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# TEXAS DEPARTMENT OF TRANSPORTATION

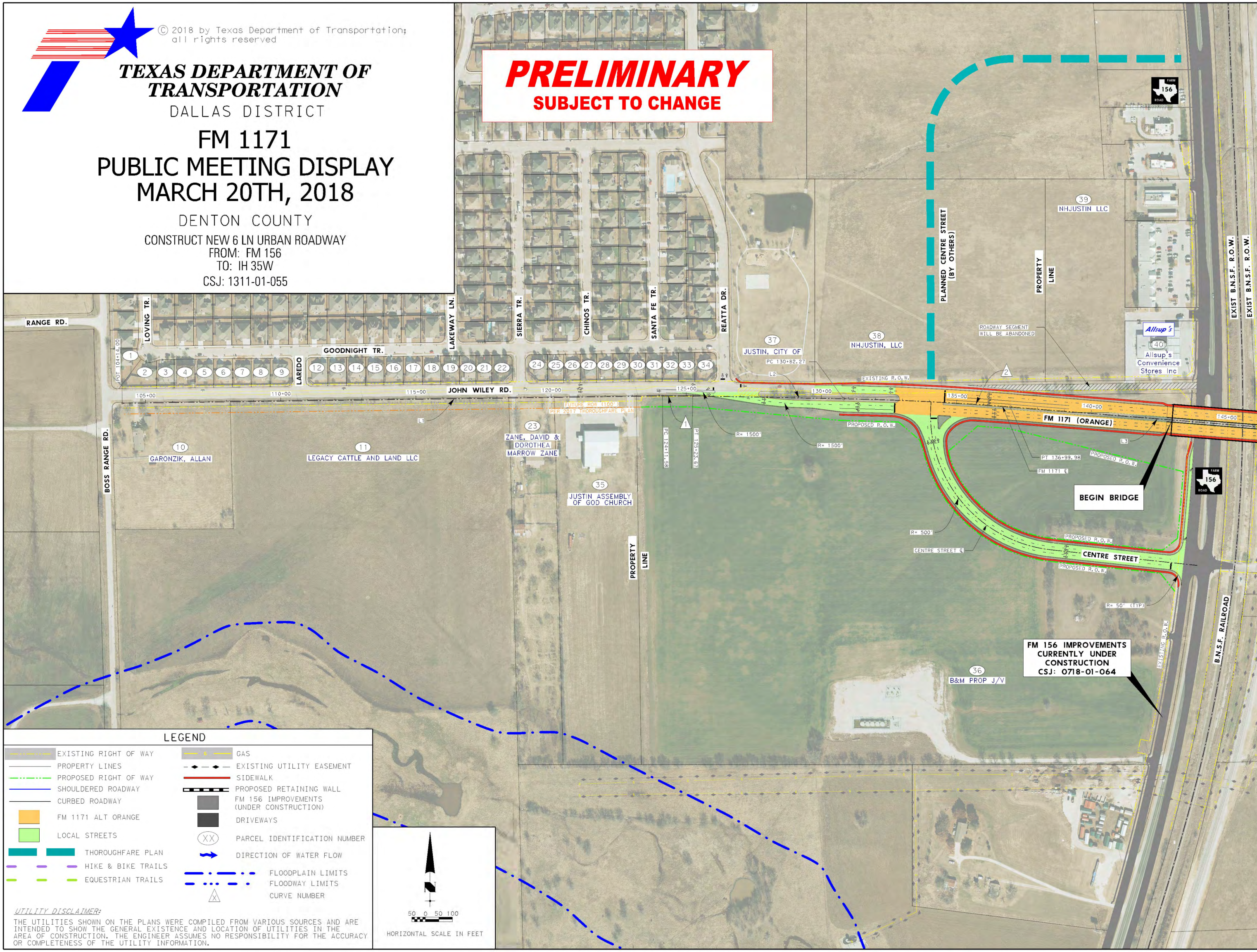
DALLAS DISTRICT

# 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.
BOSS RANGE RD.
LOVING TR.
LAREDO
GOODNIGHT TR.
LAKEWAY LN.
SIERRA TR.
CHINOS TR.
SANTA FE TR.
REATTA DR.
JOHN WILEY RD.
POT 104+14.00
105+00
110+00
115+00
120+00
125+00
130+00
135+00
140+00
145+00
1
2
3
4
5
6
7
8
9
12
13
14
15
16
17
18
19
20
21
22
24
25
26
27
28
29
30
31
32
33
34
L1
FUTURE ROW (100')
PER 2017 THOROUGHFARE PLAN
10
GARONZIK, ALLAN
11
LEGACY CATTLE AND LAND LLC
23
ZANE, DAVID & DOROTHEA MARROW ZANE
35
JUSTIN ASSEMBLY OF GOD CHURCH
PROPERTY LINE
PC 124+11.58
PT 125+23.67
1
R= 1500'
R= 1500'
37
JUSTIN, CITY OF
PC 130+82.27
L2
38
NHJUSTIN, LLC
PLANNED CENTRE STREET (BY OTHERS)
EXISTING R.O.W.
2
ROADWAY SEGMENT WILL BE ABANDONED
PROPERTY LINE
39
NHJUSTIN LLC
Allsup's
40
Allsup's Convenience Stores Inc
EXIST B.N.S.F. R.O.W.
EXIST B.N.S.F. R.O.W.
FARM 156 ROAD
PROPOSED R.O.W.
FM 1171 (ORANGE)
L3
PT 136+99.98
FM 1171 ℄
PROPOSED R.O.W.
BEGIN BRIDGE
R= 500'
CENTRE STREET ℄
PROPOSED R.O.W.
CENTRE STREET
PROPOSED R.O.W.
R= 50' (TYP)
EXISTING R.O.W.
B.N.S.F. RAILROAD
36
B&M PROP J/V
FM 156 IMPROVEMENTS CURRENTLY UNDER CONSTRUCTION CSJ: 0718-01-064
50 0 50 100
HORIZONTAL SCALE IN FEET

