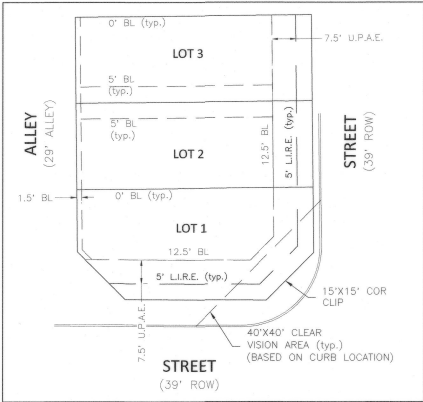
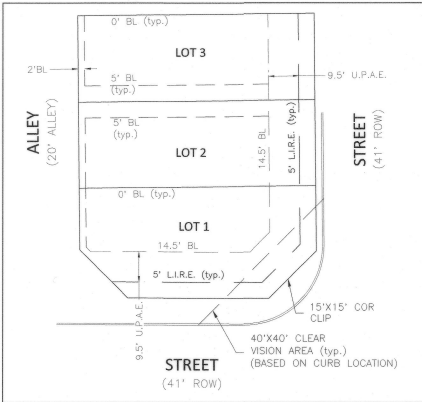


LEGEND	
P.O.B.	POINT OF BEGINNING
RF	REBAR FOUND
CS	CAPPED REBAR SET
CR	CAPPED REBAR FOUND
BL	BUILDING LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
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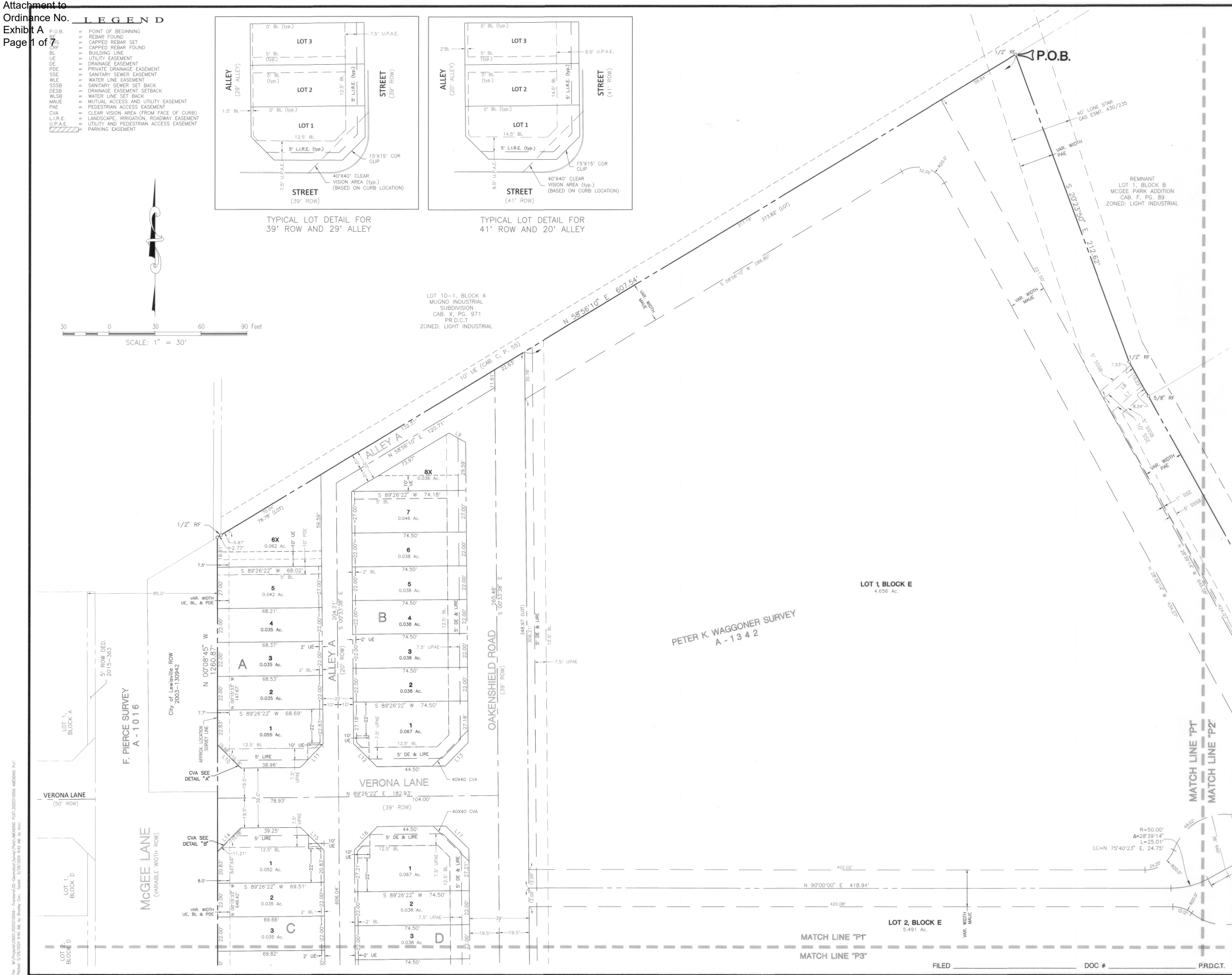
TYPICAL LOT DETAIL FOR
39' ROW AND 29' ALLEY



TYPICAL LOT DETAIL FOR
41' ROW AND 20' ALLEY

LOT 1D-1, BLOCK A
MUGNO INDUSTRIAL
SUBDIVISION
CAB. X, PG. 971
PR.D.C.T.
ZONED: LIGHT INDUSTRIAL

30 0 30 60 90 Feet
SCALE: 1" = 30'

