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TEXAS DEPARTMENT OF TRANSPORTATION

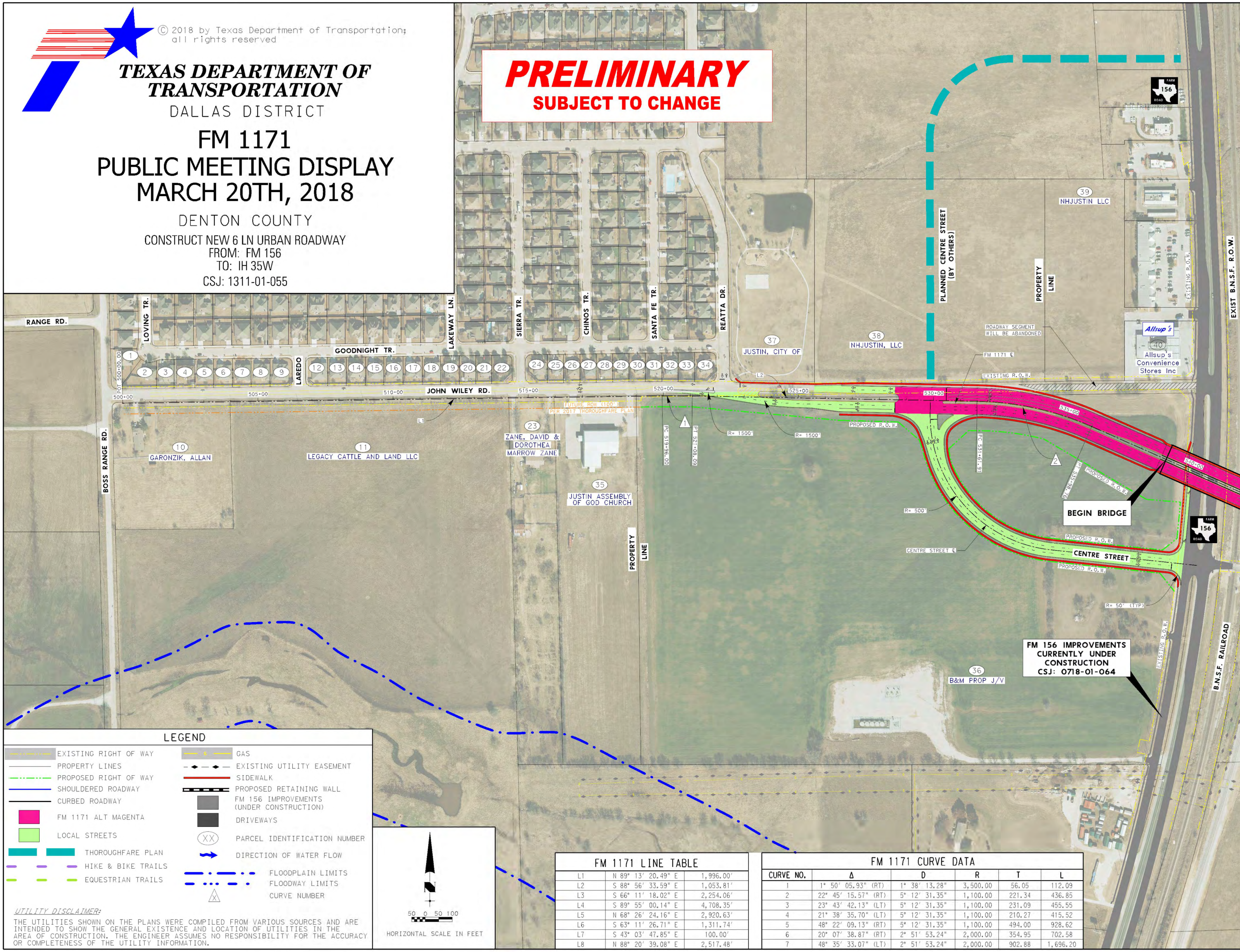
DALLAS DISTRICT

FM 1171
PUBLIC MEETING DISPLAY
MARCH 20TH, 2018

DENTON COUNTY

CONSTRUCT NEW 6 LN URBAN ROADWAY
FROM: FM 156
TO: IH 35W
CSJ: 1311-01-055

PRELIMINARY
SUBJECT TO CHANGE


RANGE RD.
LOVING TR.
LAKEWAY LN.
SIERRA TR.
CHINOS TR.
SANTA FE TR.
REATTA DR.
GOODNIGHT TR.
LAREDO
BOSS RANGE RD.
JOHN WILEY RD.
POT 500+00.00
500+00
505+00
510+00
515+00
520+00
525+00
530+00
535+00
540+00
L1
L2
1
2
3
4
5
6
7
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12
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30
31
32
33
34
10
GARONZIK, ALLAN
11
LEGACY CATTLE AND LAND LLC
23
ZANE, DAVID & DOROTHEA MARROW ZANE
35
JUSTIN ASSEMBLY OF GOD CHURCH
37
JUSTIN, CITY OF
38
NHJUSTIN, LLC
39
NHJUSTIN LLC
40
Allsup's
Allsup's Convenience Stores Inc
36
B&M PROP J/V
FUTURE ROW (100')
PER 2017 THOROUGHFARE PLAN
PC 519+96.00
PT 521+08.09
R= 1500'
R= 1500'
PROPOSED R.O.W.
EXISTING R.O.W.
FM 1171 ℄
ROADWAY SEGMENT WILL BE ABANDONED
PC 531+61.91
PT 535+98.76
R= 500'
CENTRE STREET ℄
CENTRE STREET
