

John Mounce, Mayor Pro Tem
Tomas Mendoza, Councilmember
Chrissa Hartle, Councilmember



James Clark, Councilmember
Jim Tate, Councilmember

Elizabeth Woodall, Mayor

**CITY OF JUSTIN
CITY COUNCIL AGENDA
DECEMBER 13, 2022
415 N. COLLEGE AVE.
6:00 P.M.**

CALL TO ORDER

Convene into Session:
Invocation and Pledge of Allegiance
American Flag

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

PRESENTATION/ STAFF UPDATE

- Upper Trinity Regional Water District update.
- Year-end financial report
- Quarterly investment report

WORKSHOP SESSION

1. Discussion regarding next steps for implementation of the adopted Home Rule Charter.

Discuss regular session agenda items

CONVENE INTO REGULAR SESSION- Immediately Following Workshop Session

PUBLIC COMMENT

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

PUBLIC HEARING

2. **PUBLIC HEARING:** Conduct a Public Hearing for a Planned Development (SF-2 and GB) for a Church and age restricted living legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407.
 - a. Open public hearing
 - b. Close public hearing
 - c. Consider and take appropriate action

POSSIBLE ACTION ITEMS

3. Consider and take appropriate action regarding the Justin Heritage Foundation brick fundraiser.
4. Consider and take appropriate action to award contract to Atlas Supply Co. in the amount of \$2,612,769.75 for the AMR meter replacement program.
5. Consider and take appropriate action regarding a change order for the street overlay project with Anderson Asphalt & Concrete Paving, LLC.
6. Consider and take appropriate action to award contract to Maja Commercial Janitorial Services, LLC in the amount of \$56,816.49 for Municipal Janitorial Services.
7. Consider and take appropriate action regarding a Preliminary Plat for Traditions Phase I generally located southwest from Strader Lane and FM 407.
8. Consider and take appropriate action approving a Final Plat for Timberbrook Phase 4B LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25 generally located northwest of FM 407 and Boss Range Road.
9. Consider and take appropriate action approving Resolution 595-22 modifying the speed limit on Ovaletta Dr. to 25mph.
10. Consider and take appropriate action regarding amendments to the Justin Economic Development Corporation and Community Development Corporation FY 2022-2023 budgets.
11. Consider and take appropriate action regarding amendments to the FY 2022-2023 annual budget.
12. Consider and take appropriate action regarding reappointments to the Justin Economic Development Corporation and the Community Development Corporation.
13. Consider and take appropriate action regarding reappointments to the Justin Parks and Recreation Advisory Board and the Keep Justin Beautiful Committee.
14. Consider and take appropriate action regarding reappointments to the Planning and Zoning Commission.

CONSENT

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

15. Consider and take appropriate action to approve City Council minutes dated November 10, 2022, and minutes dated November 22, 2022.

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.

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - Preserve Development Agreement
 - City of New Fairview Water and Wastewater Agreement
 - City of Justin/Town of Northlake Interlocal Cooperative Agreement for Wastewater Improvements
- Under Section 551.074, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - City Manager

Convene into executive session.

Adjourn into open meeting.

16. Discuss, consider, and act on items discussed in Executive Session.

FUTURE AGENDA ITEMS

ADJOURN

I, the undersigned authority, do hereby certify that the above notice of the meeting of the City Council of the City of Justin, Texas, is a true and correct copy of the said notice that I posted on the official bulletin board at Justin Municipal Complex, 415 North College Street, Justin, Texas, a place of convenience and readily accessible to the general public at all times, and said notice posted this 8th day of December, 2022 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

Brittany Andrews

Brittany Andrews, City Secretary

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #1

Title: Discussion regarding next steps for implementation of the adopted Home Rule Charter.

Department: Administration

Contact: City Manager, Chuck Ewings

Recommendation: Discuss Home Rule Charter implementation

Background:

The Home Rule Charter was formally adopted by City Council on November 22, 2022. Most provisions will be implemented over a period of time. The City Council will continue to operate as it has until the May 2023 election when a Place system will implement, a council member position is added, and the Mayor's term changes and may vote on agenda items.

Council Members have been assigned to the following places based on the transition requirements:

Place 1 – Vacant until May 2023

Place 2 – Tomas Mendoza

Place 3 – John Mounce

Place 4 – James Clark

Place 5 – Jim Tate

Place 6 – Chrissa Hartle

Section 6.02(5) of the charter requires a candidate to consent to a background investigation. Staff recommends City Council discuss and approve procedures for determining if a candidate is disqualified based on a background investigation.

City Attorney Review: N/A

Attachments:

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #2

Title: **PUBLIC HEARING:** Conduct a Public Hearing for a Planned Development (SF-2 and GB) for a Church and age restricted living legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends consideration based on the request.

Background:

The Applicant is proposing a Planned Development for an approximately 47,000 square-foot Church off of FM 407 and for an age restricted development located behind the Church.

The site is approximately 41 acres and is located on the frontage of FM 407 going north. The residential units being proposed is 157 units (10 units to be duplexes), while the Church is proposed at approximately 47,000 square-feet.

Zoning:

The property is currently vacant and is zoned Planned Development Single-Family 2 and General Business. The base zoning will remain, however, since the Applicant is requesting to utilize an age restricted concept, a Planned Development is required because there is no current zoning district that accommodates the proposed lot standards.

FLUP:

The property is currently classified as Residential and Commercial. The Planned Development is consistent with the Future Land Use Plan.

LaDera (Residential):

The residential portion of this development will contain several amenities. Such as a 3.93 acre-pond feature with a dock, an 5' trail that meanders around the residential portion of the development, pickleball, two hang-out buildings ("The Shack" and "The Hub"), a gazebo, sitting areas, and a pool. The development will have two gated entrances and exits to the community on the east side of the development.

Residential buildings and the activity center shall be a total of eighty (80) percent masonry including brick or stone on the main floor. An exception to that requirement is if the Activity or Shack use The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding.

The residential development will be platted as one entire lot, with multiple dwellings. The layouts shown on the plans are of the building pad and not the lot layout. The building separation or setbacks is proposed to be at least 6' from each structure. The buildings will have fire rated walls and will meet all the International Fire Code requirements.

Milestone Church (Commercial):

The applicant is proposing to build approximately a 47,000 square-foot Church. The Church would be built after the first two phases if approved.

The development requires 267 parking spaces according to the ordinance. They are providing 470 parking spaces. The parking dimensions are 8 x 18 and meet the code requirements. The proposed materials would meet the requirements in the ordinance.

The Church will also feature a .63 acre pond along with open space with additional landscaping to the north. The maximum height of the building will be 40', which differs from our ordinance requirement of 35'.

Fencing:

To the north of the residential development the Applicant is proposing a 6' ornamental fence or a Simtek wall. To the east of the residential development the Applicant is proposing a 6' ornamental metal with masonry columns. To the west of the residential development the Applicant is proposing a 6; ornamental metal fence.

To the north of the Church, north of the Mitchell property, and east of the church the Applicant is proposing a 6' Simtek wall.

Signage:

The applicant is meeting all of the sign requirements except for the wall signage off of FM 407 for the Church. The max requirement is 200 square-feet. The Applicant is requesting 300 square-feet.

Staff Analysis:

The land use for the residential development is a good transition use in this location. The development will be surrounded by 60' single-family residential lots, which eases the transition over to Commercial off of FM 407.

Staff would prefer to see Retail, Restaurant, and Office uses off of FM 407 for commercially zoned properties, however, due to the Religious Land Use Institutionalized Persons Act (RLUIPA) cities are restricted in some capacities from regulating churches. Overall, Staff has no major concerns with this application.

City Attorney Review: N/A

Attachments:

1. Email request to table the item
2. Map
3. Supporting Documentation

Other Map Features:

- ☒ City of Justin Extra-Territorial Jurisdiction (ETJ)

[Zoom To](#)

[Create Parcel Details page](#)

[Delete selection](#)

[Dismiss](#)

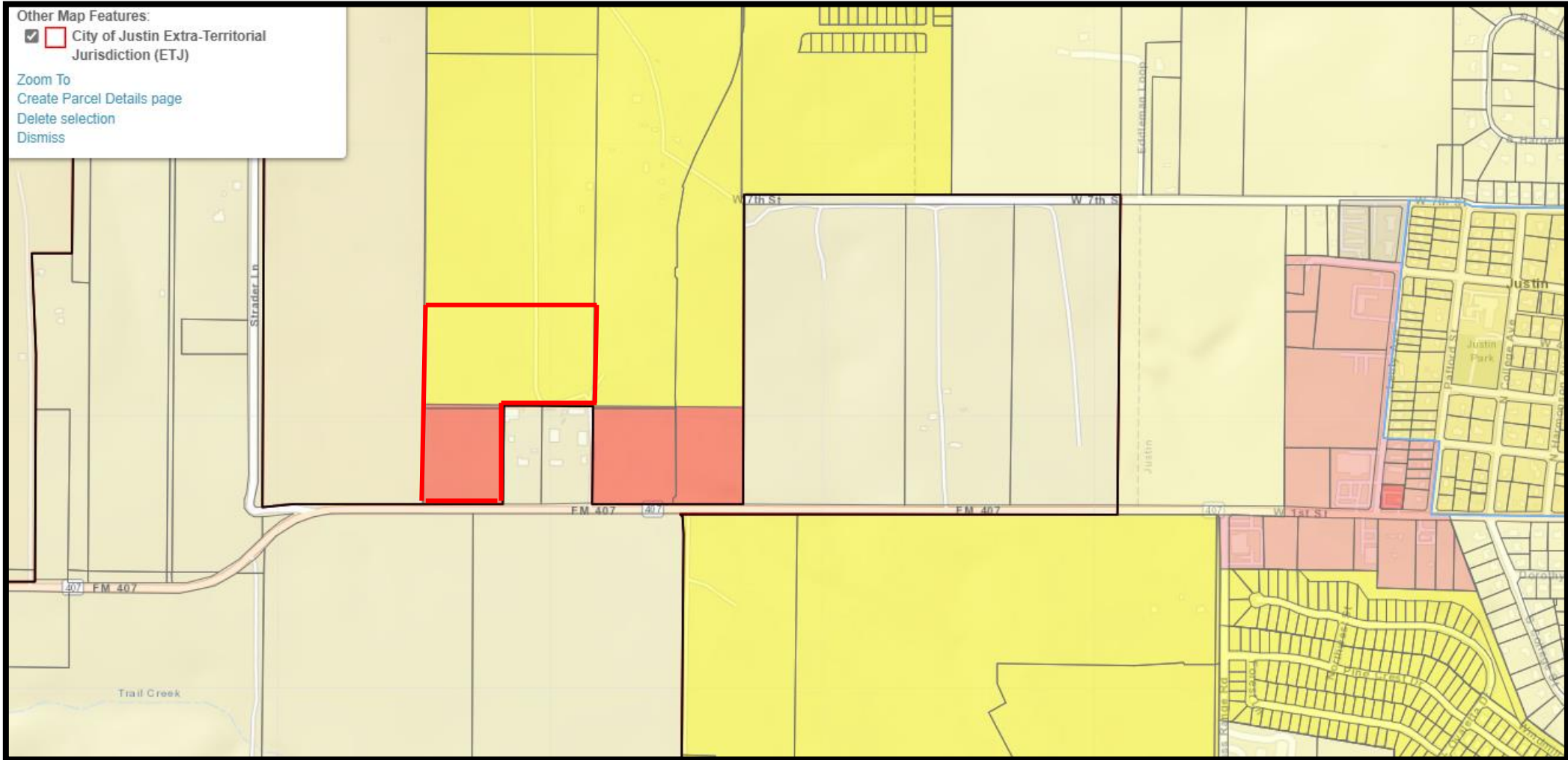


EXHIBIT "B"
LEGAL DESCRIPTION
41.217 ACRES

Being all that certain lot, tract or parcel of land situated in the Margaret Garnett Survey, Abstract Number 439, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2016-55837 of the Real Property Records of Denton County, Texas, being all of that certain called 6.483 acre tract of land described as Tract 2 in deed in favor of Bloomfield Homes, LP, recorded in Document Number 2021-106330 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the southwest corner of said Tract 2 and the southwest corner of said 411.268 acre tract, being the southeast corner of that certain called 241.210 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2017-5803 of the Real Property Records of Denton County, Texas, being the northwest corner of that certain called 1.04 acre tract of land described in Right-of Way deed in favor of the State of Texas recorded in Volume 348, Page 450 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 0.42 acre tract of land described in Right-of Way deed in favor of the State of Texas recorded in Volume 348, Page 451 of the Real Property Records of Denton County, Texas, and being on the north right-of-way line of F.M. 407 (90' right-of-way);

THENCE N 00°25'43" W, with the west line of said 411.268 acre tract and the west line of said Tract 2 passing at 589.13 feet the northwest corner of said Tract 2 and continuing for a total distance of 1563.75 feet to 1/2" capped rebar set "McAdams" from which a 1" spiral square pipe on the west line of said 411.268 acre tract and the east line of said 241.210 acre tract bears N 00°25'43" W, 3878.3' and the northwest corner of said 411.268 acre tract and the northeast corner of said 241.210 acre tract bears N 00°25'43" W, 4058.56' from which a 1" spiral square pipe bears N 19°26'40" E, 5.6 feet;

THENCE N 89°27'48" E, 1553.61 feet to the west line of that certain called 186.362 acre tract of land described as Tract 1 in the aforementioned deed in favor of Bloomfield Homes, LP;

THENCE with the west line of said Tract 1 the following nine (9) calls:

S 00°32'12" E, 108.44 feet;

S 44°27'48" W, 14.14 feet;

S 00°32'12" E, 50.00 feet;

S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 720.19 feet;

S 44°27'48" W, 14.14 feet;

S 00°32'12" E, 50.00 feet;

S 45°32'12" E, 14.14 feet;

S 00°32'12" E, 5.33 feet;

THENCE S 89°31'09" W, 553.79 feet with a north line of said Tract 1 to a 1/2" capped rebar found "Goodwin & Marshall" at the westerly northwest corner thereof, and being at a reentrant corner on the south line of said 411.268 acre tract and being the northwest corner of that certain called 4.05 acre tract of land described in deed in favor of Pete Allen Michell and wife, Sheron Lanelle Mitchell, recorded in Document Number Volume 1226, Page 392 of the Real Property Records of Denton County, Texas;

THENCE S 89°20'19" W, with the south line of said 411.268 acre tract and the north line of said 4.05 acre tract passing the northwest corner thereof and being the northeast corner of that certain called 3.003436 acre tract of land described in deed in favor of William Dwayne Michell and wife, Cheryl D. Mitchell recorded in Document Number Volume 2292, Page 269 of the Real Property Records of Denton County, Texas and continuing with the north line thereof a total distance of 522.50 feet to a 1/2" capped rebar found "Goodwin & Marshall" at the northwest corner thereof, being the northeast corner of the aforementioned Tract 2 and being at a reentrant corner on the south line of said 411.268 acre tract;

THENCE S 00°32'43" E, 588.16 feet with the west line of said 3.003436 acre tract, the east line of said Tract 2 and the south line of said 411.268 acre tract to a 5/8" rebar found at the southwest corner of said 3.003436 acre tract, the southeast corner of said Tract 2, the most westerly southeast corner of said 411.268 acre tract, and being on the north line of said F.M. 407;

THENCE S 89°20'19" W, 480.36 feet with the south line of said 411.268 acre tract, the south line of said Tract 2 and with the north line of said F.M. 407 to the POINT OF BEGINNING and containing approximately 41.217 acres of land.

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

PRELIMINARY DOCUMENT:

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
COLE CARPENTER, RPLS 6892 03/09/22**



September 7, 2022

Mrs. Sasha Torres
Planning and Development Services
Justin City Hall
415 N College Ave.
Justin, TX 76247

**RE: Ladera Timberbrook – Planned Development Application
McAdams Job Number 2021310647**

Mrs. Torres,

Please accept this letter, on behalf of Integrity Group and Milestone Church, as an explanation of the proposed application. We are submitting a Planned Development Application for review and approval on approximately 41.217 acres within Justin, TX. The proposed zoning designation is a Planned Development Single Family-2 and General Business, for an active adult, age-restricted, condominium-style, single family residential development and a church.

PROJECT OVERVIEW

Tract 1 will be the Ladera at Timberbrook. The Ladera communities have experienced immense success throughout the DFW area by providing active seniors with amenity rich options and a lock and leave lifestyle in their own familiar neighborhoods close to family and friends. The existing communities are in Highland Village, Rockwall, Keller, Fort Worth, Mansfield (2), Prosper, and Little Elm. For many of these communities, there is a waiting list of homebuyers before the construction even starts.

One of the unique aspects about Ladera is the gated-community will be maintained and managed by a Condominium Owners Association (which has stricter enforcement than a HOA)– including all green space and amenities. The homes are right-sized to attract empty nesters and those adults looking to down-size and still have high-end kitchens, large open living areas and quality finish out. There are several customization options for the size and the amenities within the homes. In addition, each home will have a private courtyard. The homes will not be on individually platted lots, as is typical for a traditional subdivision. Instead, the homeowners will own their house and a portion of the common grounds, which is similar to a vertical condominium-style development. The fees they pay to the COA will allow Ladera to be privately maintained, inclusive of the streets.

Ladera Timberbrook will provide a home ownership living option for area residents who are looking to sell their existing home and stay within their community or for grandparents that want to move to the area to be close to their

loved ones. These types of buyers help support the local economy, not only by their increased discretionary spending but, because they do most of their spending during the day which benefits area businesses.

Ladera Timberbrook is a gated, privately maintained development containing up to 157 residential units, a gross density of 4.87 units per acre, with amenity features such as fitness trails over 6,000 linear feet in length; an approximately 3,000 SF activity center (The HUB) with resort style amenities such as, an exercise room, pool, kitchen, outdoor gathering areas, pickleball courts, arbors, firepit, and a community event lawn and another smaller amenity building, The Shack. Of the 32.216 acres over 30% is greenbelts, parks, gathering spaces, and landscape buffers.

Tract 1 has a current land use designations of Low Density Residential. The existing zoning is Planned Development SF-2. We are submitting a Planned Development application to change the existing zoning to a new PD for the age-restricted residential development.

Tract 2 will be Milestone Church. The church property contains a building that measures to be approximately 50,000 SF and sits on approximately 9 acres. The Tract 2 is zoned in the City of Justin, which can be found in Denton County, Texas. The current zoning is set as Planned Development-General Business. The proposed Zoning will be set to Planned Development – General Business. The Future Land use is utilized for a Church. The Planned Development will include the church's zoning district with the northern property, which is planned to be developed as Low Density Residential by Integrity Groups. The two property's will use a shared drive coming off of Timberbrook Parkway.

Thank you for your consideration of the presented request. We look forward to working with the City of Justin on this exciting project, specifically tailored to the growing Active Adult market. Please feel free to contact us to discuss any comments or questions you have during the review of this request.

Sincerely,
Patricia Fant
Planning + Entitlements, Designer III
MCADAMS

A0439A M. GARNETT, TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

~~Current Zoning: PD-SF2~~
~~Proposed Zoning: PD-SF2~~
~~Development: Single-Family Condominium~~
~~Future Land Use: Low Density Residential~~

~~Current Zoning:PD-GB~~
~~Proposed Zoning:PD-GB~~
~~Development: Church~~
~~Future Land Use:Commercial~~

FM 407

TIMBERBROOK PARKWAY
(120' ROW)

Being all that certain lot, tract or parcel of land situated in the Margaret Garnett Survey, Abstract Number 439, City of Justin, Denton County, Texas, being part of that certain called 411.268 acre tract of land described in deed in favor of Justin Timberbrook, LLC, recorded in Document Number 2016-55837 of the Real Property Records of Denton County, Texas, being all of that certain called 6.483 acre tract of land described as Tract 2 in deed in favor of Bloomfield Homes, LP, recorded in Document Number 2021-106330 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

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THENCE with the west line of said Tract 1 the following:

S 00°32'12" E, 108.44 feet;
S 44°27'48" W, 14.14 feet;
S 00°32'12" E, 50.00 feet;
S 45°32'12" E, 14.14 feet;
S 00°32'12" E, 720.19 feet;
S 44°27'48" W, 14.14 feet;
S 00°32'12" E, 50.00 feet;
S 45°32'12" E, 14.14 feet;
S 00°32'12" E, 5.33 feet;

THENCE S 89°31'09" W, 553.79 feet with a north line of said Tract 1 to a 1/2" capped rebar found "Goodwin & Marshall" at the westerly northwest corner thereof, and being at a reentrant corner on the south line of said 411.268 acre tract and being the northwest corner of that certain catted 4.05 acre tract of land described in deed in favor of Pate Allen Michell and wife, Sheron Lanelle Mitchell, recorded in Document Number Volume 1226, Page 392 of the Real Property Records of Denton County, Texas;

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THENCE S 89°20'19" W, 480.36 feet with the south line of said 411.268 acre tract, the south line of said Tract 2 and with the north line of said F.M. 407 to the POINT OF BEGINNING and containing approximately 41.217 acres of land.



JIMBERBROOK
93,76 (B),91, 92 (A),
93(A)

IN THE
D.M.CULE SURVEY, ABSTRACT NO. A0226
DENTON COUNTY, TEXAS

EXHIBIT "A"
ZONING EXHIBIT

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
R. VON BEOUGHER,
P.E. #69087
DATE 8/9/2022

Drawn By:PF
Date: 08/08/2022
Scale: #####
Revisions:

2021310647

(ZE

Bearings based Texas Coordinate System, North Central Zone (4202), NAD '83.

File: M:\Projects\ITG\2021\2021310847 Timberbrook\04-Production\Planning and A\Exhibits\Planning\CAD\Zoning\2022-07-06_ITG-2021310847_Zoning Exhibit_Ladera Timberbrook.dwg
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EXHIBIT "C"

LADERA AT TIMBERBROOK

MILESTONE CHURCH

DEVELOPMENT REGULATIONS

Planned Development – 41.217 Acres

I. PURPOSE

This Planned Development includes two tracts of land as shown on Exhibit "A".

Tract 1 is planned as Ladera at Timberbrook is a proposed aged-restricted, low-maintenance gated, single family home, residential community integrated with quality amenities such as walking trails, activity center "The HUB", with pool, pickle ball courts, an additional activity building called "The Shack", amenity pond, parks, and open space areas that provide for an enhanced quality of life for active adults seeking a lock and leave, low-maintenance lifestyle within the City of Justin.

Tract 2 is planned as Milestone Church, which is an approximately fifty thousand (50,000) square foot church. The church is planning on having an entrance/exit onto Timberbrook Parkway as well as FM 407.

The development regulations herein apply to either Tract 1 or Tract 2 as indicated.

II. DEVELOPMENT PLAN

Each tract shall be developed in accordance with the Timberbrook Planned Agreement and then the City of Justin regulations unless stated otherwise herein or shown otherwise on the Development Plan (Exhibit "D"), Elevations and Floorplans (Exhibit "E"), and Landscape Plans (Exhibit "F").

TRACT 1- LADERA AT TIMBERBROOK

The following standards shall apply to Tract 1, Ladera at Timberbrook.

III. USES

- A. Permitted Uses - The following uses shall be permitted by right:
 - 1) Single Family Detached Dwelling- Shall be age restricted to residents 55 years of age and older.
 - 2) Two-Family Residential- Two family attached dwelling units
 - 3) Activity Center (HUB)
 - 4) Community Pool
 - 5) The Shack (reduced size additional amenity building)
- B. Accessory Uses - The following uses shall be permitted as accessory uses:
 - 1) Gazebos
 - 2) Pavilions
 - 3) Tennis and Sport Courts

EXHIBIT "C"

4) Accessory Buildings

5) Pond

IV. CONDOMINIUM ASSOCIATION

A Condominium Owners Association (COA) shall be required and shall be responsible for the maintenance of the common areas, entry features, accessory structures, and perimeter fencing and landscaping.

V. LANDSCAPE SETBACK REQUIREMENTS

There shall be a landscape setback with a minimum width of twenty (20) feet from the perimeter property line to a residential structure. Trails shall be permitted within the landscape easement.

VI. AREA REQUIREMENTS

Ladera at Timberbrook is a condominium community and individual dwelling units will not be platted into individual residential lots. The site will remain as one lot with approximately one hundred and fifty-seven (157) dwellings units. There shall not be more than five (5) two-family residential buildings, ten (10) dwelling units total. Therefore, the reference to setbacks shall be used as building separation from other buildings and from the private street.

Side Yard Setback (Between Buildings)	Front Yard Setback (Front of Building to Back of Curb)	Rear Yard Setback (Between Buildings)
6' Minimum	20' Minimum	20' Minimum

VII. DEVELOPMENT AND PERFORMANCE STANDARDS

Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Maximum Height	Maximum Lot Coverage (percent of lot area)	Minimum Dwelling Size (square feet)
N/A	N/A	N/A	35' or 2 ½ Stories	65%*	1,100**

* Lot Coverage based on total building coverage (excluding accessory uses) for the entire 41.217-acre site.

** Air-conditioned space.

VIII. RESIDENTIAL DENSITY

The gross residential density for Ladera at Timberbrook not exceed five (5) units per gross acre (du/ac). Residential density shall be calculated using the gross land area of thirty two (32) acres.

EXHIBIT "C"

IX. BUILDING DESIGN

- A. The dwelling units and activity center shall be generally constructed in accordance with the building elevations shown in Exhibit "E".
- B. Residential buildings and the activity center shall be a total of eighty (80) percent masonry including brick or stone on the main floor. An exception to that requirement is if the Activity or Shack use The Craftsman/Farmhouse style in which they may have up to one hundred (100) percent cementitious fiberboard lap-siding.
- C. Minimum roof pitch of residential structures shall be 4:12 for rear elevations and 8:12 minimum for front elevations, with exceptions to formers and shed roofs.
- D. Mailboxes shall be cluster boxes of 14 or greater boxes. Sufficient structural support to keep the mailbox upright is required. Mailboxes may be made from metal.
- E. Cementitious fiberboard may constitute up to one hundred (100) percent of the exterior facades of stories other than the first floor.
- F. Attached Pergolas and Patio Covers shall be permitted and shall extend no more than five (5) feet into the rear yard.

X. TRAILS, SCREENING AND LANDSCAPING

Screening and landscaping shall be generally installed in accordance with the Landscape Plan, Exhibit "F" in addition to the following:

- A. There shall be an ornamental metal fence or pre-cast (Simtek) wall of at least six (6) in height located around the perimeter of the property.
- B. Each front yard shall have one (1) canopy tree with a minimum caliper size of four (4) inches, as measured six (6) inches above grade, from the approved plant list for the City of Justin.
- C. Residential fencing shall consist of ornamental metal or vinyl and have a minimum height of four (4) feet and a maximum height of six (6) feet.
- D. Residential fencing shall be permitted within the twenty foot (20) perimeter landscape buffer.
- E. There shall be a minimum of twenty (20) foot landscape buffer between Tract 1 and Tract 2. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:
 - a. There shall be a minimum of two (2) canopy trees.
 - b. There shall be a minimum of three (3) understory trees.

EXHIBIT "C"

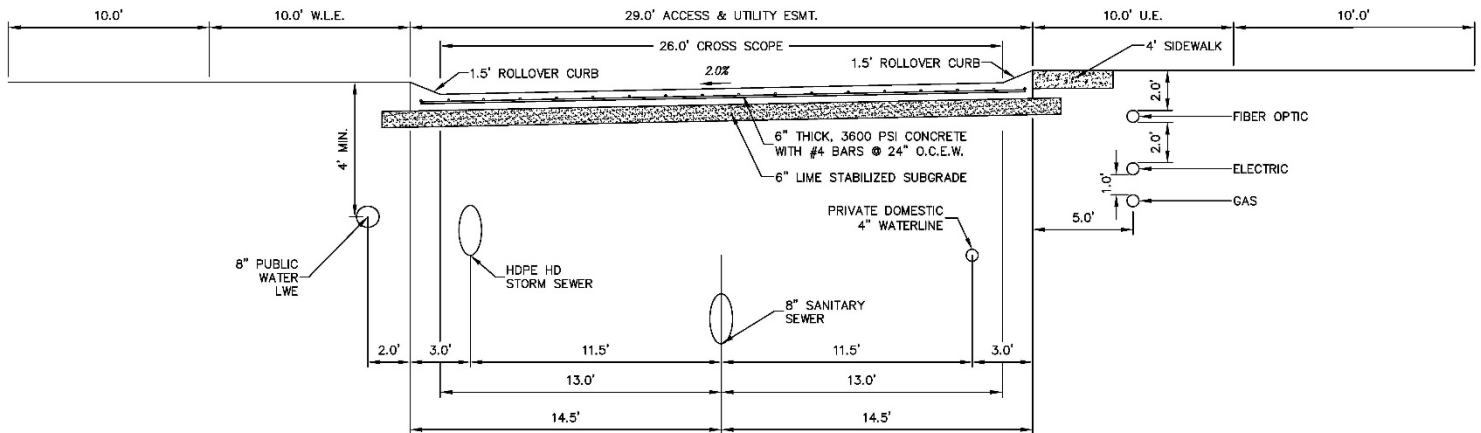
- c. There shall be a minimum of twelve (12) screening shrubs.
- d. There shall be a six foot (6') pre-cast (Simtek) wall on the Trat 1 side of the property.
- F. There shall be a minimum twenty (20) foot landscape buffer along Timberbrook Parkway. The following standards shall apply for every one hundred (100) linear feet of landscape buffer length:
 - a. There shall be a minimum of four (4) canopy trees.
 - b. There shall be a minimum of four (4) understory trees.
 - c. There shall be a minimum of ten (10) screening shrubs.
 - d. There shall be a six foot (6') ornamental metal fence with masonry columns.
 - e. Berms shall not be required.
- G. There shall be no fences on or within the trail.
- H. A Landscape Plan with tree species shall be submitted at the time of Construction Plans.

XI. PARKING

Off street parking shall be allowed in areas shown on the approved Development Plan, Exhibit "D".

XII. STREETS AND ACCESS

- A. The proposed streets shall be privately maintained by the Condominium Association of Ladera of Timberbrook.
- B. The private streets shall conform to the street section on the Development Plan, "Exhibit D", also shown below.
- C. All storm and streets shall be labeled private and maintained by the Condominium Owners Association.



XIII. OPEN SPACE

The minimum required designated open space area shall be thirty percent (30%) of the gross land area.

- A. The perimeter landscape buffer shall be counted toward open space.

XIV. EXHIBITS

All attached Exhibits to be adopted by this ordinance.

TRACT 2- MILESTONE CHURCH

I. LANDSCAPE AND BUFFER REQUIREMENTS

Screening and landscaping shall be generally installed in accordance with the Landscape Plan. Exhibit "F" in addition to the following:

- A. The interior landscaping area of the property shall be a minimum of ten percent (10%).
 - a. Detention and Retention ponds shall be counted toward interior landscaping.
 - b. Street buffer trees shall be counted toward the total plant count.
- B. Interior Landscape Planting Requirements are as follows:
 - a. One canopy tree per six hundred (600) square feet of the required ten percent (10%) of the interior landscape, planted a minimum of twelve feet (12') on center.

EXHIBIT "C"

- b. One understory tree per three hundred (300') square feet of the required ten percent (10%) of the interior landscape, planted a minimum of eight feet (8') on center
 - c. Shrubs shall be planted along the street frontage and along parking isles where applicable.
 - d. There shall be no ground cover requirement.
- C. There shall be a twenty (20') foot landscape buffer along FM 407. The following standards shall apply for every one hundred (100) linear feet of landscape buffer:
 - a. There shall be a minimum of four (4) canopy trees.
 - b. There shall be a minimum of four (4) understory trees.
 - c. There shall be a minimum of ten (10) screening shrubs.
 - d. There shall be no fencing requirement.
 - e. Three foot (3') berms shall not be required.
- D. A Landscape Plan with tree species shall be submitted at the time with Construction Plans.

II. Non-Residential Design Standards

- A. The total exterior wall surface of all main building facing public streets shall have a minimum of seventy-five (75) percent stone construction, excluding windows and doors.
- B. The maximum building height shall be forty (40') feet.
- C. The façade adjacent to a street shall be constructed of a minimum of seventy-five (75) percent of the following materials including but not limited to:
 - a. Stone
 - b. Cast stone
 - c. Decorative concrete stamped and stained to resemble the appearance of stone.
 - d. Or similar
- D. Accent materials for the architectural details shall be in conformance with the architectural style of the main building. There shall be no old west material required.

EXHIBIT "C"

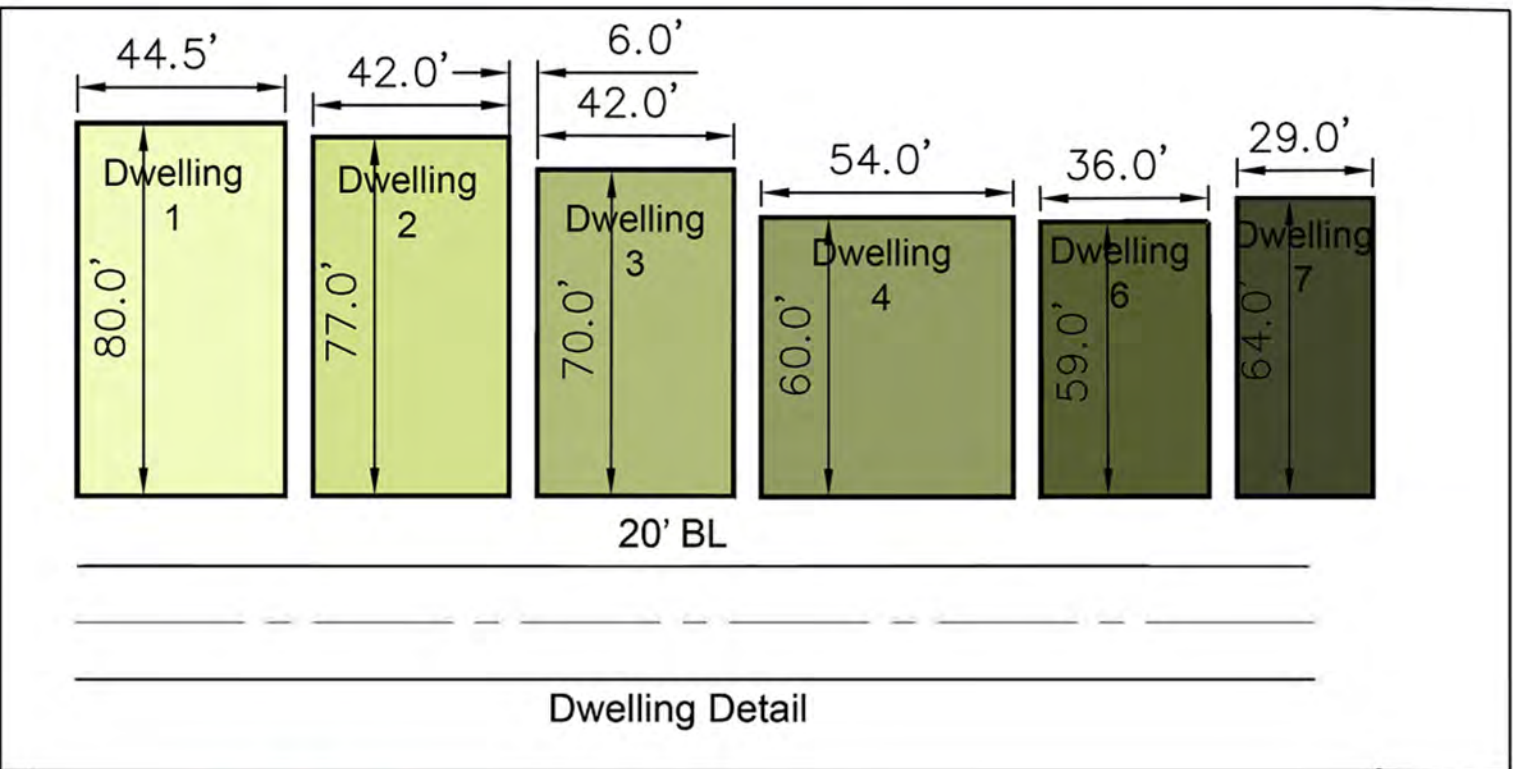
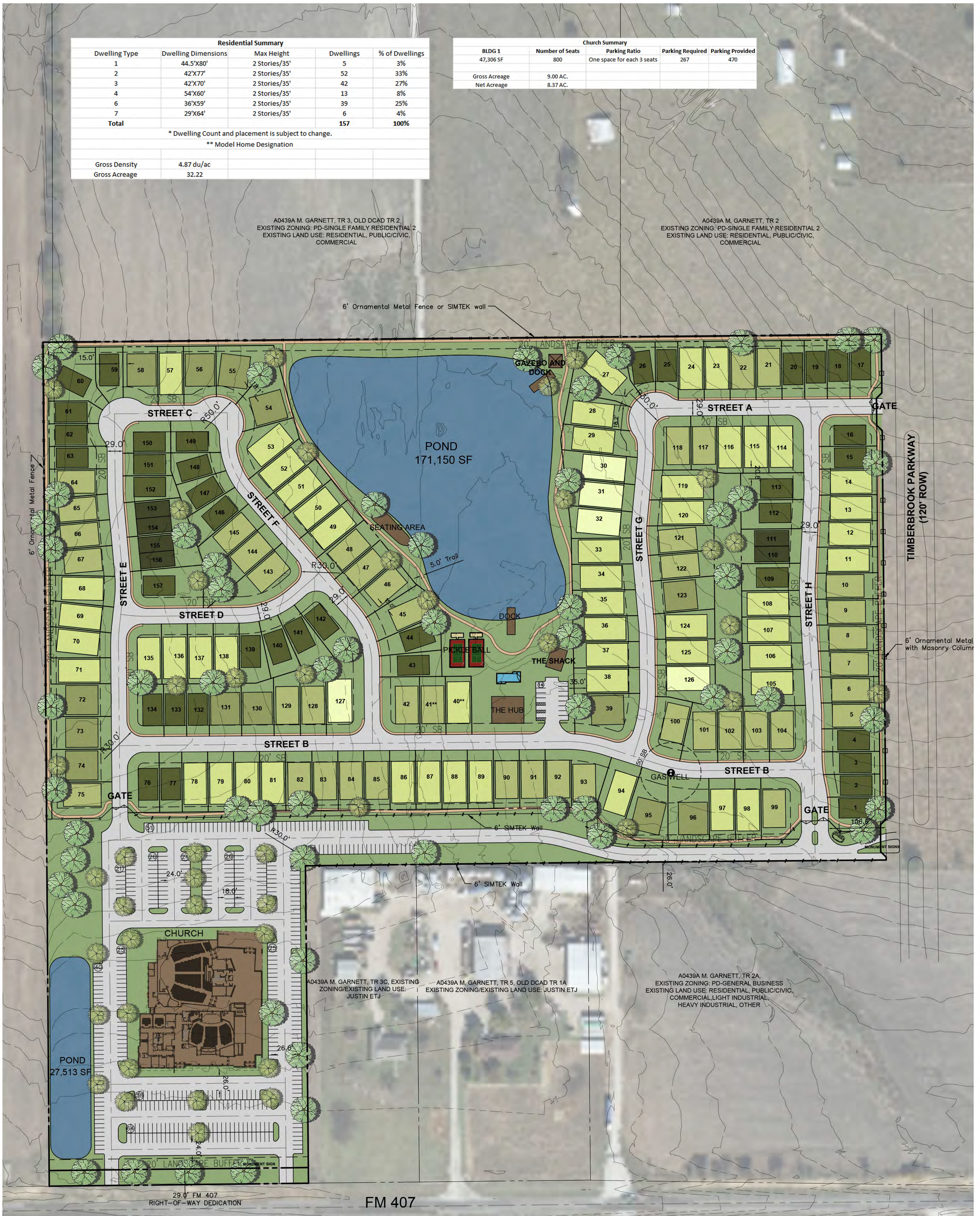
- E. Along the façade adjacent to the street, buildings shall provide an awning with a pitch of no greater than 2:12, for fifty (50) percent of the frontage which projects no less than six (6) feet from the building face, with no required posts.
- F. Old West detail devices shall not be required.
- G. In lieu of "old west" detail devices not being required the church will work with the City of Justin to add enhancements to the building and to the landscaping.

III. Signage

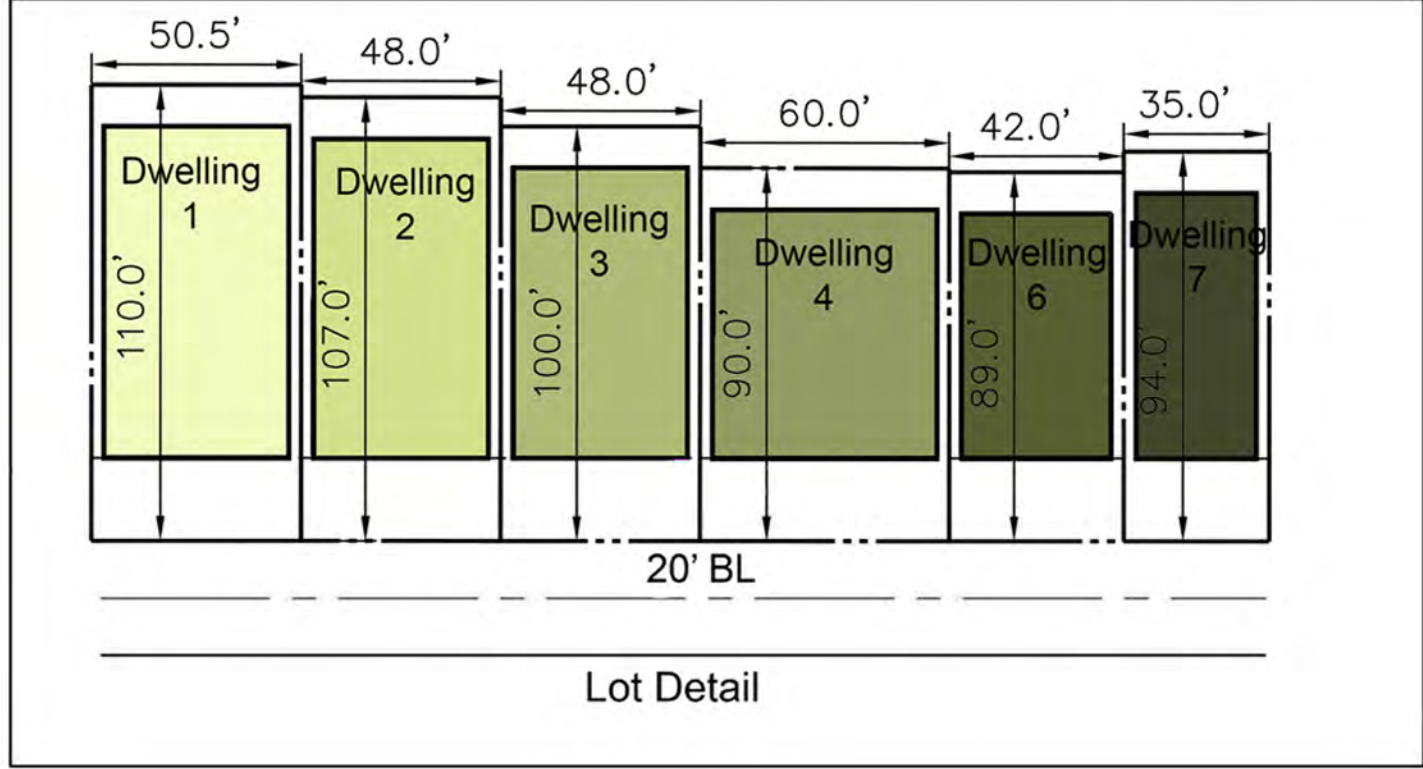
- A. The total area of the building mounted sign facing FM 407 shall be three hundred (300) square feet.
- B. Monument Signage shall be permitted within the landscape buffer along FM 407.
- C. Signage shall be permitted separately.

Residential Summary				
Dwelling Type	Dwelling Dimensions	Max Height	Dwellings	% of Dwellings
1	44.5'X80'	2 Stories/35'	5	3%
2	42'X77'	2 Stories/35'	52	33%
3	42'X70'	2 Stories/35'	42	27%
4	54'X60'	2 Stories/35'	13	8%
6	36'X59'	2 Stories/35'	39	25%
7	29'X64'	2 Stories/35'	6	4%
Total			157	100%
* Dwelling Count and placement is subject to change.				
** Model Home Designation				
Gross Density	4.87 du/ac			
Gross Acreage	32.22			

Church Summary				
BLDG 1	Number of Seats	Parking Ratio	Parking Required	Parking Provided
47,306 SF	800	One space for each 3 seats	267	470
Gross Acreage	9.00 AC.			
Net Acreage	8.37 AC.			

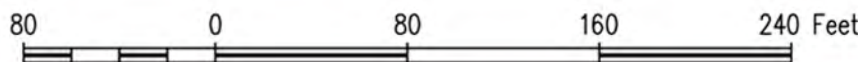


Ladera
active adult life.



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.jrma.com
www.mcadamsco.com

Ladera Timberbrook
Zoning Plan
+/- 41.2 AC.
City of Justin
Denton County, Texas



Job No. 2023110647 Date: July 09, 2023 By: P/P
M:\Projects\ITG\2021\2023110647 Timberbrook\04-Production\Planning
and LA\Exhibits\Planning\2022.05.26 Concept E.dwg

This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were obtained from best
available information. This plan is subject to
change.

