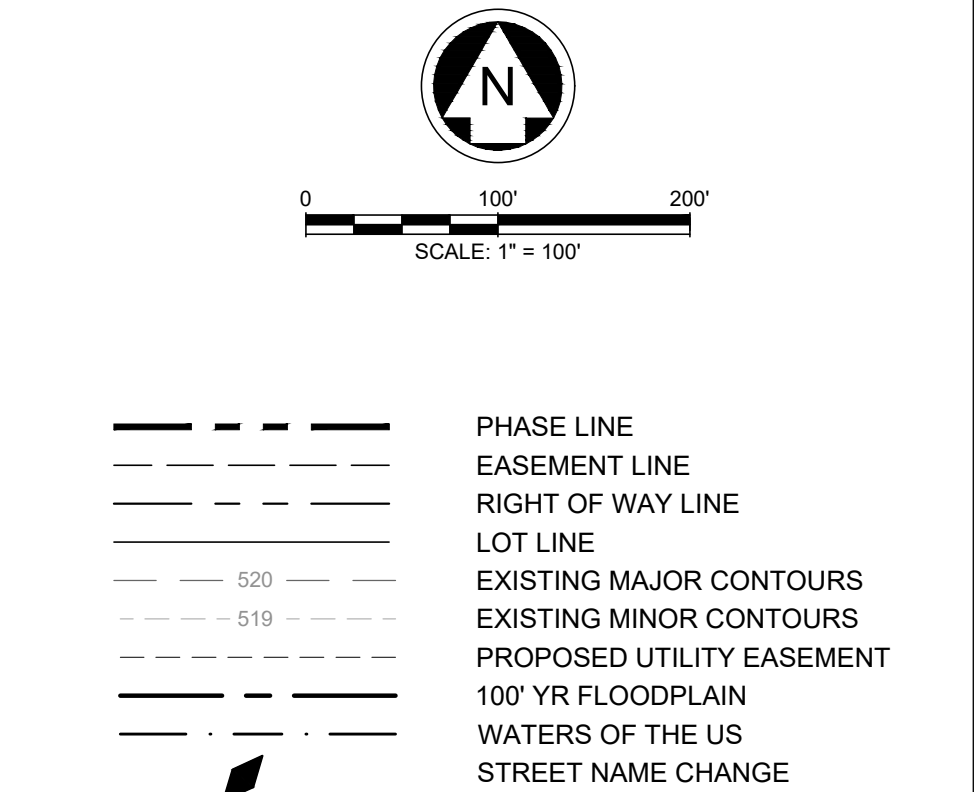
PELTON PROJECT #: HWR22015

DESIGNED: BSC/IS

DRAWN: FME

DRAWN: EMF

50 10



- | | |
|------------------|-----|
| LOT SUMMARY - 2B | |
| 60' LOTS | 70 |
| 50' CORE LOTS | 134 |
| TOTAL | 204 |
-
- | | |
|---------------------|-------|
| TOTAL ACREAGE | 72.94 |
| DENSITY (LOTS/ACRE) | 2.80 |

PHASE 2A: 120.00 ACRES TRACT CONTAINING LOT 5, BLK G, QTS #4-5, 31, 32, BLK K, LOTS 1-11, BLK MM, LOTS 1-21, 21X, BLK NN, LOTS 37-37.9, 39X, 19X, BLK O, LOTS 1-38, 22X, BLK P, LOTS 1-25, BLK Q, LOTS 1-21, BLK RR, LOTS 1-21, BLK S, LOTS 1-27, BLK TT, LOTS 1-26, 24X, 26X, BLK UU, LOTS 1-48, 29X, 30X, BLK VV, LOTS 1-15, BLK YY, 20X, 22X, 28X, BLK ZZ, 26X, 28X, BLK BD, LOTS 1-20, BLK BE, LOTS 1-20, BLK BF, LOTS 1-19, BLK BF: LOTS 1-12, BLK BG, LOTS 1-32, BLK BH - FOR A TOTAL OF 464 RESIDENTIAL LOTS AND 15 COMMON LOTS.

PHASE 2B: 72.94 ACRES TRACT CONTAINING LOT 1, BLK G, QTS #1-16, 31, 32, BLK K, LOTS 1-16, 31, 32, BLK L, LOTS 1-16, BLK M, LOTS 1-17, BLK N, LOTS 1-17, BLK O, LOTS 1-28, BLK P, LOTS 1-23, BLK Q, LOTS 1-10, 32X, BLK R, LOTS 1-12, BLK BR, 34X, BLK BB, 34X, BLK BB: FOR A TOTAL OF 204 RESIDENTIAL LOTS AND 6 COMMON LOTS.

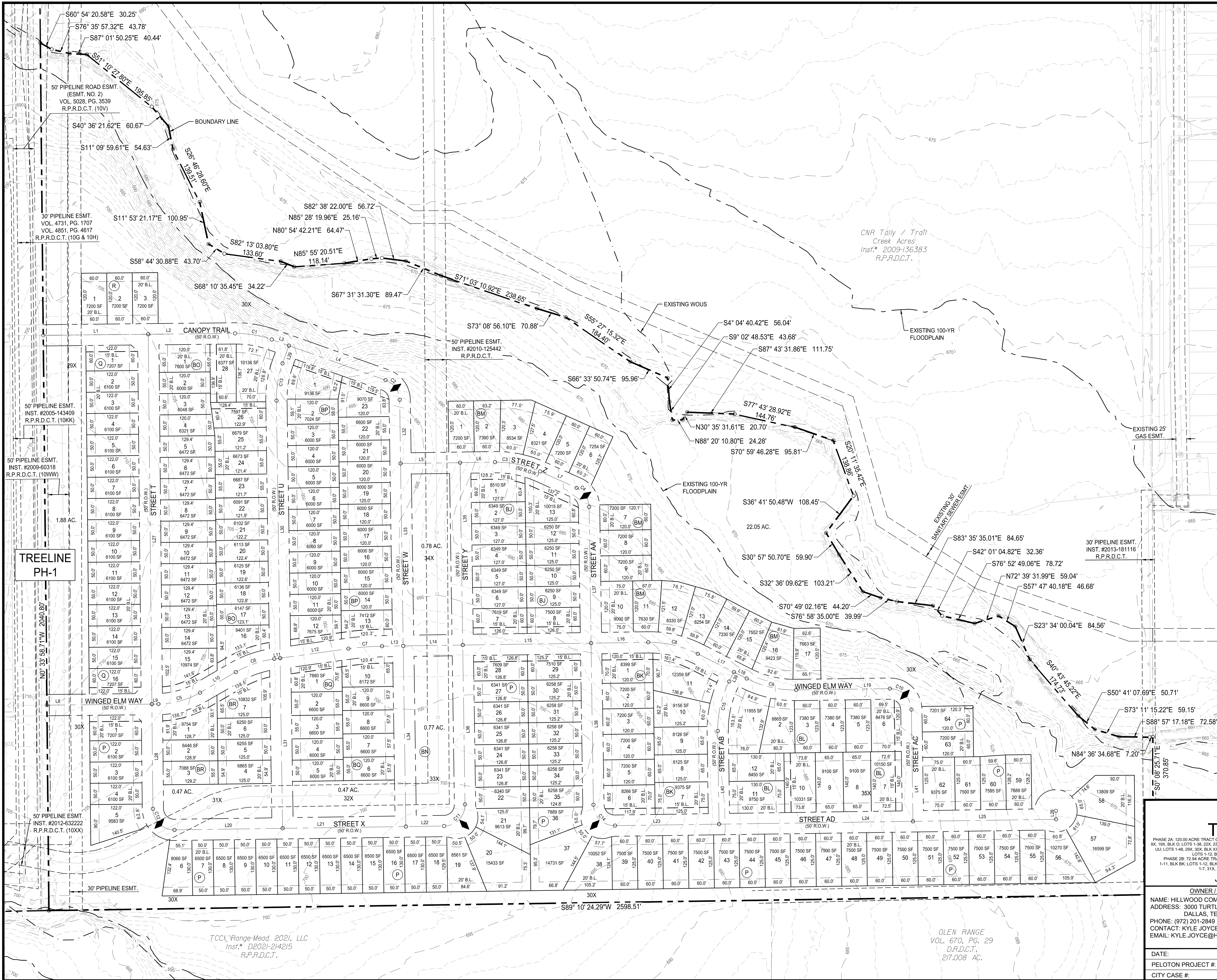
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westwoodps.com

DESIGNED: BSC/IS
DRAWN: EMF
REVIEWER: TRS

Page 23 of 23



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User: kyle.joyce
Plot Date: 10/22/2015 10:02:24 AM
Plot Time: 10/22/2015 10:02:24 AM

PH-2A STREET LINE TABLE		
LINE	LENGTH	BEARING
L1	237.14'	S00° 34' 49"E
L2	273.36'	S00° 34' 49"E
L3	243.00'	S00° 34' 49"E
L4	541.30'	N89° 25' 11"E
L5	225.14'	N89° 25' 11"E
L6	122.26'	S68° 03' 59"E
L7	117.75'	S75° 32' 27"E
L8	169.20'	S75° 32' 27"E
L9	222.96'	S63° 26' 12"E
L10	71.82'	S76° 46' 34"E
L11	120.00'	S76° 46' 34"E
L12	94.85'	S13° 13' 28"W
L13	312.85'	S00° 00' 00"E
L14	35.34'	S00° 00' 00"E
L15	98.75'	S08° 56' 44"W
L16	84.00'	N90° 00' 00"E
L17	28.91'	S81° 03' 16"E
L18	91.32'	S81° 03' 16"E
L19	208.68'	N90° 00' 00"E

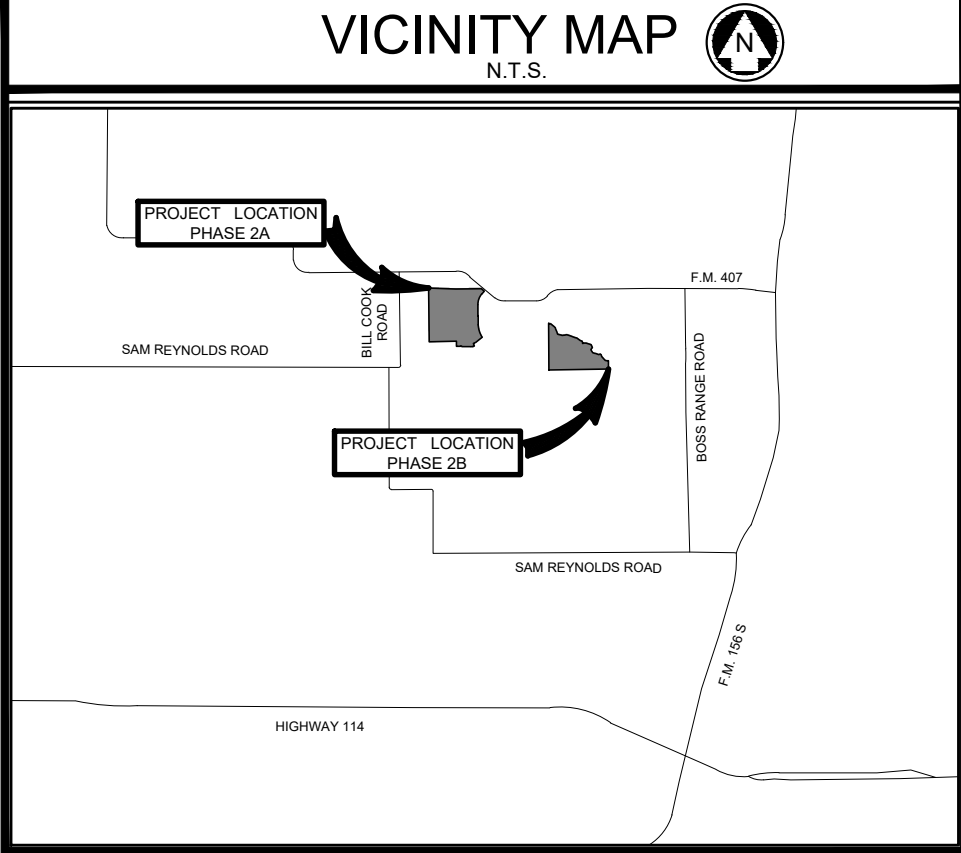
PH-2A STREET LINE TABLE		
LINE	LENGTH	BEARING
L20	312.05'	N90° 00' 00"E
L21	379.49'	N90° 00' 00"E
L22	177.63'	N90° 00' 00"E
L23	95.14'	S81° 42' 42"E
L24	124.76'	S00° 02' 44"E
L25	15.59'	S08° 17' 18"W
L26	115.35'	S08° 17' 18"W
L27	88.96'	S00° 00' 00"E
L28	97.71'	S26° 33' 48"W
L29	96.74'	S14° 27' 33"W
L30	591.30'	N89° 25' 11"E
L31	225.14'	N89° 25' 11"E
L32	28.71'	S68° 03' 59"E
L33	93.42'	S68° 03' 59"E
L34	131.55'	S71° 52' 54"E
L35	293.00'	S00° 34' 49"E
L36	58.53'	S00° 34' 49"E
L37	167.24'	S10° 31' 44"W
L38	376.00'	N89° 25' 11"E

