



**PLANNING & ZONING COMMISSION MEETING  
TUESDAY, SEPTEMBER 19, 2023, 6:30 P.M.**

JUSTIN CITY HALL  
415 NORTH COLLEGE STREET

**WORK SHOP SESSION AGENDA (6:30 PM)**

- A. Call to Order and Roll Call.
- B. City Attorney Planning and Zoning Presentation
- C. Briefing regarding the August 22<sup>nd</sup> and September 12<sup>th</sup> Council Meeting.
  - a. Appointment to the Planning and Zoning Commission (August 22<sup>nd</sup>).
  - b. Budget (September 12<sup>th</sup>).
- D. Discuss update on the Atmos Gas line extension to Justin Town Square.
- E. Discuss Training Schedule.
- F. Discuss joint work session for the Planning and Zoning Commission and City Council
- G. Discuss regular agenda items.
- H. Adjourn.

**CONVENE INTO REGULAR SESSION AT 7:30 PM**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. PUBLIC COMMENT:**

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday September 19, 2023, to [mcyr@cityofjustin.com](mailto:mcyr@cityofjustin.com). Staff

will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

**4. CONSENT ITEMS:**

- A. Consider approval of the minutes for the July 18, 2023, Planning and Zoning Commission meeting.
- B. Consider approval of the minutes for the August 15, 2023, Planning and Zoning Commission meeting.

**\*All items can be pulled from consent for additional discussion by the Commission.**

**5. PUBLIC HEARING:**

- A. Conduct a Public Hearing to hear concerns for or against a Replat for total of two lots legally described Lots 1- 1R and Lots 1-1R2, BLOCK 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.
- B. Consider and act upon a recommendation to City Council for a Replat for total of two lots legally described Lots 1- 1R and Lots 1-1R2, BLOCK 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

**6. FUTURE AGENDA ITEMS:**

- A. Meadowlands PH. 1

**7. DEVELOPMENT UPDATE:**

- A. Development Update

**8. EXECUTIVE SESSION :**

- A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

**9. ADJOURNMENT:**

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

Said notice has been posted this 19th Day of September 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

**Attest:**

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

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



## **PLANNING & ZONING COMMISSION**

### **REGULAR MEETING MINUTES TUESDAY, JULY 18, 2023**

JUSTIN CITY HALL  
415 NORTH COLLEGE STREET

#### **Members Present:**

John Tinsley, David Beck, Tory Turner, Scott Hill, Vicente Barrientos, Tory Turner and Tom Cronberger

#### **Staff Present:**

Matt Cyr, Director of Planning and Development Services

#### **WORK SHOP SESSION AGENDA (6:30 PM)**

- A. Call to Order and Roll Call.
- B. Briefing regarding the June 27<sup>th</sup> and July 11<sup>th</sup> Council Meeting.

Staff gave a brief update.

- a. LaDera Farms PD Amendment (June 27<sup>th</sup>)
- b. Speed Study FM 407 (June 13<sup>th</sup> and June 27<sup>th</sup>)
- c. Fee Schedule Amendment (June 13<sup>th</sup> and June 27<sup>th</sup>)
- d. Fence Amendments (June 13<sup>th</sup> and June 27<sup>th</sup>)

- C. Discuss update on the Atmos Gas line extension to Justin Town Square.

Staff held a discussion with the Commission.

D. Discuss Work Session Training Schedule.

Staff held a discussion with the Commission.

E. Discuss regular agenda items.

Staff discussed the regular agenda items with the Commission.

F. Adjourn.

The work session adjourned at 7:25pm.

**CONVENE INTO REGULAR SESSION AT 7:30 PM**

Chairman Beck started the meeting at 7:30.

**1. CALL TO ORDER AND ROLL CALL**

Chairman Beck called roll. The following members were present:

John Tinsley, David Beck, Tory Turner, Scott Hill, Vicente Barrientos, Tory Turner and Tom Cronberger

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT:**

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, June 20, 2023, to [mcyr@cityofjustin.com](mailto:mcyr@cityofjustin.com). Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

Chairman Beck opened the floor to Public Comment at 7:30pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:31pm.

**4. CONSENT ITEMS:**

A. Consider approval of the minutes for June 20<sup>th</sup>.

Commissioner Tinsley motioned to approve the consent agenda.

Commissioner Barrientos seconded the motion.

