



**CITY OF JUSTIN
PLANNING AND ZONING COMMISSION AGENDA
MARCH 17, 2026
415 N. COLLEGE AVE.
6:30 PM**

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

- A. Call to Order and Roll Call.
- B. Discuss Briefings from February and March City Council Meetings
- C. Discuss P&Z Training in June and July
- D. Discuss FM 407 update and Thoroughfare Transportation
- E. Discuss Development Update
- F. Discuss regular agenda items.
- G. 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 the day of the meeting, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

6. PUBLIC HEARING:

- A. Conduct a Public Hearing to consider a recommendation to City Council to rezone approximately 1,244 acres from Single-Family Rural Estate (SF-RE) to Planned Development Single-Family 2 (PD-SF 2) with an amended minimum lot standard to 4,400 square-feet; Planned Development- Regional Commercial (PD-RC); and Planned Development Mixed-Use (PD-MU) and other amended standards, generally located north

and northwest of FM 407 and Treeline Parkway.

- B. Conduct a Public Hearing to consider a recommendation to City Council to amend the existing Specific Use Permit for Thrifted It legally described as O T JUSTIN BLK 33 LOT 17,18 O T JUSTIN addressed as 209 W 5th Street.
- C. Conduct a Public Hearing to consider a recommendation to City Council for a proposed Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates.

7. FUTURE AGENDA ITEMS:

8. DEVELOPMENT UPDATE:

- A. Development Update

9. 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.

10. 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 12th of March by 5:00 p.m., at least 3 business days 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



Planning and Zoning Commission Coversheet
March 17, 2026
415 N. COLLEGE AVE.

Agenda Item: A. (PUBLIC HEARING:)

Title: Conduct a Public Hearing to consider a recommendation to City Council to rezone approximately 1,244 acres from Single-Family Rural Estate (SF-RE) to Planned Development Single-Family 2 (PD-SF 2) with an amended minimum lot standard to 4,400 square-feet; Planned Development- Regional Commercial (PD-RC); and Planned Development Mixed-Use (PD-MU) and other amended standards, generally located north and northwest of FM 407 and Treeline Parkway.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

Request

The applicant is requesting approval of a Planned Development (PD) zoning district to allow for a large-scale master planned community known as Crestview.

The proposed PD would allow for:

- Up to 4,905 residential units including a mix of single-family and multi-family housing
- Commercial and mixed-use development areas
- Public park land and open space
- Internal collector and residential street networks
- HOA amenities and recreational facilities

The PD establishes development standards and infrastructure requirements for the project.

Concept Plan

The submitted concept plan illustrates a master planned community layout including:

- Single-family neighborhoods
- Multifamily development areas
- Commercial nodes along major corridors
- Regional park and trail connections
- Internal collector roads and neighborhood streets
- Stormwater and open space corridors

The plan also includes a central amenity area and park system connected by trail corridors as shown on the concept plan. Concept Plan_24X36

Commercial areas are generally concentrated along FM 407 and major internal arterials.

Planned Development Standards

The PD establishes modified development standards including:

Residential Lot Standards

Standard	Requirement
Minimum Lot Area	4,400 sq ft
Minimum Lot Width	40 feet
Corner Lot Width	45 feet
Minimum Lot Depth	110 feet
Minimum Dwelling Size	1,400 sq ft
Maximum Building Height	40 feet
Minimum Masonry	70%

The PD includes several roadway classifications:

Arterial Roadway

- 100-foot right-of-way
 - Four-lane divided roadway
-

- Turn lanes and urban design standards

Collector Streets

- 60-foot right-of-way
- 37-foot back-to-back pavement with center turn lane

Residential Streets

- 50-foot right-of-way
- 31-foot pavement section

Roadway construction may be financed through PID assessments or PID bond proceeds as allowed by law. Crestview Planned Development

Water and wastewater infrastructure must comply with the City’s master plans and TCEQ requirements. Crestview Planned Development

Surrounding Land Uses

Direction Land Use

North	Undeveloped land / ETJ
South	Timberbrook development
East	Residential subdivisions
West	Undeveloped land / ETJ

Comprehensive Plan

The proposed development is generally consistent with the City’s long-term growth pattern along the **FM 407 corridor**, which anticipates:

- Mixed-use and commercial activity along major corridors
- Master planned residential communities
- Park and trail connectivity

The PD framework allows flexibility while maintaining standards consistent with the City’s development regulations.

Public Notification

Public hearing notices were sent in accordance with State law and City policy.

Staff will provide an update regarding any public comments received prior to the Planning and Zoning Commission meeting.

Fiscal Impact

The development represents a significant long-term expansion of the City's tax base and population.

Potential fiscal impacts include:

- Increased property tax base
- Sales tax from commercial development
- Infrastructure expansion requirements
- Future park and facility needs

Additional agreements such as development agreements, PID agreements, or infrastructure agreements may be required as the project progresses.

Planning and Zoning Commission Action

The Planning and Zoning Commission may:

1. Recommend approval
 2. Recommend approval with conditions
 3. Recommend denial
-

City Attorney Review: No

Attachments:

1. Signed_Copy_of_Zoning_Application
2. Crestview Planned Development
3. Zoning Exhibit

SELECT APPLICATION TYPE

☐ Zoning Change ☐ Special Use Permit ☒ Planned Development

DEVELOPMENT

Project Address FM407 & Timberbrook Parkway
Project Name Crestview
Legal Description See attached Metes & bounds Acreage 1,244.35
Current Zoning SF2 Proposed Zoning Planned Development
Current Use Undeveloped Proposed Use Single-Family Multit-Family, Commercial, Mixed Use, City Parks, Private Open Space

OWNER INFORMATION

Company/Name Bloomfield Homes, LP
Contact Name Don Dykstra
Address 1900 WKirkwoodBlvd, Suite 2300B City Southlake State TX Zip 76092
Phone 817-416-1572 Email Don@bloomfieldhomes.net

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

REPRESENTATIVE/AGENT INFORMATION

Company GMcivil Contact Name Jason Weaver, P.E.
Address 2559 SW Grapevine Pkwy City Grapevine State TX Zip 76051
Phone 817-329-4373 Email jweaver@gmcivil.com

CERTIFICATION

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


Owner Signature

Agent Signature

2/2/2026
Date
2/2/2026
Date

Donald J. Dykstra
Owner Name (Print)
Jason Weaver
Agent Name (Print)

SELECT APPLICATION TYPE

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Current Use Undeveloped Proposed Use Single-Family Mult-Family, Commercial, Mixed Use, City Parks, Private Open Space

OWNER INFORMATION

Company/Name Justin Timberbrook, LLC
Contact Name Don Dykstra
Address 1900 WKirkwoodBlvd, Suite 2300B City Southlake State TX Zip 76092
Phone 817-416-1572 Email Don@bloomfieldhomes.net

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REPRESENTATIVE/AGENT INFORMATION

Company GMcivil Contact Name Jason Weaver, P.E.
Address 2559 SW Grapevine Pkwy City Grapevine State TX Zip 76051
Phone 817-329-4373 Email jweaver@gmcivil.com

CERTIFICATION

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


Owner Signature

2/2/2026
Date

DONALD J. DYKSTRA
Owner Name (Print)


Agent Signature

2/2/2026
Date

Jason Weaver
Agent Name (Print)

Planned Development of Crestview

Justin, Texas

INTRODUCTION

Bloomfield Homes, L.P., and Justin Timberbrook, LLC being the applicant, hereby request the property described herein to be rezoned from SF-LL to PD – Planned Development. The subject property totals approximately 1,244.35 acres and will be developed pursuant to the Development Conditions contained herein and as shown on the Concept Plan for up to 4,905 units of housing (collectively single-family and multi-family), Commercial and Mixed Uses, City Parks, HOA amenities, and private opens spaces.

PROJECT LOCATION AND DESCRIPTION

Crestview is located on the north side of F.M. 407 west of Timberbrook development described as Tract 1, Tract 2, Tract 3, Tract 4, Tract 5, Tract 6, Tract 7, Tract 8, and Tract 9 in **Exhibit A** and depicted on **Exhibit B**.

SUBDIVISION REGULATIONS

The Subdivision Regulations of the City of Justin shall apply to development of the Property, except as modified as follows:

All water and sanitary sewer plans shall comply with the City’s water and sewer Master Plan and be approved by the City Engineer or designee.

All water and sanitary sewer plans, specifications, and construction shall comply with Texas Commission on Environmental Quality requirements 30 TAC Chapter 290, Subchapter D; Rules and Regulations for Public Water Systems (as amended) and Chapter 217: Design Criteria for Domestic Wastewater Systems (as amended)

PLANNED DEVELOPMENT CONDITIONS

The Planned Development Conditions for **Crestview** are provided and as shown on the Concept Plan in **Exhibit C**.

EXHIBIT A

TRACT 1 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Margaret Garnett Survey, Abstract No. 439, the Carl Boeger Survey, Abstract No. 121 and the William C. Brookfield Survey, Abstract No. 34, City of Justin, Denton County, Texas, being part of that certain called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the most northerly Northwest corner of said 241.210 acre tract, the Northeast corner of a called 18.000 acre tract described in a deed to Keo Chanthalath, ET AL recorded in Document No. 2013-2597 (DRDCT) and being in the South line of a called 432.307 acre tract described in a deed to TMGB Magnolia Ridge, LLC recorded in Document No. 2024-99442 (DRDCT);

THENCE South 89 deg. 45 min. 15 sec. East along the North line of said 241.210 acre tract and said South line, a distance of 1,237.56 feet to a wood fence corner;

THENCE North 88 deg. 14 min. 56 sec. East along said North and South lines, a distance of 442.17 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set, for the most northerly Northwest corner of a called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 (DRDCT);

THENCE in a southwesterly direction along the West line of said 299.874 acre tract the following six (6) courses;

South 04 deg. 54 min. 30 sec. West, a distance of 2,281.00 feet to a 1/2" capped iron rod set;

South 89 deg. 37 min. 54 sec. West, a distance of 190.28 feet to a 1/2" capped iron rod set;

South 00 deg. 22 min. 06 sec. East, a distance of 110.00 feet to a 1/2" capped iron rod set;

South 89 deg. 37 min. 54 sec. West, a distance of 60.00 feet to a 1/2" capped iron rod set;

South 00 deg. 22 min. 06 sec. East, a distance of 201.64 feet to a 1/2" capped iron rod set;

North 85 deg. 37 min. 37 sec. West, a distance of 17.10 feet to a 5/8" iron rod found for an ell corner of said 241.210 acre tract, the most westerly Northwest corner of said 299.874 acre tract and the Northeast corner of a called 39.95 acre tract described in a deed to Tom Strader and Jan Strader recorded in Volume 3347, Page 942 (DRDCT);

THENCE North 83 deg. 33 min. 51 sec. West along the South line of said 241.210 acre tract, the North line of said 39.95 acre tract, the North line of a called 2.6145 acre tract described in a deed to Tom Strader recorded in Document No. 1993-62001 (DRDCT) and the North line of Lot 1, Block A of Currie Addition recorded in Cabinet N, Slide 107 of the Plat Records of Denton County, Texas (PRDCT), a distance of 609.90 feet to a 1/2" iron rod found, from which a railroad spike found bears North 35 deg. 02 min. 43 sec. East – 29.17 feet;

THENCE North 84 deg. 47 min. 51 sec. West along said South line, the North line of said Lot 1, Block A, the North line of a called 11.538 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2021-69152 (DRDCT) and the North line of Collingwood Estates recorded in Cabinet H, Slide 254 (PRDCT), a distance of 2,314.74 feet to a 1/2" iron rod found for the Northwest corner of said Collingwood Estates, the most westerly Southwest corner of said 241.210 acre tract and being in the East line of a called 70.943 acre tract described as Tract 1 in a deed to Bloomfield Homes, L.P. recorded in Document No. 2021-180345 (DRDCT);

