

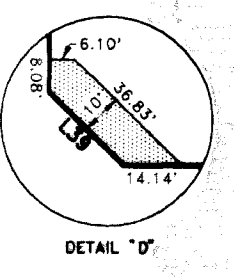
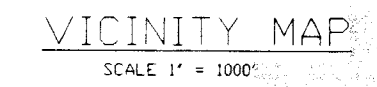
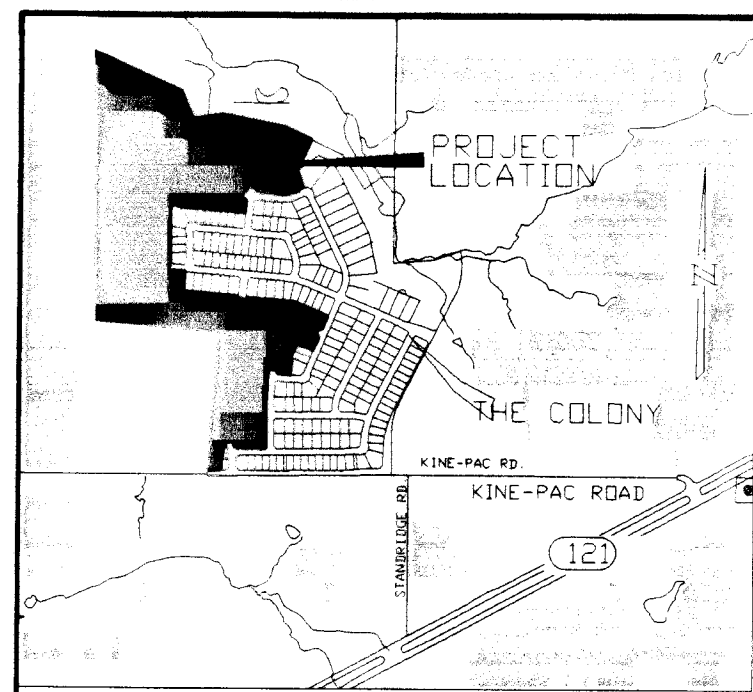
Denton

Current datetime: 11/7/2013 11:43:04 PM

DETAILS REPORT

**Note: report is Sorted in Ascending Order by Recorded Date, Document Number

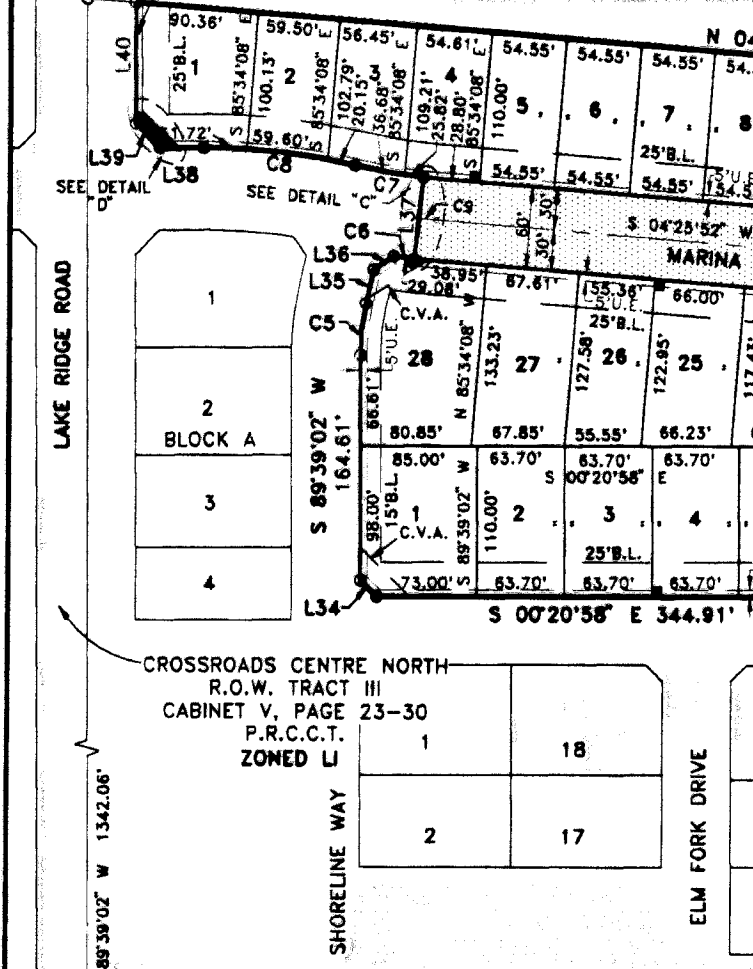
Doc#	Type Desc.	Instr. Date	Book/Vol/Pag e	File Date	Consideration
53528	PLAT	05/06/2005	PL/0000W/255	05/06/2005	
CENTEX HOMES , HIDDEN COVE EST ADDN					
Volume/Cabinet	Page	Lot	Block	Description	
References		Description		Recorded year	
Book/Vlm/Page					
PL/0000W/255		PLAT			



