


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

1. The City of Lewisville and the developer will work together on preparation of an overall TIA for the Realm Subdistrict to be compiled no longer than 1 year (10/21/2025) from the approval of the concept plan.

1.1. To the extent that public improvements are required in the future based on the TIA, public money will be available to cover the costs of these future improvements. If the TIA indicates decelerations or turn lanes are required those may be placed in easements granted by the landowner in lieu of right of way dedication.

2. The City of Lewisville and the developer will work together on preparation of an overall Wastewater and Drainage Study for the Realm Subdistrict to be compiled no longer than 5 years (10/21/2029) from the approval of the concept plan.

2.1. To the extent that public improvements are required in the future based on the Wastewater and Drainage Study, public money will be available to cover the costs of these future improvements. If the wastewater and/or drainage study indicates improvements then those may be placed in easements granted to the landowner in lieu of right of way dedication.

3. For future multifamily projects in the Realm Subdistrict the buildings will have a required setback of no less than 10' from all property lines. Reconfiguration of building footprints is allowed so long as the 10' setback is provided.

4. No structure in the Multifamily-3 area will exceed 6 stories in height.

Bright Town Homes
Exhibit 5B Concept Plan, Page 1 of 4,
Overall Plan
50.562 ACRES
in the A. SINGLETON SURVEY, ABSTRACT
NO. 1138
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

REVISIONS

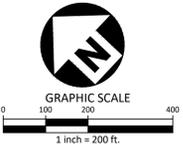
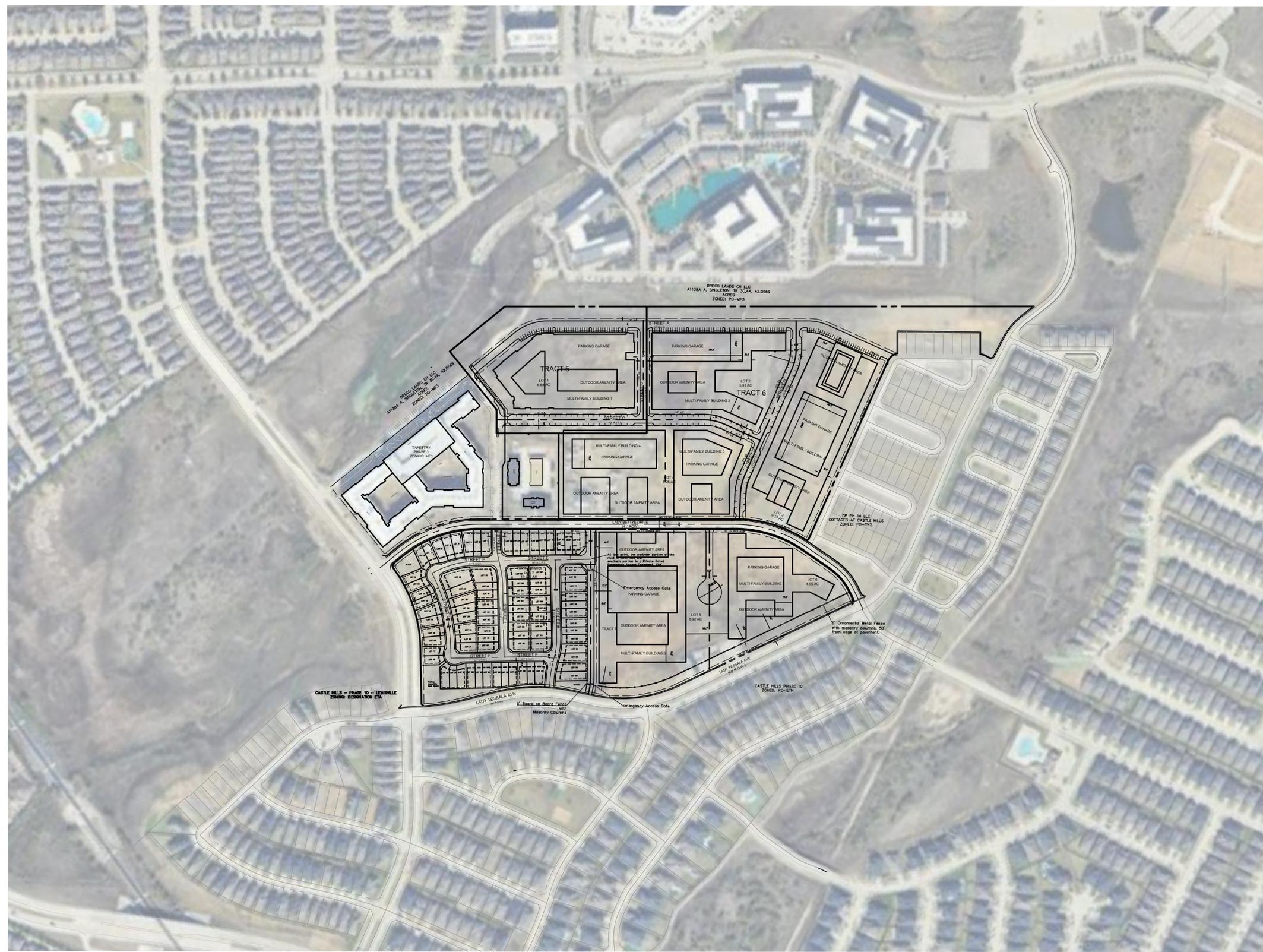
NO.	DATE	DESCRIPTION
CARA	CARA	

