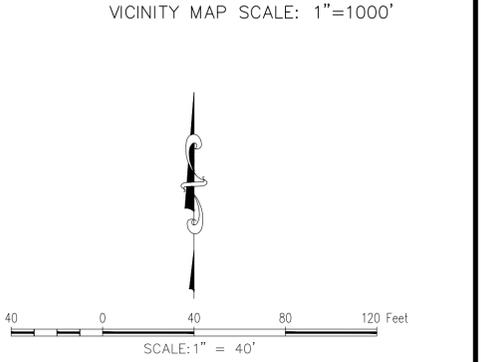
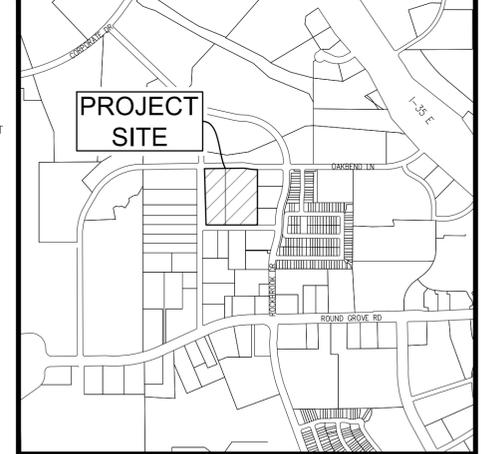


- LEGEND**
- P.O.B. = POINT OF BEGINNING
  - RF = REBAR FOUND
  - CRS = CAPPED REBAR SET
  - CRF = CAPPED REBAR FOUND
  - BL = BUILDING LINE
  - UE = UTILITY EASEMENT
  - DE = DRAINAGE EASEMENT
  - AE = ACCESS EASEMENT
  - SSE = SANITARY SEWER EASEMENT
  - PAE = PUBLIC ACCESS EASEMENT
  - CVA = CLEAR VISION AREA
  - ROW = RIGHT OF WAY
  - WME = WALL MAINTENANCE EASEMENT
  - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
  - R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
  - P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS



**FINAL PLAT**  
**THE WILLOWS AT OAKBEND**  
 Lots 1-14, 1X, 2X, 3X, Block A,  
 Lots 1-14, Block B,  
 Lots 1-14, Block C,  
 Lots 1-13, Block D,  
 Lots 1-7, 1X, Block E  
**7.935 Acres**  
 Zoned: Planned Development-Mixed Use (PD-MU)  
 in the  
**L. BOURGEOIS SURVEY, ABSTRACT NO. 52**  
**CITY OF LEWISVILLE**  
**DENTON COUNTY, TEXAS**

The John R. McAdams Company, Inc.  
 4400 STATE HWY 121, SUITE 800  
 Lewisville, Texas 75056  
 972.436.9712  
 TBPE: 19762 TBPLS: 10194440  
 www.gacon.com  
 www.mcadamsco.com

DRAWN BY: SC DATE: 3/20/2023 SCALE: 1" = 40' JOB. No. **VKM 22001**

**OWNER/DEVELOPER**  
**REDM INFRA**  
**10065 ATWOOD DRIVE**  
**FRISCO, TEXAS 75035**  
**Ph. (949) 331-4201**  
**Contact: REDDY MURARI**

File: Z:\Data\Projects\WV\WV2023\102-Formal\Survey\Plat\WV202301.PP  
 Plotted: 10/6/2023 8:32 AM by Sherron Cain. Source: 10/6/2023 8:32 AM by sherron

**UNITS LAND USE SUMMARY**

Lot Type	Lot Requirements				Unit Quantity	Acres	Density per Acre
	Min. Lot Area Required	Min Lot Area Provided	Min. Lot Width at Building Line	Min. Dwelling Size Req.			
ATTACHED RESIDENTIAL LOTS	1,700 SF	1,725 SF	23'	1,200 SF	41	1.829	7.81
DETACHED RESIDENTIAL LOTS	3,570 SF	3,608 SF	41'	1,400 SF	21	1.837	
HOA "X" LOTS					4	2.020	
ROW					1	2.249	
TOTAL					67	7.935	

**Open Space Lots:**

Lot 1X, Block A	0.523 Acres
Lot 2X, Block A	1.281 Acres
Lot 3X, Block A	0.128 Acres
Lot 1X, Block E	0.088 Acres

Total Open Space: 87,996 SF  
2,020 Acres  
25.46%

These open space "X" lots shall be maintained by the HOA.