PH-2A STREET LINE TABLE		
LINE	LENGTH	BEARING
L39	32.59'	N89° 25' 11"E
L41	111.33'	S83° 09' 19"E
L42	193.90'	S00° 34' 49"E
L43	15.87'	S14° 57' 42"E
L44	219.68'	N89° 25' 11"E
L45	136.08'	N64° 51' 56"E
L46	10.97'	S25° 08' 04"E
L47	52.69'	N64° 51' 56"E
L48	152.21'	N00° 34' 49"W
L49	75.58'	N21° 56' 01"E
L50	155.75'	S25° 08' 04"E
L51	111.00'	N25° 08' 04"W
L52	261.96'	N64° 51' 56"E
L53	52.69'	N64° 51' 56"E
L54	109.02'	S00° 00' 00"E
L55	145.73'	S25° 08' 04"E
L56	73.50'	S00° 34' 49"E
L57	144.96'	S89° 25' 11"W
L58	27.62'	N25° 08' 04"W

PH-2A STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 34' 49"E
C2	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 25' 11"W
C3	022° 30' 50"	506.00'	100.71'	198.83'	197.55'	S79° 19' 24"E
C4	007° 28' 28"	450.00'	29.39'	58.70'	58.66'	S71° 48' 13"E
C5	012° 06' 15"	400.00'	42.41'	84.50'	84.35'	S69° 29' 20"E
C6	013° 20' 22"	250.00'	29.23'	58.20'	58.07'	S70° 06' 23"E
C7	013° 13' 26"	250.00'	28.98'	57.70'	57.57'	S06° 36' 43"W
C8	008° 56' 44"	250.00'	19.56'	39.03'	38.99'	S04° 28' 22"W
C9	008° 56' 44"	200.00'	15.64'	31.23'	31.19'	S85° 31' 38"E
C10	008° 56' 44"	400.00'	31.29'	62.45'	62.39'	S85° 31' 38"E
C11	008° 17' 18"	250.00'	18.11'	36.17'	36.13'	S85° 51' 21"E
C12	008° 17' 18"	200.00'	14.49'	28.93'	28.91'	S04° 08' 39"W
C13	008° 17' 18"	200.00'	14.49'	28.93'	28.91'	S04° 08' 39"W
C14	018° 07' 06"	450.00'	71.75'	142.30'	141.71'	S09° 03' 33"W
C15	008° 26' 41"	450.00'	33.22'	66.33'	66.27'	S22° 20' 27"W
C16	012° 06' 15"	200.00'	21.20'	42.25'	42.17'	S20° 30' 40"W
C17	022° 30' 50"	213.00'	42.40'	83.70'	83.16'	S79° 19' 24"E
C18	003° 48' 54"	743.00'	24.75'	49.47'	49.46'	S69° 58' 26"E
C19	011° 06' 33"	250.00'	24.31'	48.47'	48.40'	S04° 58' 27"W
C20	003° 41' 02"	300.00'	9.65'	19.29'	19.29'	S08° 41' 12"W
C21	014° 22' 53"	250.00'	31.54'	62.75'	62.59'	S07° 46' 16"E

PH-2A STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C22	015° 12' 51"	450.00'	60.10'	119.49'	119.14'	N81° 48' 45"E
C23	009° 20' 24"	450.00'	36.76'	73.36'	73.28'	N69° 32' 08"E
C24	031° 58' 46"	300.00'	85.97'	167.44'	165.28'	S09° 08' 42"E
C25	014° 11' 47"	894.75'	111.42'	221.70'	221.13'	N71° 57' 49"E
C26	079° 38' 32"	50.00'	41.69'	69.50'	64.04'	N39° 14' 27"E
C27	022° 30' 50"	200.00'	39.81'	78.59'	78.08'	N10° 40' 36"E
C28	090° 00' 00"	36.00'	36.00'	56.55'	50.91'	N19° 51' 56"E
C29	023° 00' 54"	739.00'	150.45'	296.85'	294.86'	N76° 22' 23"E
C30	092° 07' 10"	36.00'	37.36'	57.88'	51.84'	S46° 03' 35"E
C31	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S44° 25' 11"W
C32	065° 26' 45"	50.00'	32.13'	57.11'	54.06'	N57° 51' 27"W
C33	007° 34' 38"	200.00'	13.24'	26.45'	26.43'	N21° 20' 45"W
C34	024° 33' 15"	298.50'	64.96'	127.92'	126.95'	N77° 08' 33"E
C35	025° 08' 04"	593.50'	132.31'	260.36'	258.27'	N77° 25' 58"E
C36	016° 58' 37"	200.00'	29.85'	59.26'	59.04'	S09° 04' 08"E
C37	024° 33' 15"	55.25'	12.02'	23.68'	23.50'	N77° 08' 33"E
C38	025° 08' 04"	446.75'	99.59'	195.98'	194.41'	N77° 25' 58"E
C39	008° 50' 58"	200.00'	15.48'	30.89'	30.86'	S85° 34' 31"E
C40	090° 00' 00"	36.00'	36.00'	56.55'	50.91'	S36° 09' 02"E
C41	042° 33' 27"	100.00'	38.95'	74.28'	72.58'	S30° 07' 41"W
C42	051° 24' 25"	50.00'	24.07'	44.86'	43.37'	S64° 17' 48"E

PH-2A STREET CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C43	025° 08' 04"	300.00'	66.88'	131.60'	130.55'	N77° 25' 58"E
C44	024° 33' 15"	202.00'	43.96'	86.57'	85.91'	N77° 08' 33"E
C45	024° 33' 15"	200.00'	43.52'	85.71'	85.06'	S12° 51' 27"E
C46	024° 33' 15"	346.75'	75.46'	148.60'	147.47'	S12° 51' 27"E
C47	024° 33' 15"	493.50'	107.39'	211.49'	209.88'	S12° 51' 27"E
C48	024° 33' 15"	640.25'	139.33'	274.38'	272.29'	S12° 51' 27"E
C49	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 34' 49"E
C50	032° 02' 23"	200.00'	57.42'	111.84'	110.39'	S74° 33' 37"E
C51	031° 51' 44"	200.00'	57.09'	111.22'	109.79'	S15° 31' 43"W
C52	031° 51' 44"	200.00'	57.09'	111.22'	109.79'	S74° 28' 17"E
C53	007° 23' 25"	200.00'	12.92'	25.80'	25.78'	N85° 54' 08"E
C54	004° 35' 02"	730.00'	29.22'	58.40'	58.39'	S09° 37' 50"E
C55	031° 21' 20"	200.00'	56.13'	109.45'	108.09'	N66° 31' 46"E
C56	075° 35' 52"	50.00'	38.78'	65.97'	61.29'	S13° 03' 10"W
C57	024° 44' 46"	1351.25'	296.43'	583.61'	579.08'	S12° 22' 23"E
C58	038° 35' 35"	50.00'	17.51'	33.68'	33.05'	S19° 17' 48"E
C59	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	N45° 00' 00"E
C60	090° 00' 00"	50.00'	50.00'	78.54'	70.71'	S45° 00' 00"E
C61	007° 25' 30"	250.00'	16.22'	32.40'	32.38'	S86° 52' 04"E
C62	039° 50' 21"	749.98'	271.78'	521.48'	511.04'	S19° 55' 11"W
C63	039° 16' 19"	1145.00'	408.53'	784.81'	769.54'	S19° 38' 09"E



PH-2A STREET LINE TABLE		
LINE	LENGTH	BEARING
L59	98.30'	N89° 25' 11"E
L60	42.67'	N65° 16' 47"E
L61	164.79'	N65° 16' 47"E
L62	297.96'	N64° 37' 13"E
L63	52.69'	N64° 37' 13"E
L64	10.00'	N90° 00' 00"E
L65	114.78'	N90° 00' 00"E
L66	79.44'	S00° 34' 49"E
L67	29.96'	N89° 25' 11"E
L68	461.89'	N64° 51' 56"E
L69	293.27'	S25° 08' 04"E
L70	52.69'	N64° 51' 56"E
L71	436.83'	N90° 00' 00"E
L72	146.75'	N00° 00' 00"E
L73	223.05'	N90° 00' 00"E
L74	97.07'	S81° 09' 02"E
L75	71.35'	S51° 24' 25"W
L76	248.50'	N90° 00' 00"E
L77	146.75'	N00° 00' 00"E

PH-2A STREET LINE TABLE		
LINE	LENGTH	BEARING
L78	202.73'	N90° 00' 00"E
L79	234.11'	N90° 00' 00"E
L80	52.69'	N64° 51' 56"E
L81	293.27'	S25° 08' 04"E
L82	146.75'	N64° 51' 56"E
L83	146.75'	N64° 51' 56"E
L84	146.75'	N64° 51' 56"E
L85	29.96'	N89° 25' 11"E
L86	146.75'	S00° 34' 49"E
L87	485.50'	S00° 34' 49"E
L88	6.59'	S25° 08' 04"E
L89	423.66'	S00° 34' 49"E
L90	6.59'	S25° 08' 04"E
L91	423.66'	S00° 34' 49"E
L92	6.59'	S25° 08' 04"E
L93	423.66'	S00° 34' 49"E
L94	6.59'	S25° 08' 04"E
L95	423.66'	S00° 34' 49"E
L96	675.64'	S00° 34' 49"E

