



Overall						
	Lot Requirements			Unit Quantity	Acres	Density
	Min. Lot Area	Min. Lot Width	Setbacks (F/S/R)			
Type 1	5,000 SF	50'	20/5/10'	382		
Type 2	6,000 SF	60'	20/5/10'	79		
Type 3	6,500 SF	65'	20/5/10'	25		
Type 4	7,000 SF	70'	20/5/10'	28		
Type 5	8,000 SF	80'	20/5/10'	11		
Total Residential Lots	--	--	--	525	79.80	6.579
HOA Lots	--	--	--	7	1.38	
Lot Subtotal				533	104.71	
Drainage/Sewer/Water/ROW	--	--	--	7	22.39	
Street ROW	--	--	--		23.56	
ROW Subtotal				7	45.94	
OVERALL TOTAL				540	150.65	3.485

Phase 1A					
	Lot Requirements			Unit Quantity	Acres
	Min. Lot Area	Min. Lot Width	Setbacks (F/S/R)		Density
Type 1	5,000 SF	50'	20/5/10'	43	
Type 2	6,000 SF	60'	20/5/10'	6	
Type 3	6,500 SF	65'	20/5/10'	3	
Type 4	7,000 SF	70'	20/5/10'	0	
Type 5	8,000 SF	80'	20/5/10'	1	
Total Residential Lots	--	--	--	53	7.86
HOA Lots	--	--	--	1	0.21
Lot Subtotal				54	8.07
Drainage/Sewer/Water/ROW	--	--	--	1	5.20
Street ROW	--	--	--		2.28
ROW Subtotal					7.54
Phase 1A TOTAL				55	15.62

Phase 2A					
	Lot Requirements			Unit Quantity	Acres
	Min. Lot Area	Min. Lot Width	Setbacks (F/S/R)		Density
Type 1	5,000 SF	50'	20/5/10'	93	
Type 2	6,000 SF	60'	20/5/10'	4	
Type 3	6,500 SF	65'	20/5/10'	1	
Type 4	7,000 SF	70'	20/5/10'	1	
Type 5	8,000 SF	80'	20/5/10'	1	
Total Residential Lots	--	--	--	100	14.38
HOA Lots	--	--	--	2	0.30
Lot Subtotal				102	14.68
Drainage/Sewer/Water/ROW	--	--	--	3	0.13
Street ROW	--	--	--		4.32
ROW Subtotal				3	4.44
Phase 2A TOTAL				105	19.12

Phase 1B					
	Lot Requirements			Unit Quantity	Acres
	Min. Lot Area	Min. Lot Width	Setbacks (F/S/R)		Density
Type 1	5,000 SF	50'	20/5/10'	111	
Type 2	6,000 SF	60'	20/5/10'	0	
Type 3	6,500 SF	65'	20/5/10'	5	
Type 4	7,000 SF	70'	20/5/10'	15	
Type 5	8,000 SF	80'	20/5/10'	2	
Total Residential Lots	--	--	--	133	20.17
Fire Station Lot	--	--	--	1	1.38
HOA Lots	--	--	--	1	0.73
Lot Subtotal				135	22.28
Drainage/Sewer/Water/ROW	--	--	--	2	16.61
Street ROW	--	--	--		6.17
ROW Subtotal				2	22.78
Phase 1B TOTAL				137	45.06

Phase 2B					
	Lot Requirements			Unit Quantity	Acres
	Min. Lot Area	Min. Lot Width	Setbacks (F/S/R)		Density
Type 1	5,000 SF	50'	20/5/10'	135	
Type 2	6,000 SF	60'	20/5/10'	11	
Type 3	6,500 SF	65'	20/5/10'	9	
Type 4	7,000 SF	70'	20/5/10'	8	
Type 5	8,000 SF	80'	20/5/10'	3	
Total Residential Lots	--	--	--	166	23.94
HOA Lots	--	--	--	1	20.25
Lot Subtotal				167	44.18
Drainage/Sewer/Water/ROW	--	--	--		
Street ROW	--	--	--		7.26
ROW Subtotal					7.26
Phase 2B TOTAL				167	51.44

Phase 1C					
	Lot Requirements			Unit Quantity	Acres
	Min. Lot Area	Min. Lot Width	Setbacks (F/S/R)		Density
Type 1	5,000 SF	50'	20/5/10'	0	
Type 2	6,000 SF	60'	20/5/10'	58	
Type 3	6,500 SF	65'	20/5/10'	7	
Type 4	7,000 SF	70'	20/5/10'	4	
Type 5	8,000 SF	80'	20/5/10'	4	
Total Residential Lots	--	--	--	73	13.45
HOA Lots	--	--	--	3	2.04
Lot Subtotal				76	15.49
Drainage/Sewer/Water/ROW	--	--	--	1	0.38
Street ROW	--	--	--		3.53
ROW Subtotal				1	3.92
Phase 1C TOTAL				77	19.41