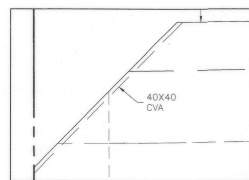


VICINITY MAP SCALE: 1"=1000'

*** LOT, BLOCK, AND LINE TABLES LOCATED ON PAGE 6



DETAIL "A"
SCALE 1"=10'



DETAIL "B"
SCALE 1"=10'

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Lot 1, Block P, Lot 1X, Block Q,
Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S
- 35.694 Acres**

Zoned: PD-MU (0502-22-ZON)

in the
P. K. WAGGONER SURVEY, ABSTRACT NO. 1342
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

PAGE 1 OF 7

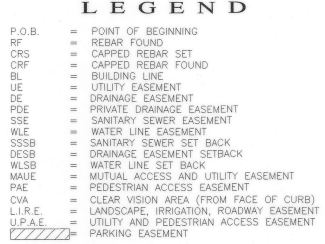


The John R. McAdams
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972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.jracon.com
www.mcadamsco.com

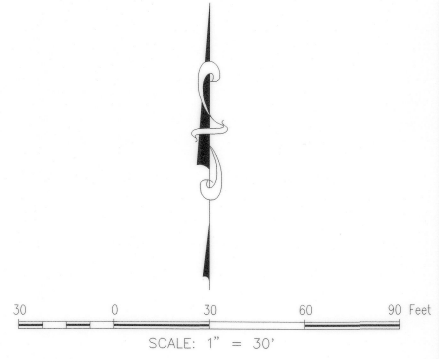
DRAWN BY: BC DATE: 3/14/2024 SCALE: 1" = 30' JOB. No. CADG 2020310056

OWNER/DEVELOPER
MM FRONTERRA 35, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-892-7200
Contact: DERRICK GOODMAN

Filed for Record
in the Official Records Of:
Denton County
On: 7/15/2024 12:48:16 PM
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Order#: 20240715000377
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PAGE 2 OF 2



The John R. McAdams
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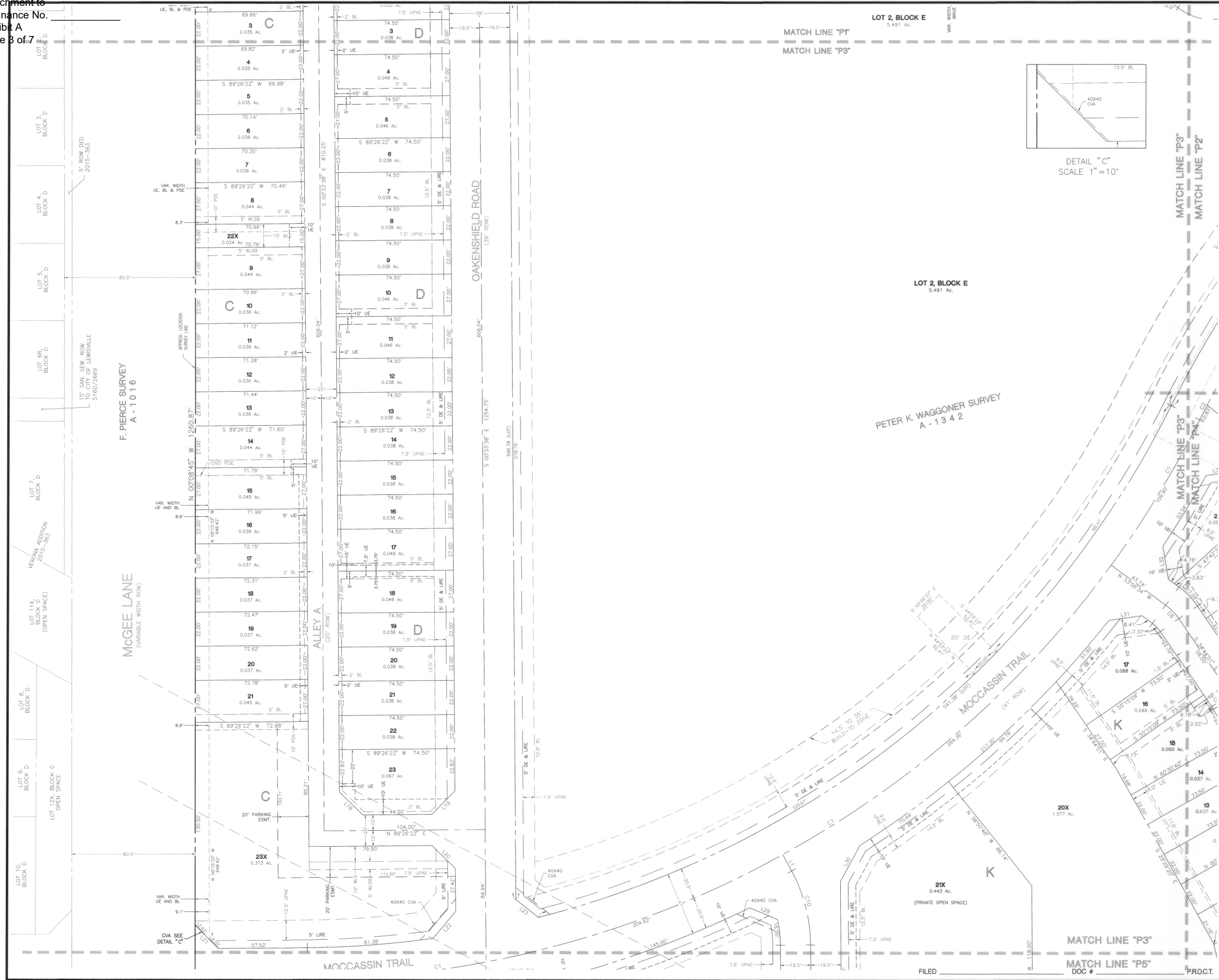
201 Country View Drive
Roanoke, Texas 76262
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- PARKING EASEMENT