The motion passed 6/0/0

## **5. ACTION ITEMS:**

A. Consider a recommendation to City Council regarding the appointment to and membership of the Planning and Zoning Commission.

Staff gave a brief presentation on the item.

Commissioner Barrientos motioned to approve the item as presented.

Commissioner Tinsley seconded the motion.

The motion passed 6/0/0.

B. Consider and act upon a recommendation to City Council for a Preliminary Plat for Justin Town Square legally described as Lots 1 - 7, Block 1, Lots 1-3, BLOCK 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7.

Staff gave a brief presentation on the item.

Commissioner Tinsley motioned to approve the item as presented.

Commissioner Hill seconded the motion.

The motion passed 6/0/0.

## **6. PUBLIC HEARING:**

A. Conduct a Public Hearing to hear concerns for or against a Replat for Justin Town Square legally described as Lots 1-7, Block 1, Lots 1-3, Block 2, Lot A, Block 3, Lot 1, Block 4, Lots 1-3, Block 5, Lots 1-2, Block 6, and Lot 1, Block 7.

Staff gave a brief presentation on the item.

Chairman Beck opened the Public Hearing at 7:41pm

No one came forward.

Chairman Beck closed the Public Hearing at 7:41pm.

- B. Consider and act upon a recommendation to City Council for a Replat to subdivide one lot into two lots legally described as Lots 7R-1 and Lots 7R-2, Fitch Second Addition

Commissioner Hill motioned to approve the item as presented.

Commissioner Barrientos seconded the motion.

The motion passed 6/0/0.

- C. Conduct a Public Hearing to hear concerns for or against a recommendation to City Council for a Site Plan with variance request to Chapter 52 related to landscaping generally located northeast from the intersection of Timberbrook Parkway and FM 407.

Staff gave a brief presentation on the item.

Steve Schreiber (7609 High Trail, Flower Mound), the Applicant, gave a brief presentation.

The Commission held discussion.

Chairman Beck opened the Public Hearing at 7:52pm.

No one came forward.

Chairman Beck opened the Public Hearing at 7:53pm.

- D. Consider and act upon a recommendation to City Council for a Site Plan with variance request to Chapter 52 related to landscaping generally located northeast from the intersection of Timberbrook Parkway and FM 407.

Commissioner Hill motioned to approve the item as presented.

Commissioner Tinsley seconded the motion.

The motion passed 6/0/0.

## **7. FUTURE AGENDA ITEMS:**

A. Meadowlands PH. 1

Staff gave a brief update on Future Agenda Items.

**8. DEVELOPMENT UPDATE:**

A. Discuss Development Update

Staff gave an update relating to development projects.

**9. EXECUTIVE SESSION :**

A. Any item on this posted agenda could be discussed in Executive Session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and Section 551.087 of the Texas Government Code.

**10. ADJOURNMENT:**

Commissioner Cronberger motioned to adjourn the meeting

Commissioner Turner seconded the motion.

The motion passed 6/0/0

Chairman Beck adjourned the meeting at 8:08pm.

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

Said notice has been posted this 15<sup>th</sup> Day of July 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

**Attest:**

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

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





## **PLANNING & ZONING COMMISSION**

### **REGULAR MEETING MINUTES TUESDAY, AUGUST 15, 2023**

JUSTIN CITY HALL  
415 NORTH COLLEGE STREET

#### **Members Present:**

John Tinsley, David Beck, Tory Turner, Scott Hill, Vicente Barrientos, Tory Turner, Gary Davis and Tom Cronberger

#### **Staff Present:**

Matt Cyr, Director of Planning and Development Services

#### **WORK SHOP SESSION AGENDA (6:30 PM)**

- A. Call to Order and Roll Call.
  
- B. Briefing regarding the July 25th and August 8th Council Meeting.
  - a. Timberbrook Commercial Crossing (July 25th)
  - b. Justin Town Square Preliminary Plat (July 25th)
  - c. Justin Town Square Replat (July 25th )
  - d. Ridgeview Gate Discussion (August 8th)
  - e. Justin Self-Storage PD Amendment (August 8th)
  
- C. Discuss update on the Atmos Gas line extension to Justin Town Square.

Staff held a discussion with the Commission.

D. Discuss Training Schedule.

Staff held a discussion with the Commission.