A0439A M. GARNETT, TR 3, OLD DCAD TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

6' Ornamental Metal Fence or SIMTEK wall

A0439A M. GARNETT, TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: John Delin

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 101944
www.gaecon.com
www.mcadamsco.com



MCADAMS

LADERA TIMBERBROOK
Lot 76.89,92,93,76 (B),91, 92 (A),
93(A)

D.M. CULE SURVEY, ABSTRACT NO. A0226
DENTON COUNTY, TEXAS

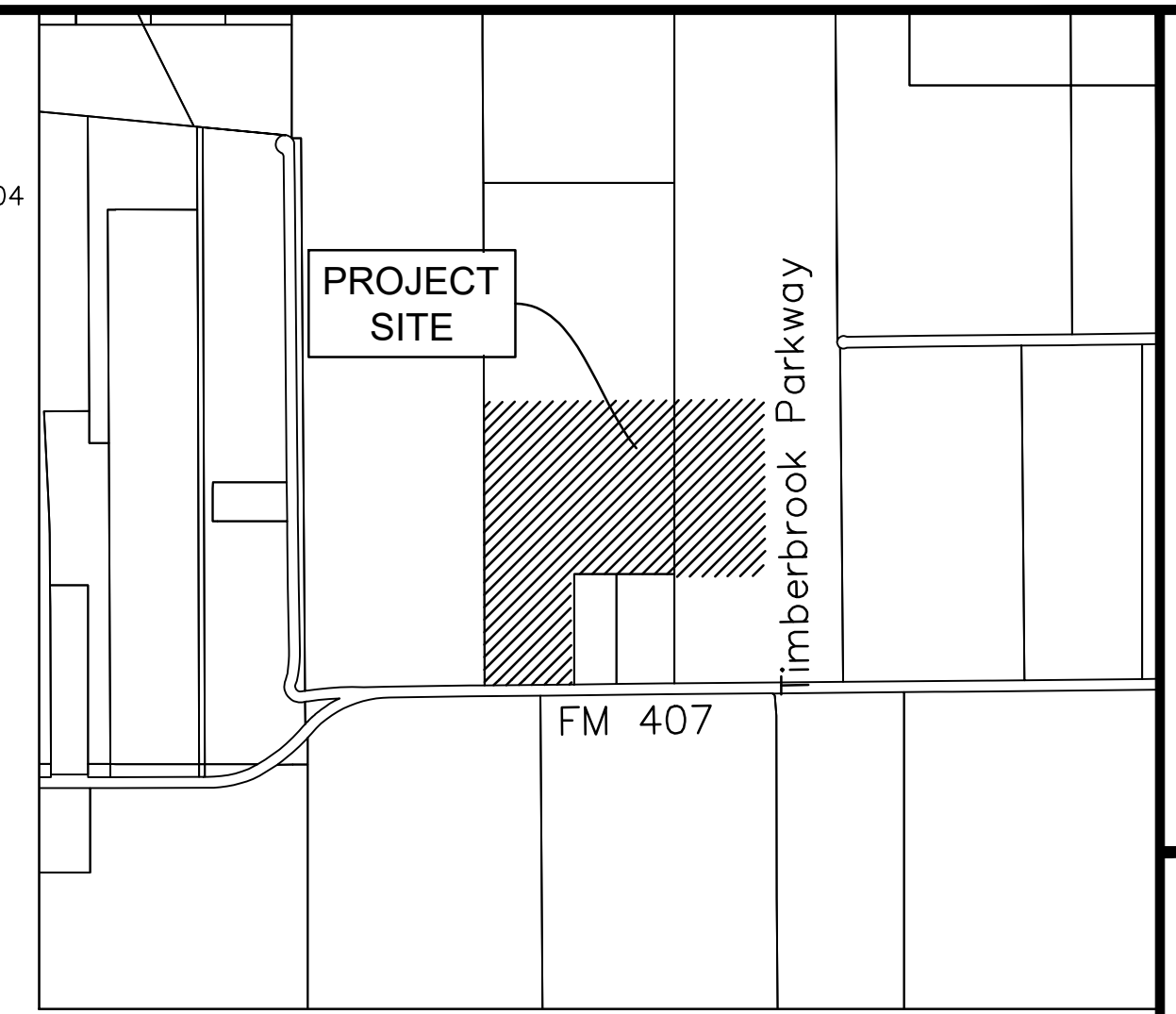
EXHIBIT "D" SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
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CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
BPE: 19762
JUSTIN L. LANSDOWNE,
P.E. #121990
DATE 9/27/2022

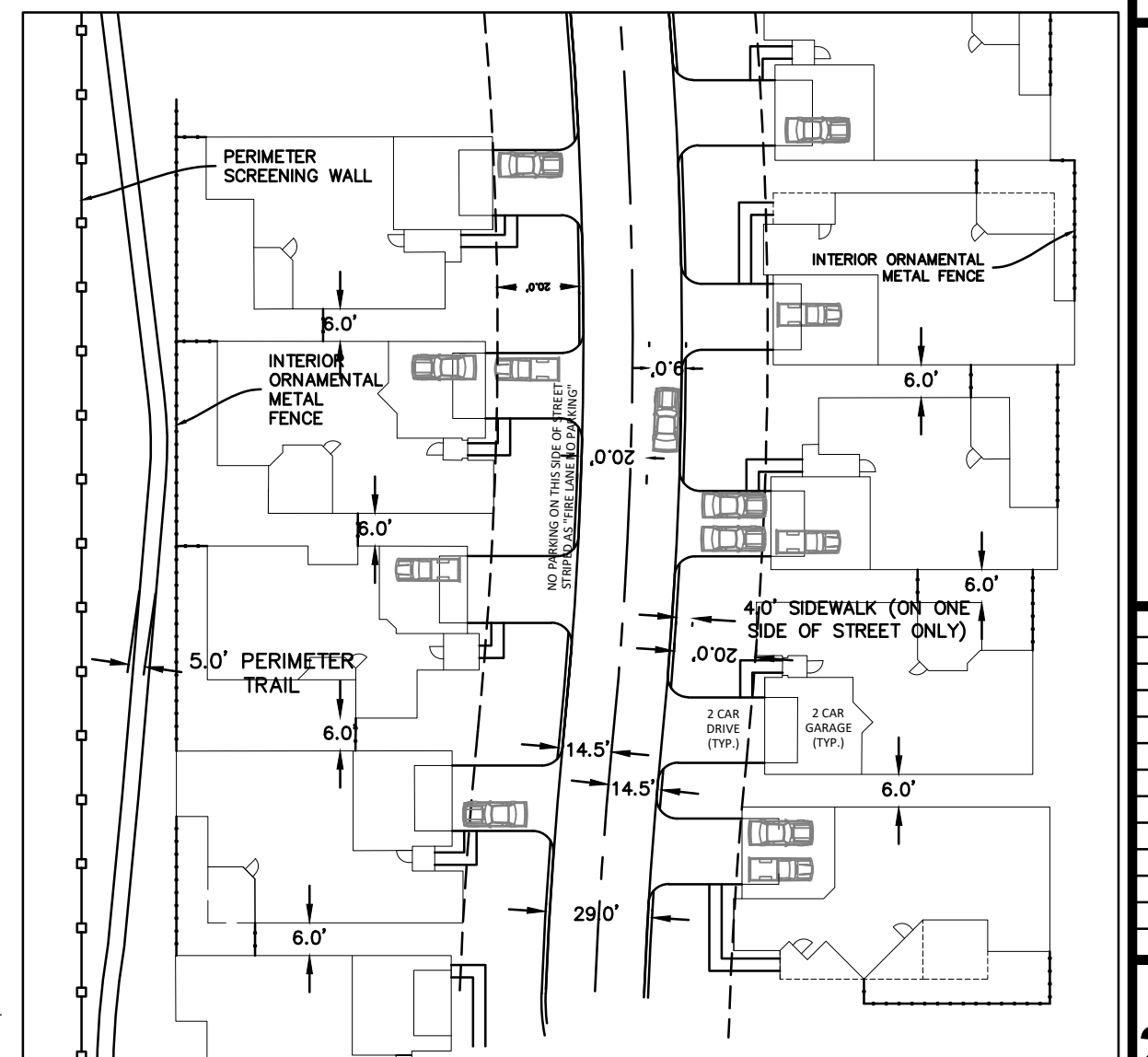
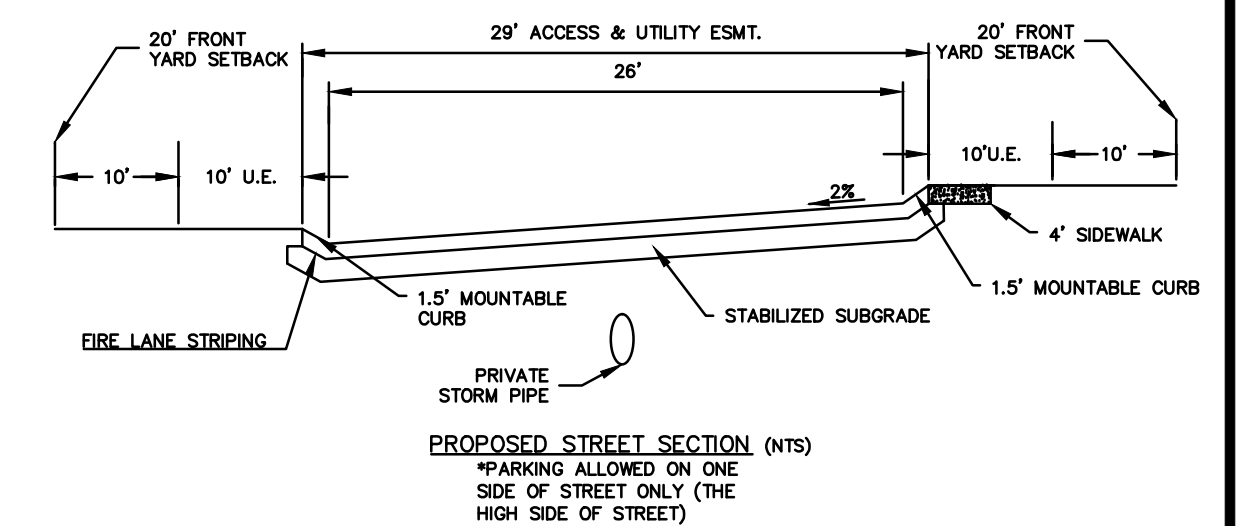
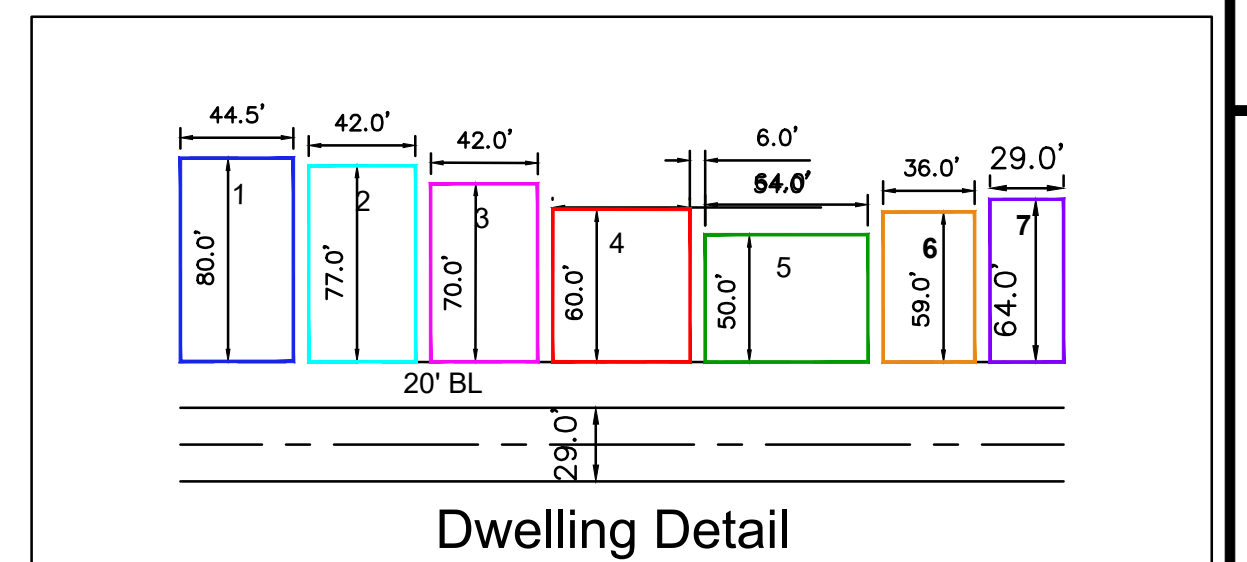
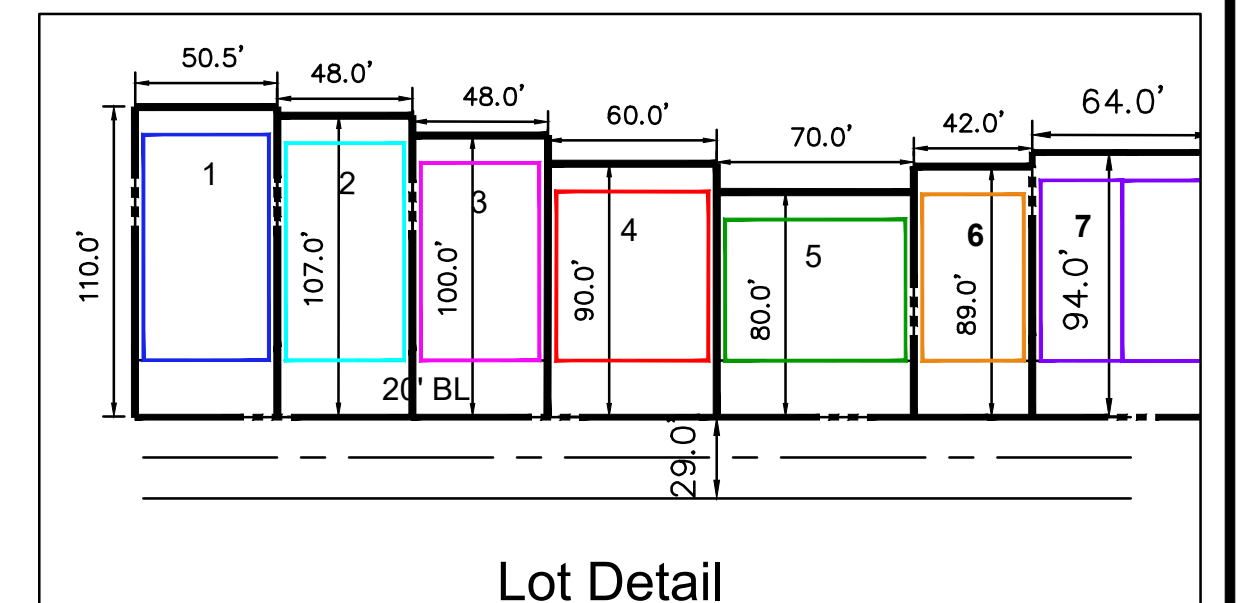
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Date: 8/2/2022
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Revisions:

2020310647

SP

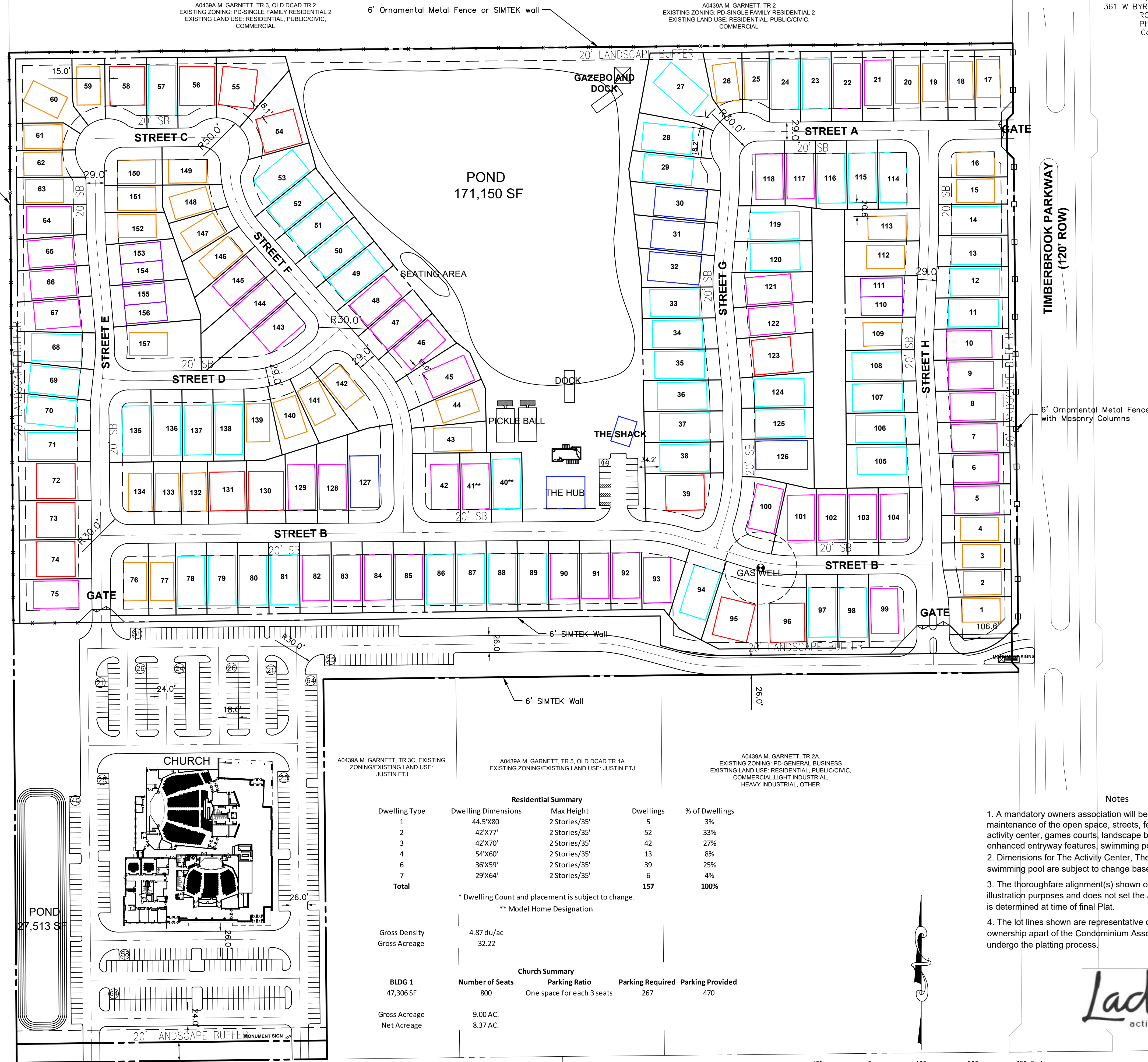


Vicinity Map 1" = 1,000'



Dwelling Envelope and Driveway Detail

The lot lines shown are representative of the delineation of ownership apart of the Condominium Association and will not undergo the platting process.



Notes

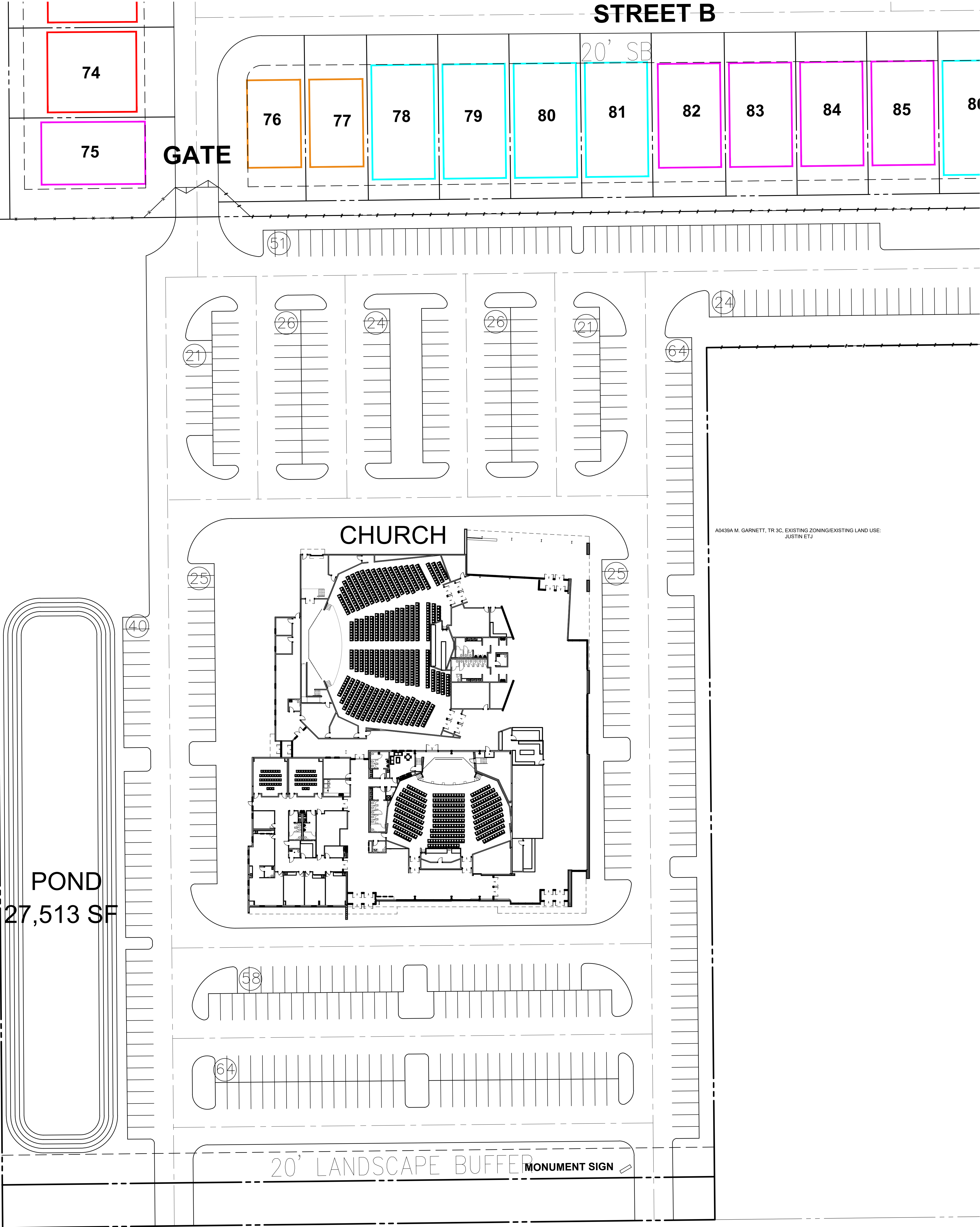
1. A mandatory owners association will be responsible for the maintenance of the open space, streets, fences, sidewalks, trails, activity center, games courts, landscape buffers, landscaping, enhanced entryway features; swimming pool, and The Shack.
2. Dimensions for The Activity Center, The Shack, and the swimming pool are subject to change based on the final site design.
3. The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final Plat.
4. The lot lines shown are representative of the delineation of ownership apart of the Condominium Association and will not undergo the planning process.

Ladera
active adult life

FM 407

100 0 100 200 300 Feet

SCALE: 1"=100'

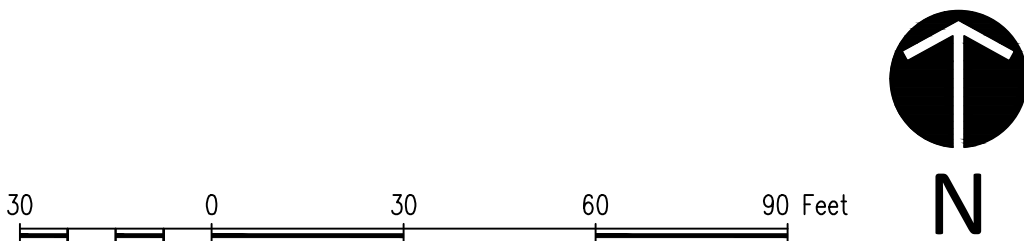


Church Summary				
BLDG 1	Number of Seats	Parking Ratio	Parking Required	Parking Provided
47,306 SF	800	One space for each 3 seats	267	470
Gross Acreage	9.00 AC.			
Net Acreage	8.37 AC.			



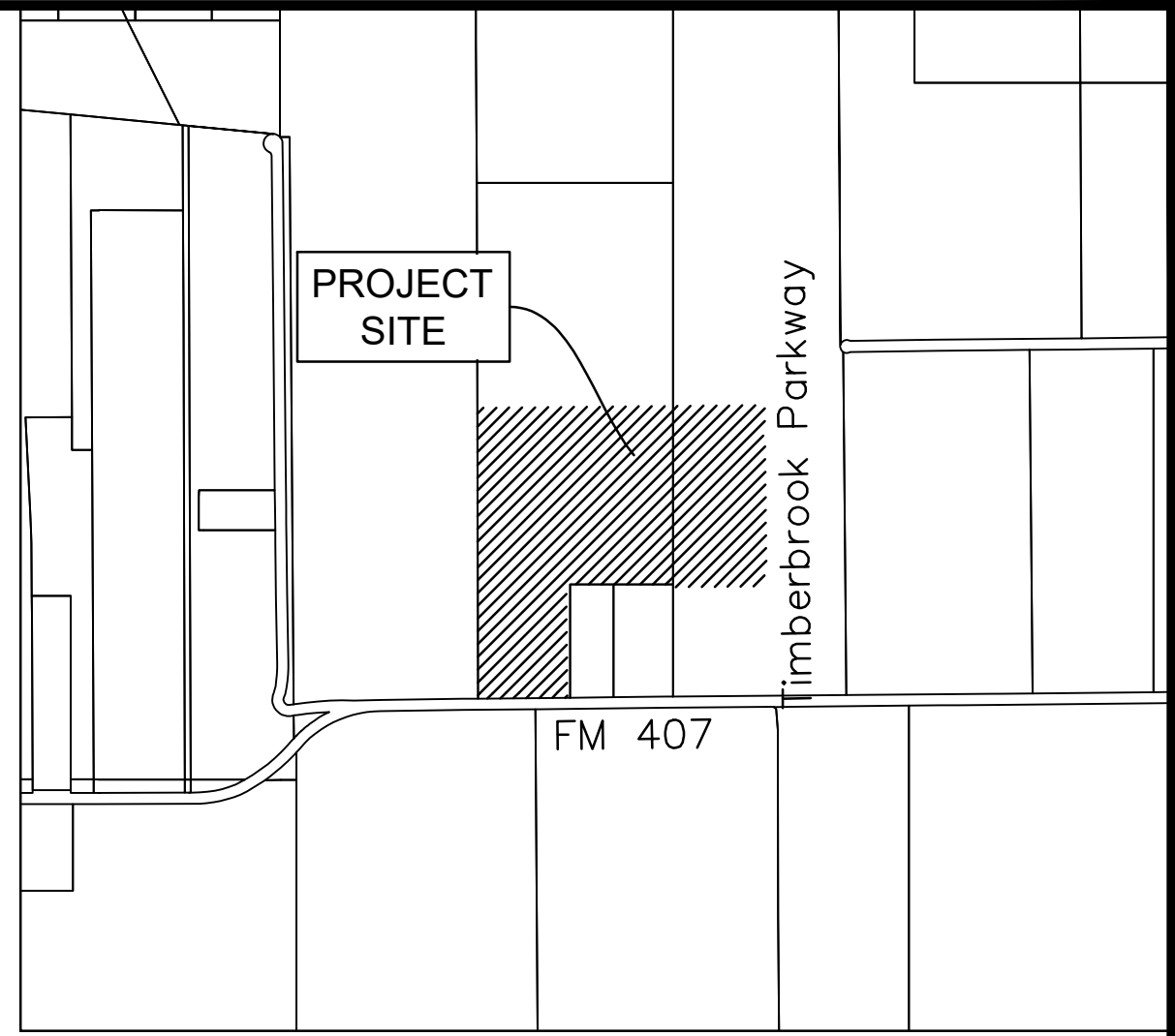
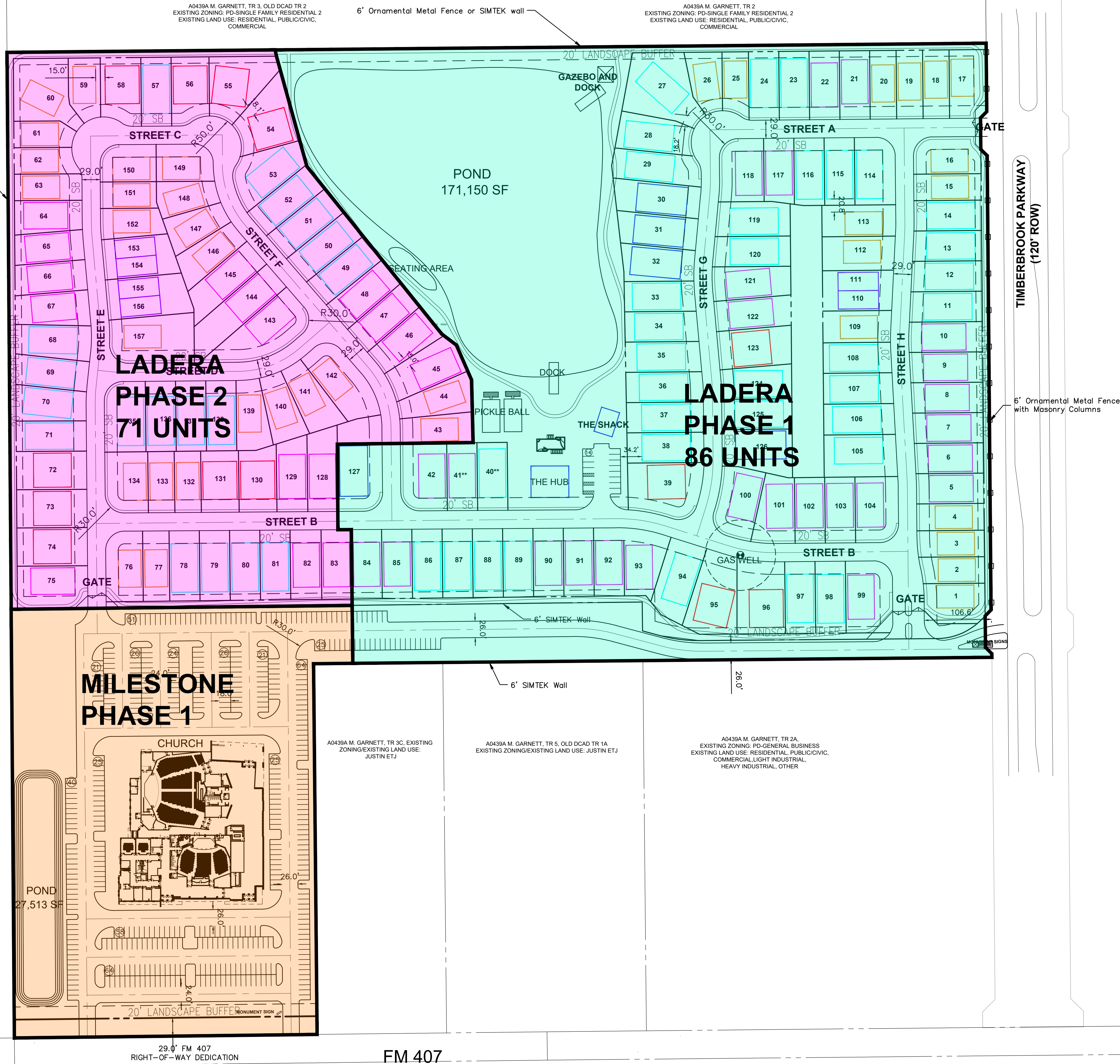
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gason.com
www.mcadamsco.com

Milestone Church
Parking Exhibit
City of Justin
Denton County, Texas

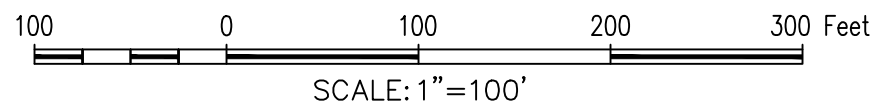


Job No: 1102021310647 Date: September 2, 2022 By: PP
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LA\Exhibits\Planning\CAD\Zoning\2022-08-02 2021310647 Ladera Timberbrook Site Plan.dwg
This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were attained from best
available information. This plan is subject to
change.

File: M:\Projects\103103\10310310647 - Timberbrook\04-Preparation\Planning and L\A\Submittal\Planning\CAD\Drawings\2022-07-05
202310647 - Ladera Timberbrook Phasing Exhibit
Drawing No: 202310647-01-01.dwg, 10/10/2022, 2:13 PM, by: jdelin



Vicinity Map 1" = 1,000'



OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: John Delin



The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1812
TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com



LADERA - TIMBERBROOK
Lot 76.89, 92, 93, 76 (B), 91, 92 (A),
93(A)
41.217 Acres
in the
CULE SURVEY, ABSTRACT NO. A0226
DENTON COUNTY, TEXAS
D.M.

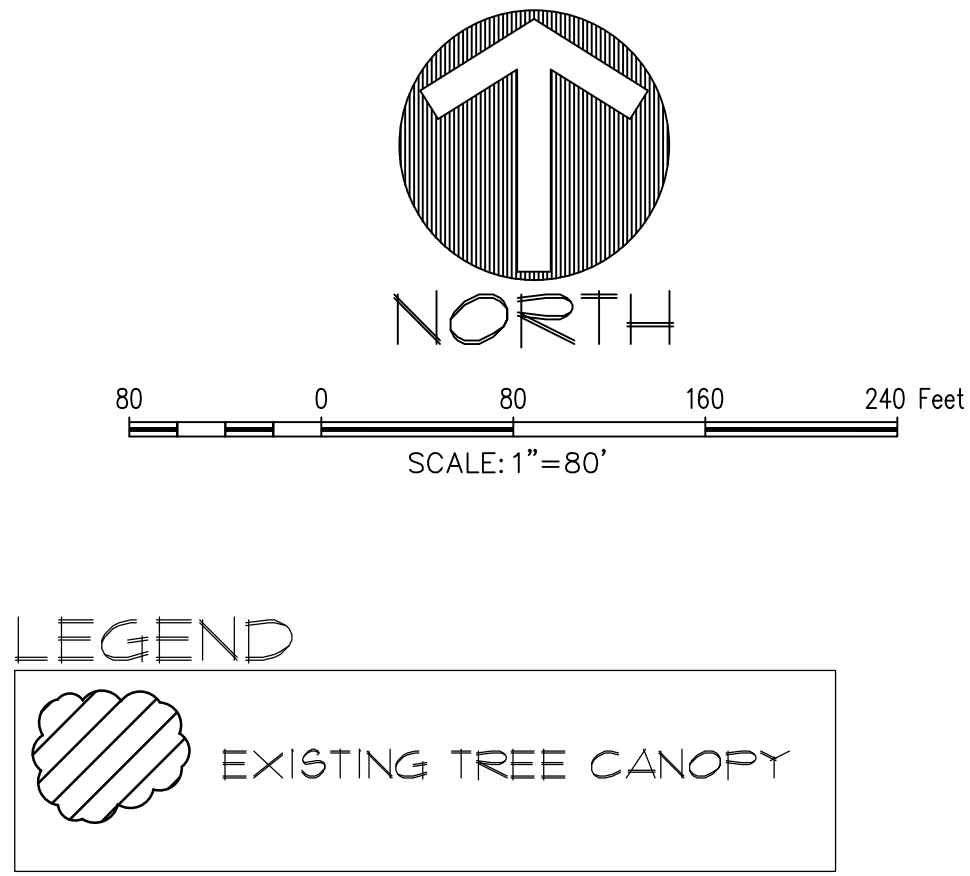
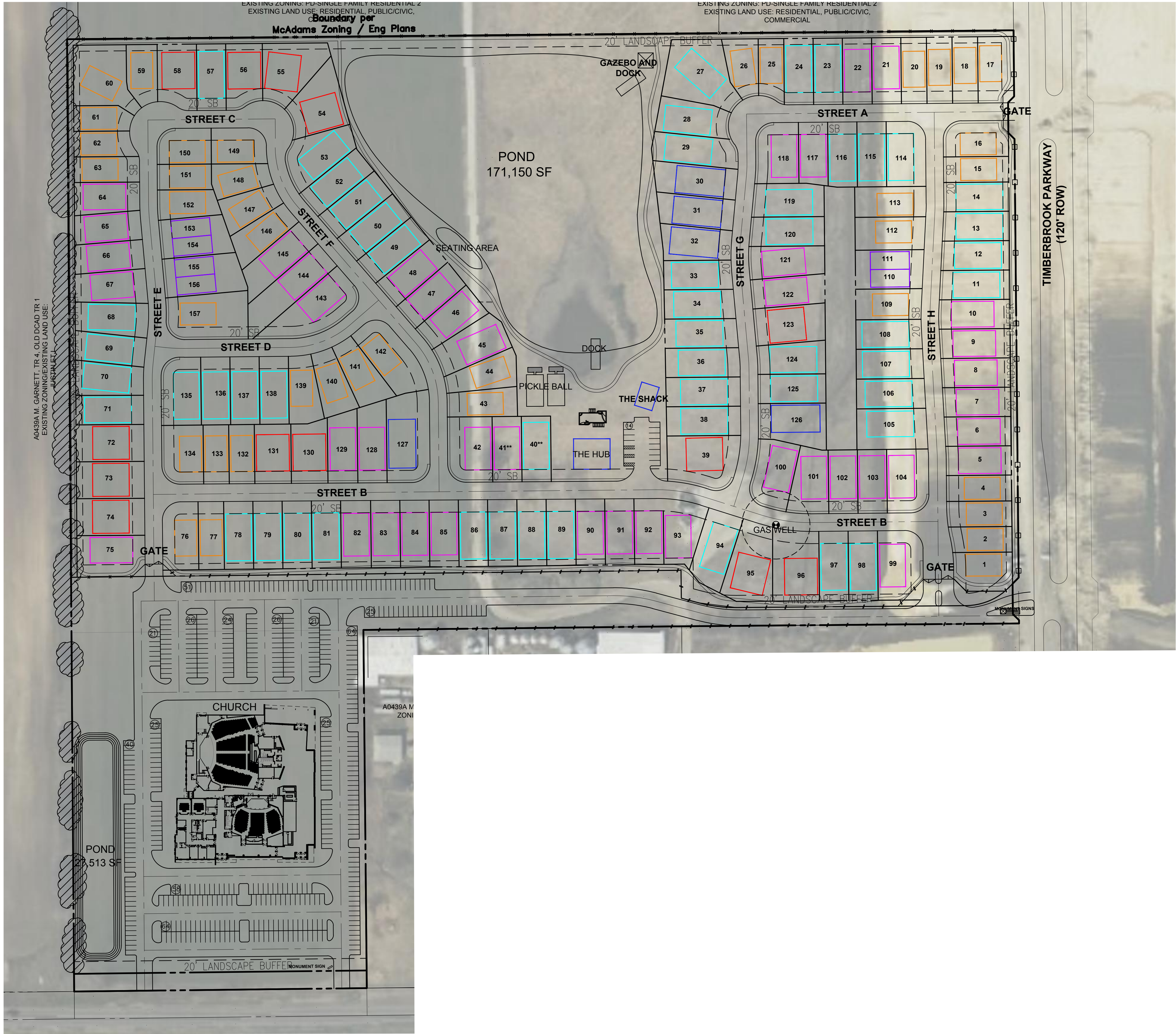
PHASING EXHIBIT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JUSTIN L. LANDSDOWNE,
P.E. #121990
DATE 9/27/2022

Drawn By: PF
Date: 9/5/2022
Scale: 1"=100'
Revisions:

2020310647

PE

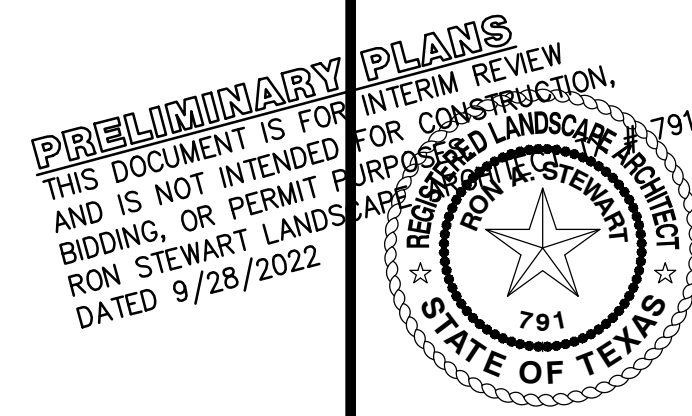


The John B. McAdams Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Round Rock, Texas 78682
TBP#: 87962 TBP#: S-10194440
www.mcadams.com



LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNETT SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

CANOPY TREE SURVEY



Drawn By: VC
Date: 08/15/2022
Scale: 1"=80'
Revisions:

2021310647

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

TS

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A0439A M. GARNETT, TR 4, OLD DCAD TR 1
EXISTING ZONING/EXISTING LAND USE:
JUSTIN ETJ

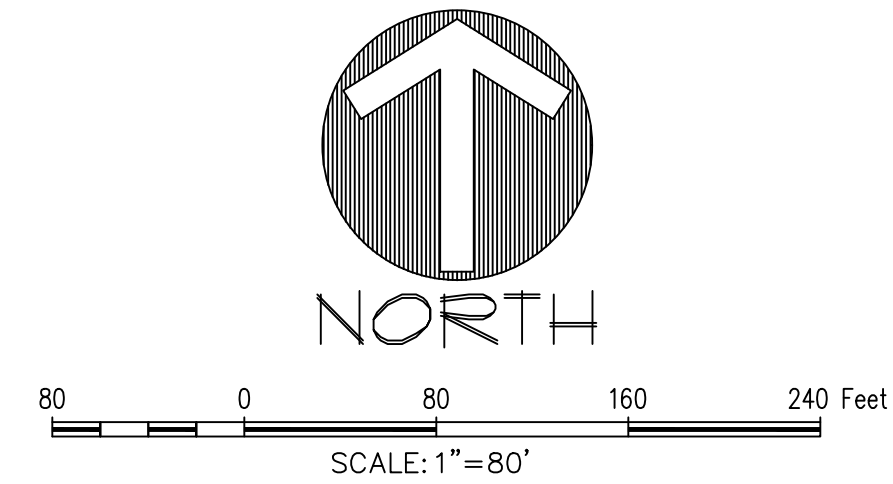
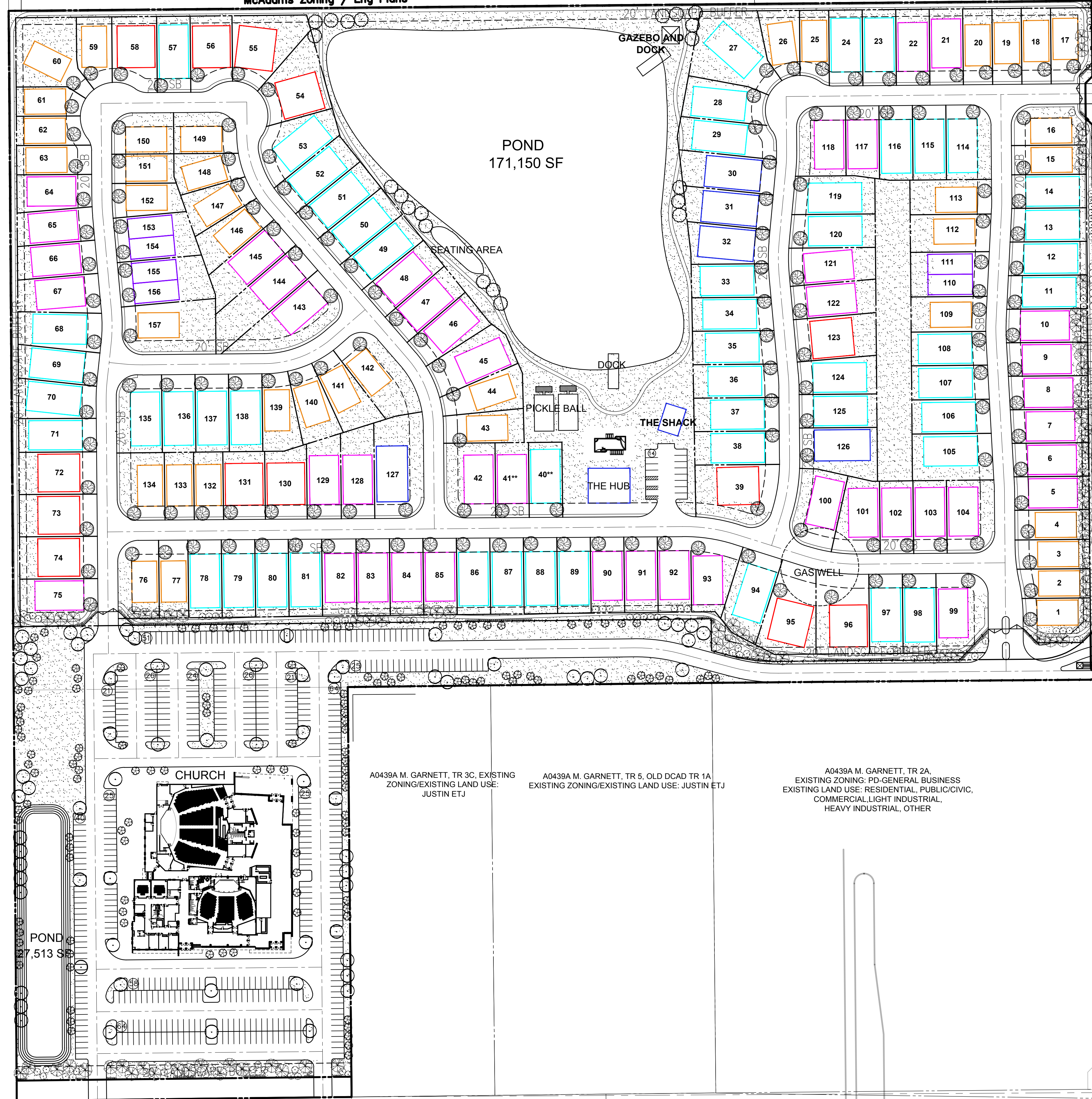
A0439A M. GARNETT, TR 3, OLD DCAD TR 2
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EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL
Boundary per
McAdams Zoning / Eng Plans

A0439A M. GARNETT, TR 2
EXISTING ZONING: PD-SINGLE FAMILY RESIDENTIAL 2
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL

A0439A M. GARNETT, TR 3C, EXISTING
ZONING/EXISTING LAND USE:
JUSTIN ETJ

A0439A M. GARNETT, TR 5, OLD DCAD TR 1A
EXISTING ZONING/EXISTING LAND USE: JUSTIN ETJ

A0439A M. GARNETT, TR 2A,
EXISTING ZONING: PD-GENERAL BUSINESS
EXISTING LAND USE: RESIDENTIAL, PUBLIC/CIVIC,
COMMERCIAL, LIGHT INDUSTRIAL,
HEAVY INDUSTRIAL, OTHER



LADERA LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF JUSTIN

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Timberbrook Parkway		20 ft.	20 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
3 canopy trees per 100 L.F. 4 understory trees per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 3 = 30 canopy trees 10 x 4 = 40 understory trees	30 Canopy Trees 40 Understory Trees
10 shrubs per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 10 = 100 shrubs	101 shrubs
ZONING BUFFER LANDSCAPE			
2 canopy trees per 100 L.F. 3 understory trees per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 2 = 30 canopy trees 15 x 3 = 45 understory trees	30 canopy trees 45 understory trees
12 shrubs per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 12 = 180 shrubs	194 shrubs

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF JUSTIN

STREET BUFFER REQUIREMENT			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 407		20 ft.	20 ft.
STREET BUFFER LANDSCAPE			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
4 canopy trees per 100 L.F.	FM 407 - 429 L.F.	429 / 100 = 4.3 5 x 4 = 20 canopy trees 5 x 4 = 20 understory trees	20 Canopy Trees 20 Understory Trees
10 screening shrubs per 100 L.F.	FM 407 - 429 L.F.	429 / 100 = 4.3 5 x 10 = 50 shrubs	50 shrubs
INTERIOR LANDSCAPE			
10% of lot area shall be landscaped	9 acres = 392,040 sq ft	392,040 sq ft x 0.10 = 39,204 sf	127,077 sq ft
1 canopy tree per 600 s.f. 1 understory trees per 300 s.f.	39,204 sq ft required	39,204 / 600 = 66 39,204 / 300 = 131	66 canopy trees 134 understory trees

NOTE: TREES SPECIES SHALL BE SELECTED
FROM THE TOWN-APPROVED PLANT LIST.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/27/2022

Drawn By: VC
Date: 08/15/2022
Scale: 1" = 80'
Revisions:

2021310647

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

EX F

EXHIBIT F - OVERALL CONCEPT LANDSCAPE PLAN

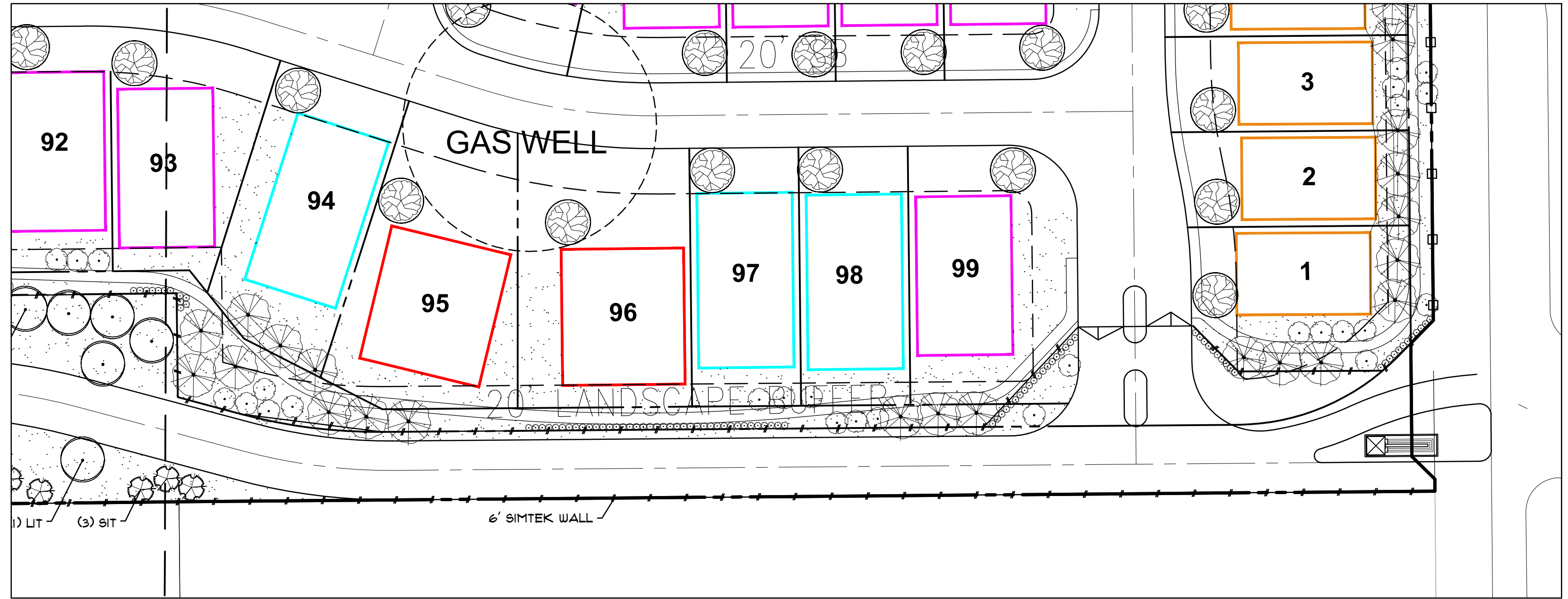
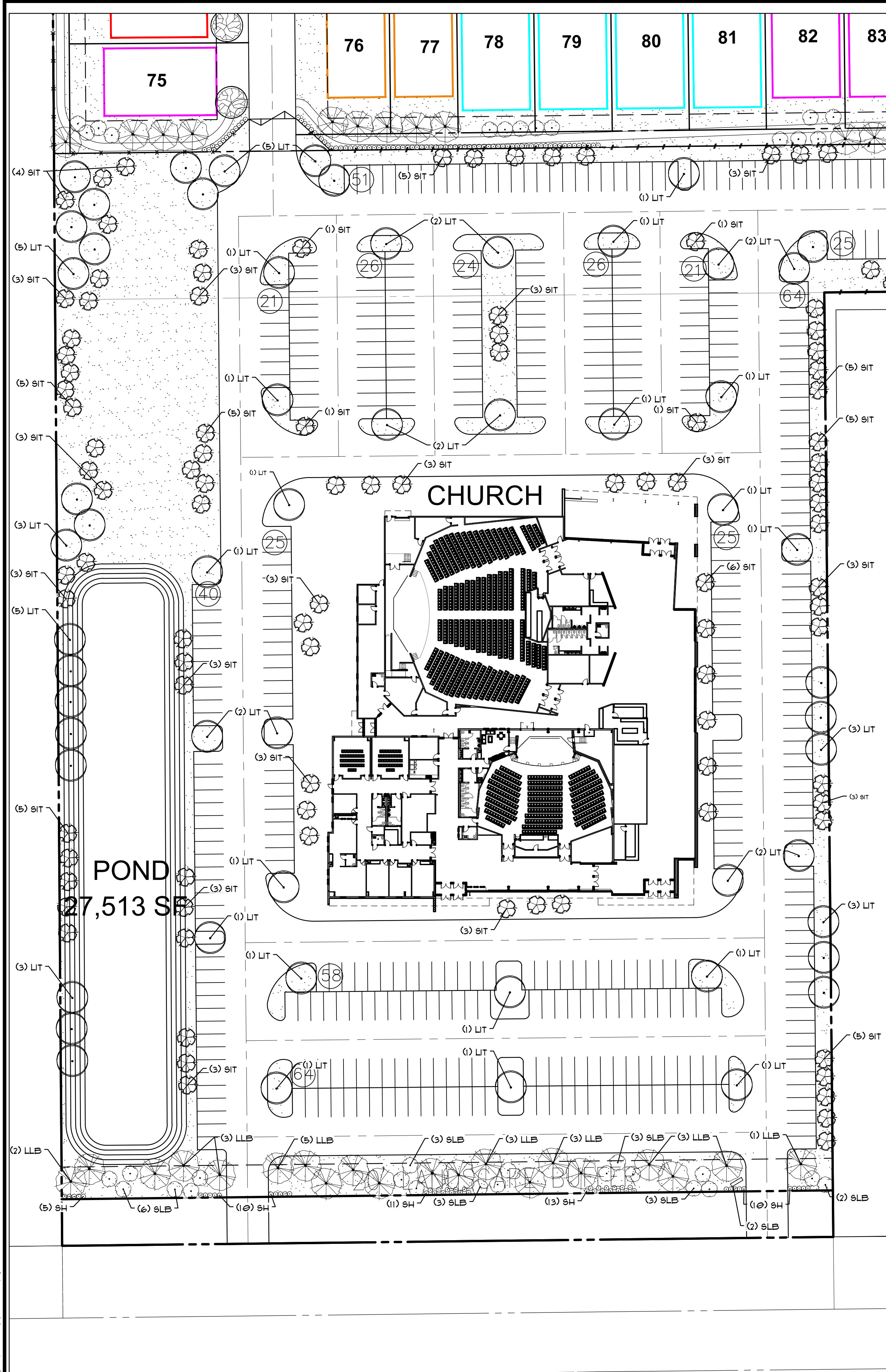
LADERA TIMBERBROOK
412.17 Acres
in the
MARGARET GARNETT SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS



The John B. McAdams
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(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Roanoke, Texas 76262
TBP#: 87962 TBP#: 1019440
www.mcadams.com

LADERA TIMBERBROOK

File: M:\Projects\100\2021\10647 - Timberbrook\10647 - Production\Planning and Design\10647 - Church Concept Landscape Plan.dwg
Plotted: 9/27/2022 3:55 PM by Mary Burt, Speed: 9/27/2022 3:55 PM, 3x11 ft, 1/4"=1'-0"



PLANT SCHEDULE

TREES

CODE COMMON NAME

LIT Large Interior Tree

BT Builder's Tree

LLB Large Landscape Buffer Trees

ORNAMENTAL TREES

CODE COMMON NAME

SLB Small Landscape Buffer Trees

SIT Small Interior Trees

SHRUBS

CODE COMMON NAME

SH Shrub

GROUND COVERS

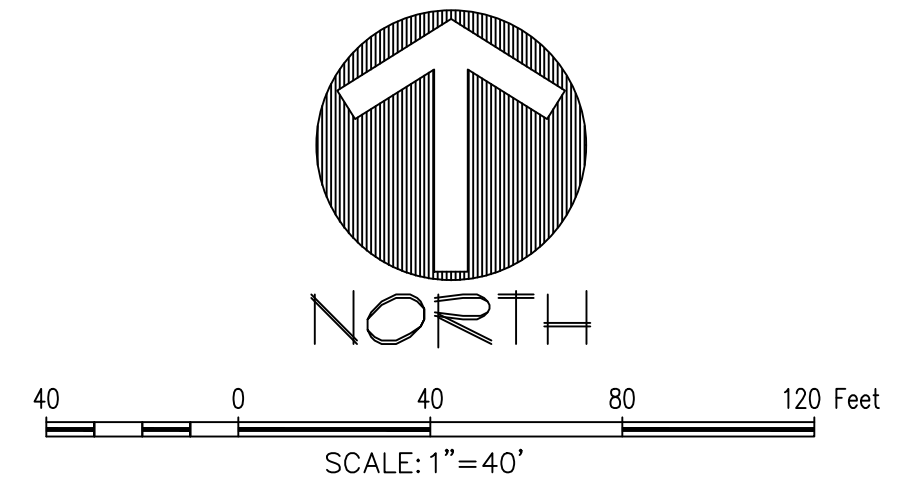
CODE COMMON NAME

SOD Bermuda Grass

LEGEND

6' PREFABRICATED
SIMTEX WALL

NOTE: TREES SPECIES SHALL BE SELECTED
FROM THE TOWN-APPROVED PLANT LIST.



LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF JUSTIN			
STREET BUFFER REQUIREMENT			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 407		20 ft.	20 ft.
STREET BUFFER LANDSCAPE			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
4 canopy trees per 100 L.F.	FM 407 - 429 L.F.	$429 / 100 = 4.3$ 5 x 4 = 20 canopy trees 5 x 4 = 20 understorey trees	20 Canopy Trees 20 Understorey Trees
10 screening shrubs per 100 L.F.	FM 407 - 429 L.F.	$429 / 100 = 4.3$ 5 x 10 = 50 shrubs	50 shrubs
INTERIOR LANDSCAPE			
10% of lot area shall be landscaped	9 acres = 392,040 sq ft	392,040 sq ft x 0.10 = 39,204 sf	127,077 sq ft
1 canopy tree per 600 s.f. 1 understorey trees per 300 s.f.	39,204 sq ft required	$39,204 / 600 = 66$ $39,204 / 300 = 131$	66 canopy trees 134 understorey trees

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW
AND IS NOT INTENDED
FOR CONSTRUCTION,
BIDDING, OR PERMIT
PREPARATION.
RON STEWART LANDSCAPE
DATED 9/27/2022

EXHIBIT F - MILESTONE CHURCH CONCEPT LANDSCAPE PLAN

LADERA TIMBERBROOK
41.217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

The John B. McAdams
Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
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972.336.9712
201 Country View Drive
Roanoke, Texas 76262
TBP# 18762 TBP# S - 10194440
www.mcadams.com

McADAMS

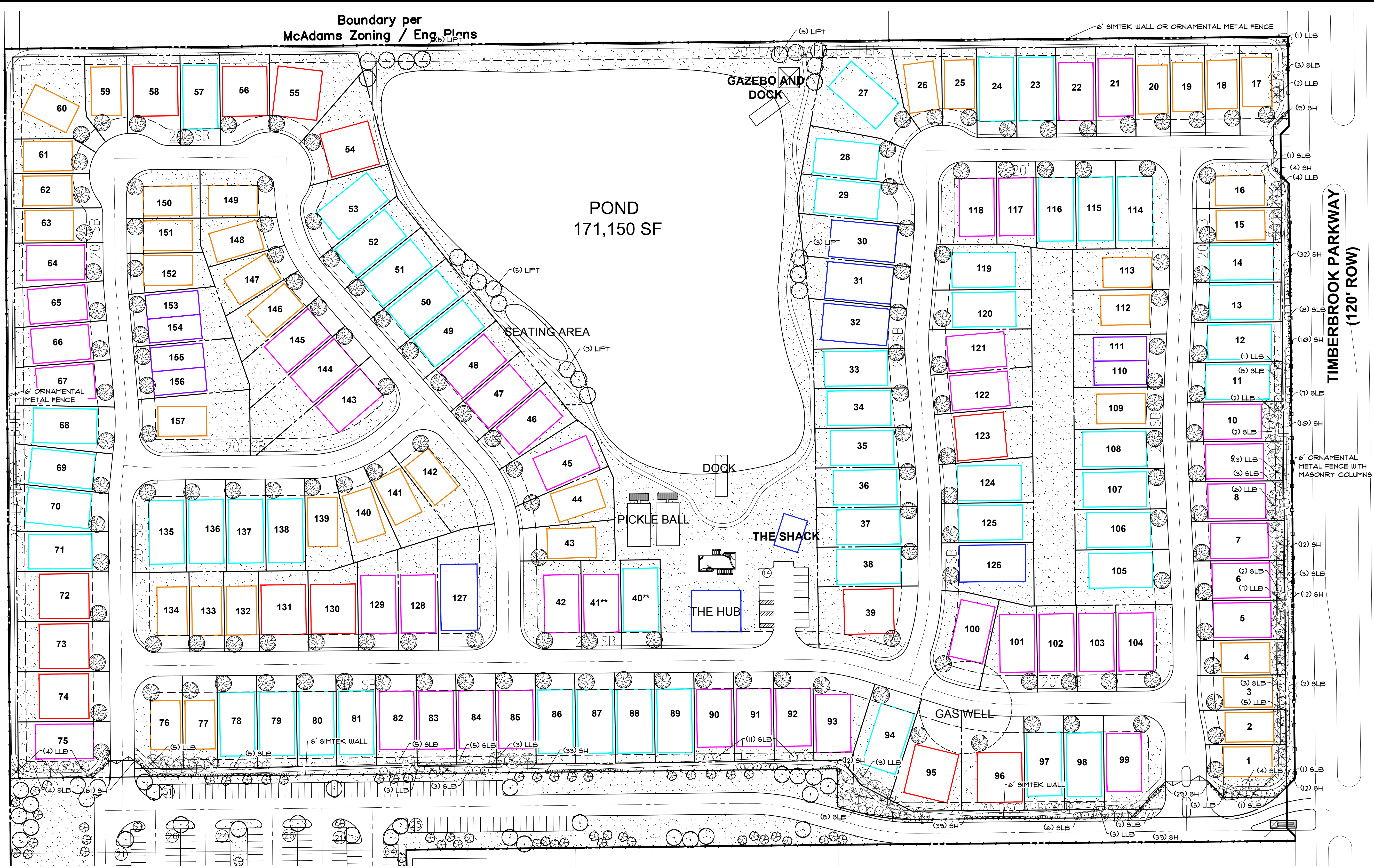
LADERA TIMBERBROOK

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

2021310647

EX F

File: M:\Projects\1107\2021\1107-0647 - Timberbrook (Production) Planning and Design.dwg
Date: 9/27/2022 3:59 PM, by: John Delin, Sheet: 9/27/2022 3:59 PM, by: John Delin



LADERA LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF JUSTIN

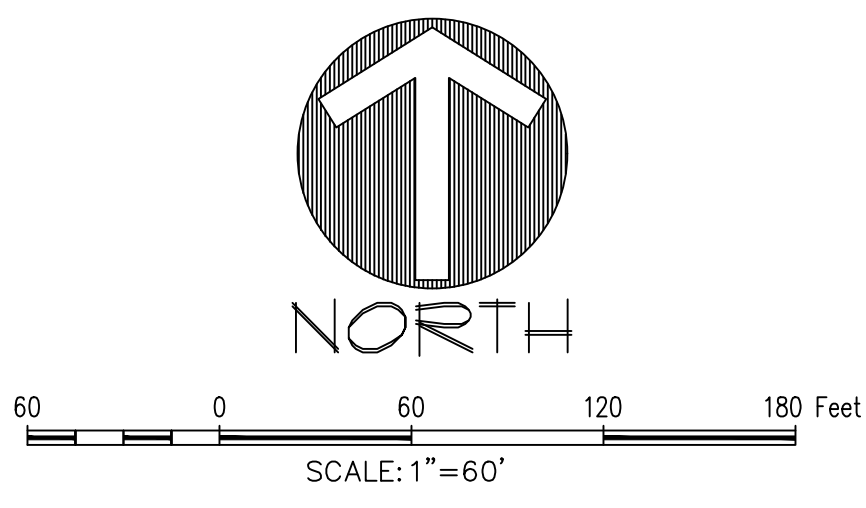
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Timberbrook Parkway		20 ft.	20 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
3 canopy trees per 100 L.F. 4 understory trees per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 3 = 30 canopy trees 10 x 4 = 40 understory trees	30 Canopy Trees 40 Understory Trees
10 shrubs per 100 L.F.	Timberbrook Parkway 910 L.F.	910 / 100 = 9.1 10 x 10 = 100 shrubs	101 shrubs
ZONING BUFFER LANDSCAPE			
2 canopy trees per 100 L.F. 3 understory trees per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 2 = 30 canopy trees 15 x 3 = 45 understory trees	30 canopy trees 45 understory trees
12 shrubs per 100 L.F.	North property = 1,490 L.F.	1,490 / 100 = 14.9 15 x 12 = 180 shrubs	194 shrubs

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	LIT	Large Interior Tree
	BT	Builder's Tree
	LLB	Large Landscape Buffer Trees
ORNAMENTAL TREES	CODE	COMMON NAME
	SLB	Small Landscape Buffer Trees
	SIT	Small Interior Trees
SHRUBS	CODE	COMMON NAME
	SH	Shrub
GROUND COVERS	CODE	COMMON NAME
	SOD	Bermuda Grass

LEGEND

	6' ORNAMENTAL METAL FENCE
	6' ORNAMENTAL METAL FENCE WITH MASONRY COLUMNS
	6' PREFABRICATED SIMTEX WALL



NOTE: TREES SPECIES SHALL BE SELECTED FROM THE TOWN-APPROVED PLANT LIST.

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Round Rock, Texas 78662
TSP# 19762 TSP# S - 1019440
www.mcadams.com

McADAMS

LADERA TIMBERBROOK

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

EXHIBIT F - LADERA
CONCEPT LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
FOR BIDDING, OR PERMIT PLACEMENT,
CONSULT THE LANDSCAPE ARCHITECT.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/27/2022

Drawn By: VC
Date: 08/15/2022
Scale: 1"=60'
Revisions:

2021310647

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

EX F

Ladera

active adult **life.**

Toscana

2,248 SF

2BR / 2BA

3 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Avanti

1,964 SF

2BR / 2BA

5 Elevations

*Will Have Faux
Cedar Garage Doors



Ladera

active adult **life.**

Casina

2,231 SF

2BR / 2BA

5 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Castella

2,419 SF

2BR / 2BA

3 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Verona

2,809 SF

2BR / 2BA

5 Elevations

***Will Have Faux
Cedar Garage Doors**



Ladera

active adult **life.**

Verona 2-Story

2,146 SF

3BR / 3BA

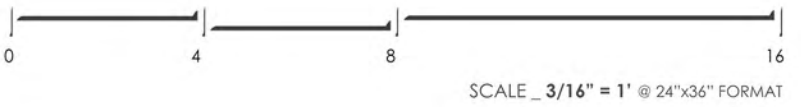
3 Elevations

***Will Have Faux
Cedar Garage Doors**





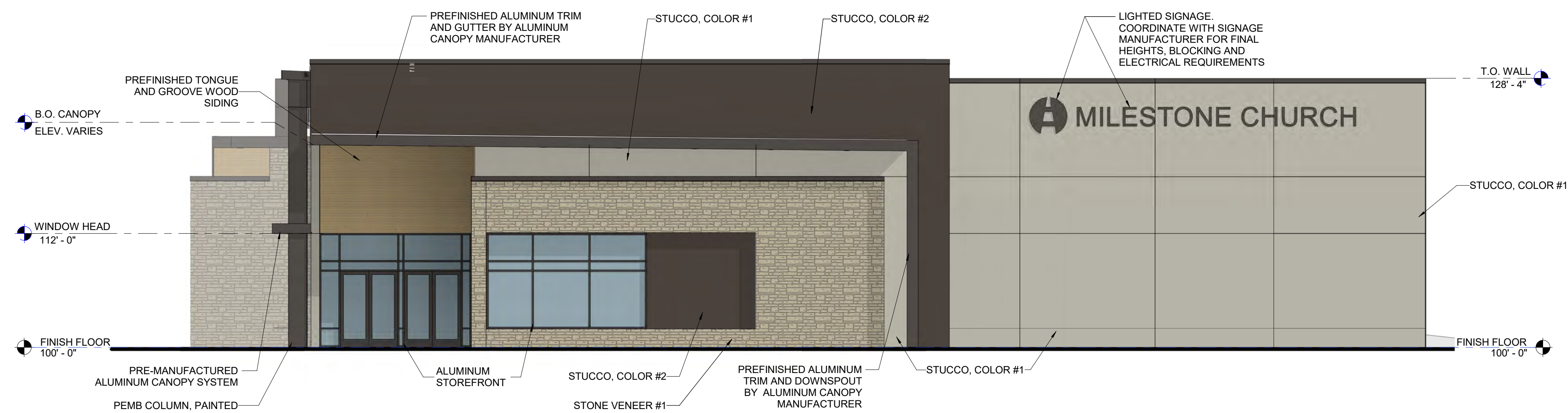
LADERA AMENITY BUILDING _ PROTOTYPE DESIGN _ ELEVATION STUDY
THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION



KILLIAN
STUDIO OF ARCHITECTURE
WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRR@KENKILLIAN.COM
830 CENTRAL PKWY. EAST | STUDIO 300
PLANO, TX 75074

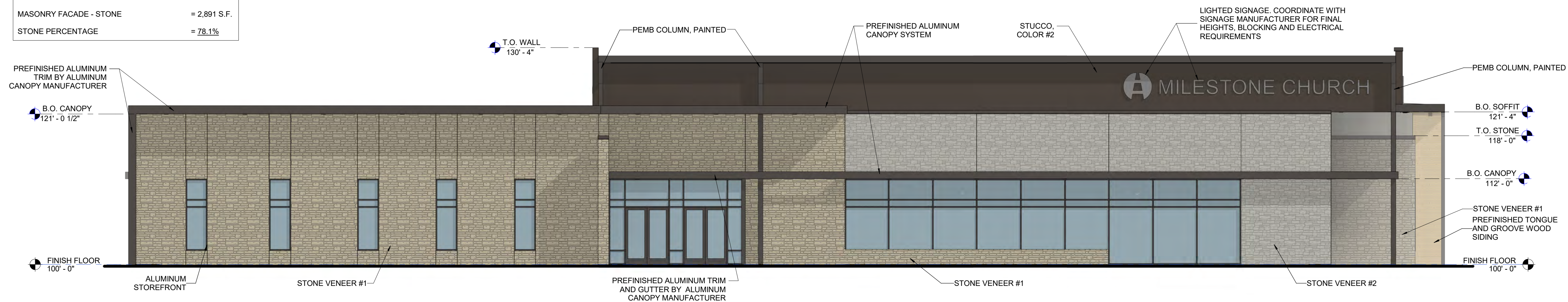






EAST ELEVATION - PHASE 01 | 2
SCALE: 1/8" = 1'-0" A3.00-01

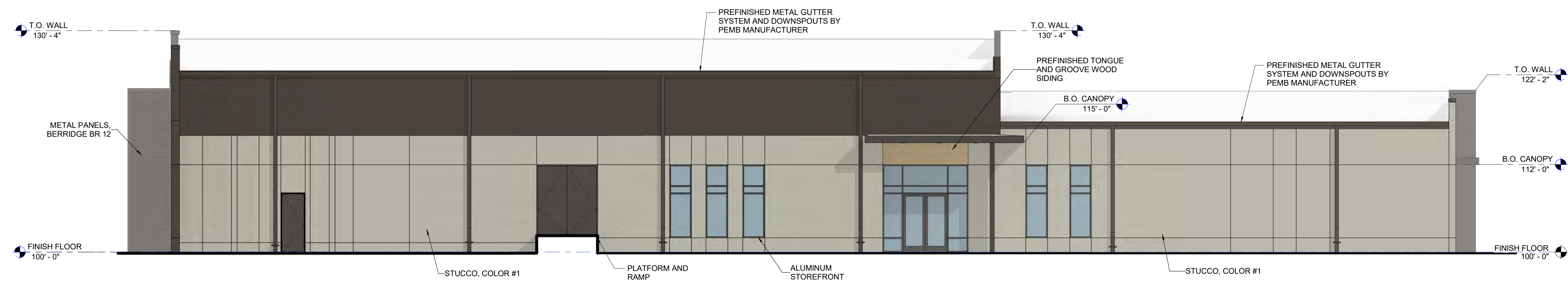
FACADE STONE CALCULATIONS FACING 407	
TOTAL FACADE MINUS WINDOWS AND DOORS =	3,701 S.F.
MASONRY FACADE - STUCCO	= 810 S.F.
MASONRY FACADE - STONE	= 2,891 S.F.
STONE PERCENTAGE	= 78.1%



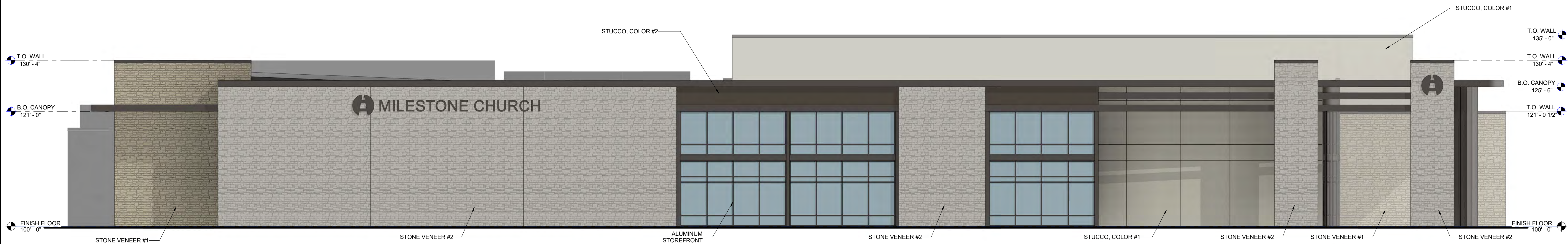
SOUTH ELEVATION - PHASE 01 | 1
SCALE: 1/8" = 1'-0" A3.00-01



WEST ELEVATION - PHASE 01 | 2
SCALE: 1/8" = 1'-0" A3.01-01

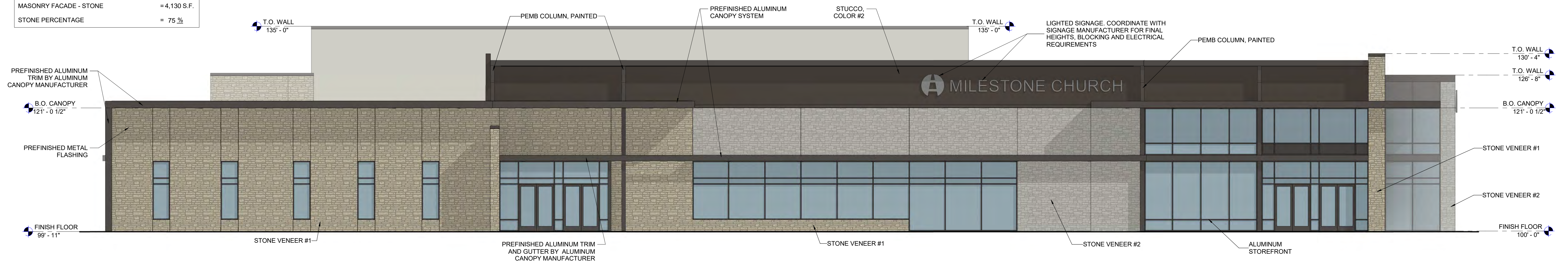


NORTH ELEVATION - PHASE 01 | 1
SCALE: 1/8" = 1'-0" A3.01-01



EAST ELEVATION - PHASE 02 | 2
SCALE: 1/8" = 1'-0"

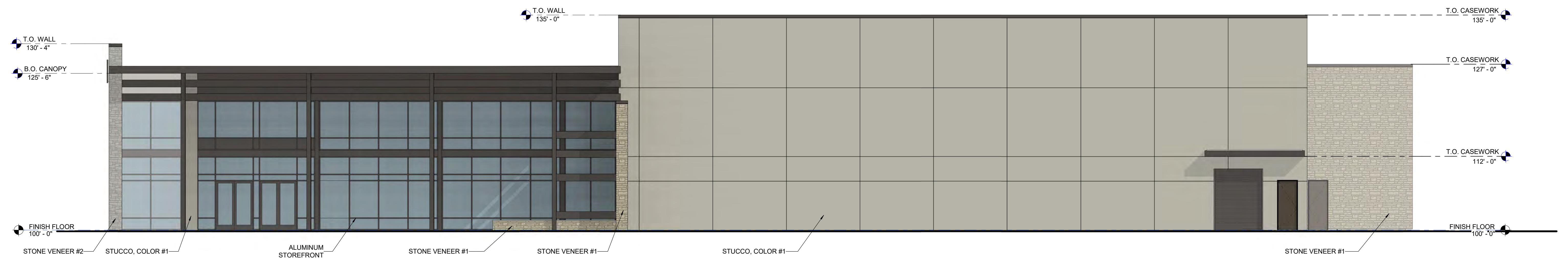
FACADE STONE CALCULATIONS FACING 407	
TOTAL FACADE MINUS WINDOWS AND DOORS =	5,506 S.F.
MASONRY FACADE - NON-STONE	= 1,376 S.F.
MASONRY FACADE - STONE	= 4,130 S.F.
STONE PERCENTAGE	= 75 %



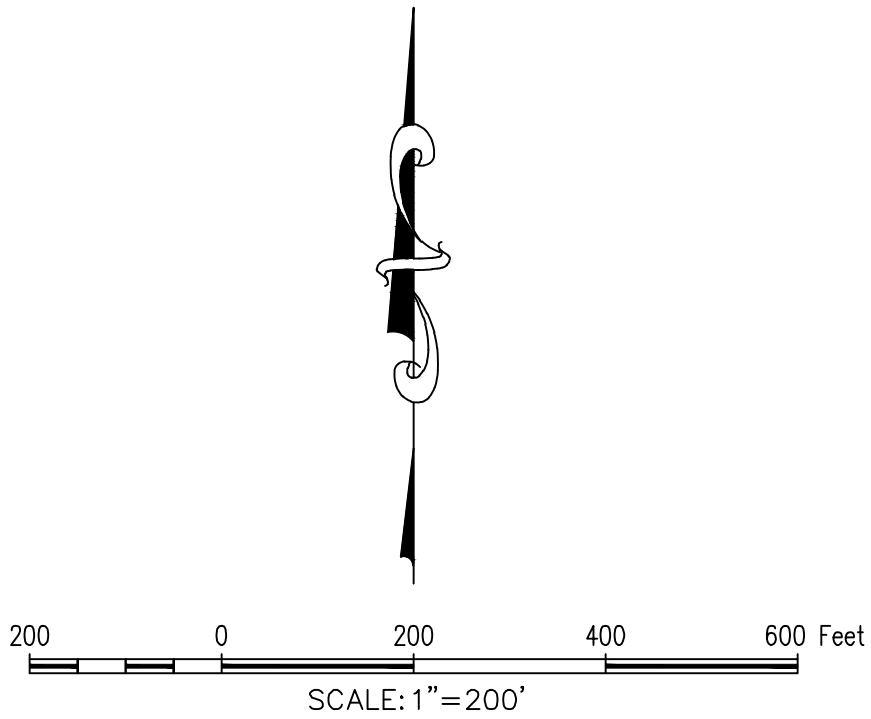
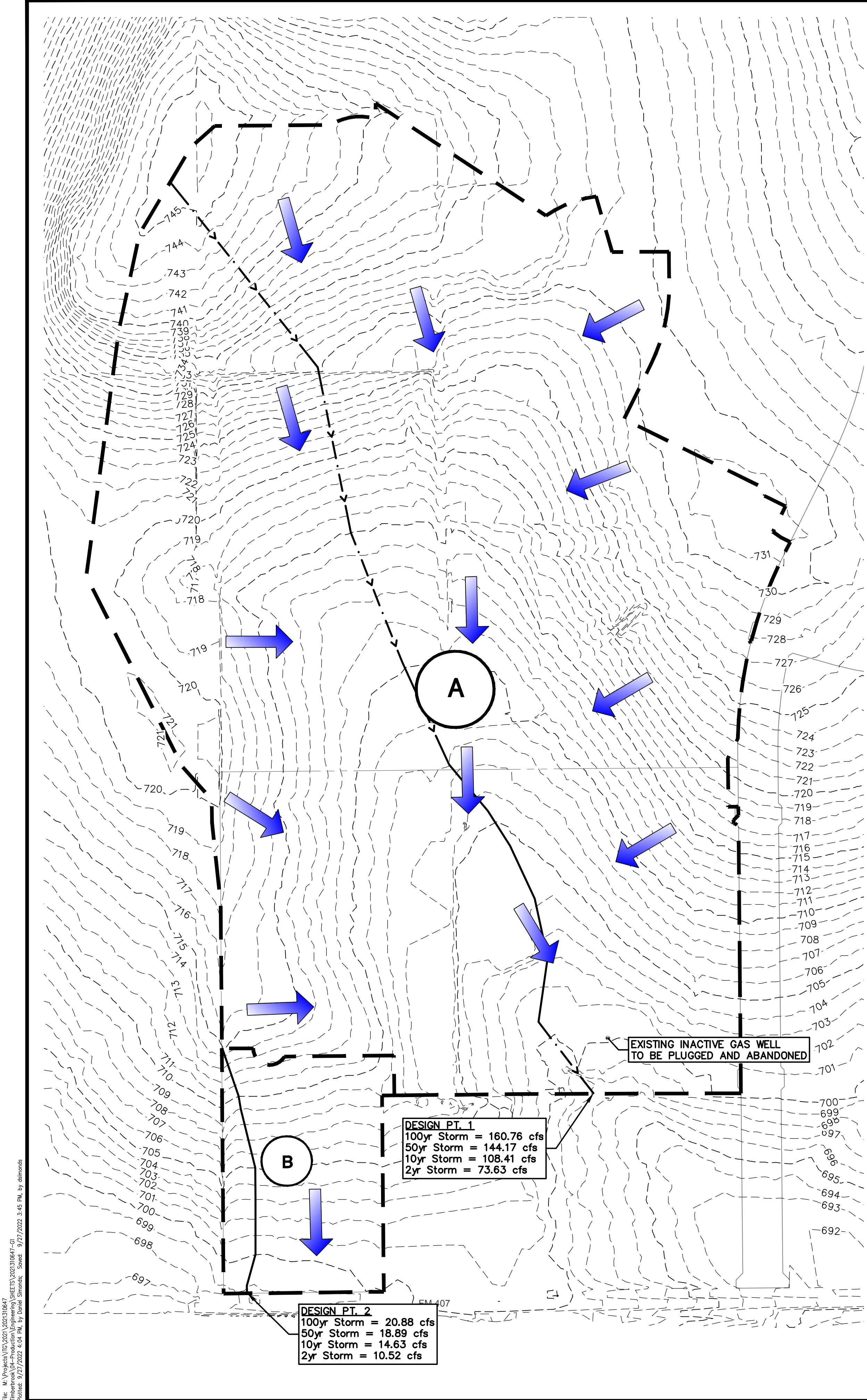
SOUTH ELEVATION - PHASE 02 | 1
SCALE: 1/8" = 1'-0"



WEST ELEVATION - PHASE 02 | 2
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PHASE 02 | 1
SCALE: 1/8" = 1'-0"



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE, AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,338,373.36, Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'

EXISTING Q = C*I*A (I = in/hr, Q=cfs)																	
Design Point	Area	Acreage	Tc	C	I2	I5	I10	I25	I50	I100	Q2	Q5	Q10	Q25	Q50	Q100	Comments
1	A	106.65	37	0.3	2.3	2.96	3.39	3.99	4.51	5.02	73.63	94.73	108.41	127.6	144.17	160.76	Flow to ditch south of site
2	B	7.92	12	0.3	4.43	5.44	6.16	7.16	7.95	8.79	10.52	12.93	14.63	17.02	18.89	20.88	Flow to FM 407 R.O.W.
	Totals	114.57									84.15	108	123.04	145	163.06	181.64	

Existing Design Point 1 Ladera				
AREA A				
SHEET FLOW				
Tc=	(((0.007(nL)^0.8)/(((P^0.5)(S^0.4)))))*60			10.58
n=	0.13			
L=	100			
P=	3.8		<rainfall	
S=	0.01		<slope	
Tc=	10.6	mins		
SHALLOW CONCENTRATED FLOW				
Tc=	(L*60)/(3600*V)			26.19
L=	3142.28			
V=	2			
Tc=	26.2	mins	SUM	36.8

Existing Design Point 2 Church				
SHEET FLOW				
Tc=	(0.007(nL)^0.8)/(((P^0.5)(S^0.4))))*60			6.82
n=	0.13			
L=	100			
P=	3.8		<rainfall	
S=	0.03		<slope	
Tc=	6.8	mins		
SHALLOW CONCENTRATED FLOW				
Tc=	(L*60)/(3600*V)			4.70
L=	649.15			
V=	2.3			
Tc=	4.7	mins	SUM	11.5



McADAMS

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201 County View Drive
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TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

EXISTING DRAINAGE
AREA MAP

PRELIMINARY PLANS

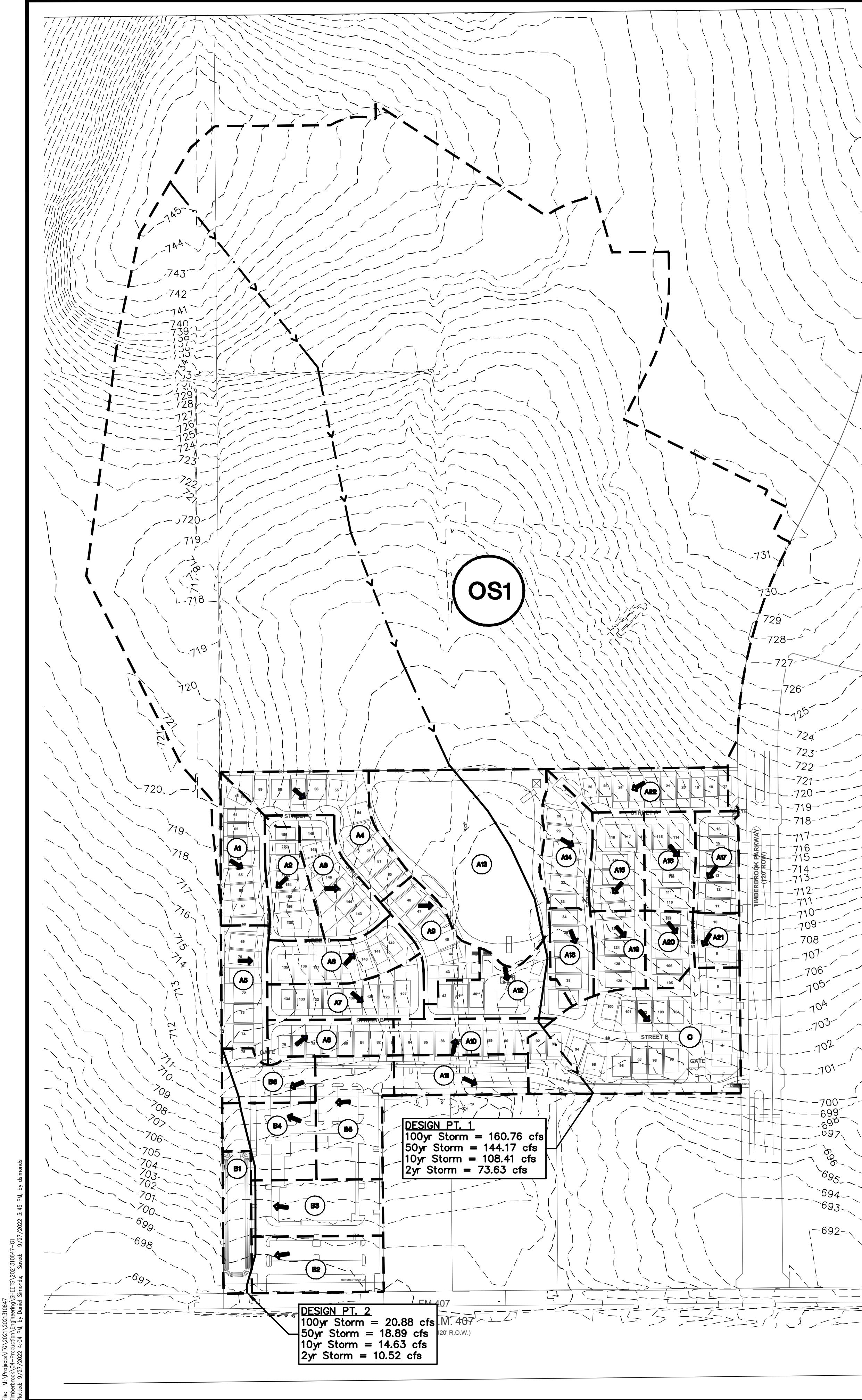
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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE: 9/27/2022

Drawn By: DS
Date: 08/15/2022
Scale: 1"=200'
Revisions:

2021310647

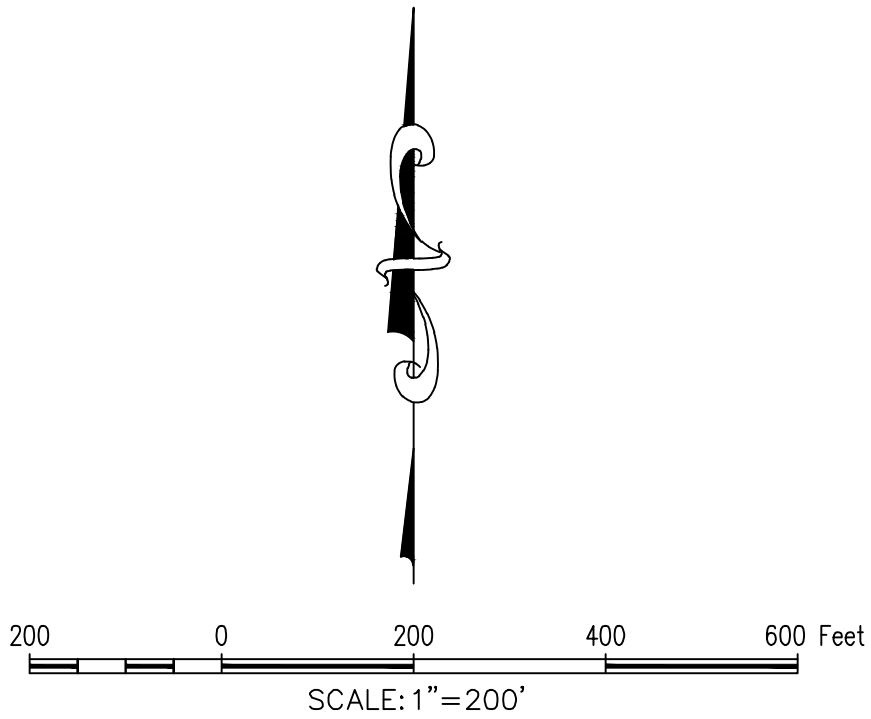
C3.02

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76282
Ph. 817-430-3318
Contact: JOHN DELIN



PROPOSED Q = C*I*A (I = in/hr, Q=cfs)																	
Design Point	Area	Acreage	Tc	C	I2	I5	I10	I25	I50	I100	Q2	Q5	Q10	Q25	Q50	Q100	Comments
1	A1	1.24	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.13	3.9	4.42	5.15	5.74	6.36	Flow to main pond
1	A2	1.03	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.6	3.23	3.66	4.27	4.76	5.27	Flow to main pond
1	A3	1.33	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.36	4.18	4.73	5.52	6.15	6.81	Flow to main pond
1	A4	1.91	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	4.84	6.02	6.83	7.96	8.88	9.83	Flow to main pond
1	A5	1.21	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.07	3.82	4.33	5.05	5.63	6.23	Flow to main pond
1	A6	1.33	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.38	4.2	4.76	5.55	6.19	6.86	Flow to main pond
1	A7	1.35	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.42	4.25	4.82	5.62	6.27	6.94	Flow to main pond
1	A8	0.97	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.46	3.06	3.47	4.04	4.5	4.99	Flow to main pond
1	A9	1.11	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.82	3.5	3.97	4.63	5.16	5.71	Flow to main pond
1	A10	1.06	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.68	3.33	3.78	4.4	4.91	5.44	Flow to main pond
Bypass	A11	1.11	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.8	3.49	3.95	4.61	5.14	5.69	Bypass
1	A12	1.41	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.56	4.43	5.02	5.85	6.53	7.23	Flow to main pond
1	A13	5.23	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	13.26	16.48	18.68	21.78	24.28	26.89	Pond
1	A14	1.16	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.95	3.67	4.16	4.84	5.4	5.98	Flow to main pond
1	A15	1.09	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.77	3.44	3.9	4.55	5.07	5.62	Flow to main pond
1	A16	1.04	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.63	3.27	3.71	4.32	4.82	5.33	Flow to main pond
1	A17	0.91	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.31	2.87	3.26	3.8	4.24	4.69	Flow to main pond
Bypass	A18	0.76	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	1.92	2.39	2.7	3.15	3.52	3.89	Bypass
Bypass	A19	0.86	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	2.19	2.72	3.08	3.59	4	4.43	Bypass
Bypass	A20	0.72	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	1.81	2.25	2.55	2.98	3.32	3.68	Bypass
Bypass	A21	0.52	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	1.31	1.63	1.85	2.15	2.4	2.66	Bypass
1	A22	1.45	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	3.66	4.55	5.16	6.02	6.71	7.43	Flow to main pond
2	B1	0.83	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	2.9	3.6	4.09	4.76	5.31	5.88	Church Pond
2	B2	1.53	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	5.38	6.69	7.58	8.84	9.86	10.92	Flow to church pond
2	B3	1.54	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	5.39	6.7	7.6	8.86	9.88	10.94	Flow to church pond
2	B4	1.32	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	4.65	5.78	6.55	7.64	8.51	9.43	Flow to church pond
2	B5	1.79	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	6.29	7.82	8.87	10.34	11.52	12.76	Flow to church pond
2	B6	0.91	15	0.9	3.9	4.85	5.5	6.41	7.14	7.91	3.2	3.98	4.51	5.25	5.86	6.49	Flow to church pond
Bypass	C	4.48	15	0.65	3.9	4.85	5.5	6.41	7.14	7.91	11.35	14.11	15.99	18.65	20.79	23.02	Bypass
1	OS1	73.4	26	0.3	2.86	3.63	4.14	4.86	5.46	6.07	62.94	80.02	91.22	106.92	120.28	133.73	Flow to main pond
	Totals	114.57									175	219.38	249.2	291.09	325.63	361.13	

Time of Concetration OS1			
AREA A			
SHEET FLOW			
Tc =	(((0.007(nL) ^{0.8})/((P ^{0.5})(S ^{0.4}))))*60		10.58
	n=	0.13	
	L=	100	
	P=	3.8	<rainfall
	S=	0.01	<slope
Tc=	10.6 mins		
SHALLOW CONCENTRATED FLOW			
Tc =	(L*60)/(3600*V)		15.76
	L=	1891	
	V=	2	
Tc=	15.8 mins	SUM	26.3



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,338,373.36, Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'

The John B. McAdams
Company, Inc.
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TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com



LADERA TIMBERBROOK

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41217 Acres
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MARGARET GARNET SURVEY, ABSTRACT NO. 439
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DENTON COUNTY, TEXAS

PROPOSED DRAINAGE
AREA MAP

PRELIMINARY PLANS

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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE 9/27/2022

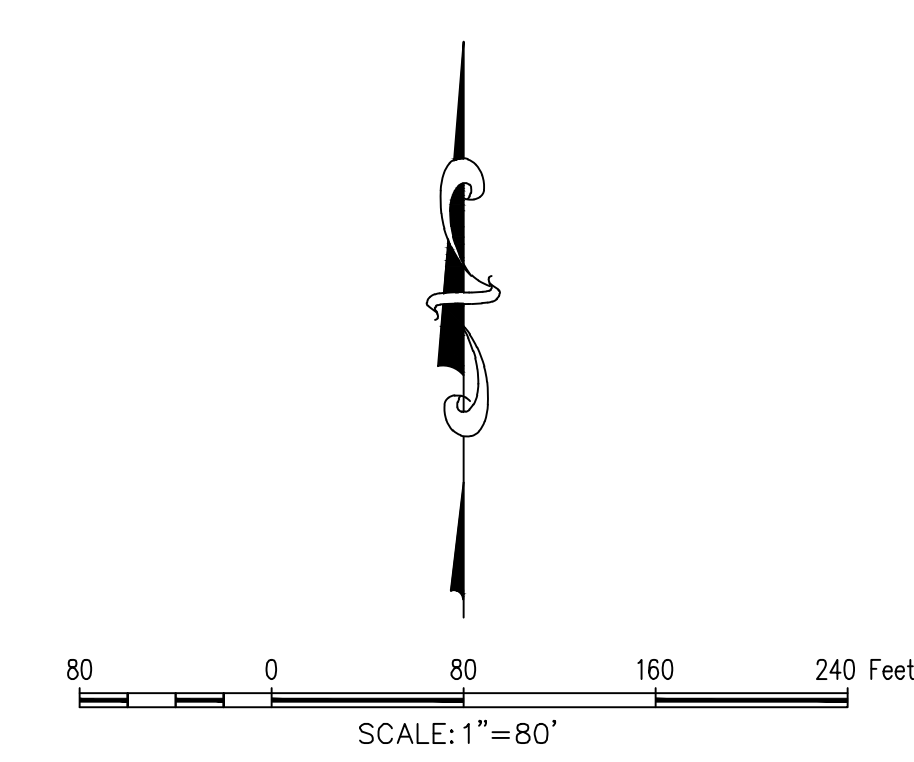
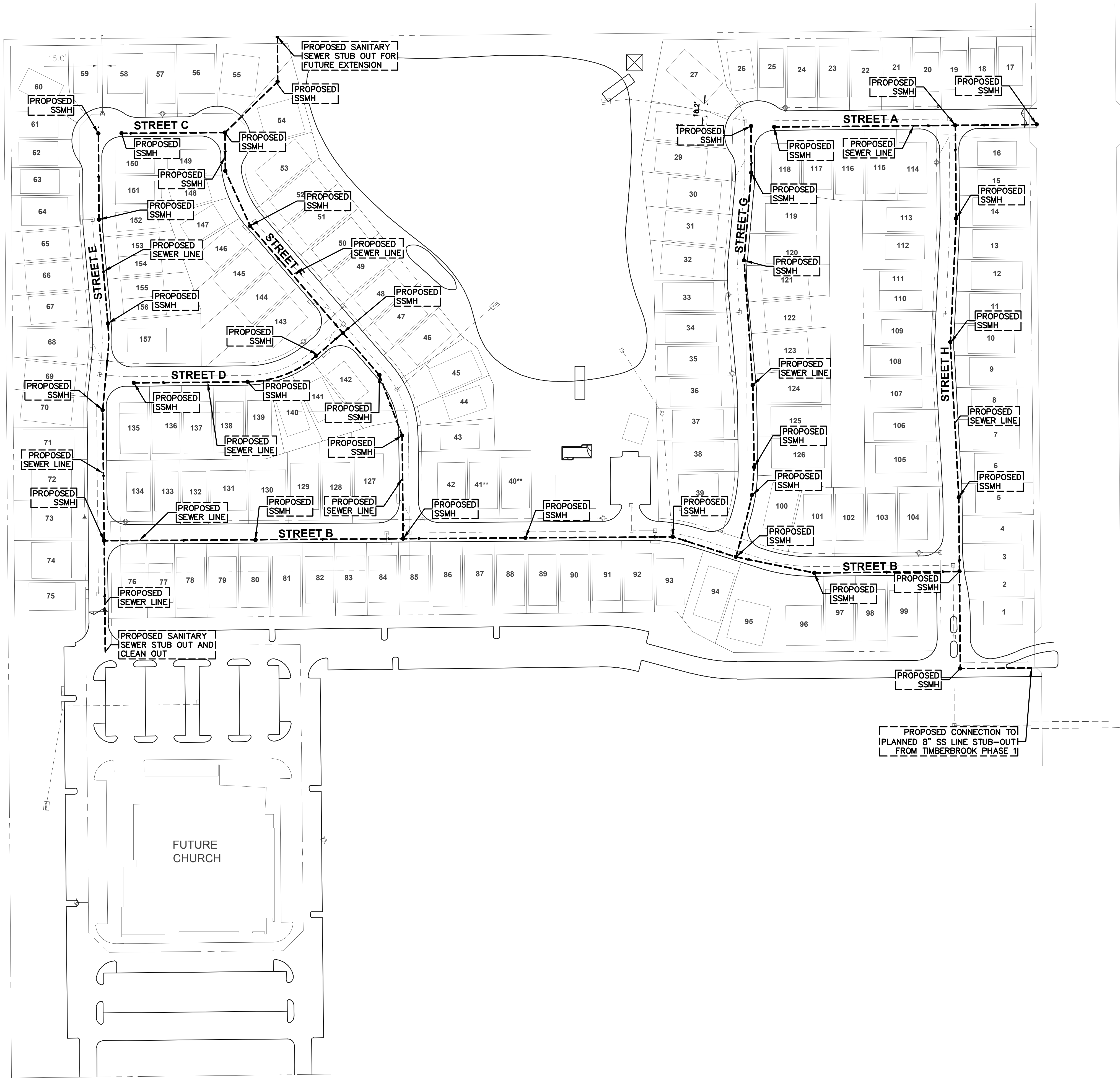
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Revisions:

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C3.03

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

File: M:\Projects\1021310647\2021\2021\10647-11-SEWER
Timberbrook\1021310647-11-SEWER.dwg
Date: 9/27/2022 4:05 PM, by: Darren Andrews, Sheet: 9/27/2022 3:56 PM, by: McAdams




COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE, AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN, N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

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MCADAMS

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MARGARET GARNET SURVEY, ABSTRACT NO. 439
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DENTON COUNTY, TEXAS

**OVERALL SANITARY
SEWER PLAN**

PRELIMINARY PLANS
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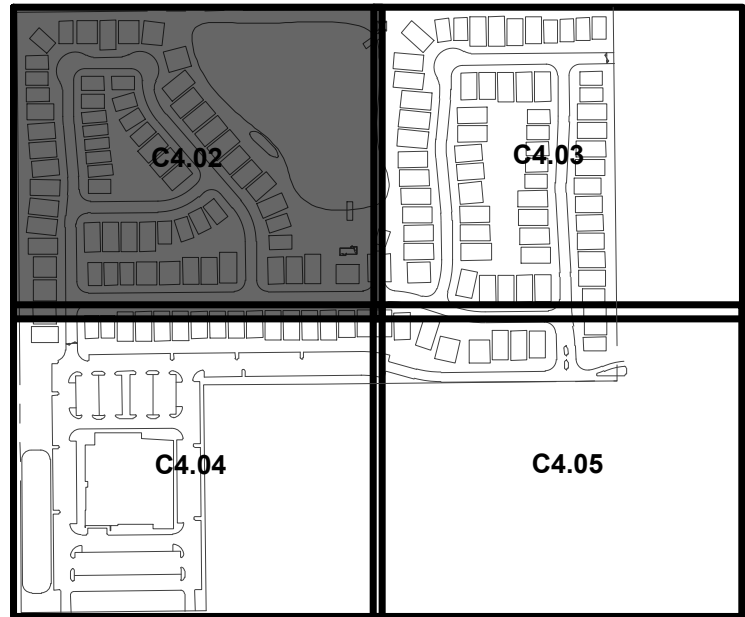
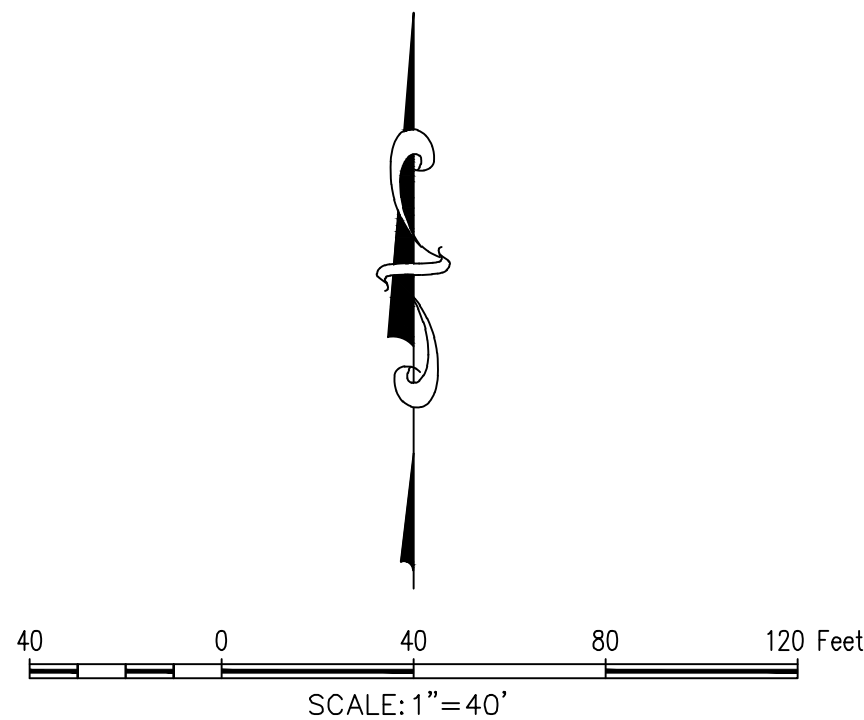
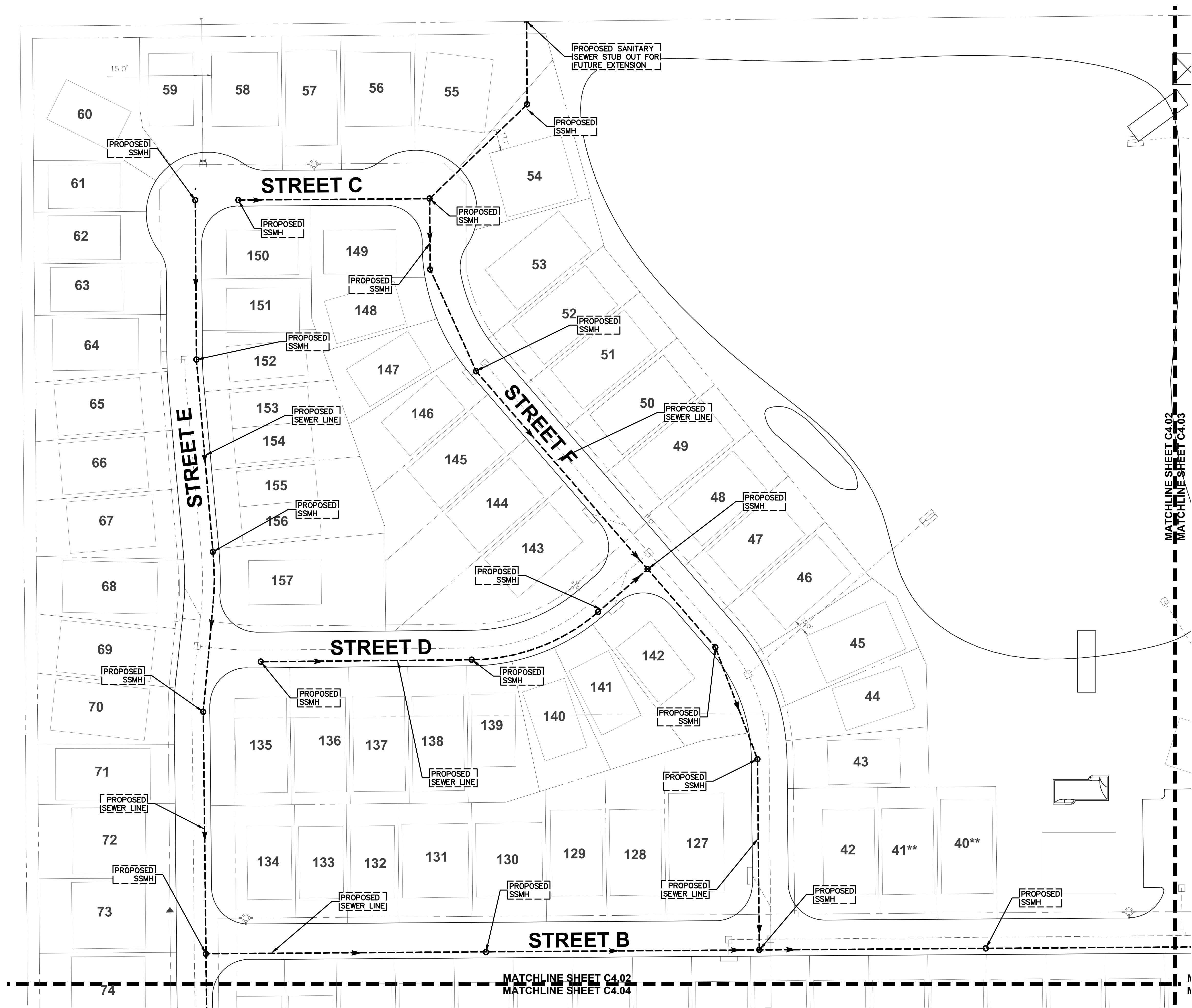
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Date:	08/15/2022
Scale:	1"=80'
Revisions:	

2021310647

C4.01

LADERA TIMBERBROOK

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Date: 9/27/2022 4:05 PM, by: Darren Andrews, Sheet: 12/27/2022 3:56 PM, by: McAdams



VICINITY MAP 1" = 500'

OWNER/DEVELOPER
INTEGRITY GROUP
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MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

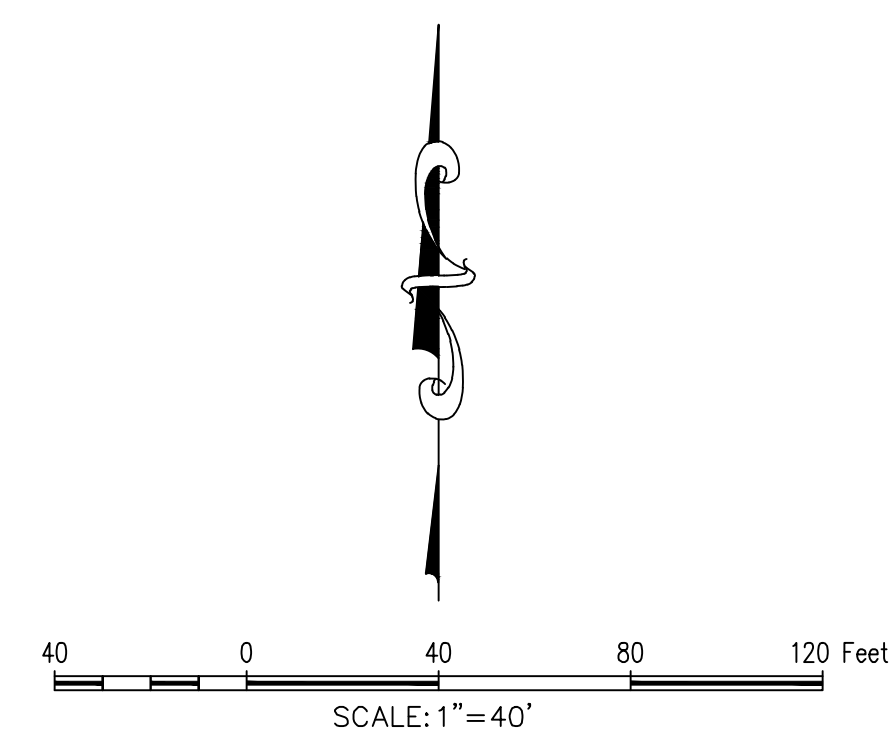
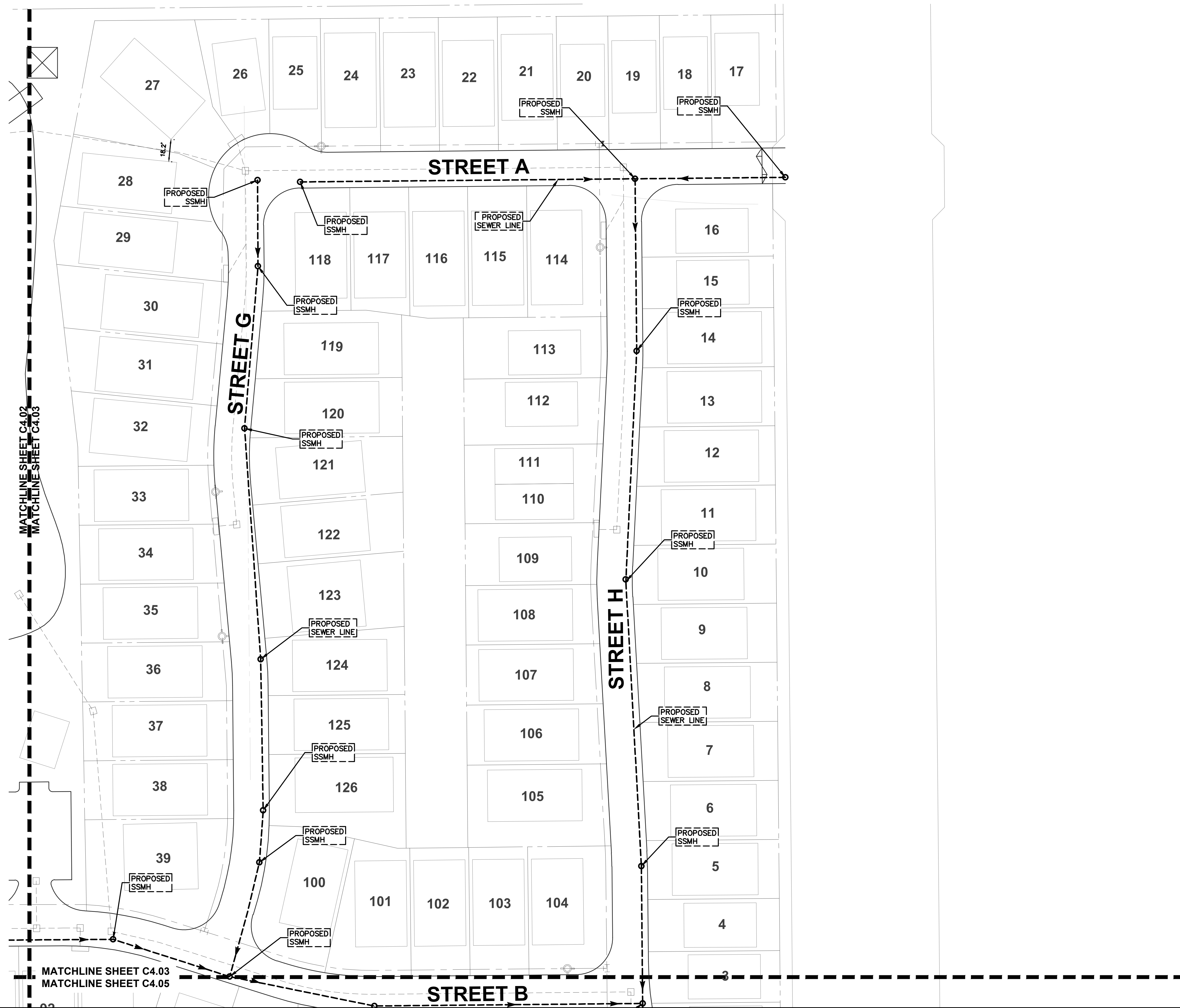
PRELIMINARY PLANS