R= 50' (TYP)
BEGIN BRIDGE
PLANNED CENTRE STREET (BY OTHERS)
PROPERTY LINE
PROPERTY LINE
EXISTING R.O.W.
EXIST B.N.S.F. R.O.W.
B.N.S.F. RAILROAD
FARM ROAD 156
FM 156 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION CSJ: 0718-01-064
50 0 50 100
HORIZONTAL SCALE IN FEET

LEGEND

▨	EXISTING RIGHT OF WAY	▨	GAS
—	PROPERTY LINES	—◆—◆—	EXISTING UTILITY EASEMENT
-·-	PROPOSED RIGHT OF WAY	—	SIDEWALK
—	SHOULDERED ROADWAY	▬	PROPOSED RETAINING WALL
—	CURBED ROADWAY	■	FM 156 IMPROVEMENTS (UNDER CONSTRUCTION)
🟥	FM 1171 ALT MAGENTA	■	DRIVEWAYS
🟩	LOCAL STREETS	(XX)	PARCEL IDENTIFICATION NUMBER
▬ ▬	THOROUGHFARE PLAN	→	DIRECTION OF WATER FLOW
— — —	HIKE & BIKE TRAILS	—·—··	FLOODPLAIN LIMITS
— — —	EQUESTRIAN TRAILS	—···—·	FLOODWAY LIMITS
		△X	CURVE NUMBER

UTILITY DISCLAIMER:

THE UTILITIES SHOWN ON THE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION.

FM 1171 LINE TABLE

L1	N 89° 13′ 20.49" E	1,996.00′
L2	S 88° 56′ 33.59" E	1,053.81′
L3	S 66° 11′ 18.02" E	2,254.06′
L4	S 89° 55′ 00.14" E	4,708.35′
L5	N 68° 26′ 24.16" E	2,920.63′
L6	S 63° 11′ 26.71" E	1,311.74′
L7	S 43° 03′ 47.85" E	100.00′
L8	N 88° 20′ 39.08" E	2,517.48′