E. Discuss Tentative Schedule for Planning Phase I Deliverables

Staff held a discussion with the Commission.

F. Discuss Legislative Update Report

Staff held a discussion with the Commission.

G. Discuss regular agenda items.

Staff discussed the regular agenda items with the Commission.

H. Adjourn.

The work session adjourned at 7:27pm.

**CONVENE INTO REGULAR SESSION AT 7:30 PM**

Chairman Beck started the meeting at 7:30.

**1. CALL TO ORDER AND ROLL CALL**

Chairman Beck called roll. The following members were present:

John Tinsley, David Beck, Tory Turner, Scott Hill, Vicente Barrientos, Tory Turner, Gary Davis and Tom Cronberger

**2. PLEDGE OF ALLEGIANCE**

**3. PUBLIC COMMENT:**

In order to the business flow and provide all citizens the opportunity to speak, the Planning & Zoning Commission Chair may impose a three-minute limit on any person addressing the Commission. Speaker slips must be completed prior to speaking.

To allow the public the ability to participate in the public comment portion and not attend the meeting in person, the City allows the following: email comments may be submitted with name and address to the Director of Planning and Development Services by 5:00 pm on Tuesday, June 20, 2023, to [mcyr@cityofjustin.com](mailto:mcyr@cityofjustin.com). Staff will read any received email to Commission during the discussion of this item. **Please identify the agenda item to discuss.**

Chairman Beck opened the floor to Public Comment at 7:31pm

No one came forward.

Chairman Beck closed the floor to Public Comment at 7:32 pm.

#### **4. CONSENT ITEMS:**

- A. Consider a recommendation to City Council regarding the appointment to membership of the Planning and Zoning Commission.

Staff gave a brief presentation on the item.

Commissioner Tinsley motioned to approve the consent agenda.

Commissioner Barrientos seconded the motion.

The motion passed 7/0/0

- B. Consider and act upon a recommendation to City Council for a Preliminary Plat for LaDera Timberbrook described as Lot 1, Lot 2, Block A generally located northeast from Strader Lane and FM 407.

Commissioner Tinsley recused himself from this item.

Staff gave a brief presentation on the item.

Cara King (201 Countryview Drive, Roanoke), the Applicant, came forward and gave a brief presentation.

The Commission held discussion with the Applicant.

Commissioner Barrientos motioned to approve the item.

Commissioner Hill seconded the motion.

The motion passed 6/0/1

#### **5. FUTURE AGENDA ITEMS:**

- A. Meadowlands PH. 1

Staff gave a brief update on Future Agenda Items.

#### **6. DEVELOPMENT UPDATE:**

A. Discuss Development Update

Staff gave an update relating to development projects.

**7. EXECUTIVE SESSION :**

A. 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.

**8. ADJOURNMENT:**

Commissioner Cronberger motioned to adjourn the meeting

Commissioner Turner seconded the motion.

The motion passed 6/0/0

Chairman Beck adjourned the meeting at 7:43pm.

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

Said notice has been posted this 15<sup>th</sup> Day of July 2023 by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

**Attest:**

Matthew Cyr

Matthew Cyr, Director of Planning and Development Services

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## PLANNING & ZONING COMMISSION MEETING

Staff Report  
September 19, 2023

**STAFF CONTACT:** Matt Cyr, Director of Planning and Development Services

**PROJECT:** Consider and act upon a recommendation to City Council for a Replat for total of two lots legally described Lots 1- 1R and Lots 1-1R2, BLOCK 1. Generally located northeast from the intersection of FM 407 and Boss Range Road.

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**APPLICANT:** Kiew Kam, Triangle Engineering

**EXECUTIVE SUMMARY:** The Applicant is requesting a replat for the purpose adding water, sewere, and access easements. Also, the applicant is subdividing one-lot into two lots for a daycare and retail strip.