THENCE North 00 deg. 26 min. 13 sec. West along said East line and the West line of said 241.210 acre tract, a distance of 1,038.78 feet to a 1/2" iron rod found for the Northeast corner of said 70.943 acre tract, the most westerly Northwest corner of said 241.210 acre tract and being in the South line of a called 427.810 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-4977 (DRDCT);

THENCE South 85 deg. 07 min. 48 sec. East along the North line of said 241.210 acre tract and said South line, a distance of 1,301.50 feet to a 1/2" iron rod found for an ell corner of said 241.210 acre tract, the most easterly Southeast corner of said 427.810 acre tract and being in the West line of said 18.000 acre tract;

THENCE South 00 deg. 37 min. 02 sec. East along the East line of said 241.210 acre tract and said West line, a distance of 529.21 feet to a 1/2" iron rod found for the Southwest corner of said 18.000 acre tract and an ell corner of said 241.210 acre tract;

THENCE South 89 deg. 45 min. 15 sec. East along the North line of said 241.210 acre tract and the South line of said 18.000 acre tract, a distance of 406.88 feet to a 5/8" iron rod found for the Southeast corner of said 18.000 acre tract and an ell corner of said 241.210 acre tract;

THENCE North 00 deg. 16 min. 39 sec. West along the East line of said 18.000 acre tract and the West line of said 241.210 acre tract, a distance of 1,900.80 feet to the **POINT OF BEGINNING**, containing 5,446,130 square feet or 125.026 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 2 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, the William C. Brookfield Survey, Abstract No. 34, Denton County, Texas, being all of that certain called 11.538 acre tract described in a deed to Bloomfield Homes, LP recorded in Document No. 2021-69152 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the Northeast corner of said 11.538 acre tract, the Northwest corner of Lot 1, Block A of Currie Addition recorded in Cabinet N, Page 107 of the Plat Records of Denton County, Texas (PRDCT), and being in the South line of a called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT);

THENCE South 00 deg. 15 min. 42 sec. East departing said South line and continue along the East line of said 11.538 acre tract and the West line of said Lot 1, Block A, a distance of 815.68 feet to the Southeast corner of said 11.538 acre tract, from which a 5/8" iron rod found for the most easterly Southeast corner of a called 38.96 acre tract described in a deed to Royal Crest Properties, LLC recorded in Document No. 2021-38151 (DRDCT) bears South 00 deg. 15 min. 42 sec. East – 820.06 feet;

THENCE South 89 deg. 43 min. 21 sec. West departing said West line and continue along the South line of said 11.538 acre tract, a distance of 595.04 feet to a 1/2" iron rod found in concrete for the Southwest corner of said 11.538 acre tract and being in the East line of Collingwood Estates recorded in Cabinet H, Slide 254 of the Plat records of Denton County, Texas (PRDCT);

THENCE North 00 deg. 16 min. 39 sec. West along the West line of said 11.538 acre tract and said East line, a distance of 873.21 feet to a 1/2" iron rod found in concrete for the Northwest corner of said 11.538 acre tract, the Northeast corner of said Collingwood Estates, and being in the South line of said 241.210 acre tract;

THENCE South 84 deg. 45 min. 25 sec. East along the North line of said 11.538 acre tract and the South line of said 241.210 acre tract, a distance of 598.04 feet to the **POINT OF BEGINNING**, containing 502,574 square feet or 11.538 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 3 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, the William C. Brookfield Survey, Abstract No. 34, the Warren A. Ferris Survey, Abstract No. 419, Denton County, Texas, being part of that certain called 38.96 acre tract described in a deed to Royal Crest Properties, LLC recorded in Document No. 2021-38151 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for the most southerly Southeast corner of said 38.96 acre tract and being in the North right-of-way line of FM Highway No. 407 (90' right-of-way width);

THENCE North 89 deg. 54 min. 13 sec. West along the South line of said 38.96 acre tract and said North right-of-way line, a distance of 353.40 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, for the Southwest corner of said 38.96 acre tract and the Southeast corner of Collingwood Estates recorded in Cabinet H, Slide 254 of the Plat Records of Denton County, Texas (PRDCT), from which a P.K. nail found in wood highway post bears North 89 deg. 54 min. 13 sec. West - 208.00 feet;

THENCE North 00 deg. 16 min. 39 sec. West departing said North right-of-way line and continue along the West line of said 38.96 acre tract and the East line of said Collingwood Estates, a distance of 2,821.48 feet to a 1/2" capped iron rod set for the Southwest corner of a called 11.538 acre tract described in a deed to Bloomfield Homes, LP recorded in Document No. 2021-69152 (DRDCT), from which a 1/2" iron rod found in concrete for the Northwest corner of said 11.538 acre tract and the Northeast corner of said Collingwood Estates bears North 00 deg. 16 min. 39 sec. West - 873.21 feet;

THENCE North 89 deg. 43 min. 21 sec. East departing said East and West lines and continue along the South line of said 11.538 acre tract, a distance of 595.04 feet to a 1/2" capped iron rod set for the Southeast corner of said 11.538 acre tract, being in the East line of said 38.96 acre tract and the West line of Lot 1, Block A of Currie Addition recorded in Cabinet N, Page 107 of the Plat Records of Denton County, Texas (PRDCT), from which a 1/2" iron rod found for the Northeast corner of said 11.538 acre tract and the Northwest corner of said Lot 1, Block A bears North 00 deg. 15 min. 42 sec. West - 815.68 feet;

THENCE South 00 deg. 15 min. 42 sec. East along said East and West lines, a distance of 820.06 feet to a 5/8" iron rod found for the most easterly Southeast corner of said 38.96 acre tract and the most northerly Northeast corner of a

called 16.135 acre tract described in a deed to Mark H. Currie and wife, Cynthia Currie recorded in Document No. 2010-47456 (DRDCT);

THENCE South 89 deg. 58 min. 28 sec. West departing said West line and continue along a South line of said 38.96 acre tract and the North line of said 16.135 acre tract, a distance of 241.91 feet to a 3/4" iron rod found for an ell corner of said 38.96 acre tract and the Northwest corner of said 16.135 acre tract;

THENCE South 00 deg. 17 min. 30 sec. East along the East line of said 38.96 acre tract, the West line of said 16.135 acre tract, and the West line of Lot 1, Block 1 of Currie Addition recorded in Document No. 2014-31 (PRDCT), at 1,984.89 feet pass a 1/2" capped iron rod found stamped "5519 BLS" for the Southwest corner of said Lot 1, Block 1, continue a total distance of 2,004.80 feet to the **POINT OF BEGINNING**, containing 1,194,941 square feet or 27.432 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 4 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the William C. Brookfield Survey, Abstract No. 34, Denton County, Texas, being all of that certain called 70.943 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2021-180345 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 60D nail found for the Northeast corner of said 70.943 acre tract, the most westerly Northwest corner of a called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT), and being in the South line of a called 427.810 acre tract described as Tract 1 in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-4977 (DRDCT);

THENCE South 00 deg. 25 min. 33 sec. East along the East line of said 70.943 acre tract and the West line of said 241.210 acre tract, a distance of 1,038.35 feet to a 5/8" iron rod found for the most westerly Southwest corner of said 241.210 acre tract, and the Northwest corner of Collingwood Estates recorded in Cabinet H, Slide 254 of the Plat Records of Denton County, Texas (PRDCT);

THENCE South 00 deg. 16 min. 50 sec. East along the East line of said 70.943 acre tract and the West line of said Collingwood Estates, at 417.49 feet pass a 5/8" iron rod found, at 997.29 feet pass a 5/8" iron rod found, at 1,577.11 feet pass a 5/8" iron rod found (bent), at 2,350.74 feet pass a 1/2" capped iron rod found stamped "KERN", at 2,958.45 feet pass a 5/8" capped iron rod found (illegible), at 3,124.20 feet pass a 5/8" iron rod found, and continue a total distance of 3,145.88 feet to a wood highway monument found (leaning) for the Southeast corner of said 70.943 acre tract and being in the North right-of-way line of FM Highway No. 407 (90' right-of-way);

THENCE North 50 deg. 16 min. 33 sec. West along the South line of said 70.943 acre tract and said North right-of-way line, a distance of 774.01 feet to a wood highway monument found (leaning) for a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 21 deg. 23 min. 54 sec., and being subtended by a chord which bears North 60 deg. 58 min. 30 sec. West - 229.45 feet;

THENCE in a northwesterly direction along said curve to the left, said South line and said North right-of-way line, a distance of 230.79 feet to a 1/2" capped iron rod found (illegible) for the Southeast corner of a called 122.145 acre tract described as Tract 2 in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-4977 (DRDCT) and the Southwest corner of said 70.943 acre tract;

THENCE North 00 deg. 19 min. 52 sec. West departing said North right-of-way line and continue along the West line of said 70.943 acre tract and the East line of said 122.145 acre tract, a distance of 3,644.95 feet to a 1/2" capped iron rod found stamped "COLEMAN 4001" for the Northwest corner of said 70.943 acre tract, the Northeast corner of said 122.145 acre tract, and being in the South line of said 427.810 acre tract;

THENCE South 85 deg. 11 min. 49 sec. East along the North line of said 70.943 acre tract and the South line of said 427.810 acre tract, a distance of 796.67 feet to the **POINT OF BEGINNING**, containing 3,090,274 square feet or 70.943 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 5 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Willam C. Brookfield Survey, Abstract No. 34, Denton County, Texas, being all of that certain called 12.558 acre tract described as Tract 2 and 15.722 acre tract described as Tract 3 in a deed to Bloomfield Homes, L.P. recorded in Document No. 2021-180345 of the Deed Records of Denton County, Texas (DRDCT), all of that certain called 2.837 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-83374 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a point for the Northwest corner of said 15.722 acre tract, being in the approximate centerline of Dove Hill Road, and being in the South right-of-way line of F.M. Highway No. 407 (90' right-of-way width);

THENCE North 89 deg. 27 min. 23 sec. East along the North line of said 15.722 acre tract and said South right-of-way line, at 976.35 feet pass a 5/8" capped iron rod found stamped "DUNAWAY" for the Northeast corner of said 15.722 acre tract and the Northwest corner of said 2.837 acre tract, at 1,146.22 feet pass a 5/8" capped iron rod found stamped "DUNAWAY" for the Northeast corner of said 2.837 acre tract and the Northwest corner of said 12.558 acre tract, continue a total distance of 1,282.44 feet to a Point of Curvature of a circular curve to the right, having a radius of 527.96 feet, a central angle of 40 deg. 16 min. 04 sec., and being subtended by a chord which bears South 70 deg. 24 min. 35 sec. East - 363.46 feet;

THENCE in an easterly direction along said curve to the right, the North line of said 12.558 acre tract, and said South right-of-way line, a distance of 371.05 feet;

THENCE South 50 deg. 16 min. 33 sec. East tangent to said curve and continue along said North line and South right-of-way line, a distance of 849.54 feet to the Northeast corner of said 12.558 acre tract;

THENCE South 00 deg. 16 min. 50 sec. East departing said South right-of-way line and continue along the East line of said 12.558 acre tract, a distance of 49.62 feet to a 1" square rod (leaning) for the Southeast corner of same;

THENCE South 89 deg. 00 min. 37 sec. West along the South line of said 12.558 acre tract, a distance of 1,083.78 feet to a 5/8" capped iron rod found stamped "DUNAWAY";

THENCE North 88 deg. 01 min. 11 sec. West along the South line of said 12.558 acre tract, at 41.41 feet pass a 5/8" capped iron rod found stamped "DUNAWAY" for the Southwest corner of said 12.558 acre tract and the Southeast corner of said 2.837 acre tract, at 211.57 feet pass a 5/8" capped iron rod found stamped "DUNAWAY" for the Southwest corner of said 2.837 acre tract and the Southeast corner of said 15.722 acre tract, continue a total distance of 1,188.84 feet to the Southwest corner of said 15.722 acre tract and being in the approximate centerline of Dove Hill Road;

