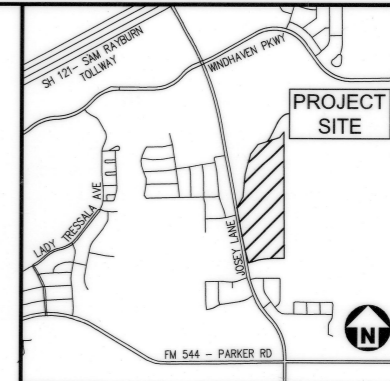
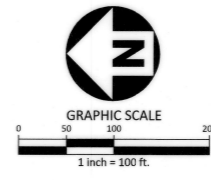


NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- According to Community/Panel No. 48121C0570 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (areas of 100-year flood where base flood elevations have been determined). 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 22X, Block B, 25X, Block D, 26X, Block F, and 35X, Block G are open space, pedestrian access easements, maintained and dedicated to the homeowner's association.
- Lots 22X, Block B, and 26X, Block F are drainage easements, and are to be maintained and dedicated to the homeowner's association.
- Lots 24X, Block B, and 29X, Block F, are open space lots and are to be dedicated to and maintained by the homeowner's association.
- Lots 1X, Block A, 23X, Block B, and 27X, Block F are Recreation and Drainage Easements, and are to be maintained and dedicated to the homeowner's association.
- Recreation Easement: Per PD-ETH (Ordinance 0645-24-ZON), An easement granted to the City of Lewisville for recreational purposes, the developer maintains the right to engineer the site and by using dirt in the easement area.
- Park fees to be paid prior to the release of the first building permit.
- The finished floor of homes shall be a minimum of 2-feet above the base flood elevation.
- Lot 28X, Block F, dedicated fee simple to the City of Lewisville by this plat.
- All corner clips are 15'x15' unless otherwise noted herein.
- All Clear Vision Areas are 45'x45', measured from the face of curb as designed and constructed.
- Park Dedication: \$96,058 fee-in-lieu of or \$149,600 fee-in-lieu of with Lot 28X, Block F dedication Park Development Fee: \$245,658.
- Retaining walls are generally the sole responsibility of the owner of the property being retained. The owner of the retained property shall maintain, repair, and replace such retaining walls as needed at their sole cost and expense. However, the Homeowners Association shall be responsible for the maintenance and upkeep of all retaining walls abutting X lots, open space lots, or located at the rear property line of any lot within the subdivision.



VICINITY MAP SCALE 1"=2000'

McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056
phone 972.436.9712
fax 972.436.9715
TBPLS FIRM #
PE:19762 RPLS:10194440
www.mcadamsco.com

OWNER
LEWISVILLE ISD
1565 W. MAIN STREET
LEWISVILLE, TX 75065
PH: 972.350.4762

DEVELOPER
Lyfe Residential
2140 Hall Johnson Road, Suite 102-106
Grapevine, Tx 76051
Contact: Alex Dyer
Email: alex.dyer@lyferesidential.com

SURVEYOR
James Stowell, RPLS
4400 State Highway 121, Suite 800
Lewisville, Tx 75056
Email: jstowell@mcadamsco.com



FINAL PLAT
KINGWOOD HILLS
LOT 1X, BLOCK A, LOTS 1-21, 22X-24X, BLOCK B,
LOTS 1-18, BLOCK C, LOTS 1-24, 25X, BLOCK D,
LOTS 1-14, BLOCK E, LOTS 1-25, 26X-29X, BLOCK F,
LOTS 1-34, 35X, BLOCK G
47.641 ACRES
CURRENTLY ZONED: PU, PUBLIC USE
PROPOSED ZONING: PD-ETH, PLANNED DEVELOPMENT; ESTATE TOWN HOME
D. COOK SURVEY, ABSTRACT NO. 234, B. SCHOONOVER SURVEY, ABSTRACT NO. 1209,
R. F. HARDIN SURVEY, ABSTRACT NO. 613, & T. A. WEST SURVEY, ABSTRACT NO. 1345
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. LYF23002
FILENAME LYF23002 FINAL PLAT
CHECKED BY JS
DRAWN BY BC
SCALE 1"=100'
DATE 7.4.2024