30 0 30 60 90 Feet

SCALE: 1" = 30'

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CITY OF LEWISVILLE

DENTON COUNTY, TEXAS

PAGE 3 OF 7



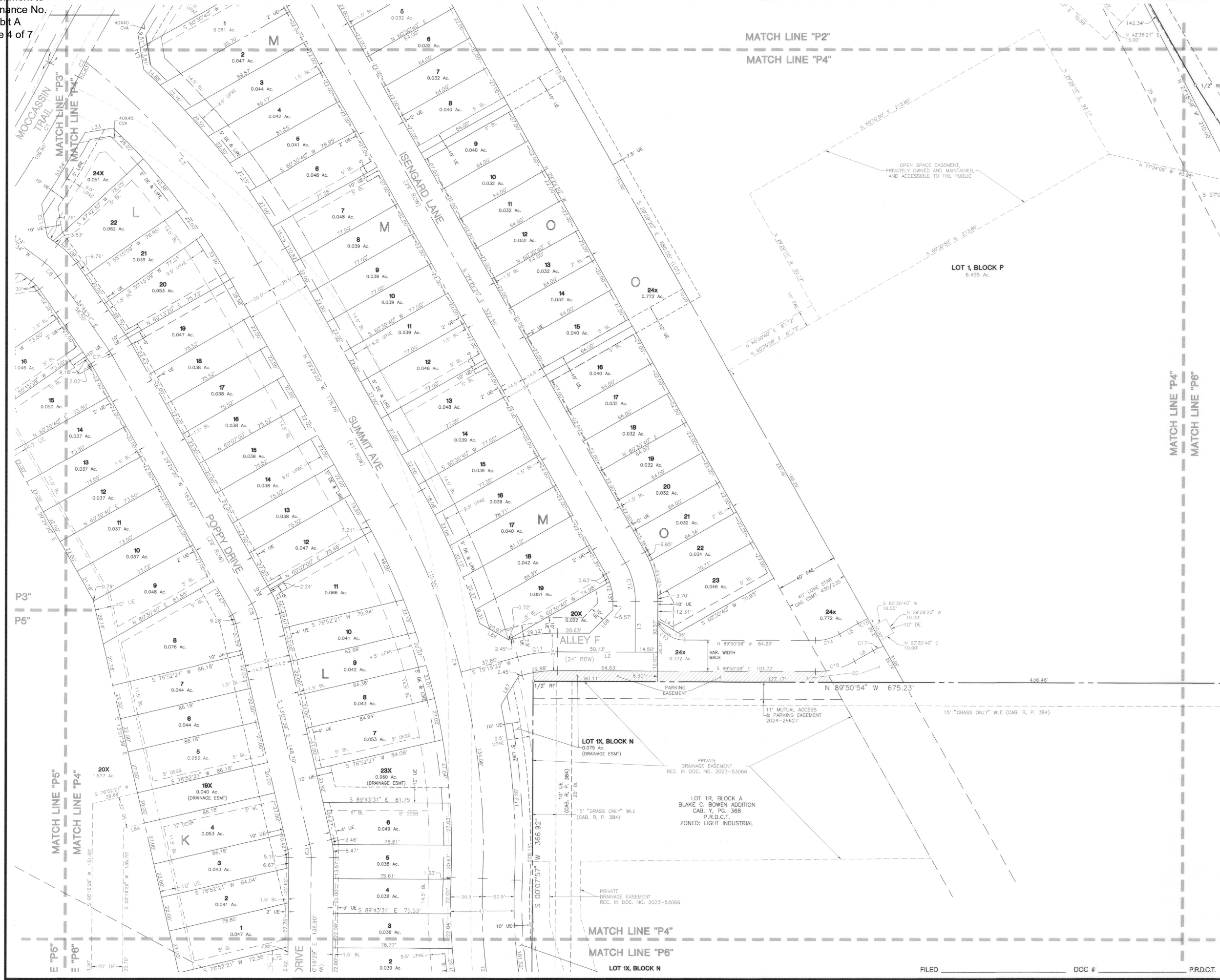
McADAMS

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PDE	=	PRIVATE DRAINAGE EASEMENT
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SSSB	=	SANITARY SEWER SET BACK
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PA	=	PEDESTRIAN ACCESS EASEMENT
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PAGE 4 OF 7