## LEGEND

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

# "ORANGE ALT

**PRELIMINARY**

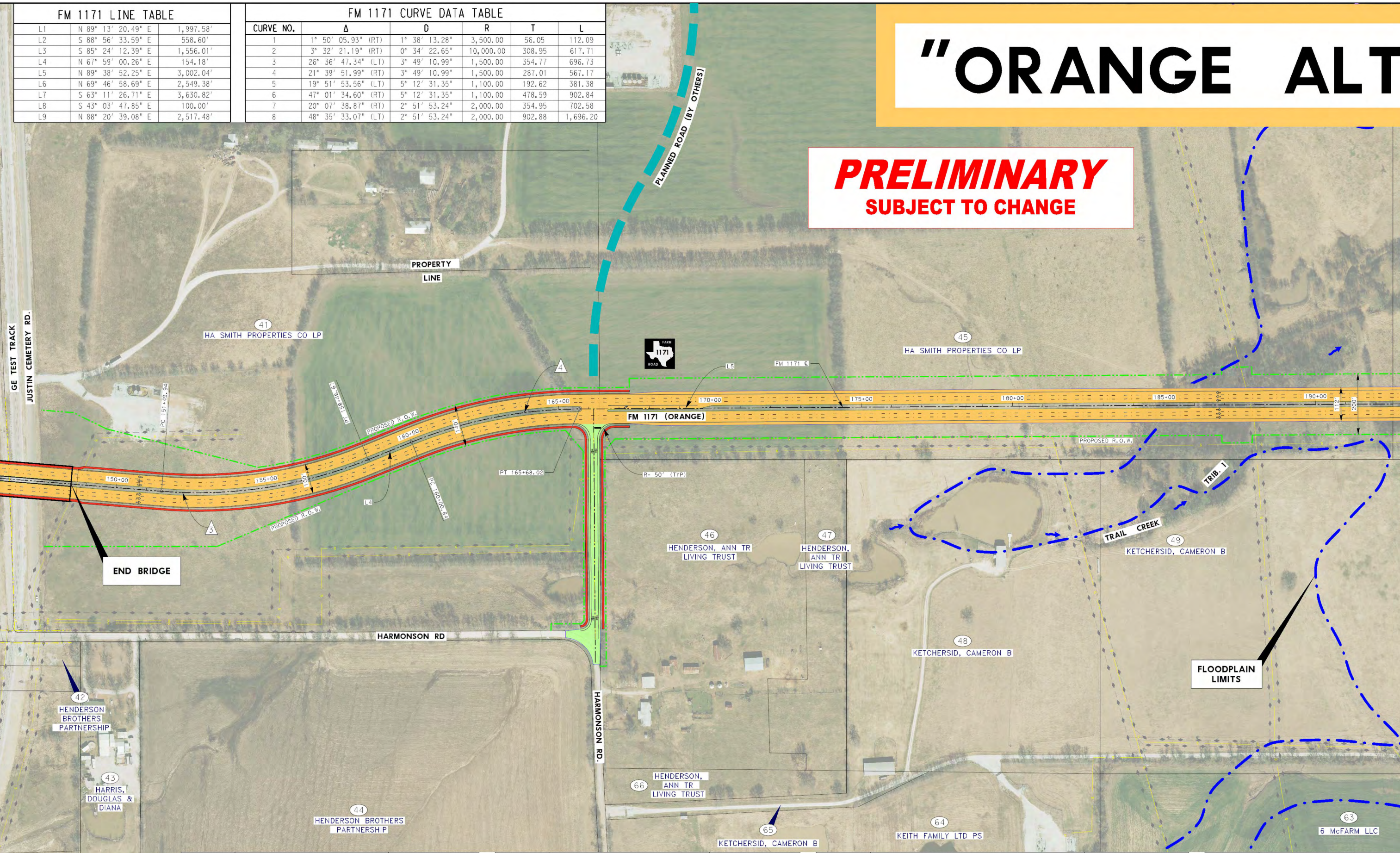
**SUBJECT TO CHANGE**

## FM 1171 LINE TABLE

| | | |
|---|---|---|
| L1 | N 89° 13′ 20.49" E | 1,997.58′ |
| L2 | S 88° 56′ 33.59" E | 558.60′ |
| L3 | S 85° 24′ 12.39" E | 1,556.01′ |
| L4 | N 67° 59′ 00.26" E | 154.18′ |
| L5 | N 89° 38′ 52.25" E | 3,002.04′ |
| L6 | N 69° 46′ 58.69" E | 2,549.38′ |
| L7 | S 63° 11′ 26.71" E | 3,630.82′ |
| L8 | S 43° 03′ 47.85" E | 100.00′ |
| L9 | N 88° 20′ 39.08" E | 2,517.48′ |