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On: 4/24/2025 12:04:41 PM
In the PLAT Records
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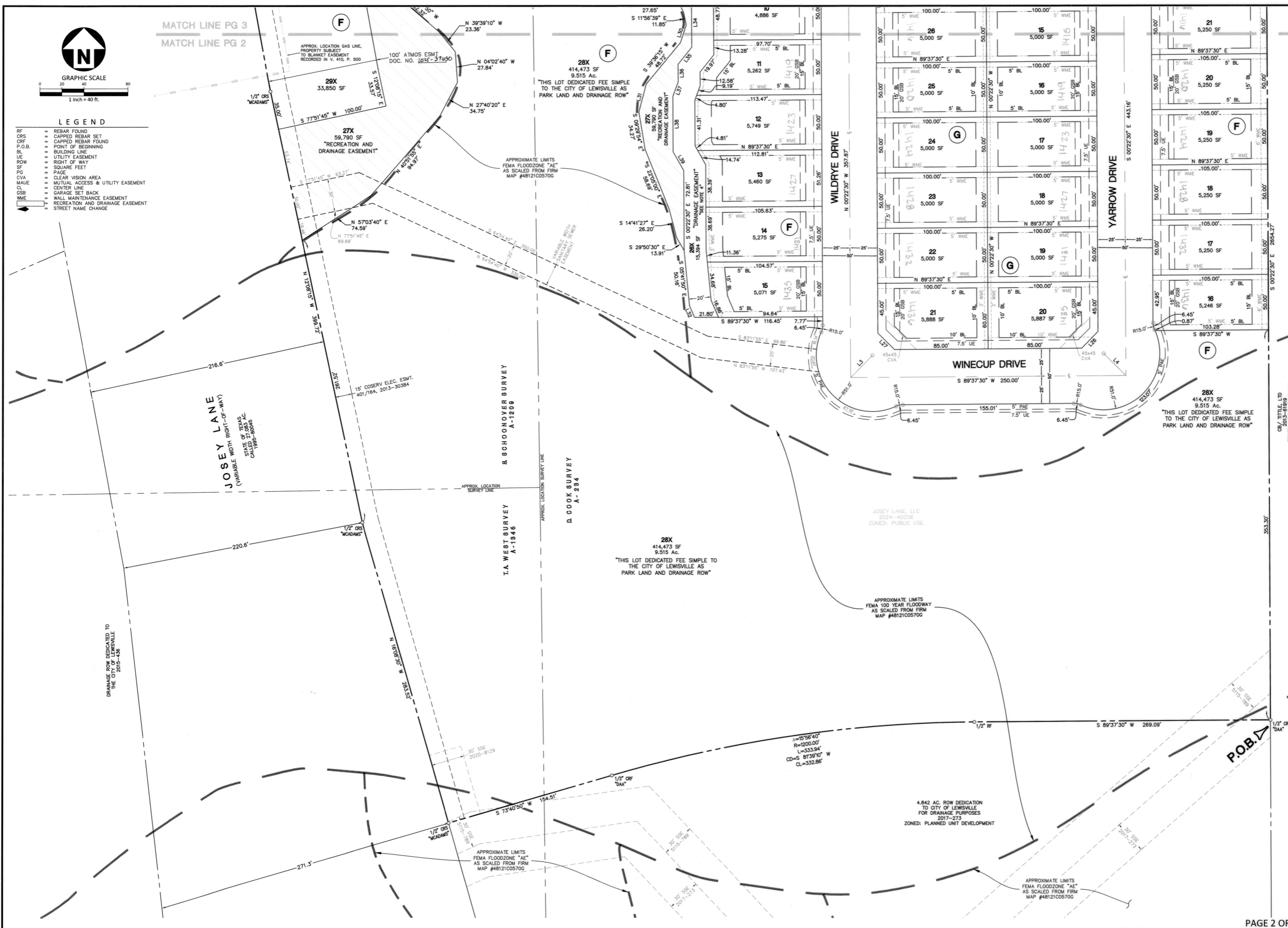


GRAPHIC SCALE
1 inch = 40 ft.