PH-2A STREET LINE TABLE		
LINE	LENGTH	BEARING
L97	220.00'	N89° 25' 11"E
L98	154.40'	N89° 25' 11"E
L99	146.75'	N89° 25' 11"E
L100	146.75'	N89° 25' 11"E
L101	146.75'	N89° 25' 11"E
L102	221.27'	N89° 25' 11"E
L103	74.38'	S58° 32' 26"E
L104	161.97'	S00° 24' 09"E
L105	31.76'	S31° 27' 34"W
L106	244.78'	N89° 35' 51"E
L107	202.34'	S07° 20' 18"E
L108	80.41'	N50° 51' 06"E
L109	83.26'	S00° 00' 00"E
L110	99.20'	N00° 00' 00"E
L111	102.73'	N90° 00' 00"E
L112	99.20'	S00° 00' 00"E
L114	192.88'	S39° 50' 21"W
L115	442.05'	S00° 00' 00"E
L116	400.76'	S00° 00' 00"E

PH-2B STREET LINE TABLE		
LINE	LENGTH	BEARING
L1	247.00'	N89° 26' 01"E
L2	204.32'	N89° 26' 01"E
L3	42.92'	S70° 25' 09"E
L4	241.38'	S70° 25' 09"E
L5	140.02'	N89° 10' 24"E
L6	82.18'	N89° 10' 24"E
L7	94.09'	S65° 49' 35"E
L8	247.00'	N89° 26' 01"E
L9	15.42'	N89° 26' 01"E
L10	97.02'	N60° 04' 11"E
L11	13.92'	N82° 10' 24"E

PH-2B STREET LINE TABLE		
LINE	LENGTH	BEARING
L12	161.99'	N82° 10' 24"E
L13	50.01'	N89° 10' 24"E
L14	140.02'	N89° 10' 24"E
L15	301.98'	N89° 10' 24"E
L16	134.61'	N89° 10' 24"E
L17	95.38'	S63° 10' 37"E
L18	33.70'	S63° 10' 37"E
L19	220.31'	N89° 10' 24"E
L20	254.44'	N89° 10' 24"E
L21	290.00'	N89° 10' 24"E
L22	90.02'	N89° 10' 24"E

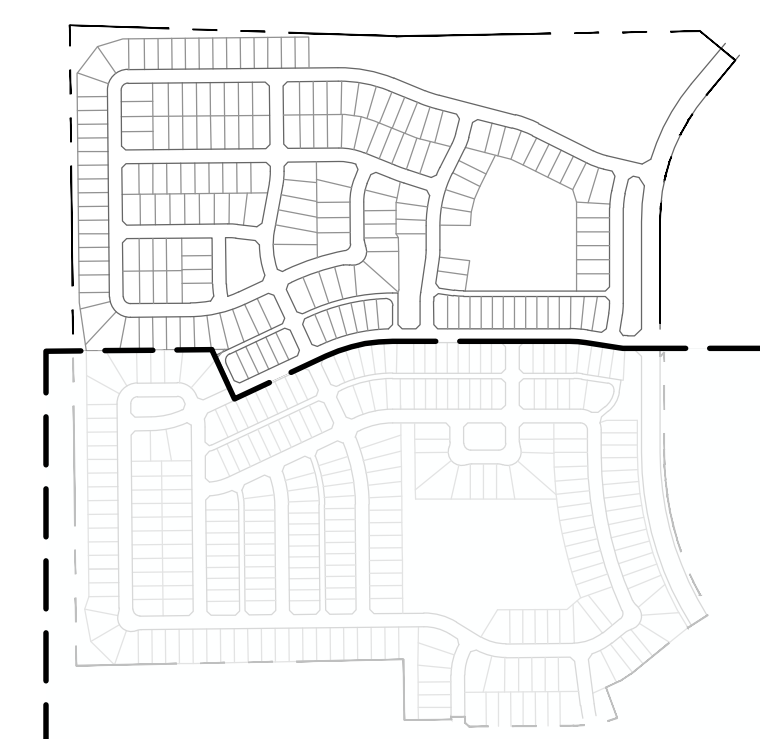
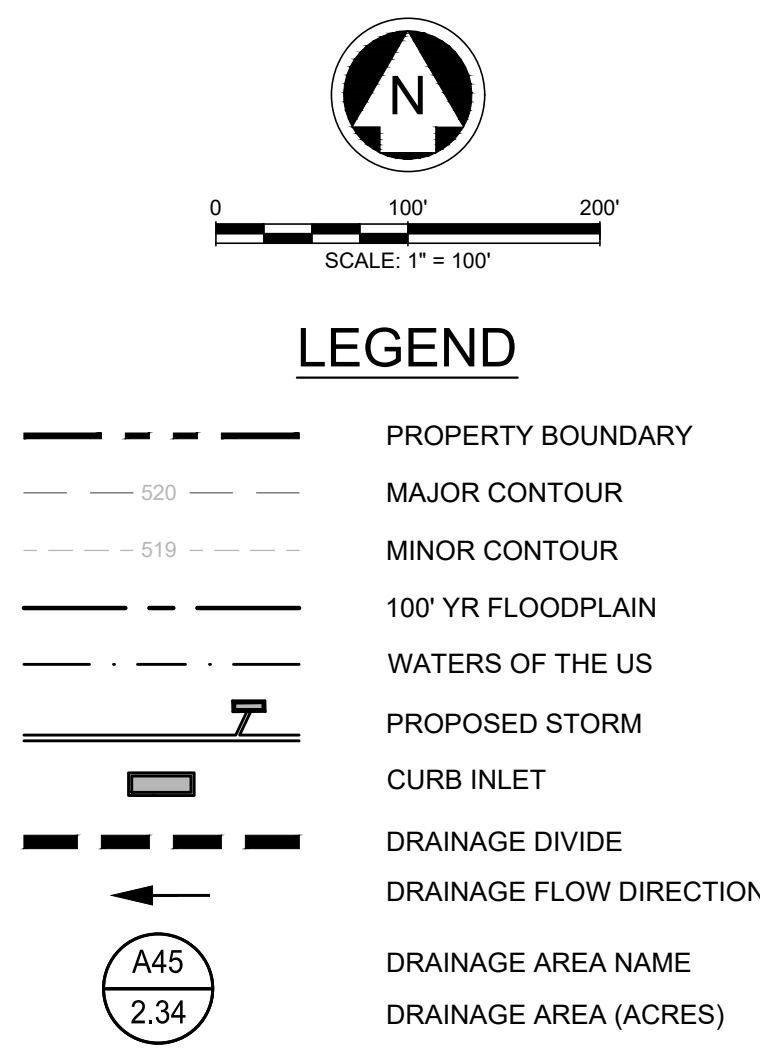
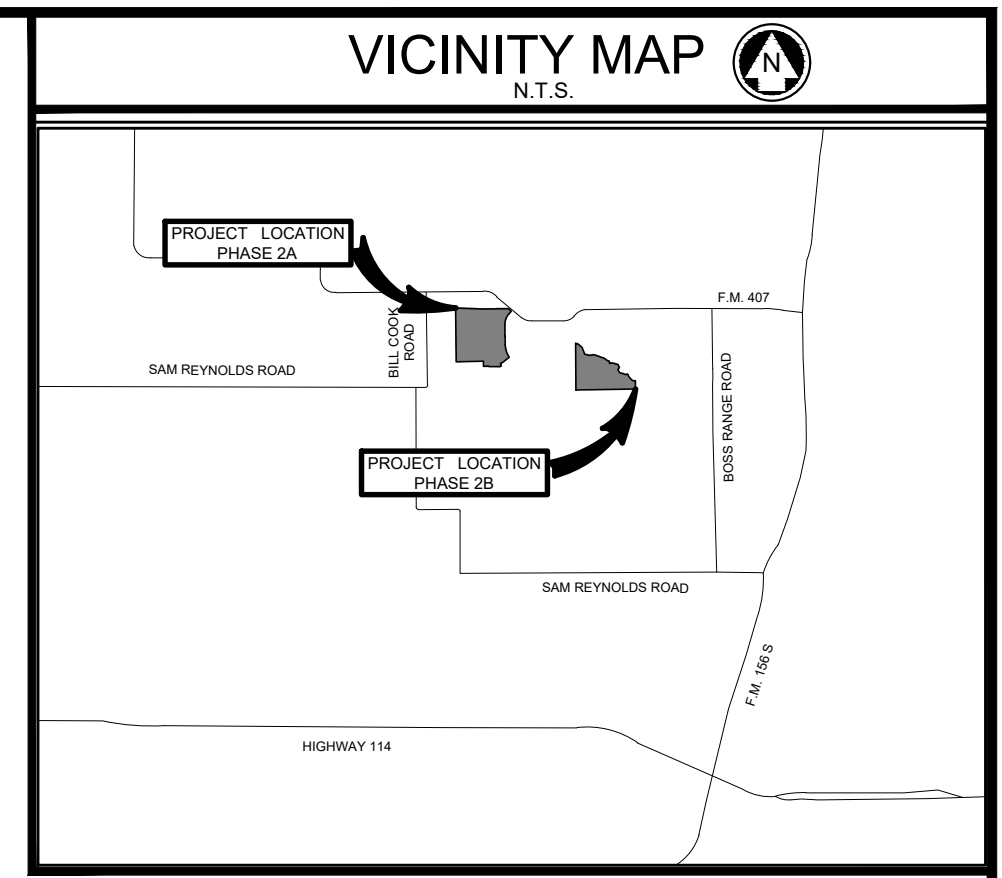
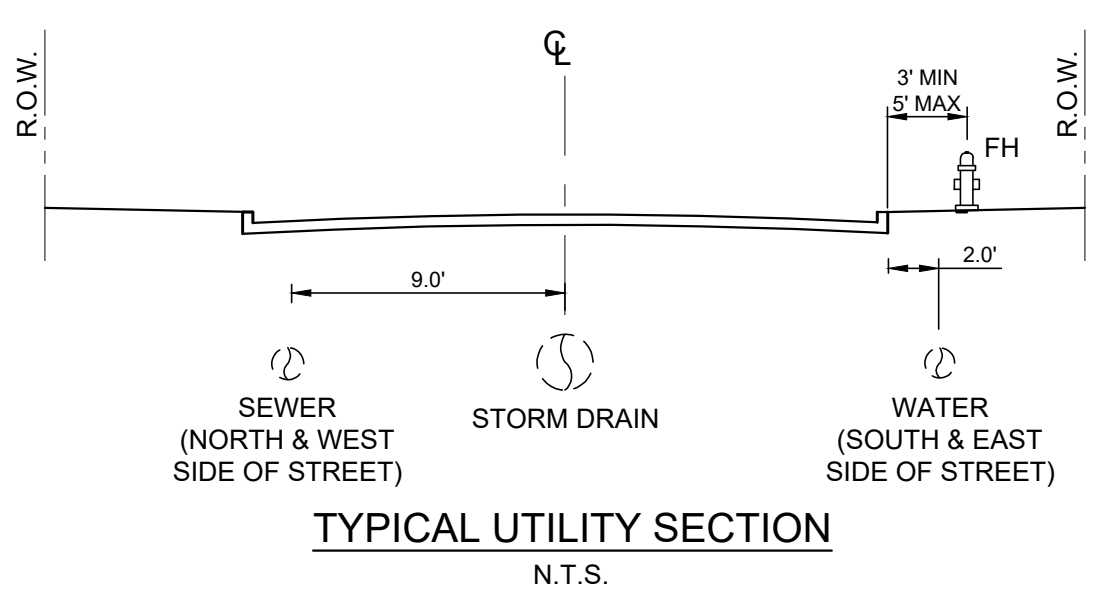
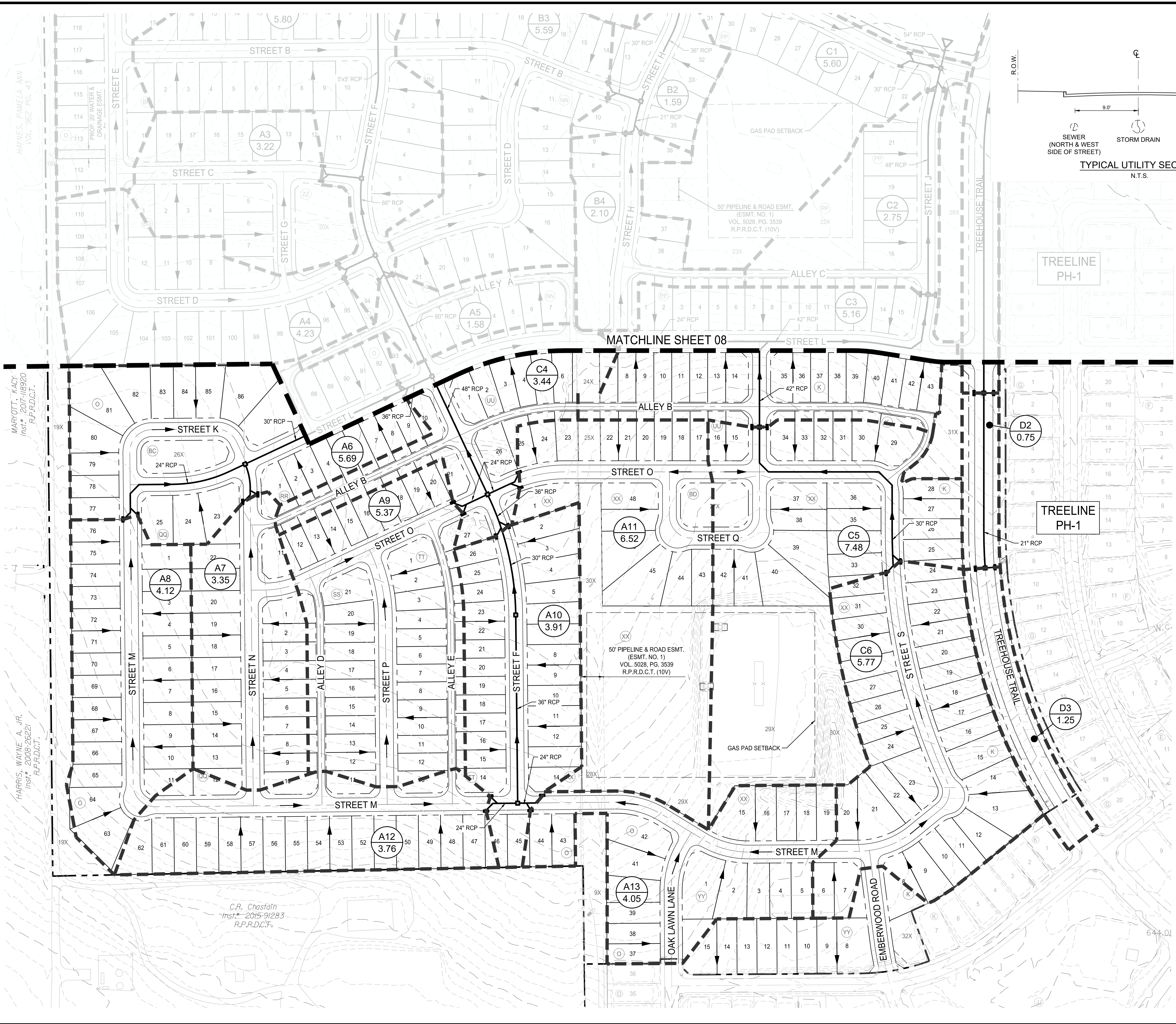
PH-2B STREET LINE TABLE		
LINE	LENGTH	BEARING
L23	245.00'	N89° 10' 24"E
L24	456.29'	N89° 10' 24"E
L25	336.65'	N89° 10' 24"E
L26	20.00'	N00° 49' 36"W
L27	87.00'	S00° 33' 59"E
L28	246.42'	S00° 33' 59"E
L29	44.49'	S19° 34' 51"W
L30	605.77'	S00° 49' 36"E
L31	400.41'	S00° 49' 36"E
L32	150.00'	S00° 49'