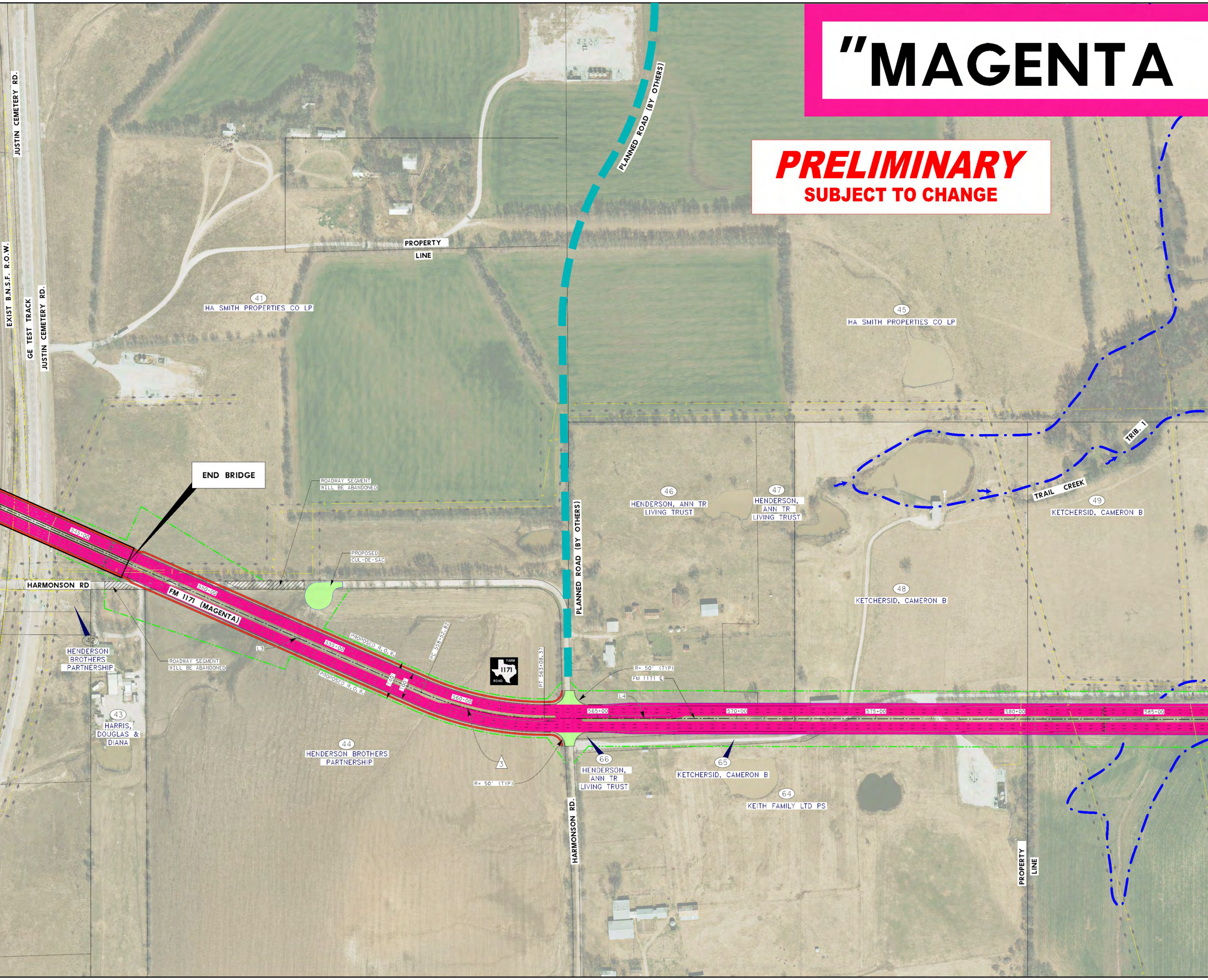
FM 1171 CURVE DATA

CURVE NO.	Δ	D	R	T	L
1	1° 50′ 05.93" (RT)	1° 38′ 13.28"	3,500.00	56.05	112.09
2	22° 45′ 15.57" (RT)	5° 12′ 31.35"	1,100.00	221.34	436.85
3	23° 43′ 42.13" (LT)	5° 12′ 31.35"	1,100.00	231.09	455.55
4	21° 38′ 35.70" (LT)	5° 12′ 31.35"	1,100.00	210.27	415.52
5	48° 22′ 09.13" (RT)	5° 12′ 31.35"	1,100.00	494.00	928.62
6	20° 07′ 38.87" (RT)	2° 51′ 53.24"	2,000.00	354.95	702.58
7	48° 35′ 33.07" (LT)	2° 51′ 53.24"	2,000.00	902.88	1,696.20

