

McADAMS
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CLIENT
BRIGHT REALTY
4400 STATE HIGHWAY 121, SUITE 900
LEWISVILLE, TEXAS 75056

**Bright Town Homes
Overall Concept Plan**
50.562 ACRES
in the A. SINGLETON SURVEY, ABSTRACT
NO. 1138
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

REVISIONS

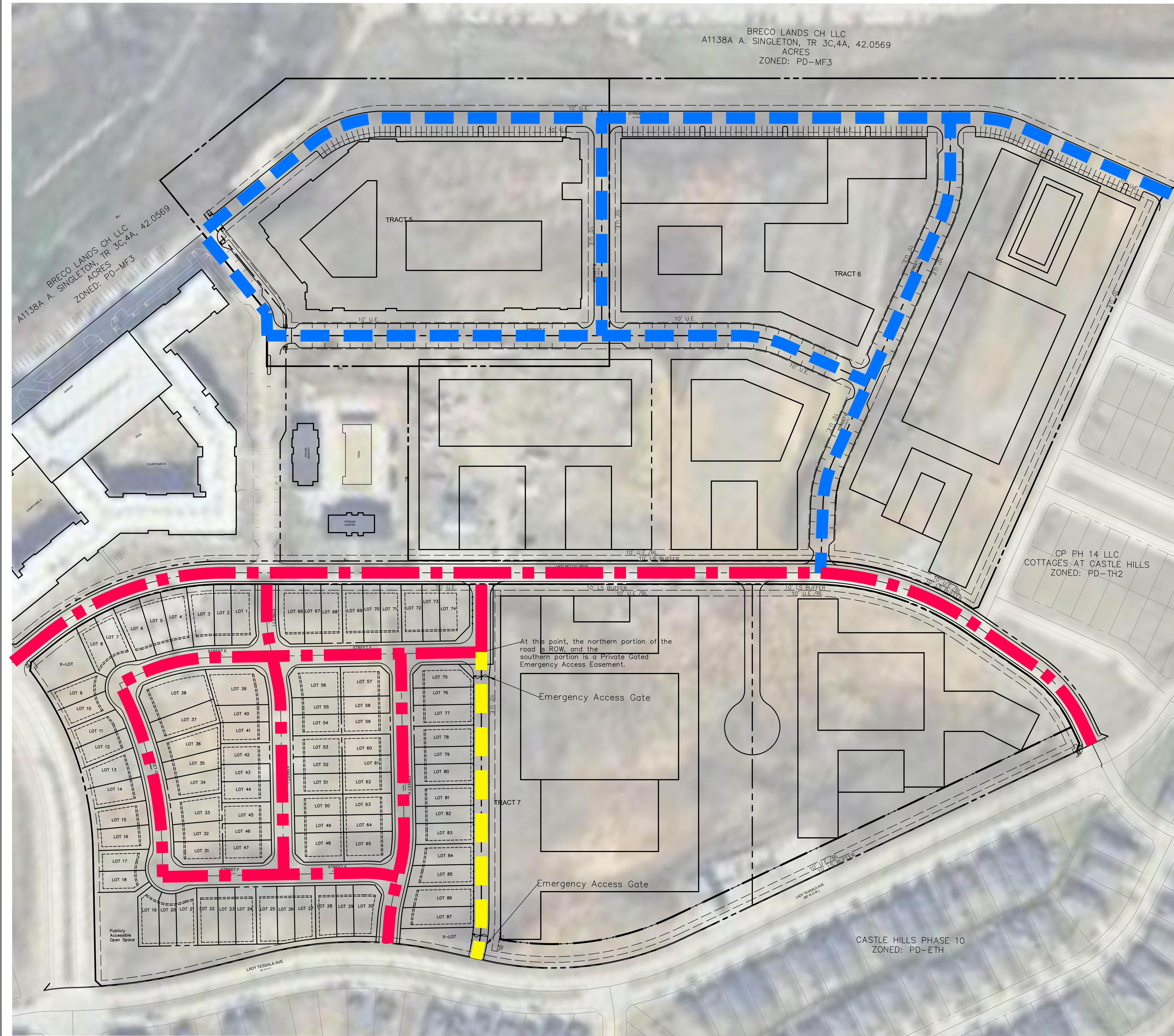
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CARA	CARA	CARA
CARA	CARA	CARA
CARA	CARA	CARA
CARA	CARA	CARA
CARA	CARA	CARA