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Inst. # 2017-118920
R.P.R.D.C.T.

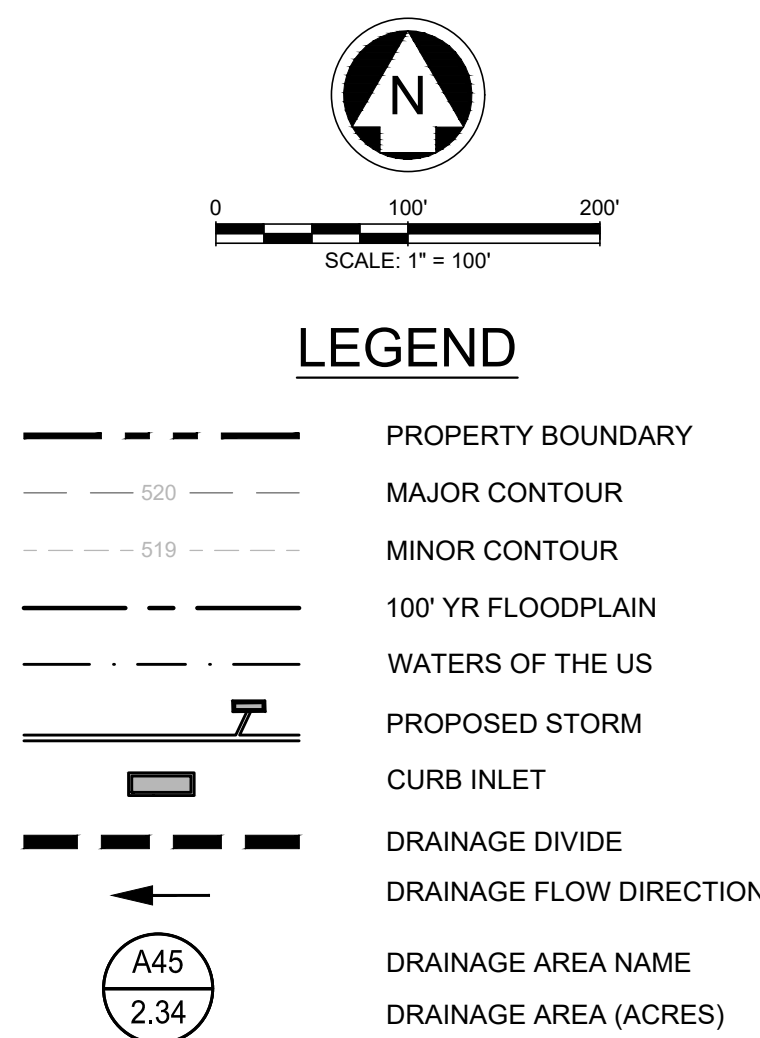
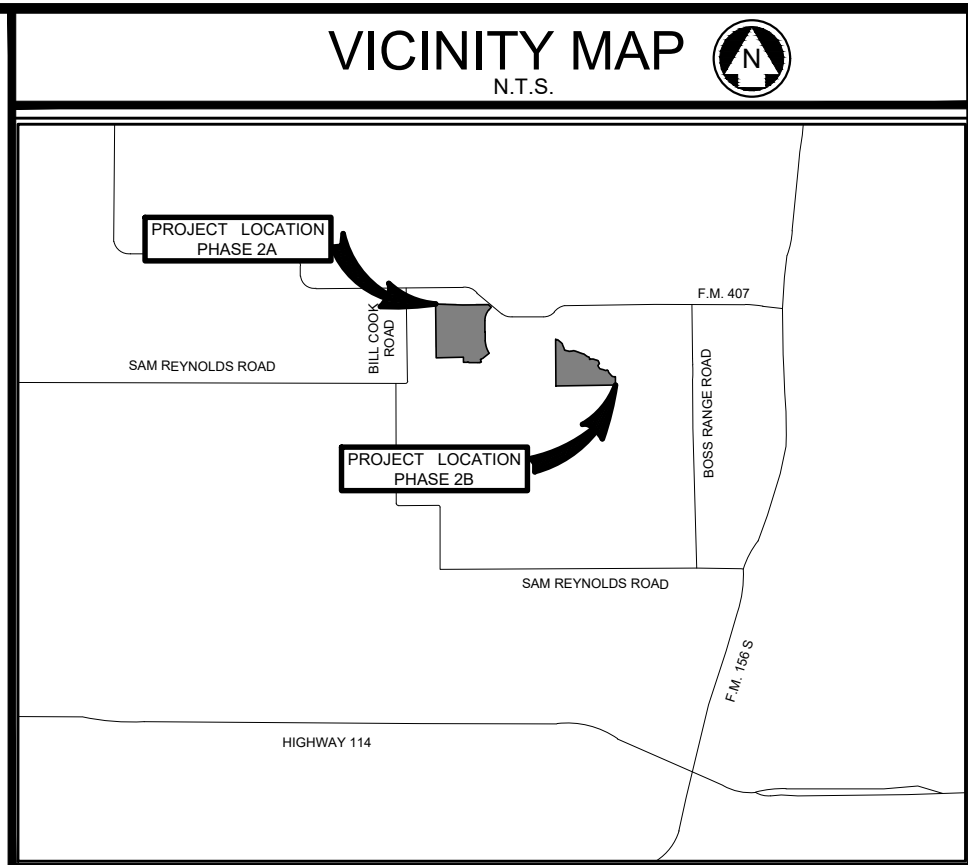
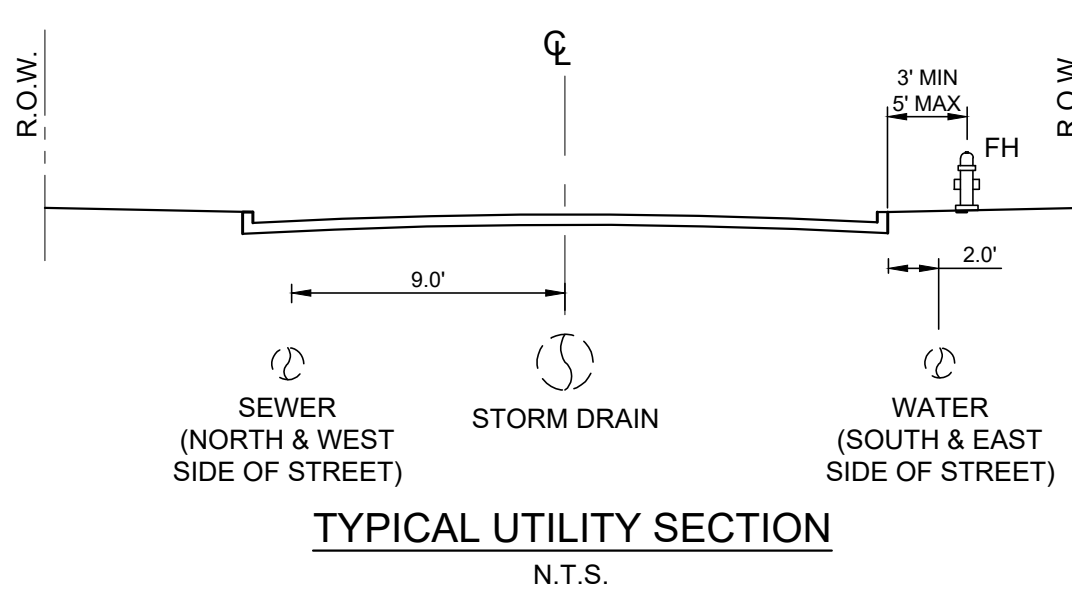
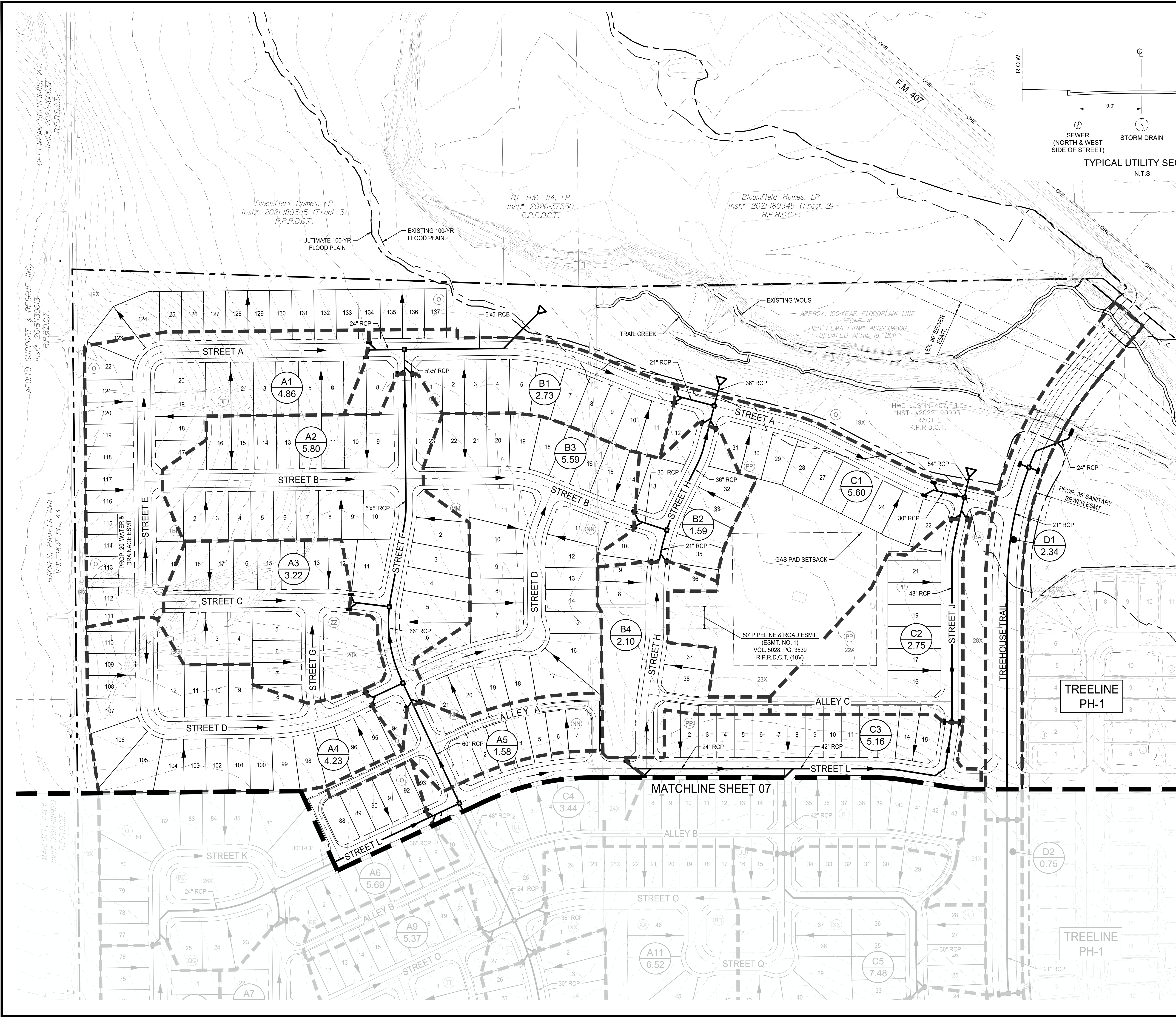
HARRIS, WAYNE A. JR.
Inst. # 2008-26221
R.P.R.D.C.T.