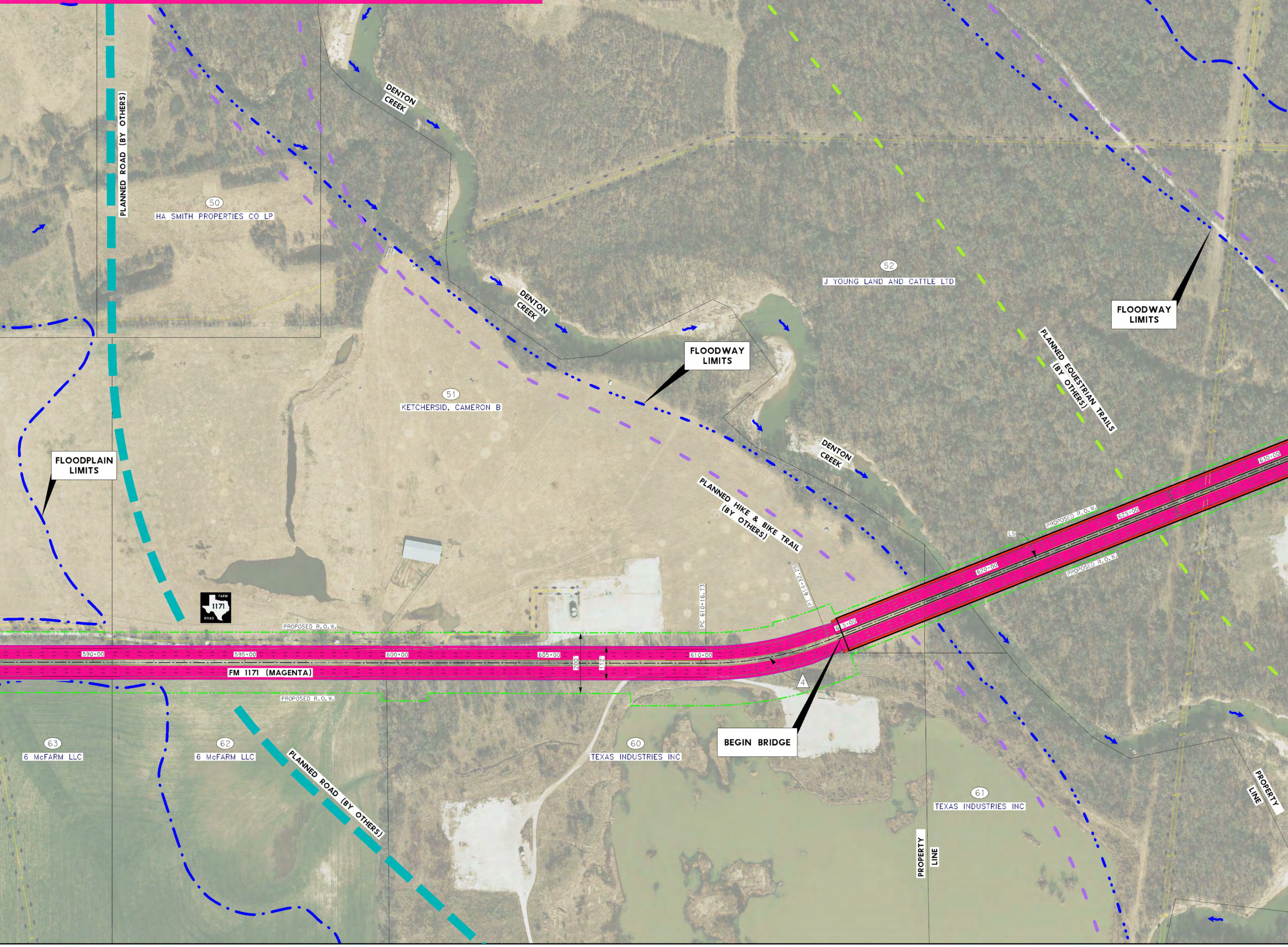
"MAGENTA

PRELIMINARY

SUBJECT TO CHANGE


JUSTIN CEMETERY RD.
EXIST B.N.S.F. R.O.W.
GE TEST TRACK
JUSTIN CEMETERY RD.
PLANNED ROAD (BY OTHERS)
PROPERTY LINE
41
HA SMITH PROPERTIES CO LP
45
HA SMITH PROPERTIES CO LP
TRIB. 1
TRAIL CREEK
END BRIDGE
ROADWAY SEGMENT WILL BE ABANDONED
PROPOSED CUL-DE-SAC
545+00
550+00
555+00
560+00
565+00
570+00
575+00
580+00
585+00
HARMONSON RD
FM 1171 (MAGENTA)
PROPOSED R.O.W.
PROPOSED R.O.W.
PC 558+52.82
PT 563+08.37
140'
100'
L3
L4
FARM 1171 ROAD
R= 50' (TYP)
R= 50' (TYP)
FM 1171 ℄
3
PLANNED ROAD (BY OTHERS)
ROADWAY SEGMENT WILL BE ABANDONED
42
HENDERSON BROTHERS PARTNERSHIP
43
HARRIS, DOUGLAS & DIANA
44
HENDERSON BROTHERS PARTNERSHIP
46
HENDERSON, ANN TR LIVING TRUST
47
HENDERSON, ANN TR LIVING TRUST
48
KETCHERSID, CAMERON B
49
KETCHERSID, CAMERON B
66
HENDERSON, ANN TR LIVING TRUST
65
KETCHERSID, CAMERON B
64
KEITH FAMILY LTD PS
HARMONSON RD.
PROPERTY LINE

ALTERNATIVE”

