

# CITY OF JUSTIN PLANNING AND ZONING COMMISSION AGENDA FEBRUARY 20, 2024 415 N. COLLEGE AVE. 6:30 PM

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

- A. Call to Order and Roll Call.
- B. Briefing regarding the January 25th and February 8th Council Meetings
  - a. Glen Coe Carwash SUP (February 8th)
  - b. Foxbane Estates Replat (February 8th)
  - c. Temporary Batch Plant Timberbrook (February 8th)
- C. Discuss Unified Development Code Update
- D. Discuss Talley Blvd Breakout from FM 1171
- E. Discuss Range Creek Development
  - F. Discuss regular agenda items.
  - G. 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 February 20, 2024, to mcyr@cityofjustin.com. Staff will read any received email to Commission during the discussion

of this item. Please identify the agenda item to discuss.

#### 4. CONSENT ITEMS:

A. Consider and act upon a recommendation to City Council for a final plat for Timberbrook Crossing legally described as Lots 1-4, Block A. Generally located northeast from the intersection of FM 407 and Timberbrook Parkway.

#### 5. FUTURE AGENDA ITEMS:

- A. Gaston House SUP
- B. Meadowlands Ph I
- C. Trafford Terrace
- D. Justin Elementary School

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

A. Development Update

#### 7. 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.

#### 8. 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 16th of February by 5:00 p.m., at least 72 hours preceding the scheduled meeting time.

# <u>Matthew Cyr</u>

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 and Zoning Commission Coversheet February 20, 2024 415 N. COLLEGE AVE.

Agenda Item: A. (CONSENT ITEMS:)

Title: Consider and act upon a recommendation to City Council for a final plat for Timberbrook

Crossing legally described as Lots 1-4, Block A. Generally located northeast from the

intersection of FM 407 and Timberbrook Parkway.

Department: Administration

Contact: Matthew Cyr, Director of Planning and Development

#### **Recommendation:**

Staff recommends approval as presented based on the plat meeting all of the requisite regulations.