### ACTION CONSIDERED:

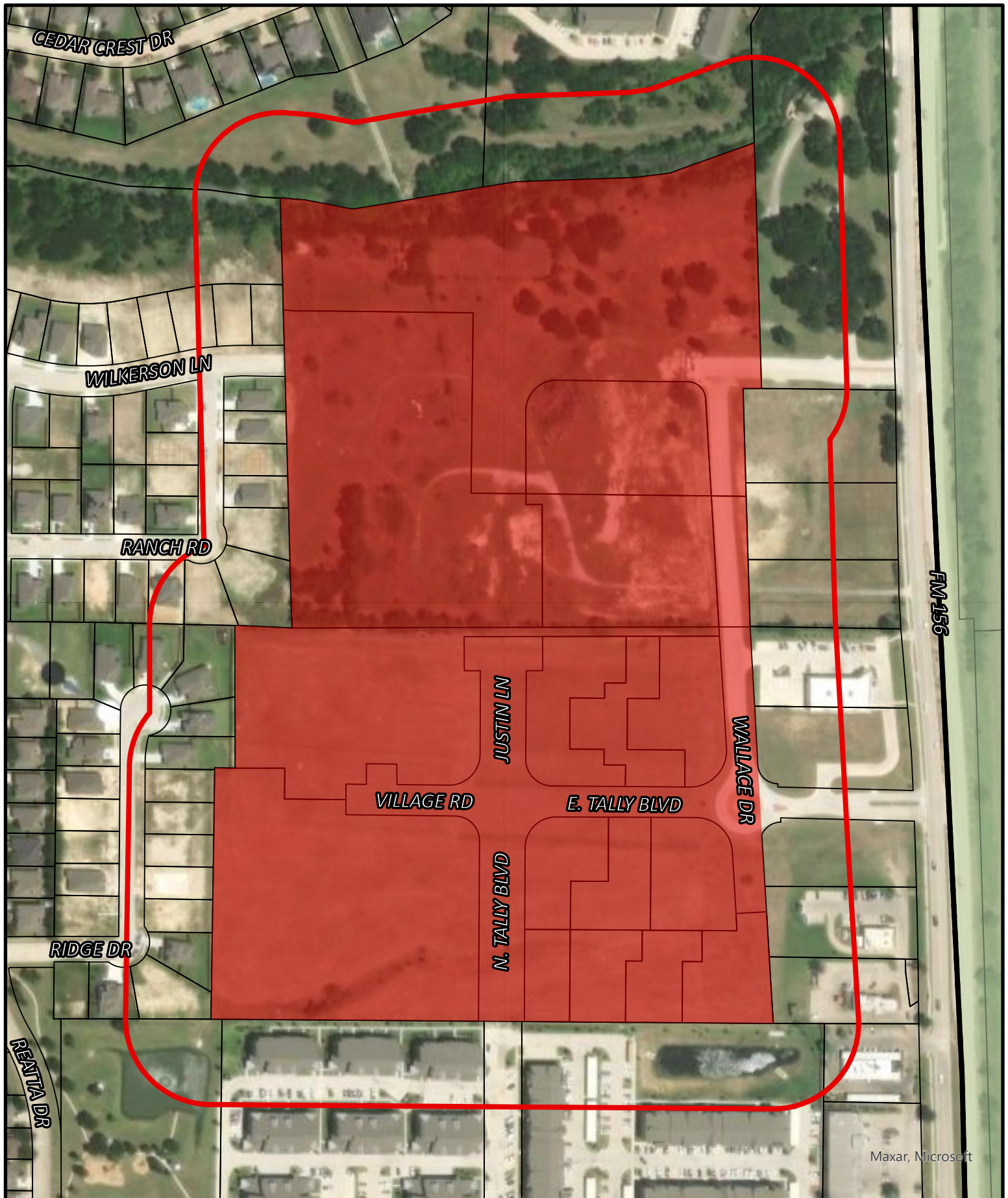
- 1) Make a recommendation to City Council to approve, approve with conditions, table with clarification and intent or deny.

### STAFF RECOMMENDATION:

Staff has reviewed the application and recommends approval as presented based on the replat meeting all of the requisite regulations.