C.R. Chastain
Inst. # 2015-91283
R.P.R.D.C.T.



A PRELIMINARY DRAINAGE PLAN FOR TREELINE - PHASE 2		
PHASE 2A: 120.00 ACRE TRACT CONTAINING LOT 5X, BLK G; LOTS 8-43, 31X, BLK K; LOTS 1-11, BLK MM; LOTS 1-21, 21X, BLK NN; LOTS 37-137, 9X, 19X, BLK O; LOTS 1-38, 22X, 23X, BLK PP; LOTS 1-25, BLK QQ; LOTS 1-21, BLK RR; LOTS 1-21, BLK SS; LOTS 1-27, BLK TT; LOTS 1-26, 24X, 25X, BLK UU; LOTS 1-48, 28X, 29X, 30X, BLK VV; LOTS 1-15, BLK YY; 20X, BLK ZZ; 28X, BLK AA; 26X, BLK BB; 27X, BLK CC; LOTS 1-20, BLK DD; LOTS 1-19, BLK EE; LOTS 1-12, BLK FF; LOTS 1-23, BLK GG; LOTS 1-23, BLK HH; - FOR A TOTAL OF 464 RESIDENTIAL LOTS AND 15 COMMON LOTS.		
PHASE 2B: 72.94 ACRE TRACT CONTAINING LOTS 1-64, 30X, BLK P; LOTS 1-16, 28X, BLK Q; LOTS 1-3, BLK R; LOTS 1-13, BLK S; LOTS 1-11, BLK T; LOTS 1-12, BLK U; LOTS 1-17, BLK V; 33X, BLK W; LOTS 1-26, BLK X; LOTS 1-25, BLK Y; LOTS 1-10, 32X, BLK Z; LOTS 1-7, 31X, BLK AA; 34X, BLK BB; - FOR A TOTAL OF 204 RESIDENTIAL LOTS AND 6 COMMON LOTS.		
JUSTIN ETJ, DENTON COUNTY, TEXAS		
OWNER / DEVELOPER NAME: HILLWOOD COMMUNITIES ADDRESS: 3000 TURTLE CREEK BLVD. DALLAS, TEXAS 75219 PHONE: (972) 201-2849 CONTACT: KYLE JOYCE EMAIL: KYLE.JOYCE@HILLWOOD.COM		PLANNER / ENGINEER / SURVEYOR Westwood Phone (469) 213-1800 11000 Frisco Street, Suite 400 Frisco, TX 75033 Tel/Fax (469) 937-9150 www.westwoodps.com Westwood Professional Services, Inc. 100% FIRM REGISTRATION NO. 117170 TOPS FIRM REGISTRATION NO. 10074501
DATE: AUGUST 2024	DESIGNED: BSC/IS	SHEET
PELOTON PROJECT #: HWR22015	DRAWN: EMF	07 of 15
CITY CASE #:	REVIEWER: TRS	

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- NOTES:**
1. ALL STORM SEWER PIPES TO BE 18" UNLESS OTHERWISE NOTED.
 2. STORM WILL BE PLACED ALONG STREET CENTERLINE.
 3. ALL INLETS ARE 10" INLETS UNLESS OTHERWISE NOTED.
 4. ALL HEADWALLS CONNECTED TO 48" OR SMALLER RCP SHALL BE SLOPED HEADWALLS AND CONSTRUCTED ACCORDING TO THE CITY OF JUSTIN STANDARD DETAILS.
 5. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
 6. ALL STREET AND STORM SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
 7. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.



A PRELIMINARY DRAINAGE PLAN FOR TREELINE - PHASE 2

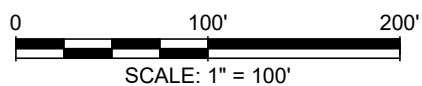
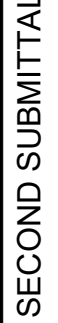
PHASE 2A: 120.00 ACRE TRACT CONTAINING LOT 5X, BLK G; LOTS 8-43, 31X, BLK K; LOTS 1-11, BLK MM; LOTS 1-21, BLK NN; LOTS 37-137, 9X, 19X, BLK O; LOTS 1-38, 22X, 23X, BLK PP; LOTS 1-25, BLK QQ; LOTS 1-21, BLK RR; LOTS 1-21, BLK SS; LOTS 1-27, BLK TT; LOTS 1-28, 24X, 25X, BLK UU; LOTS 1-48, 28X, 29X, 30X, BLK VV; LOTS 1-15, BLK YY; 20X, BLK ZZ; 28X, BLK AA; 28X, BLK BB; 27X, BLK CC; LOTS 1-20, BLK DD; LOTS 1-19, BLK EE; LOTS 1-12, BLK FF; LOTS 1-23, BLK GG; LOTS 1-23, BLK HH; - FOR A TOTAL OF 464 RESIDENTIAL LOTS AND 15 COMMON LOTS.

PHASE 2B: 72.94 ACRE TRACT CONTAINING LOTS 1-64, 30X, BLK P; LOTS 1-16, 28X, BLK Q; LOTS 1-3, BLK R; LOTS 1-13, BLK S; LOTS 1-11, BLK T; LOTS 1-12, BLK U; LOTS 1-17, BLK V; LOTS 1-28, BLK W; LOTS 1-23, BLK X; LOTS 1-10, 32X, BLK Y; LOTS 1-10, 32X, BLK Z; LOTS 1-10, 32X, BLK AA; LOTS 1-10, 32X, BLK BB; - FOR A TOTAL OF 204 RESIDENTIAL LOTS AND 6 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER		PLANNER / ENGINEER / SURVEYOR	
NAME: HILLWOOD COMMUNITIES		Westwood	
ADDRESS: 3000 TURTLE CREEK BLVD.		DALLAS, TEXAS 75219	
PHONE: (972) 201-2849		Phone: (469) 213-1800 11000 Frisco Street, Suite 400	
CONTACT: KYLE JOYCE		Frisco, TX 75033	
EMAIL: KYLE.JOYCE@HILLWOOD.COM		Tel/Fax: (888) 937-9150	
		www.westwoodpa.com	
		Westwood Professional Services, Inc.	
		100% FIRM REGISTRATION NO. 11170	
		TEXAS FIRM REGISTRATION NO. 10074501	

DATE: AUGUST 2024	DESIGNED: BSC/IS	SHEET
PELOTON PROJECT #: HWR22015	DRAWN: EMF	08 of 15
CITY CASE #:	REVIEWER: TRS	



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

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5. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
6. ALL STREET AND STORM SHALL BE MAINTAINED BY MUD A NOT CITY OF JUSTIN.
7. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.



OLEN RANGE
VOL. 670, PG. 29
D.R.D.C.T.
217.008 AC.