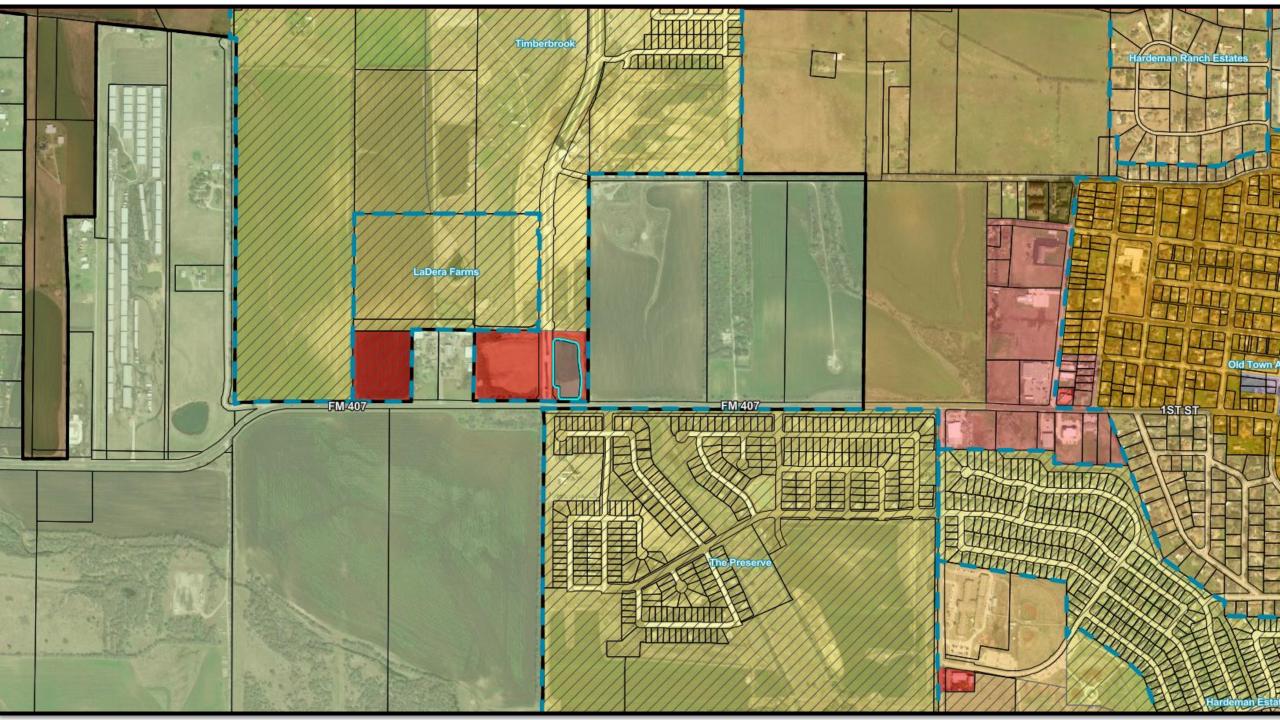
### **Background:**

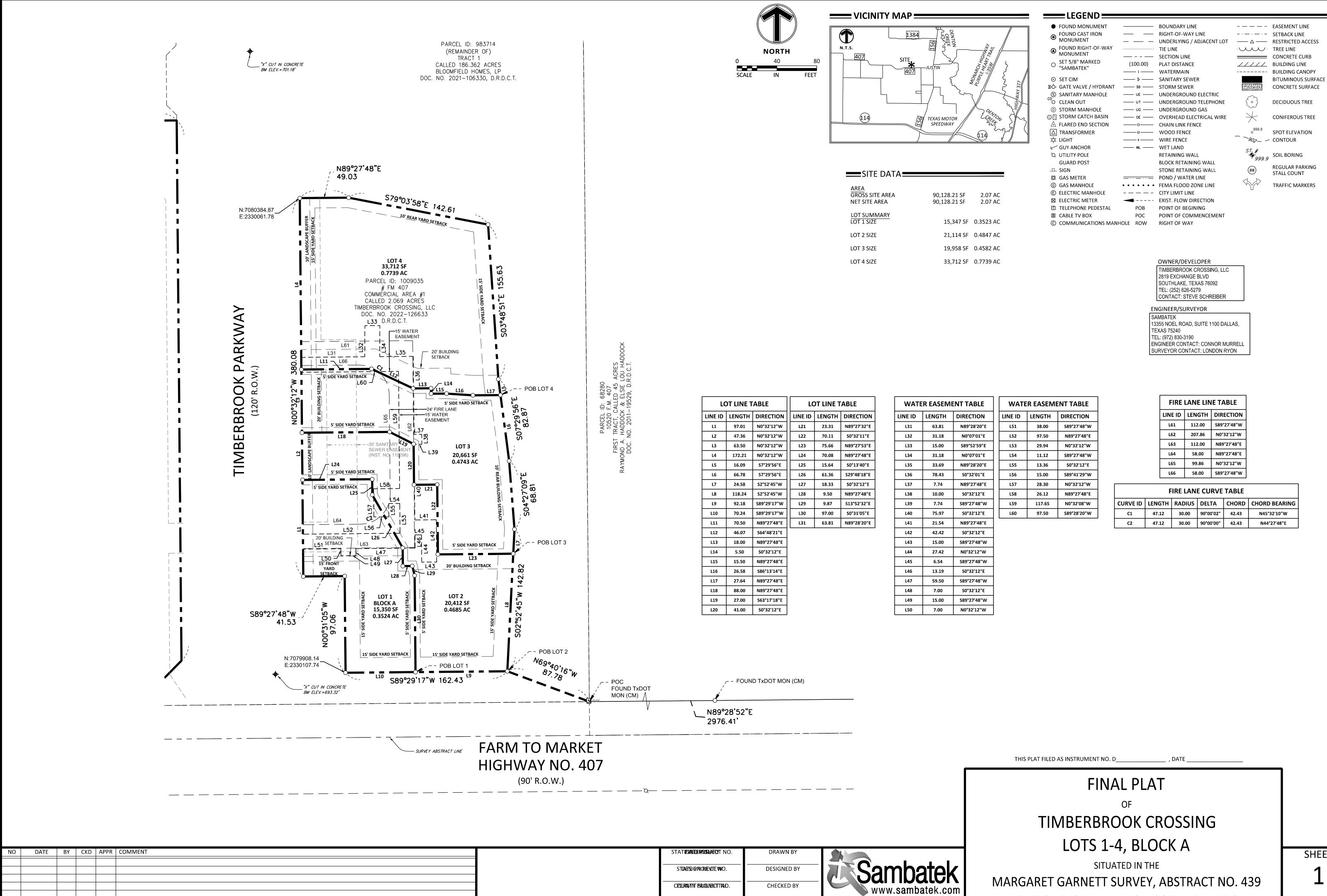
On July 25, 2023, City Council approved a Site Plan with a variance to landscaping requirement for the Timberbrook Commercial development. The Applicant is requesting a final plat for Timberbrook Crossing. The plat consists of four commercial lots, which will entail office buildings, a daycare, and medical uses. If approved the Applicant expects to submit Building Permits in early March.