There is 1 Phase. (7.935 Total Acres)

**Attached and Detached Height Requirements:**

No building shall exceed 35' or 2.5 stories in height.

**Attached Units:**

Minimum lot size: 1,700 SF

Minimum dwelling unit size: The minimum square footage of a dwelling unit shall be 1,200 square feet, exclusive of garages, breezeways, and porches.

**Setback Requirements:**

Front:	5 ft
Rear:	20 ft
Side: Street	10 ft
Lot	6.5 ft

**Detached Units:**

Minimum lot size: 3,570 SF

Minimum dwelling unit size: The minimum square footage of a dwelling unit shall be 1,400 square feet, exclusive of garages, breezeways, and porches.

**Setback Requirements:**

Front:	20 ft
Rear:	10 ft
Side: Street	10 ft
Open Space	3 ft
Lot	3 ft

**LEGAL DESCRIPTION**

BEING all that certain lot, tract, or parcel of land, situated in the L. Bourgeois Survey, Abstract Number 52, Denton County, Texas, and being part of that certain tract of land, described in deed to Jow W. Gong and wife, Mary N. Gong, recorded in Volume 684, Page 605, Deed Records, Denton County, Texas, being all of that certain called 2.927 acre tract of land, described in deed to Uecker Lane, LLC, recorded in Document Number 2017-16862, Real Property Records, Denton County, Texas, being all that certain tract of land, described in deed to Edward C. Polster and Dawie Polster, recorded in Volume 412, Page 545, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (unreadable) at the southwest corner of said 2.927 acre tract, and being the southeast corner of that certain tract of land, described in deed to the City of Lewisville, recorded in Volume 4105, Page 197, Deed Records, Denton County, Texas, and being the northeast intersection of East Uecker Lane (called 60 foot ROW) and South Uecker Lane (called 60 foot ROW), from which the southwest corner thereof, same being the southeast corner of that certain right of way dedication, described as ROW "6", recorded in Document Number 1998-62768, Deed Records, Denton County, Texas, bears N 89°13'44" W, a distance of 49.15 feet, and the southwest corner thereof, bears an additional 10.85 feet to a 1/2" rebar found;

THENCE N 00°14'59" W, with the west line of said Gong tract, and the east line of said City of Lewisville tract, a distance of 587.58 feet to a 1/2" capped rebar set stamped "McAdams", at the common corner of said City of Lewisville tract, and said Gong tract, and being on the south line of said Oakbend Drive, from which a 1/2" capped rebar found stamped Surveying Associates bears S 58°19' W, a distance of 3.1' feet, from the northwest corner of said Gong tract, a 1/2" rebar found at the northwest corner of said City of Lewisville tract bears S 89°06'40" W, a distance of 47.26 feet;

THENCE N 89°06'40" E, with the north line of said Gong tract, and the south line of said Oakbend drive, a distance of 219.53 feet to a 3/8" rebar found at the northeast corner of said Gong tract, and said 2.927 acres, and being on the south line of Oakbend Drive, a called 60 foot right-of-way, and being the northwest corner of said Polster tract;

THENCE N 88°49'23" E, with the north line of said Polster tract, and the south line of said Oakbend Drive, a distance of 365.79 feet to a 1/2" capped rebar found stamped "Carter and Burgess" at the northeast corner of said Polster tract, and being the northwest corner of Lot 2B-2, Block B, Highpoint at Timber Creek Addition, an addition to the City of Lewisville according to the plat thereof, recorded in Cabinet P, Page 192, Plat Records, Denton County, Texas;

THENCE S 00°45'21" W, with the east line of said Polster tract, and the west line of said Lot 2B-2, passing the southwest corner thereof, same being the northwest corner of Lot 2B-1, Block B of said Highpoint at Timber Creek Addition (Q/192), continuing with the west line of Lot 2B-1, passing the southwest corner thereof, and being the northwest corner of Lot 2A, Block B, Highpoint at Timber Creek Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Cabinet P, Page 205, Plat Records, Denton County, Texas, and continuing with the west line thereof, a total distance of 605.98 feet (Called 600.91 feet) to a 1/2" capped rebar found stamped "G& A" at the southwest corner thereof, and being the southeast corner of said Polster tract and being on the north line of East Uecker Lane;

THENCE N 89°16'35" W, with the south line of said Polster tract, and the north line of East Uecker Lane, a distance of 364.80 feet to a 1/2" rebar found at the southwest corner of said Polster tract, and being the southeast corner of said Gong tract;

THENCE N 89°13'44" W, with the south line of said Gong tract, and said 2.927 acre tract, and with the north line of East Uecker Lane, a distance of 290.91 feet to the POINT OF BEGINNING and being approximately 7.935 acres of land.