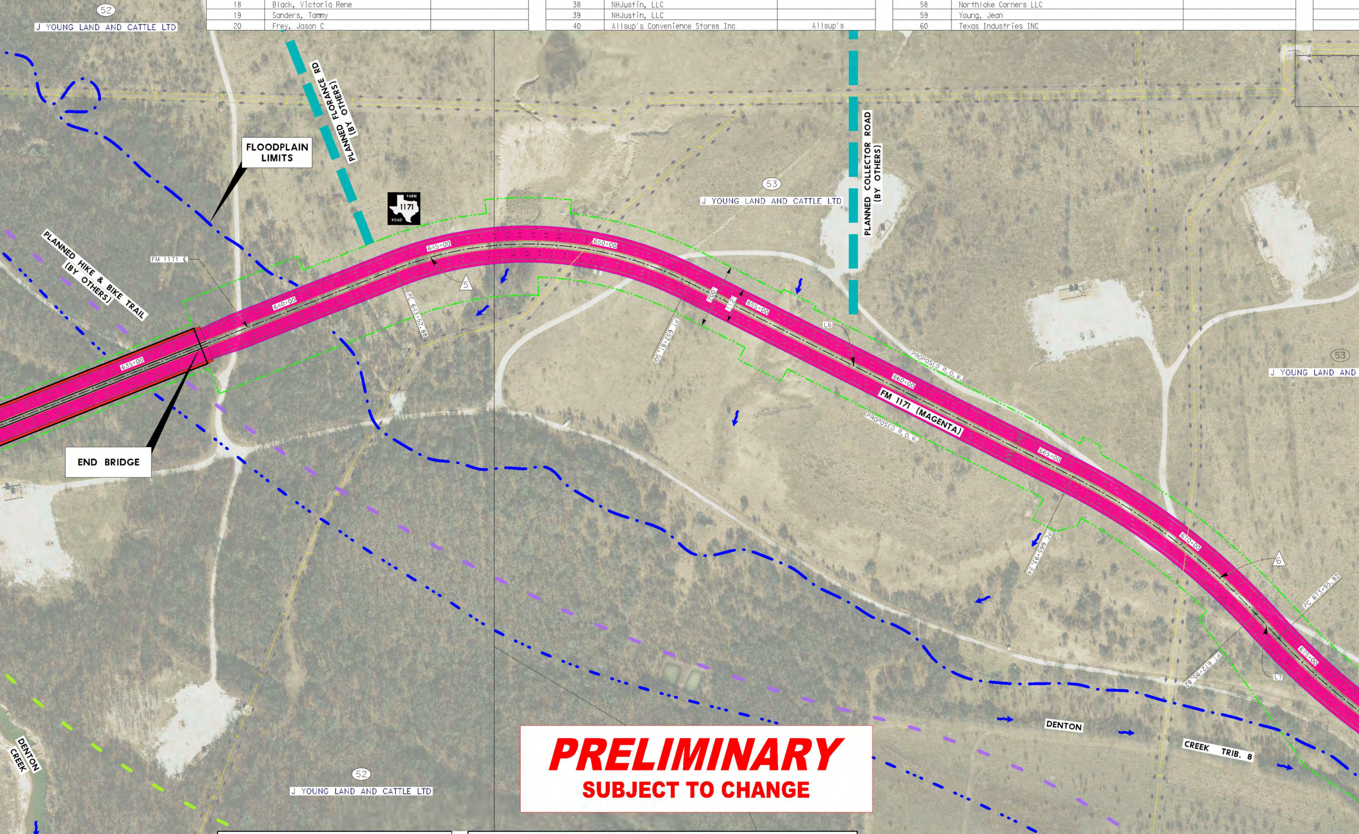

52
J YOUNG LAND AND CATTLE
DENTON CREEK
PLANNED ROAD (BY OTHERS)
50
HA SMITH PROPERTIES CO LP
DENTON CREEK
52
J YOUNG LAND AND CATTLE LTD
FLOODWAY LIMITS
FLOODWAY LIMITS
51
KETCHERSID, CAMERON B
PLANNED EQUESTRIAN TRAILS (BY OTHERS)
DENTON CREEK
FLOODPLAIN LIMITS
PLANNED HIKE & BIKE TRAIL (BY OTHERS)
630+00
PROPOSED R.O.W.
625+00
L5
620+00
PROPOSED R.O.W.
PT 614+32.25
PC 610+16.73
615+00
FARM 1171 ROAD
PROPOSED R.O.W.
590+00
595+00
600+00
605+00
610+00
200'
112'
FM 1171 (MAGENTA)
4
PROPOSED R.O.W.
BEGIN BRIDGE
63
6 McFARM LLC
62
6 McFARM LLC
60
TEXAS INDUSTRIES INC
PLANNED ROAD (BY OTHERS)
61
TEXAS INDUSTRIES INC
PROPERTY LINE
PROPERTY LINE

PARCEL #	OWNER'S NAME	BUSINESS NAME
1	Franklin, Colette R	
2	JMJ Real Estate Investments LLC	
3	Torrence, Rodney JR & Christine	
4	Harris, Matthew Charles	
5	Hughes, Robert J & Sharen Ake	
6	Davenport, Melissa & Chance	
7	Groll, John William & Vicki lynn	