City Attorney Review: No

#### **Attachments:**

- 1. Final Plat
- 2. Timberbrook Crossing Map





CONST**RUYCPRONEDIONO**MENT

) 2023 Sambatek

PROJECT NO.

SHEET

CITY OF JUSTIN, DENTON COUNTY, TEXAS

Engineering | Surveying | Planning | Environmental

TEXAS BPELS REG. F-19014 | SURVEY REG. 10194760

1 OF 2

COMMENCING AT A TXDOT MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FM 407 (A 90-FOOT RIGHT-OF-WAY LINE) FOR THE SOUTHEAST CORNER OF SAID TIMBERBROOK CROSSING, LLC TRACT, FROM WHICH A TXDOT MONUMENT FOUND ON SAID NORTH RIGHT-OF-WAY BEARS NORTH 89 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 2976.41 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 16 SECONDS WEST, OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT, A DISTANCE OF 87.78 TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SAMBATEK" (HEREIN AFTER REFERRED TO AS "WITH CAP) SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT THE FOLLOWING **BEARING AND DISTANCES:** 

SOUTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 92.18 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

SOUTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 70.24 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 31 MINUTES 05 SECONDS WEST, A DISTANCE OF 97.06 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 41.53 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, A DISTANCE OF 97.01 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 70.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 00 DEGREES 13 MINUTES 40 SECONDS EAST, A DISTANCE OF 15.64 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 29 DEGREES 48 MINUTES 18 SECONDS EAST, A DISTANCE OF 61.36 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 18.33 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 9.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 13 DEGREES 52 MINUTES 32 SECONDS EAST, A DISTANCE OF 9.87 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 00 DEGREES 31 MINUTES 05 SECONDS EAST, A DISTANCE OF 97.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,350-SQUARE FEET, OR 0.3524-ACRES OF LAND MORE OR

## LOT 2:

COMMENCING AT A TXDOT MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FM 407 (A 90-FOOT RIGHT-OF-WAY LINE) FOR THE SOUTHEAST CORNER OF SAID TIMBERBROOK CROSSING, LLC TRACT, FROM WHICH A TXDOT MONUMENT FOUND ON SAID NORTH RIGHT-OF-WAY BEARS NORTH 89 DEGREES 28 MINUTES 52 SECONDS EAST. A DISTANCE OF 2976.41 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 16 SECONDS WEST, OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT, A DISTANCE OF 87.78 TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SAMBATEK" (HEREIN AFTER REFERRED TO AS "WITH CAP) SET FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE CONTINUING OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT THE FOLLOWING **BEARING AND DISTANCES:** 