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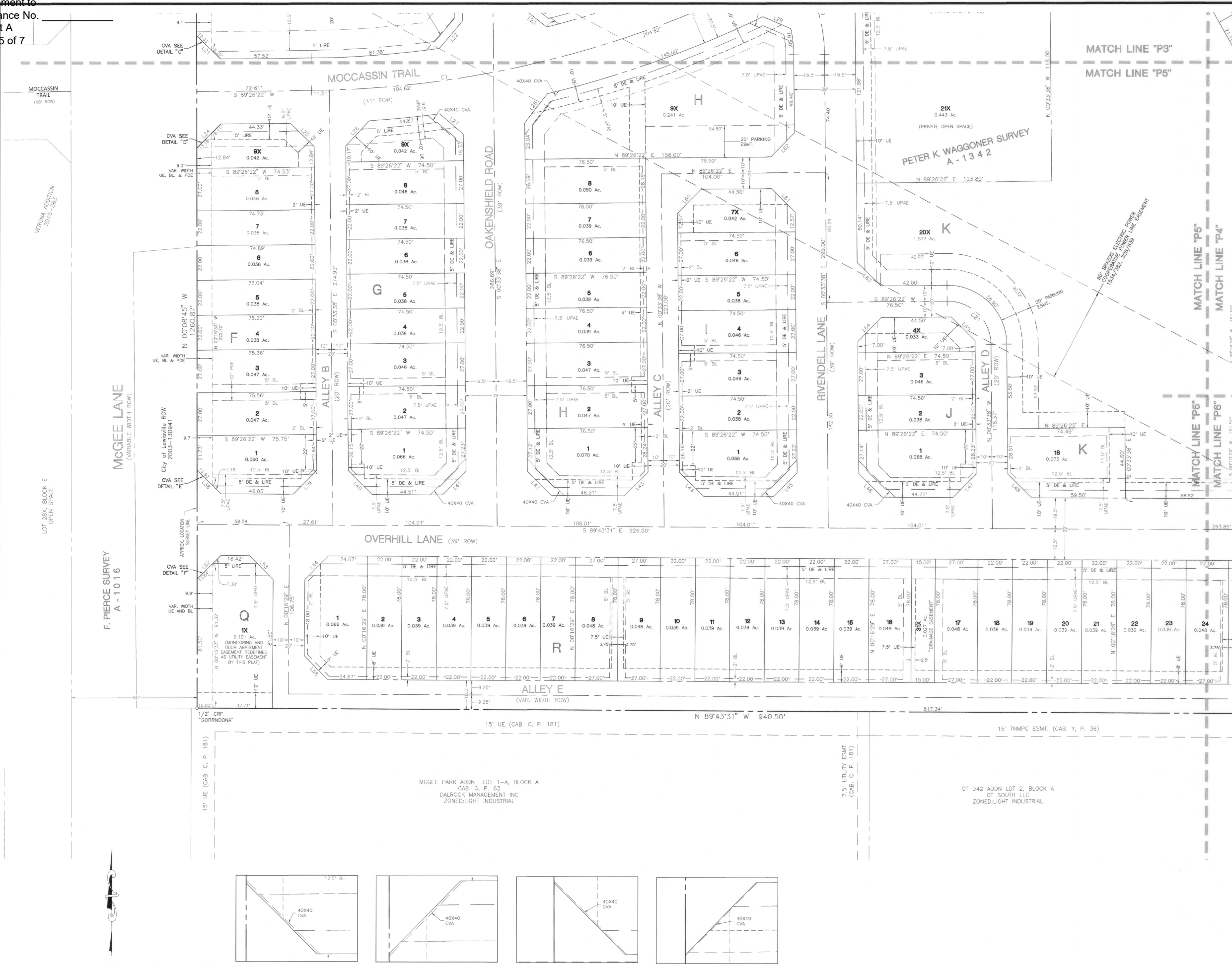
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File: M:\Projects\2023\2023-10056-1 - Franchise\02-Geomatics\Survey\Index\AMENDING PLAT, 2023\10056-1 AMENDING PLAT
Printed: 3/14/2024 9:45 AM, by: [redacted] Co. Source: 3/14/2024 9:42 AM, by: [redacted]



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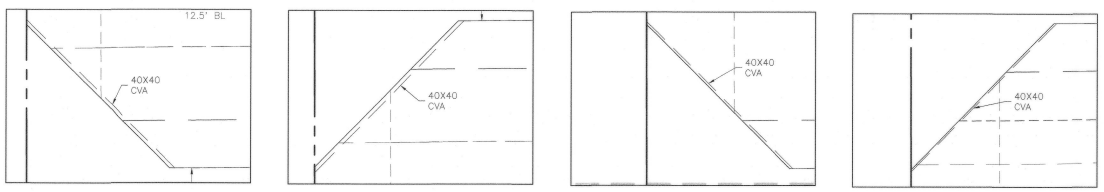


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LOT / BLOCK ANALYSIS				
BLOCK	SQUARE FEET	ACRES	APPROX. LENGTH	APPROX. PERIMETER
A	11,425	0.262	190 Ft	471 Ft
B	14,677	0.337	218 Ft	533 Ft
C	52,703	1.210	660 Ft	1,605 Ft
D	42,502	0.976	576 Ft	1,266 Ft
E	442,017	10.147	950 Ft	2,824 Ft
F	17,151	0.394	230 Ft	583 Ft
G	17,315	0.398	240 Ft	591 Ft
H	26,558	0.610	280 Ft	862 Ft
I	14,023	0.322	180 Ft	484 Ft
J	8,021	0.184	110 Ft	341 Ft
K	127,681	2.931	490 Ft	1,462 Ft
L	48,013	1.102	620 Ft	1,372 Ft
M	39,939	0.917	465 Ft	1,140 Ft
N	3,244	0.075	236 Ft	641 Ft
O	68,280	1.568	592 Ft	1,534 Ft
P	281,160	6.455	910 Ft	2,375 Ft
Q	4,413	0.101	100 Ft	271 Ft
R	60,183	1.382	777 Ft	1,675 Ft
S	6,083	0.140	100 Ft	307 Ft
ROW	269,375	6.184		
TOTAL	1,554,809	35.694		

