

VICINITY MAP SCALE 1"=1000'

McADAMS

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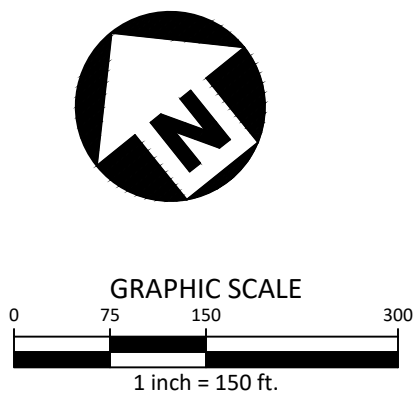
Bright Town Homes
54.021 ACRES
NO. 1138
in the A. SINGLETON SURVEY, ABSTRACT
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

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



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LEGAL DESCRIPTION
TRACT 5
7.667 Acres

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, 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 found stamped "RPLS 4957" at the northwest corner of Lot 1, Block A, Castle Hills, Phase 10, Lewisville Addition, Discovery at the Realm, Phase 3, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2022-146, Plat Records, Denton County, Texas, and being on a northwest line of said Tract H1, and the southeast line of that certain called 111.504 acre tract of land, described as Tract E2, in said deed to Castle Hills Property Company;

THENCE N 24°02'55" E, with the common line of said Tracts H1 and E2, a distance of 281.78 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE N 63°04'55" E, continuing with the common line of said Tracts H1 and E2, a distance of 563.78 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE S 26°55'05" E, a distance of 501.46 feet to a 1/2" capped rebar set stamped "MCADAMS"

THENCE S 63°06'51" W, passing at a distance of 350.46 feet the northeast corner of Lot 2, Block A of said Castle Hills, Phase 10, Lewisville Addition, Discovery at the Realm, Phase 3 addition, from which a 1/2" capped rebar found stamped "RPLS 4857" at the southeast corner thereof, bears S 26°53'09" E, a distance of 338.57 feet, continuing with the north line thereof, a total distance of 595.98 feet to a "+" cut in concrete set at the northwest corner thereof, and being in the east line of said Lot 1;

THENCE with the east line of said Lot 1, the following courses and distances:

N 26°53'09" W, a distance of 93.07 feet to a "+" cut in concrete set;

N 65°55'07" W, a distance of 296.72 feet to the **POINT OF BEGINNING** and containing approximately 7.667 acres of land.

LEGAL DESCRIPTION
TRACT 7
21.997 Acres

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, 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 1019.43 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 34°34'02", an arc length of 289.29 feet, and whose chord bears N 80°23'42" E, a distance of 284.92 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 82°19'17" E, a distance of 128.26 feet to a 1/2" capped rebar set stamped "MCADAMS";

Southeasterly with the arc of a tangent curve to the right, having a radius of 229.50 feet, a central angle of 30°00'00", an arc length of 120.17 feet, and whose chord bears S 67°19'17" E, a distance of 118.80 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 52°19'17" E, a distance of 32.51 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 07°20'00" E, a distance of 14.85 feet to a 1/2" capped rebar set stamped "MCADAMS" 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 37°40'43" W, a distance of 759.42 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 530.00 feet, a central angle of 37°41'54", an arc length of 348.72 feet, and whose chord bears S 56°31'40" W, a distance of 342.46 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 75°22'37" W, a distance of 86.48 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 21.997 acres of land.

