



151 W. Church Street
Lewisville, TX 75057

City of Lewisville, TX Agenda Meeting of the Board of Adjustment

**Wednesday September 2,
2020**

6:30 P.M.

**Zoom Meeting Will be Held
Links for the Meeting are
Contained Below**

The Board of Adjustment meeting scheduled for Wednesday, September 2nd, will only be open to public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/98543859085> or call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 985 4385 9085. Listeners must sign-in to the event in order to comment. Please use the "raise hand" function to participate in any public hearing process while using the zoom application. If you have called in to the meeting, press *9 to raise your hand and speak. If you have a technical issue connecting to this meeting, or during the meeting, call 817.938.4409 or e-mail planning@cityoflewisville.com.

Comments will be accepted via e-mail until 5 p.m. prior to the meeting. To submit a comment, please e-mail planning@cityoflewisville.com with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. SELECTION OF CHAIRMAN, VICE-CHAIRMAN.**
- 3. APPROVE MINUTES OF THE JULY 8, 2020, MEETING.**
- 4. PUBLIC HEARINGS:**
 - A. **Public Hearing:** Consideration of the Following Two Variance Requests: to Allow an Eight-Inch Encroachment into Required 15-Foot West Side Yard for a Rear Porch; and To Allow a Four-Foot Additional Encroachment in Addition to the Existing 12.2-Foot Encroachment, Totaling 16.2 Feet, into the Required 30-Foot Front Yard for an Expanded Front Porch; Located at 161 West College Street, Legally Described as Lot 2, Block A, Jackson Trust Addition and Zoned Single-Family Residential District (R-7.5) as Requested by William Peck, William Peck & Associates, Inc., on Behalf of Kjell Knutson and Natalie Reid-Knutson, the Property Owners. (Case No. 2020-08-3 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
JULY 8, 2020**

Item 1: Call to Order

The Lewisville Zoning Board of Adjustment was called to order at 6:33 p.m.

Board Members Present: Pamela Goodwin (Teleconference); James Collier (Teleconference); Antonio Gallizzi (Teleconference); Douglas Hicks (Teleconference); and Alternate Audra Smolinski (Teleconference). Member Karen Locke and Alternate Winston Edmondson were absent.

Staff Members Present: Richard Luedke, Planning Director; Michele Berry, Planning Manager; June Sin, Planner.

Item 2: Minutes

Approval of the March 4, 2020 minutes was the next item on the agenda. *A motion was made by Doug Hicks to approve the minutes, seconded by Pamela Goodwin. The motion passed unanimously (5-0).*

Item 3: Public Hearings

There was one item on the agenda:

- A. **Public Hearing:** Consideration of a Request to Allow the Reinstatement of Nonconforming Use Rights and to Allow the Reconstruction of Nonconforming Structures to Rebuild Two Townhomes; Located at 703 and 709 Diane Circle, Legally Described as Lots 7 & 8, Block D, Greenvalley Addition 1 and Currently Zoned Multi-Family 2 District (MF2); Requested by Dardan Hoxha on Behalf of Besmir and Rabije Beciri, the Property Owners. (Case No. 20-05-2-ZBOA)

Staff gave a brief summary of the two variances requested and recommended approval of the item as presented. The applicant was present via Teleconference and available for questions. Chairman Gallizzi asked for clarification that there would be no additions to the existing concrete slab, which staff affirmed. Member Pamela Goodwin asked for further details regarding the proposed siding material to be used. The applicant, Dardan Hoxha, explained that the materials would be compatible with the surrounding area and include hardy board for siding. Chairman Gallizzi then opened the public hearing. With no one coming forward to speak, the public hearing was then closed. Alternate Audra Smolinski expressed support for the proposal and its compatibility with the surrounding townhomes. Chairman Gallizzi asked for additional information regarding the standards for the new townhome construction and their materials. The applicant clarified that both the interior improvements and the exterior design of the townhomes would meet today's code requirements which include the addition of fire sprinklers, matching

paint colors, and comparable building materials to what was used previously in the past. Member James Collier also expressed support of the new townhomes. Chairman Gallizzi asked staff if other variances or processed would be required, and staff stated that if approved the applicant could just get a building permit. A motion was made by James Collier to approve the variance requests to Allow the Reinstatement of Nonconforming Use Rights and to Allow the Reconstruction of Nonconforming Structures to Rebuild Two Townhomes as presented, seconded by Audra Smolinski. The motion passed unanimously (5-0).

Item 5: 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 6:49 p.m.

These minutes approved by the Lewisville Zoning Board of Adjustment on September 2, 2020.

Respectfully Submitted,

Approved,

Michele Berry, Planning Manager

Antonio Gallizzi, Chairman

STAFF REPORT

Date: September 2, 2020

To: Zoning Board of Adjustment

From: June Sin, Planner

Subject: **Public Hearing:** Consideration of the Following Two Variance Requests: to Allow an Eight-Inch Encroachment into Required 15-Foot West Side Yard for a Rear Porch; and To Allow a Four-Foot Additional Encroachment in Addition to the Existing 12.2-Foot Encroachment, Totaling 16.2 Feet, into the Required 30-Foot Front Yard for an Expanded Front Porch; Located at 161 West College Street, Legally Described as Lot 2, Block A, Jackson Trust Addition and Zoned Single-Family Residential District (R-7.5) as Requested by William Peck, William Peck & Associates, Inc., on Behalf of Kjell Knutson and Natalie Reid-Knutson, the Property Owners. (Case No. 2020-08-3 ZBOA).

BACKGROUND:

The property is located at the southwest corner of N. Charles Street and W. College Street. In 2000, the property was platted, and two encroachments of the existing structure were identified. ZBOA granted variances on September 6, 2002 for the structure to encroach 1.6 feet into required 15 feet side yard and 12.2 feet into required 30 feet front yard.

The applicant plans to build an addition to the existing house, add a rear porch and expand existing front porch. The applicant is requesting a new eight-inch encroachment into required 15-foot west side yard for a rear porch; and a four-foot additional encroachment in addition to the existing 12.2-foot encroachment, totaling 16.2 feet, into the required 30-foot front yard for an expanded front porch.

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 allow an eight-inch encroachment into required 15-foot west side yard for a rear porch

The new porch will align with the existing face of the building and will have maximum eight-inch encroachment into the required 15-foot side yard, adjacent to a residential street. If the building is expanded or demolished in the future, any new addition or new building will need to comply with all regulations at that time, including the required front setback and side setback. Staff finds that this is not contrary to the public interest, that the special condition is the location of the existing structure on the site and literal enforcement would result in unnecessary hardship

- 2) To allow a four-foot additional encroachment in addition to the existing 12.2-foot encroachment, totaling 16.2 feet, into the required 30-foot front yard for an expanded front porch;

The front of the house encroaches 12.2 feet into the required 30-foot front yard. The existing encroachment of the main structure of the house will remain. A new porch will be added, expanding

across the front door and the living room. The porch will extend 4 feet from the main façade and will be supported on three columns. To comply with the required setback, a portion of building will need to be torn down. Enough space is provided for the right-of-way width required along Colleges Street and there is adequate visibility for safety at the intersection. The four houses to the west along the Colleges Street has similar front yards depths. Section 17-32 (b)(1) of the zoning code allows the Board to approve a reduced front yard when 25% or more of existing structures with frontage on the same side of a street have front yard less than required or in event of a hardship. Staff finds that this is not contrary to the public interest, that the special condition is the location of the existing structure on the site, location of adjacent homes on the block, and literal enforcement would result in unnecessary hardship.

Public notification included a third variance for a new front yard encroachment of 4.3 feet for a bedroom addition. Staff has identified an error in the previously conducted survey and concluded that this variance is not required as the new addition will be 5.7 feet back from the required 30-foot front yard.

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

Aerial Map - 161 W College St



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: Kjell Knudson & Natalie Reid-Knudson
MAILING ADDRESS: 1305 Caronne Dr. Flower Mound Tx. 75008
PHONE NUMBER: _____ FAX NO.: _____ E-MAIL: _____
OWNER SIGNATURE: [Signature] DATE: _____
PRINTED NAME & TITLE (IF ANY): Kjell Knudson & Natalie Reid-Knudson

NAME OF APPLICANT (FILL IN ONLY IF OTHER THAN OWNER): _____
MAILING ADDRESS: _____
PHONE NUMBER: _____ FAX NO.: _____ E-MAIL: _____
APPLICANT SIGNATURE: _____ DATE: _____
PRINTED NAME & TITLE (IF ANY): _____

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 .25 acres ZONING R-7.5

PROPERTY IDENTIFICATION - (Address, Sub-Division, Lot, Block):
161 W. College St. Lewisville, Tx 75057 - 3931

DESCRIBE VARIANCE/S BEING REQUESTED:
To allow building encroachment past building 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

William Peck & Associates, Inc
105 W. Main St.
Lewisville, TX 75057

August 17, 2020

City of Lewisville
105 E. Main St.

To Whom It May Concern:

Please let this letter serve as a narrative for consideration of a variance to allow an addition to be built beyond building lines.

The existing house was built in the early 1900s prior to current building setbacks. It is located across the street from the Old Town Design District and mixed in with neighboring houses from the same time frame. Current building lines are well inside the existing home footprint.

On the south (College St side), It is our desire to remodel the front porch to have a wider porch and a distinctive front door entry. This will take the front of the house 1'-0" beyond the existing front porch.

On the south and east side, we are adding a bedroom directly in line with the existing offset in the house that is 4'-3" over the setback and 8'- wide.

On the north side (back) A garage was removed prior to the new owners purchasing the house. This will allow for a new back porch to be built within the building lines except the west side.

On the west side, the existing house sits 6" over the side yard setback for the full depth of the house. We would be asking to add the front porch and back porch to this to keep it in line.

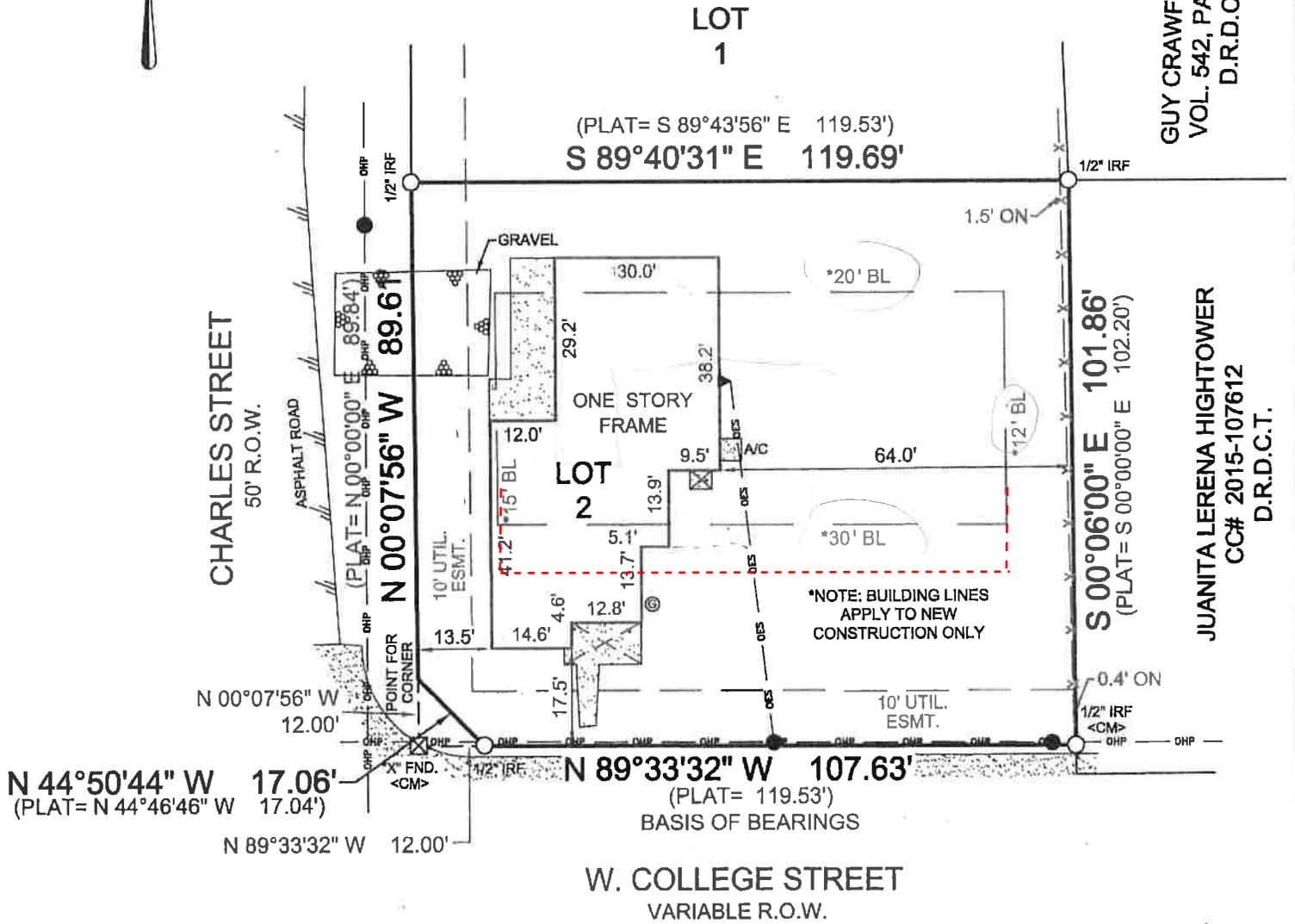
Please reference drawings for existing structure, new and areas of variance.

Thank you for your consideration.

William Peck, AIA
William Peck & Associates, Inc

FINAL SURVEY

This is to certify that persons under my direction have, this date, made an on-the-ground survey of property located at
 161 W. COLLEGE STREET, in the City of LEWISVILLE, Texas,
 Lot 2 Block A
 of JACKSON TRUST ADDITION, an addition
 to the City of LEWISVILLE, DENTON COUNTY, Texas, according to the PLAT THEREOF
 recorded in CABINET S, PAGE 221 of the PLAT Records of DENTON County, Texas.



GUY CRAWFORD JR.
VOL. 542, PAGE 637
D.R.D.C.T.

JUANITA LERENA HIGHTOWER
CC# 2015-107612
D.R.D.C.T.

*1700 #1111 A/C
GUY CRAWFORD*

ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT AND AS FURNISHED IN REFERENCED COMMITMENT FOR TITLE INSURANCE UNLESS OTHERWISE NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48121C0565G. I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.

ACCEPTED BY: _____

ACCEPTED BY: _____

DATE: _____

TITLE CO.: SECURED TITLE
 GF NO.: SH0001341
 BORROWER: EK BLOSSOM LLC
 DRAWN BY: KO
 CHECKED BY: _____
 DATE: 06/27/2019
 SCALE: 1"=30'
 TASK NO.: 1901417-1

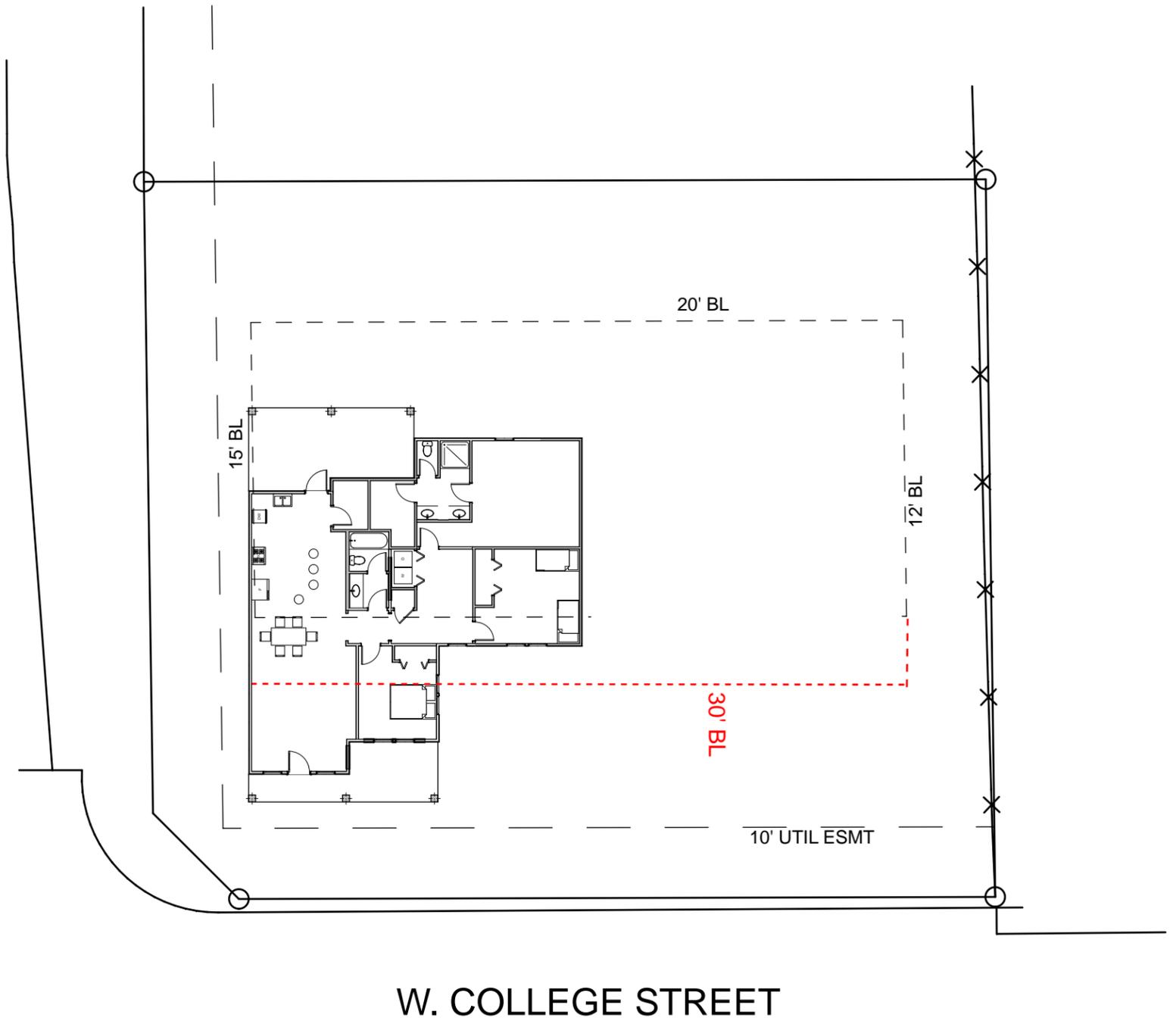
LEGEND	
<CM>	CONTROL MONUMENT
○	CHAIN LINK FENCE
□	WOOD FENCE (CENTER POST)
— —	IRON FENCE
—OES—	OVERHEAD ELECTRIC SERVICE
—OHP—	OVERHEAD POWER LINE
⊗	COVERED AREA
▨	CONCRETE PAVING
⊙	GAS METER
○	IRON ROD FOUND
⊗	IRON ROD SET "TXHS"
⊙	IRON PIPE FOUND
⊗	"X" FOUND / SET
▲	ELECTRIC METER
●	POWER POLE

TEXAS HERITAGE
 SURVEYING, LLC
 10610 Metric Drive, Suite 124, Dallas, TX 75243
 Office 214-340-9700 Fax 214-340-9710
 txheritage.com
 Firm No. 10169300

STATE OF TEXAS
 REGISTERED
GARY E. JOHNSON
 5299
 PROFESSIONAL
 LAND SURVEYOR

Gary E. Johnson

CHARLES STREET



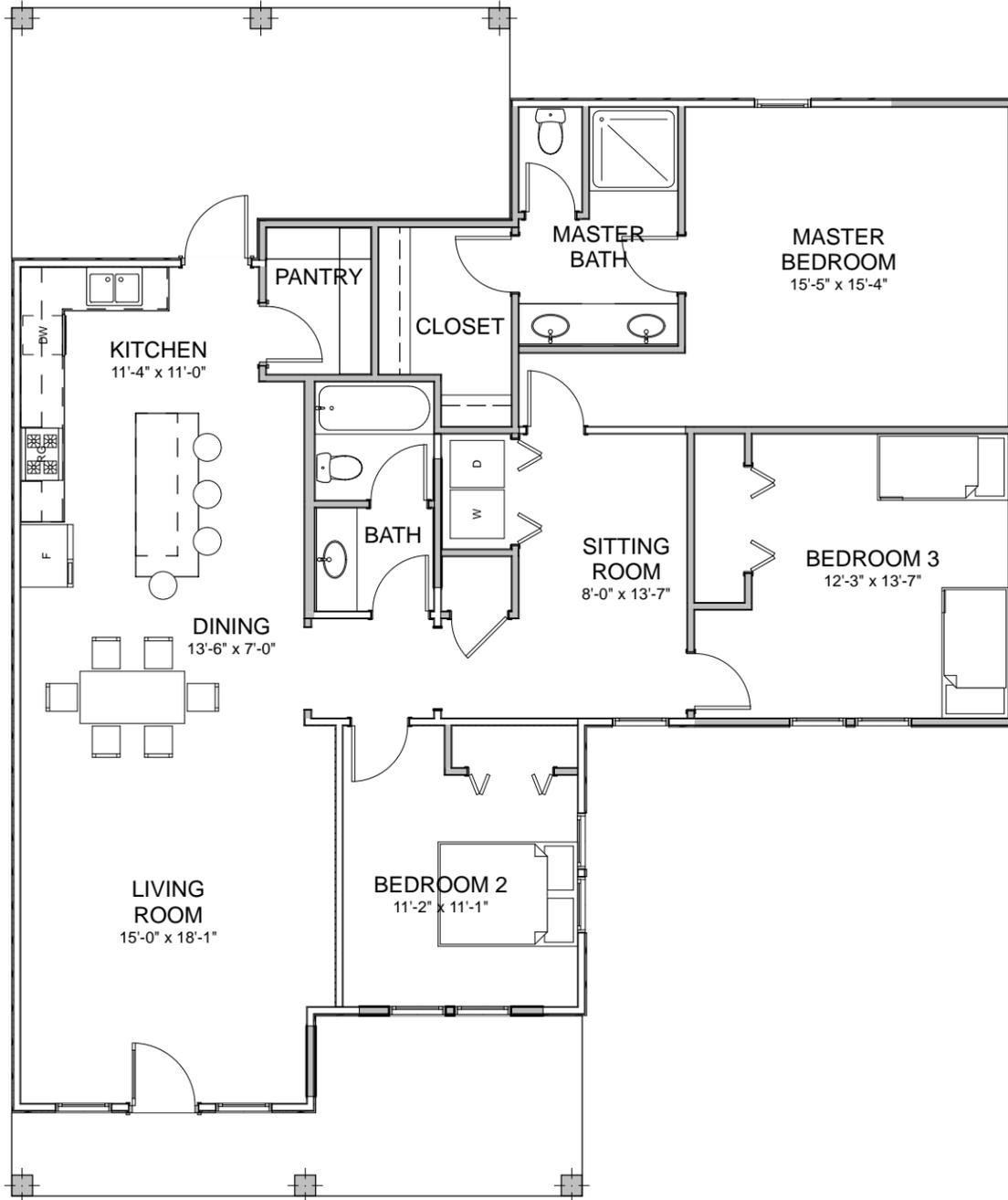
W. COLLEGE STREET

1

SITE PLAN

SCALE: 1" = 20'

<p>WILLIAMPECK & ASSOCIATES INC. ARCHITECTS Lewisville, Tx (972) 221-1424</p>	<p>161 W. College Lewisville, Texas DATE : 07.29.2020</p>
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1

1st FLOOR PLAN (revised entry)

SCALE: 1/8" = 1'-0"

**WILLIAMPECK &
ASSOCIATES INC.**
ARCHITECTS
Lewisville, Tx (972) 221-1424

161 W. College
Lewisville, Texas
DATE : 07.29.2020

Encroachment Exhibit

CHARLES

NEW CONCRETE DRIVE

NEW CONCRETE PAD

15' BUILDING LINE

20' BUILDING LINE

12' BUILDING LINE

10' UTIL ESMT

30' BUILDING LINE

Correct 30' Building line

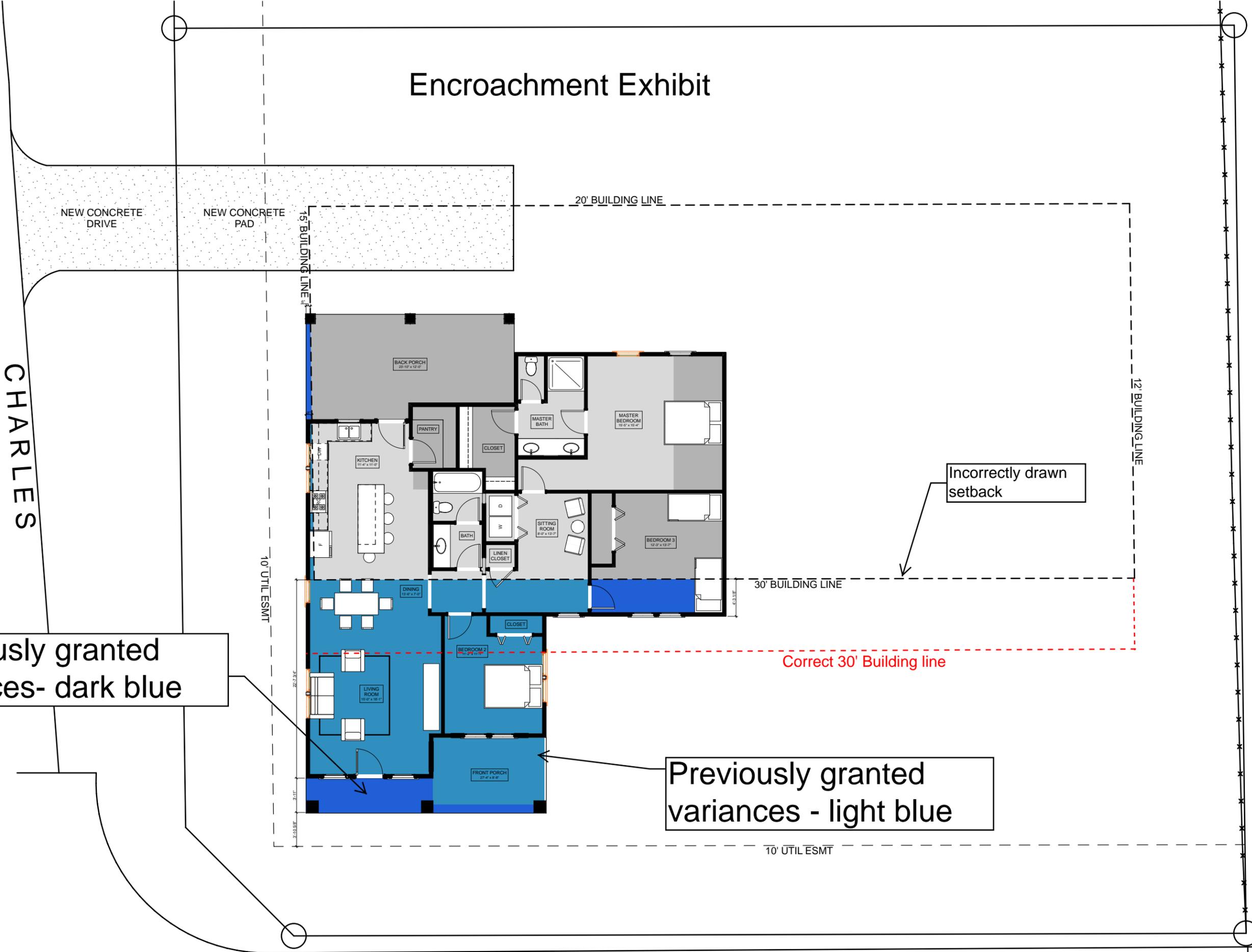
Incorrectly drawn setback

Previously granted variances- dark blue

Previously granted variances - light blue

10' UTIL ESMT

WEST COLLEGE



BLOCK B
STUART ADDITION
VOL. 77, PG. 360 - P.R., D.C., T.

LOT 7
GEORGE J. McCURLEY AND JUANITA McCURLEY
VOL. 572, PG. 257 - D.R., D.C., T.
ZONED R7.5

LOT 8
CARLA M. HOWARD
C.F. NO. 97-R0027448 - R.P.R., D.C., T.
ZONED R7.5

STUART STREET
S 89°43'56" E - 119.53'

LOT 1
0.309 ACRE
13,453 SQ. FT.

GUY CRAWFORD, JR.
VOL. 542, PG. 687
D.R., D.C., T.
ZONED R7.5

BLOCK A

LOT 2
0.278 ACRE
12,123 SQ. FT.

JOHN MICHAEL HIGHTOWER
AND WIFE,
JUANITA LERENA HIGHTOWER
VOL. 4371, PG. 192
R.P.R., D.C., T.
ZONED R7.5

COLLEGE STREET
N 89°33'32" W - 119.53'

ZONED R7.5

ZONED R7.5

NORMAN W. CONOVER AND WIFE,
MILDRED L. CONOVER
VOL. 517, PG. 439 - D.R., D.C., T.

R. EARL PRICE
VOL. 1727, PG. 510
R.P.R., D.C., T.

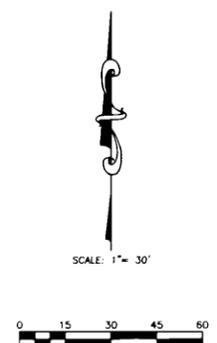
BARBARA JEAN ATKINS
C.F. NO. 96-R0002940
R.P.R., D.C., T.

ROY BRIDGERS AND
BILLY RIDINGER
VOL. 3174, PG. 158
R.P.R., D.C., T.

LOT 1

LOT 2

CRAWFORD SUBDIVISION
C.A.B. B. 361
P.R., D.C., T.



OWNERS CERTIFICATE AND DEDICATION
CITY OF LEWISVILLE)
COUNTY OF DENTON)
WHEREAS, Jackson Family Trust is the owner of a 0.590 acre tract of land situated in the J.W. King Survey, Abstract Number 696 in the City of Lewisville, Denton County, Texas, being that certain tract of land conveyed to William F. Silk and wife, Nancy K. Silk, as described by warranty deed recorded under Clerk's File Number 94-R0068080 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:
BEGINNING at an iron rod set for the southeast corner of said Silk tract and the northwest corner of that certain tract of land conveyed to Guy Crawford, Jr., as described by warranty deed recorded in Volume 542, Page 687 of the Deed Records of Denton County, Texas, and in the south right-of-way line of Stuart Street;
THENCE South 00 degrees 00 minutes 00 seconds West, departing the south right-of-way line of said Stuart Street and with the west line of said Crawford tract, passing at 113.16 feet an iron rod found for the northwest corner of that certain tract of land conveyed to John Michael Hightower and wife, Juanita Lerena Hightower, as described by warranty deed recorded in Volume 4371, Page 192 of the Real Property Records of Denton County, Texas, a total distance of 215.36 feet to an iron rod set for corner in the north right-of-way line of College Street;
THENCE North 89 degrees 33 minutes 32 seconds West, departing the west line of said Hightower tract and with the north right-of-way line of said College Street, a distance of 119.53 feet to an 'X' set in concrete for corner in the east right-of-way line of Charles Street;
THENCE North 00 degrees 00 minutes 00 seconds East, with the east right-of-way line of said Charles Street, a distance of 215.00 feet to an iron rod set for corner in the south right-of-way line of said Stuart Street;
THENCE South 89 degrees 43 minutes 56 seconds East, with the south right-of-way line of said Stuart Street, a distance of 119.53 feet to the POINT OF BEGINNING and containing 0.590 acres of land more or less, and being subject to any easements that may affect.

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, on this day personally appeared Virginia Jackson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 13th day of Sept 2000
Diana L Lee
Notary Public in and for the State of Texas
My Commission Expires: 6-16-2003

STATE OF TEXAS
COUNTY OF DENTON
BEFORE ME, the undersigned authority, on this day personally appeared H.L. Jackson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 13th day of Sept 2000.
Diana L Lee
Notary Public in and for the State of Texas
My Commission Expires: 6-16-2003

*All variances (if any) from the general development ordinance approved by City Council
Bryan C. Webb
Chairman BRYAN C. WEBB
Planning and Zoning Commission
City of Lewisville, Texas
09-19-2000
DATE

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing Plat of Jackson Trust Addition, and addition to the City of Lewisville was submitted to the appropriate Planning and Zoning Commission or City Council on the 19th day of Sept 2000, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown set forth in and upon said Plat, and said body further authorized acceptance in the capacity states thereof by signing as herein above subscribed.
Witness by hand this 20th day of September, 2000.
Marty Hendrix
Marty Hendrix, TRAC/CMC
City Secretary
City of Lewisville, Texas

- NOTES:
1. BEARING BASIS IS THE EAST RIGHT-OF-WAY LINE OF CHARLES STREET.
 2. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOODPLAIN), AS SCALED FROM FLOOD INSURANCE RATE MAP TO THE CITY OF LEWISVILLE, COMMUNITY PANEL NO. 480194 0565 E, EFFECTIVE DATE APRIL 2, 1997.
 3. RESIDENCE FOR LOT 1 TO FACE STUART STREET. RESIDENCE FOR LOT 2 TO FACE COLLEGE STREET.
 4. \$250.00 PER DWELLING UNIT FOR PARK FEES ARE DUE AT TIME OF FINAL PLAT.
 5. THE MINIMUM RESIDENCE SIZE IS 1750 SQ. FT.
 6. A VARIANCE WAS GRANTED BY THE CITY OF LEWISVILLE ZONING BOARD OF ADJUSTMENTS ON SEPTEMBER 06, 2000, TO ALLOW THE EXISTING RESIDENCIAL FRONT AND SIDE YARD ENCROACHMENTS ON LOT 2, BLOCK A, ESTABLISHED BY THIS PLAT.

Arthur Surveying Co., Inc.
Professional Land Surveyors
P.O. Box 54 - Lewisville, Texas 75067
Office: (972) 221-9439 Fax: (972) 221-4675

NOW THEREFORE, KNOW ALL MEN THESE PRESENTS:
THAT, Jackson Family Trust, though the undersigned authority, does hereby adopt this plat designating the herein described property as Jackson Trust Addition, an Addition to the City of Lewisville, Denton County, Texas, and do hereby dedicate to the public use forever the streets and alleys shown hereon; and do hereby dedicate the easement strips 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 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 of growths which in any way endanger or interfere with the construction, maintenance, or efficiency of it's respective system on any of these easement 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 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 hydrants valves, water meters, meter boxes) 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 delivered subject to the building lines shown on the plat.
H.L. Jackson
H.L. Jackson, Executor
Virginia Jackson
Virginia Jackson, Executor

SURVEYORS CERTIFICATE:
That I, Douglas L. Arthur, a Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that this plat correctly represents the survey made by me or under my direction and supervision.

Douglas L. Arthur
Douglas L. Arthur
Registered Professional Land Surveyor No. 4357

FINAL PLAT
JACKSON TRUST ADDITION
LOTS 1 and 2, BLOCK A
0.590 ACRE - ZONED R7.5
AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
J.W. KING SURVEY, ABSTRACT NUMBER 696
MAY 2000

Owners Names and Address:
Jackson Family Trust
H.L. Jackson, Executor
Virginia Jackson, Executor
306 W. Main Street
Lewisville, Texas 75057-3866
Phone 972-436-5141
Surveyor Name and Address:
ARTHUR SURVEYING CO., INC.
220 Elm Street, Suite 200
Lewisville, Texas 75057
Phone 972-221-9439
Fax 972-221-4675
Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK
On Sep 28 2000
At 10:08am
Doc/Num : 00-R0094293
Doc/Type : PLAT
Recording : 20.00
Doc/Hgtat : 6.00
Receipt #: 39556