THE UNDERSIGNED, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of THE WILLOWS AT OAKBEND, an addition to the City of Lewisville, Texas, was submitted to the appropriate Planning and Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the \_\_\_\_\_ day of \_\_\_\_\_, and such body by formal action and there accepted the dedication of streets, alleys, parks, easements, public spaces and water and sewer lines, as shown and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as hereinabove subscribed in the capacity stated.

WITNESS MY HAND, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Thomas Harris III  
City Secretary  
City of Lewisville, TX

Approved \_\_\_\_\_

Richard Luedke  
Director  
Planning and Zoning Commission

Date \_\_\_\_\_

**NOTES:**

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Original copies of survey maps and descriptions prepared by the surveyor and firm whose names appear hereon will contain an embossed surveyor's seal. Any map or description copy without that embossed seal is likely a copy not prepared in the office of the surveyor and may contain alterations or deletions made without the knowledge or oversight of the surveyor.
- According to Community/Panel No. 48121C0565 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas of minimal flooding). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.  
  
This flood statement shall not create liability on the part of the surveyor.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Lots 1X, 3X Block A, and 1X, Block E are open space lots dedicated to and maintained by the homeowner's association. The detention pond located within Lot 1X, Block A is to be maintained by the homeowner's association. The masonry wall located in Lot 3X, Block A is to be maintained by homeowner's association. The metal fence located in Lots 14, 1X, 3X, Block A & in Lots 1-7, Block E is to be maintained by homeowner's association. All retaining walls on private property shall be maintained by the homeowner's association.
- Lot 2X, Block A, dedicated fee simple to the City of Lewisville by this plat.
- Total required park dedication is 1.86 acres or \$139,584 fee-in-lieu of. Lot 2X, Block A, shall be dedicated to the city which total 1.281 acres leaving 0.579 acres to be paid totaling \$43,452 in addition to the dedication of Lot 2X, Block A.
- Park development fee for 62 units @ \$1,100/unit = \$68,200.
- Lot 14, Block A driveway will be on the alley.

**OWNER'S CERTIFICATE AND DEDICATION**

STATE OF TEXAS, COUNTY OF DENTON: NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, REDM INFRA, the undersigned authority, do hereby adopt this plat designating the herein above described property as THE WILLOWS AT OAKBEND, an addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and do hereby dedicate the easement strips shown on this plat for mutual use and accommodation of the City of Lewisville and all other public utilities desiring to use, or using same. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over, or across the easements strips on said plat. The City of Lewisville and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easements strips, and the City of Lewisville and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity of any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and a five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

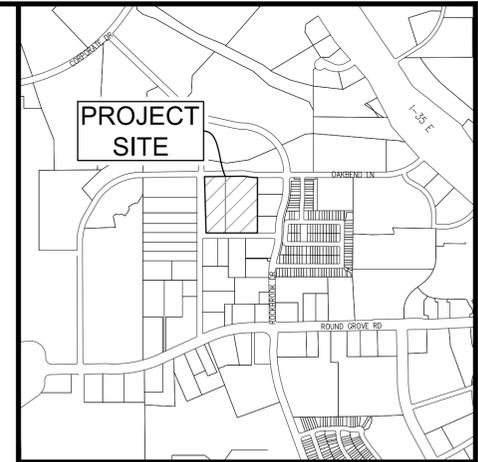
Vankataramana Murari, Authorized Representative

STATE OF TEXAS : COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Vankataramana Murari, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public  
State of Texas

My commission expires the \_\_\_\_\_ day of \_\_\_\_\_



LINE	BEARING	DISTANCE
L1	S 44°25'44" W	21.33'
L2	N 44°45'47" W	21.39'
L3	N 45°14'13" E	21.03'
L4	N 44°44'21" W	21.40'
L5	N 44°44'21" W	13.22'
L6	N 45°44'51" E	21.20'
L7	S 44°16'35" E	21.21'
L8	N 45°43'25" E	21.21'
L9	S 44°16'35" E	21.21'
L10	S 45°43'25" W	14.14'
L11	N 44°16'35" W	14.14'