PLAN INFORMATION

PROJECT NO.	CARA
FILENAME	RL23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	200 SCALE
DATE	4/5/2024
SHEET	

DP

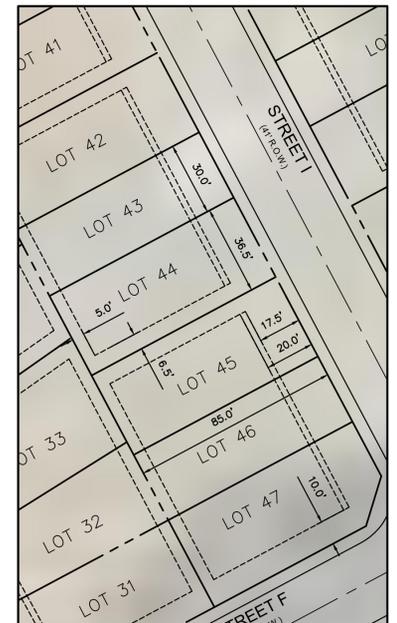
Z:\Draw\Projects\BRL\BRL23003\04-Production\Planning\CAD\Drawings\Planning and Landmarks\BRL23003 - Bright Town Homes - Zoning Base.dwg, 2024/09/12 11:53:44 AM, Patricia Pant



Notes:

1. Improvements to be provided as part of future multifamily development between Tessala and Lady Bettye.
 - 1.1. Wrought iron fence with stone columns every 20', 6' in height, and a minimum of 50' behind the existing curb of Lady Tessala. The 50' area between the curb and fence shall be maintained as publicly accessible open space.
 - 1.2. A 6' meandering sidewalk.
 - 1.3. 4" Caliper trees at 40' on center.
 - 1.4. Benches and trash receptacles every 300'.
 - 1.5. The multifamily buildings shall be set back an additional 10' from the wrought iron fence along Lady Tessala.
 - 1.6. The height of the Multifamily buildings shall not exceed 4 stories 100' from the existing curb of Lady Tessala.
 - 1.7. 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 townhouse fence to discourage apartment residents from parking on Lady Tessala.
 - 1.8. A double row of shade trees with each row planted at 40-foot 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.