LEGEND

- RF REBAR FOUND
- CRS CAPPED REBAR SET
- CRP CAPPED REBAR FOUND
- P.O.B. POINT OF BEGINNING
- BL BUILDING LINE
- UE UTILITY EASEMENT
- ROW RIGHT OF WAY
- SF SQUARE FEET
- PG PAGE
- CVA CLEAR VISION AREA
- MAUE MUTUAL ACCESS & UTILITY EASEMENT
- CL CENTER LINE
- GSB GARAGE SET BACK
- WME WALL MAINTENANCE EASEMENT
- RECREATION AND DRAINAGE EASEMENT
- STREET NAME CHANGE

MATCH LINE PG 3
MATCH LINE PG 2



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Contact: Alex Dyer
Email: alex.dyer@lyferesidential.com

SURVEYOR
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SURVEYOR

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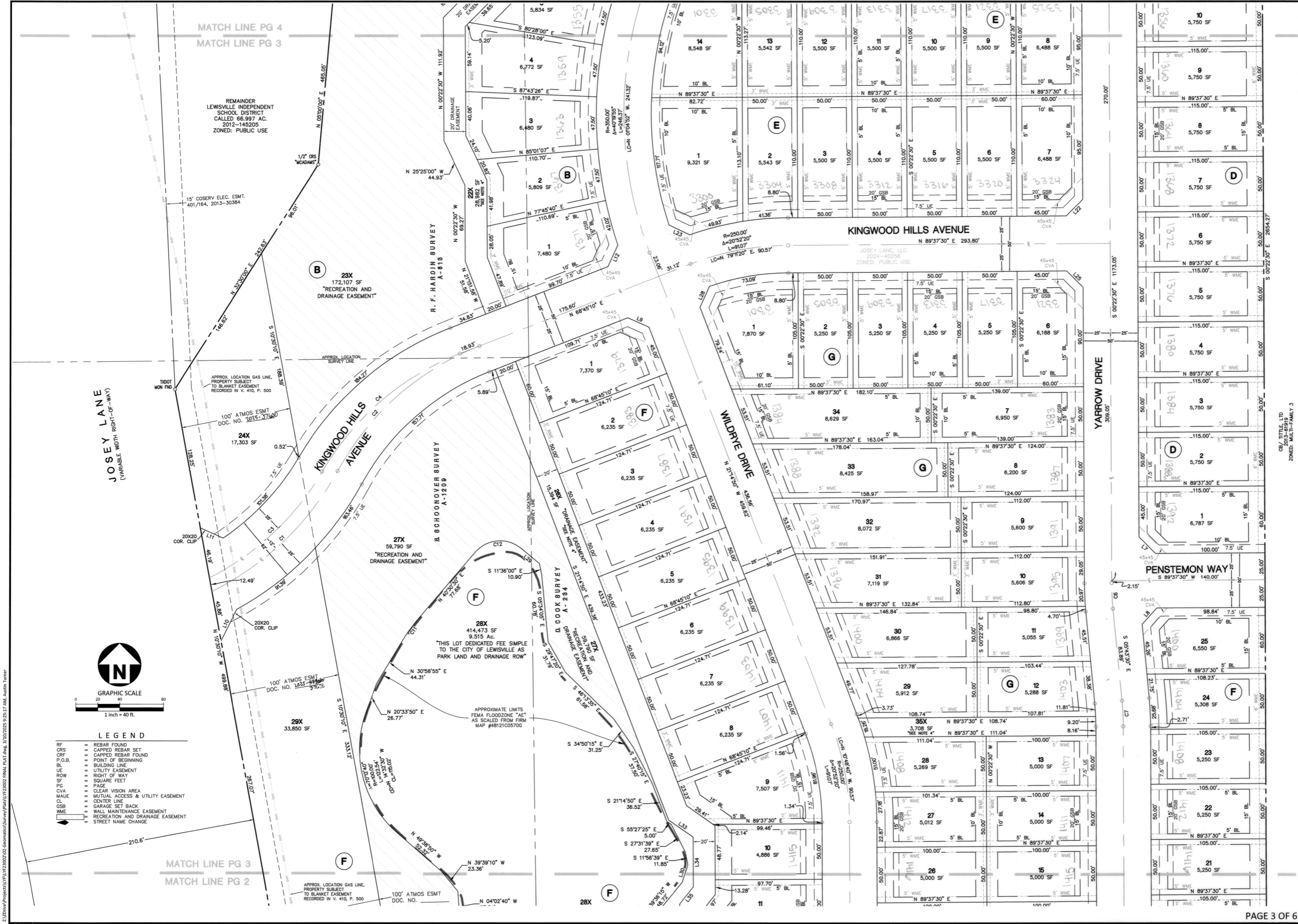
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MATCH LINE PG 4
MATCH LINE PG 3