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McADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE: 9/27/2022

Drawn By: DS
Date: 08/15/2022
Scale: 1" = 40'
Revisions:

2021310647

C4.02



McADAMS

LADERA TIMBERBROOK

LADERA TIMBERBROOK

41.217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

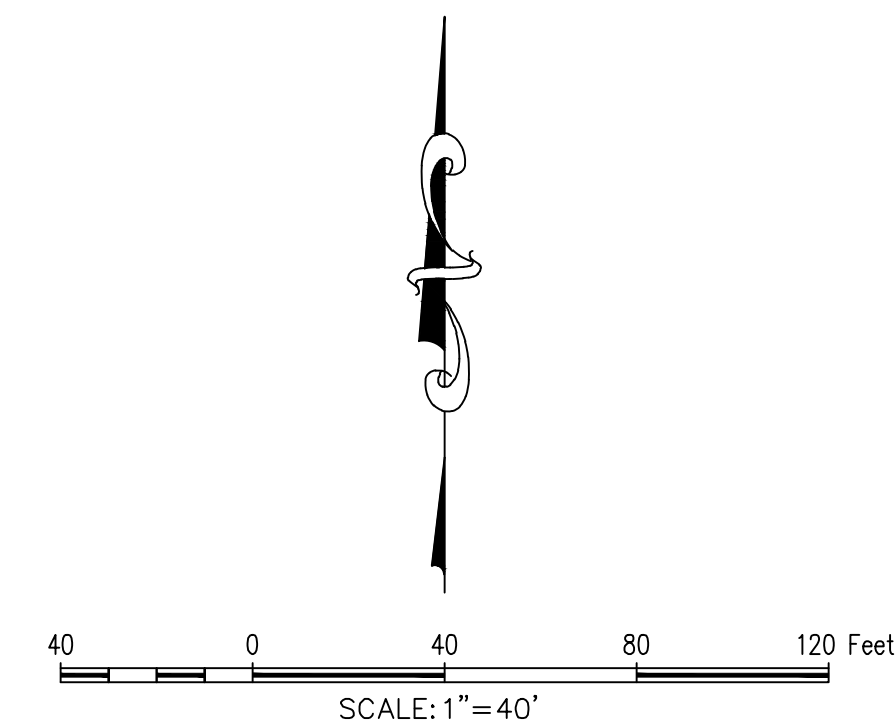
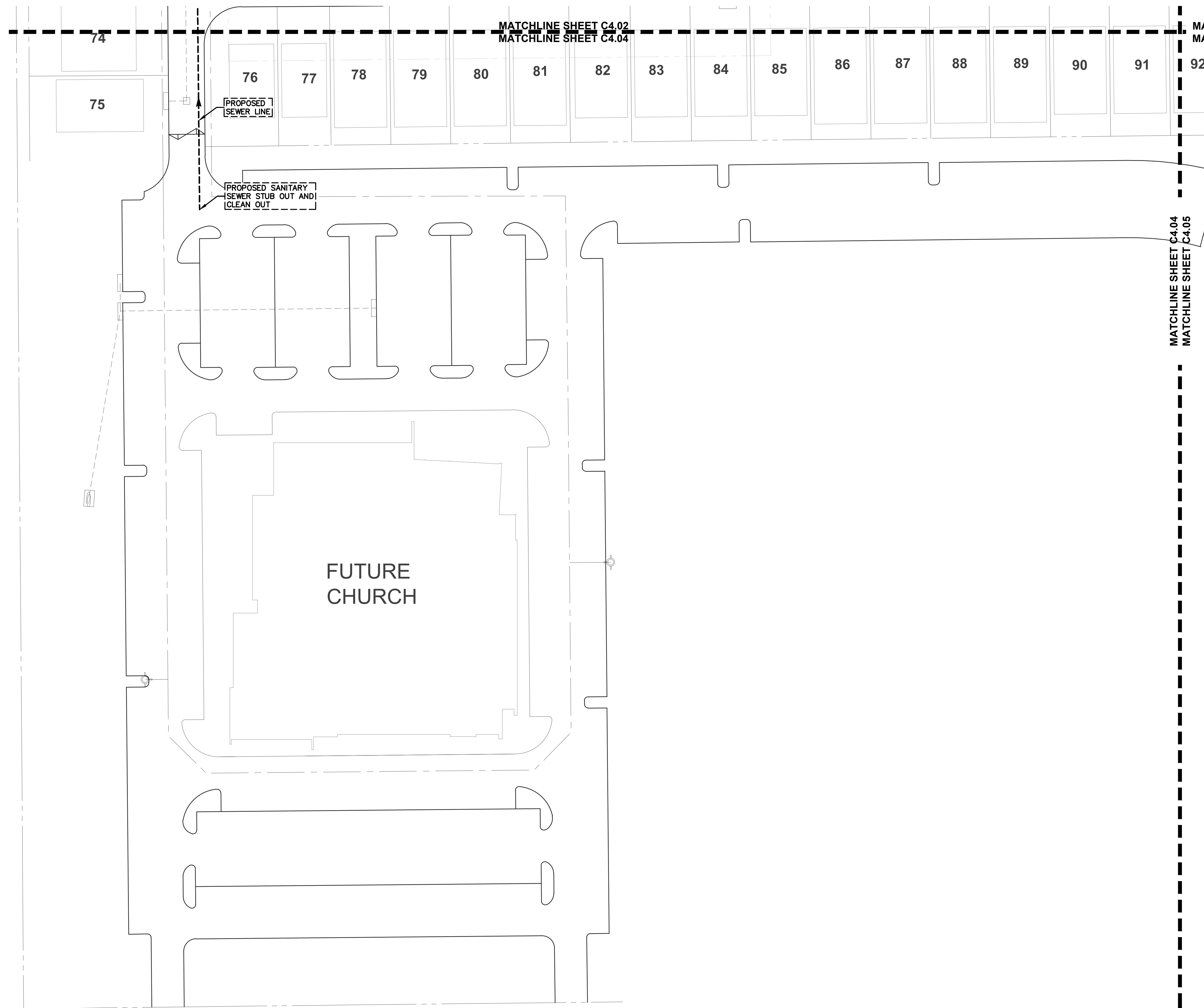
PRELIMINARY PLANS

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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
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DATE 9/27/2022

Drawn By: DS
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Scale: 1"=40'
Revisions:

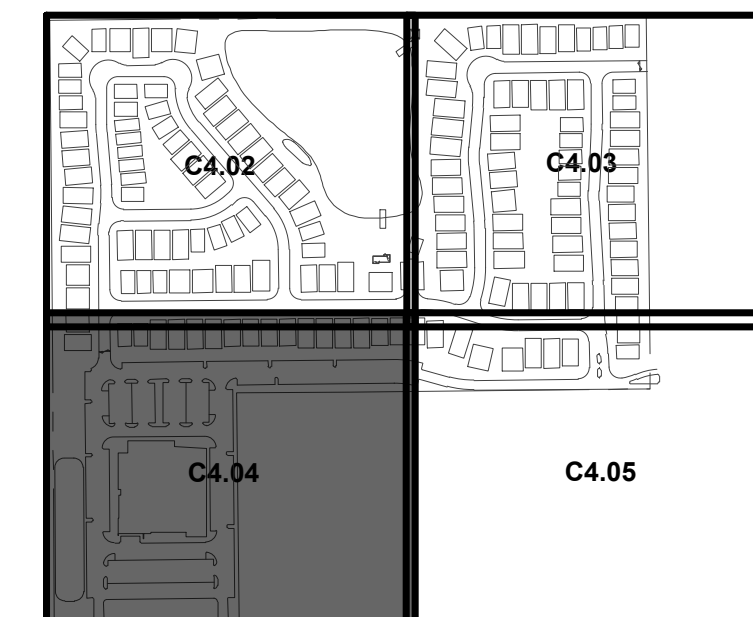
2021310647

C4.03



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN
DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE
NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,338,373.36,
Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'



VICINITY MAP 1" = 500'

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

**The John R. McAdams
Company, Inc.**
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BPE: 19762 TBPLS: 10194440
www.mcadamsco.com



LADERA TIMBERBROOK

LADERA TIMBERBROOK
412.17 Acres
in the
MARET GARNET SURVEY, ABSTRACT NO.
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

PRELIMINARY PLANS

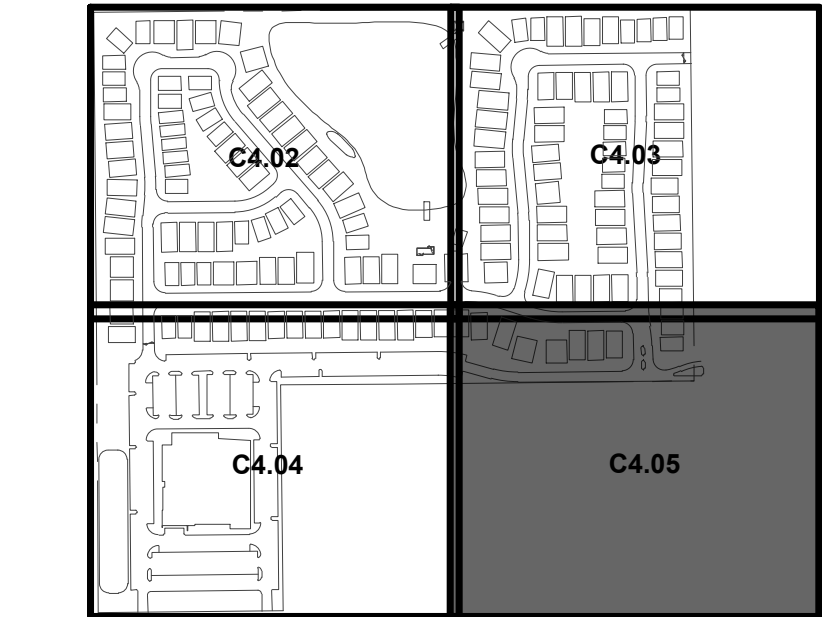
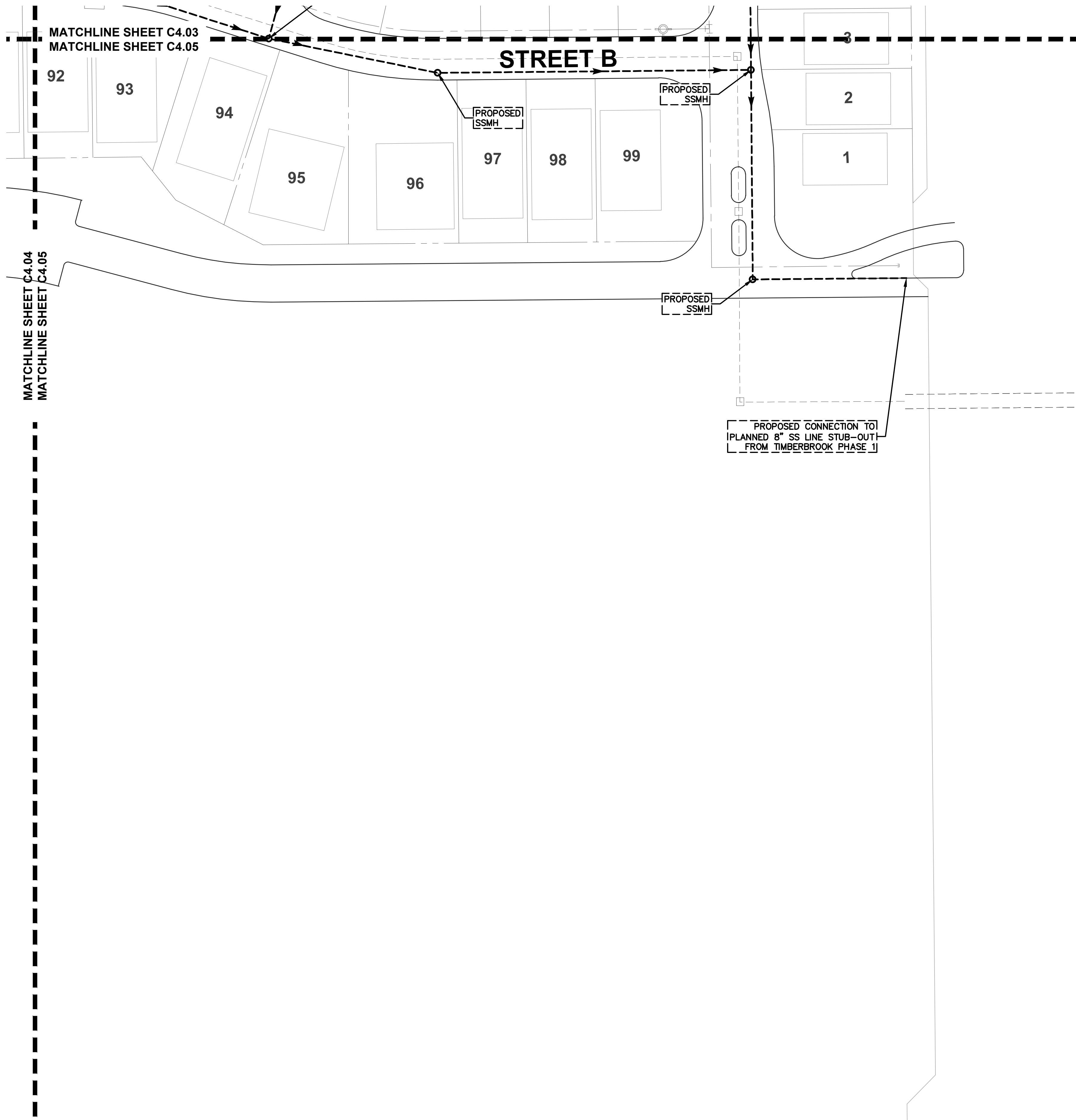
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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE 9/27/2022

Drawn By: DS
Date: 08/15/2022
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Revisions:

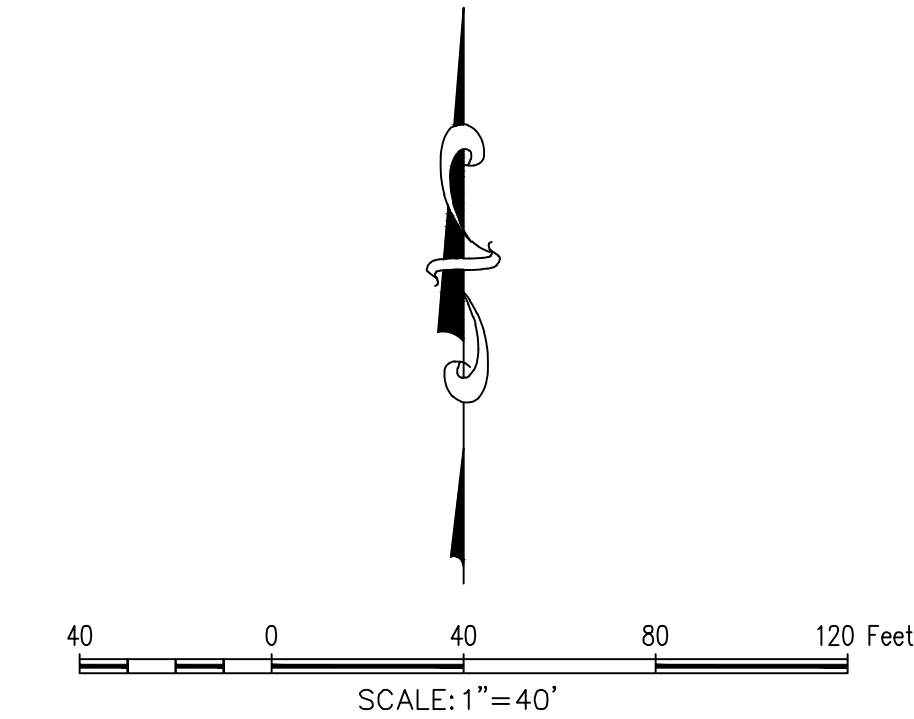
2021310647

C4.04

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9/27/2022 3:56 PM by McAdams



VICINITY MAP 1" = 500'



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com



LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

SANITARY SEWER PLAN

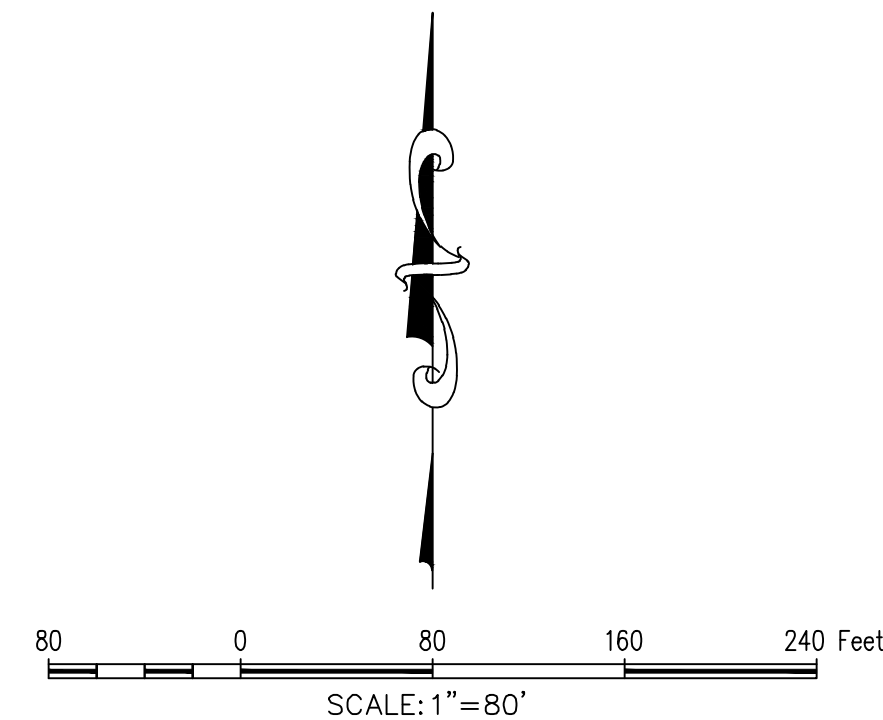
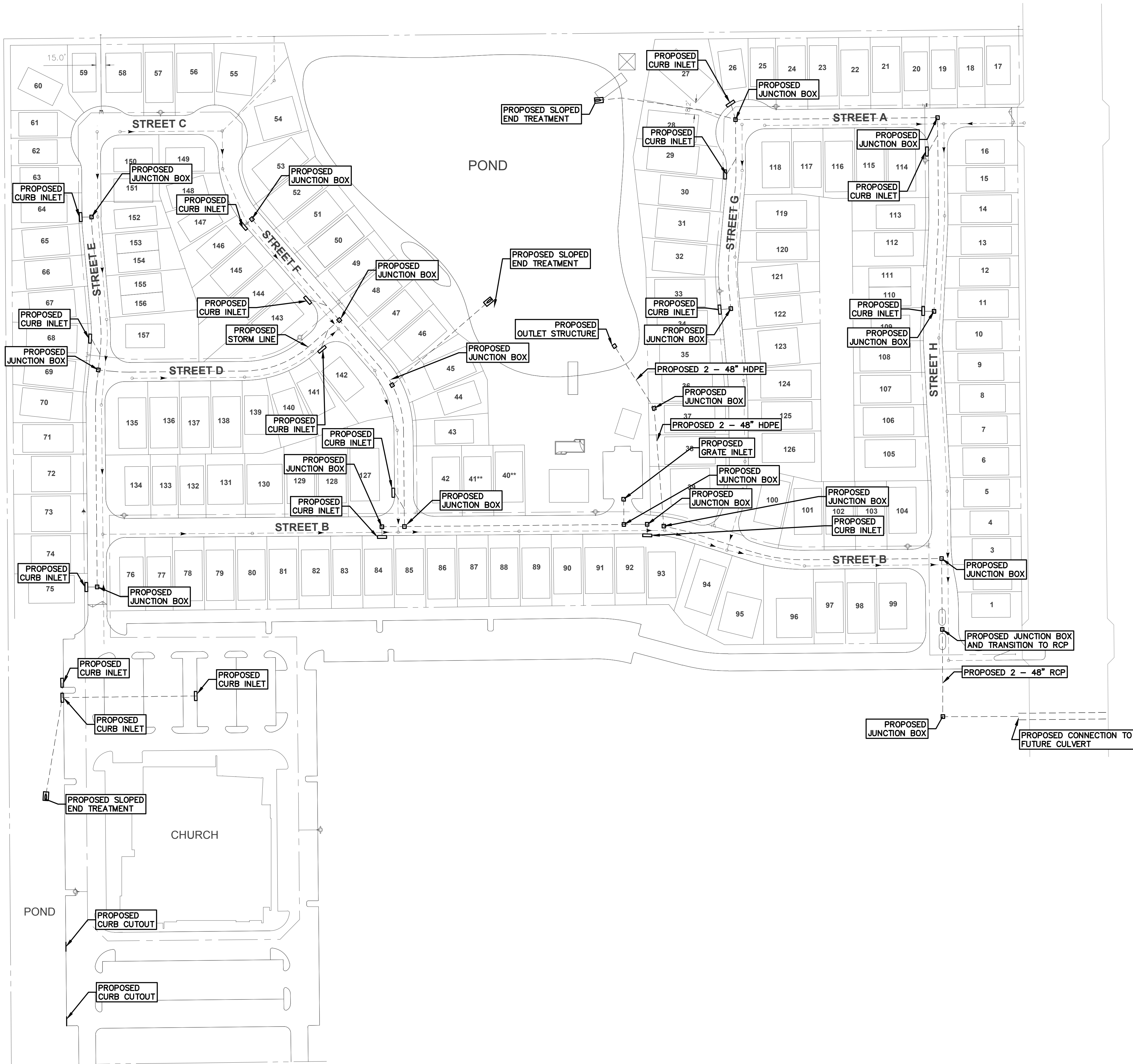
PRELIMINARY PLANS
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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE 9/27/2022

Drawn By: DS
Date: 08/15/2022
Scale: 1"=40'
Revisions:

2021310647

C4.05

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COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'

GENERAL NOTES

1. ALL STORM SEWERS ARE PRIVATE AND WILL BE MAINTAINED BY COA

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TBP L.S.: 10184440
www.mcadamsco.com



LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

OVERALL STORM PLAN

PRELIMINARY PLANS

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MCADAMS,
TBP#: 19762
DARREN ANDREWS,
P.E. #90067
DATE: 9/27/2022

Drawn By: DS
Date: 08/15/2022
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Revisions:

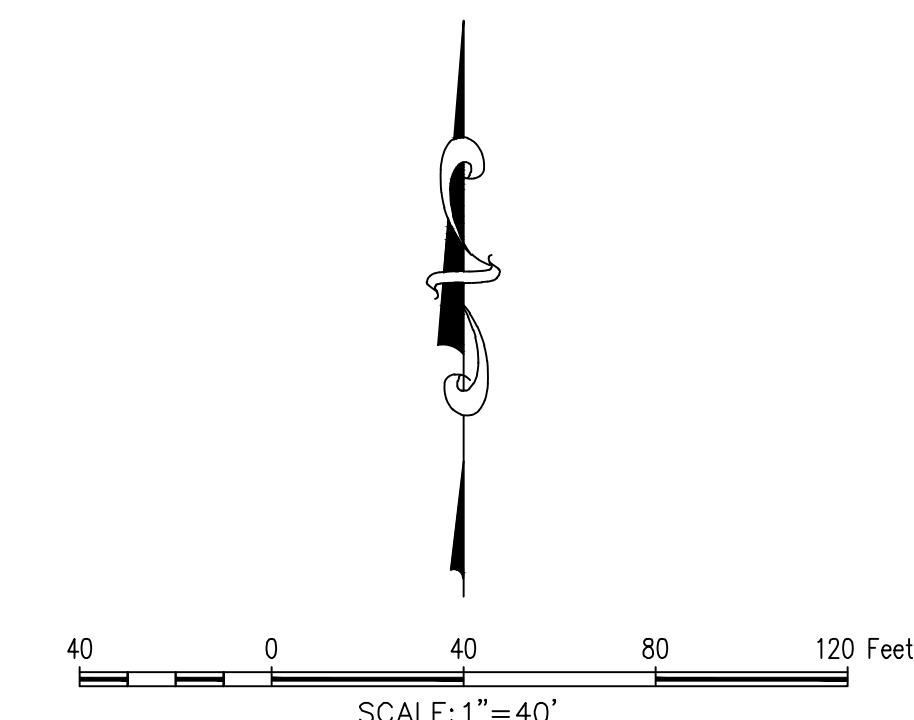
2021310647

C4.07

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

LADERA TIMBERBROOK

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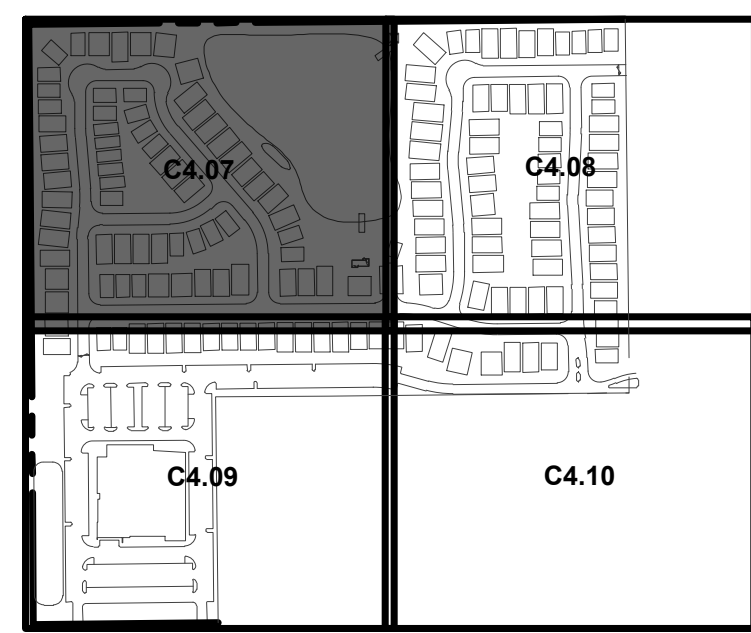


COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE, AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN, N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

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201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com



LADERA TIMBERBROOK

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS
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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE: 9/27/2022

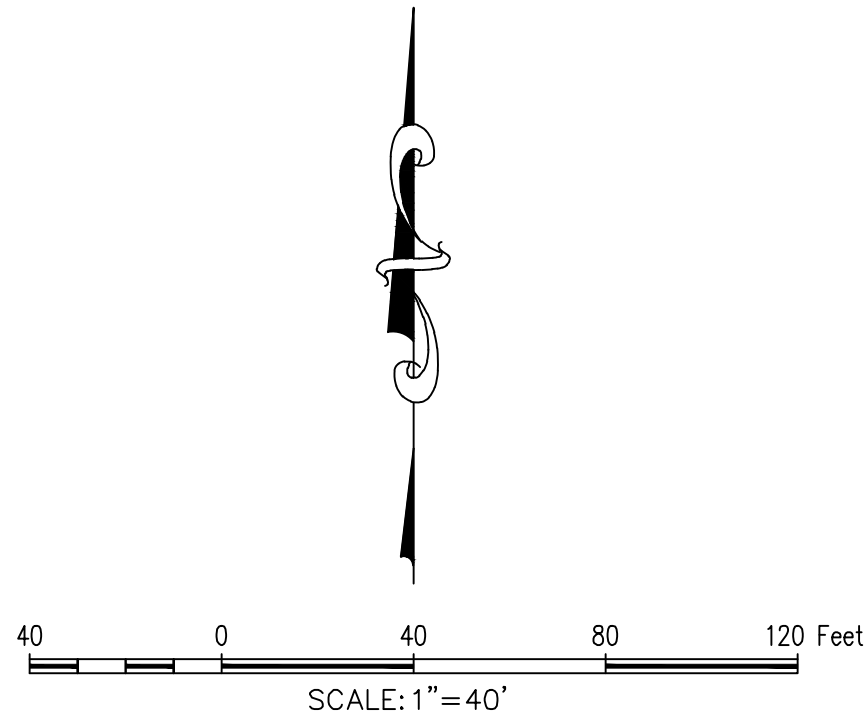
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Scale: 1"=40'
Revisions:

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OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

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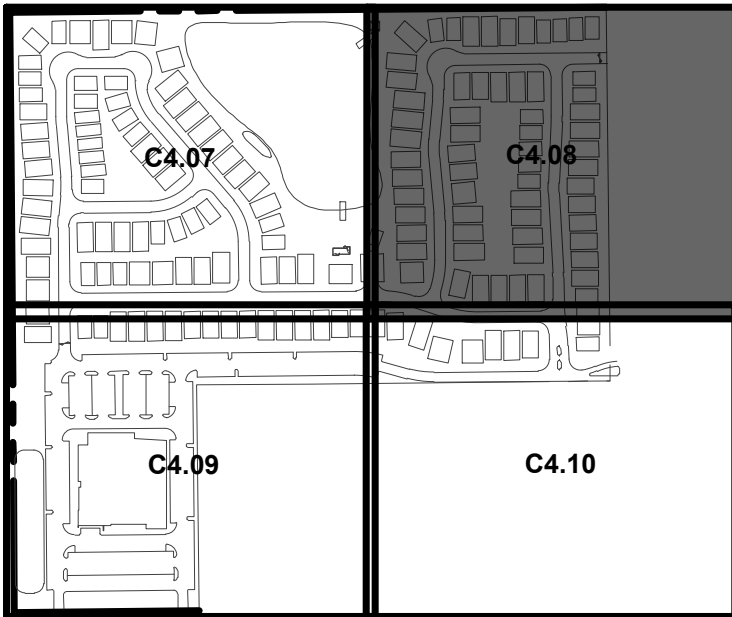


COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

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GENERAL NOTES

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VICINITY MAP 1" = 500'

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

The John B. McAdams
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Lewisville, Texas 75057
972.436.9712
201 County View Drive
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940.240.1012
TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com



LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

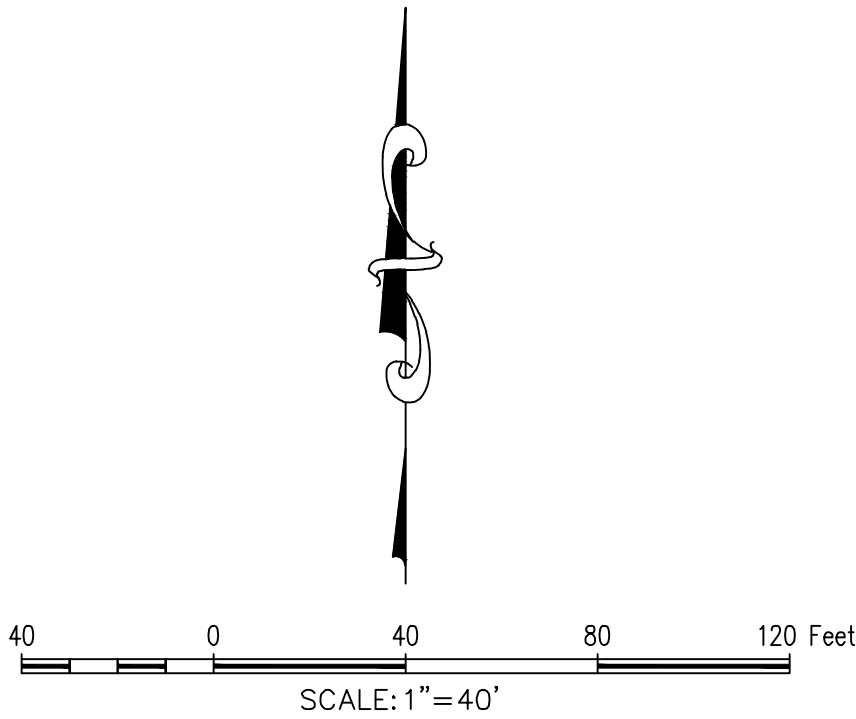
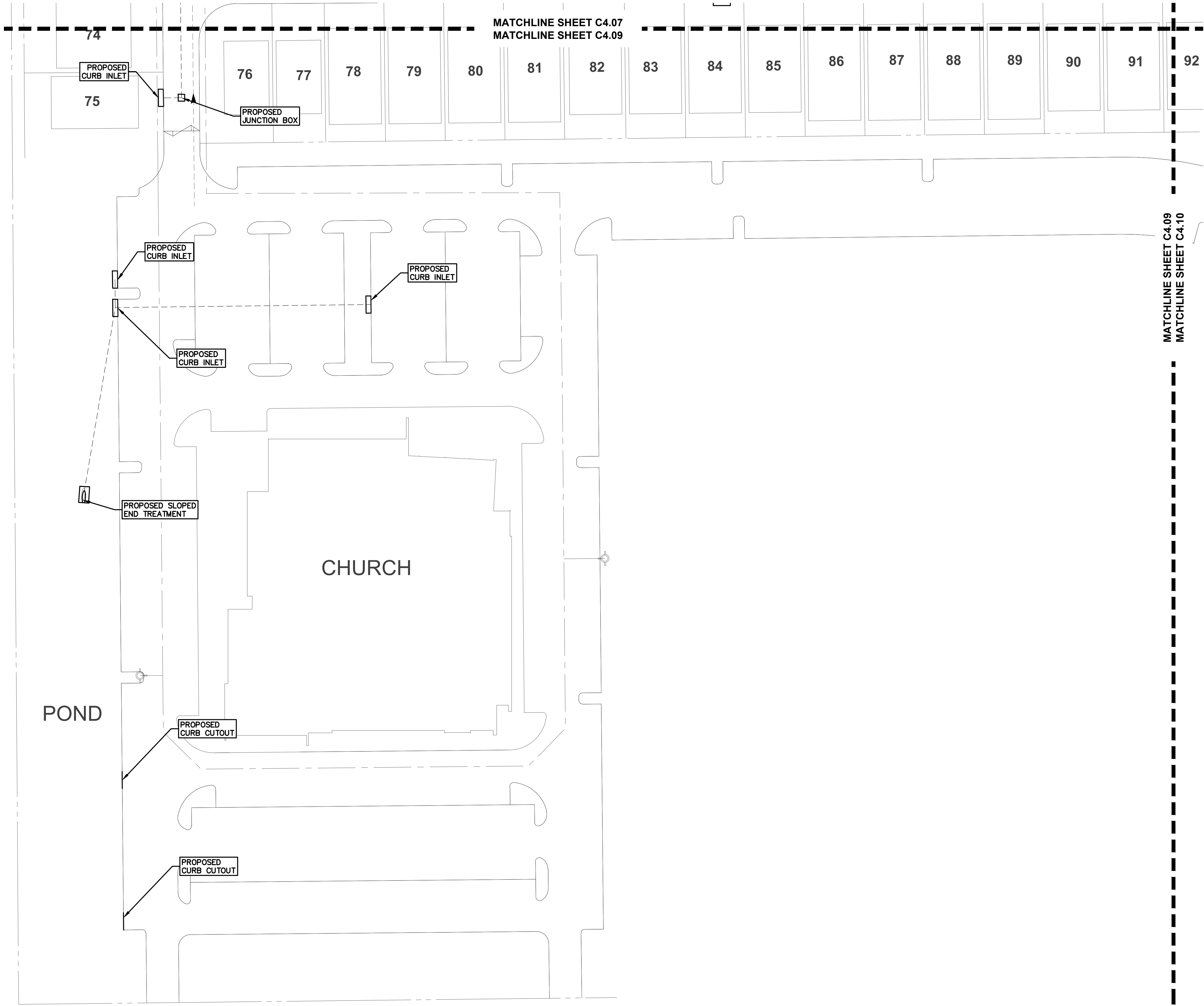
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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE: 9/27/2022

Drawn By: CR
Date: 08/15/2022
Scale: 1"=40'
Revisions:

2021310647

C4.08

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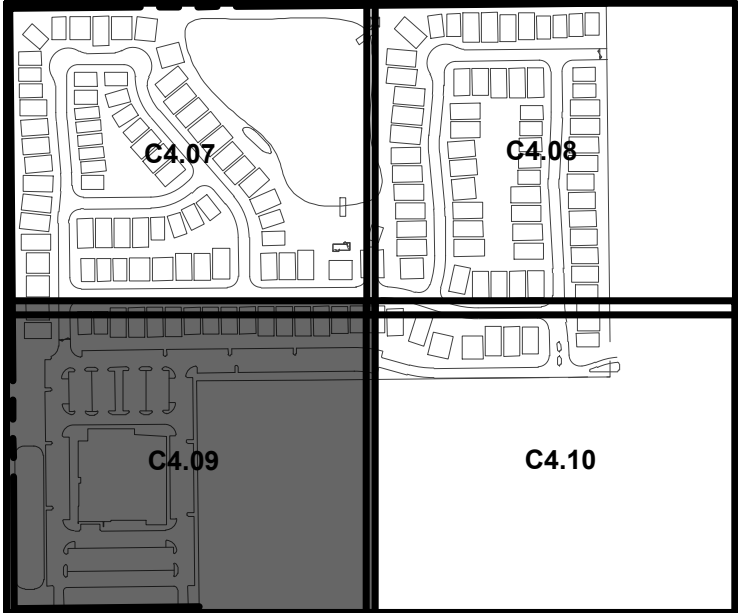


COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

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GENERAL NOTES

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VICINITY MAP 1" = 500'

OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com



MCADAMS

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

STORM SEWER PLAN

PRELIMINARY PLANS

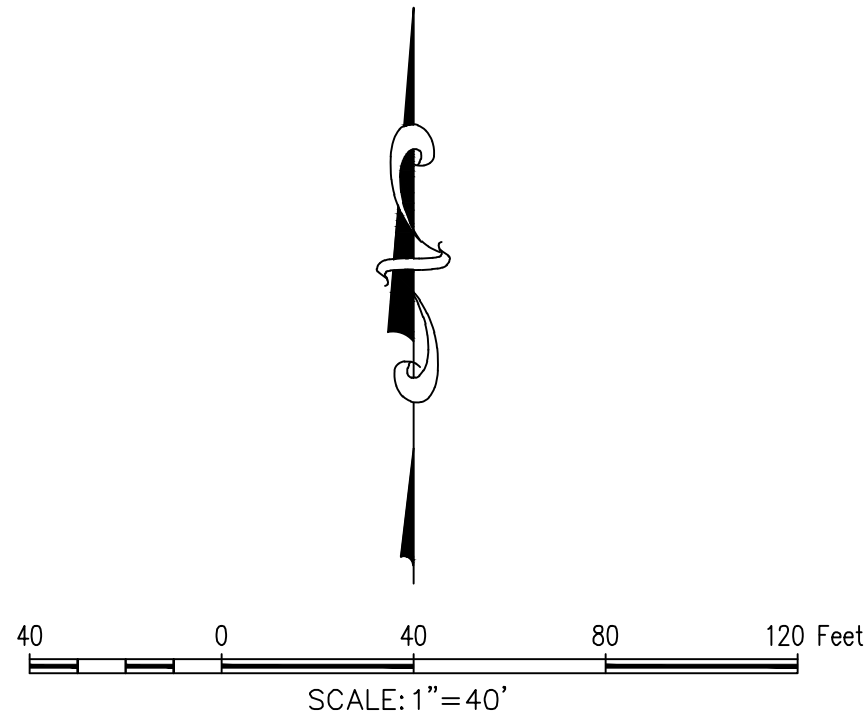
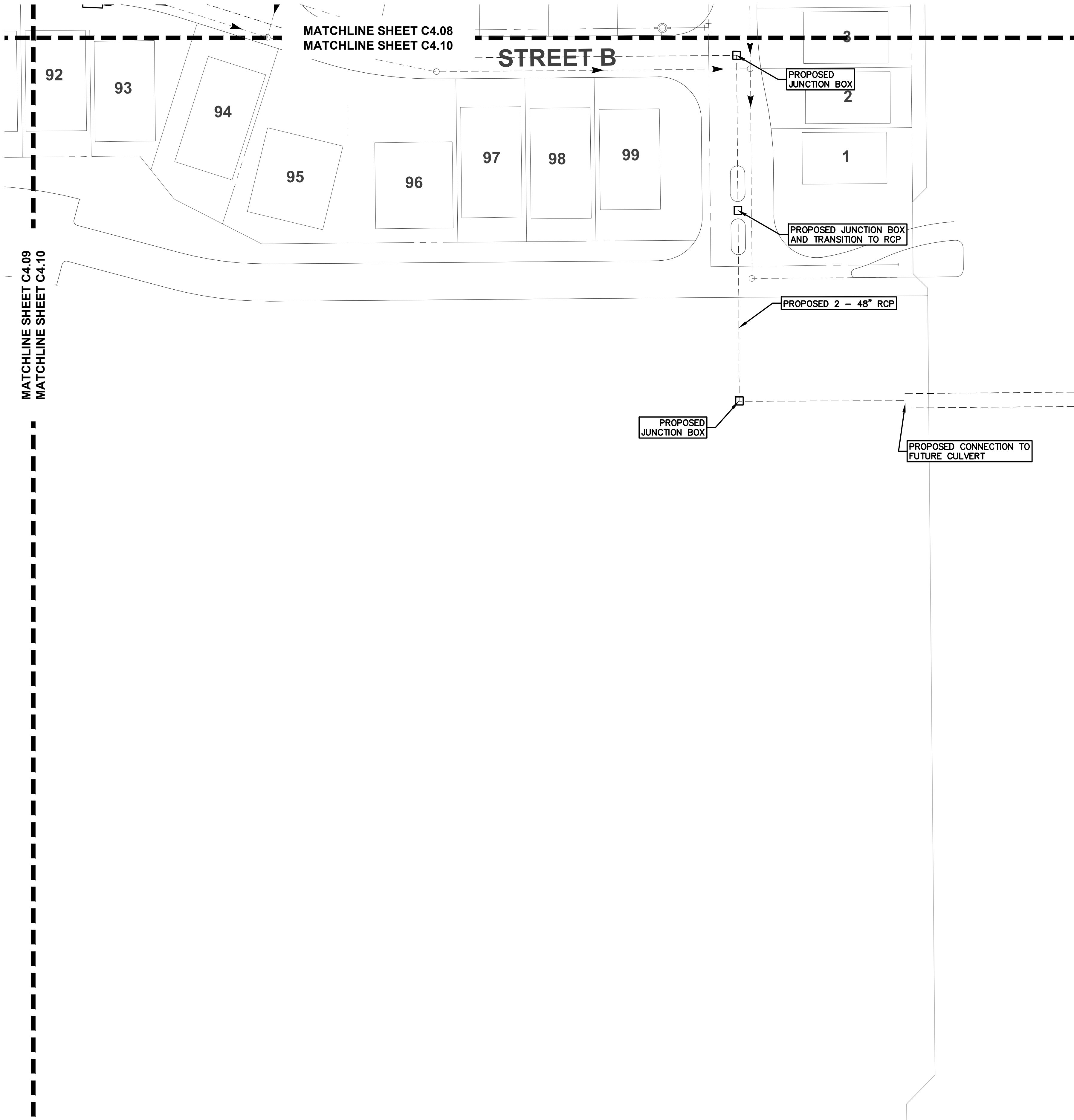
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Drawn By: CR
Date: 08/15/2022
Scale: 1"=40'
Revisions:

2021310647

C4.09

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9/27/2022 4:02 PM by McAdams



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

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GENERAL NOTES

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VICINITY MAP 1" = 500'

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INTEGRITY GROUP
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ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

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Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com



LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

STORM SEWER PLAN

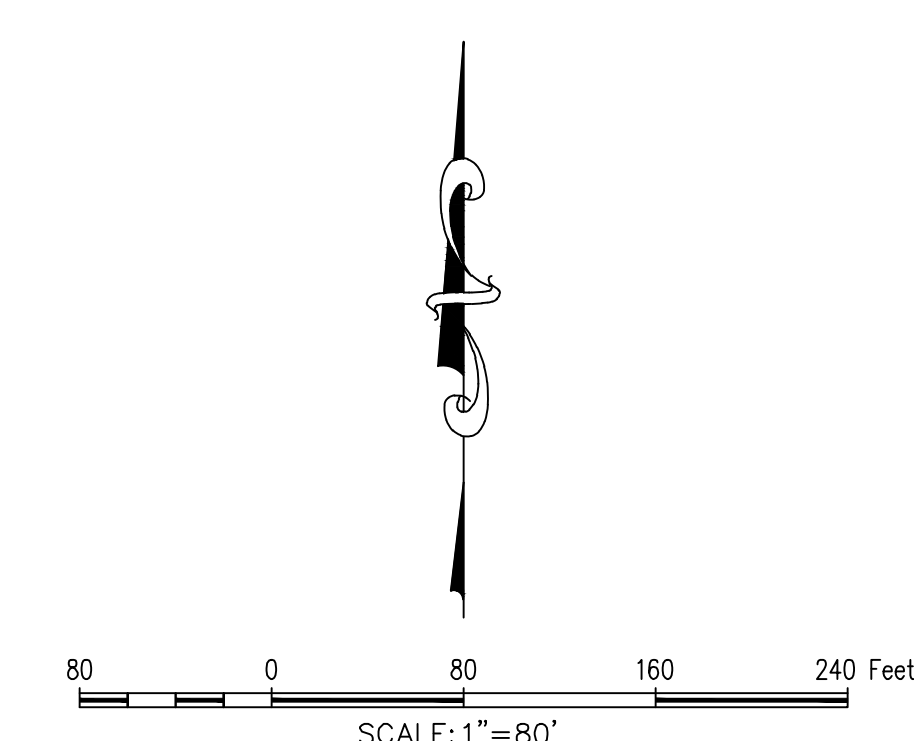
PRELIMINARY PLANS

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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE 9/27/2022

Drawn By: CR
Date: 08/15/2022
Scale: 1"=40'
Revisions:

2021310647

C4.10



1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'



McADAMS

LADERA TIMBERBROOK

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO.
CITY OF JUSTIN
DENTON COUNTY, TEXAS

OVERALL WATER PLAN

PRELIMINARY PLANS

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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE 9/27/2022

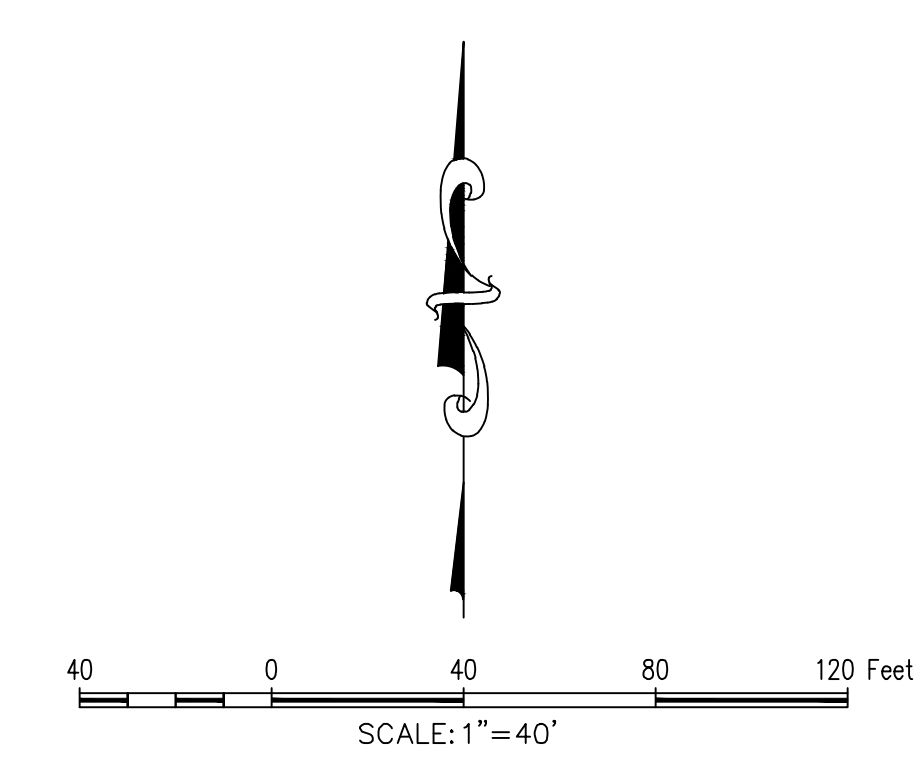
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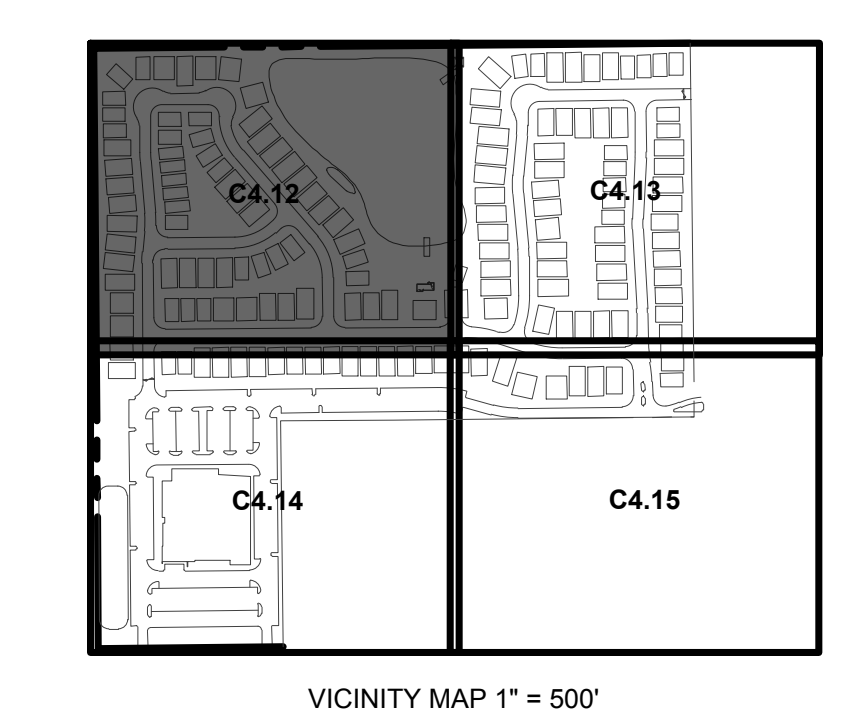
OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN


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COAST & GEODESY SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN
DRILL HOLE IN CONCRETE, AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE
NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN, N. 7,086,177.13, E. 2,338,373.36,
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1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE
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OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61



 **MCADAMS**

The John R. McAdams
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972.436.9712

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Roanoke, Texas 76262
940.242.1012

TPE: 87962 TMRCS: 70194440
www.mcadams.com

LADERA TIMBERBROOK
41217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS
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MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE 9/27/2022