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	650.00'	63°01'31"	715.00'	N 57°55'37" E, 679.49'
C2	650.00'	24°28'49"	277.72'	S 38°39'16" W, 275.61'
C3	449.00'	21°56'13"	171.91'	N 40°27'27" W, 170.86'
C4	449.00'	31°51'15"	249.63'	N 13°33'43" W, 246.42'
C5	351.00'	27°00'42"	165.48'	N 11°08'26" W, 163.95'
C6	36.50'	19°11'43"	12.23'	N 44°20'43" W, 12.17'
C7	36.50'	5°15'31"	3.35'	N 32°07'06" W, 3.35'
C8	36.50'	16°21'41"	10.42'	N 21°18'30" W, 10.39'
C9	36.50'	13°24'08"	8.54'	N 06°25'35" W, 8.52'
C10	100.00'	28°16'22"	49.35'	S 14°41'49" E, 48.85'
C11	100.00'	14°53'46"	26.00'	S 82°42'15" W, 25.93'
C12	50.00'	29°38'28"	25.87'	N 14°40'06" W, 25.58'
C13	20.00'	61°01'58"	21.30'	N 59°19'09" W, 20.31'
C14	31.00'	29°39'12"	16.04'	N 75°20'16" E, 15.87'
C15	54.40'	7°24'28"	7.03'	S 64°12'54" W, 7.03'
C16	51.00'	29°39'12"	26.39'	N 75°20'16" E, 26.10'
C17	34.40'	11°45'52"	7.06'	N 66°23'36" E, 7.05'
C18	20.00'	19°24'40"	6.78'	N 18°56'54" W, 6.74'
C20	20.00'	46°38'04"	16.28'	N 51°58'16" W, 15.83'
C21	27.50'	90°00'00"	43.20'	N 45°33'38" W, 38.89'

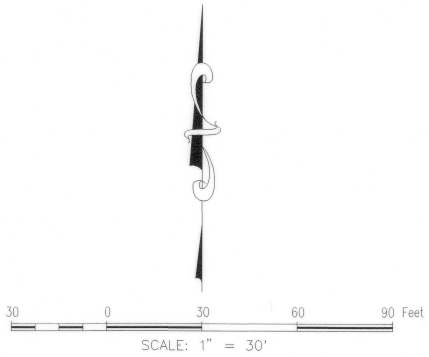
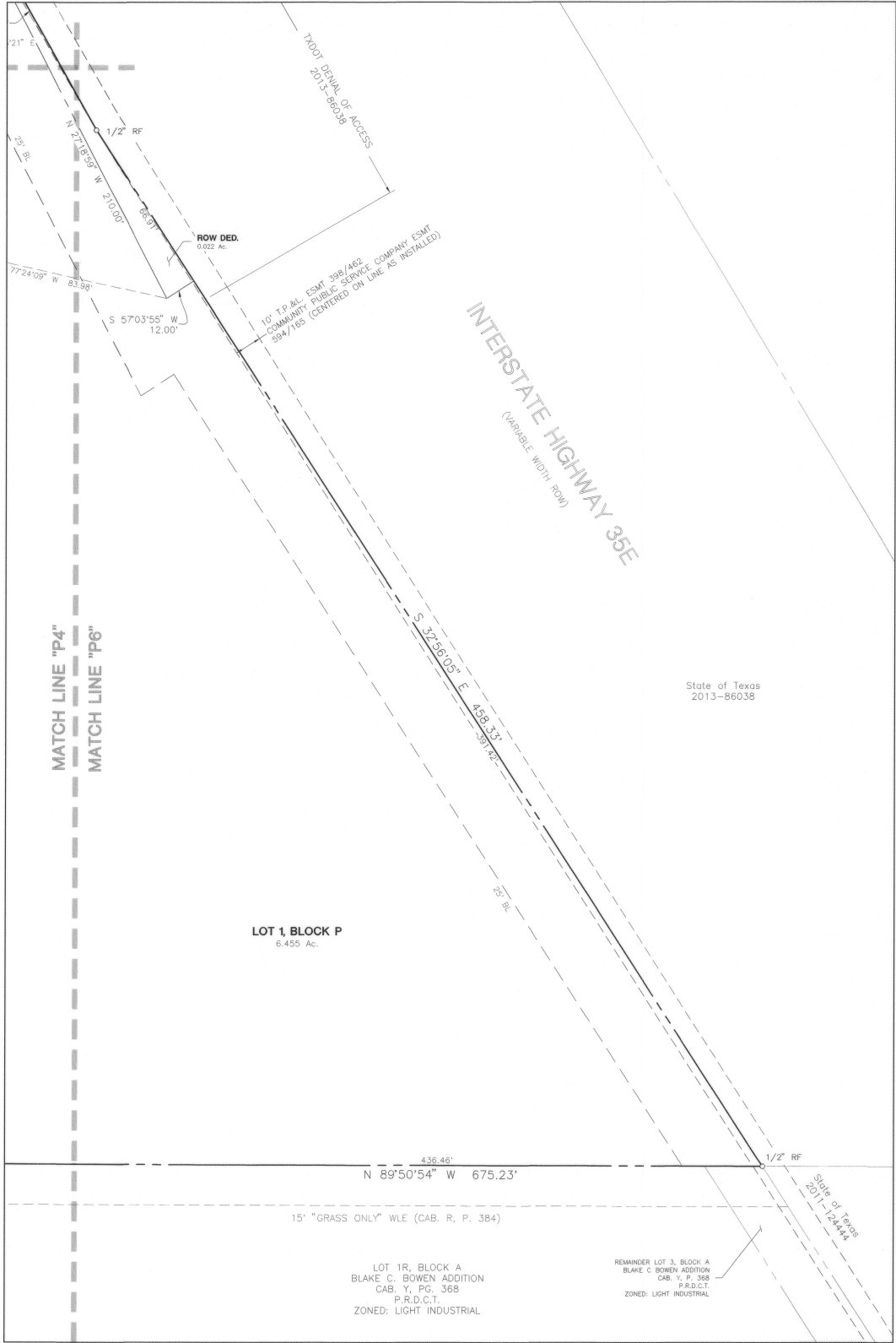
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°50'00" E	12.02'
L2	N 89°50'53" W	64.63'
L3	S 00°09'07" W	32.57'
L4	S 59°40'05" E	15.08'
L5	N 60°30'40" E	13.84'
L6	N 60°30'40" E	13.84'
L7	N 48°32'00" E	25.86'
L8	N 48°32'00" E	26.79'
L9	S 60°48'44" E	12.40'
L10	S 45°21'11" E	21.14'
L11	N 44°26'22" E	21.21'
L12	N 45°33'38" W	21.21'
L13	S 44°26'22" W	21.21'
L14	N 44°38'49" E	21.29'
L15	N 45°33'38" W	21.21'
L16	S 44°26'22" W	21.21'
L17	N 45°33'38" W	21.21'
L18	N 45°33'38" W	21.21'
L19	S 44°26'22" W	21.21'
L20	N 45°33'38" W	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 45°21'11" W	21.14'
L22	N 40°23'40" E	22.66'
L23	N 52°05'38" W	18.66'
L24	S 44°38'49" W	21.29'
L25	N 45°33'38" W	21.21'
L26	S 43°12'00" W	21.67'
L27	S 49°21'22" E	19.76'
L28	S 38°18'40" W	23.36'
L29	S 67°04'13" E	19.52'
L30	S 28°38'07" W	26.19'
L31	S 82°01'07" W	21.57'
L32	S 09°51'41" E	21.55'
L33	S 80°39'40" W	18.35'
L34	S 09°26'12" E	23.32'
L35	S 83°16'07" W	21.09'
L36	N 51°23'25" W	10.25'
L37	S 06°45'47" W	24.19'
L38	S 44°56'08" E	21.29'
L39	N 44°51'25" E	21.06'
L40	S 45°08'35" E	21.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L41	N 44°51'25" E	21.06'
L42	S 45°08'35" E	21.37'
L43	N 44°51'25" E	21.06'
L44	S 45°08'35" E	21.37'
L45	N 44°49'45" E	21.07'
L46	S 45°08'35" E	21.37'
L47	N 44°21'11" E	20.87'
L48	N 45°08'35" W	21.37'
L49	N 45°16'29" E	21.21'
L50	S 44°43'31" E	21.21'
L51	N 38°42'54" E	18.65'
L52	N 45°03'52" E	21.14'
L53	N 44°43'31" W	21.21'
L54	S 45°16'29" W	21.21'
L55	N 44°43'31" W	21.21'
L56	N 45°16'29" E	21.21'
L57	N 55°35'44" W	24.83'
L58	S 44°43'31" E	21.21'
L59	N 45°16'29" E	21.21'
L60	S 44°26'22" W	21.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	N 45°33'38" W	21.21'
L62	N 44°26'22" E	21.21'
L63	S 45°33'38" E	21.21'
L64	S 44°26'22" W	21.21'
L65	N 45°33'38" W	21.21'
L66	S 60°56'02" E	21.65'
L67	N 31°26'45" E	21.65'
L68	N 45°09'07" E	21.21'
L69	S 76°52'21" W	13.89'
L70	S 89°43'31" E	12.93'
L71	N 00°16'29" E	15.00'
L72	S 89°43'31" E	12.93'
L73	N 60°30'40" E	24.55'
L74	N 29°29'20" W	10.00'
L75	S 60°30'40" W	24.55'
L76	S 77°17'24" E	28.83'
L77	S 83°38'00" E	11.92'