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

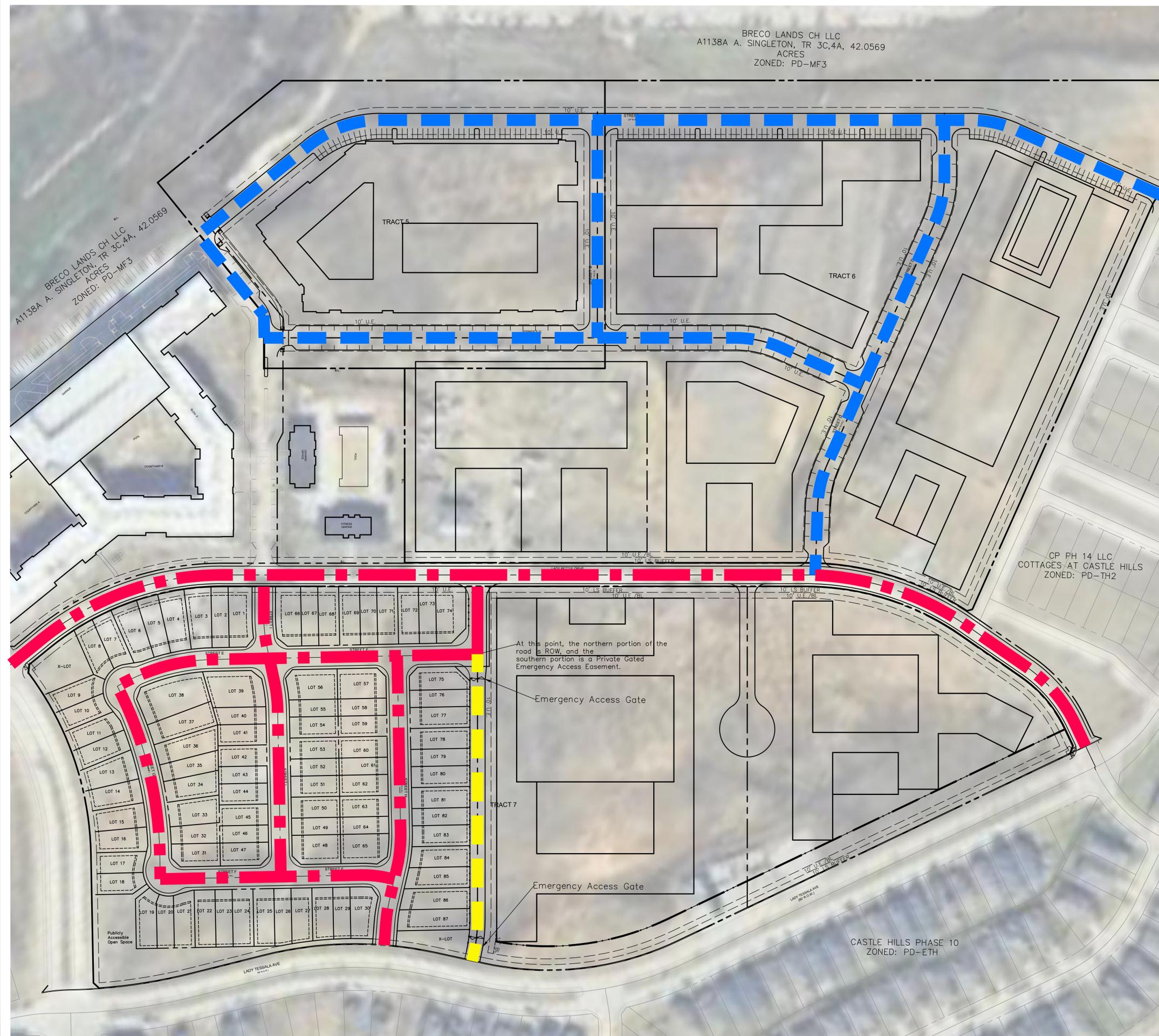
REVISIONS

NO.	DATE	DESCRIPTION

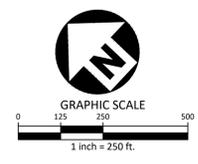
PLAN INFORMATION

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

DP



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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	

PLAN INFORMATION

PROJECT NO.	CARA
FILENAME	BRL23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	80 SCALE
DATE	4/5/2024

SHEET

DP



This open space/trail area, to be built by others, may be relocated during the Engineering Site Plan process.

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

