

Jun-12-98 09:55A Hunter Assoc. Texas, Ltd 214-696-3795

P.04

Tony Krauska

CASTLE HILLS - PHASE I

LOT SUMMARY

JUNE 11, 1998

SECTION "A"

TOTAL SQUARE FEET 1,068,932

Block	Lot	Square Feet									
A	1	16,995	B	1	10,884	E	1	14,136	H	1	11,259
A	2	14,089	B	2	9,573	E	2	10,987	H	2	10,620
A	3	13,671	B	3	9,573	E	3	11,333	H	3	8,726
A	4	12,118	B	4	9,573	E	4	12,491	H	4	10,066
A	5	11,028	B	5	9,573	E	5	8,712	H	5	10,261
A	6	10,661	B	6	9,573	E	6	9,100	H	6	10,408
A	7	11,090	B	7	10,122	E	7	9,423	H	7	10,200
A	8	9,773	B	8	9,926	E	8	12,414	H	8	10,066
A	9	10,277	B	9	9,390	F	1	10,112	H	9	PUBLIC
A	10	10,174	B	10	9,390	F	2	9,520	I	1	8,905
A	11	10,726	B	11	9,390	F	3	9,706	I	2	8,645
A	12	PUBLIC	B	12	9,390	F	4	12,377	I	3	8,645
A	13	12,418	B	13	9,390	F	5	10,912	I	4	10,128
A	14	8,336	B	14	9,390	F	6	9,670	I	5	11,187
A	15	9,559	B	15	10,333	F	7	10,066	I	6	10,464
A	16	9,598	C	1	10,122	F	8	10,066			
A	17	9,598	C	2	9,573	F	9	9,520			
A	18	9,598	C	3	9,573	F	10	9,520			
A	19	9,598	C	4	9,598	F	11	11,111			
A	20	9,598	C	5	9,926	F	12	10,213			
A	21	9,598	C	6	9,390	F	13	9,520			
A	22	9,598	C	7	9,390	F	14	9,520			
A	23	9,598	C	8	9,926	F	15	9,520			
A	24	9,598	D	1	11,948	F	16	10,549			
A	25	9,598	D	2	9,520	G	1	10,506			
A	26	9,598	D	3	9,520	G	2	9,310			
A	27	8,912	D	4	9,680	G	3	9,310			
A	28	8,912	D	5	9,802	G	4	10,363			
A	29	8,912	D	6	9,520	G	5	10,753			
A	30	9,373	D	7	9,520	G	6	9,520			
			D	8	10,066	G	7	13,586			
						G	8	PUBLIC			

See Report 12-81-98

All of Castle Hills Ph 1 inst. 1
Blocks A, B, C, D, E, F, G, H, I & Y

GOI, SO9, & W10
SL9206A

TK:C:\HC\CASTLEHILLS\LOTSUMMARY.WK4

Filed for Record in:
DENTON COUNTY, TEXAS
HONORABLE TIM HODGES/C
CLERK
On Feb 03 1998
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Deputy - BRANDIE