THENCE North 00 deg. 33 min. 55 sec. West along the West line of said 15.722 acre tract and said centerline, a distance of 679.93 feet to the **POINT OF BEGINNING**, containing 1,355,358 square feet or 31.115 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 6 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the W. C. Brookfield Survey, Abstract No. 34, Denton County, Texas, being part of that certain called 427.810 acre tract described as Tract 1 and a called 122.145 acre tract described as Tract 2 in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-4977 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a 5/8" iron rod found for the Southwest corner of said 427.810 acre tract, the Southeast corner of a called 413 acre tract described in a deed to JNJDF, Ltd recorded in Document No. 2008-85490 (DRDCT), and being in the North right-of-way line of FM Highway No. 407 (90' right-of-way);

THENCE North 89 deg. 22 min. 34 sec. East along the South line of said 427.810 acre tract and said North right-of-way line, a distance of 10.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 00 deg. 04 min. 25 sec. East departing said South line and North right-of-way line, a distance of 5,231.47 feet;

THENCE South 89 deg. 32 min. 11 sec. East, a distance of 5,389.24 feet;

THENCE South 00 deg. 36 min. 55 sec. West, a distance of 352.98 feet;

THENCE North 89 deg. 50 min. 05 sec. East, a distance of 651.76 feet;

THENCE South 00 deg. 37 min. 02 sec. East, a distance of 1,360.85 feet to the South line of said 427.810 acre tract and being in the North line of a called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT), from which a 5" metal fence corner for the most easterly Southeast corner of said 427.810 acre tract bears South 85 deg. 09 min. 22 sec. East – 10.05 feet;

THENCE North 85 deg. 09 min. 22 sec. West along the South line of said 427.810 acre tract, the North line of said 241.210 acre tract, and the North line of a called 80.00 acre tract described in a deed to Pennington Family Trust recorded in Document No. 2001-R0044064 (DRDCT), a distance of 2,088.05 feet to a 1/2" capped iron rod found stamped "COLEMAN 4001" for the Northeast corner of said 122.145 acre tract and the Northwest corner of said 80.00 acre tract;

THENCE South 00 deg. 19 min. 52 sec. East along the East line of said 122.145 acre tract and the West line of said 80.00 acre tract, a distance of 3,644.95 feet to a 1/2" capped iron rod found (illegible) for the Southeast corner of said

122.145 acre tract, the Southwest corner of said 80.00 acre tract, and being in the North right-of-way line of said FM Highway No. 407, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 617.96 feet, a central angle of 18 deg. 52 min. 10 sec., and being subtended by a chord which bears North 81 deg. 06 min. 32 sec. West - 202.60 feet;

THENCE in a westerly direction along said curve to the left, the South line of said 122.145 acre tract, and said North right-of-way line, a distance of 203.52 feet to a 1/2" capped iron rod found stamped "5439";

THENCE South 89 deg. 27 min. 23 sec. West along the South line of said 122.145 acre tract, the South line of said 427.810 acre tract, and said North right-of-way line, a distance of 1,876.41 feet to a 1/2" iron rod found;

THENCE South 89 deg. 22 min. 34 sec. West along the South line of said 427.810 acre tract and said North right-of-way line, a distance of 1,922.50 feet to the **POINT OF BEGINNING**, containing 23,827,601 square feet or 547.006 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 7 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the William C. Brookfield Survey, Abstract No. 34 and the M.E.P. & R.R. CO. Survey, Abstract No. 908, Denton County, Texas, being part of that certain called 413 acre tract described in a deed to JNJDF, LTD recorded in Document No. 2008-85490 of the Deed Records of Denton County, Texas (DRDCT) and being all of that certain called 0.996 acre tract described in a deed to Clarence Frazier recorded in Volume 669, Page 603 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod found for an ell corner of said 413 acre tract and the Southeast corner of a called 60.00 acre tract described in a deed to Lakeland Capital, LTD recorded in Document No. 2008-136040 (DRDCT);

THENCE North 00 deg. 21 min. 19 sec. East along the West line of said 413 acre tract and the East line of said 60.00 acre tract, at 1,168.49 feet pass a 1/2" capped iron rod found stamped "KAZ" for the Northeast corner of said 60.00 acre tract and the Southeast corner of Lot 6 of Willow Crossing recorded in Document No. 2010-132 of the Plat Records of Denton County, Texas (PRDCT), continue along said West line and the East line of said Willow Crossing, at 4,575.76 feet pass a 1/2" iron rod found for the North corner of Lot 13R2 of the Re-Plat of Willow Crossing recorded in Document No. 2011-127 (PRDCT) and a PI in the East line of Lot 14 of said Willow Crossing, continue along said East and West lines a total distance of 5,845.83 feet to a 1/2" iron rod found for a PI in said East and West lines;

THENCE North 14 deg. 46 min. 26 sec. East along the Northwest line of said 413 acre tract and the Southeast line of said Willow Crossing, at 133.69 feet pass a 1/2" iron rod found for the Northeast corner of Lot 18 of said Willow Crossing, at 593.58 feet pass a 1/2" capped iron rod found (illegible) for the Northeast corner of Lot 19 of said Willow Crossing, at 1,020.46 feet pass a 1/2" iron rod found for the Northeast corner of Lot 20 of said Willow Crossing, continue a total distance of 1,734.20 feet to a 1/2" iron rod found for the Northwest corner of said 413 acre tract, the Northeast corner of Lot 21 of said Willow Crossing and being in the Southwest line of a called 186 acre tract described in a deed to Janice Ann May, Trustee of A.L. Peterson GST Trust recorded in Document No. 1999-120293 (DRDCT);

THENCE South 62 deg. 10 min. 56 sec. East along the Northeast line of said 413 acre tract, the Southwest line of said 186 acre tract and generally following a barbed wire fence, a distance of 1,427.47 feet to a PI in said barbed wire fence;

THENCE South 66 deg. 12 min. 38 sec. East along said Northeast and Southwest lines and barbed wire fence, a distance of 134.43 feet to a fence corner post found for the Northeast corner of said 413 acre tract, the most southerly Southeast corner of said 186 acre tract, and being in the West line of a called 228.8 acre tract described in a deed to Frank Wallace & wife, Edna E. Wallace recorded in Volume 566, Page 237 (DRDCT), from which a 1/2" iron rod found bears North 67 deg. 06 min. 29 sec. East – 0.91 feet;

THENCE South 01 deg. 00 min. 32 sec. West along the East line of said 413 acre tract and said West line, a distance of 2,000.75 feet to a Bois d'Arc fence corner post and a rock for an ell corner of said 413 acre tract and the Southwest corner of said 228.8 acre tract;

THENCE South 85 deg. 52 min. 30 sec. East along a North line of said 413 acre tract and the South line of said 228.8 acre tract, a distance of 19.41 feet to a rock found for an ell corner of said 413 acre tract and the most westerly Northwest corner of a called 138.669 acre tract described in a deed to TMGB Magnolia Ridge, LLC recorded in Document No. 2025-12002 (DRDCT), from which a Bois d'Arc fence post bears South 61 deg. 59 min. 24 sec. East – 0.86 feet;

THENCE South 00 deg. 04 min. 29 sec. West departing said South line and continue along the East line of said 413 acre tract and the West line of said 138.669 acre tract, at 1,055.09 feet pass a 1/2" capped iron rod found stamped "COLEMAN" for the Southwest corner of said 138.669 acre tract and the Northwest corner of a called 427.810 acre tract described as Tract 1 in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-4977 (DRDCT), continue along said East line and the West line of said 427.810 acre tract, a total distance of 6,296.84 feet to a 5/8" iron rod found (bent) for the Southwest corner of said 427.810 acre tract and being in the North right-of-way line of Farm-to-Market Highway 407 (90' width right-of-way);

THENCE in a westerly direction along said North right-of-way line the following four (4) courses;

South 89 deg. 22 min. 34 sec. West, a distance of 769.28 feet to a 1/2" capped iron rod set stamped "GMCIVIL", hereinafter referred to as 1/2" capped iron rod set;

South 89 deg. 45 min. 24 sec. West, a distance of 2,027.85 feet to a 1/2" capped iron rod set, from which a wood monument found bears South 39 deg. 58 min. 08 sec. East – 1.75 feet, said point being a Point of Curvature of a circular curve to the right, having a radius of 527.96 feet, a central angle of 90 deg. 31 min. 20 sec., and being subtended by a chord which bears North 44 deg. 58 min. 56 sec. West - 750.04 feet;

Continue in a northwesterly direction along said curve to the right, a distance of 834.13 feet to a 1/2" capped iron rod set;

North 00 deg. 16 min. 44 sec. East tangent to said curve, a distance of 380.69 feet to a 1/2" capped iron rod set, from which a wood monument found bears North 31 deg. 53 min. 52 sec. West – 0.87 feet, said point being a Point of Curvature of a circular curve to the left, having a radius of 617.96 feet, a central angle of 72 deg. 57 min. 12 sec., and being subtended by a chord which bears North 36 deg. 11 min. 52 sec. West - 734.75 feet;

THENCE in a northwesterly direction along said North right-of-way line, the Southwest line of said 0.996 acre tract and said curve to the left, a distance of 786.83 feet to a 1/2" capped iron rod set for the Northwest corner of said 0.996 acre tract and being in the South line of said 60.00 acre tract, from which a 1/2" capped iron rod found (illegible) bears South 89 deg. 43 min. 20 sec. West – 11.89 feet;

THENCE North 89 deg. 43 min. 20 sec. East non-tangent to said curve and departing said North right-of-way line and continue along the North line of said 0.996 acre tract, the North line of said 413 acre tract and said South line, a distance of 1,919.43 feet to the **POINT OF BEGINNING**, containing 17,872,695 square feet or 410.301 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 8 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the W. C. Brookfield Survey, Abstract No. 34, Denton County, Texas, being part of that certain called 427.810 acre tract described as Tract 1 in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-4977 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod stamped "COLEMAN 4001" for the Northwest corner of said 427.810 acre tract, the Southwest corner of a called 64.7 acre tract described as Fourth Tract in a deed to Glenn Shoop recorded in Document No. 1994-29773 (DRDCT), and being in the East line of a called 413 acre tract described in a deed to JNJDF, Ltd. recorded in Document No. 2008-85490 (DRDCT);

THENCE South 89 deg. 32 min. 11 sec. East along the North line of said 427.810 acre tract, the South line of said 64.7 acre tract, and the South line of a called 38.17 acre tract described as First Tract in said deed to Glenn Shoop, a distance of 5,409.33 feet to a 1/2" capped iron rod stamped "COLEMAN 4001" for the most northerly Northeast corner of said 427.810 acre tract, the Southeast corner of said 38.17 acre tract, and being in the West line of a called 52.65 acre tract described as Third Tract in said deed to Glenn Shoop;

THENCE South 00 deg. 36 min. 55 sec. West along the East line of said 427.810 acre tract and the West line of said 52.65 acre tract, a distance of 352.87 feet to a 1/2" capped iron rod stamped "OWEN SURV 5560" for an ell corner of said 427.810 acre tract and the Southwest corner of said 52.65 acre tract;

THENCE North 89 deg. 50 min. 05 sec. East along the North line of said 427.810 acre tract and the South line of said 52.65 acre tract, a distance of 651.55 feet to a 5" metal fence corner for the most easterly Northeast corner of said 427.810 acre tract and the Northwest corner of a called 18.000 acre tract described in a deed to Keo Chanthalath, et al recorded in Document No. 2013-2597 (DRDCT);

THENCE South 00 deg. 37 min. 02 sec. East along the East line of said 427.810 acre tract and the West line of said 18.000 acre tract, a distance of 1,371.73 feet to a 5" metal fence corner for the most easterly Southeast corner of said 427.810 acre tract and an ell corner of a called 241.210 acre tract described in a deed to Justin Timbebrook, LLC recorded in Document No. 2017-5803 (DRDCT);