PLAN INFORMATION

PROJECT NO.	CARA
FILENAME	RL23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	250 SCALE
DATE	4/5/2024
SHEET	

DP

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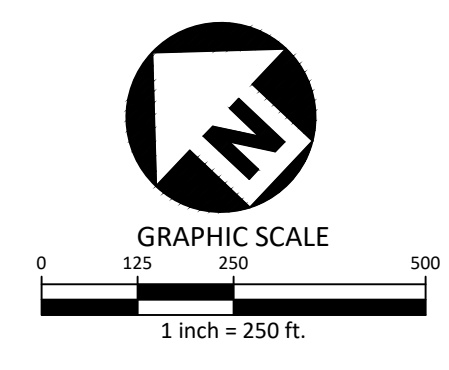


BRECO LANDS CH LLC
A1138A A. SINGLETON, TR 3C,4A, 42.0569
ACRES
ZONED: PD-MF3

BRECO LANDS CH LLC
A1138A A. SINGLETON, TR 3C,4A, 42.0569
ACRES
ZONED: PD-MF3

CP PH 14 LLC
COTTAGES AT CASTLE HILLS
ZONED: PD-TH2

CASTLE HILLS PHASE 10
ZONED: PD-ETH



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Bright Town Homes
Exhibit 5B Concept Plan Page 3 of 4
Street and Circulation Exhibit
50.562 ACRES
in the A. SINGLETON SURVEY, ABSTRACT
NO. 1138
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

STREET CLASSIFICATION

- Right-Of-Way
- Mutual Access Easement
- Emergency Access Easement

REVISIONS

NO.	DATE	DESCRIPTION
CARA	CARA	
CARA	CARA	
CARA	CARA	
CARA	CARA	
CARA	CARA	
CARA	CARA	
CARA	CARA	

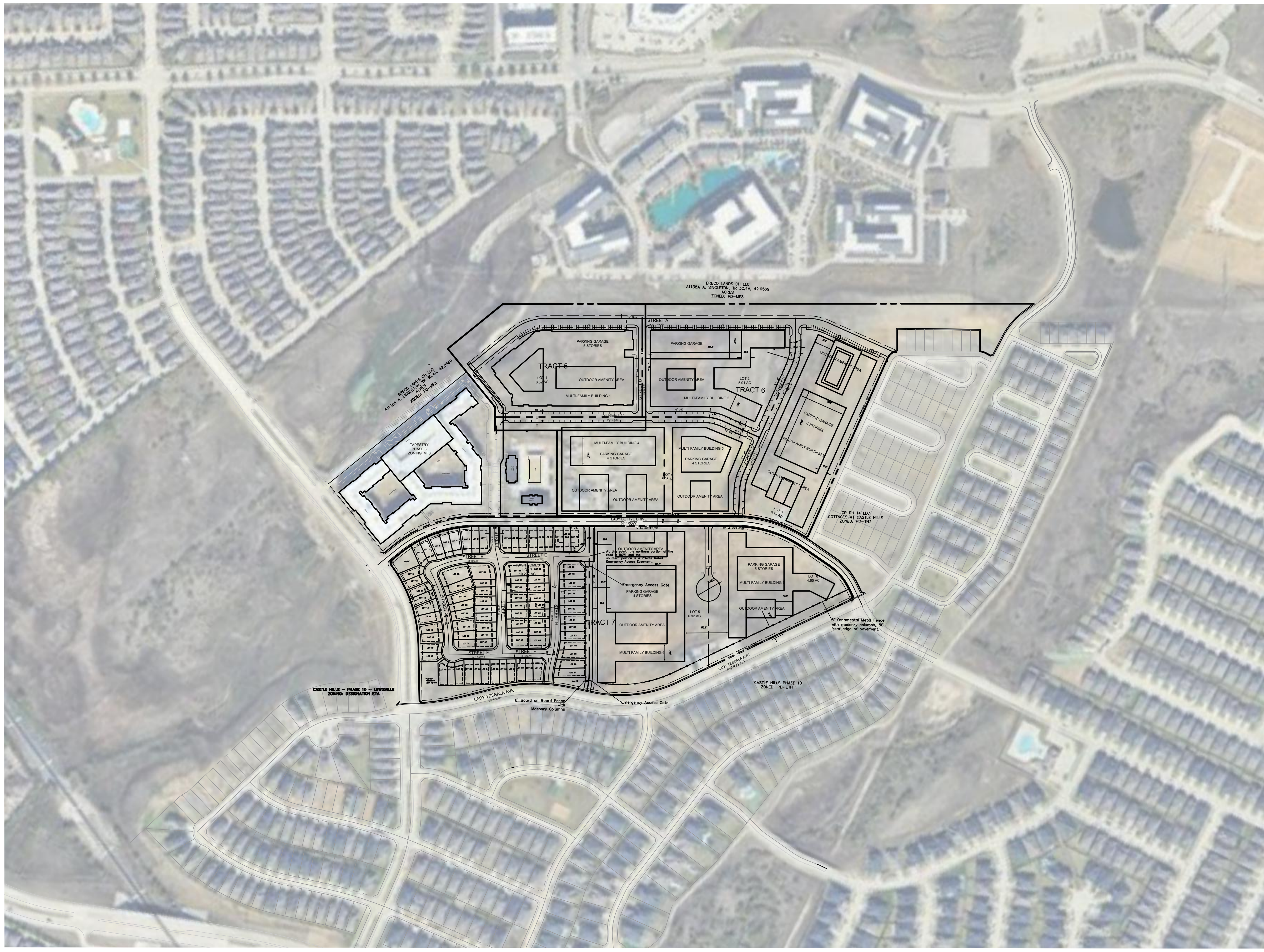
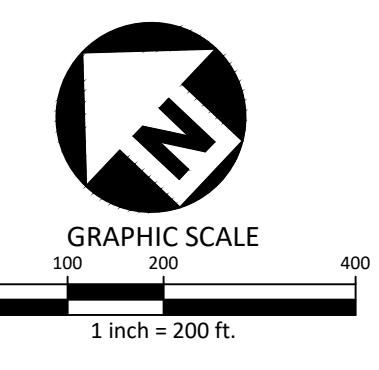
PLAN INFORMATION