DISTRICT
DENTON COUNTY FRESH WATER SUPPLY DISTRICT
NO. 1 B
% LEONARD, HURT & PARVIN

CONTACT PERSON
J. TRAVIS ROBERTS, P.E., R.P.L.S.
HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS & SURVEYORS

PREPARED BY
HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS & SURVEYORS
8140 WALNUT HILL LANE
FRESH AIR

BLOCK	TANGENT	BEARING	DISTANCE	BLOCK	TANGENT	BEARING	DISTANCE
A	AT1	N01°05'30"W	9.83'	G	GT1	N44°33'06"W	17.68'
	AT2	N01°05'30"W	31.97'		GT2	N62°20'36"E	16.77'
	AT3	N01°05'30"W	44.34'		GT3	N64°31'36"W	16.77'
	AT4	N18°54'30"E	21.61'		GT4	N43°54'30"E	17.68'
	AT5	N25°09'02"E	70.00'		GT5	S46°05'30"E	17.68'
	AT6	N25°09'02"E	35.57'		GT6	S48°57'33"W	19.57'
	AT7	N62°02'08"E	12.00'		GT7	S64°31'36"E	16.77'
	AT8	N88°54'30"E	94.04'		GT8	S43°54'30"W	17.68'
	AT9	N88°54'30"E	25.31'	HT1	N46°05'30"W	17.68'	
	AT10	S16°08'02"E	14.07'	HT2	N62°20'36"E	16.77'	
	AT11	S23°56'37"W	463.98'	HT3	N64°31'36"W	16.77'	
	AT12	S56°25'34"W	60.15'	HT4	N43°54'30"E	17.68'	
	AT13	S88°54'30"W	74.95'	HT5	S88°05'30"E	21.21'	
	AT14	N49°13'46"W	18.93'	HT6	S20°20'36"W	16.77'	
	AT15	N71°55'09"W	23.65'	HT7	N73°28'24"E	16.77'	
	AT16	N33°34'26"W	23.65'	HT8	S01°54'30"W	17.68'	
	AT17	N04°46'16"E	23.65'	IT1	N46°05'30"W	17.68'	
	AT18	N44°26'41"E	19.40'	IT2	N66°31'03"E	18.73'	
	AT19	S32°58'14"E	31.69'	IT3	N73°52'02"E	16.95'	
	AT20	S67°12'31"W	11.14'	IT4	S43°05'30"E	11.95'	
	AT21	S64°50'58"E	73.75'	IT5	S01°54'30"W	21.21'	
	AT22	S27°39'24"E	16.77'	IT6	S46°54'30"W	35.01'	
	AT23	S04°37'08"W	27.12'	IT7	S43°05'30"E	11.59'	
	AT24	S43°54'30"W	21.18'	IT8	S29°50'08"W	52.31'	
B	BT1	N62°01'52"W	23.23'	YT1	N22°05'30"W	37.99'	
	BT2	N32°58'14"W	23.06'	YT2	S88°05'30"E	17.68'	
	BT3	N03°54'36"W	23.23'	YT3	S38°39'35"W	28.11'	
	BT4	N68°44'30"E	19.51'				
	BT5	N50°47'50"W	13.87'				
	BT6	N57°01'46"E	12.74'				
	BT7	S46°05'30"E	17.68'				
	BT8	S62°20'36"W	16.77'				
	BT9	S64°31'36"E	16.77'				
	BT10	S43°54'30"W	17.68'				
C	CT1	N46°05'30"W	17.68'				
	CT2	N62°20'36"E	16.77'				
	CT3	N64°31'36"W	16.77'				
	CT4	N43°54'30"E	17.68'				
	CT5	S46°05'30"E	31.11'				
	CT6	S62°20'35"W	16.77'				
	CT7	S64°31'36"E	16.77'				
	CT8	S43°54'30"W	17.68'				
D	DT1	N04°01'47"W	14.76'				
	DT2	N25°28'24"E	16.77'				
	DT3	S46°05'30"E	17.68'				
	DT4	S67°19'30"W	14.82'				
E	ET1	N32°58'14"W	26.41'				
	ET2	N52°40'41"E	13.20'				
	ET3	S23°18'50"E	16.15'				
	ET4	N49°48'30"E	21.20'				
	ET5	N46°05'30"E	17.68'				
	ET6	S57°01'46"W	12.74'				
	ET7	N16°32'25"W	14.16'				
	ET8	S44°04'59"W	19.36'				
	ET9	S23°52'42"E	45.36'				
	ET10	S29°39'22"E	29.74'				
	ET11	S23°55'33"E	61.47'				
	ET12	S29°39'22"E	75.23'				
	ET13	S29°39'22"E	120.11'				
	ET14	S29°30'38"W	41.58'				
	ET15	S23°26'39"W	73.64'				
F	FT1	N32°58'14"W	31.69'				
	FT2	N64°44'29"E	17.65'				
	FT3	N62°16'18"W	15.86'				
	FT4	N43°54'30"E	17.68'				
	FT5	S88°05'30"E	17.68'				
	FT6	S01°54'30"W	17.68'				
	FT7	N1°54'30"E	17.68'				
	FT8	S73°28'24"W	16.77'				