8	Schaaf, Dyanna S & Paul A	
9	Mashburn, Dennis L & Judy U	
10	Garonzik, Allan	
11	Legacy Cattle and Land LLC	
12	Bush, Brentley & Tami	
13	Stovall, Troy & Kim	
14	Grant, Kimberly Dale	
15	Ouellette, Michael Richard & Kathleen	
16	Jeffcoat, Prentice D III & Jordan Ivey	
17	Allen, Kimberly	
18	Black, Victoria Rene	
19	Sanders, Tammy	
20	Frey, Jason C	

PARCEL #	OWNER'S NAME	BUSINESS NAME
21	Martin, Christopher Wynn & Casey Lynn	
22	Greene, Richard D & Deborah R	
23	Zane, David & Dorothea Marrow Zane	
24	Palomino, Pedro & King, Mary Lynn	
25	Lowe, Bryan & Amy	
26	Kaylor, Robert W	
27	Bevill, James M & Jennifer A	
28	Duffin, Nathan Charles	
29	Guerrero, Alexandra	
30	Allen, Alicia	
31	Wallis, Derek	
32	Watkins, William C & Mary E	
33	Olivarez, Michael & Jaime A	
34	Foster, Larry D & Peggy M	
35	Justin Assembly of God Church	
36	B&M Prop J/V	
37	Justin, City of	
38	NHJustin, LLC	
39	NHJustin, LLC	
40	Allsup's Convenience Stores Inc	Allsup's