AMENDED FINAL PLAT

This Plat is amending Lakeside Crossing which was filed on 9-28-2023 and can be found in Denton County Records, Document Number 2023-351, with the following changes:

- Alley F realignment
 - Width of Utility Easement along south line of Lot 19, Block M reduced
- LAKESIDE CROSSING**
Lots 1-5, & 6X Block A, Lots 1-7, & 8X, Block B,
Lots 1-21, & 22X-23X Block C, Lots 1-23, Block D,
Lots 1-2, Block E, Lots 1-8, & 9X, Block F,
Lots 1-8, & 9X, Block G,
Lots 1-8, & 9X, Block H, Lots 1-6 & 7X, Block I,
Lots 1-3, & 4X, Block J, Lots 1-18, & 19X-21X, Block K,
Lots 1-22, & 23X-24X, Block L,
Lots 1-19, & 20X-21X, Block M,
Lots 1X, Block N, Lots 1-23, & 24X, Block O,
Lot 1, Block P, Lot 1X, Block Q,
Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S

35.694 Acres

Zoned: PD-MU (0502-22-ZON)

in the
P. K. WAGGONER SURVEY, ABSTRACT NO. 1342
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

PAGE 6 OF 7



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 3/14/2024 SCALE: 1" = 30' JOB. No. CADG 2020310056

OWNER/DEVELOPER
MM FRONTERA 35, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-892-7200
Contact: DERRICK GOODMAN

Filed for Record
in the Official Records Of:
Denton County
On: 7/15/2024 12:48:16 PM
In the PLAT Records
AMENDED FINAL PLAT LAKI
Doc Number: 2024-243
Number of Pages: 7
Amount: 350.00
Order#: 20240715000377
By: MK

Attachment to
Ordinance No.