TREELINE - PHASE 2

JUSTIN ETJ, DENTON COUNTY, TEXAS

JUSTIN ETJ, DENTON COUNTY, TEXAS

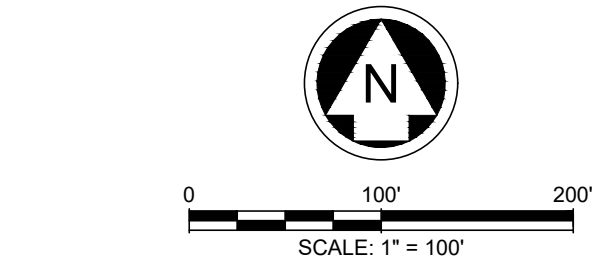
OWNER / DEVELOPERPLANNER / ENGINEER / SURVEYOR

Westwood

Westwood Professional Services, Inc.
TBPE FIRM REGISTRATION NO. F-11756
TRAIL C. ERMIL REGENERATION AND RESTORATION

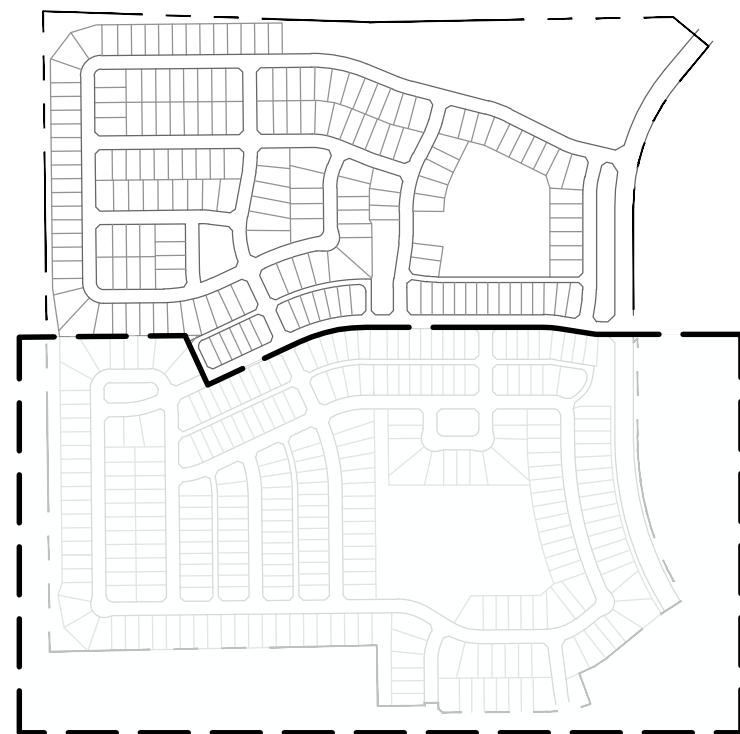
DESIGNED:	BSC/IS
DRAWN:	EMF
REVIEWER:	TRS

SHEET
9 OF 15



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

- NOTES:
1. ALL WATERLINES TO BE 8" PVC UNLESS OTHERWISE SPECIFIED.
 2. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
 3. ALL WASTEWATER LINES TO BE 8" PVC UNLESS OTHERWISE SPECIFIED.
 4. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
 5. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
 6. ALL WATER AND WASTEWATER LINES SHALL MAINTAIN A MINIMUM 9' OF SEPARATION PER TCEQ STANDARDS.
 7. MINIMUM 500' FIRE HYDRANT SACING.



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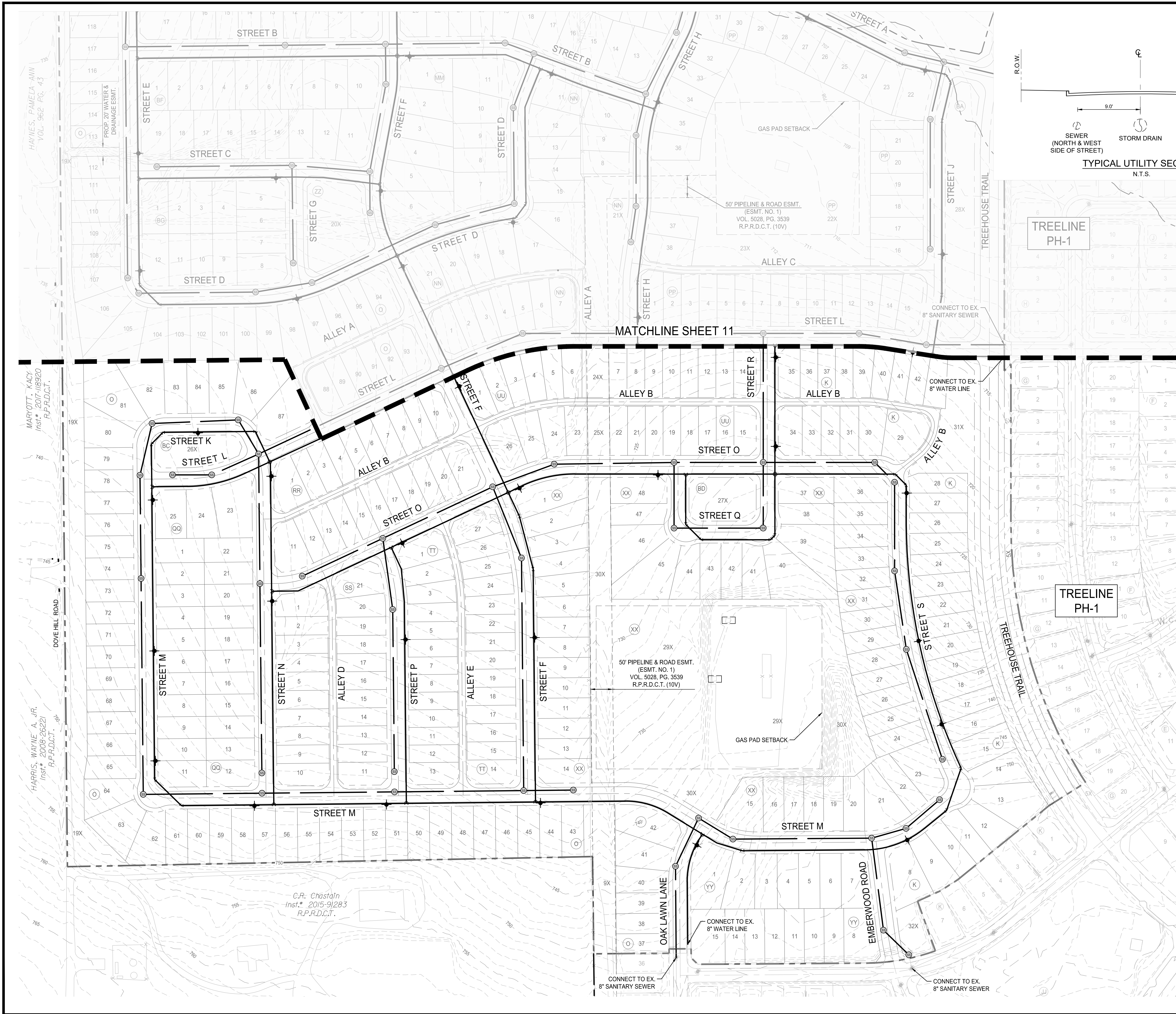
Westwood

Phone (469) 213-1800 11000 Frisco Square
Toll Free (888) 937-5150 Frisco, TX 75034
westwoodps.com

DESIGNED:	BSC/IS
DRAWN:	EMF
REVIEWER:	TRS

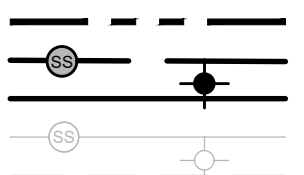
SHEET

10 OF 15

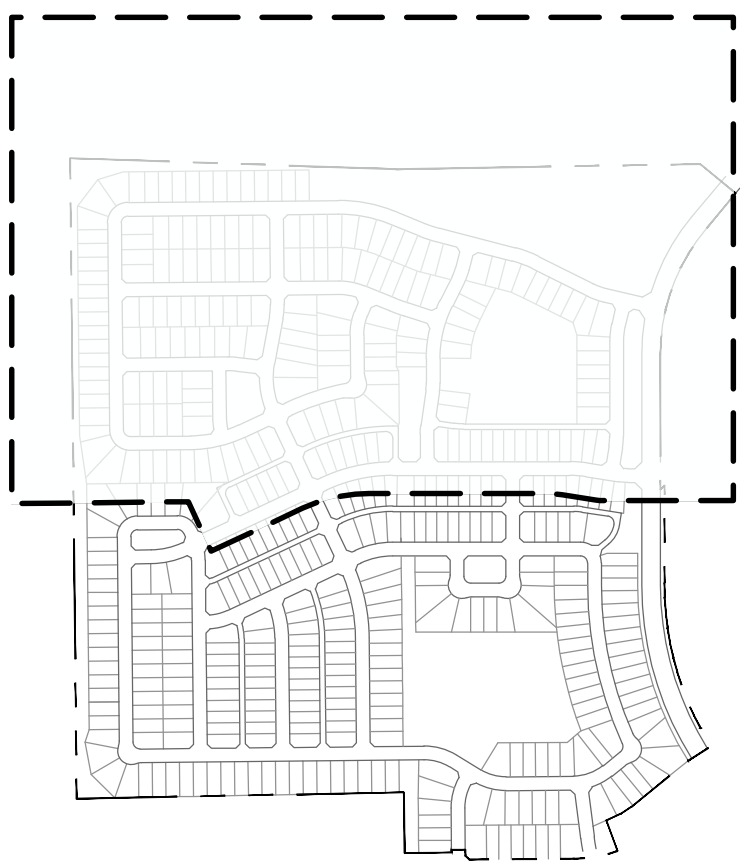




LEGEND



- NOTES:
1. ALL WATERLINES TO BE 8" PVC UNLESS OTHERWISE SPECIFIED.
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 3. ALL WASTEWATER LINES TO BE 8" PVC UNLESS OTHERWISE SPECIFIED.
 4. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
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 6. ALL WATER AND WASTEWATER LINES SHALL MAINTAIN A MINIMUM 9" OF SEPARATION PER TCEQ STANDARDS.
 7. MINIMUM 500' FIRE HYDRANT SPACING.



PHASE 2A: 1200 ACE TRACT CONTAINING LOT 5X, BLK L-3, LOTS 8-43, 29X, BLK KK, LOTS 37-73, 71X, 19X, BLK O, LOTS 1-20, BLK HH, LOTS 1-19, BLK JJ, LOTS 1-12, BLK KK, LOTS 1-23, BLK LL, LOTS 1-11, BLK MM, LOTS 1-21, BLK NN, LOTS 1-36, 22X, BLK PP, LOTS 1-25, BLK QQ, LOTS 1-21, BLK RR, LOTS 1-21, BLK SS, LOTS 1-27, BLK TT, LOTS 1-26, BLK UU, LOTS 1-48, 27X, 28X, BLK VV, LOTS 1-15, BLK YY, LOT 20X, BLK ZZ, LOT 21X, BLK AA, LOT 22X, BLK BB, LOT 25X, BLK CC, LOT 25X, BLK DD - FOR A TOTAL OF 464 RESIDENTIAL LOTS AND 14 COMMON LOTS

PHASE 2B: 994 ACE TRACT CONTAINING LOT 1-21, BLK CC, LOTS 1-21, BLK DD, LOTS 1-73, 71X, 19X, BLK EE, LOTS 1-20, BLK FF, LOTS 1-20, BLK GG, LOTS 1-20, 32X, BLK HH, LOTS 1-71, 31X, BLK II, LOTS 1-27, BLK JJ, LOTS 1-16, BLK KK, LOTS 1-11, BLK LL, LOT 34X, BLK MM, LOT 33X, BLK NN, LOT 35X, BLK OO - FOR A TOTAL OF 198 RESIDENTIAL LOTS AND 7 COMMON LOTS.