THENCE North 85 deg. 09 min. 22 sec. West along the South line of said 427.810 acre tract and the North line of said 241.210 acre tract, a distance of 10.05 feet;

THENCE North 00 deg. 37 min. 02 sec. West departing said North and South lines, a distance of 1,360.85 feet;

THENCE South 89 deg. 50 min. 05 sec. West, a distance of 651.76 feet;

THENCE North 00 deg. 36 min. 55 sec. East, a distance of 352.98 feet;

THENCE North 89 deg. 32 min. 11 sec. West, a distance of 5,389.24 feet;

THENCE South 00 deg. 04 min. 25 sec. West, a distance of 5,231.47 feet to the South line of said 427.810 acre tract and being in the North right-of-way line of FM Highway No. 407 (90' right-of-way);

THENCE South 89 deg. 22 min. 34 sec. West along said South line and North right-of-way line, a distance of 10.00 feet to a 5/8" iron rod found for the Southwest corner of said 427.810 acre tract and the Southeast corner of said 413 acre tract;

THENCE North 00 deg. 04 min. 25 sec. East departing said North right-of-way line and continue along the West line of said 427.810 acre tract and the East line of said 413 acre tract, a distance of 5,241.66 feet to the **POINT OF BEGINNING**, containing 130,067 square feet or 2.986 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

TRACT 9 LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Carl Boeger Survey, Abstract No. 121, Denton County, Texas, being all of that certain called 18.000 acre tract described in a deed to Keo Chanthalath, ET AL recorded in Document No. 2013-2597 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 5/8" iron rod found for the Northeast corner of said 18.000 acre tract, the most northerly Northwest corner of a called 241.210 acre tract described in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-5803 (DRDCT) and being in the South line of a called 432.307 acre tract described in a deed to TMGB Magnolia Ridge, LLC recorded in Document No. 2024-99442 (DRDCT), from which a wood fence corner found in the North line of said 241.210 acre tract bears South 89 deg. 45 min. 15 sec. East – 1,237.56 feet;

THENCE South 00 deg. 16 min. 39 sec. East departing said South line and continue along the East line of said 18.000 acre tract and the West line of said 241.210 acre tract, a distance of 1,900.80 feet to a 5/8" iron rod found for the Southeast corner of said 18.000 acre tract and an ell corner of said 241.210 acre tract, from which a 5/8" iron rod found for an ell corner of said 241.210 acre tract, the Northeast corner of a called 39.95 acre tract described as Tract 2 in a deed to Tom Strader and Jan Strader recorded in Volume 3347, Page 942 (DRDCT) and the most westerly Northwest corner of a called 299.874 acre tract described in a deed to Bloomfield Homes, L.P. recorded in Document No. 2023-66798 (DRDCT) bears South 60 deg. 49 min. 13 sec. East – 1,385.67 feet;

THENCE North 89 deg. 45 min. 15 sec. West along the North line of said 241.210 acre tract and the South line of said 18.000 acre tract, a distance of 406.88 feet to a 1/2" iron rod found for the Southwest corner of said 18.000 acre tract and an ell corner of said 241.210 acre tract;

THENCE North 00 deg. 37 min. 02 sec. West along the East line of said 241.210 acre tract and the West line of said 18.000 acre tract, at 529.21 feet pass a 1/2" iron rod found for an ell corner of said 241.210 acre tract and the most easterly Southeast corner of a called 427.810 acre tract described as Tract 1 in a deed to Justin Timberbrook, LLC recorded in Document No. 2017-4977 (DRDCT), from which a 1/2" iron rod found for the most westerly Northwest corner of said 241.210 acre tract bears North 85 deg. 07 min. 48 sec. West – 1,301.50 feet, continue along said West line and the East line of said 427.810 acre tract a total distance of 1,900.94 feet to a 1/2" capped iron rod set stamped "GMCIVL", for

the Northwest corner of said 18.000 acre tract, the Northeast corner of said 427.810 acre tract and being in the South line of said 432.307 acre tract;

THENCE South 89 deg. 45 min. 15 sec. East along the North line of said 18.000 acre tract and said South line, a distance of 418.15 feet to the **POINT OF BEGINNING**, containing 784,076 square feet or 18.000 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

EXHIBIT B



TRACT 8
ORD. 697-21
2.986 ACRES
10 FT ANNEX
STRIP

TRACT 9
18.000 ACRES

TRACT 1
ORD. 693-21
125.026 ACRES

TIMBERBOOK

TRACT 6
(M.U.D.)
547.006 ACRES

TRACT 7
410.301 ACRES

Propwash
Airport

TRACT 2
ORD. 695-21
11.538 ACRES

TRACT 3
ORD. 696-21
27.432 ACRES

TRACT 5
31.115 ACRES

TRACT 4
70.943 ACRES

Justin
Elementary
School

CRESTVIEW
LAND EXHIBIT
CITY OF JUSTIN,
CITY OF JUSTIN ETJ,
DENTON COUNTY, TEXAS
AUGUST, 2025

LEGEND

- PROPERTY IN JUSTIN E.T.J.
- JUSTIN CITY LIMITS

PREPARED FOR:

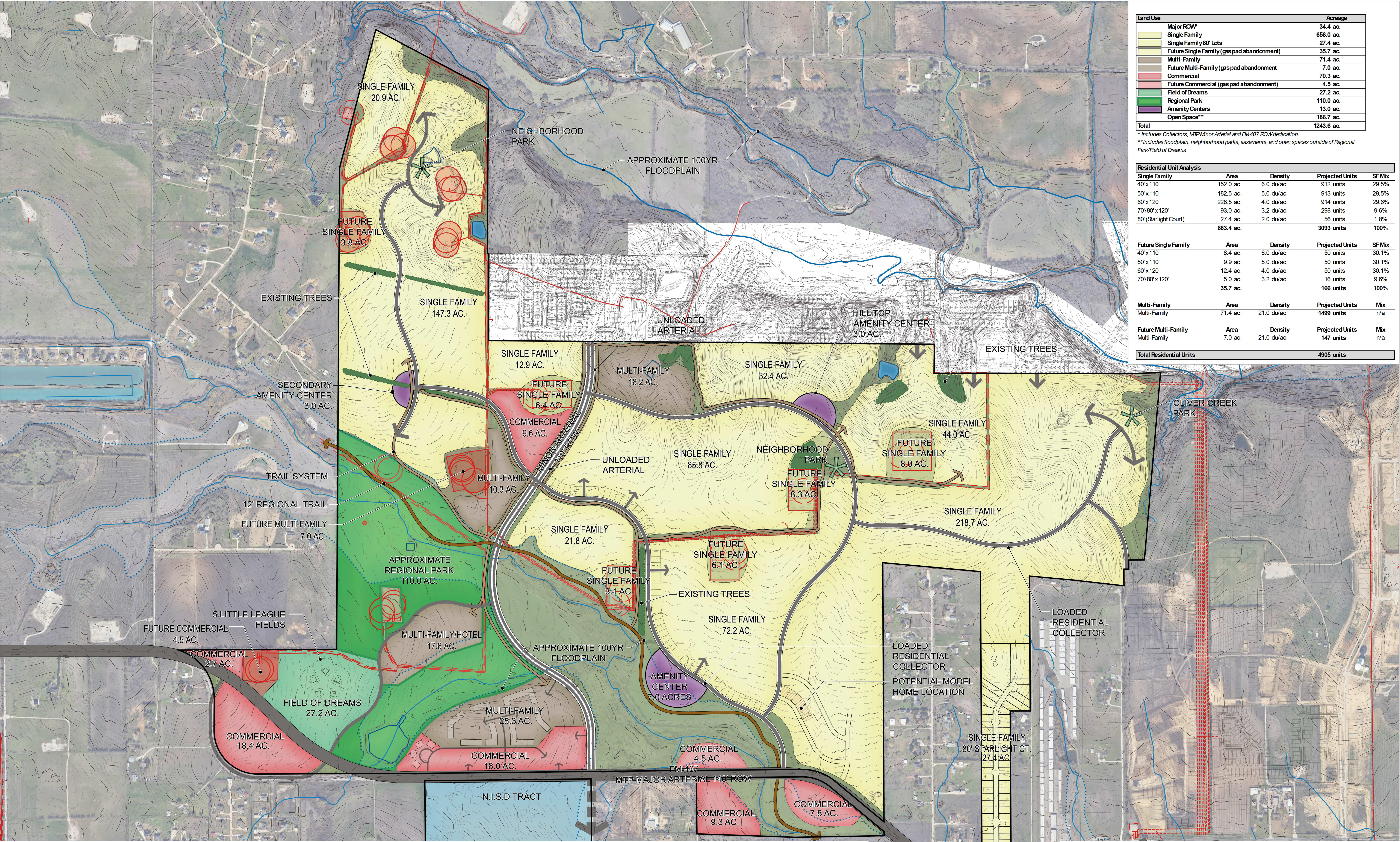


BLOOMFIELD
HOMES, LP
1900 W. KIRKWOOD BLVD, SUITE 2300B
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:



EXHIBIT C



Land Use	Acreage
Major ROW*	34.4 ac.
Single Family	656.0 ac.
Single Family 80' Lots	27.4 ac.
Future Single Family (gas pad abandonment)	35.7 ac.
Multi-Family	71.4 ac.
Future Multi-Family (gas pad abandonment)	7.0 ac.
Commercial	70.3 ac.
Future Commercial (gas pad abandonment)	4.5 ac.
Field of Dreams	27.2 ac.
Regional Park	110.0 ac.
Amenity Centers	13.0 ac.
Open Space**	186.7 ac.
Total	1243.6 ac.

* Includes Collectors, MTP/Minor Arterial and FM 407 ROW dedication

** Includes floodplain, neighborhood parks, easements, and open spaces outside of Regional Park/Field of Dreams

Residential Unit Analysis	Area	Density	Projected Units	SF Mix
Single Family				
40' x 110'	152.0 ac.	6.0 du/ac	912 units	29.5%
50' x 110'	182.5 ac.	5.0 du/ac	913 units	29.5%
60' x 120'	228.5 ac.	4.0 du/ac	914 units	29.6%
70'/80' x 120'	93.0 ac.	3.2 du/ac	298 units	9.6%
80' (Starlight Court)	27.4 ac.	2.0 du/ac	56 units	1.8%
	683.4 ac.		3093 units	100%

Future Single Family	Area	Density	Projected Units	SF Mix
40' x 110'	8.4 ac.	6.0 du/ac	50 units	30.1%
50' x 110'	9.9 ac.	5.0 du/ac	50 units	30.1%
60' x 120'	12.4 ac.	4.0 du/ac	50 units	30.1%
70'/80' x 120'	5.0 ac.	3.2 du/ac	16 units	9.6%
	35.7 ac.		166 units	100%

Multi-Family	Area	Density	Projected Units	Mix
Multi-Family	71.4 ac.	21.0 du/ac	1499 units	n/a

Future Multi-Family	Area	Density	Projected Units	Mix
Multi-Family	7.0 ac.	21.0 du/ac	147 units	n/a

Total Residential Units	4905 units
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CRESTVIEW PLANNED DEVELOPMENT CONDITIONS

PD ZONING RESIDENTIAL STANDARDS	
Lot Size (Minimum)	
Lot Area (sq. ft.)	4,400
Lot Width (feet)	40*
Lot Width of Corner Lots (feet)	45*
Lot Depth (feet)	110**
Dwelling Regulations (Minimum Square Footage)	
Minimum Dwelling Floor Area	1,400***
Yard Requirements	
Front Yard minimum (feet)	20
Side Yard minimum (feet)	5
Side Yard of Corner Lots minimum (feet)	10
Side Yard of Corner Lots (feet) on key lots	20
Rear Yard minimum (feet)	10****
Lot Coverage Main Structure	55%
Home Requirements	
Main Structure maximum Height (feet)	40
Accessory Structure Height maximum (feet)	14
Masonry Percentage minimum	70%
Roof Pitch Minimum	6:12

*Lot Width for curvilinear lots shall be measured at the tangent of the curve at the front setback of the lot.

