



LINE	BEARING	DISTANCE
L1	N 88°43'26" E	6.11'
L2	S 00°43'01" E	125.78'
L3	N 89°57'59" E	34.91'
L4	S 00°39'46" W	133.71'
L5	S 44°20'14" W	24.02'
L6	S 89°20'05" W	17.93'
L7	N 00°38'24" W	20.00'
L8	N 89°20'05" E	9.64'
L9	N 44°20'14" E	7.54'
L10	N 00°39'46" W	95.60'
L11	S 89°57'59" W	15.00'
L12	N 00°47'28" W	30.00'
L13	N 89°20'14" E	117.59'
L14	S 00°39'46" W	15.00'
L15	S 89°20'14" W	117.59'
L16	N 00°39'46" W	15.00'

- LEGEND**
- P.O.B. = POINT OF BEGINNING
 - O.R.D.C.T. = OFFICIAL RECORDS DENTON COUNTY, TEXAS
 - DOC. NO. = INSTRUMENT NUMBER
 - VOL. = VOLUME
 - P.C. = PACE
 - CRIF = CAPPED IRON ROD SET
 - CRFF = CAPPED IRON ROD FOUND
 - ASC = ADAMS SURVEYING COMPANY LLC
 - ESMT = EASEMENT
 - M.A.E. = MUTUAL ACCESS EASEMENT
 - M.A.D.W.A.S.S.E. = MUTUAL ACCESS, DRAINAGE, WATER & SANITARY SEWER EASEMENT
 - U.S.A.E.L. = UTILITY, SIDEWALK AND LANDSCAPE EASEMENT
 - S.D.A.P.E. = STREET, DRAINAGE AND PEDESTRIAN EASEMENT
- NOTES**
- LOTS 5X AND 7X ARE FOR DETENTION AND WILL BE DESIGNED AS A PUBLICLY ACCESSIBLE OPEN SPACE LOT.
 - AN IRREVOCABLE PUBLIC ACCESS EASEMENT IS ESTABLISHED OVER THE ENTIRETY OF LOT 5X AND LOT 7X BY THIS PLAT.
 - THE LANDSCAPE, HARDSCAPE, AND FOUNTAINS ON LOTS 5X AND 7X SHALL BE PRIVATELY MAINTAINED BY THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION ESTABLISHED FOR THIS SUBDIVISION. SHOULD THE COMMERCIAL PROPERTY OWNER'S ASSOCIATION NOT BE ABLE TO MAINTAIN, FOR ANY REASON, THEN MAINTENANCE RESPONSIBILITY SHALL GO TO THE CASTLE HILLS MASTER ASSOCIATION.
 - LOTS 5X AND 7X ARE DRAINAGE AND UTILITY EASEMENTS IN THEIR ENTIRETY.
 - ALL EASEMENT INFORMATION SHOWN HEREON ARE PER CROWN CENTRE TRACT A, PHASE I ADDITION LOTS 4, 5X, 6, 7X AND 9, BLOCK A, AS RECORDED IN INSTRUMENT NUMBER 20210928200698, O.P.R.D.C.T.

RESIDENTIAL SUMMARY TABLE

- MF-3 ZONING
- MIN. DWELLING SIZE: 500 SF
- AVG. DWELLING SIZE: 750 SF
- MAX. DWELLING UNITS: 300
- HEIGHT: MAX. 5 STORIES
- PARKING: MIN. 80% OF PROVIDED PARKING MUST BE IN A PARKING STRUCTURE.
- MUST BE PART OF AND GOVERNED BY THE CASTLE HILLS COMMERCIAL ASSOCIATION

Update with MU requirements within the Castle Hills Planned Development District Standards. Crown Centre Subdistrict.

Update title block. See Page 2.

REPLAT

CROWN CENTRE TRACT A PHASE I ADDITION
 LOTS 4, 5X, 6, 7X and 9, BLOCK A

11,515 ACRES / 501,605 SQ. FT.
 (ZONING DESIGNATION: MF-3 AND GB-2)
 SAMUEL H. HAYDEN SURVEY SURVEY, ABSTRACT NO. 537
 J.E. McWHORTER SURVEY SURVEY, ABSTRACT NO. 1690
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

PAGE 1 OF 2
 FEBRUARY 07, 2022

ADAMS SURVEYING COMPANY, L.L.C.
 1475 Richardson Drive, Suite 255
 Richardson, Texas 75080
 Contact: Paul Hubert
 Phone: (469) 317-0250

OWNER
 CRP/TRC Crown Centre Owner LP
 4400 State Highway 121, Suite 900
 Lewisville, Texas, 75056
 Phone: 972.410-6600