OWNER / DEVELOPER

CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

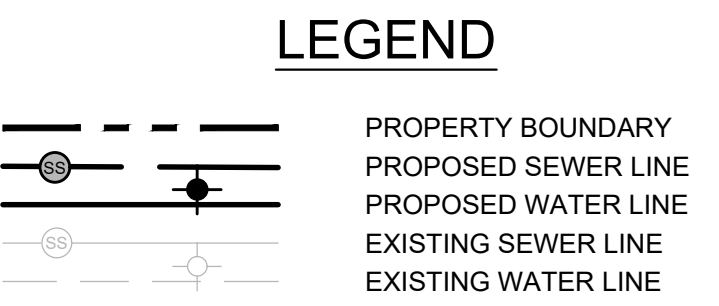
PLANNER / ENGINEER / SURVEYOR

Westwood Professional Services, Inc.

PELTON PROJECT #: HWR22015

DRAWN: EMF

1 OF 15



1. ALL WATERLINES TO BE 8" PVC UNLESS OTHERWISE SPECIFIED.
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6. ALL WATER AND WASTEWATER LINES SHALL MAINTAIN A MINIMUM 9' OF SEPARATION PER TCEQ STANDARDS.
7. MINIMUM 500' FIRE HYDRANT SPACING.

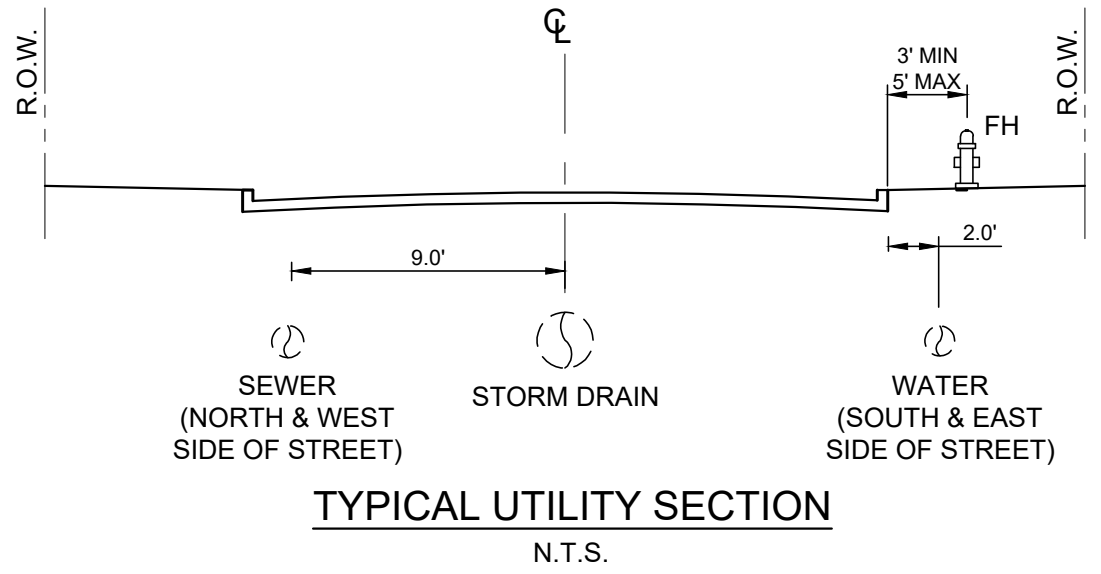
PHASE 2A: 1200 ACRE TRACT CONTAINING LOT 5X, BLK G, LOTS 8-43, 31X, 32X, BLK K; LOTS 1-11, BLK MM, LOTS 1-21, 21X, BLK NN; LOTS 37-37.9, 39X, 19X, BLK O; LOTS 1-38, 22X, 23X, BLK PP; LOTS 1-25, BLK QQ; LOTS 1-6X, BLK RR; LOTS 1-21, BLK SS; LOTS 1-27, BLK TT; LOTS 1-26, 24X, 25X, BLK UU; LOTS 1-48, 29X, 30X, BLK VV; LOTS 1-16, BLK W; 20X, BLK ZZ; 26X, BLK AA; 26X, BLK BB; 27X, BLK BB; 28X, BLK CC; 29X, BLK DD; 30X, BLK EE; 31X, BLK FF; 32X, BLK GG; 33X, BLK HH; 34X, BLK II; 35X, BLK JJ; 36X, BLK KK; 37X, BLK LL; 38X, BLK MM; 39X, BLK NN; 40X, BLK OO; 41X, BLK PP; 42X, BLK QQ; 43X, BLK RR; 44X, BLK SS; 45X, BLK TT; 46X, BLK UU; 47X, BLK VV; 48X, BLK WW; 49X, BLK XX; 50X, BLK YY; 51X, BLK ZZ; 52X, BLK AAA; 53X, BLK BBB; 54X, BLK CCC; 55X, BLK DDD; 56X, BLK EEE; 57X, BLK FFF; 58X, BLK GGG; 59X, BLK HHH; 60X, BLK III; 61X, BLK JJJ; 62X, BLK KKK; 63X, BLK LLL; 64X, BLK MMM; 65X, BLK NNN; 66X, BLK OOO; 67X, BLK PPP; 68X, BLK QQQ; 69X, BLK RRR; 70X, BLK SSS; 71X, BLK TTT; 72X, BLK UUU; 73X, BLK VVV; 74X, BLK WWW; 75X, BLK XXX; 76X, BLK YYY; 77X, BLK ZZZ; 78X, BLK AAAA; 79X, BLK BBBB; 80X, BLK CCCC; 81X, BLK DDDD; 82X, BLK EEEE; 83X, BLK FFFF; 84X, BLK GGGG; 85X, BLK HHHH; 86X, BLK IIII; 87X, BLK JJJJ; 88X, BLK KKKK; 89X, BLK LLLL; 90X, BLK MMMM; 91X, BLK NNNN; 92X, BLK OOOO; 93X, BLK PPPP; 94X, BLQ QQQQ; 95X, BLK RRRR; 96X, BLK SSSS; 97X, BLK TTTT; 98X, BLK UUUU; 99X, BLK VVVV; 100X, BLK WWWW; 101X, BLK XXXX; 102X, BLK YYYY; 103X, BLK ZZZZ; 104X, BLK AAAAA; 105X, BLK BBBBB; 106X, BLK CCCCC; 107X, BLK DDDDD; 108X, BLK EEEEE; 109X, BLK FFFFF; 110X, BLK GGGGG; 111X, BLK HHHHH; 112X, BLK IIIII; 113X, BLK JJJJJ; 114X, BLK KKKKK; 115X, BLK LLLLL; 116X, BLK MMMMM; 117X, BLK NNNNN; 118X, BLK OOOOO; 119X, BLK PPPPP; 120X, BLK QQQQQ; 121X, BLK RRRRR; 122X, BLK SSSSS; 123X, BLK TTTTT; 124X, BLK UUUUU; 125X, BLK VVVVV; 126X, BLK WWWWW; 127X, BLK XXXXX; 128X, BLK YYYYY; 129X, BLK ZZZZZ; 130X, BLK AAAAAA; 131X, BLK BBBBBB; 132X, BLK CCCCCC; 133X, BLK DDDDDD; 134X, BLK EEEEEE; 135X, BLK FFFFFFF; 136X, BLK GGGGGG; 137X, BLK HHHHHH; 138X, BLK IIIIII; 139X, BLK JJJJJJ; 140X, BLK KKKKKK; 141X, BLK LLLLLL; 142X, BLK MMMMMM; 143X, BLK NNNNNN; 144X, BLK OOOOOO; 145X, BLK PPPPPP; 146X, BLK QQQQQQ; 147X, BLK RRRRRR; 148X, BLK SSSSSS; 149X, BLK TTTTTT; 150X, BLK UUUUUU; 151X, BLK VVVVVV; 152X, BLK WWWW; 153X, BLK XXXX; 154X, BLK YYYY; 155X, BLK ZZZZ; 156X, BLK AAAA; 157X, BLK BBBB; 158X, BLK CCCC; 159X, BLK DDDD; 160X, BLK EEEE; 161X, BLK FFFF; 162X, BLK GGGG; 163X, BLK HHHH; 164X, BLK IIII; 165X, BLK JJJJ; 166X, BLK KKKK; 167X, BLK LLLL; 168X, BLK MMMM; 169X, BLK NNNN; 170X, BLK OOOO; 171X, BLK PPPP; 172X, BLK QQQQ; 173X, BLK RRRR; 174X, BLK SSSS; 175X, BLK TTTT; 176X, BLK UUUU; 177X, BLK VVVV; 178X, BLK WWWW; 179X, BLK XXXX; 180X, BLK YYYY; 181X, BLK ZZZZ; 182X, BLK AAAA; 183X, BLK BBBB; 184X, BLK CCCC; 185X, BLK DDDD; 186X, BLK EEEE; 187X, BLK FFFF; 188X, BLK GGGG; 189X, BLK HHHH; 190X, BLK IIII; 191X, BLK JJJJ; 192X, BLK KKKK; 193X, BLK LLLL; 194X, BLK MMMM; 195X, BLK NNNN; 196X, BLK OOOO; 197X, BLK PPPP; 198X, BLK QQQQ; 199X, BLK RRRR; 200X, BLK SSSS; 201X, BLK TTTT; 202X, BLK UUUU; 203X, BLK VVVV; 204X, BLK WWWW; 205X, BLK XXXX; 206X, BLK YYYY; 207X, BLK ZZZZ; 208X, BLK AAAA; 209X, BLK BBBB; 210X, BLK CCCC; 211X, BLK DDDD; 212X, BLK EEEE; 213X, BLK FFFF; 214X, BLK GGGG; 215X, BLK HHHH; 216X, BLK IIII; 217X, BLK JJJJ; 218X, BLK KKKK; 219X, BLK LLLL; 220X, BLK MMMM; 221X, BLK NNNN; 222X, BLK OOOO; 223X, BLK PPPP; 224X, BLK QQQQ; 225X, BLK RRRR; 226X, BLK SSSS; 227X, BLK TTTT; 228X, BLK UUUU; 229X, BLK VVVV; 230X, BLK WWWW; 231X, BLK XXXX; 232X, BLK YYYY; 233X, BLK ZZZZ; 234X, BLK AAAA; 235X, BLK BBBB; 236X, BLK CCCC; 237X, BLK DDDD; 238X, BLK EEEE; 239X, BLK FFFF; 240X, BLK GGGG; 241X, BLK HHHH; 242X, BLK IIII; 243X, BLK JJJJ; 244X, BLK KKKK; 245X, BLK LLLL; 246X, BLK MMMM; 247X, BLK NNNN; 248X, BLK OOOO; 249X, BLK PPPP; 250X, BLK QQQQ; 251X, BLK RRRR; 252X, BLK SSSS; 253X, BLK TTTT; 254X, BLK UUUU; 255X, BLK VVVV; 256X, BLK WWWW; 257X, BLK XXXX; 258X, BLK YYYY; 259X, BLK ZZZZ; 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OWNER / DEVELOPER
NAME: HILLWOOD COMMUNITIES
ADDRESS: 3000 TURTLE CREEK BLVD.
DALLAS, TEXAS 75219
PHONE: (972) 201-2849
CONTACT: KYLE JOYCE
EMAIL: KYLE.JOYCE@HILLWOOD.COM

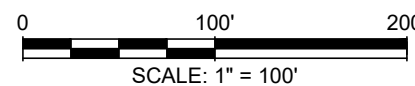
Westwood

Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
[westwoodps.com](http://www.westwoodps.com)
Westwood Professional Services, Inc.
TBPB FIRM REGISTRATION NO. F-117556
TSPB FIRM REGISTRATION NO. 10074301