MATCH LINE PG 3
MATCH LINE PG 2

REMAINDER
LEWISVILLE INDEPENDENT
SCHOOL DISTRICT
CALLED 66.997 AC.
2012-145205
ZONED: PUBLIC USE

15' COSERV ELEC. ESMT.
401/164, 2013-30384

APPROX LOCATION GAS LINE,
PROPERTY SUBJECT
TO BLANKET EASEMENT
RECORDED IN V. 410, P. 500

100' ATMOS ESMT
DOC. NO. 1825-37600

APPROX LOCATION GAS LINE,
PROPERTY SUBJECT
TO BLANKET EASEMENT
RECORDED IN V. 410, P. 500

JOSEY LANE
(VARIABLE WIDTH RIGHT-OF-WAY)

23X
172,107 SF
"RECREATION AND
DRAINAGE EASEMENT"

27X
59,790 SF
"RECREATION AND
DRAINAGE EASEMENT"

28X
414,473 SF
9.515 AC.
"THIS LOT DEDICATED FEE SIMPLE
TO THE CITY OF LEWISVILLE AS
PARK LAND AND DRAINAGE ROW"

29X
33,850 SF

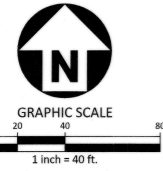
APPROXIMATE LIMITS
FEMA FLOODZONE "AE"
AS SCALED FROM FIRM
MAP #48121C0570G

KINGWOOD HILLS AVENUE

WILDRYE DRIVE

YARROW DRIVE

PENSTEMON WAY



- LEGEND
- RF REBAR FOUND
- ORS CAPPED REBAR SET
- SF CAPED REBAR FOUND
- P.O.B. POINT OF BEGINNING
- BL BUILDING LINE
- UE UTILITY EASEMENT
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FINAL PLAT

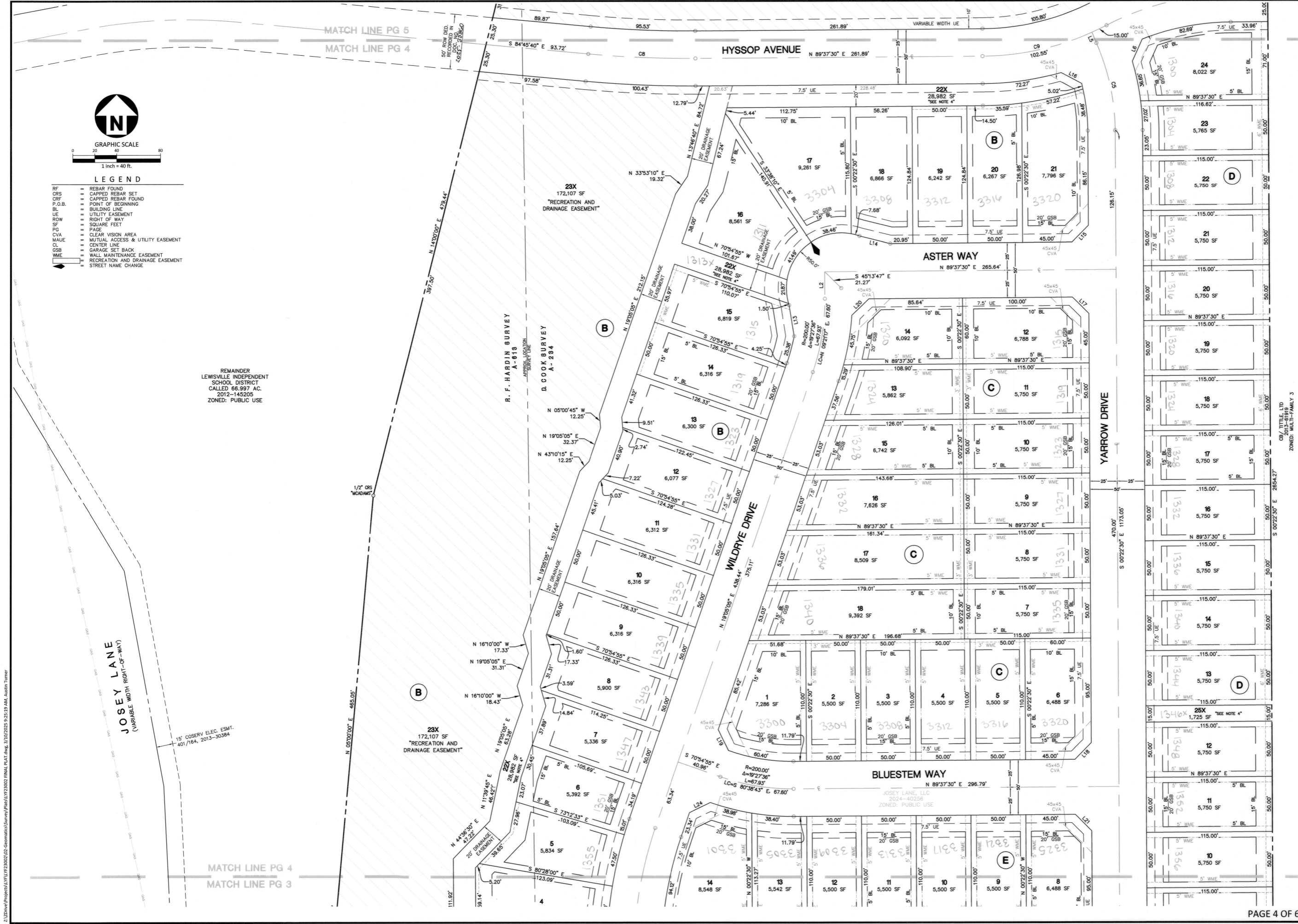
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LOTS 1-34, 35X, BLOCK G
47.641 ACRES