### ATTACHMENTS:

- (A) Map
- (B) Supporting Documentation




### Legend

 Justin ETJ

 Justin City Limits

 Justin Town Square

 200ft Notice Radius

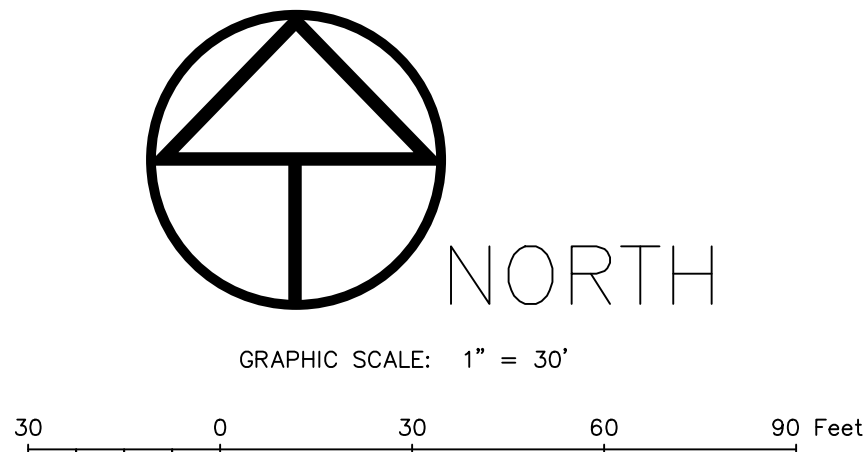
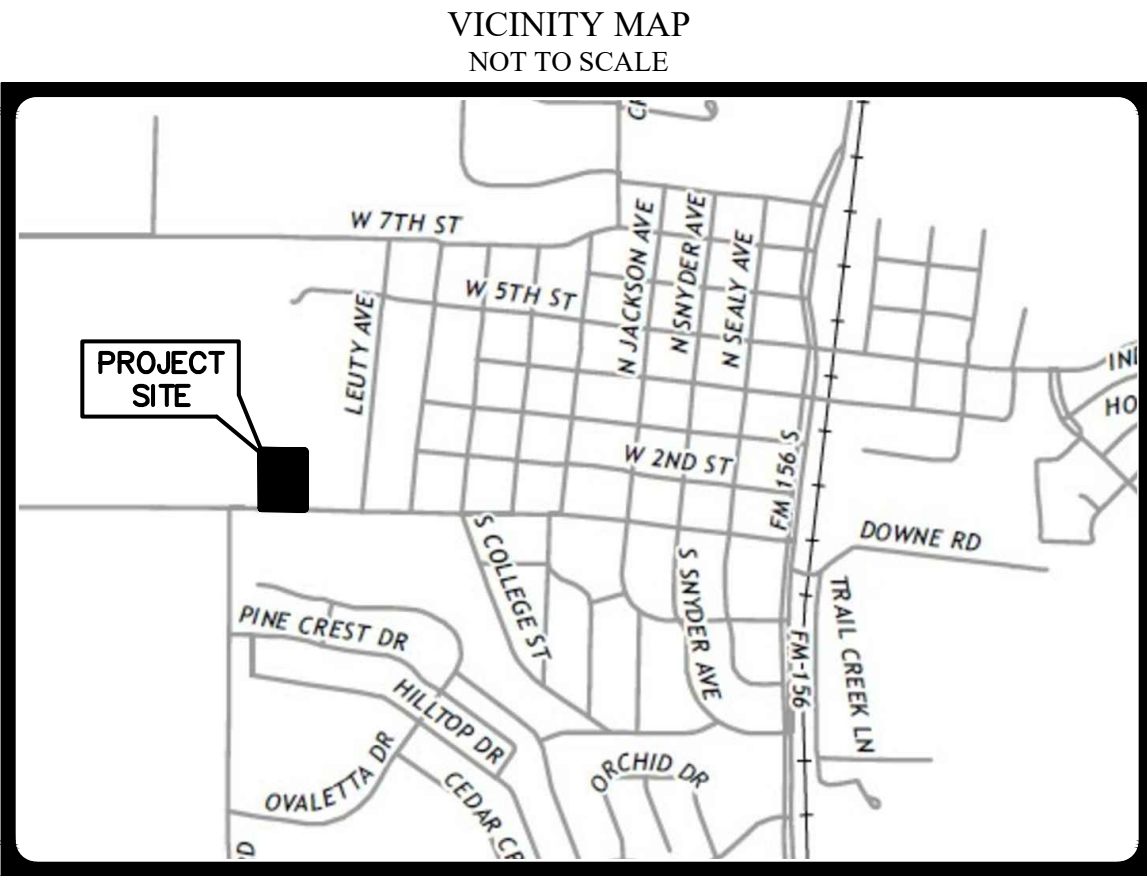
0 120 240 360  
US Feet