<p>Legal Description Tract 8 3.459 Acres</p> <p>BEING all that certain lot, tract, or parcel of land, situated in the A. Singleton Survey, Abstract Number 1138, City of Lewisville, Denton County, Texas, being all of Lot 2, Block A, Castle Hills H3, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2023-270, Plat Records, Denton County, Texas, and being more particularly described as follows: BEGINNING at a 5/8" capped rebar found, stamped "RPLS 5674" at the westernmost corner of said Lot 2, and being in the south line of Parker Road (FM 544, Variable width ROW); THENCE with the north line of said Lot 2, and the south line of Parker Road the following six (6) calls:</p> <p style="padding-left: 20px;">N 81°08'47" E, a distance of 210.01 feet to a 5/8" capped rebar found, stamped "RPLS 5674";</p> <p style="padding-left: 20px;">N 86°41'33" E, a distance of 327.50 feet to a 5/8" capped rebar found, stamped "RPLS 5674"</p> <p style="padding-left: 20px;">S 03°18'27" E, a distance of 50.00 feet to a 5/8" capped rebar found, stamped "RPLS 5674"</p> <p style="padding-left: 20px;">S 87°29'35" E, a distance of 160.00 feet to a 5/8" capped rebar found, stamped "RPLS 5674"</p> <p style="padding-left: 20px;">N 01°24'08" E, a distance of 50.00 feet to a 5/8" capped rebar found, stamped "RPLS 5674"</p>	<p>S 80°58'45" E, a distance of 226.14 feet to the easternmost corner of said Lot 2, same being the northwest corner of Lot 1R, Block A, of said Castle Hills H3 plat;</p> <p>THENCE with the east line of said Lot 2, same being the west line of said Lot 1R the following eleven (11) calls:</p> <p style="padding-left: 20px;">S 69°53'07" W, a distance of 65.03 feet;</p> <p style="padding-left: 20px;">S 76°08'48" W, a distance of 72.44 feet;</p> <p style="padding-left: 20px;">N 89°03'06" W, a distance of 71.83 feet;</p> <p style="padding-left: 20px;">Southwesterly, with the arc of a curve to the left, having a radius of 5.20 feet, a central angle of 157°47'05", and an arc length of 14.32 feet, whose chord bears S 14°44'02" W, 10.20 feet;</p> <p style="padding-left: 20px;">S 64°13'13" E, a distance of 16.87 feet;</p> <p style="padding-left: 20px;">S 72°26'55" E, a distance of 64.17 feet;</p> <p style="padding-left: 20px;">S 61°10'17" W, a distance of 133.73 feet;</p> <p style="padding-left: 20px;">S 48°41'47" W, a distance of 31.43 feet;</p> <p style="padding-left: 20px;">S 42°04'14" W, a distance of 127.33 feet;</p> <p style="padding-left: 20px;">S 35°20'11" W, a distance of 73.93 feet;</p> <p style="padding-left: 20px;">S 01°43'21" E, a distance of 13.71 feet to the southeast corner of said Lot 2, same being the southwest corner of said Lot 1R, and being in the north line of a certain tract of land, described by deed to Gulf, Colorado, and Santa Fe Railway Company, recorded in Volume 440, Page 201, Deed Records, Denton County, Texas;</p> <p>THENCE N 63°15'06" W, with the south line of said Lot 2, and the north line of said Railway tract, a distance of 244.70 feet to a 5/8" capped rebar found, stamped "RPLS 5674";</p> <p>THENCE N 45°22'21" W, with the south line of said Lot 2, a distance of 162.71 feet to a 5/8" capped rebar found, stamped "RPLS 5674"</p> <p>THENCE N 63°14'50" W, with the south line of said Lot 2, a distance of 212.31 feet to the POINT OF BEGINNING and containing approximately 3.459 acres of land.</p>
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LEGAL DESCRIPTION
TRACT 6
20.898 Acres

BEING all that certain lot, tract, or parcel of land, situated in the Amos Singleton Survey, Abstract Number 1138, and the Benjamin Schoonover Survey, Abstract Number 1209, 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, 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 found stamped "RPLS 4857" at the southeast corner of Lot 2, Block A, Castle Hills, Phase 10, Lewisville Addition, Discovery at the Realm, Phase 3, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2022-146, Plat Records, Denton County, Texas, and being on the north line of Lady Bettye Drive (41' 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 N 26°53'09" W, with the east line of said Lot 2, a distance of 338.57 to a 1/2" capped rebar set stamped "MCADAMS" at the northeast corner thereof;