OWNER
 BRECO LANDS CH, LLC
 4400 State Highway 121, Suite 900
 Lewisville, Texas, 75056
 Phone: 972.410-6600

ENGINEER
 LandDesign Engineering
 5301 Alpha Road, Suite 24
 Dallas, Texas 75240
 Contact: Brian Denny, P.E.
 Phone: (214) 785-6006

OWNER
 BILLY J. MYERS
 VOL. 4067, PS. 1386
 O.R.D.C.T.
 ZONING: L1

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 DOC. No. 2013-301
 P.R.D.C.T.
 ZONING: LC

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 LOT 4, BLOCK A
 2,554 ACRES
 228,878 SQ. FT.
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 OWNER LP
 DOC. No. XXXX-XXXXXX
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 ZONING DESIGNATION: MF-3

OWNER
 LOT 5X, BLOCK A
 1,165 ACRES
 50,728 SQ. FT.
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 ZONING DESIGNATION: GB-2

OWNER
 TRACT TCE 176
 UNRECORDED TEMP.
 CONSTRUCTION ESMT.

OWNER
 LOT 1, BLOCK A
 MIDWAY PUMP STATION
 DOC. No. 2009-126
 O.R.D.C.T.
 ZONING: PU

OWNER
 LOT 1, BLOCK A
 FIRE STATION No. 6
 DOC. No. 2000-15296
 O.R.D.C.T.
 ZONING: PU

OWNER
 LOT 1, BLOCK A
 121 / 544 ADDITION
 DOC. No. 2013-301
 P.R.D.C.T.
 ZONING: LC

OWNER
 LOT 4, BLOCK A
 2,554 ACRES
 228,878 SQ. FT.
 CRP/TRC CROWN CENTRE
 OWNER LP
 DOC. No. XXXX-XXXXXX
 O.R.D.C.T.
 ZONING DESIGNATION: MF-3

OWNER
 LOT 5X, BLOCK A
 1,165 ACRES

STATE OF TEXAS }
COUNTY OF DENTON }

OWNER'S CERTIFICATE

Add document # Per
Sec. 6-72.(9)

WHEREAS BRECO LANDS CH LLC and TRG CROWN CENTRE OWNER LP are the owner of a 11.515 acre tract of land located in the Samuel H. Hayden Survey, Abstract No. 537, Denton County, Texas, being part of that call 38.869 acre tract described as Tract A in a Special Warranty Deed to BRECO Lands CH, LLC, as recorded in Document No. 2006-153339, Official Records Denton County, Texas (O.R.D.C.T.) and described in a Deed to TRG CROWN CENTRE OWNER LP as recorded in Document No. _____, Official Records Denton County, Texas (O.R.D.C.T.); said 11.515 acres being ~~more particularly~~ ^{more particularly} described as follows:

BEGINNING at a found 5/8-inch capped iron rod stamped 'ADAMS SURVEYING COMPANY LLC' (hereafter referred to as ASC), being the northeast corner of Lot 3, Block A, 121 / 544 Addition, an Addition to Denton County as recorded in Document No. 2018-206, O.R.D.C.T. and being on the south right of way line for State Highway 121 (variable right of way);

THENCE NORTH 81 degrees 07 minutes 43 seconds EAST with said south right of way line for State Highway 121, a distance of 343.59 feet, to a found 5/8-inch capped iron rod stamped 'ASC';

THENCE SOUTH 08 degrees 52 minutes 53 seconds EAST leaving said south right of way line for State Highway 121, a distance of 188.63 feet, to a found 5/8-inch capped iron rod stamped 'ASC';

THENCE SOUTH 12 degrees 09 minutes 19 seconds EAST, a distance of 409.57 feet, to a found 5/8-inch capped iron rod stamped 'ASC';

THENCE NORTH 88 degrees 43 minutes 26 seconds EAST, a distance of 6.11 feet, to a found 5/8-inch capped iron rod stamped 'ASC';

THENCE NORTH 81 degrees 07 minutes 42 seconds EAST, a distance of 295.89 feet, to a found 5/8-inch capped iron rod stamped 'ASC';

THENCE SOUTH 16 degrees 03 minutes 38 seconds EAST, a distance of 268.29 feet, to a found 5/8-inch capped iron rod stamped 'ASC';

THENCE SOUTH 00 degrees 43 minutes 01 seconds EAST a distance of 125.78 feet, to a found 5/8-inch capped iron rod stamped 'ASC' on the northerly right of way line for Midway Road (variable Right of Way), for the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right, having a central angle of 01 degree 03 minutes 26 seconds, a radius of 670.00 feet, an arc length of 12.36 feet, and a chord of SOUTH 88 degrees 48 minutes 31 seconds WEST, 12.36 feet to a found 5/8-inch capped iron rod stamped 'ASC';

THENCE SOUTH 89 degrees 20 minutes 14 seconds WEST, a distance of 806.60 feet to a found 5/8-inch capped iron rod stamped 'ASC' for the southeast corner of the aforesaid Lot 3, Block A, 121 / 544 Addition;

THENCE North 00 degrees 39 minutes 46 seconds West leaving said right of way and with the east line of said Lot 3, a distance of 881.23 feet to the POINT OF BEGINNING, and containing 11.515 acres (501,605 square feet) of land, more or less.