SOUTH 89 DEGREES 29 MINUTES 17 SECONDS WEST, A DISTANCE OF 92.18 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

NORTH 00 DEGREES 31 MINUTES 05 SECONDS WEST, A DISTANCE OF 97.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

NORTH 13 DEGREES 52 MINUTES 32 SECONDS WEST, A DISTANCE OF 9.87 FEET TO A 5/8-INCH

IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 9.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, A DISTANCE OF 18.33 FEET TO A 5/8-INCH

NORTH 29 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 61.36 FEET TO A 5/8-INCH

IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 13 MINUTES 40 SECONDS WEST, A DISTANCE OF 15.64 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 70.08 FEET TO A 5/8-INCH

NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, A DISTANCE OF 47.36 FEET TO A 5/8-INCH

IRON ROD WITH CAP SET FOR CORNER;

IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 88.00 FEET TO A 5/8-INCH

SOUTH 63 DEGREES 17 MINUTES 18 SECONDS EAST, A DISTANCE OF 27.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 41.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 32 SECONDS EAST, A DISTANCE OF 23.31 FEET TO A 5/8-INCH

SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 70.11 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 53 SECONDS EAST, A DISTANCE OF 75.66 FEET TO A 5/8-INCH

IRON ROD WITH CAP SET FOR CORNER;

SOUTH 02 DEGREES 52 MINUTES 45 SECONDS WEST, A DISTANCE OF 118.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,412-SQUARE FEET, OR 0.4686-ACRES OF LAND MORE OR

COMMENCING AT A TXDOT MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FM 407 (A 90-FOOT RIGHT-OF-WAY LINE) FOR THE SOUTHEAST CORNER OF SAID TIMBERBROOK CROSSING, LLC TRACT, FROM WHICH A TXDOT MONUMENT FOUND ON SAID NORTH RIGHT-OF-WAY BEARS NORTH 89 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF 2976.41 FEET;

THENCE NORTH 69 DEGREES 40 MINUTES 16 SECONDS WEST, OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT, A DISTANCE OF 87.78 TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SAMBATEK" (HEREIN AFTER REFERRED TO AS "WITH CAP) SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT THE FOLLOWING **BEARING AND DISTANCES:** 

NORTH 02 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 123.25 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

SOUTH 89 DEGREES 27 MINUTES 52 SECONDS WEST, A DISTANCE OF 75.66 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 11 SECONDS WEST, A DISTANCE OF 70.12 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 32 SECONDS WEST, A DISTANCE OF 23.31 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, A DISTANCE OF 41.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

NORTH 63 DEGREES 17 MINUTES 18 SECONDS WEST, A DISTANCE OF 27.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 88.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST. A DISTANCE OF 63.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 70.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 64 DEGREES 48 MINUTES 21 SECONDS EAST, A DISTANCE OF 46.07 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 18.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 00 DEGREES 32 MINUTES 12 SECONDS EAST, A DISTANCE OF 5.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 15.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 86 DEGREES 13 MINUTES 14 SECONDS EAST, A DISTANCE OF 26.58 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 27.64 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 07 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 66.78 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

SOUTH 04 DEGREES 27 MINUTES 09 SECONDS EAST, A DISTANCE OF 68.81 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER:

SOUTH 02 DEGREES 52 MINUTES 45 SECONDS WEST. A DISTANCE OF 24.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.661-SOUARE FEET. OR 0.4743-ACRES OF LAND MORE OR LESS.