PARCEL #	OWNER'S NAME	BUSINESS NAME
41	HA Smith Properties Co LP	
42	Henderson Brothers Partnership	
43	Harris, Douglas & Diana	
44	Henderson Brothers Partnership	
45	HA Smith Properties Co LP	
46	Henderson, Ann TR Living Trust	
47	Henderson, Ann TR Living Trust	
48	Kethcersid, Cameron B	
49	Kethcersid, Cameron B	
50	HA Smith Properties Co LP	
51	Kethcersid, Cameron B	
52	J Young Land And Cattle LTD	
53	J Young Land And Cattle LTD	
54	Denco Enterprises, LLC	QUAIL CREEK SHOOTING RANGE
55	Beall,Concrete Enterprises LTD	Beall Concrete
56	Beall,Concrete Enterprises LTD	Beall Concrete
57	Northlake Corners LLC	
58	Northlake Corners LLC	
59	Young, Jean	
60	Texas Industries INC	

PARCEL
61
62
63
64
65
66


52
J YOUNG LAND AND CATTLE LTD
PLANNED FLORANCE RD (BY OTHERS)
FLOODPLAIN LIMITS
FARM 1171 ROAD
53
J YOUNG LAND AND CATTLE LTD
PLANNED COLLECTOR ROAD (BY OTHERS)
PLANNED HIKE & BIKE TRAIL (BY OTHERS)
FM 1171 ℄
635+00
640+00
645+00
650+00
655+00
660+00
665+00
670+00
675+00
5
6
PC 643+52.88
PT 652+81.50
200'
112'
L6
L7
PROPOSED R.O.W.
PROPOSED R.O.W.
FM 1171 (MAGENTA)
PC 665+93.24
PT 672+95.82
PC 673+95.82
53
J YOUNG LAND AND
END BRIDGE
DENTON CREEK
DENTON
CREEK TRIB. 8
52
J YOUNG LAND AND CATTLE LTD
53
J YOUNG LAND AND CATTLE LTD

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#	OWNER'S NAME	BUSINESS NAME
	Texas Industries INC	
	6 McFarm LLC	
	6 McFarm LLC	
	Keith Family LTD PS	
	Kethcersid, Cameron B	
	Henderson, Ann TR Living Trust	

LEGEND

▨	EXISTING RIGHT OF WAY	▨	GAS
—	PROPERTY LINES	—◆—◆—	EXISTING UTILITY EASEMENT
—·—·—	PROPOSED RIGHT OF WAY	—	SIDEWALK
—	SHOULDERED ROADWAY	▬	PROPOSED RETAINING WALL
—	CURBED ROADWAY	■	FM 156 IMPROVEMENTS (UNDER CONSTRUCTION)
🟥	FM 1171 ALT MAGENTA	■	DRIVEWAYS
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▬ ▬	THOROUGHFARE PLAN	→	DIRECTION OF WATER FLOW
- - -	HIKE & BIKE TRAILS	—·—·—	FLOODPLAIN LIMITS
- - -	EQUESTRIAN TRAILS	—···—·	FLOODWAY LIMITS
		△X	CURVE NUMBER

