

LEGAL DESCRIPTION  
10.207 Acres  
Part of Tract H1  
Breco Lands CH, LLC

**BEING** all that certain lot, tract, or parcel of land, situated in the Amos Singleton Survey, Abstract Number 1138, Denton County, Texas, and being part of that certain called 198.877 acre tract of land, described as Tract H1, in deed to Castle Hills Property Company, now known as Breco Lands CH, LLC, recorded in Document Number 2006-153340, Real Property Records, Denton County, Texas, being part of that tract of land, described in deed to H.R. Bright, recorded in Volume 5459, Page 45, Deed Records, Denton County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2" capped rebar set stamped "MCADAMS" at the south end of a corner clip at the intersection of the east line of Lady Bettye Drive (41' ROW) and the north line of Essex Drive (80' ROW), as dedicated by plat of Castle Hills, Phase 10, Lewisville Addition Essex Drive Dedication and Bettye Drive Right-of-Way Dedication, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2022-145, Plat Records, Denton County, Texas;

**THENCE** with the south line of said lady Bettye Drive, the following courses and distances:

N 20°10'31" W, a distance of 15.00 feet to a 1/2" capped rebar set stamped "MCADAMS";

N 24°04'43" E, a distance of 46.15 feet to a 1/2" capped rebar set stamped "MCADAMS";

Northeasterly with the arc of a tangent curve to the right, having a radius of 479.50 feet, a central angle of 39°01'58", an arc length of 326.66 feet, and whose chord bears N 43°35'42" E, a distance of 320.38 feet to a 1/2" capped rebar set stamped "MCADAMS";

N 63°06'41" E, a distance of 432.66 feet to a point;

**THENCE** S 26°53'47" E, a distance of 582.41 feet to a point;

THENCE Southeasterly with the arc of a tangent curve to the right, having a radius of 236.50 feet, a central angle of 12°16'24", an arc length of 50.66 feet, and whose chord bears S 20°45'35" E, a distance of 50.56 feet to a point:

THENCE S 14°37'23" E, a distance of 17.04 feet to a point on the north line of Lady Tessala Avenue (80' ROW) as dedicated by plat of Castle Hills, Phase 10, Lewisville Addition, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2019-61, Plat Records, Denton County, Texas;

THENCE with the north line of said Lady Tessala Avenue, the following courses and distances:

S 75°22'37" W, a distance of 52.30 feet to a 1/2" capped rebar set stamped "MCADAMS";

Southwesterly with the arc of a tangent curve to the left, having a radius of 661.00 feet, a central angle of 26°14'50", an arc length of 302.81 feet, and whose chord bears S 62°15'12" W, a distance of 300.16 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 49°07'47" W a distance of 133.14 feet to a 1/2" capped rebar set stamped "MCADAMS";