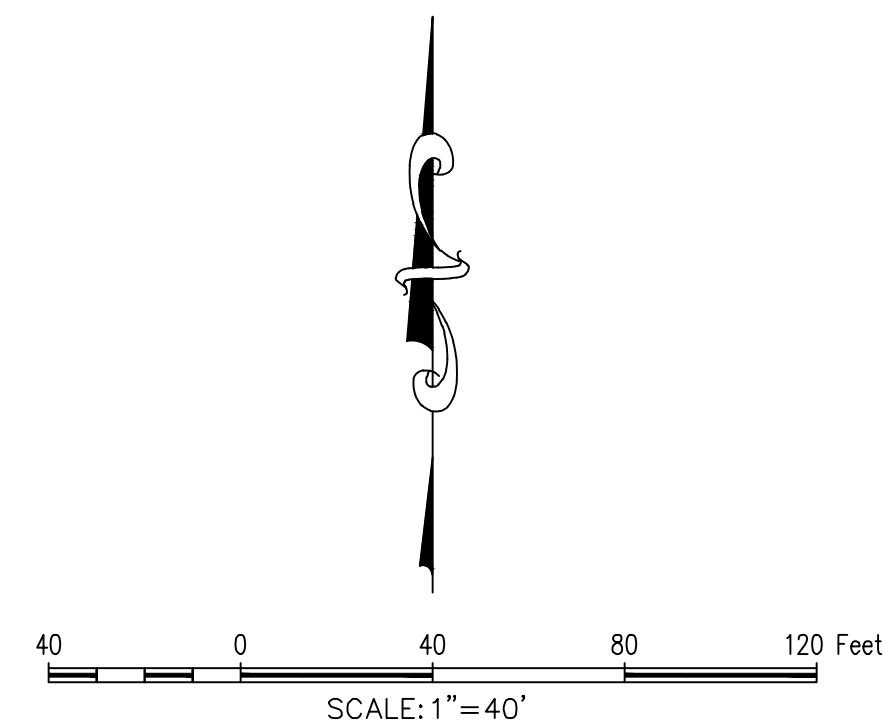
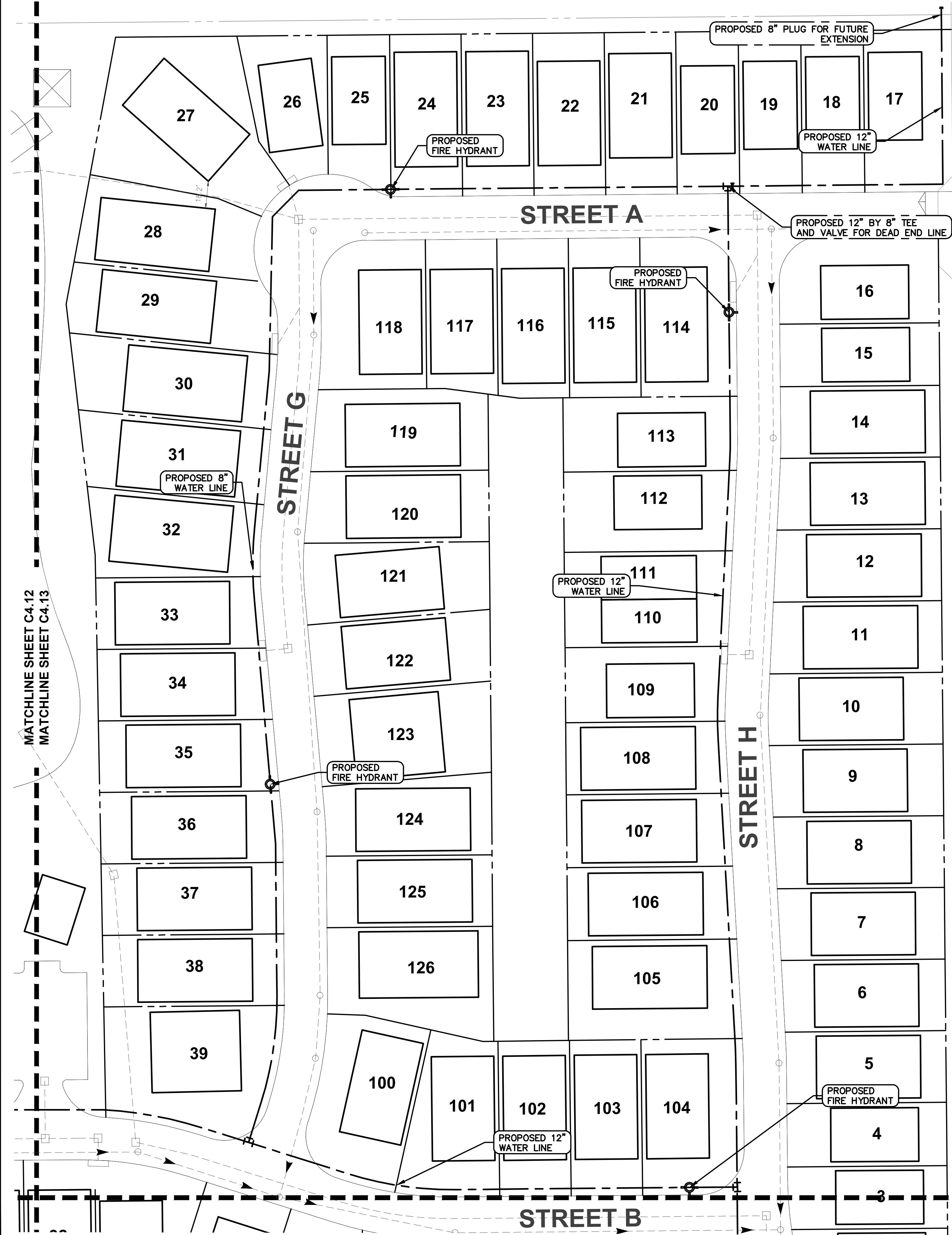
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C4.12

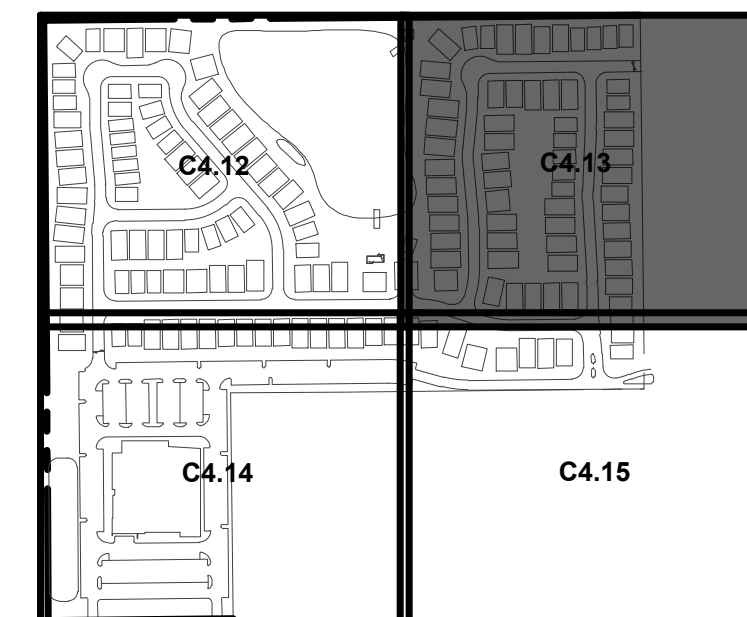
OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

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 Timberbrook\04-Production\Engineering\SHEETS\2021310647-02 WATER
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COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN
DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE
NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,338,373.36,
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VICINITY MAP 1" = 500'

**The John R. McAdams
Company, Inc.**
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194444
www.mcadamsco.com



MCADAMS

LADERA TIMBERBROOK

LADERA TIMBERBROOK

41.217 Acres
in the
MARGARET GARNET SURVEY, ABSTRACT NO. 439
CITY OF JUSTIN
DENTON COUNTY, TEXAS

WATER PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
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CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
MCADAMS,
TBPE: 19762
DARREN ANDREWS,
P.E. #90067
DATE 9/27/2022

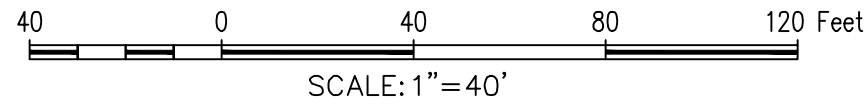
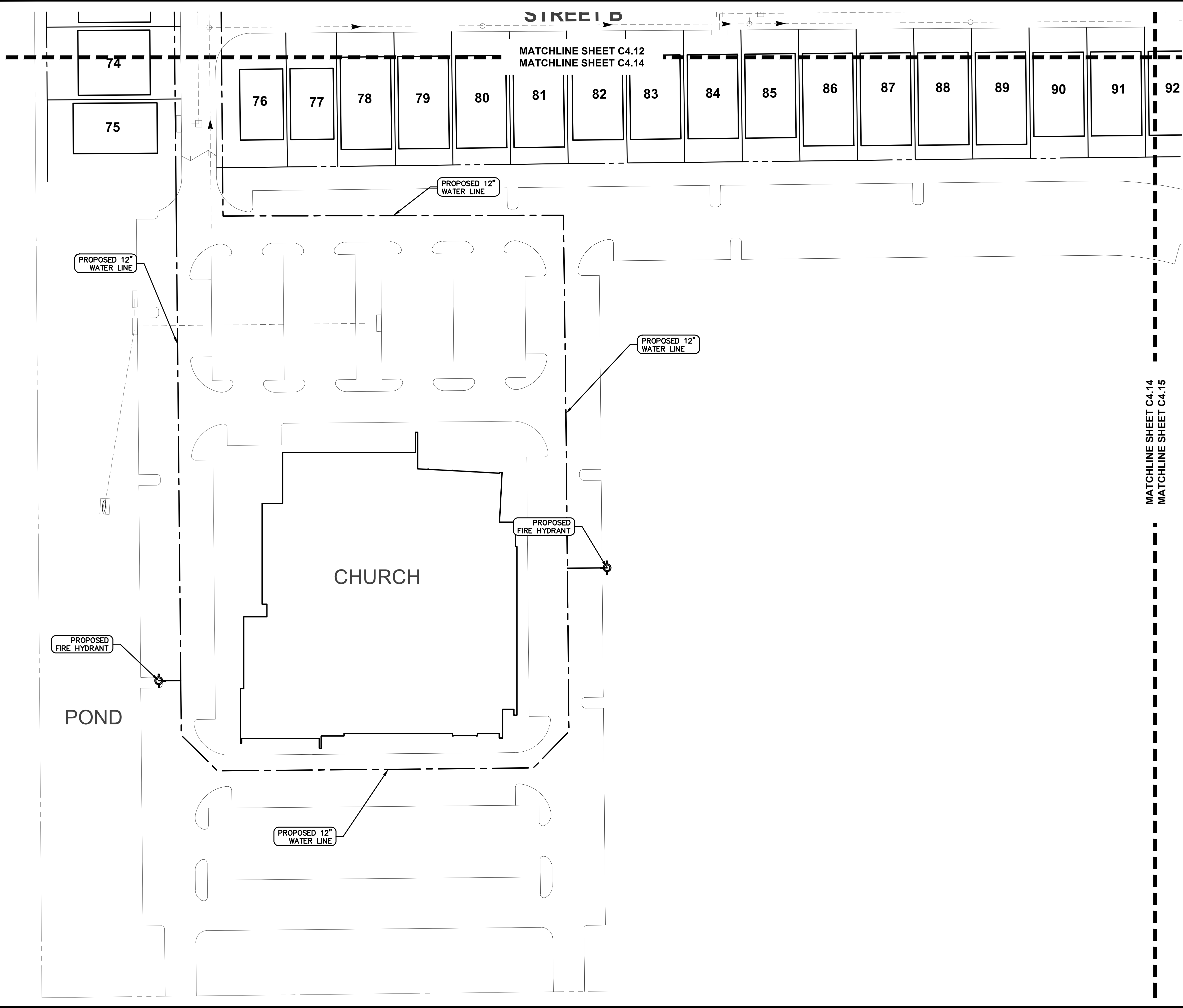
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Date: 08/15/2022
Scale: 1"=40'
Revisions:

2021310647

C4.13

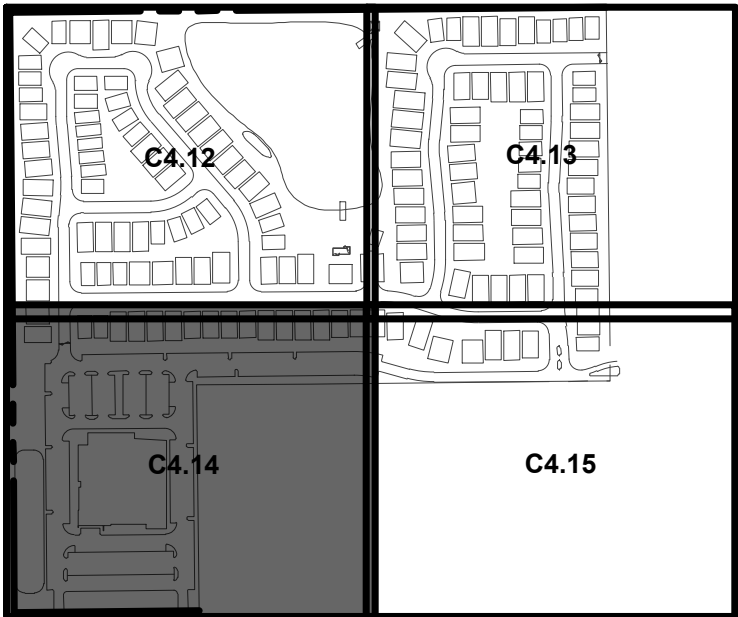
OWNER/DEVELOPER
INTEGRITY GROUP
361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

File: M:\Projects\1021310647\2021\2021\10647.dwg
Titleblock\Title-Production (Engineering) (SHEET)\1021310647-12 WATER
Date: 9/27/2022 4:06 PM by Darren Andrews, Sheet: 9/27/2022 4:03 PM by darren



COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945 1946 SET IN DRILL HOLE IN CONCRETE. AT WEST END OF THE SOUTH ABUTMENT OF BNSF RR BRIDGE NO. 371 B, 0.9 MILES NORTH OF THE CITY OF JUSTIN. N. 7,086,177.13, E. 2,336,373.36, Z. 627.43

1/2" CAPPED REBAR SET (CONTROL) LOCATED APPROXIMATELY 20' NORTH OF THE NORTH LINE OF F.M. 407 AND APPROXIMATELY 30' EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY. N. 7080934.9410, E. 2328774.6670, Z. 697.61'



OWNER/DEVELOPER
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361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

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TBPE: 19762 TBPLS: 10184440
www.mcadamsco.com

McADAMS

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DENTON COUNTY, TEXAS

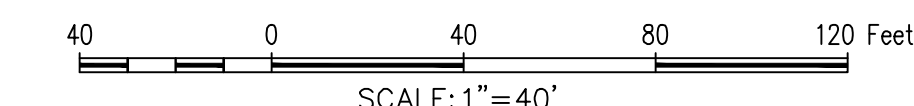
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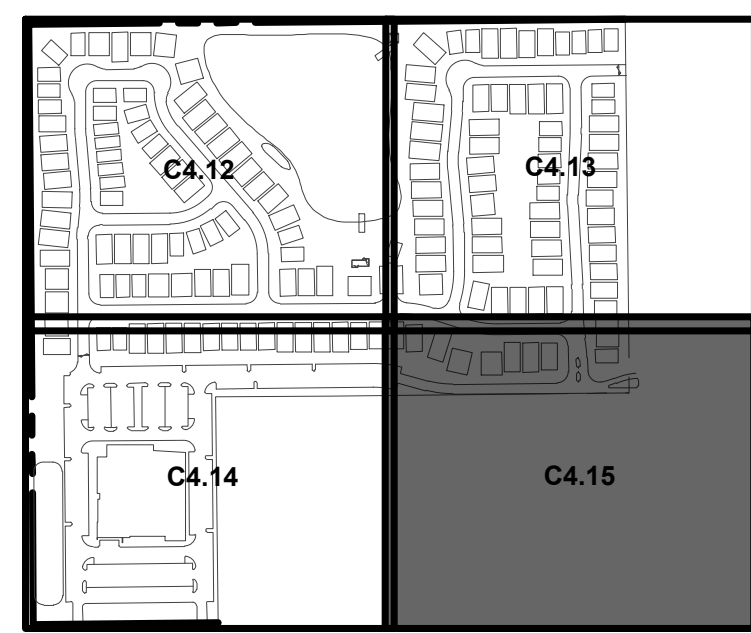
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COAST & GEODETIC SURVEY 1946 MONUMENT BRONZE DISK STAMPED K945. 1946 SET IN
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Z. 627.43

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VICINITY MAP 1" = 500'

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2021310647

C4.15

OWNER/DEVELOPER
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361 W BYRON NELSON BLVD STE. 104
ROANOKE, TX 76262
Ph. 817-430-3318
Contact: JOHN DELIN

File: N:\Projects\ITC\2021\2021310647
Timberbrook (04-Production\Engineering\SHEETS\2021310647-U2 WATER
Plotted: 9/27/2022 4:06 PM, by Daniel Simonds; Saved: 9/27/2022 4:03 PM, by dsimonds

Ladera Timberbrook Trip Generation per ITE Trip Generation Manual 11th Edition										
ITE #	Use	Quantity	Unit	Weekday	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total	In	Out	Total	In	Out
251	Senior Adult Housing -Detached	157	Dwelling Units	869	78	34	44	96	54	42

Milestone Church Trip Generation per ITE Trip Generation Manual 11th Edition													
ITE #	Use	Quantity	Unit	Weekday	Weekday AM Peak Hour			Weekday PM Peak Hour			Sunday Peak Hour		
					Total	In	Out	Total	In	Out	Total	In	Out
560	Church	53	1000 Sq. Ft Gross Floor Area	337	36	20	16	33	19	14	510	245	265

~~CONFIDENTIAL~~
INTEGRITY GROUP
3667 W 37TH AVE SUITE 104
RENO, NV 89502
PH: 775-333-3338
Contact: JOE N. BEHN

Drawn By: DS
Date: 08/15/2022
Scale: N/A
Revisions:

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TPBE: 19762 TPBLS: 10194440
www.mcadamsco.com

TRIP GENERATION

2021310647

C5.01

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #3

Title: Consider and take appropriate action regarding the Justin Heritage Foundation brick fundraiser.

Department: Administration

Contact: Director of Strategic Services, Abbey Reece, City Manager, Chuck Ewings

Recommendation:

Background: The Justin Heritage Foundation would like to continue the discussion regarding a brick fundraiser and suggest locations within the community.

Members of the foundation will be present at the meeting to discuss this in further detail and answer questions from the council.

During the last discussion, Council had concerns that the Parks Board planned a similar fundraiser by selling bricks. The Parks Board has decided to not sell bricks and will raise funds through other means.

City Attorney Review: N/A

Attachments:

1. Brick Mockups

POSTGRADUATE STUDENTSHIP PLAN

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Journal of Internal Medicine 247: 105-111

[illegible]

GWIN

ASSANTE FAMILY
SCOTT & KATHY
RACHEL & ETHAN

ADA
JARVIS

IN RE
TH

THE
KESSENICH
FAMILY

AARON & JILL
JACK ~ KALI ~ ADAM
KORTHAS ~ 2017

HAPPILY
EVER
DAUPHIN

BAKER FAMILY
RICKY, KRIST
LILLIAN AND JA

D.D. BRAY "GEE"
CARSON, BRENDON,
THOMAS, HUDSON, LULU

THE WATERS FAMILY
DANIEL, JASMINE,
SYDNEY, AND MAKENA

GA

MARY AND JH JONES
PEARLE JONES BROWN
OLIVER JONES
EDYTHE J. MILLIGAN
GEORGE R. JONES

BAILEY, MARY
JESSI, STEVE & VIC
WATERMARK FAMILY

MEMORY OF
JANET FAYE DE MENT
1-18-42-6-25-11

ROBERT K
ZIMMERM
MADISON AL

THE SHINSKY FAMILY
ADAM, BRÖK, PALMER
& BARRETT

CLEATIUS AND
PHYLLIS
COPELAND

IN HONOR OF DAD
YOU LIVE IN OUR
HEARTS

PAUL AND ROBIN

DYLAN ORBAN

THE PADILLA'S

IN LOVING
MY MOTHER
GRACE A

IN MEMORY OF





City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #4 (Possible Action)

Title: Consider and take appropriate action to award contract to Atlas Supply Co. in the amount of **\$2,612,769.75** the AMR meter replacement program.

Department: Administration

Contact: Public Works Director, Josh Little

Recommendation: Staff Recommends Award Contract as Presented.

Background:

This project is proposed to replace existing water meters with meters that can communicate real time utilizing cellular service. This will remove the requirement to read meters and provide customers with real time usage, also, to track and leaks or other increases in demand.

This project is proposed to be funded utilizing low interest SWIFT funding provided by the Texas Water Development Board.

City Attorney Review: N/A

Attachments:

- Recommendation Letter
- Bid Tabulation
- Eye On Water Info. Sheets
- Meter Spec. Sheets



December 2, 2022
PK No.: 3340-20.480

Mr. Chuck Ewings
City Manager
CITY OF JUSTIN
415 N. College Avenue
Justin, Texas 76247

Re: **SWIFT SMART WATER METER REPLACEMENT – SWIFT 22-01**
TWDB PROJECT NO. 51045; CID 03
RECOMMENDATION OF AWARD
Justin, Denton County, Texas

Dear Mr. Ewings:

BID RESULTS

Attached is the Bid Tabulation for the bids received November 17, 2022 for the referenced project for your use.

The lowest bid received for the project was from Atlas Utility Supply Company. Based on the estimated quantities in the Bid Proposal and the unit prices bid by Atlas Utility Supply Company, Inc, the total amount of the bid was \$8,094,236.50. However, after looking at the estimated quantities in the Bid Proposal, the amount was lowered for contract award to **\$ 2,612,769.75**. This revised Bid Tabulation is also attached as revised bid quantities.

CONTRACTOR QUALIFICATIONS

Atlas Utility Supply Company, Inc. provided a list of experience and references for this project. Pacheco Koch called some of the various references and verified experience and the references' opinion of the work performed by the contractor.

RECOMMENDATION

Based on the information we have received to date, we see no reason not to award a contract for the referenced project to Atlas Utility Supply Company for the bid amount of **\$2,612,769.75**.

Should you have any questions about the information contained herein, please do not hesitate to call.

A handwritten signature in blue ink, appearing to read 'C. Cha', written over a horizontal line.

Christopher J. Cha, P.E.

Attachments:
Bid Tabulation
Xc: File

CITY OF JUSTIN
BID TABULATION
**SWIFT Water Meter Replacement
SWIFT 22-01**
**BIDS OPENED: November 17, 2022
2:00 PM**

Atlas Utility Supply
2301 Carson Street
Fort Worth, TX 76117

No.	DESCRIPTION	BID QTY	UNIT	UNIT PRICE	TOTAL AMOUNT
1	Contingency Allowance for Water Items	1	LS	\$ 125,000.00	\$ 125,000.00
2	Mobilization	1	LS	\$ 99,925.00	\$ 99,925.00
3	Traffic Control	1	LS	\$ 17,250.00	\$ 17,250.00
4	Temporary Erosion, Sedimentation And Water Pollution Prevention (SWPPP)	1	LS	\$ 5,750.00	\$ 5,750.00
5	Project Sign	2	EA	\$ 1,725.00	\$ 3,450.00
6	5/8"x 3/4" Water Meter Replacement	2,250	EA	\$ 60.00	\$ 135,000.00
7	1" Water Meter Replacement	50	EA	\$ 60.00	\$ 3,000.00
8	1 1/2" Water Meter Replacement	5	EA	\$ 290.00	\$ 1,450.00
9	2" Water Meter Replacement	50	EA	\$ 320.00	\$ 16,000.00
10	5/8"x 3/4" Water Meter (Meter Only)	2,250	EA	\$ 365.15	\$ 821,587.50
11	1" Water Meter Replacement (Meter Only)	50	EA	\$ 515.70	\$ 25,785.00
12	1 1/2" Water Meter Replacement (Meter Only)	5	EA	\$ 764.20	\$ 3,821.00
13	2" Water Meter Replacement (Meter Only)	50	EA	\$ 1,102.89	\$ 55,144.50
14	Install Cellular Endpoints on Existing Water Meters	30	EA	\$ 281.15	\$ 8,434.50
15	AMR Software and Integration and Training	1	LS	\$ 43,675.00	\$ 43,675.00
16	Customer Billing System Software and Integration and Training	1	LS	\$ 14,000.00	\$ 14,000.00
17	AMR Software Onsite Technical Support	1	LS	\$ 19,500.00	\$ 19,500.00
18	Customer Billing System Software Onsite Technical Support	1	LS	\$ -	\$ -
19	3/4" and 1" Service Water Meter Box with AMR Lid	2,300	EA	\$ 182.95	\$ 420,785.00
20	1 1/2" & 2" Service Water Meter Box with AMR Lid	55	EA	\$ 346.50	\$ 19,057.50
21	5/8" - 1" Excavate and Raise Water Meter	2,300	EA	\$ 897.95	\$ 2,065,285.00
22	5/8" - 1" Angle Stop Remove/Replace	2,300	EA	\$ 431.25	\$ 991,875.00
23	5/8" - 1" Replumb Meter	2,300	EA	\$ 535.90	\$ 1,232,570.00
24	5/8" - 1" Repair Line Break	2,300	EA	\$ 558.00	\$ 1,283,400.00
25	1 1/2" & 2" Excavate and Raise Water Meter	55	EA	\$ 3,245.30	\$ 178,491.50
26	1 1/2" & 2" Angle Stop Remove/Replace	55	EA	\$ 885.00	\$ 48,675.00
27	1 1/2" & 2" Replumb Meter	55	EA	\$ 1,525.00	\$ 83,875.00
28	1 1/2" & 2" Repair Line Break	55	EA	\$ 1,725.00	\$ 94,875.00
29	Topsoil and Block Sodding	8,000	SY	\$ 17.25	\$ 138,000.00
30	6" Concrete Driveway Repair	500	SY	\$ 212.75	\$ 106,375.00
31	6" Asphalt Driveway Repair	200	SY	\$ 161.00	\$ 32,200.00
					\$ -
					\$ -
	TOTAL BID				\$ 8,094,236.50
	5% BID SECURITY			5% BOND	
	ADDENDA ACKNOWLEDGED			1, 2	

GETTING STARTED IS AS EASY AS 1, 2, 3

A minimum of 72 hours after the meter installation is completed, residents can sign up for an eyeonwater.com account.

1

Create an account at eyeonwater.com/signup using your zip code and water billing account number.

Steps to Create an EyeOnWater Account

1. Enter your service or billing address ZIP/Postal Code.
2. Enter your account number as it appears on your water bill. Don't have a copy of your water bill? Contact your utility.

SAMPLE WATER BILL

CUSTOMER NAME	SERVICE LOCATION	ACCOUNT NUMBER
JOHN SMITH	123 MAIN STREET	0000002 189
DUE DATE		CURRENT CHARGE
01/15/2014		\$45.00

3. Enter and confirm your email address.
4. Create and confirm your password.
5. Read and accept the [Terms of Use](#).
6. Verify your email address in the confirmation email.
7. Enjoy using EyeOnWater!

Service or Billing ZIP/Postal Code:

Service or Billing ZIP/Postal Code

Account Number:

Enter your Account Number

Some utilities use a customer number, others omit hyphens, trailing zeros and non-numeric characters. When in doubt, consult your utility to learn which number to use when creating an EyeOnWater account.

Next

Already have an account? Sign in here.

GET IN TOUCH

PUBLIC WORKS DEPARTMENT
1813 RELIANCE PARKWAY
(817) 952-2200



CUSTOMER SERVICE

2000 FOREST RIDGE DRIVE
(817) 952-2112

**WANT FURTHER ASSISTANCE?
CONTACT US VIA EMAIL:**

PW.PERMITS@BEDFORDTX.GOV



STAY SMART

EYEONWATER.COM

WHAT IS EYEONWATER?

Eyeonwater is a website that allows consumers to monitor their water usage. City meters are currently being upgraded to Automated Meter Reading Systems.

This new technology transmits consumption data every 24 hours and the data can be viewed on the Eyeonwater.com website. Consumers can set leak alerts and monitor their usage. See "Setting a Leak Alert".

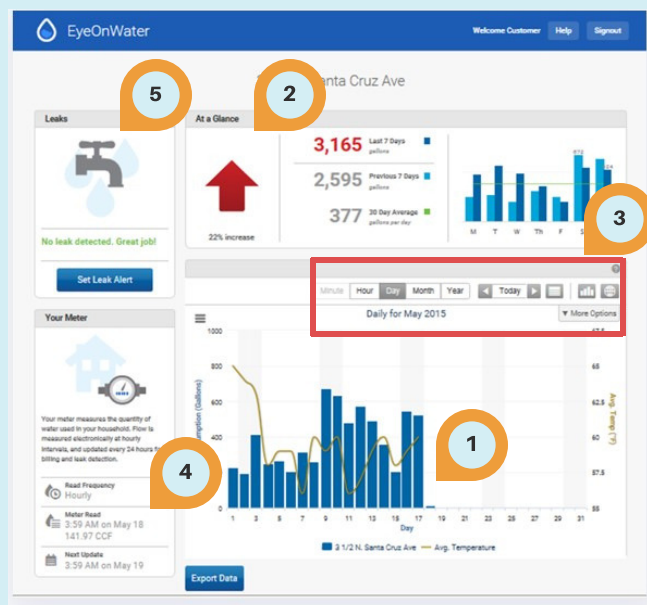
To create an account on Eyeonwater.com, the water billing account number, zip code and a valid email are required.

EYEONWATER CONSUMER BENEFITS

- Ability to monitor consumption
- Set leak alerts with text and/or email notifications
- Early leak detection reduces water loss and billing cost.
- Data consumption updates are transmitted every 24 hours.
- See how weather affects usage.

WHAT IS A CONTINUOUS FLOW?

Water flowing through the meter non-stop is classified as continuous flow. Leak alerts can be set to notify the consumer of a potential detected leak. Alerts can be in the form of a text and/or email notification.



- 1 A bar graph displays consumption by year, month, day, hour or minute.
- 2 The "At A Glance" area shows consumers a quick reference of consumption.
- 3 These icons allow consumers to view a specific date range or time period.
- 4 Date and time of the "Next upload" of consumption is posted here.
- 5 Set leak alerts and monitor leaks at the faucet icon. See "Setting a Leak Alert" on the next page.

SETTING A LEAK ALERT

1 Click on **Set Leak Alert**

2 Set expected flow type for this meter

The screenshot shows the 'Set expected flow type for this meter' screen. It has two main sections: 'Continuous Flow' and 'Intermittent Flow', each with a bar graph. Below these are tabs for 'TYPE', 'LIMITS', 'ALERTS', and 'SUMMARY'. A green arrow points to the 'TYPE' tab, and another green arrow points to the 'Intermittent Flow' section.

3 Send an alert when

hourly flow exceeds Gallons/hr for 24 consecutive hours.

Hourly continuous flow drops below Gallons/hr

Enter the amount of gallons of hourly flow for which an alert would be sent.

The screenshot shows the 'Send an alert when' screen. It has two main sections: 'hourly flow exceeds' and 'Hourly continuous flow drops below'. Each section has a text input field and a dropdown menu. Below these are tabs for 'TYPE', 'LIMITS', 'ALERTS', and 'SUMMARY'. A green arrow points to the 'hourly flow exceeds' section.

4 Send Email Notifications to

Add Email:

Want to get alerts delivered as text messages directly on your phone? ☐

After clicking the "+" sign, the email will appear in this box..

The screenshot shows the 'Send Email Notifications to' screen. It has a text input field for 'Add Email:'. Below this is a checkbox for 'Want to get alerts delivered as text messages directly on your phone?'. There is also a section for 'After clicking the "+" sign, the email will appear in this box..' with a dropdown menu. Below these are tabs for 'TYPE', 'LIMITS', 'ALERTS', and 'SUMMARY'. A green arrow points to the 'Add Email:' field.

- Click on the "i" for how to process text message submission.
- Select how many days of continuous flow before a leak alert is sent.
- Click the arrow on the right.
- Verify summary and finalize the leak alert.



What is Eyeonwater.com?

Eyeonwater is a website that allows consumers to monitor their water usage. City meters are currently being upgraded to Automated Meter Reading Systems.

This new technology transmits consumption data every 24 hours and the data can be viewed on the Eyeonwater.com website. Consumers can set leak alerts, monitor their usage and compare usage to daily precipitation and temperatures received from the National Weather Service.

To create an account on Eyeonwater.com, the water billing account number, zip code and a valid email are required. A mobile app is also available for download.



CONTACT US

Public Works Department
1813 Reliance Parkway
(817) 952-2200

Customer Service
2000 Forest Ridge Drive
(817) 952-2112

Email

PW.PERMITS@BEDFORDTX.GOV

Website

EYEONWATER.COM

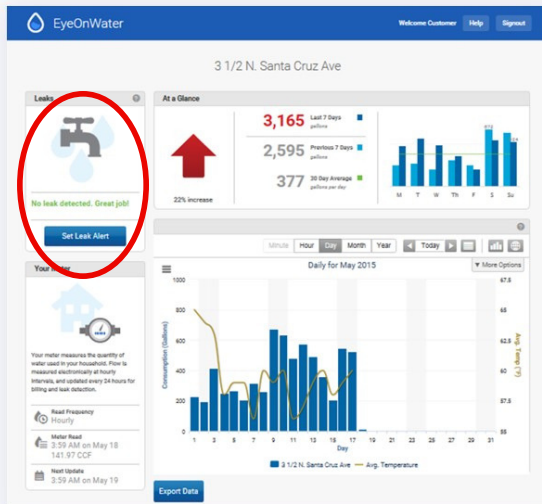


**UNDERSTANDING LEAKS
WITH EYEONWATER.COM**



Leak Alerts: Did you know?

Leak alerts can be set by consumers on their personalized eyeonwater account.



From the main page, click on the blue "Set Leak Alert" button on the upper left (circled above), and follow the step by step instructions.

What is a continuous flow alert?

Residential consumers will receive the most benefit from selecting a "Continuous Flow" alert. This type of alert will notify the consumer when there is water flowing through the meter on a continuous basis for more than 24 hours, with no break in consumption.

What is an intermittent flow alert?

Alerts can be set by residents for intermittent flow. This feature will allow residents to set an alert that will send notification when a specified amount of gallons are utilized in a 24 hour period.

The amount of gallons are determined by the consumer when the alert is initially set.



Troubleshooting minor water leaks

Identifying the source of a leak can be difficult, but with the following general guidelines from Public Works staff, residents can often find the source of the leak without the need to hire a professional.

Setting a leak alert on Eyeonwater.com notifies the consumer of a potential leak before the leak continues for an extended amount of time. Early detection aides the consumer in potential cost savings from unexpected plumbing and utility bills.

Leaks of .10 - 1.0 gallons:



This can be a small drip at a faucet, sink, valve, soaker hose, etc. Check faucets and under sinks for slow drips. Outside: Check faucets and hoses.

Leaks of .50 - 3.0 gallons:



Leaks within this range could be the result of faucet drips, valve concerns, irrigation/soaker hose damage or toilets. Check to see if the following are in proper working condition:

- Handle operations
- Sealed flapper valve
- Float operations

Public Works staff can supply toilet test tablets if consumers suspect a leak.



Determining flow values

Continuous flow alert values

Send an alert when

hourly flow exceeds Gallons/hr for 24 consecutive hours.

Hourly continuous flow drops below Gallons/hr

It is recommended that alerts should be set between 3-5 gallons/hour for a 24 hour period.

Setting the alert at a lower volume allows consumers to monitor, investigate and repair minor leaks before they become large scale concerns.

How can I receive the alert?

Alerts can be received via email or text message.

Please see the picture below for how to enter information to receive texts based on your telephone carrier. If a carrier is not listed below, please check with your phone company to obtain the proper format to receive text alerts.

To get notification delivered as text messages to your mobile phone, please check + Wikipedia + to find out how for your carrier. Here are the formats for popular carriers in the US:

AT&T	cellnumber@txt.att.net
Verizon	cellnumber@vtext.com
T-Mobile	cellnumber@tmomail.net
Sprint PCS	cellnumber@messaging.sprintpcs.com

Day 2 Days 3 Days



Badger Meter

Recordall® Disc Meters

Lead-Free Bronze Alloy, Sizes 5/8, 5/8 x 3/4, 3/4 & 1 inch
NSF/ANSI Standards 61 and 372 Certified



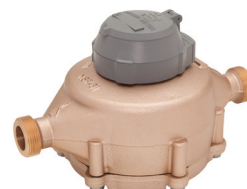
Model 25—5/8 in., 5/8 x 3/4 in.



Model 35—3/4 in.



Model 55—1 in.



Model 70—1 in.

DESCRIPTION

The Recordall Disc Series meters meet or exceed the most recent revision of AWWA Standard C700 and are available in a lead-free bronze alloy. The meters comply with the lead-free provisions of the Safe Drinking Water Act, are certified to NSF/ANSI Standards 61 and 372 (Trade Designations: M25-LL, M35-LL, M55-LL, M70-LL) and carry the NSF-61 mark on the housing. All components of the lead-free bronze alloy meter (housing, measuring element, seals, and so on) comprise the certified system.

Applications: For use in measurement of potable cold water in residential, commercial and industrial services where flow is in one direction only.

Operation: Water flows through the meter's strainer and into the measuring chamber where it causes the disc to nutate. The disc, which moves freely, nutates on its own ball, guided by a thrust roller. A drive magnet transmits the motion of the disc to a follower magnet located within the permanently sealed register. The follower magnet is connected to the register gear train. The gear train reduces the disc nutations into volume totalization units displayed on the register or encoder face.

Operating Performance: The Recordall Disc Series meters meet or exceed registration accuracy for the low flow rates (95%), normal operating flow rates ($100 \pm 1.5\%$), and maximum continuous operation flow rates as specifically stated in AWWA Standard C700.

Construction: Recordall Disc meter construction, which complies with ANSI/AWWA standard C700, consists of three basic components: meter housing, measuring chamber and permanently sealed register or encoder. The meter is available in a lead-free bronze alloy with externally threaded spuds. A corrosion-resistant engineered polymer material is used for the measuring chamber.

Magnetic Drive: Direct magnetic drive, through the use of high-strength magnets, provides positive, reliable and dependable register coupling for straight-reading or AMR/AMI meter reading options.

Tamper-Proof Features: Unauthorized removal of the register or encoder is inhibited by the option of a tamper detection seal wire screw, TORX® tamper-resistant seal screw or the proprietary tamper-resistant keyed seal screw. Each can be installed at the meter site or at the factory.

Maintenance: Badger Meter Recordall Disc Series meters are designed and manufactured to provide long-term service with minimal maintenance. When maintenance is required, it can be performed easily either at the meter installation or at any other convenient location.

To simplify maintenance, the register, measuring chamber, and strainer can be replaced without removing the meter housing from the installation. No change gears are required for accuracy calibration. Interchangeability of parts among like-sized meters and meter models also minimizes spare parts inventory investment. The built-in strainer has an effective straining area of twice the inlet size.

Connections: Tailpieces/Unions for installations of meters on various pipe types and sizes, including misaligned pipes, are available as an option.

Meter Spud and Connection Sizes

Model	Size Designation (in.)	×	"L" Laying Length (in.)	"B" Bore Dia. (in.)	Coupling Nut and Spud Thread (in.)	Tailpiece Pipe Thread (NPT) (in.)
25	5/8	×	7-1/2	5/8	3/4 (5/8)	1/2
	5/8 x 3/4	×	7-1/2	5/8, 3/4	1 (3/4)	3/4
35	3/4	×	7-1/2	3/4	1 (3/4)	3/4
	3/4	×	9	3/4	1 (3/4)	3/4
	3/4 x 1	×	9	3/4	1-1/4 (1)	1
55	1	×	10-3/4	1	1-1/4 (1)	1
70	1	×	10-3/4	1	1-1/4 (1)	1

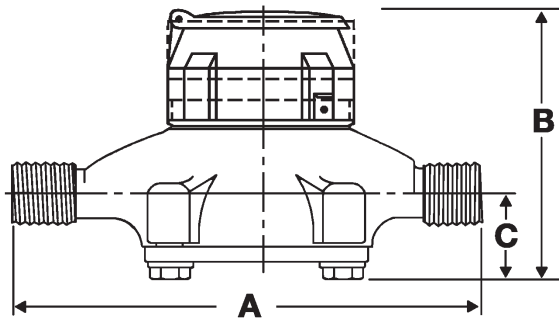
SPECIFICATIONS

	Model 25 (5/8 in. & 5/8 x 3/4 in.)	Model 35 (3/4 in.)	Model 55 (1 in.)	Model 70 (1 in.)
Typical Operating Range (100% ±1.5%)	0.5...25 gpm (0.11...5.7 m³/hr)	0.75...35 gpm (0.17...7.9 m³/hr)	1...55 gpm (0.23...12.5 m³/hr)	1.25...70 gpm (0.28...16 m³/hr)
Low Flow	0.25 gpm (0.057 m³/hr) Min. 98.5%	0.375 gpm (0.085 m³/hr) Min. 97%	0.5 gpm (0.11 m³/hr) Min. 95%	0.75 gpm (0.17 m³/hr) Min. 95%
Maximum Continuous Operation	15 gpm (3.4 m³/hr)	25 gpm (5.7 m³/hr)	40 gpm (9.1 m³/hr)	50 gpm (11.3 m³/hr)
Pressure Loss at Maximum Continuous Operation	5/8 in. size: 3.5 psi @ 15 gpm (0.24 bar @ 3.4 m³/hr) 5/8 x 3/4 in. size: 2.8 psi @ 15 gpm (0.19 bar @ 3.4 m³/hr)	5 psi @ 25 gpm (0.37 bar @ 5.7 m³/hr)	3.4 psi @ 40 gpm (0.23 bar @ 9.1 m³/hr)	6.5 psi @ 50 gpm (0.45 bar @ 11.3 m³/hr)
Maximum Operating Temperature	80° F (26° C)			
Maximum Operating Pressure	150 psi (10 bar)			
Measuring Element	Nutting disc, positive displacement			
Meter Connections	<i>Available in NL bronze and engineered polymer to fit spud thread bore diameter sizes:</i>			
	5/8 in. size: 5/8 in. (DN 15 mm) 5/8 x 3/4 in. size: 3/4 in. (DN 15 mm)	3/4 in. (DN 20 mm)	1 in. (DN 25 mm)	1 in. (DN 25 mm)

MATERIALS

	Model 25 (5/8 in. & 5/8 × 3/4 in.)	Model 35 (3/4 in.)	Model 55 (1 in.)	Model 70 (1 in.)
Meter Housing	Lead-free bronze alloy			
Housing Bottom Plates	Cast iron, lead-free bronze alloy, engineered polymer	Cast iron, lead-free bronze alloy		
Measuring Chamber	Engineered polymer			
Disc	Engineered polymer			
Trim	Stainless steel			
Strainer	Engineered polymer			
Disc Spindle	Stainless steel	Stainless steel	Engineered polymer	Stainless steel
Magnet	Ceramic	Ceramic	Ceramic	Ceramic
Magnet Spindle	Engineered polymer	Stainless steel	Engineered polymer	Stainless steel
Register Lid and Shroud	Engineered polymer, bronze			

DIMENSIONS



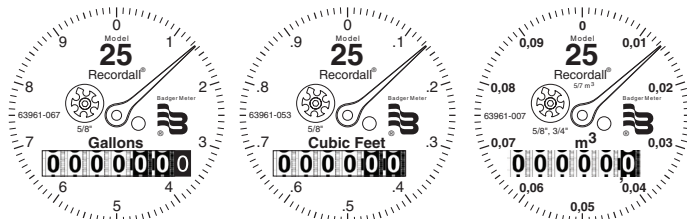
Meter Size	Model	A Laying Length	B Height Reg.	C Centerline Base	Width	Approx. Shipping Weight
5/8 in. (15 mm)	25	7-1/2 in. (190 mm)	4-15/16 in. (125 mm)	1-11/16 in. (42 mm)	4-1/4 in. (108 mm)	4-1/2 lb (2 kg)
5/8 in. x 3/4 in. (15 mm)		7-1/2 in. (190 mm)	4-15/16 in. (125 mm)	1-11/16 in. (42 mm)	4-1/4 in. (108 mm)	4-1/2 lb (2 kg)
3/4 in. (20 mm)	35	7-1/2 in. (190 mm)	5-1/4 in. (133 mm)	1-5/8 in. (41 mm)	5 in. (127 mm)	5-1/2 lb (2.5 kg)
3/4 in. (20 mm)		9 in. (229 mm)	5-1/4 in. (133 mm)	1-5/8 in. (41 mm)	5 in. (127 mm)	5-3/4 lb (2.6 kg)
3/4 in. x 1 in. (20 mm)		9 in. (229 mm)	5-1/4 in. (133 mm)	1-5/8 in. (41 mm)	5 in. (127 mm)	6 lb (2.7 kg)
1 in. (25 mm)	55	10-3/4 in. (273 mm)	6 in. (152 mm)	2-1/32 in. (52 mm)	6-1/4 in. (159 mm)	8-3/4 lb (3.9 kg)
1 in. (25 mm)	70	10-3/4 in. (273 mm)	6-1/2 in. (165 mm)	2-5/16 in. (59 mm)	7-3/4 in. (197 mm)	11-1/2 lb (5.2 kg)

REGISTERS / ENCODERS

Standard—Sweep-Hand Registration

The standard register is a straight-reading, permanently sealed magnetic drive register. Dirt, moisture, tampering and lens fogging problems are eliminated. The register has a six-odometer wheel totalization display, 360° test circle with center sweep hand, and flow finder to detect leaks. Register gearing is made of self-lubricating engineered polymer, which minimizes friction and provides long life. The multi-position register simplifies meter installation and reading. The register capacity is 10,000,000 gallons (1,000,000 ft³, 100,000 m³).

A Model 25 register is used in the following example:



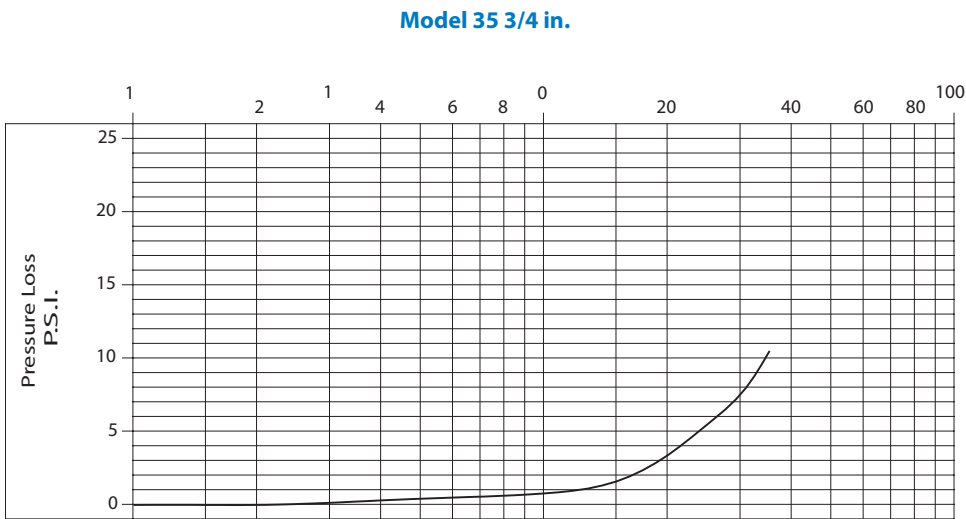
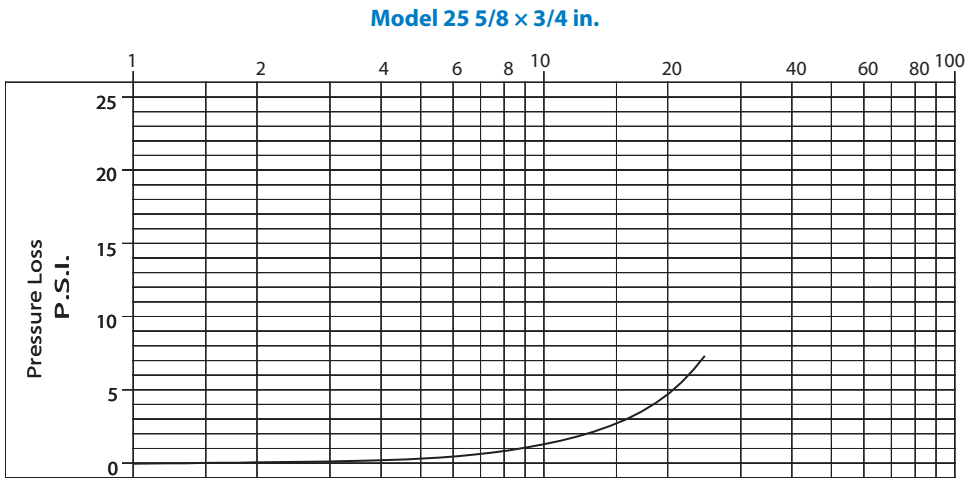
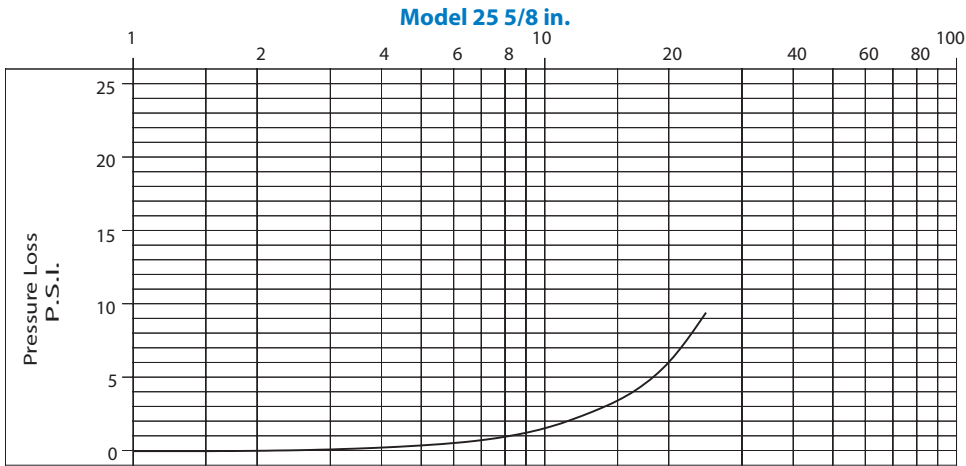
Model	Gallon	Cubic Feet	Cubic Meter
25 (5/8 in.)	10	1	0.1/0.01
25 (5/8 x 3/4 in.)	10	1	0.1/0.01
35	10	1	0.1
55	10	1	0.1
70	10	1	0.1

Optional—Encoders for AMR/AMI Reading Solutions

AMR/AMI solutions are available for all Recordall Disc Series meters. All reading options can be removed from the meter without disrupting water service. Badger Meter encoders provide years of reliable, accurate readings for a variety of applications. See details at www.badgermeter.com.