NOTES:
1.) ACCESS AND UTILITY EASEMENTS OF LEWISVILLE AS IDENTIFIED BY THIS PLAT SHALL BE DEDICATED AS STREET RIGHTS BY THIS PLAT.
2.) THE DRAINAGE EASEMENT DESIGNATED BY THIS PLAT SHALL BE DEDICATED AS DRAINAGE RIGHTS BY THIS PLAT.

UNITED STATES OF AMERICA
TRACT B-183
VOL. 362, PG. 476
D.R.D.C.T.
ZONED AO

VARIABLE WIDTH PUBLIC SCREENWALL MAINTENANCE EASEMENT TO THE CITY OF LEWISVILLE C.C.# 2004-93517 D.R.D.C.T.



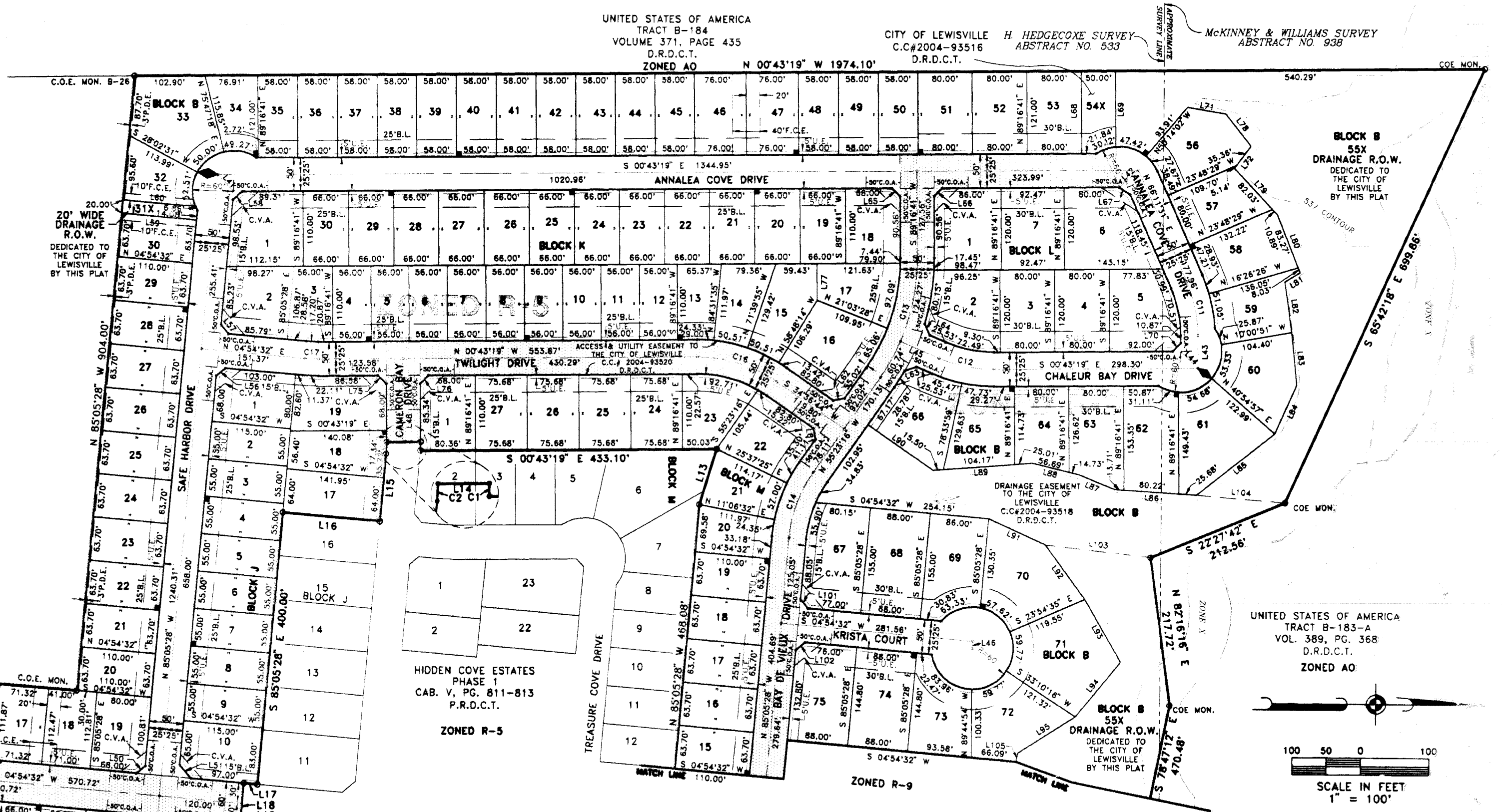
CROSSROADS CENTRE NORTH R.O.W. TRACT III CABINET V, PAGE 23-30 P.R.C.C.T. ZONED L1