## Justin Town Square Replat

Dated: 07/06/23





WATER EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
W1	N 00°46'49" E	57.41'	
W2	N 89°13'11" W	10.00'	
W3	N 00°46'49" E	15.00'	
W4	S 89°13'11" E	10.00'	
W5	N 00°46'49" E	99.30'	
W6	N 45°46'49" E	6.43'	
W7	N 44°13'11" W	10.39'	
W8	N 00°46'49" E	21.39'	
W9	S 89°13'11" E	15.00'	
W10	S 00°46'49" W	15.18'	
W11	S 44°13'11" E	4.18'	
W12	N 45°46'49" E	8.68'	
W13	S 89°13'11" E	99.66'	
W14	S 44°13'11" E	26.72'	
W15	S 00°46'49" W	133.73'	
W16	S 45°42'12" W	22.14'	
W17	S 00°41'16" W	24.70'	
W18	N 89°13'11" W	15.00'	
W19	N 00°41'16" E	30.89'	
W20	N 45°42'12" E	22.16'	
W21	N 00°46'49" E	121.31'	
W22	N 44°13'11" W	14.29'	
W23	N 89°13'11" W	87.24'	
W24	S 45°46'49" W	17.68'	
W25	S 00°46'49" W	165.50'	
W26	N 89°13'11" W	15.00'	

EMERGENCY ACCESS EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
A1	S 89°12'52" E	86.22'	
A2	N 00°47'08" E	64.50'	
A3	N 89°12'52" W	73.20'	
A4	N 00°47'08" E	24.00'	
A5	S 89°12'52" E	194.06'	
A6	N 00°16'01" W	68.52'	
A7	N 89°43'59" E	24.00'	
A8	S 00°16'01" E	99.56'	
A9	S 00°15'36" E	45.73'	
A10	S 00°47'08" W	90.39'	
A11	N 89°13'11" W	33.08'	
A12	N 89°12'52" W	178.77'	
A13	N 00°17'19" W	24.00'	
A14	S 00°47'08" W	64.50'	
A15	N 89°12'52" W	36.00'	
A16	N 00°47'08" E	64.50'	
A17	S 89°12'52" E	36.00'	

EMERGENCY ACCESS EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
AC1	30.00'	90°00'00"	47.12'	N 45°47'08" E	42.43'
AC2	30.00'	90°00'00"	47.12'	N 44°12'52" W	42.43'
AC3	30.00'	91°03'09"	47.68'	N 45°15'34" E	42.81'
AC4	30.00'	35°19'08"	18.49'	S 17°55'35" E	18.20'
AC5	30.00'	43°05'05"	22.56'	S 22°19'41" W	22.03'
AC6	30.00'	54°05'12"	28.32'	S 45°17'05" W	27.28'
AC7	30.00'	71°33'02"	37.46'	N 53°26'21" W	35.08'
AC8	30.00'	90°00'00"	47.12'	S 44°12'52" E	42.43'
AC9	30.00'	90°00'00"	47.12'	S 45°47'08" W	42.43'
AC10	30.00'	90°00'00"	47.12'	N 44°12'52" W	42.43'
AC11	30.00'	90°00'00"	47.12'	N 45°47'08" E	42.43'

- LEGEND OF ABBREVIATIONS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
  - O.P.R.D.C.T.OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
  - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
  - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
  - C.M. CONTROLLING MONUMENT
  - SQ. FT. SQUARE FEET
  - AC. ACRES
  - DOC. NO. DOCUMENT NUMBER
  - VOL. VOLUME
  - PG. PAGE

- SURVEYOR'S NOTES:
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00015063.
  - Subject property is shown on the national flood insurance program flood insurance rate map for Denton County, Texas and incorporated areas, map no. 48121C0485G, community-panel no. 480778, effective date: April 18, 2011. All of the subject property is shown to be located in zone "X" unshaded on said map
  - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
  - The purpose of this plat is to create two lots from a portion of a platted lot.
  - This plat does not attempt to alter or remove existing deed restrictions or covenants, if any,on this property.
  - Any fencing or screening wall shall be maintained by the property owner.
  - A cross access agreement must be supplied to the City before approval of the site plan.

66H PROPERTIES, LLC  
DOC. NO. 2022-106540, O.P.R.D.C.T.