** Lot Depths for cul-de-sacs and knuckles may be less than minimum depth, while maintaining the minimum lot area (4,400 SF).

*** No more than 25% of dwelling units may be less than 2,000 S.F.

****Rear Yard setbacks for lots on cul-de-sacs and knuckles shall be 5' minimum.

The Subdivision Regulations shall apply to the development of the Property, except as modified as follows:

STREET STANDARDS

Minor Arterial 100' R.O.W. coming off FM 407 (the "FM 407 Arterial Road") shall be a four-lane divided roadway (25' B-B in each direction) and dedicated 12-foot left turn lanes with 100 feet of dedicated right-of-way. The Minor Arterial 100' R.O.W. shall be in conformance with the M4U Urban Street Designation from the City of Justin Subdivision Regulations Ordinance. All paving or other improvements for the 100' R.O.W. Road shall be financed by Assessments or the proceeds of PID Bonds to the extent allowed by law. The additional right-of-way necessary for the FM 407 Arterial Road shall also be financed by PID Assessments or the proceeds of PID Bonds to the extent allowed by law.

Internal 60' R.O.W. collector roads shall be 37' B-B for two 12-foot lanes with a 12-foot center two way left turn lane. All paving or other improvements for the 60' R.O.W. road shall be financed by Assessments or the proceeds of PID Bonds to the extent allowed by law.

Internal 50' R.O.W. residential streets shall be 31' B-B with laydown curbs and a 2% rooftop crown. All paving or other improvements for the 50' R.O.W. road shall be financed by the Assessments or the proceeds of PID Bonds to the extent allowed by law.

In constructing the roads subject to the Agreement, the Developer shall comply with any applicable standards of the City, the County, the State of Texas, and the United States of America (including any agency thereof) with respect to safety requirements and compliance with the Americans with Disabilities Act in force at the time of construction of such road.

Connectivity Plan to be prepared for each phase and generally conform to the diagram below:

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NORTH
SCALE: 1" = 150'-0"

5'-0" WIDTH CONCRETE
SIDEWALK. TYP.

5'-0" WIDTH CONCRETE
SIDEWALK. TYP.

5'-0" WIDTH CONCRETE
SIDEWALK. TYP.

5'-0" WIDTH CONCRETE
SIDEWALK. TYP.

6'-0" WIDTH CONCRETE TRAIL.
TYP.

6'-0" WIDTH CONCRETE TRAIL.
TYP.

5'-0" WIDTH CONCRETE
SIDEWALK. TYP.

5'-0" WIDTH CONCRETE
SIDEWALK. TYP.

6'-0" WIDTH CONCRETE TRAIL.
TYP.

5'-0" WIDTH CONCRETE
SIDEWALK. TYP.

CALLOUTS LEGEND:

- 6'-0" WIDTH CONCRETE TRAIL.
- 5'-0" WIDTH CONCRETE SIDEWALK.

SAMPLE CONNECTIVITY PLAN

DEVELOPER
BLOOMFIELD HOMES
1900 W. KIRKWOOD BLVD. SUITE 2300 B
SOUTHLAKE, TEXAS 76092
PHONE (972) 839-3882
CONTACT: CLINT VINCENT

WATER AND SEWER STANDARDS

All water and sanitary sewer plans shall comply with the City's water and sewer Master Plan and be approved by the City Engineer or designee.

All water and sanitary sewer plans, specifications, and construction shall comply with Texas Commission on Environmental Quality requirements 30 TAC Chapter 290, Subchapter D; Rules and Regulations for Public Water Systems (as amended) and Chapter 217: Design Criteria for Domestic Wastewater Systems (as amended)

Water

Water lines designated as transmission lines 12" and larger located along FM 407, arterial, or collector roads that will benefit a larger service area for the City of Justin to be determined by detailed engineering analysis shall receive impact fee waivers, or city cost participation for upsizing. All other water lines 12" and smaller internal to the property shall be financed by Assessments or the proceeds of PID Bonds to the extent it is sized to provide service to the Property.

The 12" on-site water lines may be tapped to serve the Property.

Sewer

Sewer transmission lines along FM 407, streams, draws, force mains, or lift stations that will benefit a larger service area for the City of Justin to be determined by detailed engineering analysis shall receive impact fee waivers, or city cost participation for upsizing. All sewer lines internal to the property, not designated as transmission lines shall be financed by Assessments or the proceeds of PID Bonds to the extent allowed by law.

All sewer lines internal to the properties not considered transmission lines shall be financed by Assessments or the proceeds of PID Bonds to the extent allowed by law.

MISCELLANEOUS STANDARDS

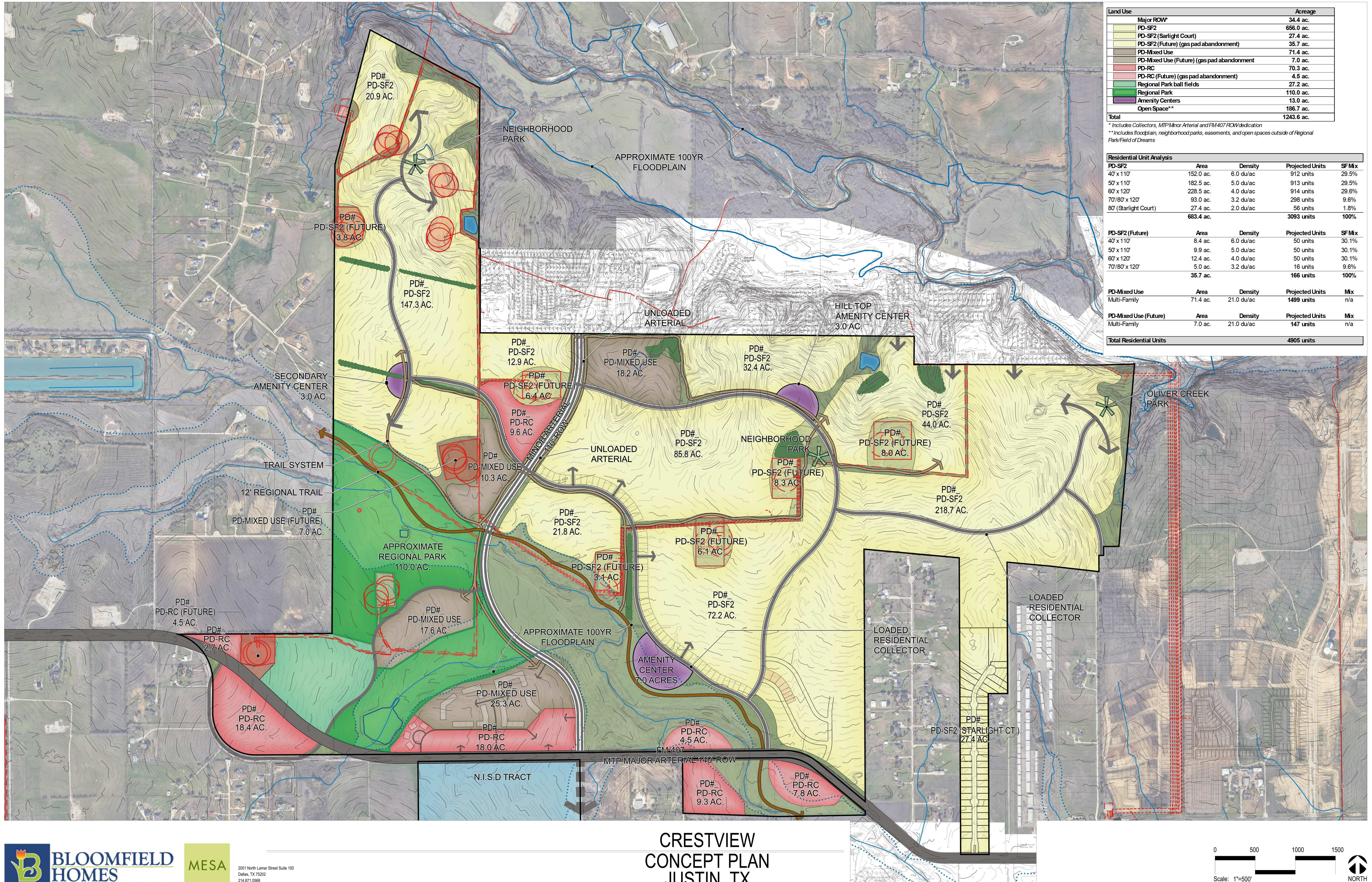
1. Three-tab roofing shall not be permitted.
2. No alleys shall be required and garage doors may face the street.
3. Hike & Bike Trails may be installed in the Flood Plain and Flood Way.
4. Any trees in right-of-ways, easements, house pads, within 10 feet from any house pad, and future roads shall not be mitigated. Any trees planted on lots, medians, landscape buffers, and private or public open space should count for mitigated trees.
5. The only City Fees that will be paid with this project will be water fees and sewer fees (except to the extent waived pursuant to the Development Agreement), inspection fees, certificate of occupancy fees and building fees.

6. All lot purchasers will be required by deed to be members of a Property Owners Association.
7. The Developer reserves the right to modify the lot mix, street configuration, and layout for the development as presented on Exhibit "C" through the preliminary plat and final plat process, allowing up to a 10% increase or reduction in density for the single-family residential lots.
8. Homes must be set back at least 150 feet from existing well heads, homes and parks, and screened in compliance with the City's ordinances.
9. Developer shall, at Developer's sole discretion, install a 6-foot-high masonry screening wall or wrought iron fence with living screen where lots back to a roadway, with a 4-foot sidewalk. Lots which back onto park land or open space shall provide a decorative iron fence of uniform design
10. Entry features, landscaping, and monumentation to identify the development may be installed within public right-of-way and medians. The Property Owners Association shall be responsible for maintenance for these improvements within public right-of-way.
11. Early or At-Risk Grading shall be permitted the Developer upon review and approval of mass grading and erosion control plans by staff. Any revisions to earthwork based on changes or conditions of final design shall be the responsibility of the Developer.
12. Building Permit applications and approvals shall be allowed upon substantial completion of paving improvements and operation of the water system for basic fire protection. No Certificate of Occupancy will be issued by the City, until such time as the subdivision improvements have been accepted by the City, and the maintenance bonds for the public improvements have been issued.
13. Lot-to-Lot drainage will be accepted for the single-family residential portion of the development. Lot-to-Lot drainage will be restricted to Type B drainage patterns with the drainage break occurring at the front building setback or the rear of the residential building pad.
14. Each 40' and 50' Lot shall have one - 3" caliper yard tree and each 60', 70', and 80' Lot shall have two - 3" caliper yard trees at home completion.

MIXED USE, MULTI-FAMILY, COMMERCIAL/RETAIL STANDARDS

Any Mixed-Use, Multi-Family, Commercial/Retail should be per the City of Justin Unified Development Code.

In addition to the approved uses listed, the portions of the parcels along F.M. 407 shall allow the use and dedication of private open space for entry features and related landscaping to be maintained by the Property Owners Association as necessary.



Land Use	Acreage
Major ROW*	34.4 ac.
PD-SF2	656.0 ac.
PD-SF2 (Starlight Court)	27.4 ac.
PD-SF2 (Future) (gas pad abandonment)	35.7 ac.
PD-Mixed Use	71.4 ac.
PD-Mixed Use (Future) (gas pad abandonment)	7.0 ac.
PD-RC	70.3 ac.
PD-RC (Future) (gas pad abandonment)	4.5 ac.
Regional Park ball fields	27.2 ac.
Regional Park	110.0 ac.
Amenity Centers	13.0 ac.
Open Space**	186.7 ac.
Total	1243.6 ac.