HIDDEN COVE ESTATES PHASE 1 CAB. V, PG. 811-813 P.R.D.C.T. ZONED R-5

- NOTES:
- ALL CORNERS ARE MONUMENTED WITH 5/8" IRON RODS CAPPED "CARTER BURGESS" UNLESS OTHERWISE NOTED.
 - THE BEARING BASIS FOR THIS PLAT IS THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO CENTEX HOMES RECORDED IN VOLUME 5335, PAGE 2652 D.R.D.C.T.
 - ON JUNE 11, 2003, THE CITY OF LEWISVILLE PARK BOARD VOTED TO ASSESS THIS PROJECT \$750.00 PER LOT IN-LIEU OF PARK LAND.
 - THE PHASE 2 PARK FEE SHALL BE \$145,500 (194 LOTS x \$750.00/LOT). THIS FEE MUST BE PAID PRIOR TO THE FINAL PLAT BEING SCHEDULED FOR PLANNING AND ZONING.
 - THE COMBINED SQUARE FOOTAGE FOR ALL RIGHT-OF-WAYS TO BE DEDICATED IS (482,470 SQ. FT.).
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NO. 48121C0559 E, EFFECTIVE APRIL 2, 1997, SUBJECT TRACT IS IN ZONE "X" AND ZONE "AE".
 - THE PRIVATE DRAINAGE EASEMENT ON LOTS 20-30, AND 32-33, BLOCK B, WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - FENCES WILL NOT BE ALLOWED IN THE PRIVATE DRAINAGE EASEMENT. SEE FENCE DETAIL ON SHEET 2 OF 3.

