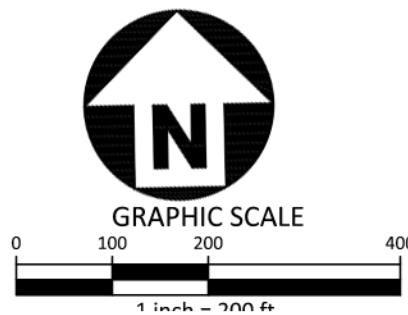
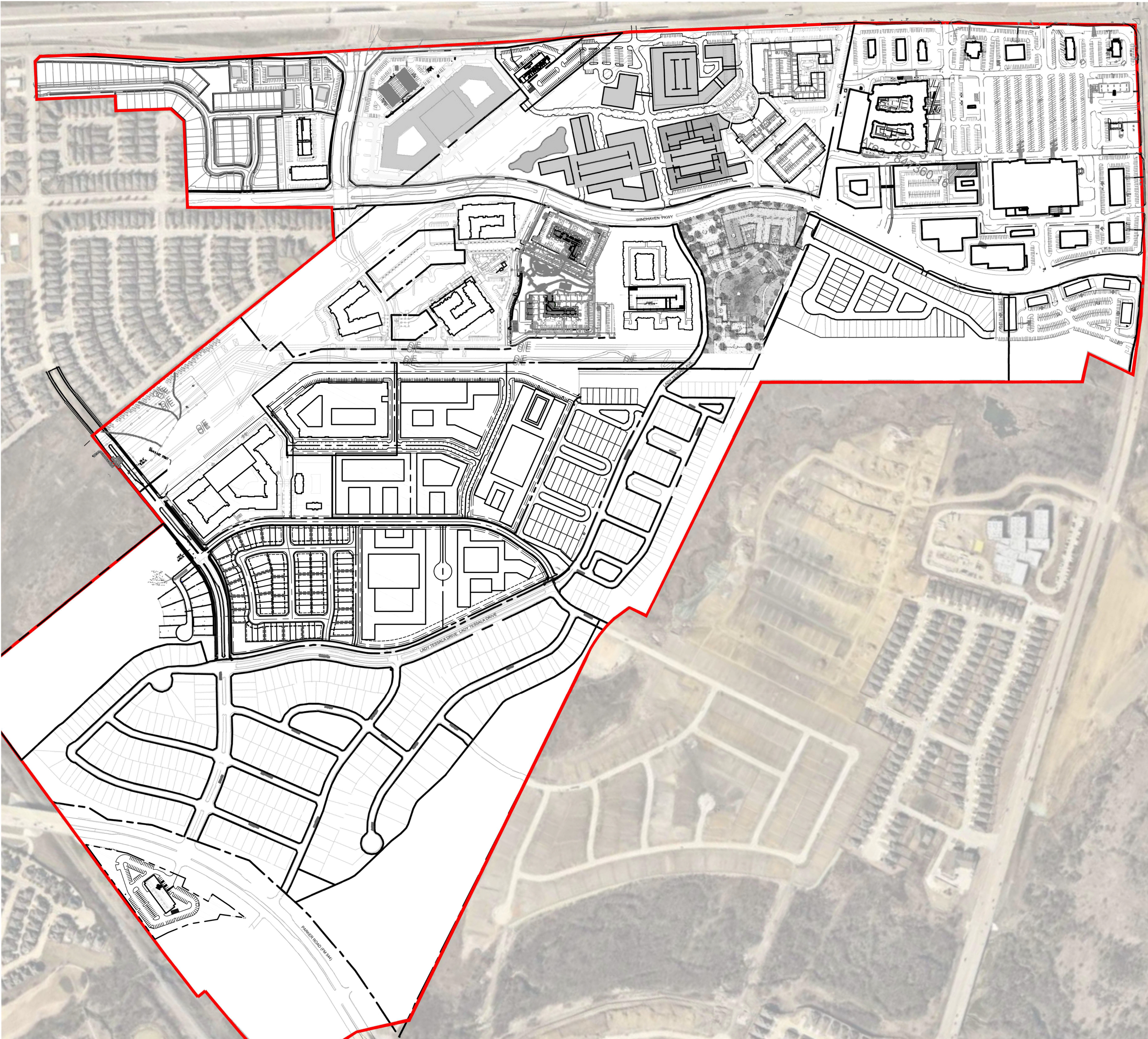




1. The City of Lewisville and the developer will work together on preparation of an overall TIA for the Realm Subdistrict to be compiled no longer than 1 year (11/04/25) from the approval of the concept plan.



McAdams
The John R. McAdams Company, Inc.
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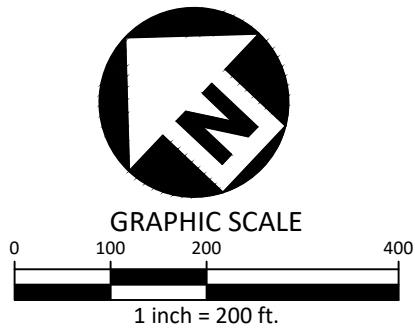
CLIENT
BRIGHT REALTY
4400 STATE HIGHWAY 121, SUITE 900
LEWISVILLE, TEXAS 75056

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

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	BRL24004
FILENAME	BRL24004 - BRIGHT - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	200 SCALE
DATE	02/20/2025
SHEET	

DP



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. The multifamily buildings shall be set back an additional 10' from the wrought iron fence along Lady Tessala.
 - 1.4. The height of the Multifamily buildings shall not exceed 4 stories 100' from the existing curb of Lady Tessala.
 - 1.5. 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.
 - 1.6. 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.
2. For future multifamily projects in the Multifamily—3 area within Subarea 2 of The Realm Subdistrict, the buildings will have a required setback of no less than 10 feet from all property lines. Reconfiguration of building footprints is allowed so long as the 10—foot setback is provided and the requirement of Section V (C) of this Planned Development are met.
3. No structure in the Multifamily—3 area within Subarea 2 of the Realm Subdistrict will exceed 6 stories in height.