2976.41 FEET;

IRON ROD WITH CAP SET FOR CORNER;

IRON ROD WITH CAP SET FOR CORNER;

COMMENCING AT A TXDOT MONUMENT FOUND ON THE NORTH RIGHT-OF-WAY LINE OF FM 407 (A 90-FOOT RIGHT-OF-WAY LINE) FOR THE SOUTHEAST CORNER OF SAID TIMBERBROOK CROSSING, LLC TRACT, FROM WHICH A TXDOT MONUMENT FOUND ON SAID NORTH RIGHT-OF-WAY BEARS NORTH 89 DEGREES 28 MINUTES 52 SECONDS EAST, A DISTANCE OF

THENCE NORTH 69 DEGREES 40 MINUTES 16 SECONDS WEST, OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT, A DISTANCE OF 87.78 TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SAMBATEK" (HEREIN AFTER REFERRED TO AS "WITH CAP) SET FOR CORNER;

THENCE CONTINUING OVER AND ACROSS SAID TIMBERBROOK CROSSING, LLC TRACT THE FOLLOWING

NORTH 02 DEGREES 52 MINUTES 45 SECONDS EAST, A DISTANCE OF 142.82 FEET A 5/8-INCH

NORTH 04 DEGREES 27 MINUTES 09 SECONDS WEST, A DISTANCE OF 68.81 FEET A 5/8-INCH

NORTH 07 DEGREES 29 MINUTES 56 SECONDS WEST, A DISTANCE OF 66.78 FEET TO THE POINT

OF BEGINNING OF HEREIN DESCRIBED TRACT;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 27.64 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 86 DEGREES 13 MINUTES 14 SECONDS WEST, A DISTANCE OF 26.58 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 15.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, A DISTANCE OF 5.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 18.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 64 DEGREES 48 MINUTES 21 SECONDS WEST, A DISTANCE OF 46.07 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 89 DEGREES 27 MINUTES 48 SECONDS WEST, A DISTANCE OF 70.50 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 00 DEGREES 32 MINUTES 12 SECONDS WEST, A DISTANCE OF 172.21 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

NORTH 89 DEGREES 27 MINUTES 48 SECONDS EAST, A DISTANCE OF 49.03 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

SOUTH 79 DEGREES 03 MINUTES 58 SECONDS EAST, A DISTANCE OF 142.61 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR CORNER;

IRON ROD WITH CAP SET FOR CORNER; SOUTH 07 DEGREES 29 MINUTES 56 SECONDS EAST, A DISTANCE OF 16.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 33,712-SQUARE FEET, OR 0.7739-ACRES OF LAND MORE OR

SOUTH 03 DEGREES 48 MINUTES 51 SECONDS EAST, A DISTANCE OF 155.63 FEET TO A 5/8-INCH

## NOTES —

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, TIMBERBROOK CROSSING, LLC,

is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys,

the purpose and consideration therein expressed.

TIMBERBROOK CROSSING, LLC

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_\_ §

WITNESS our hand, this the \_\_\_\_\_ day of \_\_\_\_\_\_, 2023

BY: TIMBERBROOK CROSSING, LLC

the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_\_

**NOTARY PUBLIC, STATE OF TEXAS** 

My Commission Expires: \_

acting by and through the undersigned, their duly authority agent, does hereby adopt this

minor plat of TIMBERBROOK, a subdivision to the the City of Justin, Texas, and whose name

parks, water courses, drains, easements, right-of-way, and public places thereon shown for

BEFORE ME, the undersigned authority, on this day personally appeared

name is subscribed to the foregoing instrument, and acknowledged to me that he executed

known to me to be the person whose

\_\_\_ day of \_\_\_\_

- 1. This plat lies within the Denton County, Texas.
- 2. This plat was prepared utilizing Title Commitment File No. 2756011-FW26 by First American Title Guaranty Company.
- 3. The bearing system is based on Trimble VRS Network adjusted and converted to NAD83 (2011 Adjust) Texas State Planes, North Central Zone 4202, US Survey Foot coordinate system. All distances and coordinates shown herein are GRID value and can be converted to surface using the combined scale factor of 1.0001539954.
- 4. The field work was completed on 12/12/2022.
- 5. Denton County Appraisal District of Texas, Property Identification Number:
- 6. The gross area of the subject property is: 90,134-SQUARE FEET OR 2.069-ACRES.
- 7. No portion of this property lies within the 100 year Flood Hazard Area as identified by the Flood Insurance Rate Map, Panel No. 48497C0375D effective date: December 16, 2011.
- 8. The vertical datum is based on NAVD88.

