

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.



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

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	
CARA	CARA	
CARA	CARA	
CARA	CARA	
CARA	CARA	
CARA	CARA	

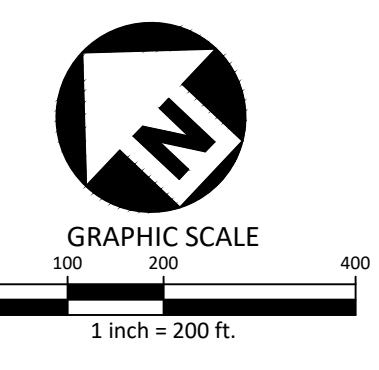
PLAN INFORMATION

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

SHEET

DP

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4400 STATE HIGHWAY 121, SUITE 900
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

- Notes:
- Improvements to be provided as part of future multifamily development between Tessala and Lady Bettye.
 - 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.
 - A 6' meandering sidewalk.
 - The multifamily buildings shall be set back an additional 10' from the wrought iron fence along Lady Tessala. The height of the Multifamily buildings shall not exceed 4 stories 100' from the existing curb of Lady Tessala.
 - 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.
 - A double row of shade trees with each row planted at 40-foot 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.
 - 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. No structure in the Multifamily-3 area within Subarea 2 of the Realm Subdistrict will exceed 6 stories in height.

Town Home Detail



REVISIONS

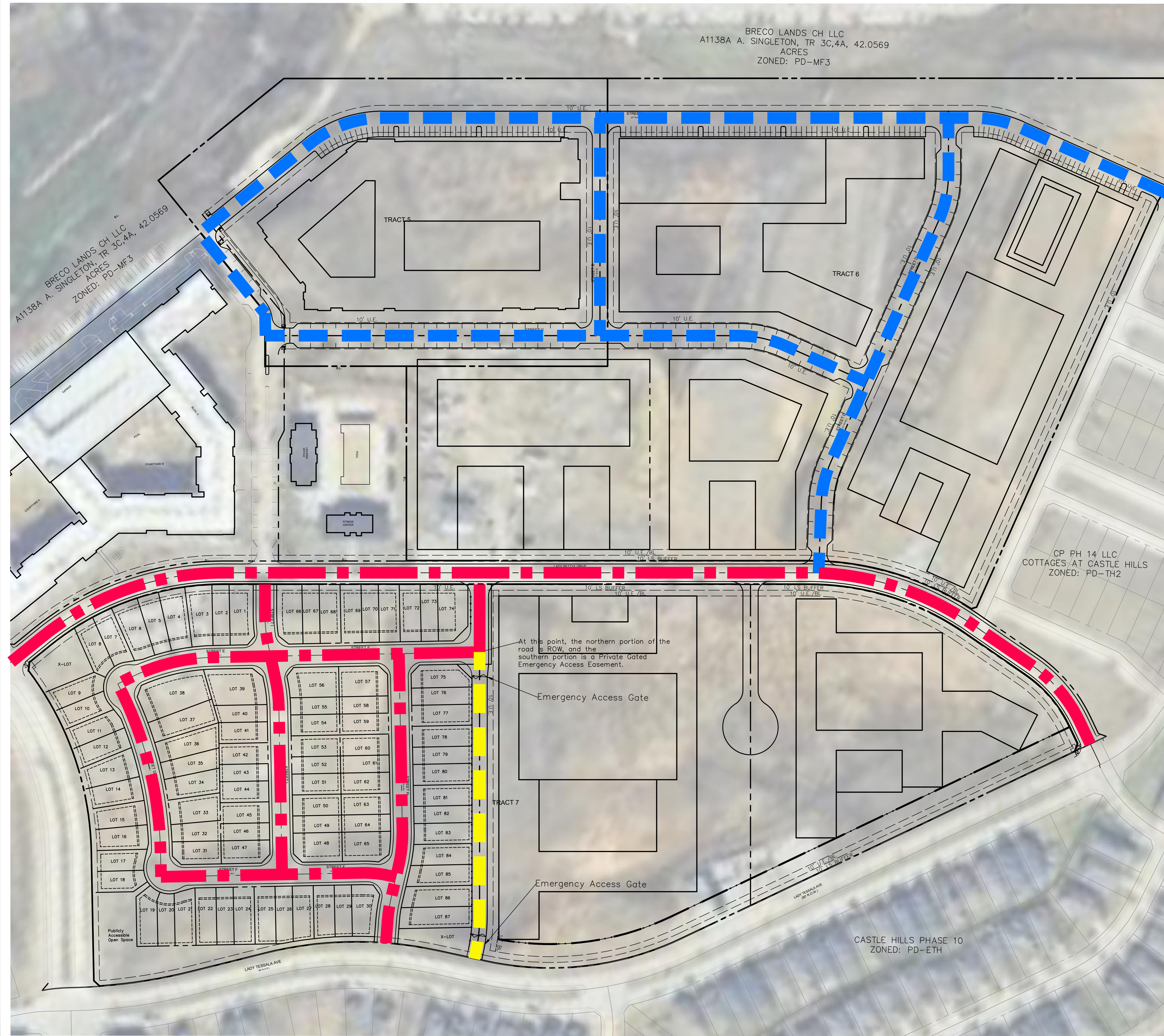
NO.	DATE	DESCRIPTION

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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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

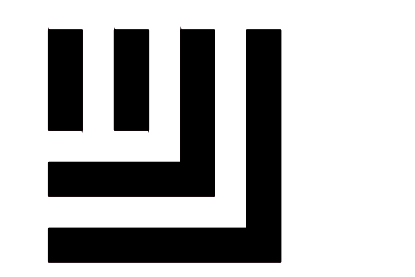
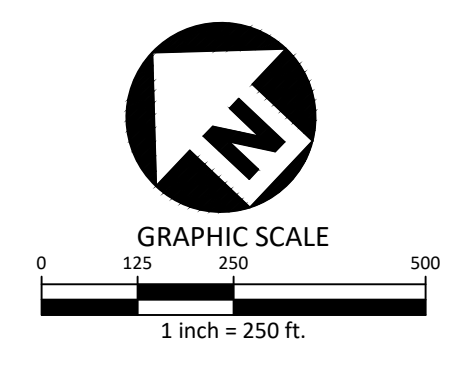
CP PH 14 LLC
COTTAGES AT CASTLE HILLS
ZONED: PD-TH2

CASTLE HILLS PHASE 10
ZONED: PD-ETH

At this point, the northern portion of the road is ROW, and the southern portion is a Private Gated Emergency Access Easement.

Emergency Access Gate

Emergency Access Gate



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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	

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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