* Includes Collectors, MTP Minor Arterial and FM407 ROW dedication
** Includes floodplain, neighborhood parks, easements, and open spaces outside of Regional Park/Field of Dreams

Residential Unit Analysis	Area	Density	Projected Units	SF Mix
PD-SF2				
40' x 110'	152.0 ac.	6.0 du/ac	912 units	29.5%
50' x 110'	182.5 ac.	5.0 du/ac	913 units	29.5%
60' x 120'	228.5 ac.	4.0 du/ac	914 units	29.6%
70' 80' x 120'	93.0 ac.	3.2 du/ac	298 units	9.6%
80' (Starlight Court)	27.4 ac.	2.0 du/ac	56 units	1.8%
	683.4 ac.		3093 units	100%

PD-SF2 (Future)	Area	Density	Projected Units	SF Mix
40' x 110'	8.4 ac.	6.0 du/ac	50 units	30.1%
50' x 110'	9.9 ac.	5.0 du/ac	50 units	30.1%
60' x 120'	12.4 ac.	4.0 du/ac	50 units	30.1%
70' 80' x 120'	5.0 ac.	3.2 du/ac	16 units	9.6%
	35.7 ac.		166 units	100%

PD-Mixed Use	Area	Density	Projected Units	Mix
Multi-Family	71.4 ac.	21.0 du/ac	1499 units	n/a

PD-Mixed Use (Future)	Area	Density	Projected Units	Mix
Multi-Family	7.0 ac.	21.0 du/ac	147 units	n/a

Total Residential Units	4905 units
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Planning and Zoning Commission Coversheet
March 17, 2026
415 N. COLLEGE AVE.

Agenda Item: B. (PUBLIC HEARING:)

Title: Conduct a Public Hearing to consider a recommendation to City Council to amend the existing Specific Use Permit for Thrifted It legally described as O T JUSTIN BLK 33 LOT 17,18 O T JUSTIN addressed as 209 W 5th Street.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

The request is to transfer the Specific Use Permit to a new owner and expand the use to incorporate the additional building located on the property.

Applicant

Kristi Sill

Property Information

Item	Description
Business Name	Thrifted It
Address	209 W 5th Street
Legal Description	O T Justin Block 33 Lots 17 & 18
Existing Entitlement	Specific Use Permit (SUP 20-05)

Proposed Action Amend SUP to transfer to new owner and expand the use to include an additional building

Background

The City of Justin previously approved Specific Use Permit SUP 20-05 in 2021 allowing the operation of Thrifted It, a resale retail establishment, at 209 W 5th Street.

The original SUP included several operational conditions intended to address parking, storage, and operational impacts associated with resale businesses. These conditions included:

- No outdoor display of resale items, clothing, furniture, or equipment
- All donations must be delivered to the rear of the building and stored indoors
- No outdoor storage of donated items
- Signage prohibiting after-hours donation drop-offs
- Installation and maintenance of a minimum of 10 paved parking spaces with maneuvering area
- Compliance with all applicable City code requirements
- Fire inspection and Certificate of Occupancy requirements

Additionally, the original SUP specifically stated that the permit was not transferable to a new user or location within the City.

Request

The applicant, Kristi Sill, is requesting an amendment to the existing SUP to allow:

1. Transfer of the Specific Use Permit to the new owner, and
2. Expansion of the approved use to include the additional building located on the property.
Currently, there are no plans from the business, but it may be of interest for the business in the future.

The expansion would allow the resale retail operations to utilize both structures on the site while maintaining the same general business model and operational characteristics.

City Attorney Review: No

Attachments:

1. THRIFTEDit signed SUP
2. Buffer Map



Conditions of Approval

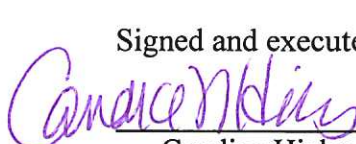
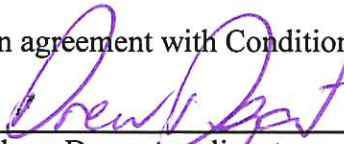
Approved: January 25, 2021

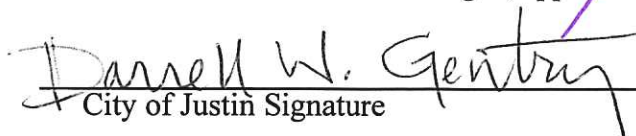
SUP 20-05 Thrifty-It

The conditions have been approved and agreed-to by applicant:

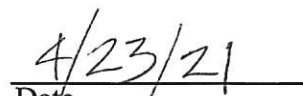
- 1) Applicant(s) must apply for sign permit for business advertising. All signs advertising the business must conform to the City Sign Ordinance regulations in effect at the time of application.
- 2) No outdoor display of resale items, clothing, furniture or equipment shall be allowed.
- 3) All daily drop-off donations must be delivered to rear of building and only stored inside the building each day by close of business. No outdoor storage of any donated items or other items shall be allowed at any time.
- 4) Applicant(s) shall post a sign or signs prohibiting the drop off of donated items after business hours. Business hours and days shall be clearly posted on said sign(s).
- 5) Applicant(s) shall install and maintain a minimum of 10 or more paved 90 degree striped parking spaces with a 30 feet for maneuver lane per City standards and codes in effect as of this date. Three parking spaces may be located along West 5th Street frontage with turn-around maneuvering allowed into the street. ADA parking shall be identified and provided.
- 6) Applicant(s) shall comply with City code requirements currently in effect and applicable to SUP 20-05.
- 7) Specific Use Permit (SUP 20-05) is hereby granted specifically for the existing location at 209 W. 5th Street only and not transferrable to new user or to any different location in the City of Justin.
- 8) Proof of Fire Department inspection and requirement compliance for occupancy shall be on file with the City Development Services Department.
- 9) Applicant shall obtain a Certificate of Occupancy inspection by City Building Official. City officials may grant a temporary Certificate of Occupancy per City Code regulations.

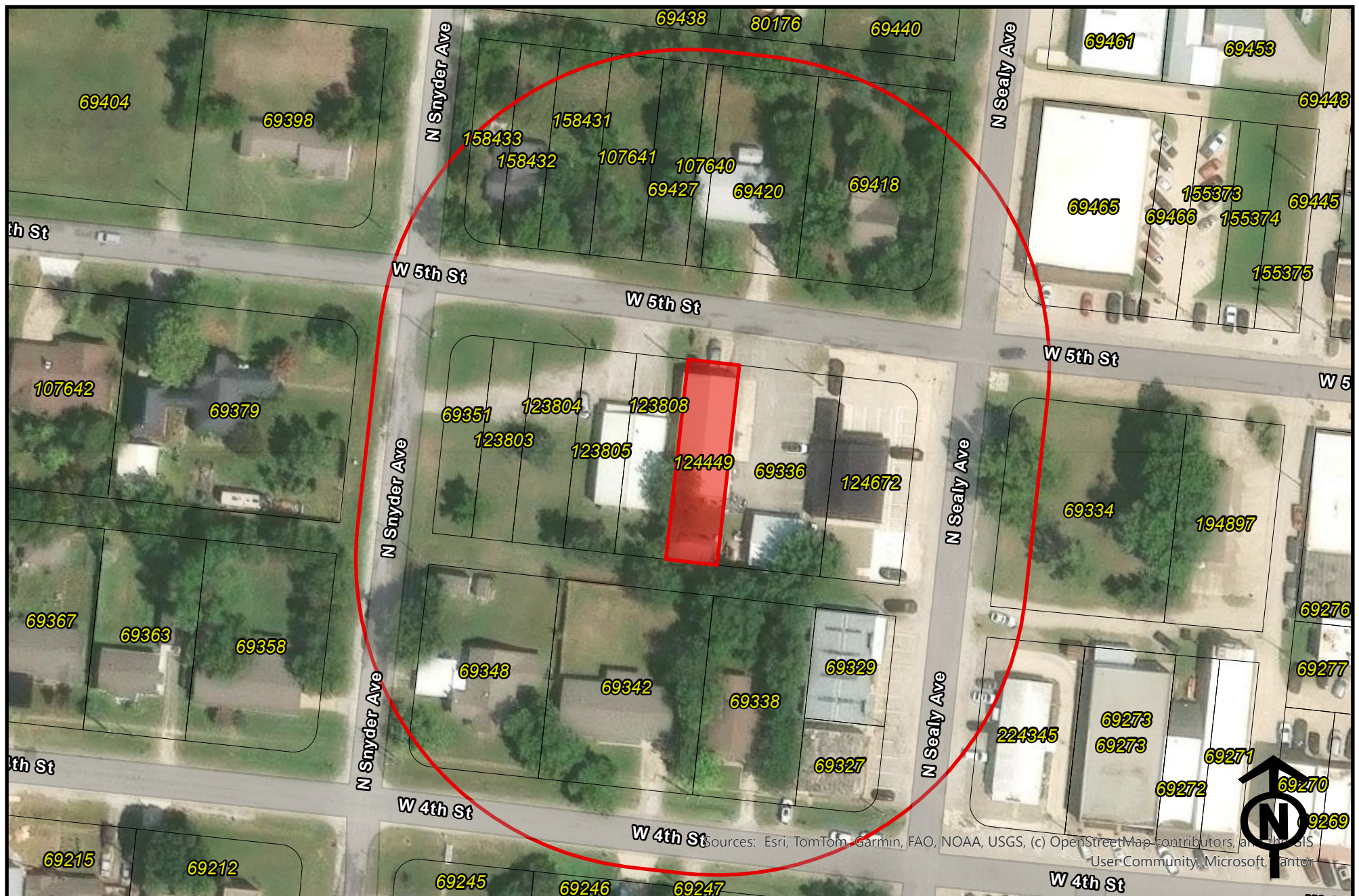
Signed and executed as in agreement with Conditions as specified:

 & 
Candice Hicks & Andrew Dugan, applicants


City of Justin Signature


Date

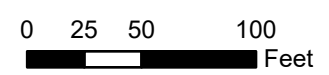

Date



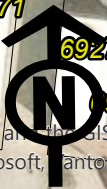
Legend

- Subject Property
- 200ft Notice Radius
- Parcels

Thrift Store Specific Use Permit City of Justin, TX



Prepared by:
Christopher T. Young
GIS Technician
Date: 03/04/2026





Planning and Zoning Commission Coversheet
March 17, 2026
415 N. COLLEGE AVE.

Agenda Item: C. (PUBLIC HEARING:)

Title: Conduct a Public Hearing to consider a recommendation to City Council for a proposed Replat with a variance to the lot standards; legally proposed as Lots 2R and 3R Block A Roberson Addition and Lots 1 and 2, Block 5 Hardeman Ranch Estates.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

Recommendation:

Staff recommends consideration.

Background:

The Applicant is requesting a replat for the purpose of extending his lot to acquire a shed approximately two lots over. Staff did discuss the ability to remove and relocate the shed, however, the applicant stated there were some issues associated with this. Staff has reviewed the proposed replat and compared the current zoning ordinance requirements for lot width, lot depth, and lot area against the dimensions shown on the submitted plat.

Property Information

Item	Description
Plat Type	Replat
Total Area	Approximately 4.752 acres
Existing Lots	4
Proposed Lots	4
Subdivision	Roberson Addition / Hardeman Ranch Estates
Location	Creek Hill Way and 12th Street

The replat reorganizes several existing platted lots while maintaining overall development potential.

The property is currently zoned SF-1, which requires a minimum lot width of 80 feet, minimum lot area of 10,000 square feet, and minimum lot depth of 100 feet.

The proposed lot configuration includes a lot width of approximately 40 feet, which does not meet the SF-1 minimum width requirement. However, the lot depth of approximately 212 feet exceeds the required minimum depth, and the lot area of approximately 17,500 square feet also exceeds the minimum area requirement.