Lakewood Hills Concept
+/- 150 Acres

City of Lewisville
Denton County, Texas

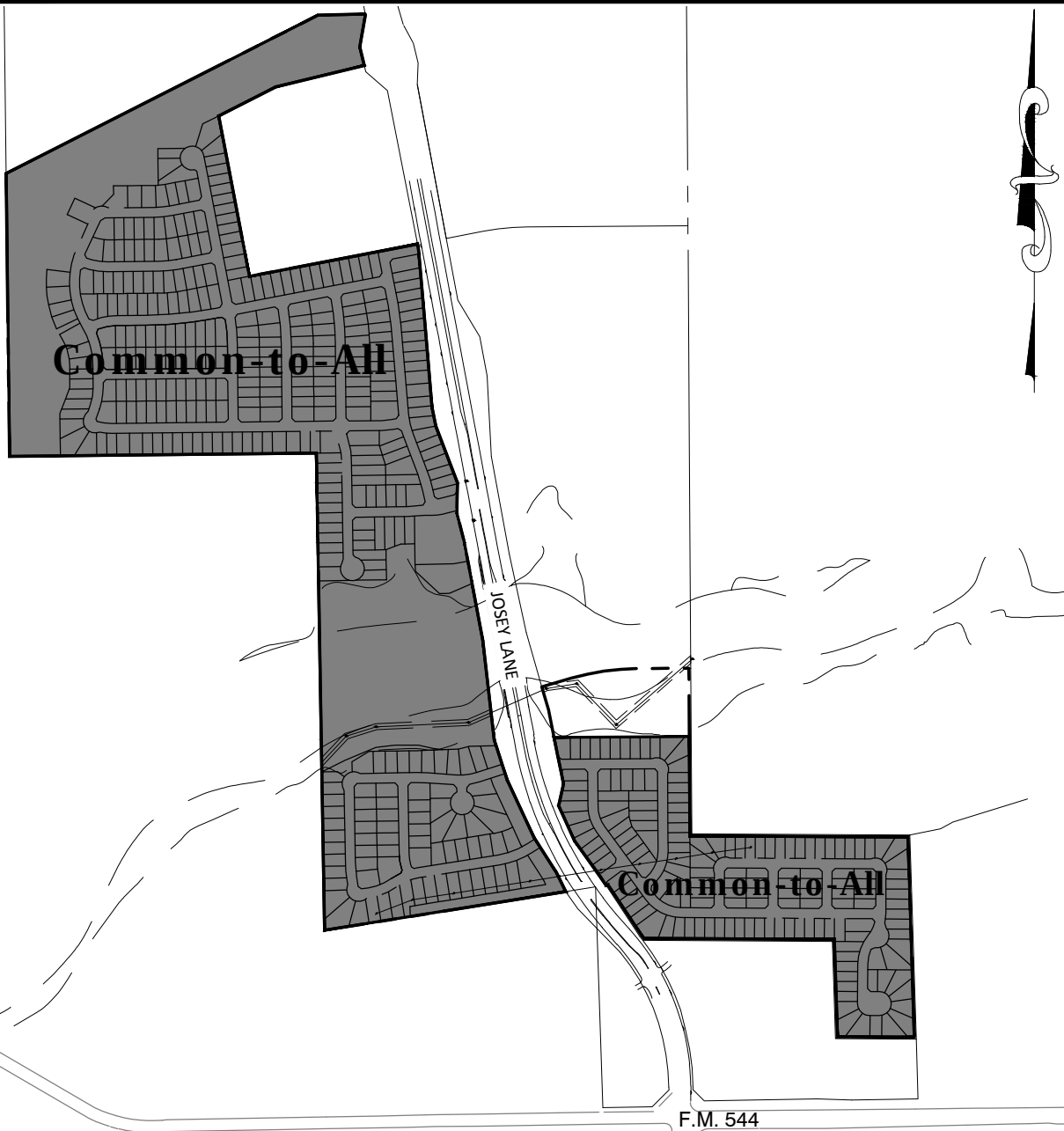


EXHIBIT A
IMPROVEMENT AREA
COMMON-TO-ALL
LAKEWOOD HILLS
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS



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DRAWN BY: MP DATE: 10/07/2014 SCALE: 1"=800' JOB. NO. **13177**