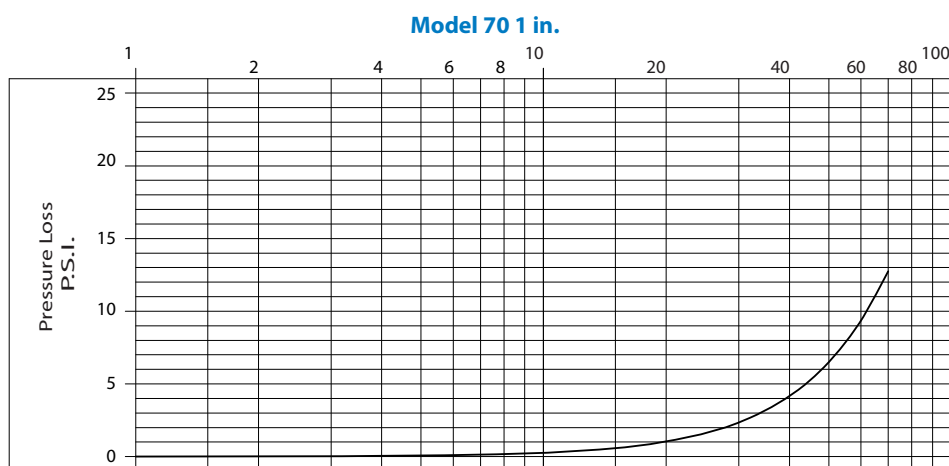
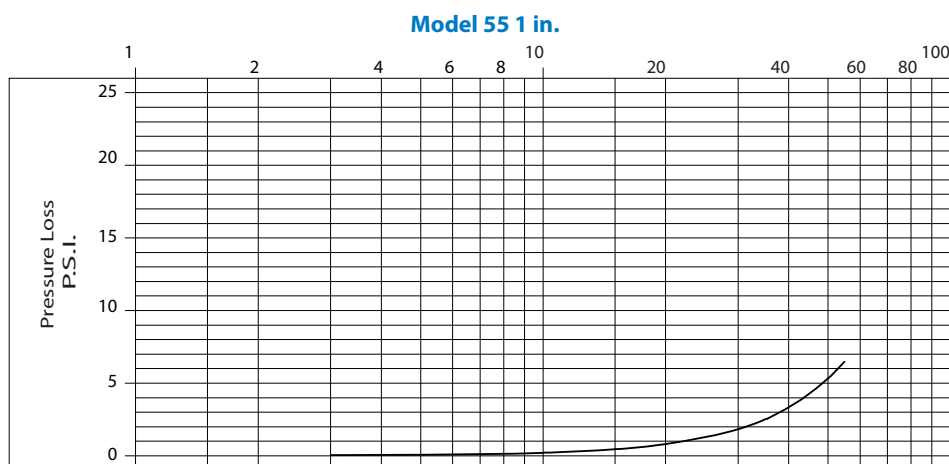
PRESSURE LOSS CHARTS

Rate of Flow in Gallons per Minute



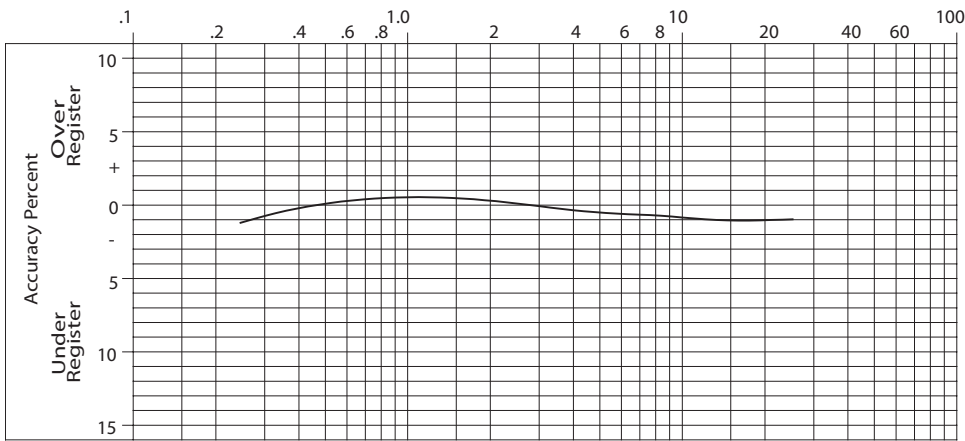
PRESSURE LOSS CHARTS (CONTINUED)

Rate of Flow in Gallons per Minute

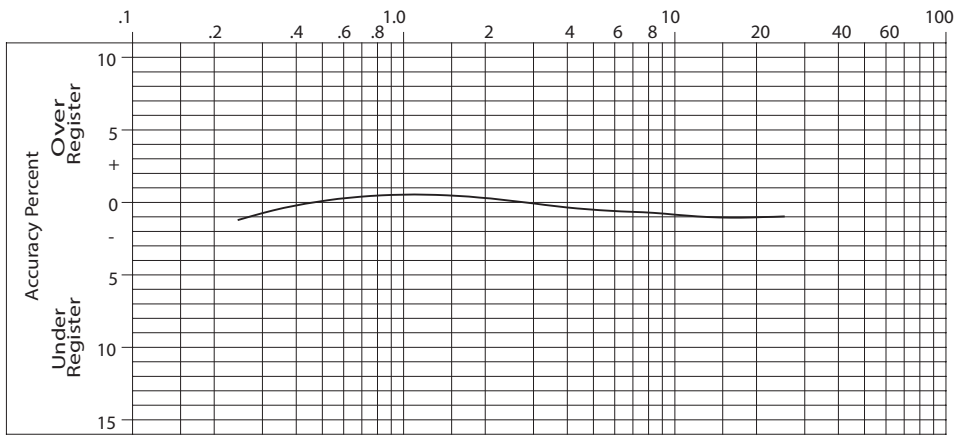


ACCURACY CHARTS

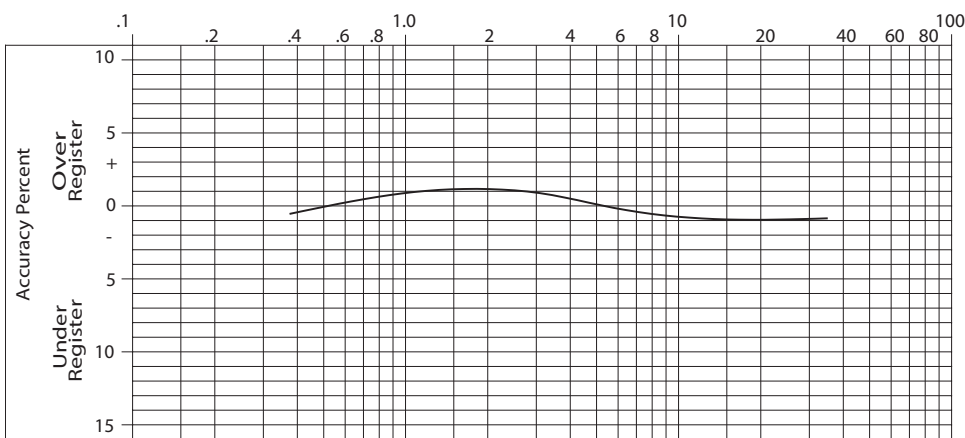
Model 25 5/8 in.



Model 25 5/8 x 3/4 in.

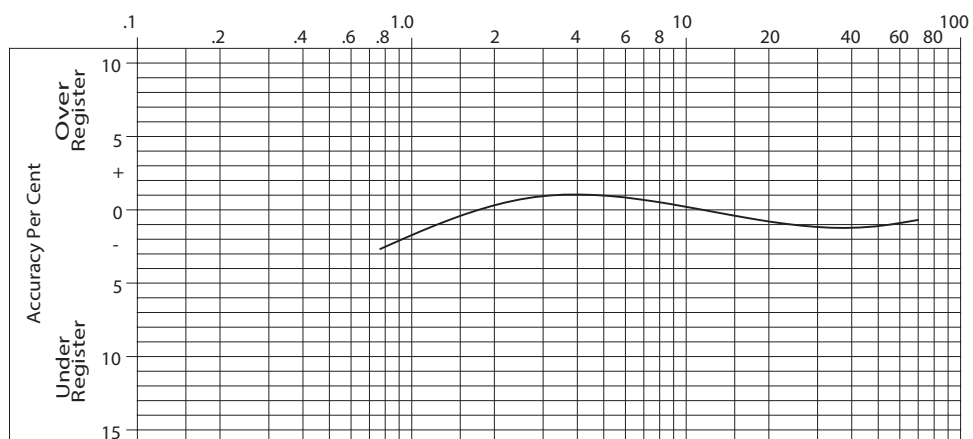


Model 35 3/4 in.

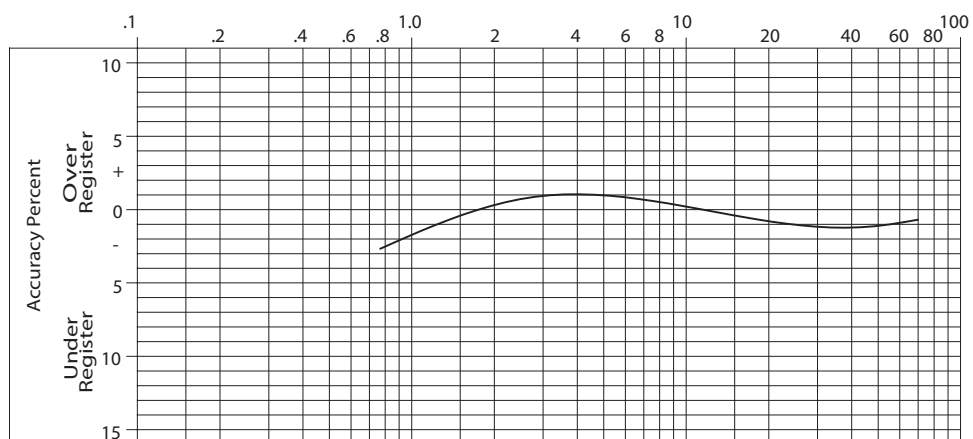


ACCURACY CHARTS (CONTINUED)

Model 55 1 in.



Model 70 1 in.



SMART WATER IS BADGER METER

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Legacy Document Numbers: RDM-DS-00062, 63, 64, 65, 66, and 74

DESCRIPTION

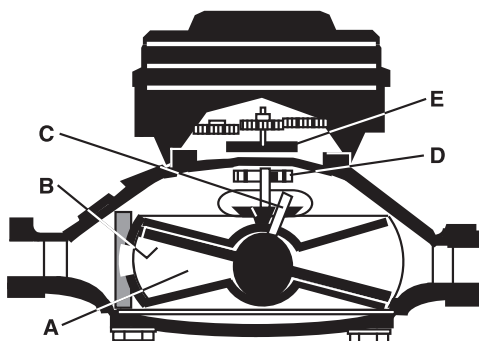
The Badger Meter Recordall® (RCDL) positive displacement meters are one of the most cost effective methods in metering industrial fluids. The RCDL meter has a simple, efficient design for high accuracy and repeatability over the entire meter flow range.

Available in sizes 1/2...2 in. for flows up to 170 gpm, these meters are extremely rugged and reliable. Maintenance is seldom required, but if necessary, takes only a few minutes. All parts are designed and built of materials that meet your application requirements and provide an enduring and a trouble-free, precision flow meter.

To complement the RCDL meter line, Badger Meter offers a complete line of accessories that includes totalizers, transmitters, rate of flow indicators and batch/process controllers.

OPERATION

The metering principle, known as positive displacement, is based on the continuous filling and discharging of the measuring chamber. Controlled clearances between the disc and the chamber provide precise measurement of each volume cycle. As the disc nutates, the center spindle rotates a magnet. The movement of the magnet is sensed through the meter wall by a follower magnet or by various sensors. Each revolution of the magnet is equivalent to a fixed volume of fluid, which is converted to any engineering unit of measure for totalization, indication or process control.



Liquid flowing through the meter chamber (A) causes a disc (B) to nutate or wobble. This motion, in turn, results in the rotation of a spindle (C) and drive magnet (D). Rotation is transmitted through the wall of the meter to a second magnet (E) or varied style of sensor pickup.



LEAD-FREE MODELS AVAILABLE

The Recordall Disc Series meters meet or exceed the most recent revision of AWWA Standard C700 and are available in a lead-free bronze alloy. The meters comply with the lead-free provisions of the Safe Drinking Water Act, are certified to NSF/ANSI/CAN Standards 61 and 372 and carry the NSF-61 mark on the housing. All components of the lead-free bronze alloy meter (housing, measuring element, seals, and so on) comprise the certified system.

FEATURES

- Wide flow range
- Rugged bronze or thermoplastic housing
- Meters available up to 250° F
(see ["Temperature Chart" on page 2](#))
- Easily maintained without removing from line
- Durable components for minimal maintenance
- Wide range of compatible accessories

PERFORMANCE

- Accuracy: $\pm 1.5\%$
- Repeatability: $\pm 0.5\%$
- Pressure Range: up to 150 psi
- Temperature Range: 32...250° F

TEMPERATURE CHART

Meter Model	Meter Size	Housing Material	Chamber/Disc Material	Fluid	Temperature Range
M25	5/8 in. (15 mm)	lead-free bronze alloy	engineered polymer	cold liquids	32...120° F (0...49° C)
M25	3/4 in. (15 mm)	lead-free bronze alloy	engineered polymer	cold liquids	32...120° F (0...49° C)
M35	3/4 in. (20 mm)	lead-free bronze alloy	engineered polymer	cold liquids	32...120° F (0...49° C)
M55	1 in. (25 mm)	lead-free bronze alloy	engineered polymer	cold liquids	32...120° F (0...49° C)
M70	1 in. (25 mm)	lead-free bronze alloy	engineered polymer	cold liquids	32...120° F (0...49° C)
M120	1-1/2 in. (40 mm)	lead-free bronze alloy	engineered polymer	cold liquids	32...120° F (0...49° C)
M170	2 in. (50 mm)	lead-free bronze alloy	engineered polymer	cold liquids	32...120° F (0...49° C)
M25	5/8 in. (15 mm)	engineered polymer	engineered polymer	cold liquids	32...100° F (0...38° C)
M25	3/4 in. (20 mm)	engineered polymer	engineered polymer	cold liquids	32...100° F (0...38° C)
M25*	5/8 in. (15 mm)	lead-free bronze alloy	LCP	high temp or chemical	32...250° F (0...121° C)
M25*	3/4 in. (20 mm)	lead-free bronze alloy	LCP	high temp or chemical	32...250° F (0...121° C)
M70*	1 in. (25 mm)	lead-free bronze alloy	LCP	high temp or chemical	32...250° F (0...121° C)
M120*	1-1/2 in. (40 mm)	lead-free bronze alloy	LCP	chemical	32...110° F (0...43° C)

* Model is not certified to NSF/ANSI/CAN Standards 61 and 372

METER SPUD AND CONNECTION SIZES

Model	Size Designation in.	×	"L" Laying Length	"B" Bore Dia.	Coupling Nut and Spud Thread in.	Tailpiece Pipe Thread (NPT) (in.)
25B	5/8	×	7-1/2 in. (190 mm)	5/8 in. (15 mm)	3/4 (5/8)	1/2
	5/8 x 3/4	×	7-1/2 in. (190 mm)	5/8 in. (15 mm), 3/4 in. (20 mm)	1 (3/4)	3/4
25P	5/8	×	7-1/2 in. (190 mm)	5/8 in. (15 mm)	3/4 (5/8)	1/2
	5/8 x 3/4	×	7-1/2 in. (190 mm)	5/8 in. (15 mm), 3/4 in. (20 mm)	1 (3/4)	3/4
	3/4	×	9 in. (229 mm)	3/4 in. (20 mm)	1 (3/4)	3/4
35B	3/4	×	7-1/2 in. (190 mm)	3/4 in. (20 mm)	1 (3/4)	3/4
	3/4	×	9 in. (229 mm)	3/4 in. (20 mm)	1 (3/4)	3/4
	3/4 x 1	×	9 in. (229 mm)	3/4 in. (20 mm)	1-1/4 (1)	1
55B	1	×	10-3/4 in. (273 mm)	1 in. (25 mm)	1-1/4 (1)	1
70B	1	×	10-3/4 in. (273 mm)	1 in. (25 mm)	1-1/4 (1)	1

NOTE:

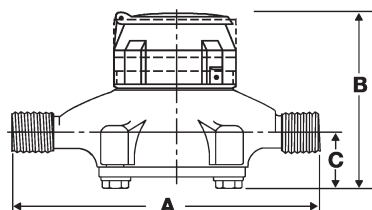
The engineering thread is always one thread size larger than the meter size or service pipe thread designation. Under *Coupling Nut and Spud Thread*, the size given in parentheses identifies the size to specify when ordering meter connections, such as tailpiece couplings.

MATERIALS

Model	Model 25 Polymer	Model 25 Bronze	Model 35 Bronze	Model 55 Bronze	Model 70 Bronze	Model 120 Bronze	Model 170 Bronze
Size Designation	5/8 in. 5/8 × 3/4 in. 3/4 in.	5/8 in. 5/8 × 3/4 in.	3/4 in.	1 in.	1 in.	1-1/2 in.	2 in.
Meter Housing	Engineered polymer	Lead-free bronze alloy	Lead-free bronze alloy	Lead-free bronze alloy	Lead-free bronze alloy	Lead-free bronze alloy	Lead-free bronze alloy
Housing Bottom Plates	Engineered polymer	Cast iron, lead-free bronze alloy	Cast iron, lead-free bronze alloy	Cast iron, lead-free bronze alloy	Cast iron, lead-free bronze alloy	Lead-free bronze alloy	Lead-free bronze alloy
Measuring Chamber	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer
Disc	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer
Trim	n/a	Stainless steel	Stainless steel	Stainless steel	Stainless steel	Stainless steel	Stainless steel
Strainer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer
Disc Spindle	Stainless steel	Stainless steel	Stainless steel	Engineered polymer	Stainless steel	Stainless steel	Stainless steel
Magnet	Ceramic	Ceramic	Ceramic	Ceramic	Ceramic	Ceramic	Ceramic
Magnet Spindle	Engineered polymer	Engineered polymer	Stainless steel	Engineered polymer	Engineered polymer	Engineered polymer	Engineered polymer
Register Lid and Shroud	Engineered polymer, bronze	Engineered polymer, bronze	Engineered polymer, bronze	Engineered polymer, bronze	Engineered polymer, bronze	Engineered polymer, bronze	Engineered polymer, bronze

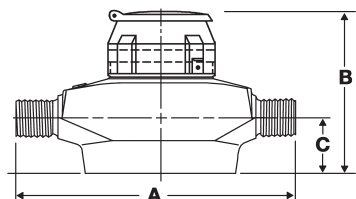
DIMENSIONS

M25, M35, M55, M70 Bronze



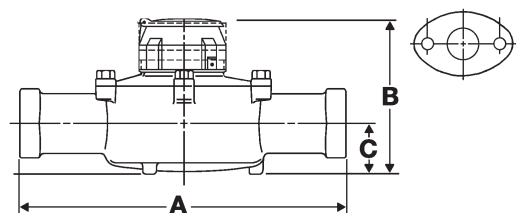
Meter Size	Model	A Laying Length	B Height w/Reg.	C Centerline Base	Width	Approx. Shipping Weight
5/8 in. (15 mm)	25	7-1/2 in. (190 mm)	4-15/16 in. (125 mm)	1-11/16 in. (42 mm)	4-1/4 in. (108 mm)	4-1/2 lb (2 kg)
5/8 in. x 3/4 in. (15 mm)		7-1/2 in. (190 mm)	4-15/16 in. (125 mm)	1-11/16 in. (42 mm)	4-1/4 in. (108 mm)	4-1/2 lb (2 kg)
3/4 in. (20 mm)	35	7-1/2 in. (190 mm)	5-1/4 in. (133 mm)	1-5/8 in. (41 mm)	5 in. (127 mm)	5-1/2 lb (2.5 kg)
3/4 in. (20 mm)		9 in. (229 mm)	5-1/4 in. (133 mm)	1-5/8 in. (41 mm)	5 in. (127 mm)	5-3/4 lb (2.6 kg)
3/4 in. x 1 in. (20 mm)		9 in. (229 mm)	5-1/4 in. (133 mm)	1-5/8 in. (41 mm)	5 in. (127 mm)	6 lb (2.7 kg)
1 in. (25 mm)	55	10-3/4 in. (273 mm)	6 in. (152 mm)	2-1/32 in. (52 mm)	6-1/4 in. (159 mm)	8-3/4 lb (3.9 kg)
1 in. (25 mm)	70	10-3/4 in. (273 mm)	6-1/2 in. (165 mm)	2-5/16 in. (59 mm)	7-3/4 in. (197 mm)	11-1/2 lb (5.2 kg)

M25 Polymer



Meter Size	Model	A Laying Length	B Height w/Reg.	C Centerline Base	Width	Approx. Shipping Weight
5/8 in. (15 mm)	25	7-1/2 in. (190 mm)	5-1/16 in. (128 mm)	1-3/4 in. (44 mm)	4-13/16 in. (122 mm)	2-1/2 lb (1 kg)
5/8 x 3/4 in. (15 mm)		7-1/2 in. (190 mm)	5-1/16 in. (128 mm)	1-3/4 in. (44 mm)	4-13/16 in. (122 mm)	2-1/2 lb (1 kg)
3/4 in. (20 mm)		9 in. (229 mm)	5-1/16 in. (128 mm)	1-3/4 in. (44 mm)	4-13/16 in. (122 mm)	3 lb (1.4 kg)

M120, M170 Bronze



Meter Size	Meter Model	A Laying Length	B Height w/Reg.	C Centerline Base	Width	Approx. Shipping Weight
1-1/2 in. (40 mm)	120 EL, Hex 120 EL, TP	12-5/8 in. (321 mm)	7 in. (178 mm)	2-3/8 in. (60 mm)	8-3/4 in. (222 mm)	19 lb (8.6 kg)
1-1/2 in. (40 mm)	120 ELL 120 ELL, TP	13 in. (330 mm)	7 in. (178 mm)	2-3/8 in. (60 mm)	8-3/4 in. (222 mm)	19 lb (8.6 kg)
2 in. (50 mm)	170 EL, Hex 170 EL, TP	15-1/4 in. (387 mm)	8 in. (203 mm)	2-7/8 in. (73 mm)	9-1/2 in. (241 mm)	30 lb (13.6 kg)
2 in. (50 mm)	170 ELL 170 ELL, TP	17 in. (432 mm)	8 in. (203 mm)	2-7/8 in. (73 mm)	9-1/2 in. (241 mm)	30 lb (13.6 kg)

EL = Elliptical

ELL = Elliptical Long

Hex = Hexagon, 1-1/2...11-1/2 in. NPT Thread

TP=Test Plug 1 in.

SPECIFICATIONS

M25, M35, M55, M70 Bronze

Model	Model 25 Bronze	Model 25 Bronze	Model 35 Bronze	Model 55 Bronze	Model 70 Bronze
Size Designation	5/8 in.	5/8 × 3/4 in.	3/4 in.	1 in.	1 in.
Typical Operating Range (100% ± 1.5%)	0.5...25 gpm (0.11...5.7 m ³ /hr)	0.5...25 gpm (0.11...5.7 m ³ /hr)	0.75...35 gpm (0.17...7.9 m ³ /hr)	1...55 gpm (0.23...12.5 m ³ /hr)	1.25...70 gpm (0.28...16 m ³ /hr)
Maximum Continuous Operation	15 gpm (3.4 m ³ /hr)	15 gpm (3.4 m ³ /hr)	25 gpm (5.7 m ³ /hr)	40 gpm (9.1 m ³ /hr)	50 gpm (11.3 m ³ /hr)
Pressure Loss at Maximum Continuous Operation	3.5 psi @ 15 gpm (0.24 bar @ 3.4 m ³ /hr)	2.8 psi @ 15 gpm (0.19 bar @ 3.4 m ³ /hr)	5 psi @ 25 gpm (0.37 bar @ 5.7 m ³ /hr)	3.4 psi @ 40 gpm (0.23 bar @ 9.1 m ³ /hr)	6.5 psi @ 50 gpm (0.45 bar @ 11.3 m ³ /hr)
Maximum Operating Pressure	150 psi (10 bar)	150 psi (10 bar)	150 psi (10 bar)	150 psi (10 bar)	150 psi (10 bar)
Meter Connections	Available in NL bronze and engineered polymer to fit spud thread bore diameter sizes:				
	5/8 in. (DN 15 mm)	3/4 in. (DN 15 mm)	3/4 in. (DN 20 mm)	1 in. (DN 25 mm)	1 in. (DN 25 mm)

M25 Polymer

Model	Model 25 Polymer	Model 25 Polymer	Model 25 Polymer
Size Designation	5/8 in.	5/8 × 3/4 in.	3/4 in.
Typical Operating Range (100% ± 1.5%)	1/2...25 gpm (0.11...5.7 m ³ /hr)	1/2...25 gpm (0.11...5.7 m ³ /hr)	1/2...30 gpm (1.0...6.8 m ³ /hr)
Maximum Continuous Operation	15 gpm (3.4 m ³ /hr)	15 gpm (3.4 m ³ /hr)	15 gpm (3.4 m ³ /hr)
Pressure Loss at Maximum Continuous Operation	4.2 psi at 15 gpm (0.29 bar at 3.4 m ³ /hr)	2.8 psi at 15 gpm (0.19 bar at 3.4 m ³ /hr)	2.8 psi at 15 gpm (0.19 bar at 3.4 m ³ /hr)
Maximum Operating Pressure	150 psi (10 bar)	150 psi (10 bar)	150 psi (10 bar)
Meter Connections	Available in NL bronze and engineered polymer to fit spud thread bore diameter sizes:		
	5/8 in. (DN 15 mm)	3/4 in. (DN 15 mm)	3/4 in. (DN 15 mm)

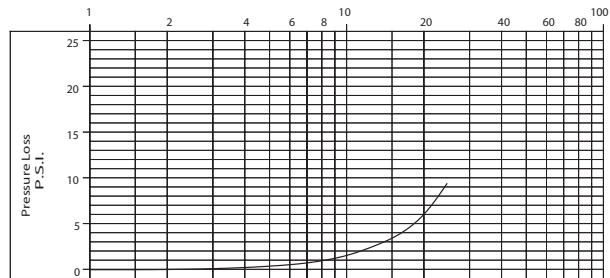
M120, M170 Bronze

Model	Model 120 Bronze	Model 170 Bronze
Size Designation	1-1/2 in.	2 in.
Typical Operating Range (100% ± 1.5%)	2.5...120 gpm (0.57...27 m ³ /hr)	2.5...170 gpm (0.57...39 m ³ /hr)
Maximum Continuous Operation	80 gpm (18 m ³ /hr)	100 gpm (23 m ³ /hr)
Pressure Loss at Maximum Continuous Operation	4.8 psi at 80 gpm (0.33 bar at 18 m ³ /hr)	3.3 psi at 100 gpm (0.23 bar at 23 m ³ /hr)
Maximum Operating Pressure	150 psi (10 bar)	150 psi (10 bar)
Meter Connections	1-1/2 in. AWWA two-bolt elliptical flange, drilled or 1-1/2...11-1/2 NPT internal pipe threads	2 in. AWWA two-bolt elliptical flange, drilled or 2...11-1/2 NPT internal pipe threads
Test Plugs	Optional 1 in. NPT test plug (TP)	Optional 1 in. NPT test plug (TP)

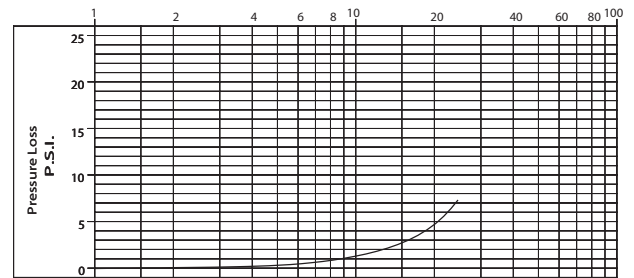
PRESSURE LOSS CHARTS

Bronze Meters, Sizes 5/8...1 inch

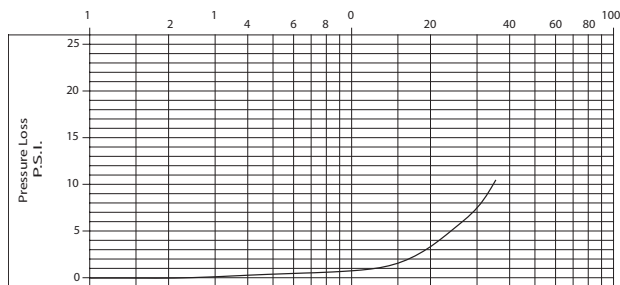
Rate of Flow in Gallons Per Minute



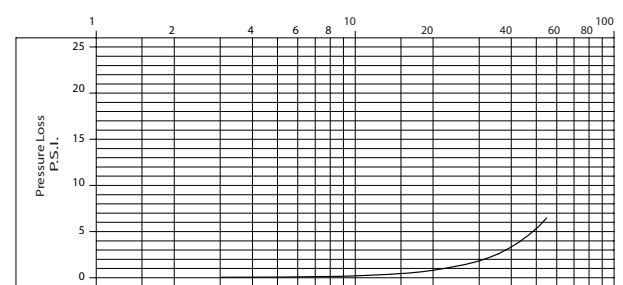
Model 25 5/8 in.



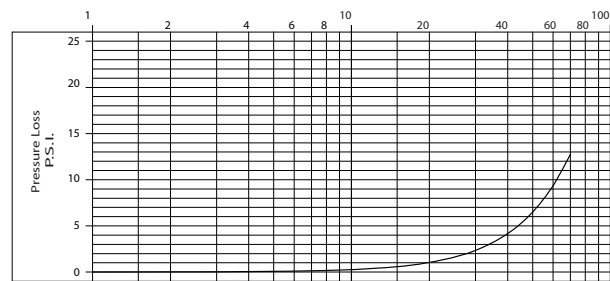
Model 25 5/8 x 3/4 in.



Model 35 3/4 in.



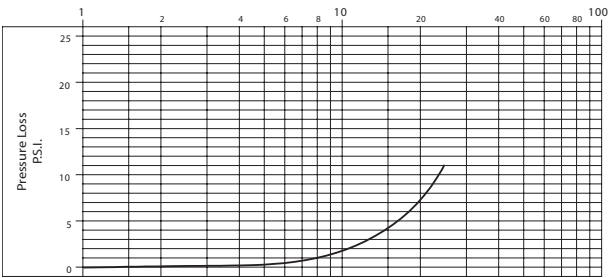
Model 55 1 in.



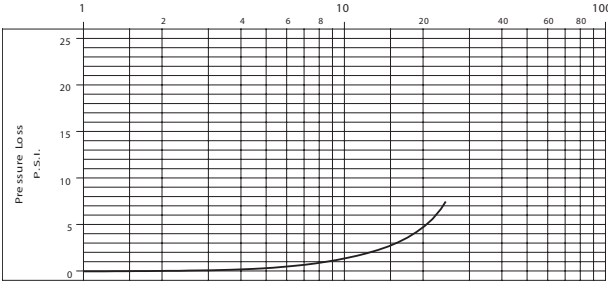
Model 70 1 in.

Polymer Meters, Sizes 5/8...3/4 inch

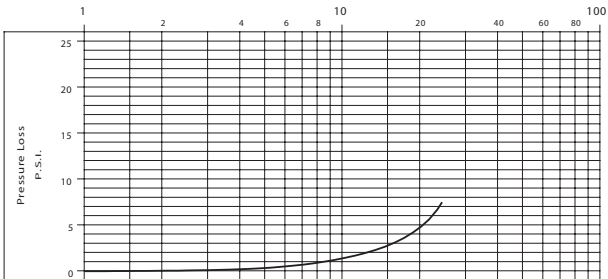
Rate of Flow in Gallons Per Minute



Model 25 Polymer 5/8 in.



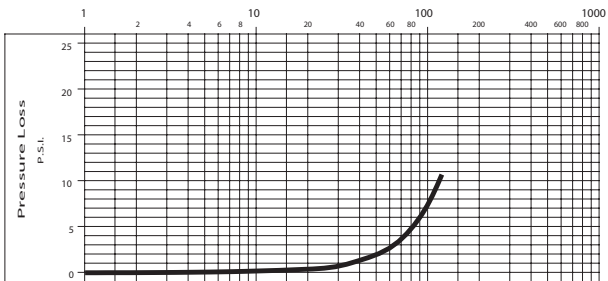
Model 25 Polymer 5/8 x 3/4 in.



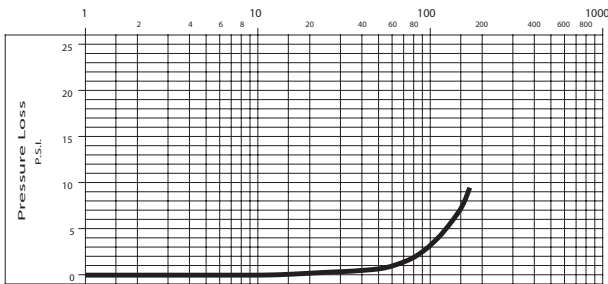
Model 25 Polymer 3/4 in.

Bronze Meters, Sizes 1-1/2 and 2 inch

Rate of Flow in Gallons Per Minute



Model 120 1-1/2 in.



Model 170 2 in.

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Control. Manage. Optimize.

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Legacy Document Number: ITB-072



Badger Meter

HR-E High Resolution Encoder

DESCRIPTION

Applications: The High Resolution Encoder (HR-E) is designed for use with all current Recordall® Disc, Turbo, Compound, Combo and Fire Series meters and assemblies. The HR-E provides connectivity with Badger Meter ORION® and GALAXY® AMR/AMI endpoints, BadgerTouch® modules and other AMR/AMI technology solutions approved by Badger Meter.

Electronic Resolution: Encoder output from the HR-E includes eight-dial resolution to AMR/AMI endpoints and the option of four, five, six, seven or eight-dial resolution for touch applications. Refer to tables on the next page for details.

Mounting: The HR-E in its shroud assembly uses a bayonet mount compatible with all Recordall Disc, Turbo, Compound and Fire Series meters and assemblies. The bayonet mount allows positioning of the register in any of four orientations for visual reading convenience. The HR-E can be removed from the meter without disrupting water service.

Magnetic Drive: A direct-drive, high-strength magnetic coupling, through the meter body to the wetted magnet, provides reliable and dependable register coupling.

Local Indication: The HR-E face features an eight-dial mechanical odometer wheel stack and a flow finder with a calibrated test circle.

Tamper-Resistant Features: Unauthorized removal of the HR-E is inhibited by the option of a tamper detection seal wire screw, tamper-resistant TORX® seal screw, or the proprietary tamper-resistant keyed seal screw. Each can be installed at the meter site or at the factory.

Construction: The housing of the HR-E is constructed of a strengthened glass lens top and a corrosion-resistant metal bottom. Internal construction materials are thermoplastic for long life and high reliability. The encoder gearing is self-lubricating thermoplastic to minimize friction and provide long, reliable life. The shroud assembly is thermoplastic.

Temperature: The operating range of the HR-E is $-40\ldots140^{\circ}\text{F}$ ($-40\ldots60^{\circ}\text{C}$). The water meter should not be subjected to temperatures below freezing.

Sealing: The HR-E encoder is permanently sealed to eliminate the intrusion of moisture, dirt or other contaminants. The HR-E achieves true water resistance due to the unique adhesive technology used to seal the glass dome to the corrosion-resistant metal bottom. Due to this sealing process, the HR-E exceeds all applicable requirements of AWWA Standard C707. With leak rates less than 10-6 cc/sec, as tested by a helium mass spectrometer, the HR-E is suitable for installation in all environments, including meter pits subject to continuous submergence.

Electrical: The electronic circuitry is designed to provide immunity to electrical surges and transients per IEC1000-4-2, IEC1000-4-4. Operation of the HR-E is dependent on the wire length limitations of connected AMR/AMI equipment.



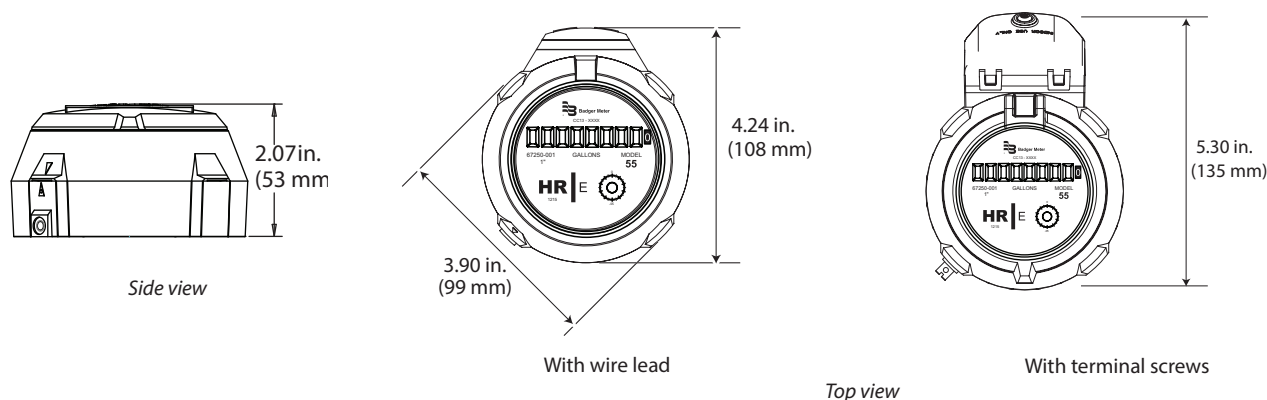
SPECIFICATIONS

Encoder Type	Straight reading, permanently sealed, magnetic drive
Unit of Measure	U.S. Gallons, Cubic Feet, Cubic Meters, clearly identified on encoder face
Number Wheels	Eight with 5/32 inch high numerals
Test Circle	360° circle with ten major increments, ten divisions each
Weight	10 ounces
Humidity	0...100% condensing when equipped with potted lead wire, 0...95% non-condensing with screw-terminal wire connections
Temperature	$-40\ldots140^{\circ}\text{F}$ ($-40\ldots60^{\circ}\text{C}$)
Signal Output	Industry Standard ASCII Format
Visual Resolution	1/100th of Test Circle
Electronic Resolution	8-dial resolution for AMR/AMI; 4, 5, 6, 7 or 8-dial resolution for BadgerTouch
Signal Type	3-wire synchronous for AMR/AMI solutions (red=clock/power, black=ground, green=data) 2-wire asynchronous for Touch solutions
Power Source	External

Operating Characteristics: The reading obtained by an AMR/AMI device is sensed directly from the position of the encoder's odometer using internal LED light paths to determine the exact position of each number wheel. This technology eliminates electromechanical contacts that could wear out, and provides greater long-term performance.

Wire Connections: The HR-E is available with an in-line connector for easy connection and installation to AMR/AMI endpoints. It is also available with a flying lead for a field splice connection or fully prewired to an AMR/AMI endpoint. A terminal screw version of the HR-E is also available. This version features a tamper-resistant cap over the three-wire terminals. The HR-E with terminal screws is designed for indoor installations in protected environments such as residential basements.

DIMENSIONAL DRAWINGS



MEASUREMENT RESOLUTION

The minimum electronic resolution of the HR-E is as noted below (8-Dial Reading). To verify the correct resolution for your application, contact Badger Meter Customer Service.

Recordall Disc Series	Size (in.)	8-Dial Resolution (gal)	8-Dial Resolution (ft³)	8-Dial Resolution (m³)
M25/MLP	5/8	0.1	0.01	0.001
M25/MLP	3/4	0.1	0.01	0.001
M35	3/4	0.1	0.01	0.001
M40	1	0.1	0.01	0.001
M55	1	0.1	0.01	0.001
M70	1	0.1	0.01	0.001
M120	1-1/2	1	0.1	0.01
M170	2	1	0.1	0.01

Fire Service Series	8-Dial Resolution (gal)	8-Dial Resolution (ft³)	8-Dial Resolution (m³)
3 in.	1	0.1	0.01
4 in.	1	0.1	0.01
6 in.	10	1	0.1
8 in.	10	1	0.1
10 in.	10	1	0.1

Recordall Turbo Series	Size (in.)	8-Dial Resolution (gal)	8-Dial Resolution (ft³)	8-Dial Resolution (m³)
T160	1-1/2	1	0.1	0.01
T200	2	1	0.1	0.01
T450	3	1	0.1	0.01
T1000	4	1	0.1	0.01
T2000	6	10	1	0.1
T3500	8	10	1	0.1
T5500	10	10	1	0.1
T6200	12	100	10	0.1
T6600	16	100	10	1
T10000	20	100	100	1

Recordall Compound Series	Size (in.)	8-Dial Resolution (gal)	8-Dial Resolution (ft³)	8-Dial Resolution (m³)
High Side T200	2	1	0.1	0.01
Low Side M25	2	0.1	0.01	0.001
High Side T450	3	1	0.1	0.01
Low Side M25	3	0.1	0.01	0.001
High Side T1000	4	1	0.1	0.01
Low Side M35	4	0.1	0.01	0.001
High Side T2000	6	10	1	0.1
Low Side M35	6	0.1	0.01	0.001

Resolution stated as individual high and low readings.

Making Water Visible®

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 México | Badger Meter de las Americas, S.A. de C.V. | Pedro Luis Ogazón N°32 | Esq. Angelina N°24 | Colonia Guadalupe Inn | CP 01050 | México, DF | México | +52-55-5662-0882
 Europe, Eastern Europe Branch Office (for Poland, Latvia, Lithuania, Estonia, Ukraine, Belarus) | Badger Meter Europe | ul. Korfantego 6 | 44-193 Knurów | Poland | +48-32-236-8787
 Europe, Middle East and Africa | Badger Meter Europa GmbH | Nurtlinger Str 76 | 72639 Neuffen | Germany | +49-7025-9208-0
 Europe, Middle East Branch Office | Badger Meter Europe | PO Box 341442 | Dubai Silicon Oasis, Head Quarter Building, Wing C, Office #C209 | Dubai / UAE | +971-4-371 2503
 Slovakia | Badger Meter Slovakia s.r.o. | Racianska 109/B | 831 02 Bratislava, Slovakia | +421-2-44 63 83 01
 Asia Pacific | Badger Meter | 80 Marine Parade Rd | 21-06 Parkway Parade | Singapore 449269 | +65-63464836
 China | Badger Meter | 7-1202 | 99 Hangzhong Road | Minhang District | Shanghai | China 201101 | +86-21-5763 5412
 Switzerland | Badger Meter Swiss AG | Mittelholzerstrasse 8 | 3006 Bern | Switzerland | +41-31-932 01 11



ORION® Water Endpoints

Cellular LTE Endpoint

DESCRIPTION

The ORION® Cellular endpoint is an innovative, two-way water endpoint that utilizes existing cellular infrastructure to efficiently and securely deliver meter reading data to the utility via the reliable cellular network.

The Cellular endpoint is a member of the time-tested ORION family of products from Badger Meter, designed for maximum flexibility. Since 2002, the ORION product family has provided comprehensive Advanced Metering Analytics (AMA) for interval meter reading and data capture using both one-way and two-way communications.

FUNCTIONALITY

Operation: The endpoint communicates with the encoder and captures 15-minute interval read data and meter status information. On a regular schedule (up to twice per day) the endpoint then automatically broadcasts the information, including endpoint status information, via the cellular network to the BEACON® AMA software.

Activation: All ORION Cellular LTE endpoints are shipped in an inactive, non-transmitting state. The endpoints offer a Smart Activation feature. After installation, the endpoint begins broadcasting data when the encoder senses the first usage of water. No field programming or special tools are required. Alternatively, the Badger Meter IR Communication Device can be used to activate the endpoint and verify the encoder connection.

Successful endpoint function can be confirmed through a web app demonstrating that communication has been verified to both the encoder and the network.

Broadcast Mode: The endpoint broadcasts fixed network reading data through the secure existing cellular network within the service area. The endpoint also transmits a mobile message to support troubleshooting in the field.

Data Storage: The endpoint stores 42 days of 15-minute data.

Output Message: The endpoint broadcasts its unique serial number, meter reading data, and applicable status indicators. Each message is securely transported to the BEACON AMA software via Virtual Private Network (VPN) using Advanced Encryption Standard (AES) 256.



APPLICATION

Configurations: The endpoint is a multi-purpose endpoint that can be deployed in indoor, outdoor and pit applications. The electronics and battery assembly are fully encapsulated in epoxy for environmental integrity. The endpoint is available with a connector assembly for ease of installation.

Meter Compatibility: When attached to a Badger Meter High Resolution Encoder, the endpoint is compatible with all current Badger Meter Recordall® Disc, Turbo Series, Compound Series, Combo Series and Fire Service meters and assemblies, and with E-Series® Ultrasonic, E-Series® Ultrasonic Plus, and ModMAG® electromagnetic flow meters.

Encoder Compatibility: ORION Cellular LTE endpoints are suitable for use with Badger Meter High Resolution Encoders as well as the following Badger Meter approved three-wire encoder registers that have a manufacture date within 10 years of the current date as long as the encoder has three wires connected to it and is programmed into the three-wire output mode for AMR/AMI: Honeywell® (Elster) ScanCoder® encoder with Sensus® protocol module and evoQ4 meter (encoder output); Master Meter® Octave® Ultrasonic meter encoder output; Metron-Farnier Hawkeye; Mueller Systems 420 Solid State Register (SSR) LCD; and Sensus iPerl®.



SPECIFICATIONS

Dimensions	5.125 in. (130 mm) (H) 1.75 in. (44 mm) Diameter at top 2.625 in. (W) x 2.875 in. (D) at base 67 mm (W) x 73 mm (D) at base
Broadcast Network	LTE cellular network, with fallback to 3G where LTE is unavailable. Mobile backup frequency is FCC-regulated 902...928 MHz frequency hopping modulation
Operating Temperature Range	
• Storage, Meter Reading and Mobile Backup	–40...60° C (–40...140° F)
• Cellular Communications	–20...60° C (–4...140° F)
Humidity	0%...100% condensing
Battery	One (1) lithium thionyl chloride D cell (nonreplaceable)

Construction: All ORION Cellular endpoints are housed in an engineered polymer enclosure with an ORION RF board, battery and antenna. To ensure long-term performance, the enclosure is fully potted to withstand harsh environments and to protect the electronics in flooded or submerged pit applications.

Wire Connections: ORION Cellular endpoints are available with in-line connectors (Twist Tight® or Nicor®) for easy installation and connection to compatible encoders/meters. The endpoints are also available with flying leads for field splice connections. Other wire connection configurations may be available upon request.

FEATURES

Communication Type	Two-way
Application Type	Control/Monitor
Reading Interval Type	15-minute
Encoder Compatibility	Absolute
Fixed Network Reading	✓
Premise Leak Detection	✓
Cut-Wire Indication	✓
Reverse Flow Indication	✓
No Usage Indication	✓
Encoder Error	✓
Low Battery Indication	✓
Remote Programming	✓
Remote Clock Synchronization	✓
Firmware Upgrades	✓

License Requirements: ORION Cellular LTE endpoints comply with Part 15, Part 22, Part 24, and Part 27 of the FCC Rules. No license is required by the utility to operate an ORION meter reading system. This device complies with Industry Canada license-exempt RSS standard(s).

Transportation: WARNING: The operation of transmitters and receivers on airlines is strictly prohibited by the Federal Aviation Administration. As such, the shipping of radios and endpoints via air is prohibited. Please follow all Badger Meter return and/or shipping procedures to prevent exposure to liability.

Warning: To reduce the possibility of electrical fire and shock hazards, never connect the cable from the endpoint to any electrical supply source. The endpoint cable provides SELV low voltage limited energy power to the load and should only be connected to passive elements of a water meter register.

Caution: The endpoint batteries are *not* replaceable. Users should make no attempt to replace the batteries. Changes or modifications to the equipment that are not expressly approved by Badger Meter could void the user's authority to operate the equipment.

SMART WATER IS BADGER METER

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City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #5 (Possible Action)

Title: Consider and take appropriate action regarding a change order for the street overlay project with Anderson Asphalt & Concrete Paving, LLC.

Department: Administration

Contact: Public Works Director, Josh Little

Recommendation: Staff Recommend approving Change Order as Presented.

Background: Anderson Asphalt & Concrete Paving, LLC completed pavement of the project. However, the amount of asphalt laid was greater than originally intended. The contractor completed the work and then informed the City that it had gone over the quantities. This is out of order as their work resulted in going over the contract amount. The areas that went over were along Jackson, Harmonson and Denton.

There were portions of the old street that were 20' wide, the newly installed pavement was installed at a more consistent width of 23'-24'. The amount of asphalt laid appears to check out and the end product is a street that is more in-line with current standards, but the order and communication was not in-line with City expectations. The additional amount needed to pay for what was installed is \$55,787.01. The total amount for the change order was \$95,711.02 but there was contingency remaining to cover roughly \$40,000 of that amount.

Funding remains available in the street maintenance fund to cover the additional expense.

City Attorney Review: N/A

Attachments: Change Order Request



P.O. Box 541704
Dallas, TX 75354-1704
214.352.3400
Fax 214.352.3402
Email: info@aacpaving.com

CONTRACT CHANGE ORDER

Contract #CH220601

Change Order # 02 Date: 10/31/2022

City of Justin

Customer:

415 N. College Street,

Address:

Justin, Texas 76247

City State Zip:

Josh Little

Job Contact:

STREET IMPROVEMENT PROGRAM YEAR 3

MISC. ASPHALT PAVEMENT REPAIR

Job Name:

Various Streets

Job Address:

Justin, Texas 76247

City:

(940) 648-2541 ext. 117

Contact Ph#

This change order includes all materials, labor and equipment necessary to complete the following work and to adjust the total contract as indicated; the work below to be completed for the sum of: \$ 95,711.02

(CHANGE ORDER #2)

6	2" Full Depth Mill (Additional Qty.)	4,326	SY	2.00	8,652.00
7	2" Type D DGHMA (PG 64-22) including Prime Coat	4,326	SY	13.07	56,540.82
CO1	Cement Stabilization (8") (40 lbs/sy)	2,274	SY	14.30	32,518.20
				TOTAL	95,711.02
4	Project Signs (DEDUCTIVE)	-2	EA	1,000.00	-2,000.00
				TOTAL	95,711.02

Cost: \$ 95,711.02

Sales Tax: \$ 0

Total: \$ 95,711.02

THIS CHANGE ORDER IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORIGINAL CONTRACT

Original Contract Amount: \$ 656,656.00

Change Orders to Date: \$ 58,574.40

Amount this Change Order: \$ 95,711.01

Job Total to Date: \$ 810,941.41

Cory Henneberg

Authorized Signature

Cory Henneberg

Printed Name

10/31/2022

Date:

Authorized Representative

Printed Name

Date:

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #6 (Possible Action)

Title: Consider and take appropriate action to award contract to Maja Commercial Janitorial Services, LLC in the amount of \$56, 816.49 for Municipal Janitorial Services.

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation: Approve/Deny award of contract to Maja Commercial Janitorial Services, LLC in the amount of \$56,816.49 for Municipal Janitorial Services.

Background:

The city received one bid from the RFP that was released for Municipal Janitorial Services from Maja Commercial Janitorial Services, LLC.

Historically, the city has had a full-time position to fulfill the municipal maintenance services for the city and facilities. The Janitorial services contract would replace the full-time position on a contractual basis, if approved.

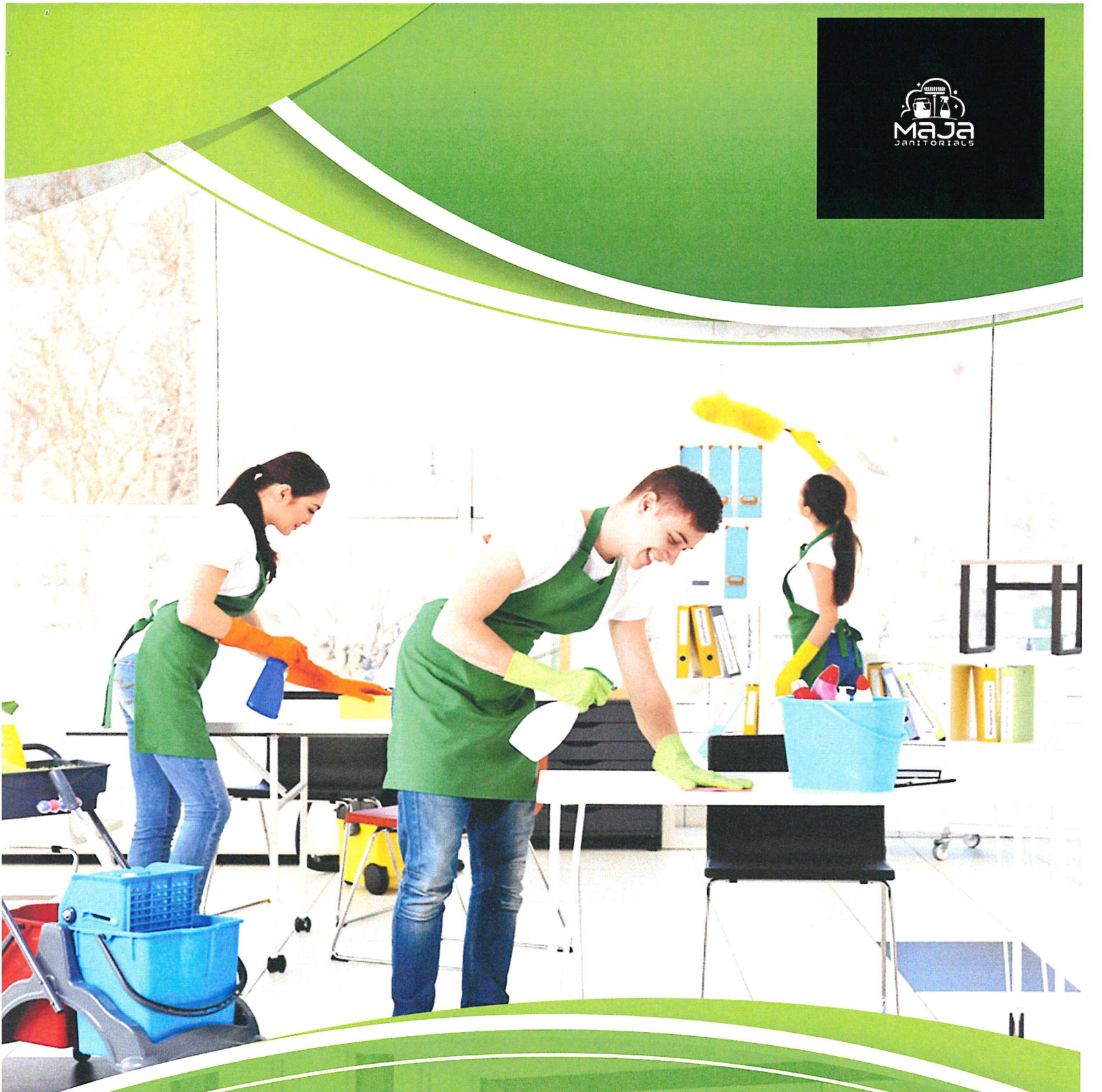
The cost for a full-time employee is \$49,026.88 and janitorial supplies around \$1,500. The annual services contract bid is for an annual total of \$56,816.49, with supplies provided by Maja Commercial Janitorial Services, LLC. per the contract. The Janitorial Services will be provided nightly for City Hall, Police Department and scheduled once a week for the Public Works admin facility. The Library will be fully serviced on Mondays as they are closed, with bathrooms and trash services nightly. The Library program room and PD supplemental office are also included in the contract. The schedule was confirmed by Department heads and is in line with the previous Municipal Maintenance staff schedule.

All references have been checked, and of the three, all had nothing but great things to say about the services.