LOT 41

LOT 42

LOT 43

LOT 44

LOT 45

LOT 46

LOT 47

LOT 31

LOT 32

LOT 33

STREET I
(64' R.O.W.)

STREET F
(64' R.O.W.)

30.0'

36.5'

50.0'

65.0'

85.0'

100.0'

17.5'

20.0'



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BRIGHT REALTY
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LEWISVILLE, TEXAS 75056

Bright Town Homes
Exhibit 5B Concept Plan Page 2 of 4

Details

50.562 ACRES

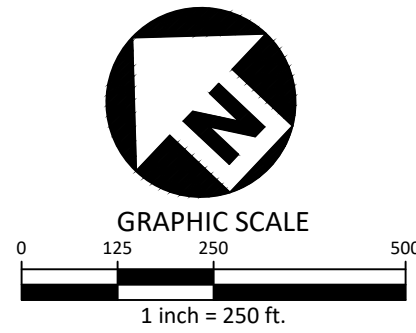
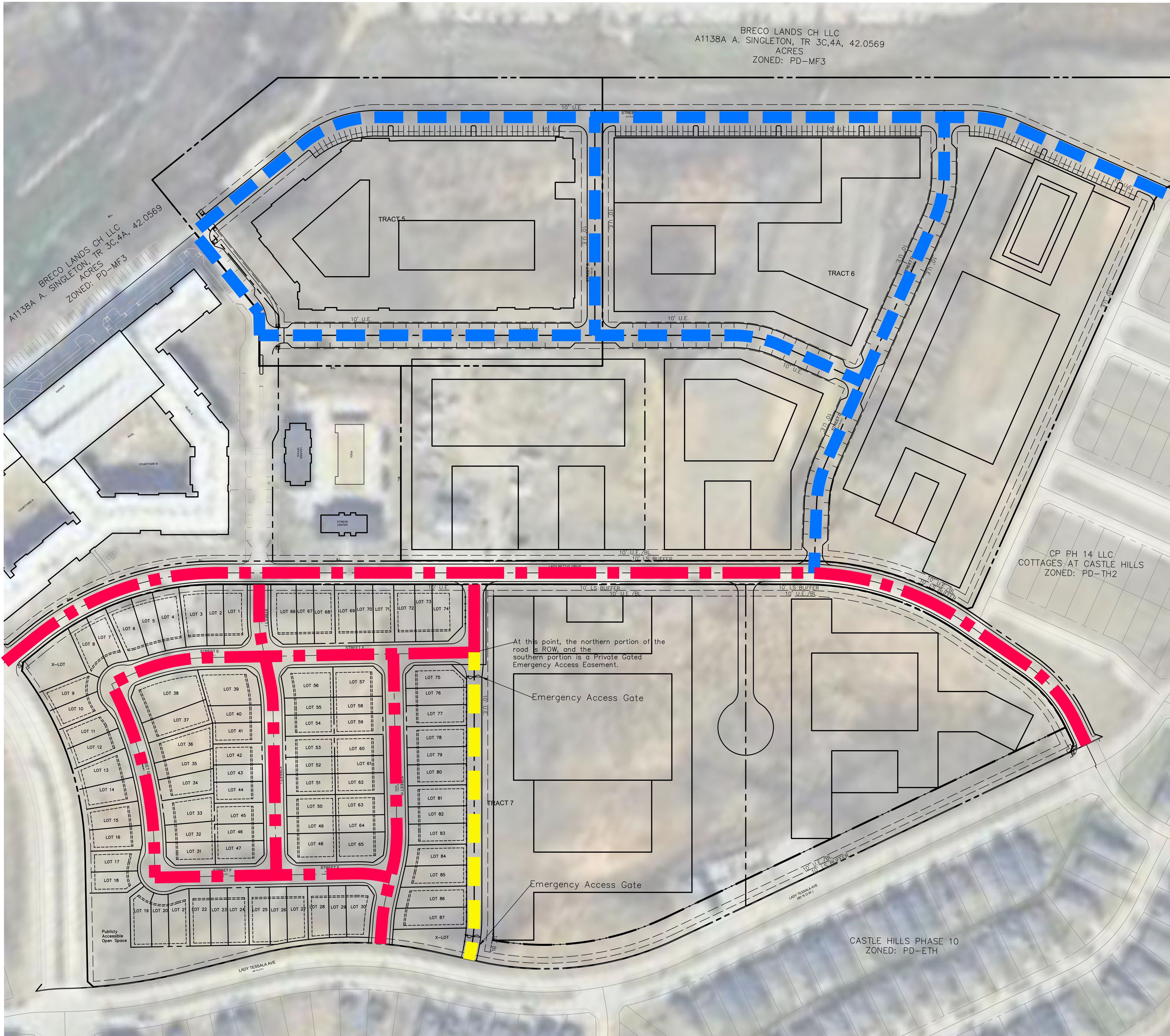
in the A. SINGLETON SURVEY, ABSTRACT
 NO. 1138

CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

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

Z:\Drawings\Projects\BRL\23003\04-Production\Planning\CD\Zoning\BRL23003 - Bright Town Homes - Zoning Base.dwg, 9/2/2024 8:41:28 AM, Patricia Ford



McADAMS

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BRIGHT REALTY
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LEWISVILLE, TEXAS 75056

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

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



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