

**AGENDA
BOARD OF ADJUSTMENT
JANUARY 8, 2020**

**Council Chambers
151 West Church Street
Lewisville, Texas
6:30 P.M.**

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE NOVEMBER 6, 2019, MEETING.**
- 3. SELECTION OF CHAIRMAN, VICE-CHAIRMAN.**
- 4. PUBLIC HEARINGS:**
 - A. **Public Hearing** Consideration of Two Variance Requests to Reduce the Lot Width from 50 Feet to 49.46 Feet, and to Reduce the Side Yard Setback from 5 Feet to 4.42 Feet; Located at 1313 Prairie Lake Court and Legally Described as Lot 78, Block S, Lakewood Hills West Addition Phase 1; Currently Zoned Planned Unit Development District (PUD); Requested by Matt Rose, Lennar Homes, on behalf of CADG Lakewood Hills West LLC, the Property Owner. (Case No. 19-12-2-ZBOA).
- 5. ADJOURNMENT.**

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

MINUTES
ZONING BOARD OF ADJUSTMENT
NOVEMBER 6, 2019

Item 1: Call to Order

The Lewisville Zoning Board of Adjustment was called to order at 6:30 p.m.

Board Members Present: Antonio Gallizzi, Pamela Goodwin, James Collier, Douglas Hicks, Karen Locke. Alternate Audra Smolinski and Alternate Winston Edmondson was absent.

Staff Members Present: Jonathan Beckham, Planner; Theresa Ernest, Planning Technician

Item 2: Minutes

Approval of the May 1, 2019 minutes was the next item on the agenda. A motion was made by Doug Hicks to approve the minutes, seconded by James Collier. The motion passed unanimously (5-0).

Item 3: Selection of Chairman, Vice-Chairman

A motion was made by James Collier to elect Antonio Gallizzi as the Board Chair. The motion was seconded by Doug Hicks. The motion passed unanimously (5-0). A motion was made by Doug Hicks to elect James Collier as the Board Vice-Chairman. The motion was seconded by Karen Locke. The motion passed unanimously (5-0).

Item 4: Public Hearing

There was one item on the agenda:

- A. **Public Hearing:** Consideration of a Variance Request to Allow a Residential Accessory Structure 19 Feet and 10 Inches in Height, 7 Feet and 10 Inches Greater than the 12 Feet Height Maximum; Located on 1091 Corporate Drive and Legally Described as Lot 2R, Block A, Mike Nowles Addition; Currently Zoned Single Family Residential District (R-18); as Requested by Julie Barrett, the Property Owner. (Case No. BA-2019-11-05).

Staff gave a brief presentation of the variance request and recommended approval of the item. The applicant was also present and available for questions. Chairman Gallizzi then opened the public hearing. Julie and Thomas Barrett, the applicants, came forward in favor of their item. With no one else coming forward to speak, the public hearing was then closed. A motion was made by James Collier to approve the variance request as presented, seconded by Pamela Goodwin. The motion passed unanimously (5-0).

Item 5: Other Business

There was one item on the agenda:

- A. Lewisville 2025 Update
-

Item 6: Adjournment

A motion was made by James Collier to adjourn the meeting, seconded by Doug Hicks. The motion passed unanimously (5-0). The meeting adjourned at 6:38 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on November 6, 2019

Respectfully Submitted,

Approved,

Michele Berry, Planning Manager

Antonio Gallizzi, Chairman

STAFF REPORT

Date: January 8, 2020

To: Zoning Board of Adjustment

From: Michele Berry, Planning Manager

Subject: **Public Hearing:** Consideration of the Following Two Variance Requests: To Reduce the Lot Width From 50 Feet to 49.46 Feet, And to Reduce the Side Yard Setback From 5 Feet to 4.42 Feet; Located at 1313 Prairie Lake Court and Legally Described Lot 78, Block S, Lakewood Hills West Addition Phase 1, Currently Zoned Planned Unit Development District (PUD); as Requested by Matt Rose, Lennar Homes, on Behalf of CADG Lakewood Hills West LLC, the Property Owner. (Case No. 19-12-2-ZBOA)

BACKGROUND:

The property is located on the west side of Prairie Lake Court, approximately 100 feet south of Ridgelake Way. The lot is undeveloped and is part of the Lakewood Hills Planned Unit Development. Per the Planned Unit Development, the minimum lot width at the building line is 50 feet and may be narrower at the street.

The final plat for this phase of Lakewood Hills was approved on October 10, 2015. When the plat was filed the lot width was narrower than allowed, at 49.46 feet. This error was in part due to being labeled at the Right-of-Way but not at the building line.

Because the side lot lines on the north and south side of the lot are not parallel, this lot narrows towards the front. The lots adjacent have been sold and developed, so there is no opportunity to amend the lot lines. The applicant now wishing to sell and developed the lot.

ANALYSIS:

The Board may approve a variance request for specific cases where granting a variance from the terms of the Zoning Ordinance will not be contrary to the public interest; where, owing to special conditions, a literal enforcement of the Ordinance will result in unnecessary hardship.

1) To Reduce the Lot Width From 50 Feet to 49.46 Feet

This variance is requested due to an existing condition created by error during platting. There is no opportunity to amend the side lots lines. The applicant did attempt to amend the property line with the adjacent lot to the north, but the property owners of that lot were unwilling. The adjacent property to the south is exactly 50-foot-wide, so there is no room for a corrective amendment on that side. Staff finds that the request is not contrary to the public interest and generally compliant with the surrounding neighborhood, that there is a special condition which is the current configuration of the lot, and that literal enforcement would result in an unnecessary hardship.

2) To Reduce the Side Yard Setback From 5 Feet to 4.42 Feet.

This variance is requested to mitigate for the reduced lot width. The home plans designed for Lakewood Hills are almost exactly 40 feet wide, anticipating 5-foot setbacks and 50-foot-wide lots. The current

49.46-foot lot width is measured along the curving front building line, which accounts for the slight deviation in distances between these requests. A small triangular portion of the building encroaches into the side lot line at the northeast portion of the lot. Per the building code, if a building is less than 5 feet from the property line, a 1-hour rated fire wall is required. Should this variance be granted, the 1-hour fire rating will be required at time of building permit. Staff finds that the request is not contrary to the public interest and generally compliant with the surrounding neighborhood; that there is a special condition which is the current configuration of the lot, and that literal enforcement would result in an unnecessary hardship.

RECOMMENDATION: That the Zoning Board of Adjustment approve the two requested variances as presented.

ZBOA Meeting:
Case #



DO NOT WRITE ABOVE THIS LINE

PLANNING DEPARTMENT
APPLICATION FOR ZONING BOARD OF ADJUSTMENT REVIEW (ZBOA)

OWNER/APPLICANT/AGENT INFORMATION SECTION (OWNER(S) MUST SIGN OR SUBMIT LETTER(S) OF AUTHORIZATION)

NAME OF PROPERTY OWNER: Centurion American Development Group
MAILING ADDRESS: 1800 Valley View Lane, Ste 300 Farmers Branch, TX 75234
PHONE NUMBER: 469-892-7200 FAX NO.: _____ E-MAIL: jock@centurionamerican.com
OWNER SIGNATURE: _____ DATE: _____
PRINTED NAME & TITLE (IF ANY): _____

NAME OF APPLICANT (FILL IN ONLY IF OTHER THAN OWNER): Lennar Homes
MAILING ADDRESS: 1707 Market Place Blvd, Ste 100 Irving, TX 75063
PHONE NUMBER: 469-587-5299 FAX NO.: _____ E-MAIL: matthew.rose@lennar.com
APPLICANT SIGNATURE: Matthew O. Rose DATE: 12/27/2019
PRINTED NAME & TITLE (IF ANY): Matthew Rose - Land Analyst

NAME OF REPRESENTING AGENT (IF ANY): _____
MAILING ADDRESS: _____
PHONE NUMBER: _____ FAX NO.: _____ E-MAIL: _____
AGENT SIGNATURE: _____ DATE: _____
PRINTED NAME & TITLE (IF ANY): _____

(MUST BE COMPLETELY FILLED OUT BEFORE SUBMITTAL)

RES _____ ZONING _____

PROPERTY IDENTIFICATION - (Address, Sub-Division, Lot, Block):
1313 Prairie Lake Court, Lakewood Hills West, Lot 78, Block S

DESCRIBE VARIANCE/S BEING REQUESTED:
Encroachment of Building Line along Northern property line.

APPLICATION FEE: \$100 (cash/check/credit card)

Planning Department
151 W. Church Street • P.O. Box 299009 •
Lewisville, Texas 75029-9002
Tel: 972-219-3455 • Fax: 972-219-3698
www.cityoflewisville.com