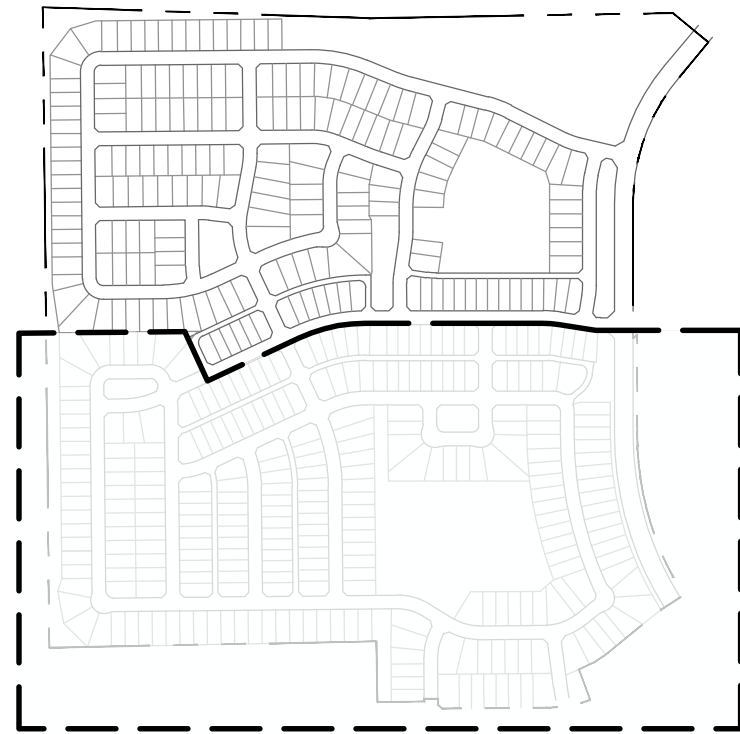
SHEET
2 OF 15



Drawing: G:\OBJ\HW\R22015_Deblock_Tract_Frisco\3_Design\322_Entitlements\322_Preliminary\Plat.Sheets\HW\R22015-C-UTILITY-2B.plt Saved for Enforce



- NOTES:
1. REFER TO CITY OF JUSTIN ON NOTES AND STANDARD DETAILS.
 2. CENTER OF LIGHT POLES AND STREET SIGNS TO BE LOCATED 1.5' OFF BACK OF CURB.
 3. REFER TO IRRIGATION PLANS FOR SLEEVE LOCATIONS.
 4. SIGN PLACEMENT AS REPRESENTATION ONLY. SEE CITY OF JUSTIN DETAILS FOR EXACT LOCATION.
 5. ALL PUBLIC IMPROVEMENT SHALL MEET CITY OF JUSTIN STANDARDS.
 6. ALL STREET AND STORM SEWER SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.
 7. ALL OPEN SPACES AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY MUD AND NOT CITY OF JUSTIN.



PHASE 2A - 120.0 acre TRACT CONTAINING LOT 5X, BLK 6, LOTS 8-43, 31X, 32X, BLK K, LOTS 1-11, BLK MM, LOTS 1-21, 21X, BLK NN, LOTS 37-37.9, 9X, 19X, BLK O, LOTS 1-38, 22X, 23X, BLK P, LOTS 1-25, BLK QQ, LOTS 1-21, BLK RR, LOTS 1-21, BLK SS, LOTS 1-27, BLK T, LOTS 1-26, 24X, 25X, BLK U, LOTS 1-18, 29X, 30X, BLK V, LOTS 1-15, BLK W, 32X, BLK ZZ, 28X, BLK AA, 26X, BLK BB, 27X, BLK BD, LOTS 1-20, BLK BE, LOTS 1-19, BLK BF, LOTS 1-12, BLK BG, LOTS 1-22, BLK BH, - FOR A TOTAL OF 464 RESIDENTIAL LOTS AND 15 COMMON LOTS.

PHASE 2B - 79.4 acre TRACT CONTAINING LOTS 30X, 31X, 32X, BLK K, LOTS 1-11, BLK L, LOTS 1-10, BLK M, LOTS 1-12, BLK N, LOTS 1-17, BLK O, 33X, BLK P, LOTS 1-28, BLK Q, LOTS 1-23, BLK R, LOTS 1-10, 32X, BLK BC, LOTS 1-17, 31X, BLK BR, 34X, BLK BS, - FOR A TOTAL OF 204 RESIDENTIAL LOTS AND 6 COMMON LOTS.

OWNER / DEVELOPER
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Phone (469) 213-1800 11000 Frisco Street, Suite 400
Toll Free (888) 937-5150 Frisco, TX 75033
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TRIPS FIRM REGISTRATION NO. 10074301

DESIGNED:	BSC/IS
DRAWN:	EMF
REVIEWER:	TRS

SHEET

13 OF 15

D:\Projects\2022\2022-160637_R.P.R.D.C.T.\Drawings\2022-160637_R.P.R.D.C.T.\TREELINE PH-1.dwg
User: kjoyce
Plot Date: 8/10/2024 4:30 PM
Plot Time: 18.0024430794

GREENPAK SOLUTIONS, LLC
Inst.# 2022-160637
R.P.R.D.C.T.

APOLLO SUPPORT & RESCUE INC
Inst.# 2015-130013
R.P.R.D.C.T.

HAYNES, PAMELA ANN
VOL. 962 PG. 43

Bloomfield Homes, LP
Inst.# 2021-180345 (Tract 3)
R.P.R.D.C.T.

HT HWY 114, LP
Inst.# 2020-37550
R.P.R.D.C.T.

Bloomfield Homes, LP
Inst.# 2021-180345 (Tract 2)
R.P.R.D.C.T.

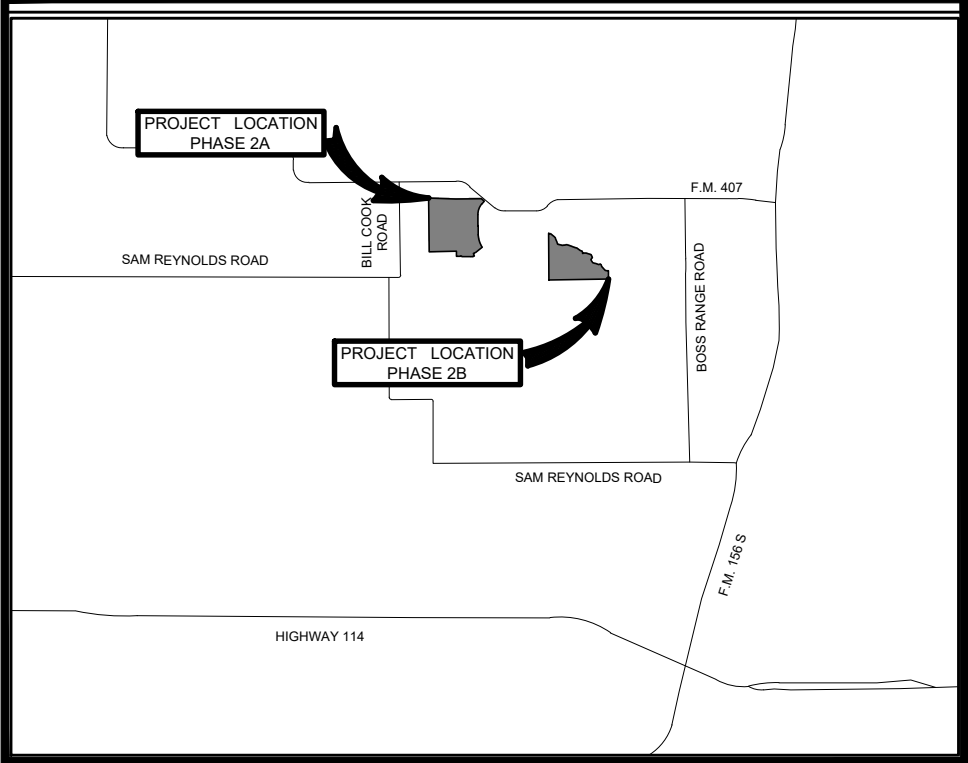
HWC JUSTIN 407, LLC
INST. #2022-90993
TRACT 2
R.P.R.D.C.T.

50' PIPELINE & ROAD ESMT.
(ESMT. NO. 1)
VOL. 5028, PG. 3539
R.P.R.D.C.T. (10V)

TREELINE
PH-1

MATCHLINE SHEET 13

VICINITY MAP
N.T.S.



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

LEGEND

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

- NOTES:
- REFER TO CITY OF JUSTIN ON NOTES AND STANDARD DETAILS.
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A PRELIMINARY LIGHTING PLAN FOR
TREELINE - PHASE 2

PHASE 2A: 120.00 ACRE TRACT CONTAINING LOT 5X, BLK G: LOTS 8-43, 31X, 32X, BLK K: LOTS 1-21, BLK MM: LOTS 1-21, BLK NN: LOTS 37-137, 8X, 19X, BLK O: LOTS 1-38, 23X, BLK PP: LOTS 1-25, BLK QQ: LOTS 1-21, BLK RR: LOTS 1-21, BLK SS: LOTS 1-27, BLK TT: LOTS 1-26, 24X, 25X, BLK UU: LOTS 1-48, 29X, 30X, BLK VV: LOTS 1-15, BLK YY: 20X, BLK ZZ: 28X, BLK BA: 20X, BLK BC: 27X, BLK BD: LOTS 1-20, BLK BE: LOTS 1-19, BLK BF: LOTS 1-12, BLK BG: LOTS 1-23, BLK BH: - FOR A TOTAL OF 464 RESIDENTIAL LOTS AND 15 COMMON LOTS.

PHASE 2B: 72.94 ACRE TRACT CONTAINING LOTS 1-64, 30X, BLK P: LOTS 1-16, 28X, BLK Q: LOTS 1-3, BLK R: LOTS 1-13, BLK S: LOTS 1-11, BLK BK: LOTS 1-12, BLK BL: LOTS 1-17, BLK BM: 33X, BLK BN: LOTS 1-26, BLK BO: LOTS 1-23, BLK BP: LOTS 1-10, 32X, BLK BQ: LOTS 1-7, 31X, BLK BR: 34X, BLK BS: - FOR A TOTAL OF 204 RESIDENTIAL LOTS AND 6 COMMON LOTS.

JUSTIN ETJ, DENTON COUNTY, TEXAS

OWNER / DEVELOPER

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Westwood Professional Services, Inc.
TOPICS FIRM REGISTRATION NO. 111706
TOPICS FIRM REGISTRATION NO. 10074501

DATE: AUGUST 2024

PELOTON PROJECT #: HWR22015

CITY CASE #:

DESIGNED: BSC/IS

DRAWN: EMF

REVIEWER: TRS

SHEET

14 OF 15

TREELINE PHASE 2 - PRELIMINARY PLAN

SECOND SUBMITTAL

RESOLUTION NO. XXX-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, APPROVING THE PRELIMINARY PLAT FOR THE TREELINE DEVELOPMENT, PHASE 2

WHEREAS, the Applicant has submitted a request for approval of the preliminary plat for the Treeline Development, Phase 2, consisting of 664 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 24th day of October 2024.

APPROVED:

James Clark, Mayor

ATTEST:

Amy Piukana, City Secretary

APPROVED AS TO FORM:

City Attorney