**CERTIFICATE OF APPROVAL** 

ATTEST, CITY SECRETARY

MAYOR, CITY OF JUSTIN

ATTEST, CITY SECRETARY

BENCHMARK 1 "X" Cut in concrete set on the northeast ±79 feet from the intersection of

**BENCHMARK 2** 

Timberbrook Parkway and FM 407. At the Southwest of subject tract. Elev.=693.32

Timberbrook Parkway and FM 407. At the North west of

subject tract. Elev.=701.18

"x" Cut in concrete set on the north  $\pm 699$  feet from the intersection of

9. The subdivision or any part therof is no located within the extraterritorial jurisdiction of any municipality.

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF JUSTIN, TEXAS,

10. The Plat and Subdivision Restrictions must contain a statement that Wise County will never accept or maintain the roads unless they meet county standards in effect on the date of acceptance.

VOTED AFFIRMATIVELY ON THIS DAY OF , 20 , TO

CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED BY THE CITY COUNCIL DATE

RECOMMEND APPROVAL OF THIS PLAT BY THE CITY COUNCIL.

APPROVED BY THE PLANNING AND ZONING COMMISSION DATE

## CERTIFICATE OF SURVEYOR

STATE OF TEXAS COUNTY OF DENTON §§

I, LONDON E. RYON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS. HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE

## PRELIMINARY.

## NOT TO BE RECORDED OR USED FOR CONSTRUCTION.

**REGISTERED PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 6212** 13355 NOEL ROAD, SUITE 1100 DALLAS, TEXAS 75240 (972) 532-9170

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

LRYON@SAMBATEK.COM

**LONDON E. RYON** 

BEFORE ME, THE UNDERSIGNED AUTHORITY, 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 HE

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_, DAY OF

EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY / EXPIRES

# **CERTIFICATE OF APPROVAL**

WHEREAS THE CITY COUNCIL OF THE CITY OF JUSTIN, TEXAS, VOTED AFFIRMATIVELY ON THIS DAY OF , 20 , TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF JUSTIN

ATTEST: CITY SECRETARY

THIS PLAT DOES NOT ATTEMPT TO ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THIS PROPERTY.

## OWNER/DEVELOPER

TIMBERBROOK CROSSING, LLC 2819 EXCHANGE BLVD SOUTHLAKE, TEXAS 76092 TEL: (252) 626-5279

CONTACT: STEVE SCHREIBER

**ENGINEER CONTACT: CONNOR MURRELL** 

SURVEYOR CONTACT: LONDON RYON

**ENGINEER/SURVEYOR** 

TEL: (972) 830-3190

13355 NOEL ROAD, SUITE 1100 DALLAS, TEXAS 75240

THIS PLAT FILED AS INSTRUMENT NO. D

TIMBERBROOK CROSSING LOTS 1-4, BLOCK A

MARGARET GARNETT SURVEY, ABSTRACT NO. 439 CITY OF JUSTIN, DENTON COUNTY, TEXAS

SHEET

2 OF 2

DATE BY CKD APPR COMMENT ) 2023 Sambatek

STATIEDANEDEIN/SISDLANECYT NO DRAWN BY STEARISE OF PROPRIETZE WWO. **DESIGNED BY** CREADINATINE ISBUBINEICTITIALO. CHECKED BY PROJECT NO. ONST**RIJYC'PROMED'OKO**JMENT

www.sambatek.com Engineering | Surveying | Planning | Environmental TEXAS BPELS REG. F-19014 | SURVEY REG. 10194760

FINAL PLAT