Overall, the proposal complies with the lot depth and lot area standards but does not comply with the minimum lot width requirement of the SF-1 zoning district.

Per Section 52-901, the lot width is measured at the front of the property, specifically the build line. A staff created exhibit is attached for further review.

Standard	SF-1 Requirement	Proposed	Compliance
Lot Width	80 ft	~40 ft	Does Not Comply
Lot Depth	100 ft	~212 ft	Complies
Lot Area	10,000 sq ft	~17,500 sq ft	Complies

City Attorney Review: No

Attachments:

1. Exhibit Lot Width
2. Proposed Plat
3. Buffer Map

OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS, AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PASSING A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION AT A DISTANCE OF 29.72 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 300.20 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 1, BLOCK 5, OF SAID HARDEMAN RANCH ESTATES;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 161.36 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 2, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 (ROBERSON ADDITION), A DISTANCE OF 272.15 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), AND IN THE SOUTH LINE OF SAID CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE (VAN HOOSER) TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE (VAN HOOSER) TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 203.86 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 (HARDEMAN RANCH ESTATES);

THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD FOUND WITH AN ILLEGIBLE CAP MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEMAKERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING NORTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE A WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON _____ DATE _____

TERRI SMITH _____ DATE _____

THOMAS J. CONBERGER _____ DATE _____

ROY YANT _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUTHER ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERRI SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THOMAS J. CONBERGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

____ COUNTY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROY YANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

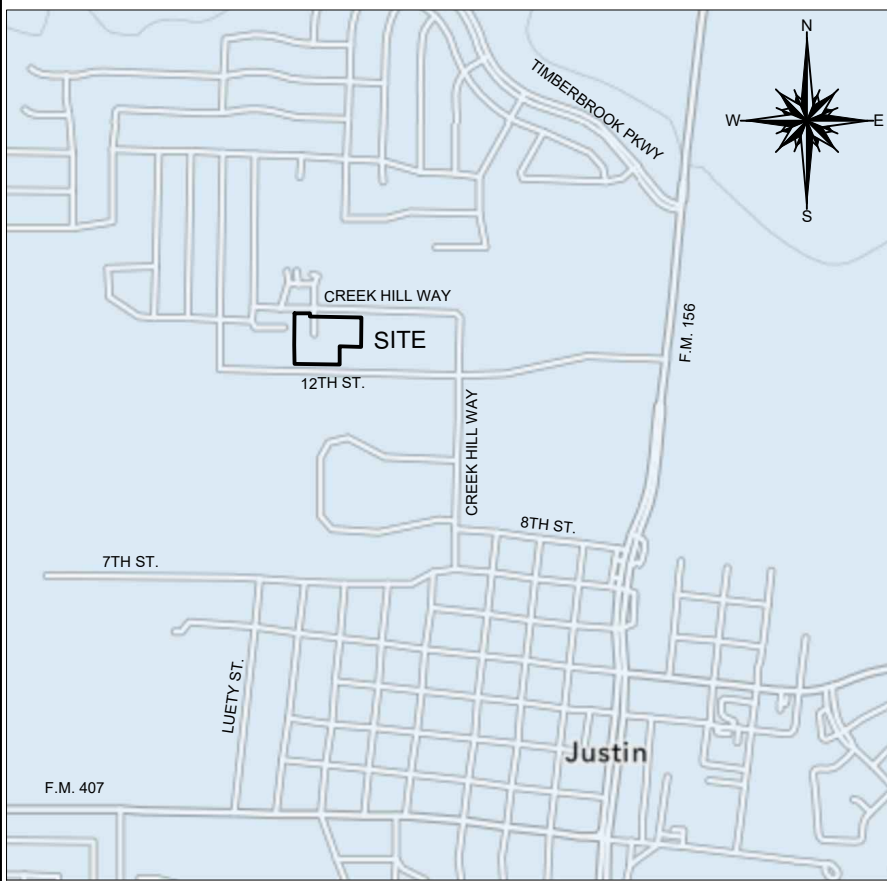
____ COUNTY

MY COMMISSION EXPIRES ON _____

REPLAT
LOTS 2R & 3R, BLOCK A
ROBERSON ADDITION
&
LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS

APPROVAL BLOCK:

12/23/2025



VICINITY MAP
NOT TO SCALE

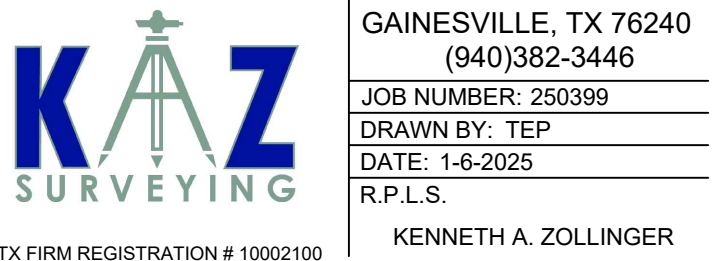
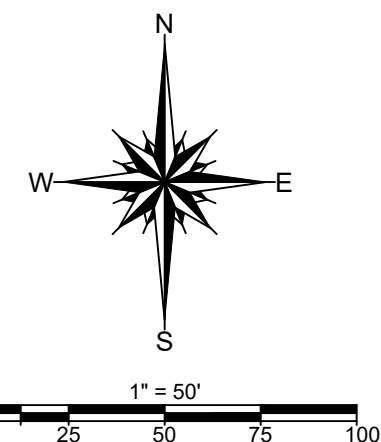
GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 4812C0485 G OF SAID MAP.
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
- ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.

Closure Report
Tue Dec 23 13:29:03 2025

Northing	Easting	Bearing	Distance
7083970.508	2334714.639	S 89°09'31" E	144.849
7083968.381	2334859.472	S 00°16'53" W	29.721
7083938.660	2334859.326	S 88°59'15" E	161.633
7083935.804	2335020.934	S 89°11'55" E	323.552
7083931.278	2335344.454	S 00°20'05" W	276.690
7083654.593	2335342.837	N 88°23'40" W	203.858
7083660.304	2335139.059	S 00°08'39" W	173.600
7083486.705	2335138.622	N 89°04'58" W	424.526
7083493.500	2334714.151	N 00°14'54" W	178.737
7083672.235	2334713.376	N 00°14'33" E	298.276
7083970.508	2334714.639		

Closure Error Distance> 0.00000
Total Distance> 2215.441
Polyline Area: 250797 sq ft, 5.758 acres



SURVEYOR:

KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER: LOT 3R
ROBERSON ADDITION
LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES
THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
ROBERSON ADDITION
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 2R
HARDEMAN RANCH ESTATES
ROY YANT
620 12TH STREET
JUSTIN, TX 76247

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, R.P.L.S. # 5312 _____ DATE _____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES _____

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ____ day of _____, 2026, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this ____ day of _____, 2026, to approve this plat for filing of record.

Mayor, City of Justin _____

Attest: City Secretary _____



OWNER'S CERTIFICATION

WHEREAS LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT ARE THE OWNERS OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. WILSON SURVEY, ABSTRACT NUMBER 1358, DENTON COUNTY, TEXAS, AND BEING ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO LUTHER ANDERSON BY DEED OF RECORD IN VOLUME 5363, PAGE 2678, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, ALL OF LOT 2, ROBERSON ADDITION, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET R, PAGE 276, PLAT RECORDS, DENTON COUNTY, TEXAS, AND PART OF LOTS 1 AND 2, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET D, PAGE 53 OF SAID PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD MAINTAINING THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT;

THENCE SOUTH 89 DEGREES 09 MINUTES 31 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 144.85 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT, IN THE SOUTH LINE OF CREEK HILL WAY;

THENCE SOUTH 00 DEGREES 16 MINUTES 53 SECONDS WEST, PASSING A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF SAID ROBERSON ADDITION AT A DISTANCE OF 29.72 FEET, AND CONTINUING ON SAID COURSE A TOTAL DISTANCE OF 300.20 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 1, BLOCK 5, OF SAID HARDEMAN RANCH ESTATES;

THENCE SOUTH 88 DEGREES 23 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 161.36 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), IN THE NORTH LINE OF LOT 2, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES;

THENCE NORTH 00 DEGREES 20 MINUTES 39 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID LOT 2 (ROBERSON ADDITION), A DISTANCE OF 272.15 FEET TO A 3/8 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 1, THE NORTHWEST CORNER OF SAID LOT 2 (ROBERSON ADDITION), AND IN THE SOUTH LINE OF SAID CREEK HILL WAY;

THENCE SOUTH 89 DEGREES 11 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE SOUTH LINE OF SAID CREEK HILL WAY, A DISTANCE OF 323.55 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED TO JOSEPH VAN HOOSER BY DEED OF RECORD IN DOCUMENT NUMBER 2012-107897 OF SAID REAL PROPERTY RECORDS;

THENCE SOUTH 00 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE WEST LINE OF SAID 1.00 ACRE (VAN HOOSER) TRACT, A DISTANCE OF 276.69 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2 (ROBERSON ADDITION), THE SOUTHWEST CORNER OF SAID 1.00 ACRE (VAN HOOSER) TRACT, AND IN THE NORTH LINE OF LOT 3, BLOCK 5 OF SAID HARDEMAN RANCH ESTATES.

THENCE NORTH 88 DEGREES 23 MINUTES 40 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2 (ROBERSON ADDITION) AND THE NORTH LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 203.86 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE NORTHWEST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 (HARDEMAN RANCH ESTATES);

THENCE SOUTH 00 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 3 (HARDEMAN RANCH ESTATES), A DISTANCE OF 173.60 FEET TO A 1/2 INCH IRON ROD FOUND MAINTAINING THE SOUTHEAST CORNER OF SAID LOT 2, THE SOUTHWEST CORNER OF SAID LOT 3 (HARDEMAN RANCH ESTATES), AND IN THE NORTH RIGHT OF WAY LINE OF 12TH STREET;

THENCE NORTH 89 DEGREES 04 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5 OF HARDEMAN RANCH ESTATES AND THE NORTH RIGHT OF WAY LINE OF SAID 12TH STREET, A DISTANCE OF 424.53 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES), AND THE SOUTHEAST CORNER OF A 2.571 ACRE "TRACT 2" OF LANDS CONVEYED TO LONE STAR HOMEMAKERS, LLC BY DEED OF RECORD IN DOCUMENT NUMBER 2021-194029 OF SAID REAL PROPERTY RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 54 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 (HARDEMAN RANCH ESTATES) AND THE EAST LINE OF SAID 2.571 ACRE "TRACT 2", A DISTANCE OF 178.74 FEET TO A 1/2 INCH IRON ROD MAINTAINING THE SOUTHWEST CORNER OF SAID LOT 1 (HARDEMAN RANCH ESTATES) THE SOUTHWEST CORNER OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE SOUTHEAST CORNER OF LOT 4, BLOCK 8, RIDGEVIEW ESTATES, AN ADDITION IN THE CITY OF JUSTIN AS SHOWN BY PLAT OF RECORD IN CABINET N, PAGE 398 OF SAID PLAT RECORDS;

THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.00 ACRE (ANDERSON) TRACT, AND THE WEST LINE OF SAID RIDGEVIEW ESTATES, A DISTANCE OF 298.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.752 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT LUTHER ANDERSON, TERRI SMITH, THOMAS J. CONBERGER, AND ROY YANT, DO HEREBY ADOPT THIS REPLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS THE REPLAT OF LOTS 2R & 3R, BLOCK A, ROBERSON ADDITION, AND LOTS 1R & 2R, BLOCK 5, HARDEMAN RANCH ESTATES, AN ADDITION TO THE CITY OF JUSTIN, TEXAS AND DO HEREBY DEDICATE TO PUBLIC USE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUTHER ANDERSON DATE

TERRI SMITH DATE

THOMAS J. CONBERGER DATE

ROY YANT DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED LUTHER ANDERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

____ COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TERRI SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ____

____ COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THOMAS J. CONBERGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF ____

____ COUNTY

MY COMMISSION EXPIRES ON ____

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROY YANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____, 2026.