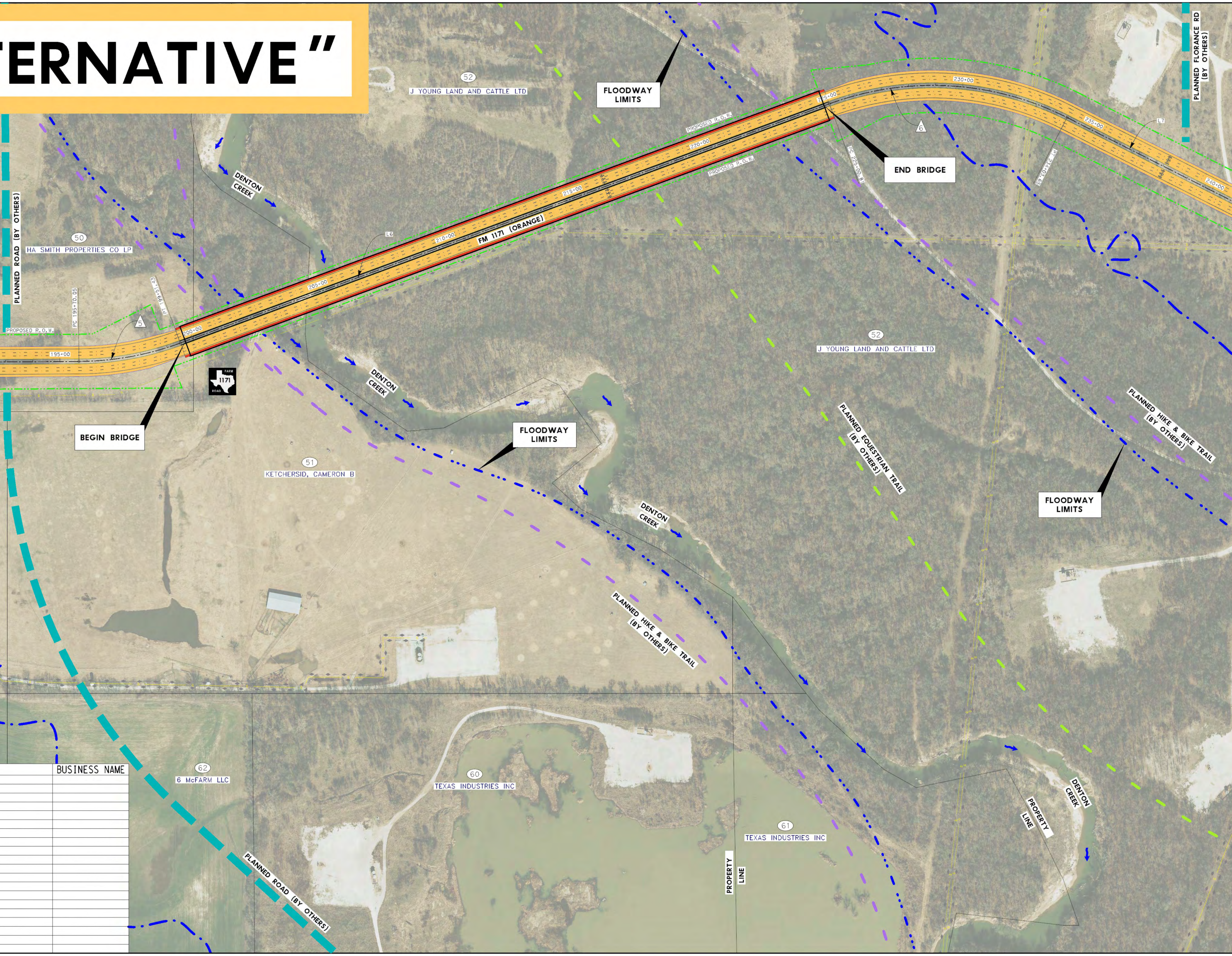
## FM 1171 CURVE DATA TABLE

| 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 | 3° 32′ 21.19" (RT) | 0° 34′ 22.65" | 10,000.00 | 308.95 | 617.71 |
| 3 | 26° 36′ 47.34" (LT) | 3° 49′ 10.99" | 1,500.00 | 354.77 | 696.73 |
| 4 | 21° 39′ 51.99" (RT) | 3° 49′ 10.99" | 1,500.00 | 287.01 | 567.17 |
| 5 | 19° 51′ 53.56" (LT) | 5° 12′ 31.35" | 1,100.00 | 192.62 | 381.38 |
| 6 | 47° 01′ 34.60" (RT) | 5° 12′ 31.35" | 1,100.00 | 478.59 | 902.84 |
| 7 | 20° 07′ 38.87" (RT) | 2° 51′ 53.24" | 2,000.00 | 354.95 | 702.58 |
| 8 | 48° 35′ 33.07" (LT) | 2° 51′ 53.24" | 2,000.00 | 902.88 | 1,696.20 |


PLANNED ROAD (BY OTHERS)
PROPERTY
LINE
GE TEST TRACK
JUSTIN CEMETERY RD.
41
HA SMITH PROPERTIES CO LP
FARM
1171
ROAD
L5
FM 1171 ℄
45
HA SMITH PROPERTIES CO LP
4
165+00
170+00
175+00
180+00
185+00
190+00
112′
200′
FM 1171 (ORANGE)
PROPOSED R.O.W.
PC 151+49.94
PT 158+46.67
160+00
140′
PT 165+68.02
R= 50′ (TYP)
150+00
155+00
100′
L4
PC 160+00.84
3
END BRIDGE
TRIB. 1
TRAIL CREEK
46
HENDERSON, ANN TR
LIVING TRUST
47
HENDERSON,
ANN TR
LIVING TRUST
49
KETCHERSID, CAMERON B
HARMONSON RD
48
KETCHERSID, CAMERON B
FLOODPLAIN
LIMITS
42
HENDERSON
BROTHERS
PARTNERSHIP
43
HARRIS,
DOUGLAS &
DIANA
HARMONSON RD.
66
HENDERSON,
ANN TR
LIVING TRUST
44
HENDERSON BROTHERS
PARTNERSHIP
65
KETCHERSID, CAMERON B
64
KEITH FAMILY LTD PS
63
6 McFARM LLC