STATE OF TEXAS §  
COUNTY OF DENTON §

This is to certify that I, Mark N. Peeples, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peeples, R.P.L.S.  
No. 6443

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peeples, 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 consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS ARKA JUSTIN INVESTMENTS LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land situated in the J.R. Wilson survey, abstract number (no.) 1359, City of Justin, Denton County, Texas, according to the deed recorded in document number 2022-157767, Official Public Records of Denton County, Texas, and being more particularly described as follows:

Being a part of LOT 1, BLOCK 1, MAGNUM III ADDITION, PHASE I, an addition to the city of Justin, Denton County, Texas, according to the map or plat thereof recorded in Cabinet (CABINET) E, page (pg.) 64, Plat Records of Denton County, Texas(P.R.D.C.T.), same being all of that tract of land described to ARKA Justin Investments LLC In special warranty deed recorded in document(doc.) no. 2022-157767, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows, (bearings and distances are based on the state plane coordinate system, Texas North Central Zone (4202) North American Datum 83 (NAD83)(US Foot) with a combined scale factor of 1.00015063):

Beginning at a 3/8-inch rebar found for the southeast corner of a tract of land described to Randall Lee Haddock in special warranty deed recorded in doc. No. 2011-19529, O.P.R.D.C.T. and the southwest corner of said LOT 1, said point lying on the north right-of-way line of F.M. Road 407 (variable width right-of-way);

Thence, north 00 degrees 17 minutes 19 seconds west, with the east line of said Randall Lee Haddock tract and the west line of said lot 1, a distance of 358.84 feet to a 1/2-inch rebar found for the southwest corner of a tract of land described to The Rock Church Of Justin in special warranty deed recorded in doc. No. 2011-106213, O.P.R.D.C.T. and the northwest corner of said LOT 1;

Thence, south 89 degrees 13 minutes 11 seconds east, with the south line of said The Rock Church Of Justin tract and the north line of said LOT 1, a distance of 270.03 feet to a capped 1/2 inch rebar stamped "Parkhill 6889" found for the northeast corner of said ARKA Justin Investments tract;

Thence, south 00 degrees 15 minutes 36 seconds east, with the east line of said ARKA Justin Investments tract, a distance of 358.84 feet to a 1/2-inch rebar found bears south 11 degrees 58 minutes west, 0.2 feet on the south line of said LOT 1 for the southeast corner of said ARKA Justin Investments tract, said point lying on the north right-of-way of said F.M. Road 407;

Thence, north 89 degrees 13 minutes 11 seconds west, with the north right-of-way of said F.M. Road 407 and the south line of said LOT 1, a distance of 269.85 feet to a to the point of beginning and containing 2.2233 acres or 96,849 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT ARKA JUSTIN INVESTMENTS LLC, do hereby adopt this plat designating the herein described property as **MAGNUM III ADDITION, PHASE I**, in the City of Justin, Denton County, Texas and does hereby dedicate to the public use forever in fee simple, the streets, rights-of-way and public easement shown hereon.

ARKA JUSTIN INVESTMENTS LLC

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

Notary Public in and for the State of Texas

Approved by the Planning and Zoning Commission Date \_\_\_\_\_

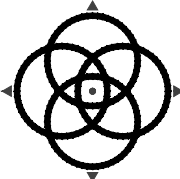
Chair, Planning and Zoning Commission

Attest: City Secretary

Approved by the City Council Date \_\_\_\_\_

Mayor, City of Justin

Attest: City Secretary



**WINDROSE**  
LAND SURVEYING | PLATTING

1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: S.J. DATE: 07/05/2023 CHECKED BY: M.N.P. JOB NO.: D58671

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Last Revision Date: 8-1-2023

ENGINEER

TRIANGLE ENGINEERING LLC  
1782 W. McDermott Drive  
Allen, TX 75013

OWNER/DEVELOPER

ARKA JUSTIN INVESTMENTS LLC  
250 W Lancaster Ave, Ste. 170,  
Fort Worth, TX 76102

BLUE NATIVE INVESTMENTS, LLC  
DOC. NO. 2017-67065, O.P.R.D.C.T.

**REPLAT**  
**MAGNUM III ADDITION, PHASE I**  
Lots 1-1R and 1-R2, Block 1,  
Being a revision of Lot 1, Block 1  
of **MAGNUM III ADDITION, PHASE I**,  
an addition to the City of Justin  
as recorded in Cabinet E, Page 64,  
Plat Records, Denton County, Texas  
City of Justin, Denton County, Texas

— 2023 —

CITY CASE NO: