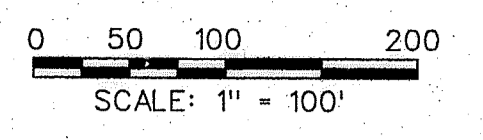
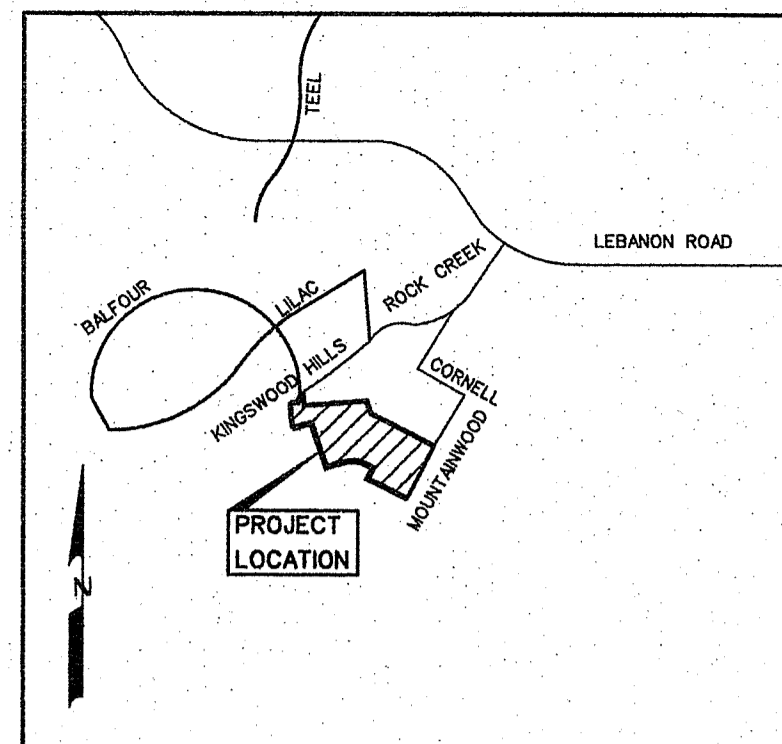


LEGEND

- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- C.M. CONTROLLING MONUMENTS
- S.S.E. SANITARY SEWER EASEMENTS
- H.O.A. HOMEOWNERS ASSOCIATION
- R.O.W. RIGHT OF WAY
- U.E. UTILITY EASEMENT
- X INDICATES THAT THE FENCE ADJACENT TO HOA LOTS (COMMON AREA) SHALL BE EITHER TUBULAR STEEL OR WROUGHT IRON (SEE NOTE #8)

NOTES:

1. BEARINGS ARE REFERENCED TO THE HILLS OF KINGSWOOD PHASE 1, AS DESCRIBED IN VOLUME Y, PG 549, IN THE PLAT RECORDS OF DENTON COUNTY, TEXAS.
2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITY AND BUILDING PERMITS.
3. LOTS WILL BE DEVELOPED PER SF-7 STANDARDS
4. BLOCK A LOT 22, BLOCK B LOTS 27, BLOCK F LOT 1 AND BLOCK G, LOT 1 (PRIVATE STREET) ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
5. NO FLOOD PLAIN EXISTS ON SITE.
6. ALL HOA LOTS - NONRESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. 1/2" IRON RODS WITH "CORWIN ENGR. INC." SET AT ALL BOUNDARY CORNERS, BLOCK CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY, AND ANGLE POINTS IN PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
8. BLOCK A, LOT 21 & BLOCK B, LOTS 1-6 & 26, SHALL UTILIZE OPEN FENCING (BEING ON REAR AND SIDE PROPERTY LINES WHERE ADJACENT TO OPEN SPACE/HOA LOTS). THE FENCING SHALL BE CONSTRUCTED OF WROUGHT IRON OR TUBULAR STEEL.
9. WHERE A 'J-SWING' GARAGE IS NOT UTILIZED, THE FACE OF THE GARAGE SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE FRONT PROPERTY LINE.
10. THE FRONT BUILDING LINE IS REDUCED FROM 25' TO 20' PER ZONING ORDINANCE SECTION 4.07.02(J).
11. DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 11-04-09, AS AMENDED AND SPECIFIC USE PERMIT (S-157) ORD. 06-02-13.
12. RETAINING WALLS AND ASSOCIATED MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNER.
13. PLACEMENT OF STREET TREES SHALL NOT INTERFERE WITH THE PLACEMENT OF TRAFFIC CONTROL DEVICES OR VISIBILITY AT INTERSECTIONS. EXISTING AND FUTURE CONTROL DEVICES MAY REQUIRE THE REMOVAL OR PRECLUDE THE PLANTING OF STREET TREES.

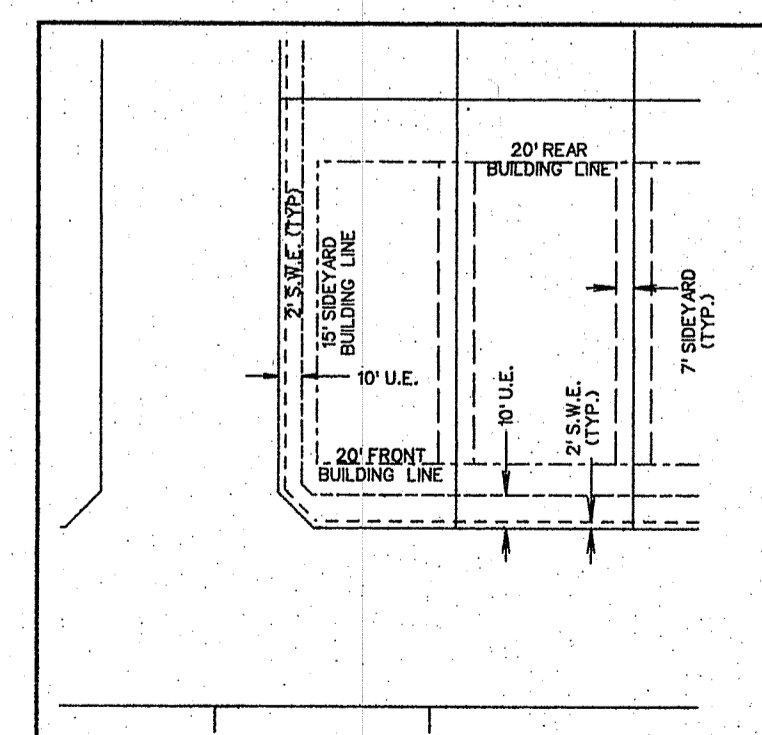


$\Delta = 44^\circ 48' 15''$
 $R = 140.50'$
 $T = 57.92'$
 $L = 109.87'$
 $C = 107.09'$
 $B = N28^\circ 26' 03'' E$

$\Delta = 14^\circ 38' 13''$
 $R = 1045.00'$
 $T = 134.21'$
 $L = 266.96'$
 $C = 266.23'$
 $B = N05^\circ 53' 21'' W$

$\Delta = 11^\circ 55' 49''$
 $R = 940.00'$
 $T = 98.22'$
 $L = 195.73'$
 $C = 195.37'$
 $B = S74^\circ 07' 21'' W$

$\Delta = 45^\circ 50' 07''$
 $R = 340.00'$
 $T = 143.74'$
 $L = 271.99'$
 $C = 264.80'$
 $B = N85^\circ 49' 25'' W$



TYPICAL DETAIL FOR SF-7 LOTS
MIN. 7,000 SF
BLOCK A, BLOCK B,
BLOCK C & BLOCK D
TOTAL LOTS 60
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	12° 43' 47"	1000.00'	222.17'	111.55'	221.22'	S04° 46' 58" E
2.	02° 41' 25"	970.00'	45.55'	22.78'	45.54'	S69° 47' 53" W
3.	01° 43' 54"	1000.00'	30.22'	15.11'	30.22'	S12° 00' 49" E
4.	14° 28' 19"	970.00'	245.00'	123.16'	244.35'	N78° 22' 45" E
5.	14° 21' 23"	255.00'	63.89'	32.12'	63.73'	S11° 33' 47" E
6.	31° 28' 44"	245.00'	134.61'	69.05'	132.92'	N78° 38' 44" W
7.	45° 50' 07"	370.00'	295.99'	156.43'	288.16'	S85° 49' 25" E

CURVE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 57° 40' 20" W	13.28'
2.	S 29° 58' 20" E	15.74'
3.	N 09° 52' 59" E	28.83'
4.	S 49° 53' 00" E	14.27'
5.	S 04° 23' 06" E	30.00'
6.	N 39° 58' 15" E	13.99'
7.	N 72° 05' 38" E	14.14'
8.	N 17° 54' 22" W	14.14'
9.	N 62° 17' 22" W	14.51'
10.	N 71° 15' 31" E	14.52'
11.	S 06° 04' 31" W	22.44'
12.	N 01° 57' 22" W	28.07'

FINAL PLAT
OF
THE HILLS OF KINGSWOOD
PHASE 2A
OUT OF THE
J. RAGLAND SURVEY, ABSTRACT NO. 1092
IN THE
CITY OF FRISCO
DENTON COUNTY, TEXAS

60 - RESIDENTIAL SF-7 LOTS
3 - HOA LOTS (0.955 ACRES)
1 - PRIVATE STREET LOT
17.670 ACRES
DENSITY: 3.395 units per acre
Developed to SF-7 standards

OWNER/DEVELOPER
GREAT KINGSWOOD LAND, LP.
15400 KNOLL TRAIL, SUITE 230
DALLAS, TEXAS 75248
972-960-7944
NICK DIGIUSEPPE
PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
MAY 2014

Filed for Record
in the official records of:
Denton County
On: May 16, 2014 at 10:57A
In the
Plat Records
THE HILLS OF KINGSWOOD PHASE 2A
Doc Number: 2014-169
No of Pages: 2
Amount 100.00
Receipt Number - 1164061
By:
Carleen Robinson

OWNERS CERTIFICATE
LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, GREAT KINGSWOOD LAND, LP., is the owner of a tract of land situated in the J. Ragland Survey, Abstract No. 1092, being part of a 41.507 acre tract, as described in Document No. 2012-64965, in the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most southerly southeast corner of Hills at Kingswood Phase 1, an addition to the City of Frisco, as described in Volume Y, Page 549, in the Plat Records of Denton County, Texas, being in the west line of a 150' Texas Power & Light Easement, recorded in Volume 611, Page 119, in said Deed Records;

THENCE, South 27° 05' 38" West, along the west line of said 150' Texas Power & Light Easement, for a distance of 620.00 feet, to a 1/2 inch iron rod set;

THENCE, North 62° 54' 22" West, departing said west line, for a distance of 459.00 feet, to a 1/2 inch iron rod set;

THENCE, North 27° 05' 38" East, for a distance of 125.00 feet, to a 1/2 inch iron rod set;

THENCE, North 62° 54' 22" West, for a distance of 67.56 feet, to a 1/2 inch iron rod set at the point of curvature of a curve to the left, having a radius of 340.00 feet, a central angle of 45° 50' 07", and a tangent of 143.74 feet;

THENCE, along said curve to the left for an arc distance of 271.99 feet (Chord Bearing North 85° 49' 25" West - 264.80 feet), to a 1/2 inch iron rod set at the point of tangency;

THENCE, South 71° 15' 31" West, for a distance of 44.52 feet, to a 1/2 inch iron rod set;

THENCE, North 18° 44' 29" West, for a distance of 8.53 feet, to a 1/2 inch iron rod set;

THENCE, South 71° 15' 31" West, for a distance of 125.00 feet, to a 1/2 inch iron rod set;

THENCE, North 18° 44' 29" West, for a distance of 483.57 feet, to a 1/2 inch iron rod set on a non-tangent curve to the left, having a radius of 940.00 feet, a central angle of 1° 55' 49", and a tangent of 98.22 feet;

THENCE, along said curve to the left for an arc distance of 195.73 feet (Chord Bearing South 74° 07' 21" West - 195.37 feet), to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 1045.00 feet, a central angle of 14° 38' 13", and a tangent of 134.21 feet;

THENCE, along said curve to the right for an arc distance of 266.96 feet (Chord Bearing North 05° 53' 21" West - 266.23 feet), to a 1/2 inch iron rod set;

THENCE, North 88° 02' 38" East, at 13.73 feet, passing a 1/2 inch iron rod found in the south line of said Hills at Kingswood Phase 1, and containing for a total distance of 77.12 feet, to a 1/2 inch iron rod set on a non-tangent curve to the right, having a radius of 140.50 feet, a central angle of 44° 48' 15", and a tangent of 57.92 feet;

THENCE, along the south line of said Hills at Kingswood Phase 1 and with said curve to the right for an arc distance of 109.87 feet (Chord Bearing North 28° 28' 03" East - 107.09 feet), to a 1/2 inch iron rod found, being the northwest corner of Lot 1 Block 1 in said Hills at Kingswood Phase 1;

THENCE, South 05° 56' 35" East, with the east line of said Lot 1 Block 1, for a distance of 124.62 feet, to a 1/2 inch iron rod found at the southwest corner of said Lot 1;

THENCE, North 85° 36' 54" East, continuing along the south line of said Hills at Kingswood Phase 1, for a distance of 650.53 feet, to a 1/2 inch iron rod found;

THENCE, South 19° 06' 17" East, continuing along said south line, for a distance of 134.40 feet, to a 1/2 inch iron rod found;

THENCE, South 62° 54' 22" East, continuing along said south line, for a distance of 739.80 feet, to the POINT OF BEGINNING and containing 17.670 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS that I, WARREN L. CORWIN, do hereby certify that I prepared this Plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Frisco, Texas.

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621

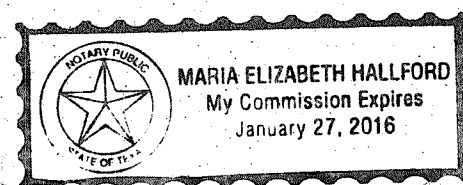


THE STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 8th day of May, 2014.

Maria Elizabeth Hallford
NOTARY PUBLIC, STATE OF TEXAS



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GREAT KINGSWOOD LAND LP., acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as THE HILLS OF KINGSWOOD PHASE 2A, an addition to the City of Frisco. The streets and alleys shown on this plat as access easements are for the use and benefit of the owners of the property in this subdivision, their leasees, invitees and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have accepted and acknowledged and does certify the following:

- The streets and alleys are private streets and alleys and are dedicated to the City of Frisco as Access, Utility, and Drainage Easements. The City has no responsibility or liability to make any repairs to such streets and alleys as long as they are private streets and alleys, except repairs made necessary by reason of installation, repair or replacement of municipal utilities located therein or in the utility easements adjacent thereto.
- So long as such streets and alleys are private, the sole responsibility for maintenance and replacement thereof shall be borne by the owners of the lots in this subdivision and/or any homeowners' association hereafter established for the owners of lots in this subdivision (the "Association"). Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the City of Frisco, as presently in effect or as same may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
- Neither the property owners within this subdivision nor the Association nor any other association or other organization or entity representing them shall have the right to request dedication (whether by voluntary or involuntary act or omission) of such private streets and alleys to the City unless and until the City has inspected such streets and alleys and determined that, at the time in question, they meet the City's standards. If the City desires to accept a dedication of said streets and alleys, the Association, its successors or assigns, or the owners of the lots in the subdivision will make, at the owners' or the Association's expense, all repairs required by the City to comply with then City standards. The City shall have sole discretion to accept or reject a proposed dedication of the private streets and alleys to the City. Before dedication, all public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their leasees, invitees and licensees use forever, for the purposes indicated on this plat.
- The provisions hereof shall be binding upon and enforceable against all property owners in this subdivision, their successors and assigns and the Association and its successors and assigns. The provisions hereof may be enforced by the City, any property owner in the subdivision, and/or the Association.
- These covenants and restrictions shall run with the land and be binding on the owners of the property in this subdivision, their successors and assigns, the Association, its successors and assigns and all parties claiming by, through and under them. In the event a replat is requested on all or part of this property, the City may require any similar or additional restrictions and covenants in its sole discretion. These covenants and restrictions shall terminate when all the access easements shown on this plat are included within a replat of all or part of this property and are dedicated to the City as public streets and alleys. In addition, all modifications to this document shall be by means of plat and approved by the City of Frisco.
- If the owners of the property in this subdivision should open the private streets to the public, such use shall be considered a temporary license only. The owners of property in this subdivision through the Association reserve the right to close the street to the public at any time prior to formal dedication of the street to the public, and acceptance of the same by the City.
- The owners of property in this subdivision and the Association shall allow access to the subdivision and the streets in the subdivision to all City employees and contractors acting on behalf of the City and all governmental service vehicles, including, without limitation, law enforcement, fire, ambulance, sanitation, inspection and health vehicles. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the City's use thereof. The City of Frisco and public utilities shall, at all times, have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of procuring permission from anyone.
- The owners of property within this subdivision hereby agree and recognize that the entire subdivision is benefited by the City allowing the owners to maintain and control access to the private streets shown hereon, and that the City is benefited by having the value of the property enhanced for ad valorem tax purposes and not being under any maintenance obligations with respect to the private streets and alleys. For purposes of enforcement of these covenants, the benefits shall constitute sufficient and valid consideration.
- The owner of each lot affected by a drainage easement across the rear portion of such lot may not construct any improvements within such lot except those improvements which (a) do not impeded the natural flow of water across the property affected by such drainage easement (such as swimming pools and open fences) and (b) are built in accordance with and pursuant to a building permit issued by the City. In no event shall GREAT KINGSWOOD LAND, LP., the City, the Association or any of their successors or assigns have any liability for any improvements built in any drainage or utility easement. Each lot owner shall build in such area at his or her own risk and shall indemnify GREAT KINGSWOOD LAND, LP., the City, the Association and their successors and assigns against any and all losses, damages and liability arising out of or associated with the construction of improvements on such owner's lot in any drainage or utility easement.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in Landscape Easements, if approved by the City. Landscaping may be placed in or near other easements with city approval. The City and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Invalidation of any word, phrase, sentence, paragraph, covenant or restriction by court judgment or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this the 12th day of May, 2014.

BY:

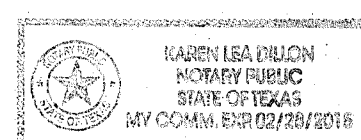
Great Kingswood Land, LP.
a Texas limited partnership
BY: GGH Texas Manager, LLC.
a Texas limited liability company
its General Partner

Nicholas DiGiuseppe
By: Nicholas DiGiuseppe
Authorized Representative

THE STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared NICHOLAS DIGIUSEPPE, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this 12th day of May, 2014.



Maria Lee Hillon
NOTARY PUBLIC, STATE OF TEXAS

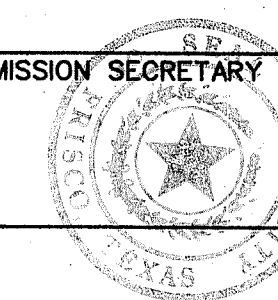
CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS THIS 13th DAY OF May, 2014.

W. E. Head
PLANNING & ZONING COMMISSION CHAIRPERSON

W. E. Head
PLANNING & ZONING COMMISSION SECRETARY

Jim Page
CITY SECRETARY



FINAL PLAT
OF
THE HILLS OF KINGSWOOD
PHASE 2A

OUT OF THE

J. RAGLAND SURVEY, ABSTRACT NO. 1092

IN THE

CITY OF FRISCO
DENTON COUNTY, TEXAS

60 - RESIDENTIAL SF-7 LOTS
3 - HOA LOTS (0.955 ACRES)
1 - PRIVATE STREET LOT
17.670 ACRES

DENSITY: 3.395 units per acre
Developed to SF-7 standards

CITY PROJECT NO. FP14-0005

OWNER/DEVELOPER
GREAT KINGSWOOD LAND, LP.

15400 KNOLL TRAIL, SUITE 230
DALLAS, TEXAS 75248
972-960-7944
NICK DIGIUSEPPE

PREPARED BY
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN
MAY 2014

Filed for Record
in the official records of:
Denton County
On: May 16, 2014 at 10:57AM
To the
Plat Records
THE HILLS OF KINGSWOOD PHASE 2A
Doc Number: 2014-
No of Pages: 2
Amount 100.00
Receipt Number - 1164061
By:
Carreen Robinson