THENCE N 63°06'51" E, a distance of 350.46 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE 26°55'05" W, a distance of 501.46 feet to a 1/2" capped rebar set stamped "MCADAMS" in the north line of said tract H1, and being in a south line of that certain called 111.504 acre tract of land, described as Tract E2, in said deed to Castle Hills Property Company;

THENCE N 63°04'55" E, with the common line of said Tract H1 and E2, a distance of 1538.27 feet to a 1/2" capped rebar set stamped "MCADAMS" on the west line of Lady Tessala Avenue (41' 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 west line of said lady Tessala Avenue the following Courses and distances:

S 25°32'09" W, a distance of 54.75 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 291.00 feet, a central angle of 24°57'31", an arc length of 126.76 feet, and whose chord bears S 13°03'24" W, a distance of 125.76 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 00°34'39" W, a distance of 81.89 feet to a 1/2" capped rebar set stamped "MCADAMS" at the north end of a corner clip at the intersection of said Lady Tessala Avenue, and Kings Court Drive (41' ROW) as dedicated by plat of Cottages at Castle Hills, an addition to the City of Lewisville, according to the plat thereof, recorded in Document Number 2022-144, Plat Records, Denton County, Texas;

THENCE with the north and west lines of said Cottages at Castle Hills Plat, the following courses and distances:

S 45°34'39" W, a distance of 10.61 feet to a "+" cut in concrete set;

N 89°25'21" W, a distance of 22.68 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 60.50 feet, a central angle of 21°15'45", an arc length of 22.45 feet, and whose chord bears S 79°56'46" W, a distance of 22.32 feet to a 1/2" capped rebar found stamped "MCADAMS";

N 26°50'31" W, a distance of 85.28 feet to a "+" set on wall;

S 63°51'52" W, a distance of 328.52 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 26°50'31" E, a distance of 86.58 to a 1/2" capped rebar set stamped "MCADAMS" on the north line of said Kings Court Drive;

Southwesterly with the arc of a curve to the left, having a radius of 55.50 feet, a central angle 52°58'46", an arc length of 51.32 feet, and whose chord bears S 23°41'03" W, a distance of 49.51 feet to a 1/2" capped rebar set stamped "MCADAMS";

S 02°48'20" E, a distance of 771.87 feet to a "+" cut in concrete set;

S 46°50'17" W, a distance of 9.71 feet to a 1/2" capped rebar set stamped "MCADAMS" on the south end of a corner clip at the intersection of said Kings Court Drive, and said Lady Bettye Drive;

THENCE Southwesterly with the north line of said Lady Bettye Drive, and with the arc of a curve to the left, having a radius of 520.50 feet, a central angle of 32°57'25", an arc length of 299.40 feet, and whose chord bears S 79°35'24" W, a distance of 295.29 feet to a 1/2" capped rebar set stamped "MCADAMS";

THENCE S 63°06'41" W, continuing with the north line of said Lady Bettye Drive, a distance of 700.78 feet to the **POINT OF BEGINNING** and containing approximately 20.898 acres of land.

LEGAL DESCRIPTION
10.207 Acres
Town Homes
Part of Tract 7
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";

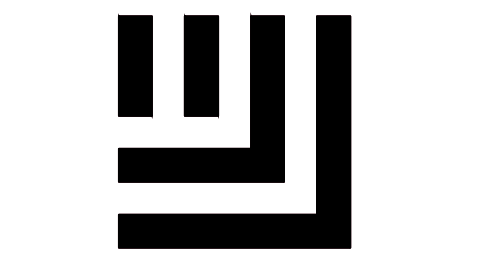
Southwesterly with the arc of a tangent curve to the right, having a radius of 940.50 feet, a central angle of 09°48'46", an arc length of 161.08 feet, and whose chord bears S 54°02'10" W, a distance of 160.88 feet to a 1/2" capped rebar set stamped "MCADAMS" at the southeast end of a corner clip at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



McADAMS

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CLIENT

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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	BR12003 - BRIGHT TOWN HOMES - ZONING EXHIBIT.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	#####
DATE	4/5/2024

SHEET