| 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 | |
| 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 |
| 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 | |
| 61 | Texas Industries INC | |
| 62 | 6 McFarm LLC | |
| 63 | 6 McFarm LLC | |
| 64 | Keith Family LTD PS | |
| 65 | Kethcersid, Cameron B | |
| 66 | Henderson, Ann TR Living Trust | |

# ERNATIVE”


FLOODWAY LIMITS
52
J YOUNG LAND AND CATTLE LTD
230+00
235+00
240+00
225+00
220+00
215+00
210+00
205+00
200+00
195+00
PROPOSED R.O.W.
PROPOSED R.O.W.
PROPOSED R.O.W.
END BRIDGE
6
L7
PC 225+00.8
PT 234+03.63
PLANNED FLORANCE RD (BY OTHERS)
DENTON CREEK
50
HA SMITH PROPERTIES CO LP
PLANNED ROAD (BY OTHERS)
L6
FM 1171 (ORANGE)
PT 198+57.42
PC 195+70.05
5
FARM 1171 ROAD
BEGIN BRIDGE
DENTON CREEK
FLOODWAY LIMITS
51
KETCHERSID, CAMERON B
DENTON CREEK
52
J YOUNG LAND AND CATTLE LTD
PLANNED EQUESTRIAN TRAIL (BY OTHERS)
PLANNED HIKE & BIKE TRAIL (BY OTHERS)
FLOODWAY LIMITS
PLANNED HIKE & BIKE TRAIL (BY OTHERS)
BUSINESS NAME
62
6 McFARM LLC
60
TEXAS INDUSTRIES INC
61
TEXAS INDUSTRIES INC
PROPERTY LINE
PROPERTY LINE
DENTON CREEK
PLANNED ROAD (BY OTHERS)