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DALLAS DISTRICT

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MARCH 20TH, 2018

DENTON COUNTY

CONSTRUCT NEW 6 LN URBAN ROADWAY
FROM: FM 156
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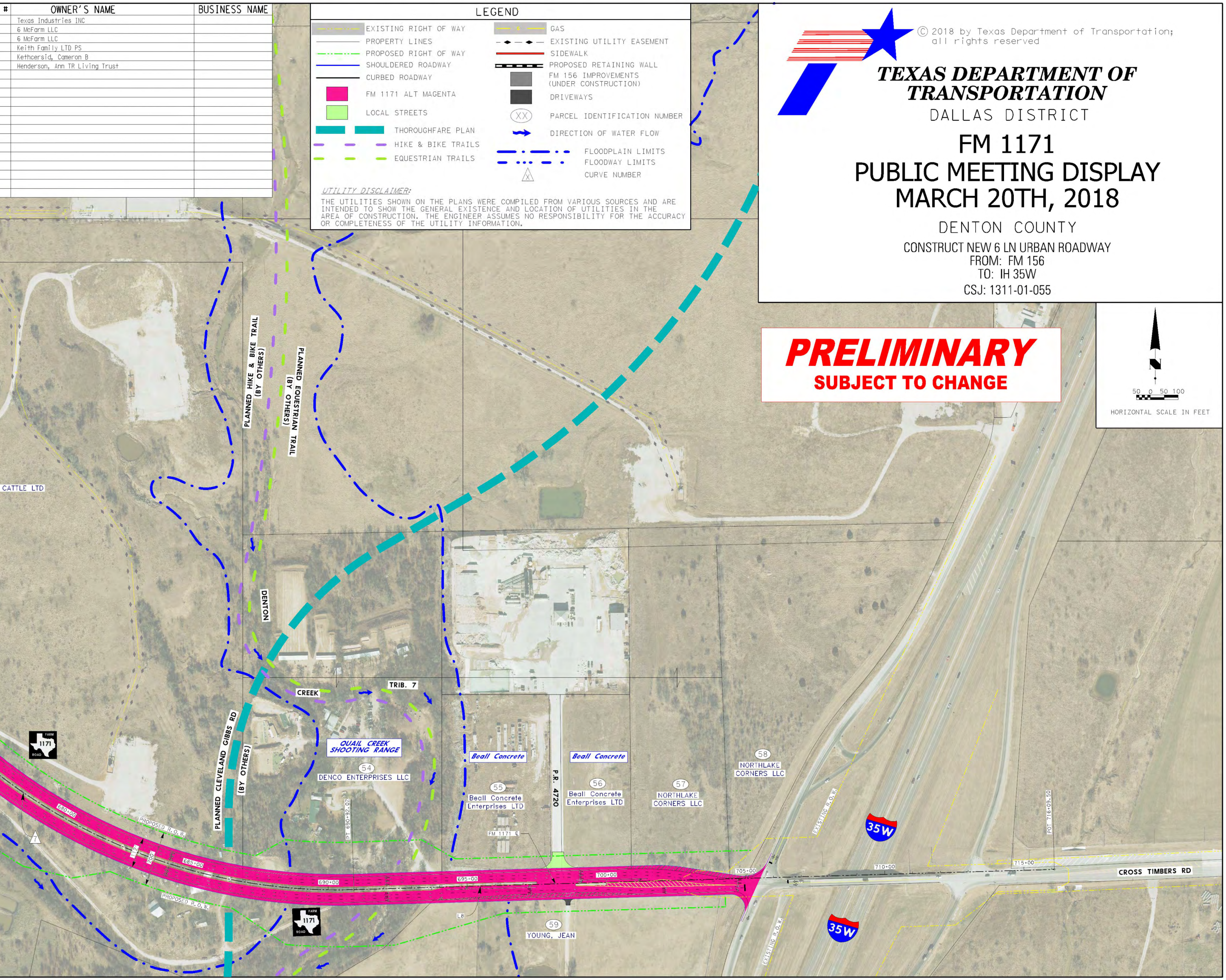
SUBJECT TO CHANGE


CATTLE LTD
PLANNED HIKE & BIKE TRAIL (BY OTHERS)
PLANNED EQUESTRIAN TRAIL (BY OTHERS)
DENTON
CREEK
TRIB. 7
QUAIL CREEK SHOOTING RANGE
54
DENCO ENTERPRISES LLC
PLANNED CLEVELAND GIBBS RD (BY OTHERS)
FARM 1171 ROAD
680+00
PROPOSED R.O.W.
7
112'
200'
685+00
PROPOSED R.O.W.
690+00
PT 690+92.02
FARM 1171 ROAD
Beall Concrete
55
Beall Concrete Enterprises LTD
FM 1171 ℄
L8
695+00
P.R. 4720
Beall Concrete
56
Beall Concrete Enterprises LTD
700+00
59
YOUNG, JEAN
57
NORTHLAKE CORNERS LLC
58
NORTHLAKE CORNERS LLC
EXISTING R.O.W.
705+00
35W
EXISTING R.O.W.
35W
710+00
POT 716+09.50
715+00
CROSS TIMBERS RD
50 0 50 100
HORIZONTAL SCALE IN FEET