LEGEND

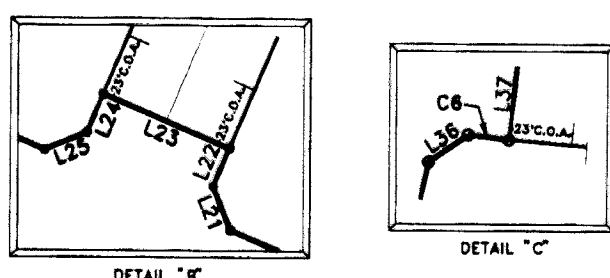
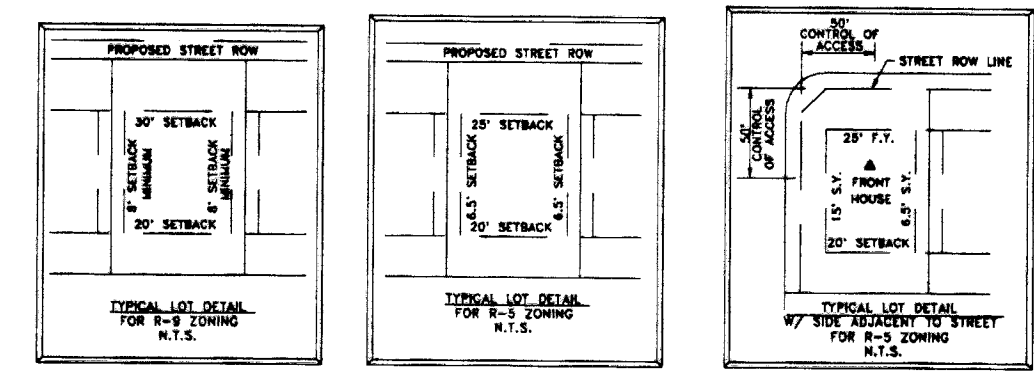
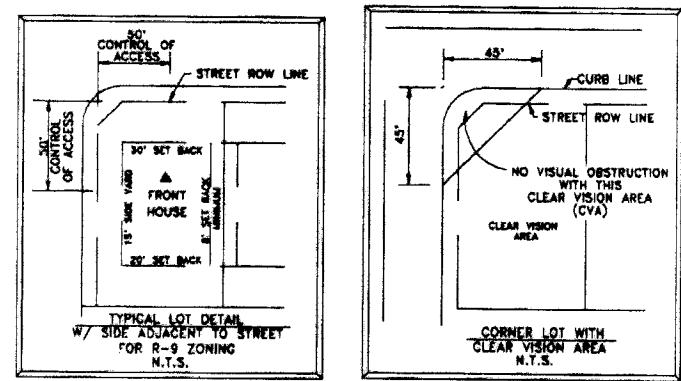
8' x 8' TRANSFORMER EASEMENT
PRIVATE SCREENWALL & MAINTENANCE EASEMENT
P.D.E. PRIVATE DRAINAGE EASEMENT
W.M.E. WALL MAINTENANCE EASEMENT
F.C.E. FIRE CONTROL EASEMENT
C.O.A. CONTROL OF ACCESS
B.L. BUILDING LINE
C.V.A. CLEAR VISION AREA
U.E. UTILITY EASEMENT
C.I.R.F. CAPPED IRON ROD FOUND
I.P.F. IRON PIPE FOUND
C.O.E. CORPS OF ENGINEERS MONUMENT
C.I.R.F. CAPPED IRON FOUND
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
STREET NAME CHANGE
ZONING LINE



ZONING REQUIREMENTS

FOR R-5
FRONT YARD SET BACK 25'
SIDE YARD SET BACK 8.5'
15' NEXT TO SIDE STREET.
25' FOR NON-RESIDENTIAL USES
REAR YARD SET BACK 20', WITH FRONT ENTRY.

FOR R-9
FRONT YARD SET BACK 30'
SIDE YARD SET BACK 10% LOT WIDTH
MIN 8' AND 15' NEXT TO SIDE STREET
25' FOR NON-RESIDENTIAL USES
REAR YARD SET BACK 20', WITH FRONT ENTRY.



A
FINAL PLAT
OF
**HIDDEN COVE ESTATES
PHASE 2**

OUT OF THE
H. HEDGECOXE SURVEY, ABSTRACT NO. 533 AND
THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 938
IN THE
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
52.412 ACRES / 194 LOTS
1 DRAINAGE R.O.W.
ZONING: R-5
LOTS 1-30, 31X, 32-50, BLOCK B; LOTS 1-28, BLOCK C
LOT 1, 5-11, BLOCK G; LOTS 1-10, BLOCK H; LOTS 1-10, 17-19, BLOCK J
LOTS 1-30, BLOCK K; LOTS 1, 14-27, BLOCK M.
ZONING: R-9
LOTS 51-53, 54X, 55X, 56-86, BLOCK B, AND LOTS 1-7, BLOCK

OWNER/DEVELOPER: CENTEX HOMES
2800 SURVEYOR BOULEVARD
CARROLLTON, TX 75005
PH: (972) 417-3582
FAX: (972) 417-0422
CONTACT: CLINT VINCENT P.E.
ENGINEER/SURVEYOR: **Carter Burgess**
CITY: CITY OF LEWISVILLE
151 W CHURCH STREET
LEWISVILLE, TX 75057
PH: (972) 219-3400
CONTACT: STEVE BACCHUS

Carter Burgess
CARTER & BURGESS, INC.
7950 ELMBROOK DRIVE, SUITE 250
DALLAS, TX 75247-4961
(214) 638-0145
CONTACT: CLYDE L. SIFFORD
MARCH 2005

Filed for Record in:
Denton County
As a
Plat
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Receipt Number - 191514
Judy Smith

FILED: CAB, W, PG. 255 P.R.D.C.T.
FILE NO: 01-6687

HIDDEN COVE ESTATES PHASE 2