## FM 1171 LINE TABLE

| | | |
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| L2 | S 88° 56′ 33.59" E | 558.60′ |
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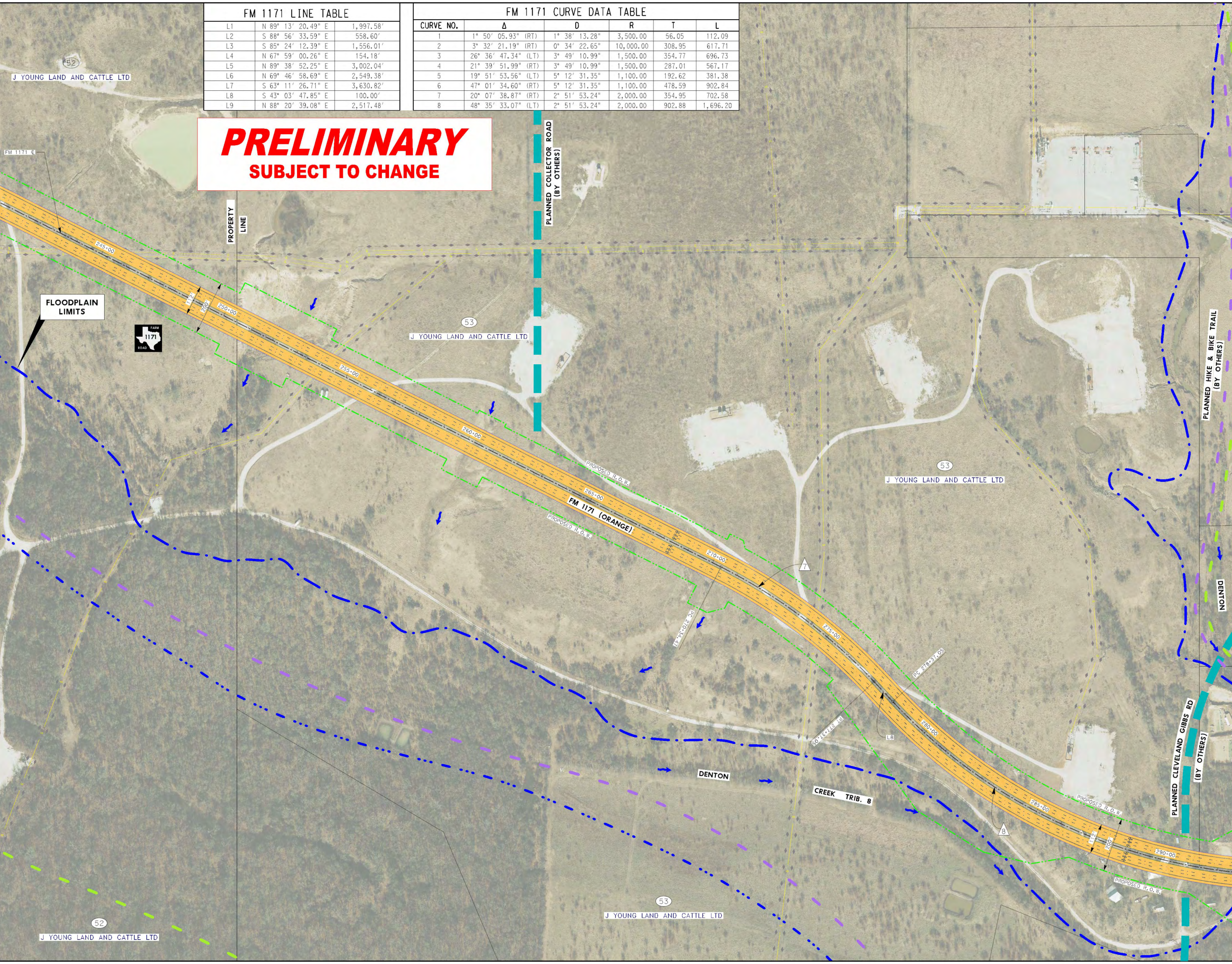
52
J YOUNG LAND AND CATTLE LTD
FM 1171 ℄
PROPERTY LINE
PLANNED COLLECTOR ROAD (BY OTHERS)
245+00
250+00
112′
200′
FLOODPLAIN LIMITS
FARM 1171 ROAD
53
J YOUNG LAND AND CATTLE LTD
255+00
260+00
PROPOSED R.O.W.
265+00
FM 1171 (ORANGE)
PROPOSED R.O.W.
270+00
7
PC 270+34.47
53
J YOUNG LAND AND CATTLE LTD
275+00
PC 278+37.05
PT 277+37.05
L8
280+00
DENTON
CREEK TRIB. 8
285+00
8
PROPOSED R.O.W.
112′
200′
290+00
PROPOSED R.O.W.
PLANNED HIKE & BIKE TRAIL (BY OTHERS)
DENTON
PLANNED CLEVELAND GIBBS RD (BY OTHERS)
53
J YOUNG LAND AND CATTLE LTD
52
J YOUNG LAND AND CATTLE LTD

# TEXAS DEPARTMENT OF TRANSPORTATION

DALLAS DISTRICT

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# 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**