City Attorney Review: N/A

Attachments:

1. Maja Proposals



Quality Cleaning, Affordable Prices

Maja Commercial Janitorial Services, LLC

www.majajanitorial.com

For City Of Justin 11/29/2022
415 N. College Ave., Justin, Texas,
76247

CITY OF JUSTIN

Maja Commercial Janitorial Services, LLC provides cleaning services for office and industrial buildings. It is our hope that when you consider contracting these services for your facility, you will have at hand this brief introduction to our company— Maja Commercial Janitorial Services, LLC was founded to deliver superior quality and was soon distinguished for its technology based quality control system and management practices. Primarily by referral, our client list has grown to include major offices and industrial buildings. More importantly, it still includes many of our original clients.

WE OFFER

CUSTOMER SERVICE.

Regular on site quality control is designed to anticipate the client's needs; and a call from a client at any time of the day or night will be answered by immediate action to correct a problem or fulfill a special request.

CONSISTENT QUALITY.

Consistency and Quality are the pillars of our service standards. We hold ourselves accountable by performing thorough and Routine Quality Control Inspections.

EXPERIENCE.

Over the years we worked hard at not just solving existing problems for our clients, but we've learned how to predict and prevent most recurring challenges as well.

RESOURCES.

Since we serve facilities and buildings just like yours throughout the area, we have the equipment and personnel ready to deal with any contingency and provide continuity of service.

HUMBLY SUBMITTED

Austin Weedor

Sales/Operations Manager

Maja Commercial Janitorial Services, LLC

817-813-6252

1 THIS CLEANING SERVICES AGREEMENT

THIS CLEANING SERVICES AGREEMENT (the "Agreement") is entered into on 11/29/2022 (the "Effective Date") by and between Maja Commercial Janitorial Services, LLC (hereinafter the "Company"), located at (5801 Golden Tringle Blvd Suite 103 MBM 108, Fort Worth, Texas, 76244) and City of Justin (hereinafter the "Client"), located at () (referred to collectively herein as the "Parties," and individually as a "Party"). WHEREAS, Client desires for the Company to provide certain cleaning services to Client at the location described below (the "Premises"); and WHEREAS, Company desires to offer such cleaning services to Client in accordance with the terms and conditions contained herein. NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Parties hereto agree as follows:

2 CLEANING SERVICES & LOCATION

2.1 CLEANING SERVICES Company shall provide the cleaning services (collectively the "Services") as provided in , EXHIBIT B ("Project Work")

2.2 THE PREMISES Company shall provide the Services at the following location(s): 415 N. College Ave., Justin, Texas, 76247..

3 SERVICE COMPENSATION

Client shall compensate Company for the Services (See EXHIBIT B for specific services to be rendered) at the agreed price(s) listed below. Company shall furnish an invoice to Client detailing activities performed during the preceding month. Client shall pay the Contractor within fifteen days after the receipt thereof. All invoices are payable to Company at (5801 Golden Tringle Blvd Suite 103 MBM 108, Fort Worth, Texas, 76244). Client shall not be responsible for any payment to Company for any additional services or expenses that are not specifically included in this Agreement except upon agreement in writing by both Parties. The Parties shall attempt to resolve any payment disputes within thirty (30) days after the invoice date.

3.1 CLEANING COMPENSATION.

Client shall compensate Company for the following Services (See EXHIBIT A for specific services to be rendered) at the price of **\$426.67** per month.

3.2 PERIODIC PROJECT WORK COMPENSATION

Client shall compensate Company for the following Services (See EXHIBIT B for specific services to be rendered) at the prices listed below. **The price listed below does NOT include taxes.**

3.2.A REPEATED PROJECT WORK PRICING:

DAILY PORT TASKS

AREA SERVICED	FREQUENCY	MONTHLY PRICE
City Council Chambers	6xmonth	\$426.67 (\$71.11 Per Service)

Total: 426.67

4 EQUIPMENT & SUPPLIES

4.1 EQUIPMENT Company will furnish all labor, transportation, equipment and cleaning chemicals requisite to the performance of these Services, except as otherwise specified in the attached exhibits and listed supplies below.

4.2 SUPPLIES Client will provide consumable products such as, but not limited to, toilet paper, paper towels, hand soap and trash liners.

5 TERM & TERMINATION.

- 5.1 **TERM** This Agreement shall be effective upon execution by Client for a period of twelve (12) months, unless sooner terminated under the terms set forth below.
- 5.2 **TERMINATION** This Agreement may be terminated by either Party hereto upon a thirty (30) day written notice to the non-terminating party..
- 5.3 **AUTOMATIC RENEWAL.** After the natural expiration of the term of this twelve (12) month Agreement, this Agreement will automatically convert to a month-to-month agreement between Client and Company. All the Services will be subject to the terms and conditions of this Agreement, but will be terminable upon either Party giving one (1) month's written notice to the other Party.

6 KEYS.

Client shall issue essential keys upon award of the Agreement for all service locations. Company shall sign for said keys. Company shall return all issued keys at the termination of this Agreement.

7 ACCESS

The hours of service shall be after 6:00 p.m., unless otherwise specified. All federal holidays are excluded from service unless otherwise specified.

8 PHOTO IDENTIFICATION

Company's employees will wear a photo identification ("ID") badge, a professional uniform and will have completed Company's employee training program.

9 INDEPENDENT CONTRACTOR.

Neither Party shall, for any purpose, be deemed to be an agent of the other Party and the relationship between the Parties shall only be that of independent contractors. Neither Party shall have any right or authority to assume or create any obligations or to make any representations or warranties on behalf of any other Party, whether express or implied, or to bind the other Party in any respect whatsoever.

10 NON-SOLICITATION OF EMPLOYEES

Client agrees and covenants not to directly or indirectly solicit, hire, recruit, attempt to hire or recruit, or induce the termination of employment of any employee and/or contractor of the Company during the effective term of this Agreement and for a period of one (1) year after the termination of this Agreement.

11 INDEMNIFICATION.

The Company shall be liable hereunder only for its own gross negligence, willful misconduct or bad faith. The Customer agrees to indemnify the Company and save it harmless against any and all liabilities, including judgments, costs and reasonable counsel fees, for anything done or omitted by the Company in the execution of this Agreement, except as a result of the Company's gross negligence, willful misconduct or bad faith. The Company shall not be liable for loss of, or damage to, personal property while rendering the Services unless such loss or damage is a direct result of the Company's negligence.

12 WARRANTY.

The Company shall provide its services and meet its obligations under this Agreement in a timely and workmanlike manner, using knowledge and recommendations for performing the Services which meet generally acceptable standards in the Company's industry.

13 COMPLIANCE WITH LAW.

All work and services rendered hereunder shall be provided in accordance with all applicable ordinances, resolutions, statutes, rules and regulations of the City and any Federal, State or local governmental agency of competent jurisdiction.

14 ENTIRE AGREEMENT.

This Agreement contains the entire agreement of the Parties, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Agreement. This Agreement supersedes any prior written or oral agreements between the Parties.

15 FORCE MAJEURE.

In the event that the performance of any of the covenants of this Agreement shall be prevented by an act of God, acts and regulations of public authorities, or labor disputes, acts of the public enemy, acts of superior governmental authority, or other circumstances, or cause beyond their or its reasonable control, the Client and Company shall be respectively relieved of their obligations hereunder with respect to the performance(s) so prevented. In the above-mentioned event, Company grants Client the right to reschedule the performance(s) under the same terms and conditions of this Agreement.

16 AMENDMENT.

This Agreement may be modified or amended in writing, if the writing is signed by the Party obligated under the amendment.

17 GOVERNING LAW.

This Agreement shall be construed in accordance with the laws of the State of Texas.

18 SEVERABILITY.

The phrases, clauses, sentences, paragraphs or sections of these conditions are severable. If any phrase, clause, sentence, paragraph, or section of these conditions should be declared invalid by the final decree or judgment of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of these conditions.

19 ATTORNEYS' FEES.

In case of failure to faithfully perform the terms and covenants herein set forth, the defaulting Party shall pay all costs, expenses, and reasonable attorneys' fees resulting from the enforcement of this Agreement or any right arising out of such breach.

20 ASSIGNMENT.

Neither Party hereto may assign its rights or delegate its obligations hereunder without the written consent of the other Party.

21 WAIVER.

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

22 INSURANCE CONTRACT

The Company, at its own cost and expense, shall procure and maintain throughout the Term of this Agreement (a) a workers' compensation insurance policy for the protection of its employees engaged in work under this Agreement and (b) a comprehensive liability insurance and property damage insurance policy to cover claims of injury to or death of any person, or of damage to or destruction of any property arising from or in connection with the Services hereunder. A certificate of such insurance policies shall be provided by Company to Client prior to the date in which Company shall begin the Services defined herein for Client.

23 IN WITNESS WHEREOF.

The Parties have executed this Cleaning Services Agreement as of the date first written above.

23.1 SIGNATURE LINES

MAJA COMMERCIAL JANITORIAL SERVICES, LLC

Company

By: Austin Weedor

Name (printed): AUSTIN WEEDOR

Title: SALES/OPERATIONS MANAGER

Date: 11/29/2022

CITY OF JUSTIN

Client

By: _____

Name (printed): _____

Title: _____

Date: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME: PHONE (A/C, No, Ext): (855) 222-5919 FAX (A/C, No): E-MAIL ADDRESS: support@nextinsurance.com																					
INSURED DBA Maja Commercial Janitorial Services 5801 Golden Triangle Blvd Ste 103 Fort Worth, TX 76244	<table border="1"><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Next Insurance US Company</td><td>16285</td></tr><tr><td>INSURER B:</td><td></td><td></td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Next Insurance US Company	16285	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																				
INSURER A:	Next Insurance US Company	16285																				
INSURER B:																						
INSURER C:																						
INSURER D:																						
INSURER E:																						
INSURER F:																						

COVERAGES

CERTIFICATE NUMBER: 848625879

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			NXTLM716JA-02-GL	07/21/2022	07/21/2023	EACH OCCURRENCE \$1,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000.00
							MED EXP (Any one person) \$15,000.00
							PERSONAL & ADV INJURY \$1,000,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						GENERAL AGGREGATE \$2,000,000.00
							PRODUCTS - COMP/OP AGG \$2,000,000.00
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
							\$
	DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E L EACH ACCIDENT \$
							E L DISEASE - EA EMPLOYEE \$
							E L DISEASE - POLICY LIMIT \$
A	Contractors Errors and Omissions			NXTLM716JA-02-GL	07/21/2022	07/21/2023	Each Occurrence: \$25,000.00 Aggregate: \$50,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

DBA Maja Commercial Janitorial Services
5801 Golden Triangle Blvd Ste 103
Fort Worth, TX 76244

LIVE CERTIFICATE



Click or scan to view

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/28/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME:	
	PHONE (A/C, No, Ext): (855) 222-5919	FAX (A/C, No):
INSURED DBA Maja Commercial Janitorial Services 5801 Golden Triangle Blvd Ste 103 Fort Worth, TX 76244	E-MAIL ADDRESS: support@nextinsurance.com	
	PRODUCER CUSTOMER ID:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: State National Insurance Company, Inc.	
	INSURER B:	
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES		CERTIFICATE NUMBER: 848625879		REVISION NUMBER:		
LOCATION OF PREMISES / DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
	<input type="checkbox"/> PROPERTY				<input type="checkbox"/> BUILDING	\$
	<input type="checkbox"/> CAUSES OF LOSS				<input type="checkbox"/> PERSONAL PROPERTY	\$
	<input type="checkbox"/> BASIC				<input type="checkbox"/> BUSINESS INCOME	\$
	<input type="checkbox"/> BROAD				<input type="checkbox"/> EXTRA EXPENSE	\$
	<input type="checkbox"/> SPECIAL				<input type="checkbox"/> RENTAL VALUE	\$
	<input type="checkbox"/> EARTHQUAKE				<input type="checkbox"/> BLANKET BUILDING	\$
	<input type="checkbox"/> WIND				<input type="checkbox"/> BLANKET PERS PROP	\$
	<input type="checkbox"/> FLOOD				<input type="checkbox"/> BLANKET BLDG & PP	\$
	<input type="checkbox"/>				<input type="checkbox"/>	\$
	<input type="checkbox"/>				<input type="checkbox"/>	\$
A	<input checked="" type="checkbox"/> INLAND MARINE	TYPE OF POLICY	07/27/2022	07/27/2023	<input checked="" type="checkbox"/> EQUIPMENT	\$ 3,000.00
	<input type="checkbox"/> CAUSES OF LOSS	Contractors Equipment			<input checked="" type="checkbox"/> MISC TOOLS	\$ 600.00
	<input type="checkbox"/> NAMED PERILS	POLICY NUMBER			<input checked="" type="checkbox"/> BORROWED TOOLS	\$ 3,000.00
	<input checked="" type="checkbox"/> OPEN PERILS	NXT44VKLXT-00-IM			<input type="checkbox"/>	\$
	<input type="checkbox"/> CRIME				<input type="checkbox"/>	\$
	<input type="checkbox"/> TYPE OF POLICY				<input type="checkbox"/>	\$
	<input type="checkbox"/> BOILER & MACHINERY / EQUIPMENT BREAKDOWN				<input type="checkbox"/>	\$
	<input type="checkbox"/>				<input type="checkbox"/>	\$
	<input type="checkbox"/>				<input type="checkbox"/>	\$
	<input type="checkbox"/>				<input type="checkbox"/>	\$
SPECIAL CONDITIONS / OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)						
Proof of Insurance.						

CERTIFICATE HOLDER DBA Maja Commercial Janitorial Services 5801 Golden Triangle Blvd Ste 103 Fort Worth, TX 76244	LIVE CERTIFICATE  Click or scan to view	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---	--

Figure: 28 TAC §1.601(a)(2)(B)

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company or HMO first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance company or HMO. If you don't, you may lose your right to appeal.

State National Insurance Company, Inc.

To get information or file a complaint with your insurance company or HMO:

Call: Next First Insurance Agency, Inc.

Toll-free: 1-855-222-5919

Email: support@nextinsurance.com

Mail: P.O. Box 60787

Palo Alto, CA 94306

The Texas Department of Insurance

To get help with an insurance question or file a complaint with the state:

Call with a question: 1-800-252-3439

File a complaint: www.tdi.texas.gov

Email: ConsumerProtection@tdi.texas.gov

Mail: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros o HMO. Si no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través del proceso de quejas o de apelaciones de su compañía de seguros o HMO. Si no lo hace, podría perder su derecho para apelar.

LIVE CERTIFICATE



[Click or scan to view](#)

State National Insurance Company, Inc.

Para obtener información o para presentar una queja ante su compañía de seguros o HMO:

Llame a: Next First Insurance Agency, Inc.

Teléfono gratuito: 1-855-222-5919

Correo electrónico: support@nextinsurance.com

Dirección postal: P.O. Box 60787

Palo Alto, CA 94306

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame con sus preguntas al: 1-800-252-3439

Presente una queja en: www.tdi.texas.gov

Correo electrónico: ConsumerProtection@tdi.texas.gov

Dirección postal: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091

LIVE CERTIFICATE



[Click or scan to view](#)

Figure: 28 TAC §1.601(a)(2)(B)

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Next Insurance US Company

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Toll-free: 1-855-222-5919

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Palo Alto, CA 94306

The Texas Department of Insurance

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[Click or scan to view](#)

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Llame a: Next First Insurance Agency, Inc.

Teléfono gratuito: 1-855-222-5919

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El Departamento de Seguros de Texas

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Dirección postal: MC 111-1A, P.O. Box 149091, Austin, TX 78714-9091

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EXHIBIT B RECURRING PROJECT WORK

DAILY PORT TASKS

- Court setup & breakdown of tables & chairs
- Park Board Meeting setup/breakdown tables & chairs
- Council Meeting setup/breakdown tables & chairs
- P&Z Meeting setup
- EDC/CDC Meeting set up
- Clean and disinfect tabletops, and podiums.
- Dust and sanitize computer areas.
- Ensure that high-traffic areas are free of hazard
- Maintain entrances free and clear of hazards.
- Promptly clean up any notable floor spills.
- Check/replace improperly working facility lights
- Empty full trash cans as necessary.
- Remove any trash or items left behind.
- Keep dumpster areas clean and free of debris.

AREAS SERVICED	FREQUENCY
City Council Chambers	● 6 x month

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #7 (Possible Action)

Title: Consider and act upon a Preliminary Plat for Traditions Phase I generally located southwest from Strader Lane and FM 407.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends approval based on the plat meeting all of the requisite regulations.

Background:

The Applicant is requesting a Preliminary Plat for Traditions Phase I for a total of 703 lots.

The development will be utilizing City water and sewer. The development is within a Municipal Utility District and is not in the City of Justin.

A Developers Agreement was approved on April 26, 2021, by City Council. All the standards in the preliminary plat conform to the Developers Agreement.

LOT / BLOCK SUMMARY				
	1A	1B	1C	TOTAL
40' LOTS REAR ENTRY	3	-	129	132
45 LOTS	4	101	111	216
50' LOTS	14	150	191	355
TOTAL	21	251	431	703

P&Z Recommendation: The Commission unanimously recommended approval on December 6, 2022.

City Attorney Review: N/A

Attachments:

1. Map
2. Preliminary Plat

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #8 (Possible Action)

Title: Consider and take appropriate action approving a Final Plat for Timberbrook Phase 4B LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25 generally located northwest of FM 407 and Boss Range Road.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: Staff recommends approval based on the plat meeting all of the requisite codes.

Background:

The Applicant is requesting a Final Plat for Timberbrook Phase 4B for 112 total lots.

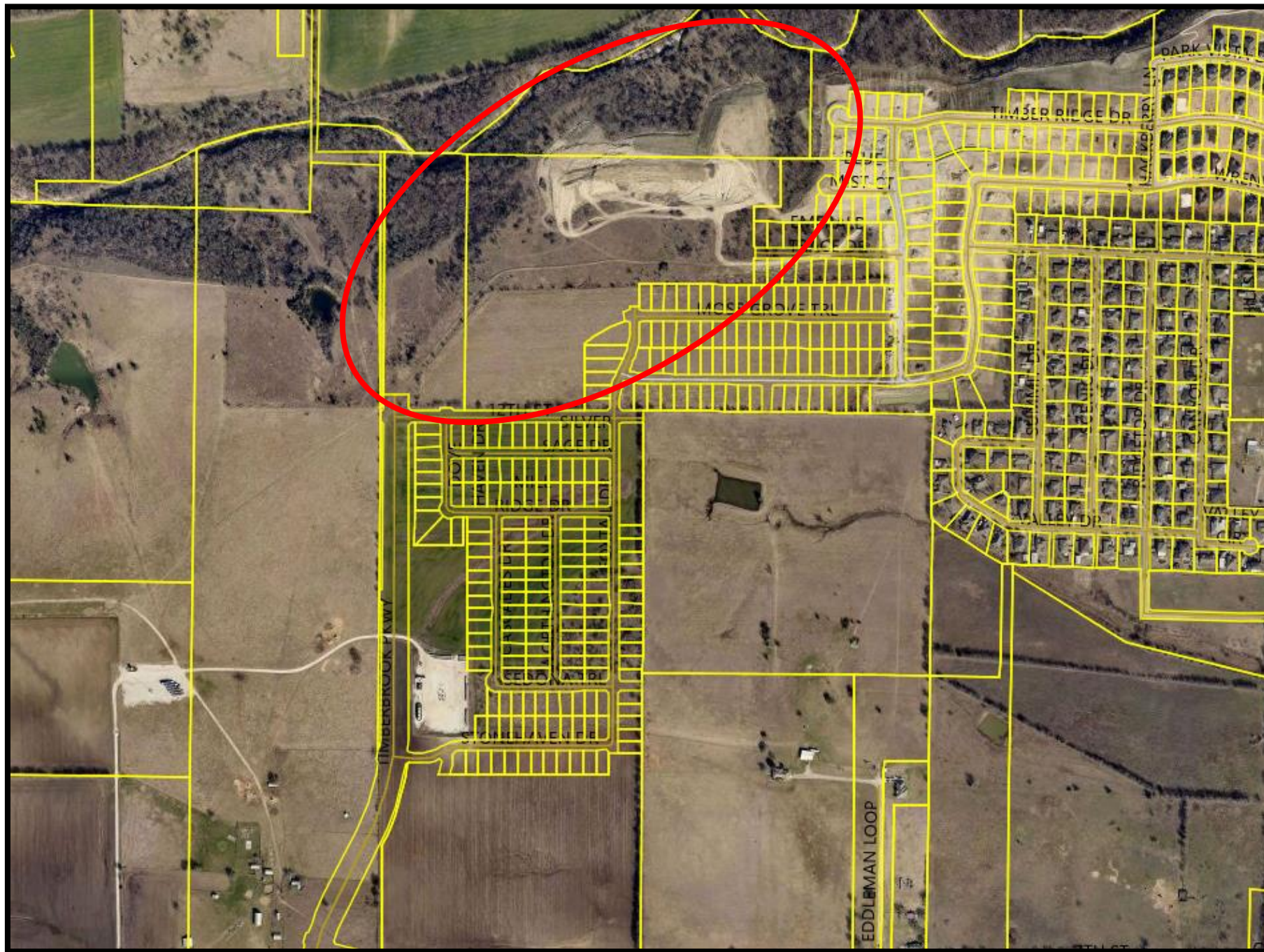
Block 97 X (23 acres) is dedicated as a Park and will be maintained by the HOA.

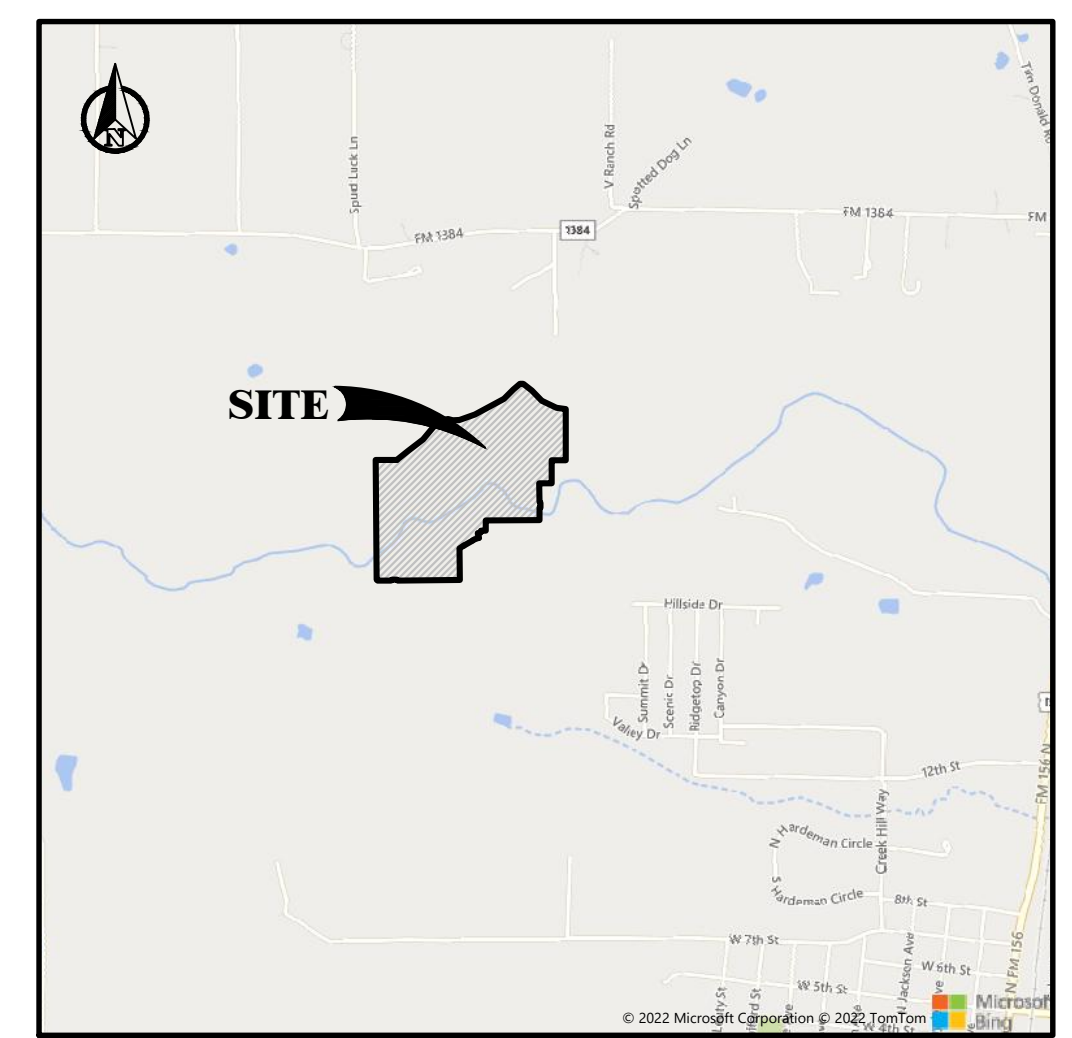
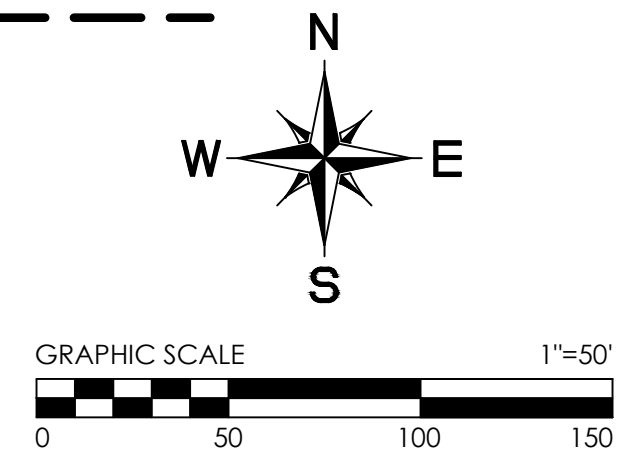
P&Z Recommendation: The Commission unanimously recommended approval on December 6, 2022.

City Attorney Review: N/A

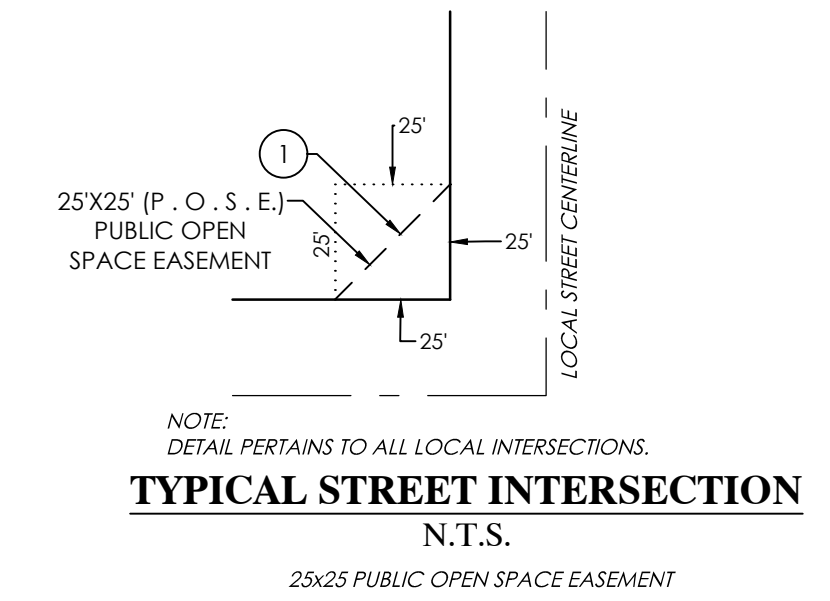
Attachments:

1. Aerial Map
2. Proposed Plat





LEGEND	
O	1/2" C.I.R.S. STAMPED "GMCIVIL" UNLESS OTHERWISE NOTED
•	CALCULATED POINT FOR CORNER
SQ. FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
SL	SLIDE
VOL.	VOLUME
PG.	PAGE
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GMCIVIL)
---	BOUNDARY LINE
---	ADJOINER LINE
---	ABSTRACT LINE
---	EASEMENT LINE
---	CITY LIMIT LINE



FINAL PLAT
OF
LOTS 60-96, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42, BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25
TIMBERBROOK, PHASE 4B
BEING
58.086 ACRES
SITUATED IN THE
W. YOUNG SURVEY, ABSTRACT No. 1444
M. GARNETT SURVEY, ABSTRACT No. 439
H. MCDONALD SURVEY, ABSTRACT No. 879
CITY OF JUSTIN, DENTON COUNTY, TEXAS
111 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: September 2022

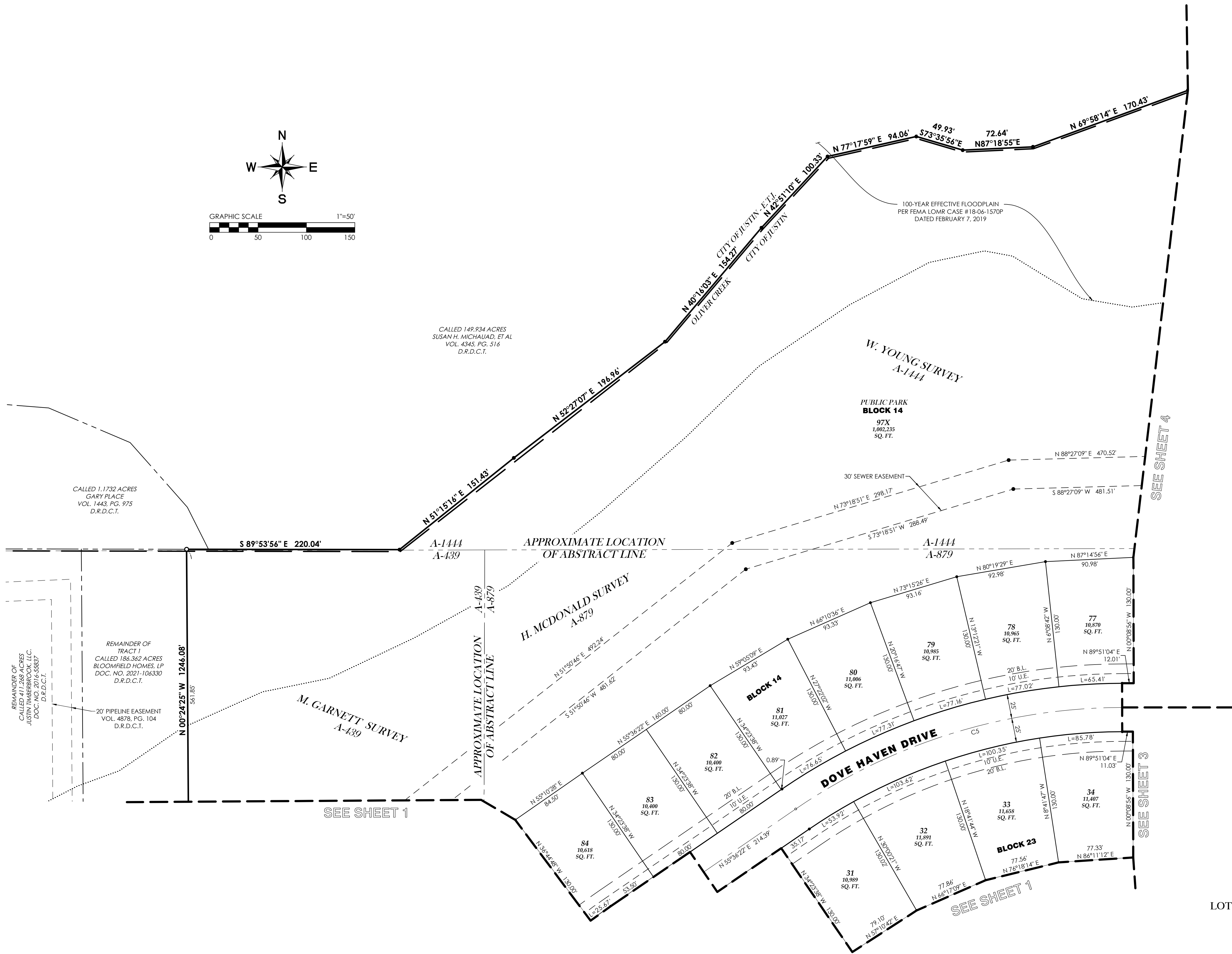
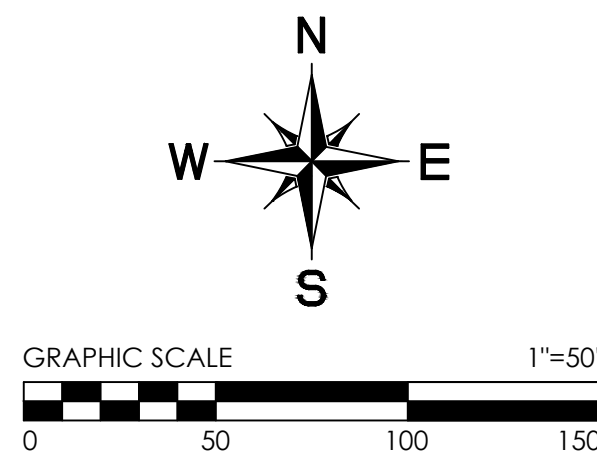
SEE SHEET 2 FOR
LINE & CURVE TABLE

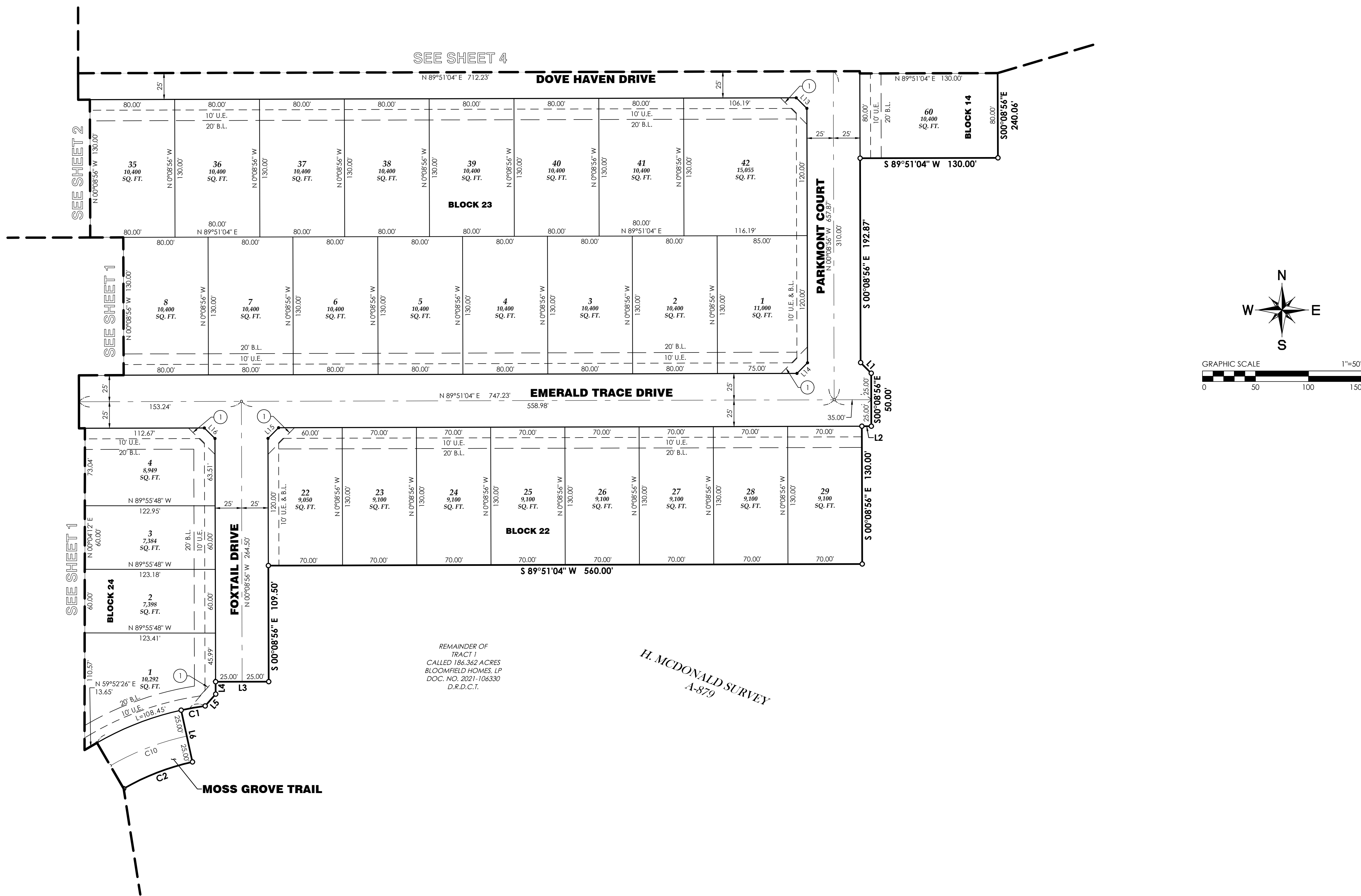
PRELIMINARY. this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 9/2/2022 9:47 AM

REMAINDER OF TRACT 1
CALLED 186.362 ACRES
BLOOMFIELD HOMES, LP
DOC. NO. 2021-106330
D.R.D.C.T.

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
(817) 416-1572

PREPARED BY:
GMcivil
Engineering & Surveying
2359 SW Grapevine Pkwy, Grapevine, Texas 76051
817-339-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700





GENERAL NOTES:

1. Bearings are oriented to Texas State Plane Coordinate System, North Central Zone (4202), North American datum of 1983 as derived from GPS observation.
2. All property corners are set with 1/2" iron rods with yellow plastic caps stamped "GMcivil", unless otherwise noted.
3. Selling a portion of this subdivision by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
4. According to the Flood Insurance Rate Map (FIRM) panel 48121C0480G, effective April 18, 2011, this subdivision is located in a portion of Flood Insurance Zone "A" being defined as "special flood hazard areas subject to inundation by the 1% annual chance flood (100-year)" with no base flood elevations determined, said floodplain being affected by FEMA LOMR CASE H18-06-1570P, Dated Feb. 7, 2019 and a portion of Flood Insurance Zone "X" (non-shaded), being defined as areas determined to be outside the 0.2% annual chance floodplain (500-year)
5. Any franchised public utility, including the City of Justin shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its respective system on any of the easements shown on the Plat. Any franchised public utility including the City of Justin, shall have the right at all times of ingress and egress to to and from upon said easements for the purpose of constructing, reconstructing, inspection, patrol,maintaining, and adding or removing all or part of its respective systems without the necessity of any time of procuring the permission of anyone.
6. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining two (2) intersecting public streets and shall have a minimum dimension of twenty-five feet (25') along each portion adjacent to a public street, right-of-way. Public open space easements (P.O.S.E.) shall be indicated on all lots adjoining (1) public street and an alley and/or an improved private street and shall have a minimum dimension of twenty feet (20') along the portion adjacent to an alley and/or approved private street.
7. Owner shall offer park land dedication in the final plat to the City in accordance with the City's park dedication requirements in effect as the Effective Date and the Owner's development plan, in the Owner's sole discretion. Concrete hike and bike trails shall be installed at a width of 4' in the floodplain and floodway. The concrete hike and bike trails shall be paid for with Assessments on the Property within the PIDs to the extent allowed by the law.
8. Lot 97X, Block 14 is shall be dedicated to the City of Justin and maintained by the Timberbrook Homeowner's Association.
9. All Drainage Easements shall be maintained by the Timberbrook Homeowner's Association.

FLOODPLAIN RESTRICTION

No construction, without the written approval of the City of Justin shall be allowed within a Floodplain easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. These engineering studies shall be done in compliance with the FEMA (Federal Emergency Management Agency) guidelines which address acceptance studies, methods, and limits of work done inside the 100 year floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of one (1) foot above the 100-year flood elevation.

The existing creek, creeks, lakes, reservoirs, or drainage channel traversing along or across portions of this addition, will remain as an open channel at all times and will be maintained by the owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots. The City of Justin will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion. Each property shall keep the natural drainage channels traversing adjacent to its property clean and free of debris, silt, or any substance which would result in unsanitary conditions and the City of Justin shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage channel, as in the case of all natural drainage channels, are subject to storm water over flow and natural bank erosion to an extent that cannot be definitely defined. The City of Justin shall not be reliable for damages of any nature resulting from the occurrence of these natural phenomena, nor resulting from a failure of any structures within the natural drainage channels. The natural drainage channel crossing each lot is shown by the floodplain easement line as shown on the plat.

FINAL PLAT
OF
LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42,
BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25
TIMBERBROOK, PHASE 4B
BEING
58.086 ACRES
SITUATED IN THE
W. YOUNG SURVEY, ABSTRACT No. 1444
M. GARNETT SURVEY, ABSTRACT No. 439
H. MCDONALD SURVEY, ABSTRACT No. 879
CITY OF JUSTIN, DENTON COUNTY, TEXAS
111 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: September 2022

PRELIMINARY. this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 9/2/2022 9:47 AM

SEE SHEET 2 FOR
LINE & CURVE TABLE

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
(817) 416-1572

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

SURVEYOR'S CERTIFICATE

That I, John N. Rogers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Farney.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground August 2015
GMCivil
2559 SW Grapevine Pkwy.
Grapevine, Texas 76051
(817) 329-4373
STATE OF TEXAS
COUNTY OF TARRANT

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 9/2/2022 9:48 AM

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John N. Rogers, Registered Professional Land Surveyor, 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.

Given under my hand and seal of office this the ____ day of _____, 20__.

Notary Public, State of Texas My commission expires

CALLED 149.934 ACRES
SUSAN H. MICHAAUD, ET AL
VOL. 4345, PG. 516
D.R.D.C.T.

100-YEAR EFFECTIVE FLOODPLAIN
PER FEMA LOMR CASE #18-06-1570P
DATED FEBRUARY 7, 2019

W. YOUNG SURVEY
A-1444

PUBLIC PARK
BLOCK 14
97X
1,002,235
SQ. FT.

BLOCK 14

SEE SHEET 2

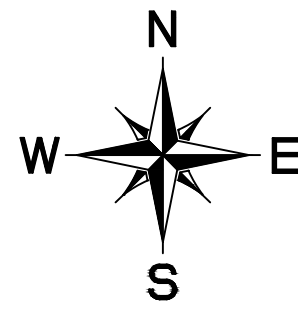
SEE SHEET 2

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Issued for review 9/2/2022 9:48 AM

SEE SHEET 2 FOR
LINE & CURVE TABLE

OWNER:

BLOOMFIELD
HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTH LAKE, TX 76092
(817) 416-1572



OWNERS DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

WHEREAS, BLOOMFIELD HOMES, LP as owner of that certain lot, tract, or parcel of land, situated in a portion of the W. Young Survey, Abstract No. 1444, the M. Garnett survey, Abstract No. 439, and the H. McDonald Survey, Abstract No. 879, City of Justin, Denton County, Texas, being part of that certain called 186.362 acre tract described as Tract 1 in a deed to Bloomfield Homes, LP recorded in Document No. 2021-106330 of the Deed Records of Denton County, Texas (DRDCT) and being part of that certain called 207.569 acre tract described in a deed to Bloomfield Homes, LP recorded in Document No. 2016-64678 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for the most northerly Southwest corner of Timberbrook, Phase 3A recorded in Document No. 2021-266 of the Plat Records of Denton County, Texas (PRDCT), being in the South line of said 207.569 acre tract and being in the North line of said 186.362 acre tract, from which a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL" for an ell corner of said Timberbrook, Phase 3A and the Northeast corner of said 186.362 acre tract bears South 89 deg. 53 min. 56 sec. East - 611.21 feet;

THENCE North 89 deg. 53 min. 56 sec. West along said North and South lines, a distance of 144.81 feet to a 1/2" capped iron rod set stamped "GMCivil" hereinafter referred to as 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East departing said North and South lines, a distance of 240.06 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 130.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 192.87 feet to a 1/2" capped iron rod set;

THENCE South 45 deg. 08 min. 56 sec. East, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 8.98 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 130.00 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 560.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 109.50 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 51 min. 04 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 08 min. 56 sec. East, a distance of 11.68 feet to a 1/2" capped iron rod set;

THENCE South 41 deg. 40 min. 52 sec. West, a distance of 14.90 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 275.00 feet, a central angle of 04 deg. 47 min. 55 sec., and being subtended by a chord which bears South 80 deg. 04 min. 11 sec. West - 23.02 feet;

THENCE in a westerly direction along said curve to the left, a distance of 23.03 feet to a 1/2" capped iron rod set;

THENCE South 12 deg. 19 min. 46 sec. East non-tangent to said curve, a distance of 50.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 225.00 feet, a central angle of 17 deg. 47 min. 49 sec., and being subtended by a chord which bears South 68 deg. 46 min. 20 sec. West - 69.61 feet;

THENCE in a westerly direction along said curve to the left, a distance of 69.89 feet to a 1/2" capped iron rod set;

THENCE South 59 deg. 52 min. 26 sec. West tangent to said curve, a distance of 106.81 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the left, having a radius of 375.00 feet, a central angle of 08 deg. 15 min. 29 sec., and being subtended by a chord which bears South 55 deg. 44 min. 41 sec. West - 54.00 feet;

THENCE in a southwesterly direction along said curve to the left, a distance of 54.05 feet to a 1/2" capped iron rod set;

THENCE South 00 deg. 24 min. 25 sec. East non-tangent to said curve, a distance of 327.49 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 35 min. 35 sec. West, a distance of 646.04 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 24 min. 25 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 35 min. 35 sec. West, a distance of 50.00 feet to a 1/2" capped iron rod set;

THENCE South 44 deg. 35 min. 35 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE South 89 deg. 35 min. 35 sec. West, a distance of 140.00 feet to a 1/2" capped iron rod set;

THENCE North 45 deg. 24 min. 25 sec. West, a distance of 14.14 feet to a 1/2" capped iron rod set;

THENCE North 00 deg. 24 min. 25 sec. West, a distance of 1,246.08 feet to a 1/2" capped iron rod set in the North line of said 186.362 acre tract and being in the South line of a called 1.1732 acre tract described in a deed to Gary Place recorded in Volume 1443, Page 975 (DRDCT);

TIMBERBROOK, PHASE 3A
DOC. NO. 2021-266
P.R.D.C.T.

A-1444
A-879
1/2" C.I.R.F.
"GOODWIN & MARSHALL"

SEWER EASEMENT
DOC. NO. 2020-16202
D.R.D.C.T.

H. McDONALD SURVEY
A-879

PREPARED BY:

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

FINAL PLAT
OF
LOTS 60-96, 97X, BLOCK 14; LOTS 22-29, BLOCK 22; LOTS 1-42,
BLOCK 23; LOTS 1-16, BLOCK 24; 7-14, BLOCK 25
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H. McDONALD SURVEY, ABSTRACT No. 879
CITY OF JUSTIN, DENTON COUNTY, TEXAS
111 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: September 2022
SHEET 4 of 4

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #9 (Possible Action)

Title: Consider and take appropriate action approving Resolution 595-22 modifying the speed limit on Ovaletta Dr. to 25mph.

Department: Administration

Contact: City Manager, Chuck Ewings

Recommendation:

Background:

During the last City Council meeting, Council requested to consider reducing the speed limit on Ovaletta Drive from the typical permitted speed of 30 mile per hour to 25 miles per hour as provided in the Texas Transportation Code. Approval of this resolution will reduce the permitted speed on Ovaletta Drive from Windmill Drive to where the street dead ends to the west.

City Attorney Review: N/A

Attachments: Resolution 595-22

RESOLUTION NO. # 595-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, IMPLEMENTING A REDUCED SPEED ON PORTIONS OF OVALETTA DRIVE; PROVIDING A REPEALING CLAUSE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the 79th Legislature adopted House Bill 87 amending Section 545.356 of the Texas Transportation Code to allow municipalities to reduce the speed limit on certain types of streets to no less than twenty-five (25) miles per hour if the governing body determines that the prima facie speed limit on the road is unreasonable or unsafe; and,

WHEREAS, the City Council determines that the prima facie speed limit on Ovaletta Drive beginning at Windmill Drive to its terminus west of Northwest Street is unreasonable or unsafe; and,

WHEREAS, the City Council wishes to reduce the speed limit on the referenced segment of Ovaletta to twenty-five (25) miles per hour;

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

SECTION 1. That the speed limit for Ovaletta Drive beginning at Windmill Drive to its terminus west of Northwest Street is hereby established at twenty-five (25) miles per hour and that appropriate signage indicating the reduced speed shall be installed.

SECTION 2. That all provisions of the Resolutions of the City of Justin, Texas, in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the City not in conflict with the provisions of this Resolution shall remain in full force and effect.

SECTION 3. This Resolution shall take effect upon approval.

DULY PASSED by the City Council of the City of Justin, Texas, on the 13th day of December 2022.

APPROVED:

Elizabeth Woodall, Mayor

ATTEST:

CITY OF JUSTIN, TEXAS
RESOLUTION # ____ - ____ - ____
APPROVED _____

Brittany Andrews, City Secretary

APPROVED AS TO FORM:

City Attorney

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #10 (Possible Action)

Title: Consider and take appropriate action regarding amendments to the Justin Economic Development Corporation and Community Development Corporation FY 2022-2023 budgets.

Department: Administration

Contact: Director of Strategic Services, Abbey Reece

Recommendation: Approve one or both amendments as presented.

Background: The EDC Board has approved a Service Agreement with EDP Best Practices, LLC. This service agreement includes a 3-5 year action plan for the board that will evaluate current programs and projects and set priorities to items that the board would like to see over the next few years. In conjunction with the city's comprehensive plan, the boards would like to have a more specific plan to meet the economic development needs of the city.

Pricing for this consultation is \$8,000. If approved, I would begin working with the consultant in January, and by the time the City's Comprehensive Plan is done we will be able to use some of that data to finalize the action plan.

The CDC Board has approved a façade/sign enhancement application for Bespoke Art Studio that will be located where the old florist shop was off FM 156.

The applicant's application includes updates/additional awnings, new signage, and a mural painting. The owner, Natalie, has been invited to attend to answer questions. The grant is a reimbursement program. All work would have to be completed and up to code/zoning requirements before the funding would be given to the applicant.

Council can approve one of both amendments to the EDC/CDC budgets.

City Attorney Review: N/A

Attachments:

1. EDP Best Practices Service Agreement
2. EDP Action Plan Summary
3. Bespoke Grant Application
4. EDC/CDC Budget Amendments

Date: October 6, 2022

To: Ms. Abbey Reece, Assistant to the City Manager, EDC Liaison
Economic Development Corporation
City of Justin
117 W. 4th Street, Justin, Texas 76247



Re: ***Development of an Action Plan for the Justin Economic Development Corporation***

I appreciate the opportunity to propose this Service Agreement (Agreement) for the Services defined herein. This Agreement shall be between EDP Best Practices, LLC (Consultant) and the Justin Economic Development Corporation (JEDC). Consultant and JEDC are sometimes hereinafter referred to collectively as the "Parties" or individually as a "Party." In general the Services (Services) shall be the development of an Action Plan (Plan) for the JEDC.

1. **Base Services**: The following Base Services shall be performed by the Consultant in cooperation with the Coordinator from the JEDC as defined below.

1.1. **Discovery**: Work with the Coordinator to identify the following.

- A. **Background Info**: Identify and summarize any background info that might be important to current or future JEDC members (e.g. sales tax elections, authorizations, establishment, bylaws, responsibilities, revenues-expenditures-fund balance charts, budgets, activities completed / underway, economic development resources currently available and staffing). This shall not include the inputting and graphing of raw financial data. Forms will be provided to JEDC for this input.
- B. **Preliminary SWOT Analysis**: Prior to the first meeting, as homework, distribute forms to participants requesting input on Strengths, Weaknesses, Opportunities and Threats (SWOT) for the JEDC and the City of Justin. These are to be returned to the Consultant in a timely manner.
- C. **Preliminary Objectives**: Prior to the first meeting, as homework, distribute forms to participants requesting preliminary goals and objectives for the JEDC. These are to be returned to the Consultant in a timely manner.
- D. **Mission Statement**: If the JEDC desires to create or update their mission statement, Consultant shall provide them multiple examples of EDO mission statements and directions to prepare for a discussion on the mission statement at meeting one.

1.2. **Phase 1 Development**: Develop the Deliverables with the following characteristics and process.

- A. **Draft SWOT Analysis**: From the responses provided, Consultant shall create a combined anonymous Working List of SWOT feedback and a SWOT Summary for discussion at the first meeting.
- B. **Draft Objectives**: From the responses provided, Consultant shall create a combined anonymous Working List and a Goals and Objectives Summary for discussion at the first meeting.
- C. **Draft Action Plan**: Distribute the current Action Plan draft prior to meeting one.