Exhibit A
Page 7 of 7

LEGAL DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the Peter K. Wagner Survey, Abstract No. 1342, City of Lewisville, Denton County, Texas, and being part of a called 33.18 acre tract of land described in deed to Lewisville 33 Partners, LP recorded in Instrument No. 2005-20891, Official Records, Denton County, Texas, and part of a called 3.6120 acre tract of land described in deed to Foremost Investments, LTD, recorded in Instrument No. 2005-45591, Official Records, Denton County, Texas, being part of a called 2.432 acre tract of land described in deed to Lewisville 33 Partners, LP, recorded in Instrument No. 2007-88245, Official Records, Denton County, Texas, and being all of Lots 1-7, & 8X Block A, Lots 1-7, & 8X Block B, Lots 1-21, & 22X-23X Block G, Lots 1-23, Block D, Lots 1-2, Block E, Lots 1-8, & 9X, Block F, Lots 1-8, & 9X, Block G, Lots 1-8, & 9X, Block H, Lots 1-6 & 7X, Block I, Lots 1-3, & 4X, Block J, Lots 1-18, & 19X-21X, Block K, Lots 1-22, & 23X-24X, Block L, Lots 1-19, & 20X-21X, Block M, Lots 1X, Block N, Lots 1-23, & 24X, Block O, Lot 1, Block P, Lot 1X, Block Q, Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S, Lakeside Crossing, an addition to the City of Lewisville, according to the Plat thereof, recorded in Document Number 2023-351, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar found at the northwest corner of Phase I, of Lot 1, Block B, McGee Park Addition, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet F, Page 89, Plat Records, Denton County, Texas, and being in the south line of Lot 1D-1, Block A of Mungo Industrial Subdivision, an addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 971, Plat Records, Denton County, Texas;

THENCE S 20°23'50" E, with the west line of said Lot 1, Block B, McGee Park, a distance of 212.62 feet to a 1/2 inch rebar found;

THENCE S 29°11'10" E, continuing with the west line of said Lot 1, Block B, McGee Park and passing at a distance of 26.00 feet to a 5/8 inch rebar found at the common corner of Phase I and Phase II of the aforementioned Lot 1, Block B, McGee Park, and continuing with said course passing the southwest corner thereof, same being the northwest corner of Moccasin Trail, recorded in Cabinet 7, Page 89, and continuing a total distance of 492.29 feet to a 5/8 inch rebar found at the southwest corner of said Moccasin trail;

THENCE N 58°49'24" E, with the south line of Moccasin Trail a distance of 366.04 feet to a 1/2" rebar set with cap stamped "MCADAMS" in the west line of Interstate 35 East;

THENCE S 33°24'12" E, with the west line of Interstate 35 East, a distance of 33.03 feet to a 1/2" rebar set with cap stamped "MCADAMS";

THENCE S 29°29'15" E, with the west line of Interstate 35 East, passing a TxDOT Mon found at a distance of 33.57 feet, continuing a total distance of 415.75 feet to a 1/2 inch rebar found;

THENCE S 32°56'05" E, continuing with the west line Interstate 35 East a distance of 458.33 feet to a 1/2 inch rebar found in the north line of the Blake C. Bowen Addition, an addition to the City of Lewisville, according to the plat thereof recorded in Cabinet Y, Page 368, Plat Records, Denton County, Texas;

THENCE N 89°50'54" W, with the north line of said Blake C. Bowen Addition a distance of 675.23 feet to a 1/2" inch rebar found at the northwest corner thereof;

THENCE S 00°07'57" W, with the west line of said Blake C. Bowen Addition a distance of 366.92 feet to an "X" set in concrete;

THENCE N 89°43'31" W, with the south line of said 33.18 acres, a distance of 940.50 feet to a 1/2 inch rebar found with cap stamped "GORNNDONA"

THENCE N 00°08'45" W, with the east line of McGee Lane, a distance of 1260.87 feet to a 1/2 inch rebar set with cap stamped "MCADAMS";

THENCE N 58°56'10" E, passing at a distance of 2.77 feet a 1/2" rebar found at the southwest corner of said Mungo Industrial Subdivision, continuing with the south line thereof a total distance of 607.54 feet to the POINT OF BEGINNING and containing approximately 35.694 acres of land.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF Texas
COUNTY OF Dallas :

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MM FRONTERRA 35 LLC, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as <Name of Addition, (Phase, Lot, Block)> 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.

MM FRONTERRA 35, LLC,
a Texas limited liability company

By: MMM Venture, LLC,
a Texas limited liability company
It's Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
It's Manager

BY:

Mehrdad Moayedi
Mehrdad Moayedi
It's Manager

STATE OF TEXAS :
COUNTY OF DALLAS :

This instrument was acknowledged before me on the 6th day of June, 2024 by Mehrdad Moayedi, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of MM Fronterra 35, LLC, a Texas limited liability company on behalf of said company.

Matthew Dawson
Notary Public
State of Texas

My commission expires the 5th day of July, 2026.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF Texas
COUNTY OF Dallas :

Whereas, TREZ CAPITAL (2017) NOMINEE LP, a Delaware limited partnership, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
TREZ CAPITAL (2017) NOMINEE LP,
a Delaware limited partnership

By: Trez Capital (2017), LLC,
a Delaware limited liability company,
Its general partner

By: John D. Hutchinson, Chief Executive Officer

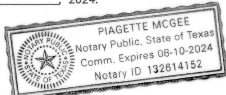
John D. Hutchinson
Date: June 7th, 2024

STATE OF Texas
COUNTY OF Dallas :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared John Hutchinson, 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 7th day of June, 2024.