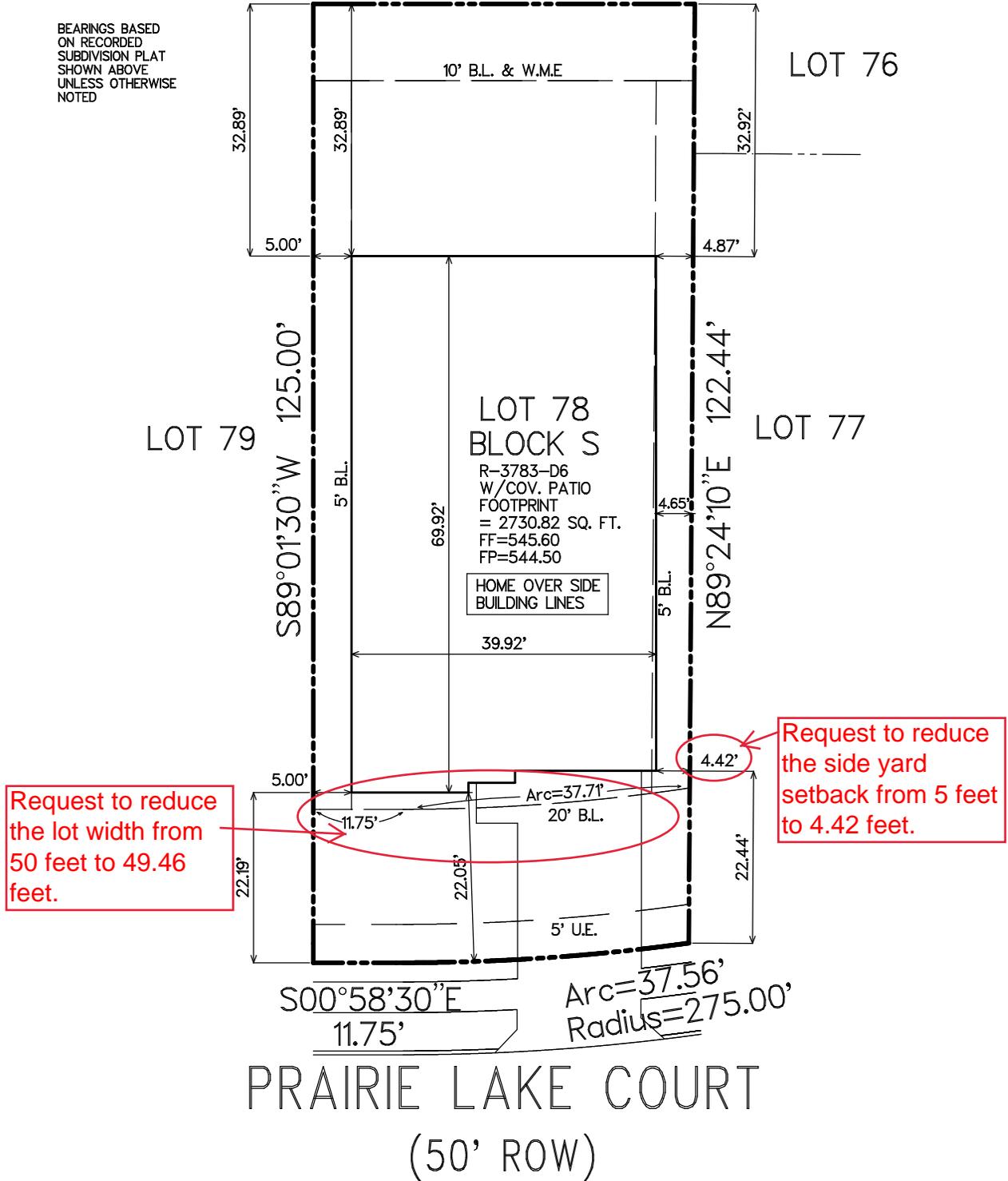
LOT FIT

1313 PRAIRIE LAKE COURT, LEWISVILLE, Texas. Lot No. 78 Block No. S,
 City Block No. _____, of _____ FINAL PLAT LAKEWOOD HILLS WEST ADDITION
 an addition to the City of LEWISVILLE, DENTON County, Texas, according to the _____ FINAL PLAT
 recorded in _____ DOCUMENT NO. 2015-436 _____, of the MAP/PLAT Records, DENTON County, Texas.

BETTY CIDER CLEM
 VOL. 518, PG. 168
 N00°58'30"W 50.00'



BEARINGS BASED
 ON RECORDED
 SUBDIVISION PLAT
 SHOWN ABOVE
 UNLESS OTHERWISE
 NOTED



Request to reduce the lot width from 50 feet to 49.46 feet.

Request to reduce the side yard setback from 5 feet to 4.42 feet.

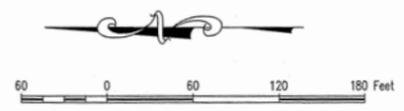
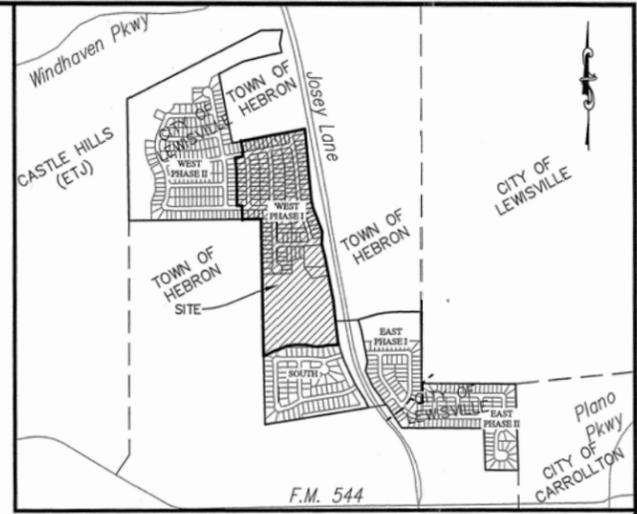
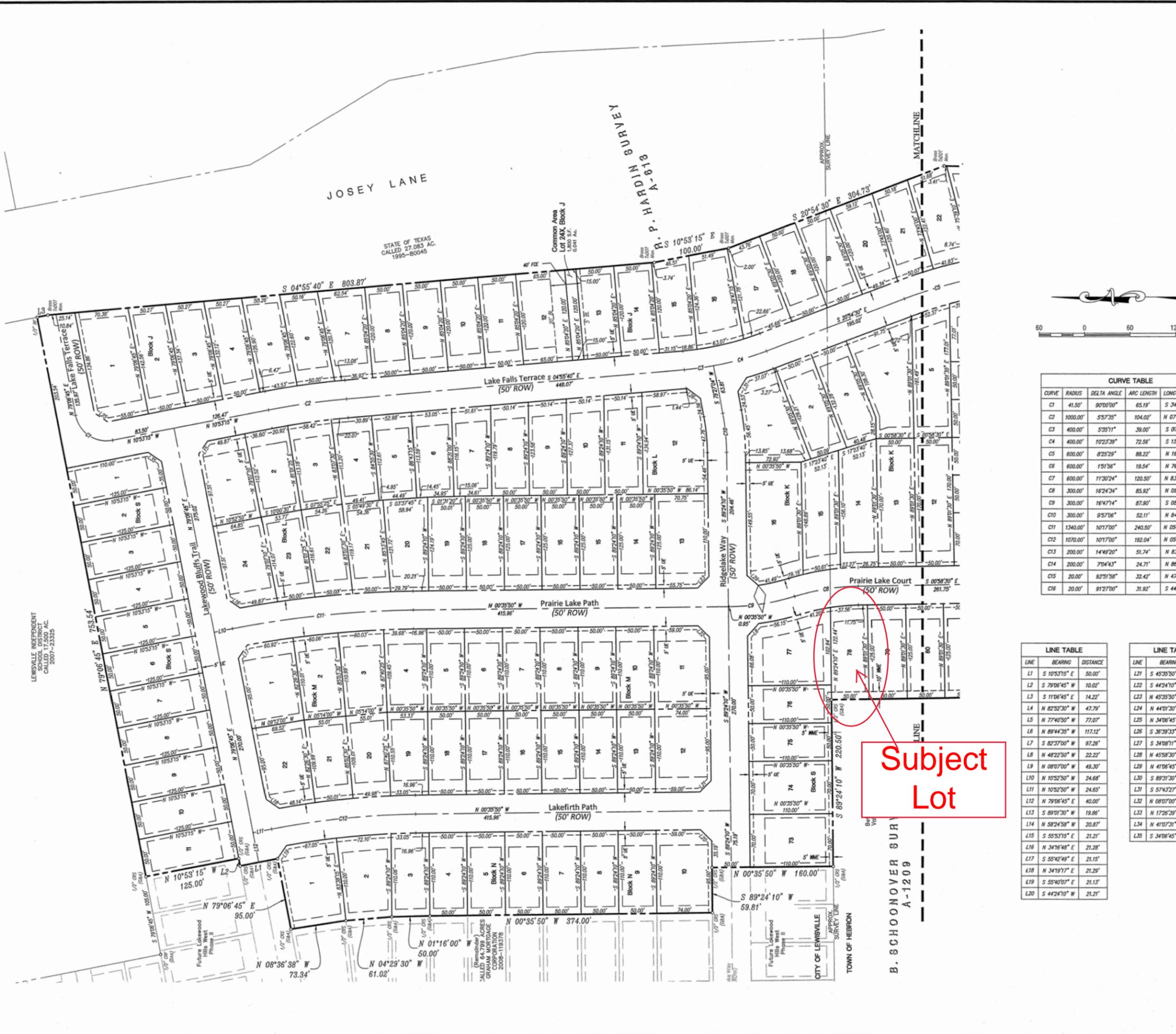
- LEGEND**
- FF= FINISHED FLOOR
 - FP= FINISHED PAD
 - B.L. BUILDING LINE
 - U.E. UTILITY EASEMENT
 - W.M.E. WALL MAINTENANCE EASEMENT

Date: 11/15/2019
 Job No.: LEN 45041
 G.F. No.: NOT PROVIDED
 Scale: 1"=20'
 Drawn By: PG

PLAN #: 3783-D6
 RIGHT
 W/COV.
 PATIO



Benchmark Group
 of Texas, Inc.
 899 Presidential Drive - Suite 110 Richardson, Texas 75081
 PHONE: (972)680-3037 FAX: (972)680-3052
 LAND SURVEYORS - LICENSE NO. 10120700



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	41.50'	90°00'00"	65.19'	S 34°06'45" W 58.69'
C2	1000.00'	53°35'00"	104.02'	N 07°54'28" W 103.97'
C3	400.00'	53°51'00"	39.00'	S 07°43'16" E 38.98'
C4	400.00'	102°33'00"	72.56'	S 15°42'40" E 72.46'
C5	600.00'	02°25'29"	88.22'	N 16°41'45" W 88.14'
C6	600.00'	151°56'00"	19.54'	N 76°35'08" E 19.54'
C7	600.00'	113°02'44"	120.50'	N 83°16'18" E 120.29'
C8	300.00'	162°43'34"	85.92'	N 09°10'47" W 85.63'
C9	300.00'	164°17'44"	87.90'	S 05°59'27" E 87.58'
C10	300.00'	95°7'06"	52.11'	N 84°25'37" E 52.04'
C11	1340.00'	107°7'00"	240.50'	N 05°44'20" W 240.18'
C12	1070.00'	107°7'00"	192.04'	N 05°44'20" W 191.78'
C13	200.00'	144°02'20"	51.74'	N 83°03'50" E 51.60'
C14	200.00'	7°04'43"	24.71'	N 86°56'09" E 24.69'
C15	20.00'	82°31'58"	32.42'	N 47°24'29" W 28.88'
C16	20.00'	91°27'00"	31.92'	S 44°45'00" W 28.64'

LINE	BEARING	DISTANCE
L1	S 10°53'15" E	50.00'
L2	S 79°06'45" W	10.00'
L3	S 11°06'45" E	14.22'
L4	N 82°52'30" W	47.79'
L5	N 77°40'30" W	77.07'
L6	N 89°44'35" W	117.12'
L7	S 82°37'00" W	97.26'
L8	N 48°22'30" W	22.22'
L9	N 08°07'00" W	49.30'
L10	N 10°52'30" W	24.68'
L11	N 10°52'30" W	24.65'
L12	N 79°06'45" E	40.00'
L13	S 89°24'10" W	19.86'
L14	N 58°24'38" W	20.87'
L15	S 55°53'15" E	21.21'
L16	N 34°16'48" E	21.28'
L17	S 55°42'49" E	21.15'
L18	N 34°19'17" E	21.29'
L19	S 55°40'07" E	21.15'
L20	S 44°24'10" W	21.21'

LINE	BEARING	DISTANCE
L21	S 45°25'50" E	21.21'
L22	S 44°24'10" W	21.21'
L23	N 45°25'50" W	21.21'
L24	N 44°01'30" E	21.21'
L25	N 34°06'45" E	21.21'
L26	S 36°39'33" W	22.01'
L27	S 34°08'11" W	20.60'
L28	N 45°28'30" W	21.21'
L29	N 41°08'45" E	19.96'
L30	S 89°31'30" E	36.01'
L31	S 57°43'27" E	22.00'
L32	N 08°07'00" W	57.45'
L33	N 17°26'39" E	18.88'
L34	N 41°07'31" W	15.29'
L35	S 34°06'45" W	21.21'

Subject Lot

FINAL PLAT
LAKWOOD HILLS WEST ADDITION,
PHASE I
 Lots 1-23, Block J
 Lots 1-16, Block K
 Lots 1-24, Block L
 Lots 1-22, Block M
 Lots 1-10, Block N
 Lots 1-11, 73-99 & 100X, Block S
 Lot 1, Block T
 44.860 Acres
 ZONED PU & PUD #4130-11-2014
 in the
 R. P. HARDIN SURVEY, ABSTRACT NO. 613
 B. SCHOONOVER SURVEY, ABSTRACT NO. 1209
 T. A. WEST SURVEY, ABSTRACT NO. 1345
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

SITE PLANNING CIVIL/ENGINEERING PLATTING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive - Lewisville, TX 75057 - P: 972.436.9712 - F: 972.436.9711
 144 Old Town Blvd. North, Ste 2 - Argyle, TX 75209 - P: 940.240.1012 - F: 940.240.1028
 TSP/E Firm No. 1798 TSP/L&A Firm No. 10047700

DRAWN BY: JS DATE: 1/19/15 SCALE: 1"=60' JOB. No. **13177**

OWNER/DEVELOPER
 CADG LAKWOOD HILLS WEST, LLC
 1800 VALLEY VIEW LANE, SUITE 300
 FARMERS BRANCH, TX 75234
 469.892.2724
 Contact: Henry Rahman

Filed for Record
 in the official records of:
 Denton County
 On Nov 17, 2015 at 11:56A
 as a
 Plat Records
 LAKEWOOD HILLS WEST ADDITION
 Ac. Number: 2015-
 636
 No of Pages: 3
 Amount: 150.00
 Receipt Number - 1360453
 By:
 Gates Per?

1. THIS PLAT WAS PREPARED BY G&A CONSULTANTS, LLC (G&A) UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE LICENSED PROFESSIONAL SURVEYOR, HENRY RAHMAN, LICENSE NO. 101702013. THE SURVEY WAS CONDUCTED ON 1/19/15. THE PLAT IS BEING FILED FOR RECORD ON 1/19/15. THE PLAT IS BEING FILED FOR RECORD IN THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. THE PLAT IS BEING FILED FOR RECORD IN THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS. THE PLAT IS BEING FILED FOR RECORD IN THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS.

LEGAL DESCRIPTION
44.860 Acres

BEING all that certain lot, tract or parcel of land situated in the T. A. West Survey, Abstract Number 1345 in the City of Lewisville, Denton County, Texas, the B. Schoonover Survey, Abstract Number 1209 and the R. P. Hardin Survey, Abstract Number 613, and being part of that certain called 64,799 acre tract of land described in deed to Graham Mortgage Corporation, recorded in Document Number 2009-53985 of the Real Property Records of Denton County, Texas, and being part of that certain called 31,7169 acre tract of land described as Tract I in a deed to Graham Mortgage Corporation, recorded in Document Number 2009-53985 of the Real Property Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (DAA) at the southwest corner of said Tract I, and being the northwest corner of that certain called 19,412 acre tract of land described as Tract II in a deed to Graham Mortgage Corporation, recorded in Document Number 2009-53985 of the Real Property Records of Denton County, Texas, and being on and being of that certain tract of land described in deed to Betty Corder Clem, recorded in Volume 518, Page 168 of the Deed Records of Denton County, Texas; THENCE N 00°58'30" W, 1597.45 feet with the west line of said Tract I and the east line of said Clem Tract, to a 1/2" capped rebar set (G&A Consultants) on the west line of said Tract I, and being the southerly southeast corner of said 64,799 acre tract;

THENCE S 89°24'10" W, 220.50 feet with the south line of said 64,799 acre tract and a north line of said Clem Tract, to a 1/2" capped rebar set (G&A Consultants); THENCE over, across and through said 64,799 acre tract the following:

- N 00°35'50" W, 160.00 feet to a 1/2" capped rebar set (G&A Consultants); S 89°24'10" W, 59.81 feet to a 1/2" capped rebar set (G&A Consultants); N 00°35'50" W, 374.00 feet to a 1/2" capped rebar set (G&A Consultants); N 01°16'00" W, 50.00 feet to a 1/2" capped rebar set (G&A Consultants); N 04°29'30" W, 61.02 feet to a 1/2" capped rebar set (G&A Consultants); N 08°36'38" W, 73.34 feet to a 1/2" capped rebar set (G&A Consultants); N 79°06'45" E, 95.00 feet to a 1/2" capped rebar set (G&A Consultants); N 10°53'15" W, 50.00 feet to a 1/2" capped rebar set (G&A Consultants); N 79°06'45" E, 10.02 feet to a 1/2" capped rebar set (G&A Consultants); N 10°53'15" W, 125.00 feet to a 1/2" capped rebar set (G&A Consultants) on a north line of said 64,799 acre tract, and being on the south line of that certain called 17,500 acre tract of land described in deed to Lewisville Independent School District, recorded in Document Number 2007-23325 of the Real Property Records of Denton County, Texas, from which a 1/2" capped rebar found (illegible) at the southwest corner thereof bears S79°06'45" W, 105.00 feet;

THENCE N 79°06'45" E, 753.54 feet with a north line of said 64,799 acre tract and the south line of said 17,500 acre tract, to a 1/2" rebar found at the southeast corner thereof, being the easterly northeast corner of said 64,799 acre tract and being on the west line Jokey Lane as evidenced by that certain called 27,083 acre tract of land described in deed to the State of Texas, recorded in Document Number 1995-80045 of the Real Property Records of Denton County, Texas;

THENCE with the east line of said 64,799 acre tract, said Tract I and the west line of said Jokey Lane the following:

- S 11°06'45" E, 14.22 feet to a Brass Texas Department of Transportation (TxDOT) Monument found; S 04°55'40" E, 803.87 feet to a Brass TxDOT Monument found; S 10°53'15" E, 100.00 feet to a Brass TxDOT Monument found; S 20°54'30" E, 304.73 feet to a Brass TxDOT Monument found; S 01°14'35" W, 150.50 feet to a Brass TxDOT Monument found; S 14°17'50" E, 153.86 feet to a Brass TxDOT Monument found; S 10°39'55" E, 500.00 feet to a 1/2" capped rebar set (G&A Consultants); S 06°32'10" E, 480.21 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE over, across and through said Tract I the following: S 88°29'28" W, 95.29 feet to a 1/2" capped rebar set (G&A Consultants); S 67°35'30" W, 172.34 feet to a 1/2" capped rebar found (DAA) on the south line of said Tract I and the north line of said Tract II

THENCE with the south line of said Tract I and the north line of said Tract II the following: N 82°52'30" W, 47.79 feet to a 1/2" capped rebar found (DAA); N 77°40'50" W, 77.07 feet to a 1/2" capped rebar found (DAA); N 89°44'35" W, 117.12 feet to a 1/2" capped rebar found (DAA); S 82°37'00" W, 97.26 feet to a 1/2" capped rebar found (DAA); S 67°35'30" W, 168.03 feet to a 1/2" capped rebar found (DAA); S 63°16'54" W, 129.07 feet to the POINT OF BEGINNING and containing approximately 44.860 acres of land.

OWNERS CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG LAKEWOOD HILLS WEST, LLC, the owner, and TREZ CAPITAL CORPORATION, BEAZER HOMES TEXAS, LP, LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., and PULTE HOMES OF TEXAS, LP, having an interest in, the undersigned authority, do hereby adopt this plat designating the herein above described property as LAKEWOOD HILLS WEST ADDITION, PHASE I, 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 easement 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 growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and the City of Lewisville and any public utility shall 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 siding 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 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.

Mehrad Moayed, Authorized Representative
CADG Lakewood Hills West, LLC

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mehrad Moayed, 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 19 day of Oct, 2015.

Notary Public
LAURA L WYLAND
My Commission Expires July 14, 2016

My commission expires the day of

All witnesses, if any, from General Development Ordinance approved by City Council.

James Davis, Planning and Zoning Commission
City of Lewisville, TX

THE UNDERSIGNED, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing plat of LAKEWOOD HILLS WEST ADDITION, PHASE I, in 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 10 day of October, 2015, and such body by formal action 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 such body further authorized the acceptance thereof by signing as herein above subscribed in the capacity stated.

WITNESS MY HAND, this 11th day of Nov., 2015.

Julie Heinze
City Secretary
City of Lewisville, TX



LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared TRIZ Capital (2014) Corporation, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Notary Public
ANGELA WILLIAMS
Notary Public, State of Texas
My Commission Expires February 07, 2017

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared TRIZ Capital (2014) Corporation, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Notary Public
ANGELA WILLIAMS
Notary Public, State of Texas
My Commission Expires February 07, 2017

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Beazer Homes Texas, LP, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Notary Public
ANGELA WILLIAMS
Notary Public, State of Texas
My Commission Expires February 07, 2017

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Beazer Homes Texas, LP, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Notary Public
ANGELA WILLIAMS
Notary Public, State of Texas
My Commission Expires February 07, 2017

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Laura L Wyland, 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.

Notary Public
LAURA L WYLAND
My Commission Expires July 14, 2016

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Lennar Homes of Texas Land and Construction, Ltd., acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Notary Public
ANGELA WILLIAMS
Notary Public, State of Texas
My Commission Expires February 07, 2017

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Lennar Homes of Texas Land and Construction, Ltd., acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Notary Public
ANGELA WILLIAMS
Notary Public, State of Texas
My Commission Expires February 07, 2017

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Pulte Homes of Texas, LP, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

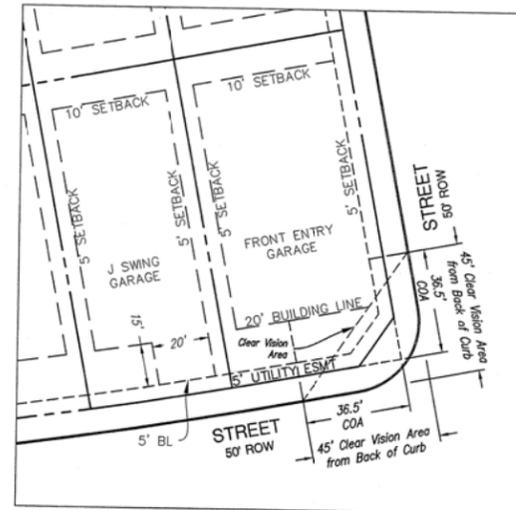
Notary Public
ANGELA WILLIAMS
Notary Public, State of Texas
My Commission Expires February 07, 2017

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Pulte Homes of Texas, LP, acting by and through the undersigned, its duly authorized agent, is the lienholder of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

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NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD 83.
- 2. According to Community Panel No. 48121C09700, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP Zone "AE" (areas within the 1% annual chance floodplain with base flood elevations established). 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.
- 3. This flood statement shall not create liability on the part of the surveyor.
- 4. 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.
- 5. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
- 6. Park fees to be paid at time of building permit.
- 7. No alleys required per PUD.
- 8. Property subject to PUD requirements approved in Ordinance #4130-11-2014
- 9. Let 1, Block T (Fire Station) shall be dedicated to the City of Lewisville by plat and Special Warranty Deed upon the filing of this plat.



LOT SETBACK & CONTROL OF ACCESS DETAIL
1"=30'

LAND USE SUMMARY

Lot Type	Lot Requirements				Unit Quantity	% of Total Units this Phase	Acres	Density per Acre
	Min. Lot Area	Min Lot Area Provided	Min. Lot Width at front SB	Min. Dwelling Size Req.				
Type 1	5,000 SF	5,500 SF	50'	2,000 SF	111	83.0%	16.086	6.9
Type 3	6,500 SF	7,037 SF	65'	2,000 SF	5	3.8%	0.868	5.8
Type 4	7,000 SF	7,185 SF	70'	2,000 SF	15	11.3%	2.966	5.1
Type 5	8,000 SF	9,460 SF	80'	2,000 SF	2	1.5%	0.444	4.5
HOA "X" Lots					2		0.772	
Drain. ROW							16.174	
Fire Station							1.378	
ROW							6.172	
Total Residential Lots 133							44.860	6.5
Open Space (includes front setback areas per ordinance)							4.408	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	Lot Type
1	BLOCK J	10,122	0.232	(4)
2	BLOCK J	6,597	0.161	(1)
3	BLOCK J	6,736	0.155	(1)
4	BLOCK J	6,475	0.149	(1)
5	BLOCK J	6,227	0.143	(1)
6	BLOCK J	6,060	0.139	(1)
7	BLOCK J	6,753	0.155	(1)
8	BLOCK J	6,000	0.138	(1)
9	BLOCK J	6,000	0.138	(1)
10	BLOCK J	6,000	0.138	(1)
11	BLOCK J	6,000	0.138	(1)
12	BLOCK J	7,800	0.179	(3)
13	BLOCK J	6,000	0.138	(1)
14	BLOCK J	6,000	0.138	(1)
15	BLOCK J	6,108	0.140	(1)
16	BLOCK J	7,072	0.162	(3)
17	BLOCK J	6,850	0.157	(1)
18	BLOCK J	6,000	0.138	(1)
19	BLOCK J	6,000	0.138	(1)
20	BLOCK J	6,508	0.149	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	Lot Type
21	BLOCK J	6,055	0.139	(1)
22	BLOCK J	6,594	0.151	(1)
23	BLOCK J	5,958	0.137	(1)
1	BLOCK K	8,052	0.185	(1)
2	BLOCK K	5,537	0.150	(1)
3	BLOCK K	6,561	0.151	(1)
4	BLOCK K	9,748	0.224	(3)
5	BLOCK K	8,483	0.195	(1)
6	BLOCK K	9,460	0.217	(5)
7	BLOCK K	5,500	0.126	(1)
8	BLOCK K	5,500	0.126	(1)
9	BLOCK K	5,500	0.126	(1)
10	BLOCK K	5,500	0.126	(1)
11	BLOCK K	7,588	0.174	(4)
12	BLOCK K	8,500	0.195	(1)
13	BLOCK K	6,500	0.195	(1)
14	BLOCK K	8,138	0.187	(1)
15	BLOCK K	7,592	0.174	(1)
16	BLOCK K	11,489	0.264	(4)
1	BLOCK L	7,185	0.165	(4)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	Lot Type
2	BLOCK L	6,284	0.144	(1)
3	BLOCK L	6,392	0.147	(1)
4	BLOCK L	5,783	0.133	(1)
5	BLOCK L	5,785	0.133	(1)
6	BLOCK L	5,871	0.135	(1)
7	BLOCK L	5,962	0.137	(1)
8	BLOCK L	6,084	0.140	(1)
9	BLOCK L	6,274	0.144	(1)
10	BLOCK L	6,463	0.148	(1)
11	BLOCK L	6,652	0.153	(1)
12	BLOCK L	11,434	0.262	(4)
13	BLOCK L	8,731	0.200	(4)
14	BLOCK L	6,250	0.143	(1)
15	BLOCK L	6,250	0.143	(1)
16	BLOCK L	6,250	0.143	(1)
17	BLOCK L	6,250	0.143	(1)
18	BLOCK L	6,250	0.143	(1)
19	BLOCK L	6,230	0.143	(1)
20	BLOCK L	6,686	0.153	(1)
21	BLOCK L	6,272	0.144	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	Lot Type
22	BLOCK L	6,133	0.141	(1)
23	BLOCK L	5,973	0.137	(1)
24	BLOCK L	7,218	0.166	(3)
1	Block M	7,911	0.182	(4)
2	Block M	6,369	0.146	(1)
3	Block M	6,350	0.146	(1)
4	Block M	6,041	0.139	(1)
5	Block M	5,500	0.126	(1)
6	Block M	5,500	0.126	(1)
7	Block M	5,500	0.126	(1)
8	Block M	5,500	0.126	(1)
9	Block M	5,500	0.126	(1)
10	Block M	5,500	0.126	(1)
11	Block M	8,027	0.184	(4)
12	Block M	8,028	0.184	(4)
13	Block M	5,500	0.126	(1)
14	Block M	5,500	0.126	(1)
15	Block M	5,500	0.126	(1)
16	Block M	5,500	0.126	(1)
17	Block M	5,500	0.126	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	Lot Type
18	Block M	5,500	0.126	(1)
19	Block M	5,690	0.131	(1)
20	Block M	5,751	0.132	(1)
21	Block M	5,738	0.132	(1)
22	Block M	7,161	0.164	(1)
1	Block N	8,470	0.194	(4)
2	Block N	7,342	0.169	(1)
3	Block N	5,509	0.126	(1)
4	Block N	5,500	0.126	(1)
5	Block N	5,500	0.126	(1)
6	Block N	5,500	0.126	(1)
7	Block N	5,500	0.126	(1)
8	Block N	5,500	0.126	(1)
9	Block N	5,500	0.126	(1)
10	Block N	8,028	0.184	(4)
1	Block S	6,137	0.141	(1)
2	Block S	6,250	0.143	(1)
3	Block S	6,250	0.143	(1)
4	Block S	6,250	0.143	(1)
5	Block S	6,250	0.143	(1)

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	Lot Type
6	Block S	6,250	0.143	(1)
7	Block S	6,250	0.143	(1)
8	Block S	6,250	0.143	(1)
9	Block S	6,250	0.143	(1)
10	Block S	6,250	0.143	(1)
11	Block S	6,250	0.143	(1)
73	Block S	7,700	0.177	(4)
74	Block S	7,700	0.177	(4)
75	Block S	5,500	0.126	(1)
76	Block S	5,500	0.126	(1)
77	Block S	9,889	0.227	(5)
78	Block S	6,167	0.142	(1)
79	Block S	6,250	0.143	(1)
80	Block S	6,250	0.143	(1)
81	Block S	6,250	0.143	(1)
82	Block S	6,250	0.143	(1)
83	Block S	6,250	0.143	(1)
84	Block S	6,250	0.143	(1)