LINE	BEARING	DISTANCE
L12	N 45°43'25" E	14.14'
L13	S 44°16'35" E	14.14'
L14	S 45°43'25" W	21.21'
L15	N 44°16'35" W	21.21'
L16	N 44°10'07" W	21.25'
L17	N 45°37'23" E	21.18'
L18	S 44°16'35" E	14.14'
L19	N 45°43'25" E	14.14'
L20	S 44°16'35" E	14.14'
L21	S 45°43'25" W	14.14'
L22	N 44°16'35" W	14.14'

BLOCK TABLE	
BLOCK A	1.205 ACRES
BLOCK B	0.631 ACRES
BLOCK C	0.631 ACRES
BLOCK D	0.567 ACRES
BLOCK E	0.632 ACRES
ROW	2.249 ACRES
TOTAL	5.915 ACRES

**FINAL PLAT**  
**THE WILLOWS AT OAKBEND**  
**Lots 1-14, 1X, 2X, 3X, Block A,**  
**Lots 1-14, Block B,**  
**Lots 1-14, Block C,**  
**Lots 1-13, Block D,**  
**Lots 1-7, 1X, Block E**  
**7.935 Acres**

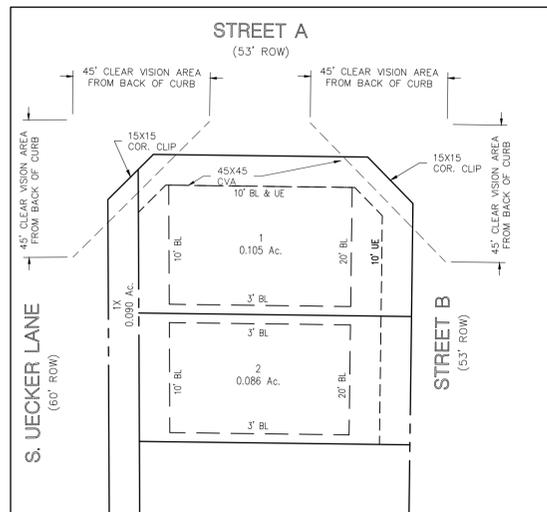
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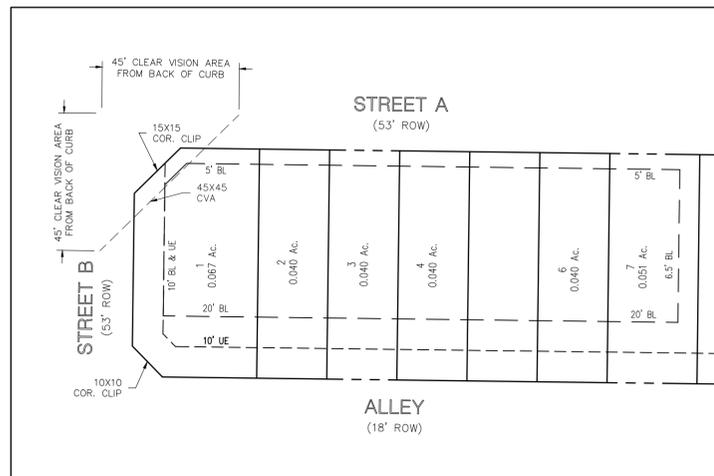
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4400 STATE HWY 121, SUITE 800  
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972.436.9712  
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www.mcadamsco.com

DRAWN BY: SC DATE: 3/20/2023 SCALE: N/A JOB. No. **VKM 22001**

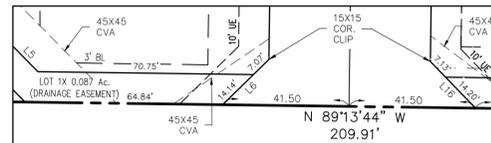
**OWNER/DEVELOPER**  
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**Ph. (949) 331-4201**  
**Contact: REDDY MURARI**



**TYPICAL DETACHED UNIT LOT DETAIL**  
**1"=30"**



**TYPICAL ATTACHED UNIT LOT DETAIL**  
**1"=30"**



**DETAIL A**  
**1"=30"**

**SURVEYOR'S STATEMENT**

I, James Stowell, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

**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.**  
**JAMES STOWELL, RPLS 6513 10/8/24**

James Stowell, RPLS  
Texas Registration No. 6513

FILED \_\_\_\_\_ DOC # \_\_\_\_\_ PRDCT.