PROJECT NO.	CARA
FILENAME	RL23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	80 SCALE
DATE	4/5/2024

SHEET

DP

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Notes:

1. There shall be a minimum 50-foot building setback from the north back of curb of Lady Tessala to any Multifamily Building. This 50-foot setback area shall be maintained as publicly accessible open space.
2. a. Along the minimum 50-foot setback line shall be an tubular steel fence with masonry columns that is minimum 70% open. Large evergreen shrubs may be planted on the inside of the fence if privacy and screening is desired by the multifamily development. There shall be no gate for pedestrian pass through in the fence along Lady Tessala. The fence shall continue and connect the emergency access gate and tonwhomes fence to discourage apartment residents from parking on Lady Tessala.
b. Within the minimum 50-foot setback area that shall be maintained as publicly accessible open space shall be: a meandering 6-foot-wide sidewalk, a double row of shade trees with each row planted at 40-feet on center and staggered rows, berms no less than 3 feet in height, a bench and trash receptacle every 300 feet. Shade trees shall be a minimum of 4" caliper at time of planting.
3. Multifamily buildings between Lady Tessala and Lady Bettye shall be a maximum of 4 stories tall.
4. The fence along Lady Tessala for the town home community shall be stone columns with minimum 6-foot-tall wood board on board fences with cap.
5. The six-foot-wide sidewalk shall continue on the north side of Lady Tessala west to the publicly accessible open space of the northeast corner of Lade Tessala and Essex.

Town Home Detail



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Bright Town Homes
Exhibit 5B Concept Plan Page 2 of 4
Details
50.562 ACRES
in the A. SINGLETON SURVEY, ABSTRACT NO. 1138
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO.	BRL23003
FILENAME	BRL23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	200 SCALE
DATE	9/12/2024

DP



EXHIBIT 4

POST CASTLE HILLS PD - OPEN SPACE

Exhibit 5B Concept Plan Page 4 of 4, Realm Open Space

- PARK DEDICATION (8.57 ac.)
- OPEN SPACE (COMMON AREA) (73.10 ac.)
- HIKE AND BIKE TRAIL

POST CASTLE HILLS PD - OPEN SPACE
DISCOVERY AT THE REALM

Castle Hills
Denton County, Texas