CURRENTLY ZONED: PU, PUBLIC USE
PROPOSED ZONING: PD-ETH, PLANNED DEVELOPMENT - ESTATE TOWN HOME
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R. F. HARDIN SURVEY, ABSTRACT NO. 613, & T. A. WEST SURVEY, ABSTRACT NO. 1345
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

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- LEGEND**
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 - P.O.B. POINT OF BEGINNING
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 - UE UTILITY EASEMENT
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REMAINDER
LEWISVILLE INDEPENDENT
SCHOOL DISTRICT
CALLED 66.997 AC.
2012-145205
ZONED: PUBLIC USE

MATCH LINE PG 4
MATCH LINE PG 3

Z:\Drive\Projects\LYF23002\02_Graphics\Survey\Plat\LYF23002_FINAL_PLAT.dwg, 3/10/2025 9:35:19 AM, Austin Turner

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the R. P. Hardin Survey, Abstract Number 613, the D. Cook Survey, Abstract Number 234, the T. A. West Survey, Abstract Number 1345, and the B. Schoonover Survey, Abstract Number 1209, City of Lewisville, Denton County, Texas, and being part of that certain called 42.100 Acre tract of land, described by deed to Lewisville Independent School District, recorded in Document Number 2007-23325, Deed Records, Denton County, Texas, and being part of that certain called 66.997 acre tract of land, described by deed to Lewisville Independent School District, recorded in Document Number 2012-145205, Deed Records, Denton County, Texas, and being all of that certain tract of land described by deed to Josey Lane, LLC, recorded in Document Number 2024-40256, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "DAA" at the southeast corner of said 66.997 acre tract, same being the northeast corner of a called 4.842 acre right-of-way dedication to the City of Lewisville for drainage purposes, as shown on plat recorded in Document Number 2017-273, Plat Records, Denton County, Texas, and being in the west line of a certain tract of land, described by deed to CB/Tittle, LTD, recorded in Document Number 2013-61919, Deed Records, Denton County, Texas;

THENCE with the south line of said 66.997 acre tract, and the north line of said 4.842 acre right-of-way dedication, the following three (3) calls:

S 89°37'30" W, a distance of 269.09 feet to a 1/2" rebar found;

Southwesterly, with the arc of a curve to the left, having a radius of 1,200.00 feet, and an arc length of 333.94 feet, whose chord bears S 81°39'10" W, a distance of 332.86 feet to a 1/2" capped rebar found, stamped "DAA";

S 73°40'50" W, a distance of 154.51 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the southwest corner of said 66.997 acre tract, same being the northwest corner of said 4.842 acre right-of-way dedication, being in the east line of a certain called 27.083 acre right-of-way dedication to the State of Texas, recorded in Document Number 1995-80045, Deed Records, Denton County, Texas, and being in the east line of Josey Lane;

THENCE with the west line of said 66.997 acre tract, and the east line of Josey Lane, the following three (3) calls:

N 16°08'30" W, a distance of 283.52 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 12°08'15" W, a distance of 399.72 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 10°30'10" W, a distance of 499.88 feet to a TxDOT Monument found;

THENCE over, across, and through said 66.997 acre tract, the following four (4) calls:

N 32°30'00" E, a distance of 242.63 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 05°00'00" E, a distance of 465.05 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 14°00'00" E, a distance of 479.44 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 37°30'00" E, passing the north line of said 66.997 acre tract, same being the south line of said 42.100 acre tract, continuing a total distance of 258.71 feet to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE over, across and through said 42.100 acre tract, the following two (2) calls:

N 72°30'30" E, a distance of 469.46 feet to a 1/2" capped rebar set, stamped "MCADAMS";

N 38°45'00" E, a distance of 145.69 feet to a 1/2" capped rebar set, stamped "MCADAMS", in the east line of said 42.100 acre tract, same being the west line of said CB/Tittle tract;

THENCE S 00°22'30" E, with the west line of said CB/Tittle tract, and the east line of said 42.100 acre tract, passing at a distance of 437.91 feet, a 1/2" rebar found at the southeast corner of said 42.100 acre tract, same being the northeast corner of said 66.997 acre tract at a distance of 437.91 feet, continuing a total distance of 2,654.27 feet to the POINT OF BEGINNING and containing approximately 47.641 acres of land.

Now therefore, know all persons by these presents:

That JOSEY LANE, LLC, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as KINGWOOD HILLS and addition to the City of Lewisville, Denton/Dallas County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easements shown on the plat for mutual use and accommodation of the City of Lewisville and all 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 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 these easements, 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 purposes of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a 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.

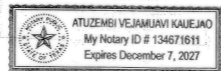

TOM ANDREWS
VICE PRESIDENT
JOSEY LANE, LLC

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared TOM ANDREWS, 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 18th day of March, 2025.

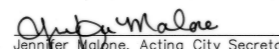

Notary Public
State of Texas



My commission expires the 7th day of December, 2027.

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the Kingwood Hills Addition to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 4th day of March, 2025, and such body by formal action, then and there authorized the acceptance of the streets, alleys, parks, easements public places and water and sewer lines, as shown and set forth in and upon said plat.

Witness by my hand this 4th day of April, 2025.


Jennifer Malone, Acting City Secretary
City of Lewisville, Texas



Approved


Karen Locke
Chair
Planning & Zoning Commission

3.26.25
Date

LAND SUMMARY TABLE

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.			
RESIDENTIAL LOTS	4,000 SF	4886 SF	40'	1,800 SF	136	18.874	4.38
HOA "X" LOTS					6	2.317	
RECREATION/DRAINAGE "X" LOTS					3	9.852	
STREET ROW					1	7.083	
PARK LAND & DRAINAGE ROW					1	9.515	
TOTAL					145	47.641	

Open Space Lots:

Lot 1X, Block A 4.528 Acres
Lot 22X, Block B 0.665 Acres
Lot 23X, Block B 3.951 Acres
Lot 24X, Block B 0.397 Acres
Lot 25X, Block D 0.040 Acres
Lot 26X, Block F 0.353 Acres
Lot 27X, Block F 1.373 Acres
Lot 29X, Block F 0.777 Acres
Lot 35X, Block G 0.085 Acres

Total Open Space: 530,082 SF
12.169 Acres
39.2%

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

There is 1 Phase. (47.641 Total Acres)

Minimum lot size: 4,000 SF
Maximum building height: 35ft, 2.5 stories
Maximum building lot coverage: 80%
Minimum dwelling unit size: The minimum square footage of a dwelling unit shall be 1,800 square feet, exclusive of garages, breezeways, and porches.

Setback Requirements:

Front: 15 ft
Garage: 20 ft


Rear: 10 ft
Abutting Flood: 15 ft (affects Lots 1-16, Block B, and Lots 1-15, Block F)
East property line: 15 ft (affects Lots 1-24, Block D, and Lots 16-25, Block F)

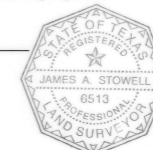
Side:

Street 10 ft
Open Space 5 ft
Lot 5 ft

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.


James Stowell, RPLS
Texas Registration No. 6513



OWNER

LEWISVILLE ISD
1565 W. MAIN STREET
LEWISVILLE, TX 75065
PH: 972.350.4762

DEVELOPER

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