## LEGEND

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

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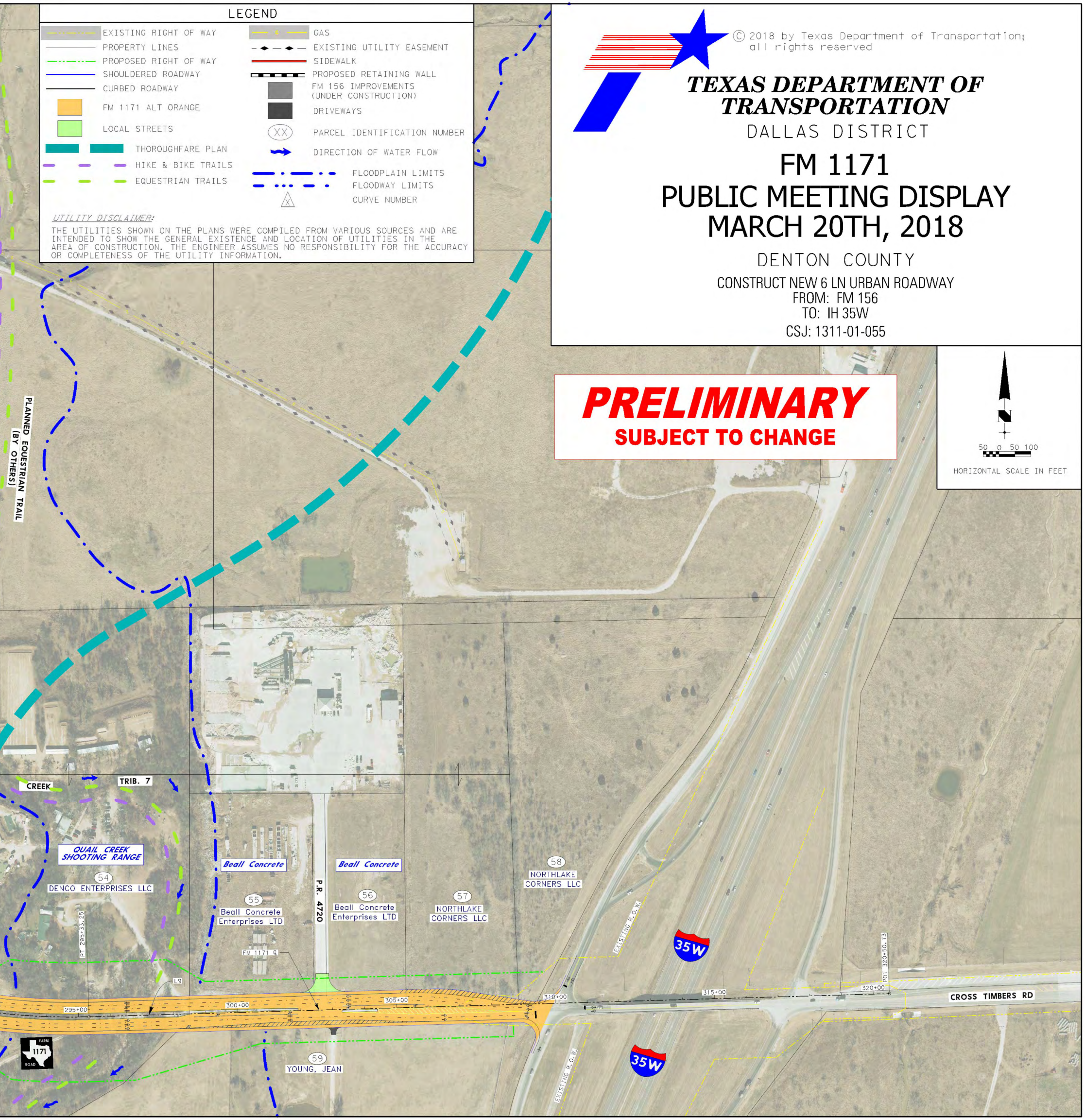
PLANNED EQUESTRIAN TRAIL (BY OTHERS)
CREEK
TRIB. 7
QUAIL CREEK SHOOTING RANGE
54
DENCO ENTERPRISES LLC
Beall Concrete
55
Beall Concrete Enterprises LTD
Beall Concrete
P.R. 4720
56
Beall Concrete Enterprises LTD
57
NORTHLAKE CORNERS LLC
58
NORTHLAKE CORNERS LLC
59
YOUNG, JEAN
PT 295+33.25
FM 1171 ℄
L9
295+00
300+00
305+00
310+00
315+00
320+00
POT 320+50.73
EXISTING R.O.W.
EXISTING R.O.W.
35W
35W
CROSS TIMBERS RD
FARM 1171 ROAD
N
50 0 50 100
HORIZONTAL SCALE IN FEET