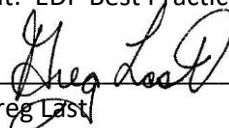


- D. Meeting One (See Section 5.2): Shall include the items below. (Estimate 1.5 - 2 hrs.)
 - i. Discovery Information: Review and finalize the representation of the Discovery Information.
 - ii. Mission Statement: Facilitate the development of a Mission Statement for the JEDC.
 - iii. SWOT Finalization: Using the Working List developed in the Discovery phase, facilitate final development of the SWOT Summary for both the JEDC and the City.
 - iv. Goals & Objectives: Using the Working List developed in the Discovery phase, facilitate the identification and organization of the goals and objectives for the JEDC.
 - v. Prioritization Directions: Discuss the prioritization of objectives process, including how to execute the objectives prioritization forms.
- 1.3. Phase 2 Development:
 - A. Prioritization: Prior to the second meeting, as homework, distribute forms to participants requesting prioritization of all objectives utilizing a confidential and proprietary forced-ranking system. This shall be provided to the Consultant in a timely manner for compilation.
 - B. MGO Progress Report Form: Incorporate the prioritized goals and objectives into a Progress Report Form allowing for timing expectations and responsibility assignments.
 - C. Draft Action Plan: Distribute the current Action Plan draft prior to meeting two.
 - D. Meeting Two (See Section 5.2): Shall include the items below. (Estimate 1.5 - 2 hrs.)
 - i. Prioritized Goals and Objectives: Review, discuss and finalize the goals and objectives as prioritized.
 - ii. MGO Progress Report: Review, discuss and finalize the MGO Progress Report.
 - iii. Final Plan Review: Review, discuss and finalize all aspects of the Action Plan.
- 1.4. Deliverables: Consultant shall provide the following.
 - A. Action Plan: Organize all information identified in the Discovery and Development phases into an easily understood pdf document.
 - B. JEDC Activities Summary: An Excel document that allows the Staff / JEDC to document their activities year-over-year.
 - C. Goals & Objectives Progress Report: A matrix in Word or Excel format that allows the Staff / JEDC to track and report progress on the prioritized goals and objectives.
- 2. JEDC to Provide: The JEDC shall provide the following.
 - 2.1. Project Coordinator (Coordinator): Provide a staff liaison to work with Consultant to provide insights as to the desires of the JEDC and facilitate communication.
 - 2.2. Discovery: The information noted above, in particular the background info, preferably in chart / graph formats for ease of understanding by the JEDC.
 - 2.3. Development: Assistance in the development and review of the document, including coordination with any other JEDC representatives.
 - 2.4. Meetings: Coordination of any desired meetings.
 - 2.5. Presentations / Memos: Any briefing memos and / or PPT presentations to the JEDC or Council.

- 2.6. Printing: JEDC to handle printing, binding, or distribution of any documents.
3. **Confidentiality**: Both parties agree to the following confidentialities.
- 3.1. Content: The Consultant agrees to keep confidential any information related to the project that is deemed confidential by the JEDC and communicated to the Consultant in writing.
- 3.2. Marketing Permission: JEDC agrees to allow Consultant to reference the JEDC as a client and to allow Consultant to use a high-level explanation of Services provided.
- 3.3. Payment Disclosure: JEDC agrees not to disclose the amount of payment included in the Agreement unless required by law.
4. **Documents**: All documents generated as a result of the Services shall be the property of the JEDC to use as needed (marketing, websites, etc.). However, the JEDC agrees not to release an editable / original version of any of the documents except as required by law.
- 4.1. Proprietary Forms: Original forms generated by the Consultant are proprietary to Consultant and will not be provided to the JEDC for their continued use unless noted in Section 1.4.
5. **Payment**: The fee for the Base Services and Board Meetings shall be as noted below. Payments shall be within 30 days of receipt of an invoice from Consultant.
- 5.1. Base Services (fixed fee): The fee for these Base Services (excluding meetings) shall be seven thousand five hundred dollars (\$7,500) billed monthly as a percentage of completion for each phase. Should the JEDC elect not to continue with the project at any point, the Consultant shall be paid for services rendered to that point in time.
- A. Discovery: \$2,250
- B. Development: \$3,750
- C. Deliverables: \$1,000
- D. Delivery of Final Documents: \$500
- E. Additional Groups: The Base Services Fee above reflects the inclusion of the JEDC Board, City Manager and Executive Director. The participation of other boards and / or City Council is welcomed and encouraged, but please add \$500 to the Base Fee for the time it takes to include additional participants in the SWOT, Objectives Development and prioritization exercises.
- 5.2. Board Meetings (variable fee): Meetings one and two with the participants shall be at an hourly rate of one hundred twenty dollars (\$120) per hour inclusive of set-up and meeting times. Driving time shall be billed at 50% of the hourly rate.
- 5.3. Reimbursables: The JEDC shall reimburse the Consultant for any out-of-pocket costs (e.g. copies, lunch meetings) which must be approved prior to expenditures.
- 5.4. Additional Services: Any work not defined in the Services above is not included in this Agreement. The JEDC and the Consultant may negotiate Additional Services if desirable to both parties. Any request for Additional Services must be authorized in writing by the Coordinator prior to the Consultant performing said services.

6. Approval of this Agreement represented by:

Consultant: EDP Best Practices, LLC

Signed:  _____

Name: Greg Last

Title: Chief Executive Officer

Date: October 6, 2022

PH: (817) 992-6156

EM: glast@EDPBestPractices.com

Address: 4609 Shadycreek Lane
Colleyville, TX 76034

JEDC: Justin Economic Development Corporation

Signed: _____

Name: Abbey Reece

Title: Assistant to the City Manager, EDC Liaison

Date: _____

PH: (940) 648-3800

EM: AReece@cityofjustin.com

Address: 117 W. 4th Street
Justin, TX 76247

Attached: One-page Service Profile for Action Plan Development for informational purposes only.

For Greg Last Bio or additional information see www.EDPBestPractices.com.



Action Plan Development

Work with Staff and Board Members to identify and evaluate programs and projects, establish and prioritize goals and objectives and summarize all information into a formal Action Plan.

Problem Identification

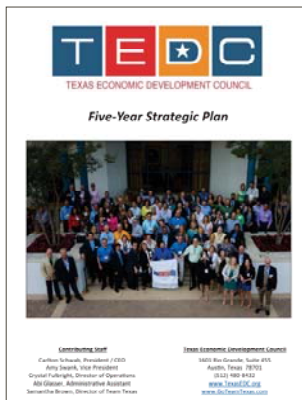
- The economic development efforts of the Agency have been stagnate or need a clear direction to be more productive
- Changes in Staff, management or Board may be an opportunity to fine tune the Agency's work efforts
- The Agency is trying to implement too many programs for the budget / resources / staff available

Service Goals

- Research and understand the current status of programs, policies and projects
- Evaluate the benefits and challenges of each of these
- Prioritize Goals and Objectives for the near term

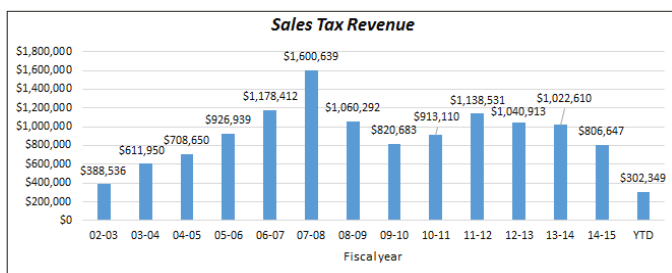
Deliverables

- An Action Plan summarizing all information noted above
- Original documents for documenting EDO activities, and a matrix for monitoring and reporting progress on Objectives



Discovery Phase

- Identify organizational aspects of the Board / Agency, budget constraints, existing programs and staffing, etc.



SWOT Analysis

- Facilitate a SWOT analysis on the community and Board activities as a basis for developing Goals and Objectives

STRENGTHS	
What are our strengths?	How do we build upon them?
<ul style="list-style-type: none"> Desire to make a difference Good relationship with City Council Leveraging success by using consultant Diversified / knowledgeable BOD Reserve funds available Staff dedicated to ED 	<ul style="list-style-type: none"> Adopt an Action Plan and implement objectives Provide an annual report to City Council Utilize Consultant(s) to increase productivity Identify training needed / desired by Board and Staff Adopt target reserve fund level to maintain Identify training needed / desired by Board and Staff
WEAKNESSES	
What are our weaknesses?	How do we reduce or eliminate them?
<ul style="list-style-type: none"> Lack of clear plan for direction Website content Limited training for Board / Staff No support programs for existing businesses Failure to implement plans 	<ul style="list-style-type: none"> Adopt an Action Plan and implement objectives Develop a comprehensive and professional Website Identify training needed / desired by Board and Staff Implement a comprehensive BRE program Adopt an Action Plan and implement objectives

Goals & Objectives

- Develop primary Goals and supporting Objectives

1. Goal: Enhance administration, management and reporting efforts - (ADM)	
Objectives:	Description:
A Adopt an Action Plan setting near-term direction	A plan of action for the near term (1-3 yrs) for the Board and Staff to advance prioritized objectives.
B Develop a Performance Dashboard tracking system for reporting	An Excel document that allows recording of desired data which then feeds a single-page dashboard for reporting the EDO's activities.
2. Goal: Retain and support existing businesses - (BRE) - Business Retention & Expansion	
Objectives:	Description:
A Take training on Business Retention & Expansion	An overview of BRE programs that can be implemented to support / grow existing businesses.
B Develop a Business List including all businesses	Develop a comprehensive list (Excel or Access) that summarizes all the business information collected.
C Implement a Business Visitation program	Interview forms and processes allowing a small group to visit with business leaders at their location for the purpose of identifying issues important to the business.

Prioritization

- Board members to confidentially prioritize the objectives

Rank	Score	Priority of Objective	Goal	Objective	Description
		Highest ———— Lowest			
1	5.00	5	M&P	Develop a Marketing & Promotion Plan	A plan to identify marketing resources, targets, and budgeting to implement a marketing program
2	4.60	3	RED	Develop a Sites & Buildings Summary	A summary showing the location of available sites or buildings and a matrix of data and contacts for each
3	4.40	2	PART	Develop a program to engage builders / brokers / developers	Program to identify and engage builders / brokers / developers active in your market area
4	4.40	3	PLAN	Adopt an Action Plan and implement objectives	A plan of action for the near term (1-3 yrs) for the Board and Staff to advance prioritized objectives
5	4.20	1	ADM	Develop a comprehensive CRM database	A Customer Relationship Management system for communicating with prospects and stakeholders
5	4.20	3	INF	Identify and fund infrastructure that supports business growth	Identify infrastructure enhancements that will advance development or support business growth
7	4.00	2	BRE	Implement a comprehensive BRE program	Implement a BRE program that includes various programs to support and grow existing businesses
7	4.00	2	RES	Develop maps adequate to market location, local and regional assets	Develop maps adequate to market our location, highways, airports, amenities and other assets
9	3.80	4	ADM	Utilize Consultant(s) to increase productivity	Engage Consultant(s) to help complete objectives in a professional and timely manner

Implementation / Tracking

- Provide a form for easy progress tracking and reporting on the prioritized objectives

Objectives:	When	Resp.	%	Notes	Goal
1 Approve the Action Plan	June	MDD	DONE	Objectives in process	ADM
a Approved June 5, 2018	June				
2 Cont. Façade Matching Grant Program		MDD	50%	Ongoing program	BRE
a Budget for adequate funds	Jul	MK		S budgeted for FY 18-19	
b Provide a notice / ad in local paper-?	June	JH		Develop graphic	
3 Develop a BRE Program			10%		BRE
a Take BRE training	July	EDT		Objective #8	
b Business info collection form	Aug		50%	Need to tailor	
c Business list	Aug		25%	Excel to start with	
d Visitation form / questions / process	Sept				
4 Take training on MDD regulations and authorizations	Aug	MDD		Legal training on limitations	EDU
a Discuss with attorney	June	MK			
5 Develop a Sites & Buildings Summary	July	EDT			DEV
a Review MK work to date	July	MK	50%	Significant collection of properties	
b Develop report format / map / table	July	EDT	10%		
c Identify sites	Aug	MK		MK and EDT to tour City	
d Enter data / verify with brokers/owners	Aug	EDT			

Action Plan Development

Work with Staff and Board Members to identify and evaluate programs and projects, establish and prioritize goals and objectives and summarize all information into a formal Action Plan.

Problem Identification

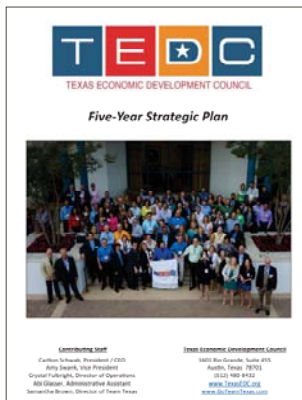
- The economic development efforts of the Agency have been stagnate or need a clear direction to be more productive
- Changes in Staff, management or Board may be an opportunity to fine tune the Agency's work efforts
- The Agency is trying to implement too many programs for the budget / resources / staff available

Service Goals

- Research and understand the current status of programs, policies and projects
- Evaluate the benefits and challenges of each of these
- Prioritize Goals and Objectives for the near term

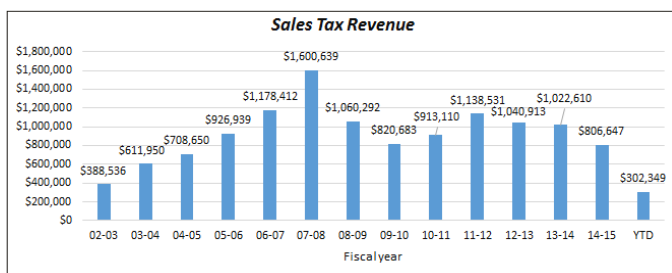
Deliverables

- An Action Plan summarizing all information noted above
- Original documents for documenting EDO activities, and a matrix for monitoring and reporting progress on Objectives



Discovery Phase

- Identify organizational aspects of the Board / Agency, budget constraints, existing programs and staffing, etc.



SWOT Analysis

- Facilitate a SWOT analysis on the community and Board activities as a basis for developing Goals and Objectives

STRENGTHS	
What are our strengths?	How do we build upon them?
<ul style="list-style-type: none"> Desire to make a difference Good relationship with City Council Leveraging success by using consultant Diversified / knowledgeable BOD Reserve funds available Staff dedicated to ED 	<ul style="list-style-type: none"> Adopt an Action Plan and implement objectives Provide an annual report to City Council Utilize Consultant(s) to increase productivity Identify training needed / desired by Board and Staff Adopt target reserve fund level to maintain Identify training needed / desired by Board and Staff
WEAKNESSES	
What are our weaknesses?	How do we reduce or eliminate them?
<ul style="list-style-type: none"> Lack of clear plan for direction Website content Limited training for Board / Staff No support programs for existing businesses Failure to implement plans 	<ul style="list-style-type: none"> Adopt an Action Plan and implement objectives Develop a comprehensive and professional Website Identify training needed / desired by Board and Staff Implement a comprehensive BRE program Adopt an Action Plan and implement objectives

Goals & Objectives

- Develop primary Goals and supporting Objectives

1. Goal: Enhance administration, management and reporting efforts - (ADM)	
Objectives:	Description:
A Adopt an Action Plan setting near-term direction	A plan of action for the near term (1-3 yrs) for the Board and Staff to advance prioritized objectives.
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Implementation / Tracking

- Provide a form for easy progress tracking and reporting on the prioritized objectives

Objectives:	When	Resp.	%	Notes	Goal
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a • Budget for adequate funds	Jul	MK		• S budgeted for FY 18-19	
b • Provide a notice / ad in local paper-?	June	JH		• Develop graphic	
3 Develop a BRE Program			10%	•	BRE
a • Take BRE training	July	EDT		• Objective #8	
b • Business info collection form	Aug		50%	• Need to tailor	
c • Business list	Aug		25%	• Excel to start with	
d • Visitation form / questions / process	Sept			•	
4 Take training on MDD regulations and authorizations	Aug	MDD		• Legal training on limitations	EDU
a • Discuss with attorney	June	MK		•	
5 Develop a Sites & Buildings Summary	July	EDT		•	DEV
a • Review MK work to date	July	MK	50%	• Significant collection of properties	
b • Develop report format / map / table	July	EDT	10%	•	
c • Identify sites	Aug	MK		• MK and EDT to tour City	
d • Enter data / verify with brokers/owners	Aug	EDT		•	



Justin CDC Board Review

Approved _____

Rejected _____

Date _____

FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM APPLICATION

Please return completed with necessary attachments and signatures to Justin Economic/Community Development Office, 117 W. 4th, no later than the 15th of the month. If you have any application questions, please contact the Justin Community Development Staff at 940/648-3800.

- ◆ Applicant Name Natalie Bush Date 10/27/22
- ◆ Business Name Bespoke Art Studio
- ◆ Mailing Address 1937 Caddo Springs Dr. Justin, TX 76247
- ◆ Contact Phone 570 466 8171 Email Address natartstudiotx@gmail.com
- ◆ Building Owner (if different from applicant) Ruth Davis
- ◆ Historical/Current Building Name _____
- ◆ Physical Building Address 409 FM 156, Justin, TX 76247
- ◆ Type of Work: (check all that apply)
Sign ☒ Paint ☒ Masonry cleaning/paint removal ☐ Awning/Canopy ☒
Uncovering/replacing windows ☐

Other: _____

- ◆ Details of Planned Improvements for Façade & Sign Reimbursement Grant:

(attach additional paper if necessary)

Replacement of current awning. Addition of two matching smaller awnings on each window. Replacement of signage with flat aluminum sign. Painting of brick and custom abstract mural.

- ◆ List Contractor/Project architect Proposals and Total Amounts (attach original proposals):

1. Expert Signs Co. \$1,350 (flat sign/no lighting)
2. Acf dfw awnings (one singular awning) \$950 to \$3280 (full replacement)
3. Mural Painting estimated \$3,134 in paint + labor and add-on two awnings

- ◆ TOTAL COST OF PROPOSED GRANT PROJECT: \$5,434 - \$7764

- ◆ AMOUNT OF FAÇADE AND/OR SIGN GRANT REQUESTED (\$500 SIGN MAX, \$5,000 FACADE MAX): \$500 sign / \$5,000 facade

Attach with all required color samples of paint, materials, and sign design, etc., as well as photographs of building's exterior façade.

Natalie Bush
Applicant's Signature

11/10/22
Date



FAÇADE & SIGN REIMBURSEMENT GRANT AGREEMENT FORM

Please return completed with necessary attachments and signature to Justin Economic/Community Development Office, 117 W. 4th, no later than the 15th of the month. If you have any application questions, please contact the Community Development Staff at 940/648-3800.

I have met with the Justin Community Development Staff, and I fully understand the Façade & Sign Reimbursement Grant Procedures and Details established by the Justin Community Development Board. I intend to use this grant program for the aforementioned renovation projects to forward the efforts of revitalizing the City of Justin. I have not received, nor will I receive insurance monies for this revitalization project.

I have read the Façade & Sign Reimbursement Grant Application Instructions & Process including the Façade & Sign Reimbursement Grant Details.

☒ MB (Initial)

I understand that approval of this grant reimbursement request in no way constitutes approval for a building permit and I must contact the City of Justin to obtain all necessary permits, and approvals from the City of Justin BEFORE commencing work on my building. Further, I understand that if I am awarded a Façade & Sign Reimbursement Grant by the Justin Community Development Board, any deviation from the approved project may result in the partial or total withdrawal, of the Façade and Sign Reimbursement Grant.

Bespoke Art Studio
Business/Organization Name

Natalie Brook 11/10/22
Applicant's Signature Date

Brinda Ruth Davis 11-11-22
Building Owner's Signature (if different from applicant) Date

Justin CDC Representative's Signature Date

Sales Order #: JCM2022-10-073

Date: 28/10/2022

Your Sales Consultant Is Juan Carlos Martin

BILLING ADDRESS
Name: Natalie Bush
Company: Bespoke Art Studio
Address: 409 Farm to Market Road 156
City, State, Zip: Texas Justin
PO #:
Phone #: 570-466-8171

PROJECT / SHIPPING ADDRESS
Name:
Company:
Address:
City, State, Zip:
Email: nataliebush930@gmail.com
Phone #:

JOB DESCRIPTION

Fabricate and install a 42 inch x 193 inch aluminum "pan" sign, 2 inch deep, primed and painted using our **SignLux™ automotive grade paint system** for maximum lifespan. The sign will consist of 0.08" aluminum, ideal for this size to prevent bowing or a "wavy" look. The face will be seamed between aluminum panels, but the seams will be flush to make them as minimal as possible.

Graphics will be 1 color of 3M vinyl. Installation is included in the DFW metroplex.....\$3425

Upgrade to acrylic cut letters installed flush to the face of the pan sign.....Total.....\$7739

Permit filing labor with the City is included. The City's permit fee is additional.



YOUR COST*: SEE ABOVE

EXTENDED WARRANTY: N/A

ENGINEER'S DRAWING: N/A

INSTALLATION: Included

ELECTRICAL HOOK-UP**: N/A

TOTAL TAX: Plus Tax

PERMITTING FEES: \$200

DEPOSIT: 50%

BALANCE DUE: before shipment, delivery or install

Permit Necessary? YES

Customer Signature

Proposal Valid for 7 Days

18% APR WILL BE CHARGED ON PAST DUE BALANCES

SEE TERMS & CONDITIONS (ATTACHED)

Hourly calculations also include travel to/from the job location.

** Our warranty does not apply to electric signs fed by improper wiring.

3% Service Fee is charged on credit card payments.

**See Terms & Conditions for details.

Regulated by the Texas Department of Licensing and Regulation
P.O. Box 12157, Austin, Texas 78711 1-800-803-9202 512-463-6599
License #TSCL 18015, TSCL 18016, TECL 17503 | www.tdlr.texas.gov

TERMS AND CONDITIONS

1. **PRICING.** The price of the Sign includes material and labor as hereinafter described only. It does not include any costs related to installation or permit costs, city or state taxes, engineer's fees, any landscaping, or any additional charges incurred by landlords or shopping centers unless specifically stated. All orders received by Signs Manufacturing Corporation, hereinafter referred to as Seller, must be accompanied by a fifty percent (50%) down-payment before actual work on the order will begin. The total balance must be paid prior to the day of shipment or installation unless special arrangements have been made in advance and are specified herein. A delivery charge will be required on all delivered orders. Should Purchaser not be ready for delivery when the sign is completed, Seller may require ninety percent (90%) of the total balance to be paid in full. The remainder of the balance will be required upon delivery or at the end of 90 days if still not ready for delivery. Seller is not responsible for undelivered merchandise. Under no conditions will any items be held beyond 90 (ninety) days after manufacturing completion, unless stated in this agreement. A Late Payment Fee of the lesser of 1.5% per month (18% APR) or the maximum rate allowed by law will be assessed on any past due balance. This is a separated Contract (materials, labor, overhead and profit are accounted for separately for sales tax purposes, which MAY save on sales tax.) Our invoices are the controlling part of this contract.
2. **CONSERVE YOUR NEST EGG PRICING ALTERNATIVE.** Only if specifically stated in writing will Seller delay the fifty percent (50%) down-payment above and begin the permitting process while Purchaser arranges credit with our advice. Purchaser will provide Seller with a permit processing payment so that the permitting process can begin. This amount is refundable when full-price financing is arranged and the financing company has accepted our deposit billing.
3. **CHANGE REQUESTS.** Changes to this written contract MUST be requested by Purchaser in writing. Verbal changes are not acceptable. Seller assumes no responsibility for improperly communicated changes to this written contract. Changes to this written contract may affect pricing. If there is a discrepancy between the approved art and this contract, the approved art controls.
4. **PERMITS, INSPECTIONS AND FEES.** Seller shall, on behalf of Purchaser, and with Purchaser's assistance, attempt to obtain all known public permits, licenses, documentation and inspections required, as of the date of this Sale, for the installation and governmental approval of the Signs, unless otherwise provided herein. Purchaser appoints Seller and its employees as Attorney-In-Fact (Agent) with full power to represent Purchaser in all matters when dealing with municipalities and contractors. Agent is authorized to agree to all terms and conditions as he shall deem proper. Purchaser shall pay, or promptly reimburse Seller for its payment of such costs and fees. Purchaser acknowledges that modifying permit applications or any additional filings required after original submission incurs additional costs and fees. Purchaser shall obtain and pay for all private permits and permissions which may be necessary for the installation and use of the Signs. Seller will not assume responsibility for the consent of public authorities, owners, or lessee for the installation of sign. Purchaser is responsible for payment for all work performed before all permits are secured, in the event a public or private permit is refused. Seller shall not be obligated to commence manufacturing of the Signs until all necessary permits and licenses have been obtained. Sign permit issuances are based on the Authority Having Jurisdiction's (AHJ) interpretation of ordinances. New interpretations by an AHJ can result in the revocation of issued permits and/or their refusal to issue new permits. Purchaser acknowledges and assumes these risks. Seller assumes no liability for these changes and Purchaser acknowledges additional costs could result and that an AHJ may not allow the project to continue. Cancellation of a permit will not relieve Purchaser of obligations under this Sale. Purchaser shall obtain and pay for all public and private permits, licenses, inspection fees, as well as third-party surveys and any permissions necessary for Seller's removal of the Signs upon the termination or cancellation of this Sale for any reason.
5. **PERFORMANCE.** Upon acceptance of this Sale by Seller, Seller shall diligently begin performance hereunder, it is herein agreed that all deposits or payments are immediately earned and not refundable, but Seller's performance hereunder shall always be subject to any delays resulting from fire, war, earthquake, tornado, flood, strikes, labor disturbance or disputes, breakage, unforeseen commercial delays, acts of God, or circumstances beyond the control of Seller, or negligence or deliberate act of Purchaser, its agents, employees, contractors, or third parties. Purchaser warrants and represents to Seller that the Signs shall not be used for any personal, family, or household purposes whatsoever.
6. **INSTALLATION WORK.** Purchaser is responsible for all electrical and data connections to all signs unless specifically included herein. Purchaser is responsible for providing all pitch-pans and steel necessary to attach sign. Purchaser is responsible for additional charges incurred due to unforeseen conditions including those encountered in digging or drilling. Any included electrical hook-up assumes adequate and easily accessible existing power. Seller is not responsible for roof penetrations. Removed items (old signs, fixtures, etc.) will be disposed of without compensation to Purchaser unless otherwise specified on the Sales Order.
7. **SPECIALLY FABRICATED MATERIALS.** The material requested will be specially fabricated by Seller for use on the project or property specified, and may not be suitable for another use. Seller hereby notifies Purchaser and any other party provided a copy of this contract that an order for specially fabricated material has been received and accepted. The amount of the order is reflected herein. Purchaser acknowledges receipt of the foregoing notice and hereby waives any statutory requirement for service of such notice by certified or registered mail.
8. **GUARANTIES & WARRANTIES.** All Warranties herein contained are transferable to Subsequent Owners of a sign both manufactured and installed by Seller so long as all financial and other obligations of Purchaser are current and the Subsequent Owner confirms that all remaining obligations will be fulfilled. Lifetime Service Warranty discounts Sellers normal labor charges 20%, after the Warranty period, for a sign both manufactured and installed by Seller. If any part of a properly powered electrical sign both manufactured and installed by Seller fails in the first year of service, Seller will provide parts and service at no charge. Programmable LED Displays feature a 5 year parts Warranty. Other new signage both manufactured and installed by Seller carries a 90 day workmanship Guarantee, effective from our installation date. Extended Warranties, when purchased, extend the initial Warranty on Programmable LED Displays to 6 years total for both parts and service, 3 years on other lighted signs. The Forever™ Guarantee provides coverage of all parts and service costs for the life of the agreement specified in the contract. At one time specified by Purchaser (or sooner if replacement parts become unavailable) all (affected) component parts of the sign will be replaced if Purchaser purchased the Forever™ Guarantee and is not in default. If Purchaser purchases a replacement sign from Seller during the term of the Forever™ Guarantee, Seller may at its sole discretion assign a portion of the accumulated payments under the Forever™ Guarantee to the cost of the new sign. Forever™ Guarantee renewal rates may vary. All Guarantees and Warranties are offered based on standard conditions. Nonstandard conditions may incur additional costs to Purchaser. Signs may need to be removed and returned to our facilities in Dallas for work to be performed; if this is not possible for any reason Purchaser may incur additional costs. There is no Guarantee or Warranty if the electrical system supplying power to an illuminated sign does not meet the requirements of the current National Electrical Code. No Guarantee or Warranty covers damage resulting from accidents, fire, war, earthquake, tornado, flood, strikes, labor disturbance or disputes, breakage, acts of God, power surges, brownouts, wear and aging, or circumstances beyond the control of Seller including, but not limited to, the color uniformity of LED lamps, or negligence or deliberate act of Purchaser, its agents, employees, contractors, or third parties. An LED lamp failure rate of one-tenth of one percent (0.1%) is considered an acceptable failure rate for LED signs. Seller provides a one year Warranty on any parts we replace in our signs, non-Solarbrite™ lamps excluded. All parts replaced in competitive signs are excluded from Seller's Warranty. Seller will assist Purchaser in obtaining any available warranty repair and/or replacement parts from parts/components Suppliers, including parts/components of competitive signs serviced, but the parties understand and agree that Seller is not responsible or liable in any way for providing Suppliers warranty, warranty service, or replacement parts. These Guarantees and Warranties become void immediately should Purchaser not adhere to the conditions of this Sale, including complete payment within 30 days of installation. Seller is not responsible or liable in any way for breakage or damage to sign after installation has been completed. The Seller's Guarantee and Warranty become void should anyone other than a Seller employee perform any work on a sign, other than electrical work related to installation of sign. The parties understand and agree that **THE EXPRESS GUARANTEES AND WARRANTIES HEREIN CONTAINED ARE IN LIEU OF ANY AND ALL OTHER GUARANTEES AND WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY AND OF FITNESS FOR ANY PARTICULAR PURPOSE, AND SUCH GUARANTEES AND WARRANTIES ARE HEREBY DISCLAIMED. PURCHASER ACKNOWLEDGES THAT IT IS NOT RELYING ON SELLER'S SKILL OR JUDGEMENT TO SELECT, FURNISH, INSTALL OR MAINTAIN SIGNS SUITABLE FOR ANY PARTICULAR PURPOSE (including, but not limited to, the resolution of LED signs) AND THAT THERE ARE NO GUARANTEES OR WARRANTIES WHICH ARE NOT CONTAINED IN THIS SALE.**
9. **UNAUTHORIZED MODIFICATIONS.** Seller shall not be responsible for any alterations or modifications to a sign after installation. Purchaser agrees to indemnify and hold Seller harmless from any liability that may result from any alteration or modification, including without limitation liability for violations of city, state or federal ordinances, regulations laws, or statutes.
10. **DEFAULT BY PURCHASER.** This Sale may not be unilaterally terminated by either party; provided, however, that if Purchaser shall fail to pay as agreed, Seller may, at its sole option and without demand or notice to Purchaser, cancel this Sale and remove the Signs. In such event, all amounts shall remain immediately due and payable together with all past due amounts and any other amounts due hereunder. Purchaser agrees to pay to Seller all such amounts, plus any other amounts due to Seller under this Sale, which aggregate sum Purchaser agrees shall constitute the actual liquidated damages Seller shall have sustained by reason of Purchaser's default under this Sale and not a penalty. Purchaser agrees to pay Seller all costs and expenses of collection, suit, or other legal action, including all actual attorneys' and paralegal fees, incurred by Seller to recover damages in connection with this Sale. Upon the termination or cancellation of this Sale for any reason, Seller may enter upon the premises where the Signs are located and remove the Signs to Seller's facilities in Dallas, or elsewhere, and Seller shall have no obligation to replace, restore or repair any property, item, fixture, structure or part of the premises which was affected by the installation and/or maintenance of the Signs. In the event Seller removes the Signs pursuant to the provisions of this Paragraph, Purchaser shall pay to Seller all of the expenses of removal, as well as reinstallation.
11. **OWNERSHIP.** Purchaser expressly agrees and understands that at all times title and ownership of the Signs shall remain vested with Seller and the Signs shall be the sole and exclusive property of Seller until such time as all financial and other obligations of Purchaser created by this Sale have been fulfilled. Purchaser acknowledges that the Signs are and shall remain personal property even if installed or attached to real property and that the Signs shall not be or become, or be deemed to be, fixtures or appurtenances to real property because of installation or attachment thereto, and that the Signs shall be severable from such real property by Seller until such time as all financial and other obligations of Purchaser created by this Sale have been fulfilled. Purchaser grants to Seller the right to photograph Purchaser and Purchaser's property and to use pictures, photographs, silhouettes and other reproductions of Purchaser's physical likeness and/or Purchaser's property. Purchaser agrees and covenants that any and all drawings, designs, diagrams, plans and specifications, technical descriptions, illustrations, blueprints, schematics, software, computer programs, programming software, brochures, schedules, cost-price analyses, terms and conditions, and any other work product or data which are prepared by Seller (the "Documents") in connection with the construction, installation, erection, or maintenance of the Signs, or the labor, materials and equipment in connection therewith, are to be returned to Seller by Purchaser upon request, may not be copied or reproduced in any form without written permission first obtained from Seller, and are to remain the special and unique property and proprietary and confidential information of Seller. Purchaser covenants and agrees that Purchaser shall not, directly or indirectly, incorporate, implement, abridge, employ or otherwise use any portion or all of the Documents with respect to any other signs, electric advertising displays, or any other project which Purchaser or any third party may thereafter construct, install, erect, maintain, purchase or lease at any time. Purchaser further agrees and covenants that Purchaser will use its best efforts and exercise utmost diligence to protect and safeguard the Documents. All trademarks associated with a sign manufactured by Seller remain the exclusive property of their respective owners, including all trademarks owned by Sign Marketing, Incorporated, and Solar Finishes, Inc. In the event of a breach or threatened breach by Purchaser of the covenants of this Paragraph, Seller, Solar Finishes, and Sign Marketing shall be entitled to relief by injunction or otherwise, in addition to all other remedies, both legal and equitable. Purchaser agrees and covenants that all covenants of this Paragraph shall continue in full force and effect so long as a possibility of the breach by Purchaser of such covenants or any term or condition of this Sale exists.
12. **LIMITED LIABILITY.** Purchaser agrees and affirms that Seller's liability, whether in contract, tort, or any other theory of liability, including but not limited to fraud, misrepresentation, breach of contract, personal injury, products liability or any other theory, is limited and Seller shall not be liable for any special, commercial, exemplary, direct, indirect, incidental or consequential damages or punitive damages, or damages for loss of use, loss of anticipated profits, income, or economic losses of any kind. Seller's liability, whether express or implied, shall not exceed the lesser of \$50,000 or the cost of repair or replacement of defective parts.
13. **Law and Forum for Disputes.** This Agreement shall be governed in all respects by the laws of the State of Texas, without regard to conflict of law provisions. Venue of any claim or dispute arising from this Agreement shall be in any state or federal court located in Dallas County, Texas. Purchaser agrees to submit to the personal jurisdiction of the courts located within Dallas County, Texas for the purpose of litigating all such claims or disputes.
14. **OTHER.** This Sale is binding upon and shall inure to the benefit of the parties and their respective successors and permitted assigns, but the obligations of Purchaser hereunder shall not be assigned, assignable or transferable, through operation of law or otherwise, without the prior written consent of Seller. Any assignment shall be expressly subject to all terms and provisions of this Sale. In the event of any assignment, Purchaser shall remain fully liable for the full performance of all Purchaser's obligations under this Sale. Purchaser herein acknowledges that Seller is not responsible for content Purchaser displays on any sign, and will hold Seller harmless and indemnify any loss due to action of law. No waiver by either party of the breach or nonperformance of any provision of this Sale shall be construed to be, or operate as, a waiver of any subsequent breach or nonperformance hereof. The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, which shall remain in full force and effect. Any notice required to be given hereunder shall be addressed to the other party at its address set forth in this Sale, or at such other address as such other party may from time to time by such written notice designate to the other. Purchaser's acceptance of this Sales Order and these Terms and Conditions is acknowledged by Purchaser's signature or written initials on this document, approval by fax or email, filing a lease application, by written or verbal approval of drawings or other Work Product prepared by Seller if requested by Purchaser in writing, or by payment of a deposit. We are regulated by the Texas Department of Licensing and Regulation, P. O. Box 12157, Austin, Texas 78711, 1-800-803-9202, 512-463-6599; website: www.tdlr.texas.gov. License# TSCL 18015, TSCL 18016, TECL 17503.



5960 East Loop 820 South
Fort Worth, Tx 76119
Office: 817-478-1800
Fax: 817-572-9500

Quote date: 11/2/2022
Quote number: KM1721

Submitted To: Bespoke Art Studio	Project Name: Awnings
Street Address: 409 fm 156	Project Address: Same
City, State & Zip: Justin, TX	City, State & Zip:
Phone: 570-466-8171	
Email: natartstudiotx@gmail.com	Attention: Natalie Bush

Salesperson	Job Description	Payment Terms
Kevin McIntosh Kevin@ACFDFW.com	Awnings	50% deposit, balance due upon installation

Qty	Style	Description	Price
3	Right Angles	Recover Frame - 93" x 36" x 30" New Frames Approx. 72" x 36" x 30" Sunbrella material - Beaufort Classic Closed Ends with valance Lead Time 6-7 weeks Includes trip to field measure and take down existing frame.	\$3,280.25

Total price	\$3,280.25
Installation charge	\$700.00
Sales Tax	\$328.37
Total installed price	\$4,308.62

CUSTOMER IS RESPONSIBLE FOR SIGN/PERMIT FEES
PAYMENT TERMS: 50% DEPOSIT, BALANCE DUE UPON COMPLETION

<p>All material is guaranteed to be as specified. All work to be completed in a workmanship manner according to standard practices. Any alteration of deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Until the said Total Balance is paid in full and all of the conditions hereof are fully performed, title to and ownership of the property purchased under the contract shall be and remain ACF Tarp and Awning, and shall only after such payment in full vest in the buyer.</p> <p>No cancellations will be accepted after the work has started.</p>	<p>Authorized Signature:</p> <p>Kevin McIntosh</p> <p>NOTE: This proposal may be withdrawn by ACF if not accepted within 30 days.</p>
<p>ACCEPTANCE OF PROPOSAL: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.</p> <p>Date of Acceptance: _____</p>	<p>Signature: _____</p> <p>Signature: _____</p>

Expert Signs:

Overall size is close to 192" x 40".

Design services are \$75 per hour.

Permit Acquisition is \$300 plus cost.

ACM sign panels with printed copy would be \$700.

Installation & removal of existing sign panels \$350.

Let me know if you like these numbers or have any questions at all.

Thank you,

Larry McCartney

Manager/Sales/Design

817-903-7595

expertsignsco.com



1200 Commerce Drive, Suite 107
Plano, TX 75093
(972) 403-9955

ESTIMATE

EST-10365

Great. Big. Graphics.
www.speedprofrisco.com

Payment Terms: Due on Completion

Created Date: 10/31/2022

DESCRIPTION: Exterior Wall Mural- Natalie Bush

Bill To: SpeedPro Fort Worth
2553 E. Loop 820 N.
Fort Worth, TX 76118
US

Pickup At: SpeedPro Frisco/Plano
1200 Commerce Drive, Suite 107
Plano, TX 75093
US

Requested By: Jen McCain
Email: jmccain@speedpro.com
Tax ID: 32049532016

Salesperson: House SpeedPro Frisco/Plano
Entered By: Tom Izzo

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	25'x12' Wall Mural	1	\$4,879.10	\$4,879.10
1.1	Orajel 3954 Brick Stone Film - Part Qty: 1 Width: 300.00" Height: 144.00"			
1.2	ORAGUARD 290 Laminate- Brick- Matte - Part Qty: 1 Width: 300.00" Height: 144.00"			
2	Installation	1	\$1,200.00	\$1,200.00
2.1	Base Installation Fee - Part Qty: 1			
Subtotal:				\$6,079.10
Taxes:				\$0.00
Grand Total:				\$6,079.10

This estimate is valid for two weeks. Changes, additions and deletions to the estimate may result in additional charges. The estimate is based on print-ready files. Design is available at an hourly rate. Sales tax will be added to the invoice unless a Sales Tax Exemption Certificate is on file.

Acceptance of the estimate authorizes SpeedPro Imaging to initiate production. A deposit of 50% is also required. All amounts are due upon delivery of the products unless other arrangements have been formally agreed upon.

Manufacturer Warranties covering adhesion and durability of the adhesive films may exist. However, Speedpro does not guarantee adhesion of films to substrates not provided by Speedpro and is not responsible for unusual wear and tear due to external forces such as power washing or car wash systems.



FAÇADE & SIGN REIMBURSEMENT GRANT PROGRAM

Application Instructions

If you have any application questions, please contact the Community Development Corporation at 940-648-2541 ext 115 or areece@cityofjustin.com

The Justin Façade & Sign Grant Program is a revitalization effort designed to enhance the unique character of the city through historic preservation and community involvement, while at the same time promoting downtown. As an economic incentive, the Justin Community Development Corporation (CDC) has designed the following façade & sign reimbursement grant program.

FAÇADE & SIGN REIMBURSEMENT GRANT DETAILS (please read carefully):

The Justin Façade & Sign Reimbursement Grant Program is set up as a single payment reimbursement to property owners per building/business, and in some situations, tenants.

Facade grants are available on a 50/50 matching basis with a cap of \$5,000 per grant (\$10,000+ total project). Facade grant funds focus on exterior work on storefronts that are visible to the traveling public.

Sign grants are available on a 50/50 matching basis with a cap of \$500 per grant (\$1,000+ total project cost). Grant funds focus on signs which may include signboards, projecting signs and pedestrian signage (includes signage attached to the building such as window/door sign, hanging sign and awning/canopy sign) for commercial buildings.

- All submitted work will be reviewed and approved by the Community Development Board before any eligible work may begin. **If awarded a façade or sign reimbursement grant, any deviation from the approved grant project may result in the total or partial withdrawal of the grant.**
- All grants are available throughout the year, on a first come, first serve basis until total funds are depleted. Each property is eligible for only one grant per fiscal year.
- No grants will be awarded for work that has already been done or for work that is covered by insurance.
- A Justin Facade & Sign Grant sign shall be displayed in the recipient's storefront window or a visible spot on the façade of the building throughout the construction of the grant project (minimum 1 month period) to help publicly recognize the grant program. Signs can be obtained at the Justin CDC office.





BESPOKE
ART STUDIO



409



BUDGET AMENDMENT**FY 2022-2023****Amended Expenditures**

		FY 2022-2023	FY 2022-2023	
ACCOUNT NUMBER	Description	ORIGINAL BUDGET	AMENDED BUDGET	\$ CHANGE
<u>EDC</u>				
235-7520-626183	Consulting Services	-	8,000	8,000
236-7530-xxxxxx	Transfer to Fund Balance	114,563	106,563	(8,000)
Total				-
<u>CDC</u>				
236-7530-647070	Property Enhancement Grant	-	7,500	7,500
236-7530-xxxxxx	Transfer to Fund Balance	53,476	45,976	(7,500)
Total				-

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #11 (Possible Action)

Title: Consider and take appropriate action regarding amendments to the FY 2022-2023 annual budget.

Department: Administration

Contact: Finance Director, Josh Armstrong

Recommendation: Make a motion to approve the proposed budget amendment for the Streets Fund.

Background:

Staff waited until after the November election before putting a Streets budget together in the unlikely event that the proposition for funding failed to pass. Since it did pass, this budget amendment will recognize the revenue for the year as well as the annual maintenance expenditure.

City Attorney Review: N/A

Attachments: 11B. Streets Budget Amendment

BUDGET AMENDMENT				
FY 2022-2023				
Amended Streets Revenue & Expenditures				
ACCOUNT NUMBER	Description	FY 2022-2023	FY 2022-2023	\$ CHANGE
		ORIGINAL BUDGET	AMENDED BUDGET	
<u>Streets Revenue</u>				
300-410120	SALES TAX	\$ -	\$ 692,970.00	\$ 692,970.00
Total				692,970.00
<u>Streets Expenditures</u>				
300-2900-633120	ANNUAL MAINTENANCE & REPAIR	\$ -	\$ 692,970.00	\$ 692,970.00
Total				692,970.00
<u>Streets Net</u>				
Total				-

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #12 (Possible Action)

Title: Consider and take appropriate action regarding reappointments to the Justin Economic Development Corporation and the Justin Community Development Corporation.

Department: Administration

Contact: Director of Strategic Services, Abbey Reece

Recommendation: Reappoint the listed members in their respective place numbers.

Background: The following board members terms will expire at the end of the year.

Place 2: Steven Turney

Place 4: Lisa Hott

Place 6: Tanner Haydin

Staff recommend that council reappoint all members as they are active and involved heavily in both boards.

Please note that you would be appointing the same 3 people to both boards.

City Attorney Review: N/A

Attachments:

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #13 (Possible Action)

Title: Consider and take appropriate action regarding reappointments to the Parks and Recreation Advisory Board and Keep Justin Beautiful Committee.

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation: Move to reappoint Juli Cuthbertson to Place 2.

Background: Currently the board/committee has several new members, therefore, the only member up for reappointment at this time is Juli Cuthbertson.

Current members are as follows;

Place 1: Jacqueline Steinbacher – Vice Chair

Place 2: Juli Cuthbertson

Place 3: Vacant

Place 4: Robin Amerine - Chair

Place 5: Vacant

Place 6: Marcus Gallegos

Place 7: Megan Doughty

Staff Liaison: Kira Sedivy

Council Liaison: Mayor Pro Tem, John Mounce.

City Attorney Review: N/A

Attachments:

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #14 (Possible Action)

Title: Consider and take appropriate action regarding a new appointment and reappointments to the Planning and Zoning Commission.

Department: Administration

Contact: Director of Planning and Development, Matt Cyr

Recommendation: To reappoint Lisa Leary to Place 2, John Tinsley to Place 4, and David Beck to Place 6.

Background: The following members are up for consideration:

Place 2: Lisa Leary

Place 4: John Tinsley

Place 6: David Beck

City Attorney Review: N/A

Attachments:

City Council Meeting

December 13, 2022

Justin City Hall, 415 North College Street

City Council Cover Sheet

Agenda Item: #15 (Consent)

Title: City Council minutes 11/10/22, and 11/22/22

Department: Administration

Contact: City Secretary, Brittany Andrews

Recommendation: Approve City Council minutes dated November 10, 2022, and November 22, 2022.

Background:

City Attorney Review:

Attachments:

1. Draft November 10, 2022 CC minutes
2. Draft November 22, 2022 CC minutes



Mayor, Elizabeth Woodall

MINUTES

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

Justin City Council Regular Session Meeting- November 10, 2022

The Justin City Council Meeting convened into a Regular Session being open to the public the 10th day of November, 2022 at 6:00 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor, Elizabeth Woodall, Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, James Clark, and Jim Tate. City Staff: City Manager, Chuck Ewings, Public Works Director, Josh Little, Director of Planning and Development, Matt Cyr and City Secretary, Brittany Andrews. Not present: Councilmember, Chrissa Hartle.

Convene into Session: Mayor, Woodall called the meeting to order at 6:00PM
Invocation led by: Mayor, Woodall

PRESENTATION

- Traffic Enforcement Update – Chief Coss presented.

WORKSHOP SESSION

1. Discussion regarding animal control options and recommendations.

City Manager, Chuck Ewings discussed a contractual option and other options for animal control.

Discuss regular session agenda items.

-Jeremiah Hayes, Justin resident – Spoke to the speeding concerns neighbors and himself are having on Ovaletta. Full comment on record.

-Grant Breach, Justin resident – Shares concerns with Mr. Hayes. Full comment on record.

-Will (no address announced) – Shares concerns with above comments. Full comment on record.

CONVENE INTO REGULAR SESSION- Immediately Following Workshop Session

PUBLIC COMMENT

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

- Kay Collins, 1948 Caddo Springs Dr. emailed the following. Mayor Woodall read Mrs. Collins comment for the record.

I have strong concerns about the flagrant disregard of the speed limits inside the Justin city limits. I travel to work by going north on Hwy 156, typically driving through Justin anywhere from 6:45 to 7:00 am. I return traveling south typically arriving in town around 5:00 to 6:00 pm. I cannot tell you the last time I have seen a patrol car monitoring the speed limit through town at either of these times or coming through town at any other time on the weekend. As a society, I understand we are driving more miles than ever before so there are more cases of aggressive driving behaviors. Speeding is a type of aggressive driving behavior that is more than just breaking the law: it endangers not only the life of the speeder but all of those around them. According to a 2020 United States Department of Transportation report, speeding has been involved in approximately one-third of all motor vehicle fatalities, killing 11,258 people. Children and those under the age of 25 account for over 30% of those killed and injured. Now aware of these statistics, I would encourage the City of Justin to quickly establish a program to heighten awareness of the speeding problem within the city limits and deliver effective enforcement countermeasures to combat it.

PUBLIC HEARING

2. **PUBLIC HEARING:** Conduct a Public Hearing for a Planned Development (SF-2 and GB) for a Church and age restricted living legally described as OLD DCAD TR 2 and A0439A M. GARNETT, TR 3D generally located northeast from the intersection of Strader Lane and FM 407.
 - a. Open public hearing
 - b. Close public hearing
 - c. Consider and take appropriate action

Public Hearing was Tabled.

3. **PUBLIC HEARING:** Conduct Public Hearing for Specific Use Permit Amendment for a Temporary Batch Plant legally described as A0419A W.A. FERRIS, TR 1, 27.25 ACRES, OLD DCAD TR 4 and A0285A WM CABLE, TR 1(PT), 80.5650 ACRES generally located southwest from the intersection of Boss Range Road and FM 407.
 - a. Open public hearing at 7:50PM
 - b. Close public hearing at 7:50PM
 - c. Consider and take appropriate action

Mayor Pro Tem, Mounce moved to approve the SUP with the requested extension.

Seconded by: Councilman Mendoza

Aye votes: Councilmembers Mendoza, Tate and Mounce.

Councilman Clark abstained

Not present: Councilwoman Hartle
Motion carries 3-0

POSSIBLE ACTION ITEMS

4. Consider and take appropriate action to award a contract to Crescent Constructors, Inc., in the amount of \$5,347,000 for the construction of a ground storage tank and pump station.

Councilman Clark moved to approve the item as presented.

Seconded by: Councilman Mendoza
Aye votes: Councilmembers Clark, Mendoza, and Mounce.
Nay votes: Councilman Tate
Not present: Councilwoman Hartle
Motion carries 3-1

5. Consider and act upon a Preliminary Plat for the Ranchettes at Oliver Creek Phase I legally described as A0433A T.H.W. FORSYTHE, TR 3, and A0433A T.H.W. FORSYTHE, TR 4, OLD DCAD TR 1B located north of FM 1384.

Councilman Clark moved to approve the item as presented.

Seconded by: Councilman Tate
Aye votes: Councilmembers Clark, Tate and Mendoza
Nay votes: Mayor Pro Tem, Mounce
Not present: Councilwoman Hartle
Motion carries 3-1

CONSENT

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

6. Consider and take appropriate action to approve a Resolution designating Denton Record Chronicle as the official newspaper for publications for the City of Justin.
7. Consider and take appropriate action to approve City Council minutes dated October 25, 2022.

Councilman Tate moved to approve consent items.

Seconded by: Councilman Clark
Aye votes: Councilmembers Tate, Clark, Mounce and Mendoza
Motion carries 4-0

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.

- Under Section 551.071, to conduct private consultation with the City Attorney regarding:
 - Preserve Development Agreement

Convene into executive session at 8:13PM

Adjourn into open meeting at 8:31PM

8. Discuss, consider, and act on items discussed in Executive Session.

No Action.

FUTURE AGENDA ITEMS

- Stop and Yield signs discussion
- Heavy truck traffic signage in old town
- Upper Trinity Regional Water District update
- Home Rule Charter implementation discussion

ADJOURN

With there being no further business, the meeting was adjourned at 8:39PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal:



Mayor, Elizabeth Woodall

MINUTES

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

Justin City Council Regular Session Meeting- November 22, 2022

The Justin City Council Meeting convened into a Regular Session being open to the public the 22nd day of November, 2022 at 6:00 pm in the Council Chambers of Justin Municipal Complex, and notice of said meeting giving the time, place, date and subject there of having been posted as prescribed by Article 5 of the Texas Government Code, with the following members present and in attendance to wit: Mayor Pro Tem, John Mounce, Councilmembers, Tomas Mendoza, James Clark, and Chrissa Hartle. City Staff: City Manager, Chuck Ewings, and City Secretary, Brittany Andrews. Not present: Mayor, Elizabeth Woodall, and Councilmember Jim Tate.

Convene into Session: Mayor Pro Tem, Mounce called the meeting to order at 6:00PM

POSSIBLE ACTION ITEMS

1. Consider and take appropriate action approving Ordinance 741-22 canvassing the results of the November 8, 2022 Special Election, Proposition A.

Councilmember Clark moved to approve Ordinance 741-22 as presented.

Seconded by: Councilwoman Hartle

Aye votes: Councilmembers Clark, Hartle, Mounce and Mendoza

Not present: Mayor Woodall, and Councilman Tate

Motion carries

2. Consider and take appropriate action approving Ordinance 742-22 canvassing the results of the November 8, 2022 Special Election, Proposition B.

Councilman Clark moved to approve Ordinance 742-22 as presented.

Seconded by: Councilwoman Hartle

Aye votes: Councilmembers Clark, Hartle, Mounce and Mendoza

Not present: Mayor Woodall, and Councilman Tate

Motion carries

3. Consider and take appropriate action approving Resolution 594-22 declaring the adoption of a Home Rule Charter; requiring the Mayor to certify to the Secretary of State an authenticated copy of the Charter; recording the Charter in the Office of the City Secretary and providing an effective date.

Councilman Clark moved to approve Resolution 594-22 as presented.

Seconded by: Councilwoman Hartle

Aye votes: Councilmembers Clark, Hartle, Mounce and Mendoza

Not present: Mayor Woodall, and Councilman Tate

Motion carries

ADJOURN

With there being no further business, the meeting was adjourned at 6:06PM

Brittany Andrews

Brittany Andrews, City Secretary

Seal: