

CURVE TABLE

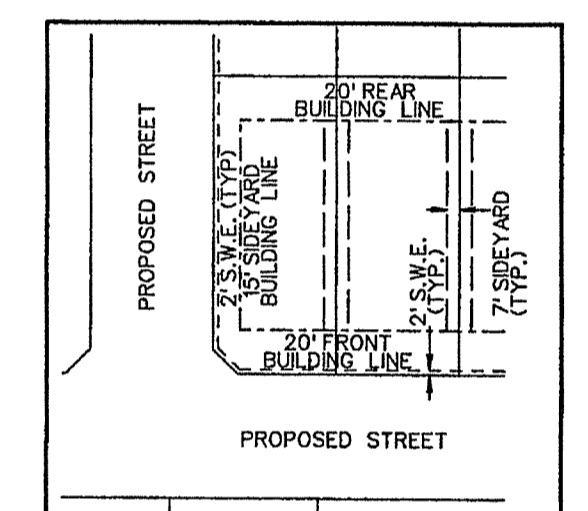
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	02°40'11"	215.50'	10.04'	5.02'	10.04'	S72°05'28"W
2.	96°36'18"	55.50'	93.58'	62.30'	82.88'	S50°15'34"E
3.	09°59'39"	360.00'	62.79'	31.48'	62.72'	S19°16'52"E
4.	28°41'38"	500.00'	250.40'	127.88'	247.79'	S65°18'49"W
5.	14°45'19"	1800.00'	463.55'	233.06'	462.27'	S58°20'39"W
6.	09°46'41"	1965.00'	335.34'	168.08'	334.94'	S60°49'58"W
7.	11°56'33"	970.00'	202.18'	101.46'	201.82'	S62°28'54"W
8.	09°12'42"	770.00'	123.79'	62.03'	123.66'	S61°06'58"W
9.	13°20'40"	400.00'	93.16'	46.79'	92.95'	S72°23'39"W
10.	12°57'25"	670.00'	151.52'	76.08'	151.19'	S17°47'59"E
11.	12°14'30"	670.00'	143.15'	71.85'	142.88'	S05°12'01"E
12.	09°59'39"	330.00'	57.56'	28.85'	57.49'	S19°16'52"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 65°43'19" W	45.75'
2.	S 20°43'19" W	14.14'
3.	S 24°16'41" E	51.10'
4.	S 24°16'41" E	91.10'
5.	N 69°16'41" W	14.14'
6.	S 35°18'21" W	14.46'
7.	S 79°03'59" E	68.83'
8.	S 57°32'30" E	14.56'
9.	S 69°16'41" W	14.14'
10.	S 00°55'41" W	10.11'

NOTES:

- 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.
- 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.
- LOTS WILL BE DEVELOPED PER SF-7 STANDARDS
- BLOCK B LOT 19 AND BLOCK F LOT 9 ARE DEDICATED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C0580G DATED APRIL 18, 2011 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
- ALL HOA LOTS - NONRESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SCREENING WALL SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THERE ARE NO PROTECTED TREES ON THIS SITE.
- 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.
- BLOCK B LOTS 1, 8 AND BLOCK F LOTS 1, 8 & 10 SHALL UTILIZE OPEN FENCING (BEING ON SIDE PROPERTY LINES WHERE ADJACENT TO OPEN SPACE/HOA LOTS. THE FENCING SHALL BE CONSTRUCTED OF WROUGHT IRON OR TUBULAR STEEL.
- 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.
- THE FRONT BUILDING LINE IS REDUCED FROM 25' TO 20' PER ZONING ORDINANCE SECTION 4.07.02(J).
- DEVELOPMENT STANDARDS OF THIS PLAT SHALL COMPLY WITH ZONING ORD. 11-04-09 and SPECIFIC USE PERMIT (S-157) ORD. 06-02-13.
- RETAINING WALLS AND ASSOCIATED MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNER.

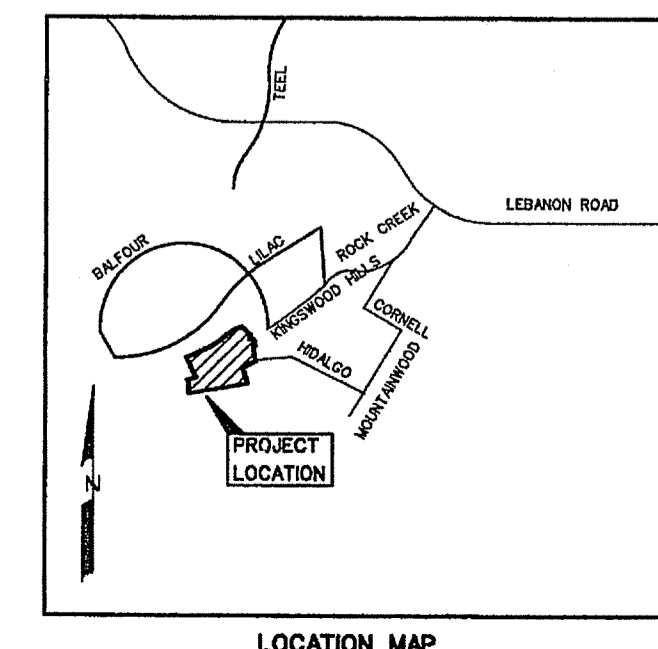


- LEGEND
- D.E. DRAINAGE EASEMENT
  - B.L. BUILDING LINE
  - C.M. CONTROLLING MONUMENTS
  - H.O.A. HOMEOWNERS ASSOCIATION
  - R.O.W. RIGHT OF WAY
  - PHASE LINE
  - INDICATES THAT THE FENCE ADJACENT TO HOA LOTS (COMMON AREA) SHALL BE EITHER TUBULAR STEEL OR WROUGHT IRON (SEE NOTE #6)

FINAL PLAT  
OF  
**THE HILLS OF KINGSWOOD  
PHASES 3A**  
OUT OF THE  
J. RAGLAND SURVEY, ABSTRACT NO. 1092

IN THE  
CITY OF FRISCO  
DENTON COUNTY, TEXAS  
36 - RESIDENTIAL LOTS  
1 - HOA LOTS (0.365 ACRES)  
1 - PRIVATE STREET  
16.240 ACRES  
DENSITY: 2.21 units per acre  
Developed to SF-7 standards

OWNER/DEVELOPER  
**GREAT KINGSWOOD LAND III, LP.**  
15400 KNOLL TRAIL DRIVE, 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  
DECEMBER 2016



Filed for Record  
in the Official Records Of:  
Denton County  
On: 4/17/2017 10:40:14 AM  
In the PLAT Records  
HILLS OF KINGSWOOD PH 3  
Doc Number: 2017-176  
Number of Pages: 2  
Amount: 100.00  
Order#: 20170417000303  
By: JK

SCALE: 1"=100'



LEGAL DESCRIPTION

WHEREAS, GREAT KINGSWOOD LAND III, L.P., is the owner of a tract of land situated in the J. Ragland Survey, Abstract No. 1092, in the City of Frisco, Denton County, Texas, being part of a 203.00 acre tract, as described in Document No. 2010-130115, in the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found in the west line Hills of Kingswood Phase I, an addition to the City of Frisco, as described in Volume Y, Page 549, in the Plat Records of Denton County, Texas, being at the southwest corner of Lot 1 Block C, on a non-tangent curve to the right, having a radius of 215.50 feet, a central angle of 02° 40' 11" and a tangent of 5.02 feet:

THENCE, along the west line of said Hills of Kingswood Phase I and with said curve to the right for an arc distance of 10.04 feet (Chord Bearing South 72° 05' 28" West - 10.04 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 08° 33' 46" East, continuing along said west line, for a distance of 65.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 81° 26' 14" East, continuing along said west line, for a distance of 16.05 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of curvature of a curve to the right, having a radius of 55.50 feet, a central angle of 96° 36' 18", and a tangent of 62.30 feet:

THENCE, continuing along said west line and with said curve to the right for an arc distance of 93.58 feet (Chord Bearing South 50° 15' 34" East - 82.88 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency:

THENCE, South 01° 57' 22" East, continuing along said west line, for a distance of 45.41 feet, to a 1/2 inch iron rod found in the north line of Hills of Kingswood Phase 2A, an addition to the City of Frisco, as described in Doc. No. 2014-169, in said Plat Records:

THENCE, South 88° 02' 38" West, departing said west line and along the north line of said Hills of Kingswood Phase 2A, for a distance of 13.73 feet, to a iron found with a "Pitsche Cap" at the most westerly northwest corner of said Hills of Kingswood Phase 2A, being on a non-tangent curve to the left, having a radius of 1045.00 feet, a central angle of 14° 38' 13", and a tangent of 134.21 feet:

THENCE, along the west line of said Hills of Kingswood Phase 2A and with said curve to the left for an arc distance of 266.96 feet (Chord Bearing South 05° 53' 21" East - 266.23 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the most westerly southwest corner of said Hills of Kingswood Phase 2A, some being in the north line of The Hills of Kingswood Phase 2B, or addition to the City of Frisco, as described in Doc. No. 2016-22, in said Plat Records and being on a curve to the left, having a radius of 940.00 feet, a central angle of 11° 38' 50", and a tangent of 95.87 feet:

THENCE, along the north line of said The Hills of Kingswood Phase 2B and with said curve to the left for an arc distance of 191.08 feet (Chord Bearing South 62° 20' 02" West - 190.75 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of reverse curvature of a curve to the right, having a radius of 800.00 feet, a central angle of 09° 12' 42", and a tangent of 64.45 feet:

THENCE, continuing along said north line and with said curve to the right at 49.24 feet, passing the most westerly northwest corner of said The Hills of Kingswood Phase 2B and continuing for a total arc distance of 128.62 feet (Chord Bearing South 61° 06' 58" West - 128.48 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 65° 43' 19" West, for a distance of 45.75 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 20° 43' 19" West, for a distance of 14.14 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 24° 16' 41" East, for a distance of 51.10 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 360.00 feet, a central angle of 09° 59' 09", and a tangent of 31.48 feet:

THENCE, along said curve to the right for an arc distance of 62.79 feet (Chord Bearing South 19° 16' 52" East - 62.72 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 14° 17' 03" East, for a distance of 22.17 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 75° 42' 57" West, for a distance of 60.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 65° 43' 19" West, for a distance of 385.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the right, having a radius of 365.00 feet, a central angle of 25° 11' 55", and a tangent of 81.58 feet:

THENCE, along said curve to the right for an arc distance of 160.53 feet (Chord Bearing South 78° 19' 16" West - 159.24 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of tangency:

THENCE, North 89° 04' 46" West, for a distance of 60.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 00° 55' 14" East, for a distance of 10.11 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of curvature of a curve to the left, having a radius of 640.00 feet, a central angle of 06° 28' 39", and a tangent of 36.22 feet:

THENCE, along said curve to the left for an arc distance of 72.35 feet (Chord Bearing North 02° 19' 05" West - 72.32 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 84° 26' 35" West, for a distance of 166.98 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 00° 55' 14" East, for a distance of 98.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 24° 16' 41" West, for a distance of 245.63 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 65° 43' 19" East, for a distance of 150.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 24° 16' 41" West, for a distance of 135.00 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 65° 43' 19" East, for a distance of 314.49 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of curvature of a curve to the left, having a radius of 1250.00 feet, a central angle of 17° 49' 52" and a tangent of 196.09 feet:

THENCE, along said curve to the left for an arc distance of 389.01 feet (Chord Bearing North 56° 48' 23" East - 387.44 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of reverse curvature of a curve to the right, having a radius of 680.00 feet, a central angle of 23° 53' 48", and a tangent of 143.90 feet:

THENCE, along said curve to the right for an arc distance of 283.61 feet (Chord Bearing North 59° 50' 21" East - 281.56 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the point of tangency:

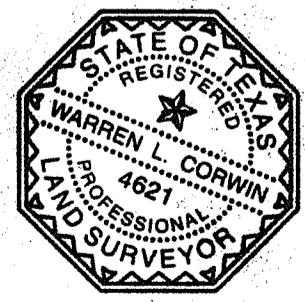
THENCE, North 71° 47' 15" East, for a distance of 17.62 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." in the west line of said Lot 1 Block C out of Hills of Kingswood Phase I:

THENCE, South 47° 01' 24" East, along said west line, for a distance of 174.26 feet, to the POINT OF BEGINNING and containing 16.240 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
R.P.L.S. No. 4621

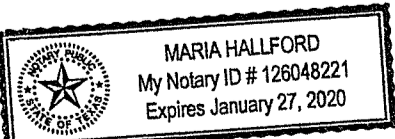


THE STATE OF TEXAS COUNTY OF COLLIN

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 27 day of March, 2017.

MARIA HALLFORD
NOTARY PUBLIC, STATE OF TEXAS



OWNERS CERTIFICATE STATE OF TEXAS COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT GREAT KINGSWOOD LAND III, L.P. 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 PHASES 3A, 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 licensees, invitees and licensees. By acceptance of a deed conveying title to any lot in this subdivision, the owner thereof shall be deemed to have agreed and acknowledged and does certify the following:

- 1. 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.
2. 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 some may be hereafter amended. This provision may be enforced by specific performance or by any other remedy allowed by law.
3. 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.
4. The easements and public use areas, as shown, are dedicated for the benefit of the owners of the property in this subdivision, their licensees, invitees and licensees use forever, for the purposes indicated on this plat.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 (Owner Name), 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 (Owner Name), 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.
11. 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.
12. Invalidation of any word, phrase, sentence, paragraph, covenant or restriction by court judgement or otherwise, shall not affect the validity of the other covenants or restrictions contained herein.

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

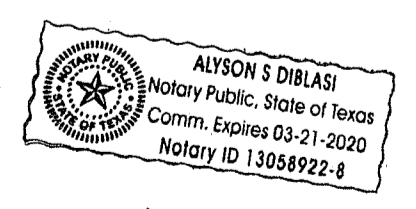
WITNESS, my hand this the 28th day of March 2017.

NICK DIGIUSEPPE
Great Kingswood Land III, L.P.

Before me, the undersigned a Notary Public in and for said County and State, on this day personally appeared NICK 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.

STATE OF TEXAS COUNTY OF COLLIN

Given under my hand and seal of office, this 28th day of March 2017.

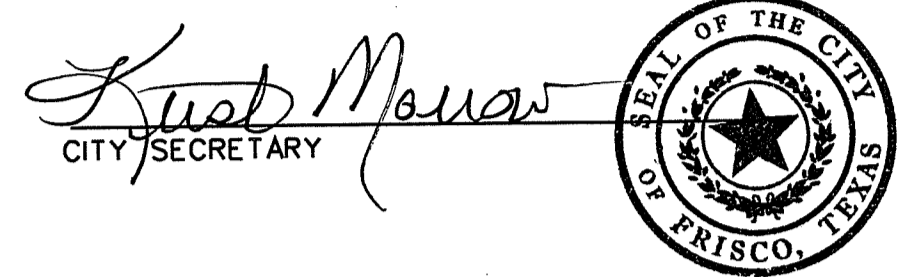


ALYSON S. DiBiasi
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS THIS THE 28th DAY OF March, 2017.

PLANNING & ZONING COMMISSION CHAIRPERSON

PLANNING & ZONING COMMISSION SECRETARY



FINAL PLAT OF THE HILLS OF KINGSWOOD PHASES 3A

OUT OF THE J. RAGLAND SURVEY, ABSTRACT NO. 1092

IN THE CITY OF FRISCO DENTON COUNTY, TEXAS 36 - RESIDENTIAL LOTS 1 - HOA LOTS (0.365 ACRES) 1 - PRIVATE STREET 16.240 ACRES DENSITY: 2.21 units per acre Developed to SF-7 standards CITY PROJECT NO. FP17-0008

OWNER/DEVELOPER GREAT KINGSWOOD LAND III, L.P. 15400 KNOLL TRAIL DRIVE, SUITE 230 DALLAS, TEXAS 75248 972-960-7944 NICK DIGIUSEPPE PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-596-1200 WARREN CORWIN MARCH 2016

Filed for Record in the Official Records Of: Denton County On: 4/17/2017 10:40:14 AM In the PLAT Records HILLS OF KINGSWOOD PH 3 Doc Number: 2017-176 Number of Pages: 2 Amount: 100.00 Ord# 01170417000303 By: JK