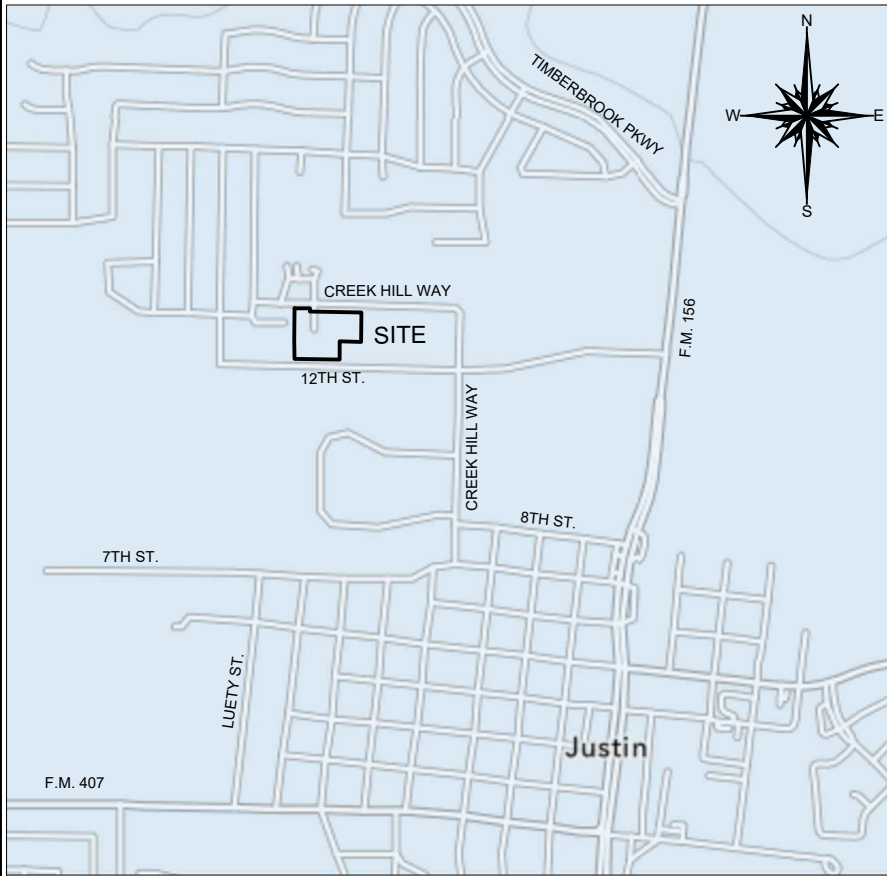
NOTARY PUBLIC IN AND FOR THE STATE OF ____

____ COUNTY

MY COMMISSION EXPIRES ON ____

REPLAT
LOTS 2R & 3R, BLOCK A
ROBERSON ADDITION
&
LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
BEING A REPLAT OF ALL OF LOT 2, BLOCK A,
ROBERSON ADDITION
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET R, PAGE 236
AND
ALL OF LOTS 1 & 2, BLOCK 5
HARDEMAN RANCH ESTATES
AN ADDITION TO THE CITY OF JUSTIN
DENTON COUNTY, TEXAS
ACCORDING TO THE PLAT RECORDED IN
CABINET D, PAGE 23
PLAT RECORDS, DENTON COUNTY, TEXAS
12/23/2025

APPROVAL BLOCK:



VICINITY MAP
NOT TO SCALE

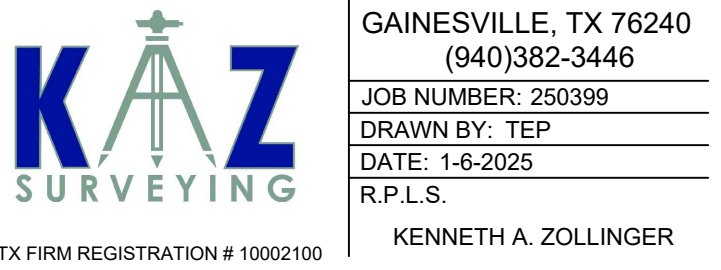
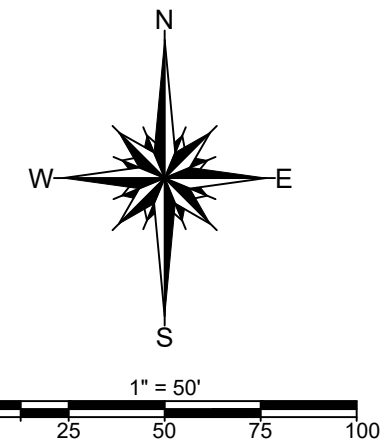
GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF JUSTIN, COMMUNITY NUMBER 480778 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR) AS SHOWN ON PANEL 4812100485 G OF SAID MAP.
- THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- ANY FRANCHISED PUBLIC UTILITY, INCLUDING THE CITY OF JUSTIN SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, ANY FRANCHISED PUBLIC UTILITY INCLUDING THE CITY OF JUSTIN, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, INSPECTION, PATROL, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE."
- ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SPECIFIC TO CITY SANITARY SEWER, WATER AND FRANCHISE UTILITY LINES ONLY.

Closure Report
Tue Dec 23 13:29:03 2025

Northing	Easting	Bearing	Distance
7083970.508	2334714.639	S 89°09'31" E	144.849
7083968.381	2334859.472	S 00°16'53" W	29.721
7083938.660	2334859.326	S 88°59'15" E	161.633
7083935.804	2335020.934	S 89°11'55" E	323.552
7083931.278	2335344.454	S 00°20'05" W	276.690
7083654.593	2335342.837	N 88°23'40" W	203.858
7083660.304	2335139.059	S 00°08'39" W	173.600
7083486.705	2335138.622	N 89°04'58" W	424.526
7083493.500	2334714.151	N 00°14'54" W	178.737
7083672.235	2334713.376	N 00°14'33" E	298.276
7083970.508	2334714.639		

Closure Error Distance> 0.00000
Total Distance> 2215.441
Polyline Area: 250797 sq ft, 5.758 acres



SURVEYOR:

KAZ SURVEYING, INC.
4321 I-35 SUITE 575
GAINESVILLE, TEXAS 76240
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER: LOT 3R
ROBERSON ADDITION
LUTHER ANDERSON
P.O. BOX 487
JUSTIN, TX 76247

OWNER: LOT 1R
HARDEMAN RANCH ESTATES
THOMAS J. CRONBERGER
111 E. UNIVERSITY DR., STE 105
DENTON, TX 76209

OWNER: LOT 2R
ROBERSON ADDITION
TERRI SMITH
715 CREEK HILL WAY
JUSTIN, TX 76247

OWNER: LOT 2R
HARDEMAN RANCH ESTATES
ROY YANT
620 12TH STREET
JUSTIN, TX 76247

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF JUSTIN, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, R.P.L.S. #5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF ____, 2026.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

MY COMMISSION EXPIRES ____

WHEREAS The Planning and Zoning Commission of the City of Justin, Texas voted affirmatively on this ____ day of ____, 2026, to recommend approval of this plat by the City Council.

Chairman, Planning and Zoning Commission

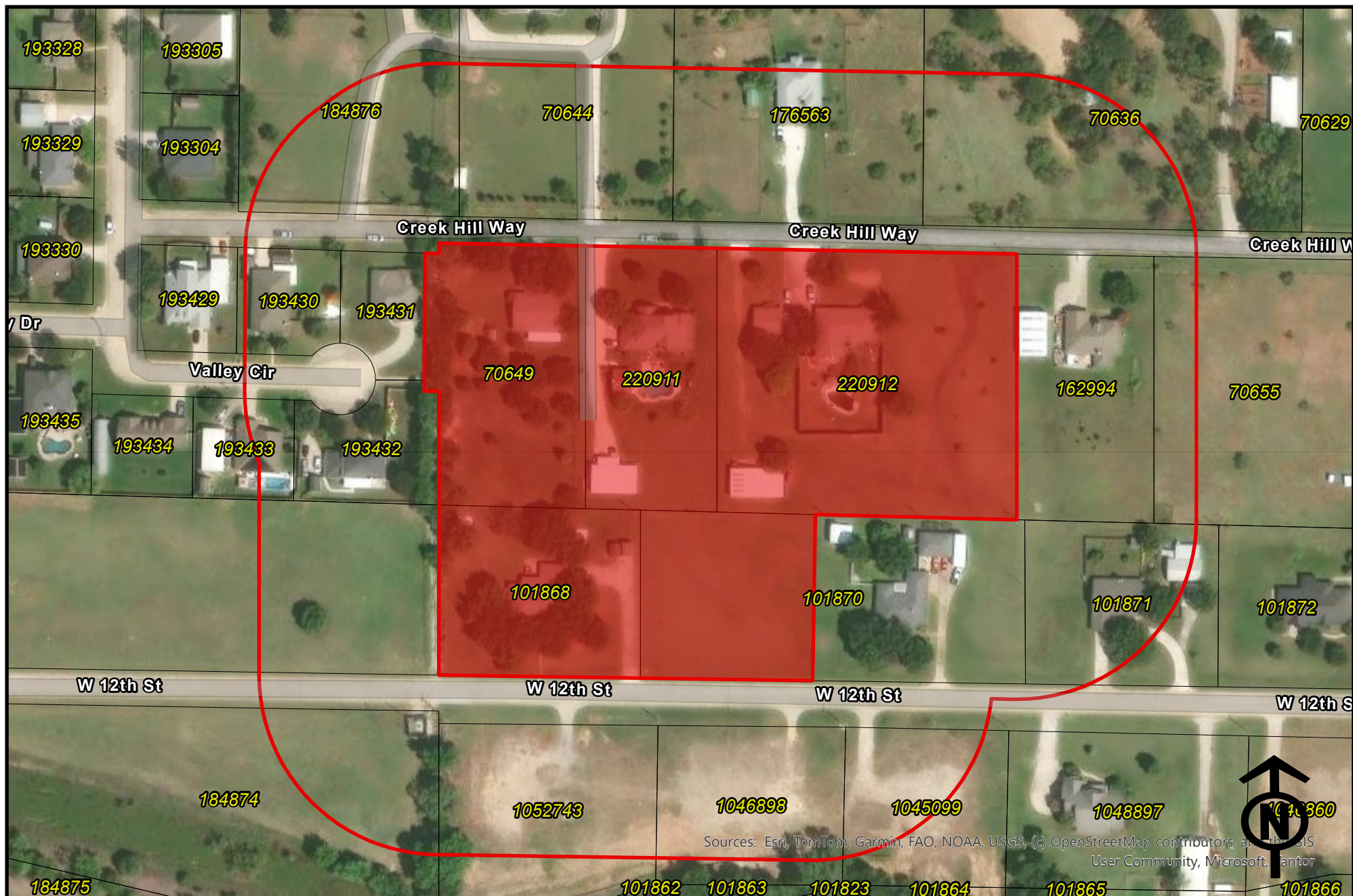
Attest: Secretary, Planning and Zoning Commission

WHEREAS the City Council of the City of Justin, Texas, voted affirmatively on this ____ day of ____, 2026, to approve this plat for filing of record.

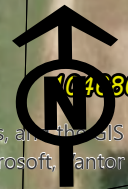
Mayor, City of Justin

Attest: City Secretary





Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Pantor



Legend Subject Property 200ft Notice Radius Parcels		Creek Hill Way Replat City of Justin, TX	0 50 100 200 Feet	Prepared by: Christopher T. Young GIS Technician Date: 03/04/2026
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