Piagette McGee
Notary Public
My commission expires the 10th day of August, 2024



The undersigned, the City Secretary of the City of Lewisville, Texas, hereby verifies that the foregoing final plat of the Lakeside Crossing Addition to the City of Lewisville was submitted to the development review process and approved as a minor plat, meeting all requirements of the Unified Development Code as set forth by the ordinances of the City of Lewisville on the 11 day of May, 2024, and including acceptance of the dedication of streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat, and further authorized the acceptance thereof by City Staff, aligning as hereinabove subscribed in the capacity in accordance with City ordinance.

Witness by my hand this 9th day of July, 2024.

Thomas Harris III
Thomas Harris III, City Secretary
City of Lewisville, Texas

CERTIFICATE OF APPROVAL BY THE CITY OF LEWISVILLE

This is to certify that the City Manager or designee of the City of Lewisville, Texas, have approved the Lakeside Crossing as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the City Manager or designee of the City of Lewisville, Texas this 9th day of July, 2024.

- Alley F realignment.
- Width of Utility Easement along south line of Lot 19, Block M reduced.

Planning and Zoning	<u>Mehrdad Moayedi</u>
Engineering	<u>John D. Hutchinson</u>
Building Inspections	<u>1-1</u>
Fire Prevention	<u>R. Oliver</u>
Public Services	<u>D. C.</u>

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- 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 "AE" (area 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.
- All corners are 1/2" capped rebar set, stamped "MCADAMS", unless otherwise noted.
- All corner clips are 15" x 15".
- The Home Owner's Association (HOA), or the Property Owner's Association (POA) to maintain all landscaping and irrigation and other improvements in the LIRE.

Additionally, the Open Space Easement located on Lot 1, Block P, will be maintained by the POA, per PD and Development Agreement.
- Lot 21X, Block K is a Private HOA Lot, and will be maintained by the HOA.
- In the event the HOA/POA consistently defaults on its obligations to maintain the common areas in compliance with the covenants or restrictions and the City received a petition from 100% of the property owners within the subdivision to assume the maintenance responsibility of common areas, the city may choose to assume the maintenance responsibilities upon approval from the city council, in such event that the city agrees to assume the maintenance responsibilities, all common areas shall be dedicated to the City as public right-of-way. The City shall maintain the common areas in a consistent manner as with other public rights-of-way, without having any obligation for a higher level of maintenance within the subdivision. Upon dedication of the common areas to the City, the City has a right to add or remove any appurtenances or structures that may impede the City's ability to perform its Maintenance.
- A blanket easement of five-foot radius from the center point of all fire hydrants and a five-foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) shall be granted to the city, and will be used for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.
- No surface parking permitted in any alleyways.
- Homeowners, POA, and HOA are responsible for all private drainage systems and easements.
- The purpose of this Amending plat is to realign the southern portion of Alley F, reduce the size of the Utility Easement on Lot 19, Block M, from 10' to 7.5', to rename Cypress Lane to Isengard Lane, to add a Parking Easement on the south line of Alley F, and to redefine the Monitoring and Odor Abatement Easement on Lot 1X, Block Q to a Utility Easement.
- All variances, easements, and dedications as shown on plat of Lakeside Crossing, recorded in Document Number 2023-351, shall apply.

LAND USE 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	1,320 SF	1,408 SF	22'	1,250 SF	201	8.557	23.973
MULTI FAMILY					794	16.602	46.512
PRIVATE HOA "X" LOTS					1	0.443	
PUBLIC* HOA AND POA "X" LOTS					21	3.908	
TOTAL HOA AND POA "X" LOTS					22	4.351	
STREET ROW						6.184	
OVERALL TOTAL					1,017	35.694	

* Publicly accessible, owned and maintained by the HOA

TOTAL OPEN SPACE = 4.800 ACRES

MINIMUM LOT SIZE: 1,320 SF

MINIMUM DWELLING UNIT SIZE: THE MINIMUM SQUARE FOOTAGE OF A DWELLING UNIT SHALL BE 1,250 SF, EXCLUSIVE OF GARAGES, BREEZEWAYS, AND PORCHES.

PARK DEDICATION STATEMENT:

ALL PARK DEDICATION AND DEVELOPMENT FEES ARE OUTLINED IN THE EXECUTED LAKESIDE CROSSING DEVELOPMENT AGREEMENT.



VICINITY MAP SCALE: 1"=1000'

AMENDED FINAL PLAT

This Plat is amending Lakeside Crossing which was filed on 9-28-2023 and can be found in Denton County Records, Document Number 2023-351, with the following changes:

- Alley F realignment
- Width of Utility Easement along south line of Lot 19, Block M reduced

LAKESIDE CROSSING

Lots 1-5, & 8X Block A, Lots 1-7, & 8X, Block B,
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Lots 1-22, & 23X-24X, Block L,
Lots 1-19, & 20X-21X, Block M,

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Lot 1, Block P, Lot 1X, Block Q,
Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S

35.694 Acres

Zoned: PD-MU (0502-22-ZON)

in the
P. K. WAGGONER SURVEY, ABSTRACT NO. 1342
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

PAGE 7 OF 7



McADAMS

The John R. McAdams
Company, Inc.
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Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

DRAWN BY: BC DATE: 3/14/2024 SCALE: NTS JOB. No. CADG 2020310056

OWNER/DEVELOPER
MM FRONTERRA 35, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TX 75234
Ph. 469-882-7200
Contact: DERRICK GOODMAN

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