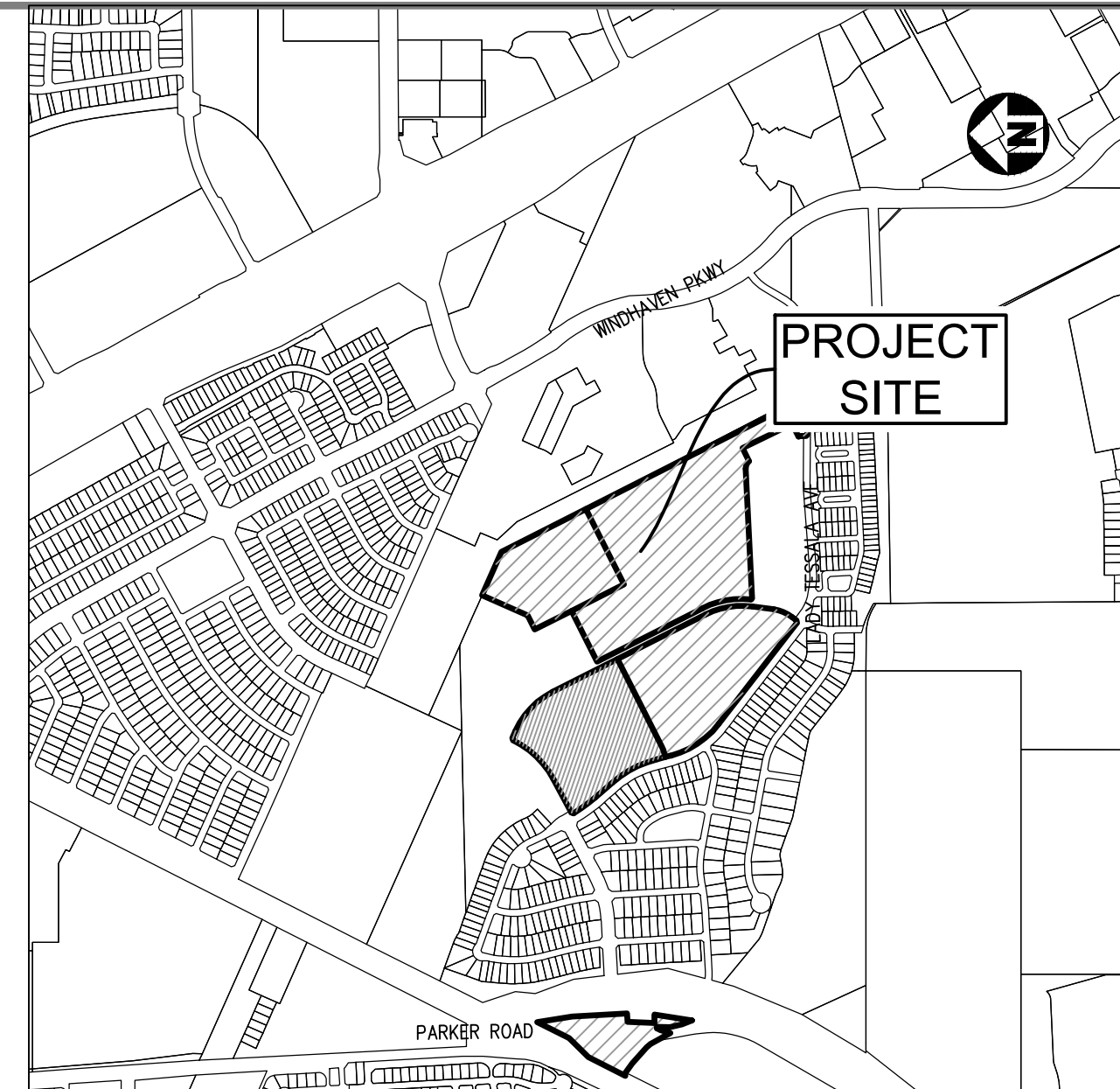
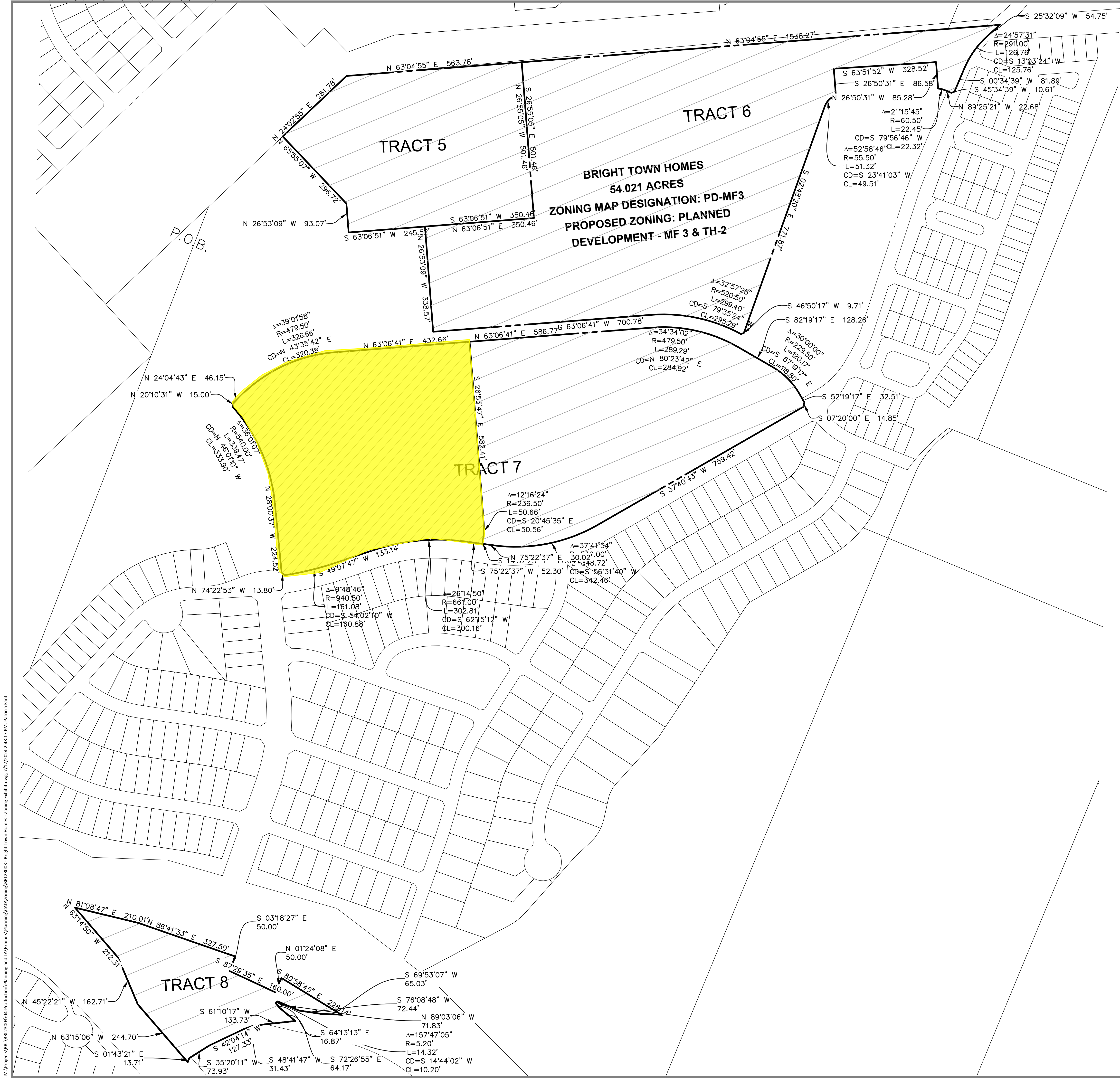
Southwesterly with the arc of a tangent curve to the right, having a radius of 940.50 feet, a central angle of 09°48'46", an arc length of 161.08 feet, and whose chord bears S 54°02'10" W, a distance of 160.88 feet to a 1/2" capped rebar set stamped "MCADAMS" at the southeast end of a corner clip at the intersection of said Lady Tessala Avenue, and said Essex Drive;

THENCE with the northeast line of said Essex Drive, the following courses and distances:

N 74°22'53" W, a distance of 13.80 feet to a 1/2" capped rebar set stamped "MCADAMS";

N 28°00'37" W, a distance of 224.52 feet to a 1/2" capped rebar set stamped "MCADAMS";

Northwesterly with the arc of a tangent curve to the left, having a radius of 540.00 feet, a central angle of 36°01'07", an arc length of 339.47 feet, and whose chord bears N 46°01'10" W, a distance of 333.90 feet to the POINT OF BEGINNING and containing approximately 10.207 acres of land.



VICINITY MAP SCALE 1"=1000'



**McADAMS**  
 The John R. McAdams Company, Inc.  
 4400 State Highway 121, Suite 800  
 Lewisville, Texas 75056  
 phone: 972.436.9712  
 fax: 972.436.9715  
 TBPE: 19762 TBPLS: 10194440  
 www.mcadamsco.com

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

**Bright Town Homes**  
 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.	CARA
FILENAME	04/23/2024 - BRIGHT TOWN HOMES - ZONING EXHIBIT DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	#####
DATE	4/5/2024
<b>SHEET</b>	