OWNER'S CERTIFICATE OF DEDICATION

Now therefore, know all men by these presents: That BRECO LANDS CH, LLC & CRP / TRG CROWN CENTRE OWNER LP, the undersigned authority, do/does hereby adopt this plat designating the herein above described property as CROWN CENTRE TRACT A PHASE I ADDITION, LOTS 4, 5X, 6, 7X and 9, BLOCK A, an Addition to the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown herein; and does 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 or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its 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, fire hydrant valves, water meters, meter boxes, and other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Lewisville for the purposes of ~~constructing, reconstructing, inspecting, and maintaining the above named appurtenances.~~ ^{adding street lights per Sec. 6-72.(24)}

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 developed subject to the building lines shown on the plat.

By: CRP/TRG Crown Centre GP, L.L.C.,
its general partner

Adam Brown, Vice President

STATE OF TEXAS }
COUNTY OF DENTON }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Christopher R. Bright, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2022.

My commission expires:

Notary Public, State of Texas

By: BRECO LANDS CH, LLC
a Texas limited liability company

Christopher R. Bright, Chief Executive Officer

STATE OF TEXAS }
COUNTY OF DENTON }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Christopher R. Bright, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2022.

My commission expires:

Notary Public, State of Texas

LIEN HOLDER'S SUBORDINATION AGREEMENT

The lien holder or mortgagee concurs with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Dedication.

Simmons Bank
an Arkansas state bank

By: _____
Name: _____
Title: _____

STATE OF TEXAS }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2022.

My commission expires:

Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, Paul Hubert, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation; evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveying, the City of Lewisville Development Code.

Dated this the _____ day of _____, 2022.

Paul Hubert, Registered Professional Land Surveyor, 1942

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2022.

My commission expires:

Notary Public, State of Texas

The undersigned, the City Secretary of the City of Lewisville, Texas, hereby certifies that the foregoing final plat of the CROWN CENTRE TRACT A PHASE I ADDITION, LOTS 4, 5X, 6, 7X and 9, BLOCK A, to the City of Lewisville was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the ____ day of _____, 2021, 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 and set forth in and upon said plat, and said body further authorized the acceptance thereof by signing as herein before subscribed in the capacity stated.

Witness my hand this _____ day of _____, 2022.

Julie Worster, City Secretary
City of Lewisville, Texas

All Variances (if any) from the General Development Ordinance Approved by City Council.

Mary Ellen Miksa, Chairman, Planning & Zoning Commission
City of Lewisville, Texas

Date

Update Title Block on both pages with the required information. Sec. 6-72. (1)

FINAL PLAT
NAME OF THE ADDITION
LIST OF ALL LOTS & BLOCKS & PHASES
TOTAL ACRES
ZONING
OWNER & BUILDER OF
NAME OF THE ADDITION
LOT(S) & BLOCK(S) & PHASE(S)
PLAT INFORMATION
SURVEY ABSTRACT NUMBER(S)

REPLAT
CROWN CENTRE TRACT A
PHASE I ADDITION
LOTS 4, 5X, 6, 7X and 9, BLOCK A
11.515 ACRES / 501,605 SQ. FT.
(ZONING DESIGNATION: MF-3 AND GB-2)
SAMUEL H. HAYDEN SURVEY SURVEY, ABSTRACT NO. 537
J.E. McWHORTER SURVEY SURVEY, ABSTRACT NO. 1690
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
PAGE 2 OF 2
FEBRUARY 07, 2022

Required sheet size for both pages 22" x 34".
Sec. 6-72 (5)

OWNER
CRP/TRG Crown Centre Owner LP
4400 State Highway 121, Suite 900
Lewisville Texas, 75056
Phone: 972.410-6600

OWNER
BRECO LANDS CH LLC
4400 State Highway 121, Suite 900
Lewisville Texas, 75056
Phone: 972.410-6600

ENGINEER
LandDesign Engineering
5301 Alpha Road, Suite 24
Dallas, Texas 75240
Contact: Brian Daniels, P.E.
Phone: (214) 785-6006

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, Texas 75080
Contact: Paul Hubert
Phone: (469) 317-0250



TPELS Firm Registration No. 1017500

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