LOT LINE CURVE DATA

BLOCK	CURVE	DELTA	RADIUS	LENGTH	CORD	TANGENT
A	AC1	14°00'45"	300.00'	73.37'	73.19'	36.87'
	AC2	03°21'27"	300.00'	17.58'	17.58'	8.79'
	AC3	08°42'32"	193.50'	29.41'	29.38'	14.73'
	AC4	18°04'44"	193.50'	61.06'	60.80'	30.78'
	AC5	01°12'34"	530.18'	11.19'	11.19'	5.60'
	AC6	08°15'03"	530.18'	76.35'	76.28'	38.24'
	AC7	07°25'58"	530.18'	68.78'	68.73'	34.44'
	AC8	09°33'28"	372.00'	62.05'	61.98'	31.10'
	AC9	20°00'00"	300.00'	69.81'	69.46'	35.27'
	AC10	17°31'23"	56.50'	171.11'	112.82'	998.55'
	AC11	14°32'19"	33.50'	8.50'	8.50'	4.27'
	AC12	35°26'04"	33.50'	20.72'	20.39'	10.70'
	AC13	76°48'30"	56.50'	75.74'	70.20'	44.79'
D	DC1	13°07'16"	142.00'	32.52'	32.45'	16.33'
	DC2	13°07'16"	142.00'	32.52'	32.45'	31.97'
	DC3	13°07'16"	278.00'	63.66'	63.52'	31.97'
	DC4	13°07'16"	278.00'	63.66'	63.52'	16.56'
	DC5	05°05'30"	372.00'	33.09'	33.08'	15.77'
	DC6	04°51'15"	372.00'	31.52'	31.51'	12.01'
E	EC1	03°46'01"	365.25'	24.01'	24.01'	14.40'
	EC2	04°30'51"	365.25'	28.78'	28.77'	14.72'
	EC3	05°51'12"	288.00'	29.42'	29.41'	35.76'
	EC4	14°09'20"	288.00'	71.15'	70.97'	15.68'
	EC5	06°14'00"	288.00'	31.33'	31.32'	40.68'
F	FC1	13°58'22"	332.00'	80.97'	80.77'	18.90'
	FC2	06°30'59"	332.00'	37.76'	37.74'	35.44'
	FC3	12°33'36"	322.00'	70.59'	70.45'	19.17'
	FC4	06°48'56"	322.00'	38.30'	38.28'	29.94'
	FC5	10°37'32"	322.00'	59.72'	59.63'	33.37'
	FC6	11°49'54"	322.00'	66.49'	66.38'	3.91'
	FC7	01°36'37"	278.00'	7.81'	7.81'	57.22'
	FC8	23°15'43"	278.00'	112.87'	112.09'	41.86'
	FC9	17°07'40"	278.00'	83.10'	82.80'	23.07'
	FC10	18°27'33"	142.00'	45.75'	45.55'	25.53'
	FC11	20°23'14"	142.00'	50.53'	50.26'	3.91'
	FC12	03°09'12"	142.00'	7.82'	7.81'	34.41'
	FC13	31°01'13"	124.00'	67.13'	66.32'	11.92'
	FC14	10°58'47"	124.00'	23.76'	23.73'	5.21'
G	GC1	01°55'39"	309.50'	10.41'	10.41'	9.75'
	HC1	09°34'12"	116.50'	19.46'	19.44'	22.94'
	HC2	22°16'53"	116.50'	45.30'	45.02'	10.34'
	HC3	10°08'55"	116.50'	20.64'	20.64'	48.85'
	HC4	19°55'56"	278.00'	96.71'	96.22'	51.13'
	HC5	20°50'38"	278.00'	101.13'	100.58'	2.97'
	HC6	01°13'26"	278.00'	5.94'	5.94'	2.97'
	HC7	02°23'50"	142.00'	5.94'	5.94'	26.26'
	HC8	20°57'03"	142.00'	51.92'	51.63'	23.32'
	HC9	18°39'08"	142.00'	46.23'	46.02'	42.36'
	HC10	39°43'20"	124.00'	81.64'	80.17'	4.63'
HC11	04°16'40"	124.00'	9.26'	9.26'	42.06'	
I	IC1	17°12'25"	278.00'	83.49'	83.17'	27.80'
	IC2	21°16'42"	148.00'	54.96'	54.65'	22.28'
	IC3	17°07'13"	148.00'	44.22'	44.06'	25.39'
	IC4	16°27'55"	175.50'	50.43'	50.26'	39.77'
	IC5	25°32'05"	175.50'	78.21'	77.57'	43.68'
Y	YC1	27°52'36"	176.00'	85.63'	84.79'	

CURVE	DELTA	RADIUS	LENGTH	CORD	TANGENT
C1	115°02'07"	45.00'	90.35'	75.92'	70.68'
C2	03°28'57"	443.75'	26.97'	26.97'	13.49'
C3	13°37'42"	350.00'	83.25'	83.05'	41.82'
C4	23°30'00"	350.00'	143.55'	142.55'	72.80'
C5	13°48'51"	300.00'	72.33'	72.16'	36.34'
C6	42°00'00"	300.00'	219.91'	215.02'	115.16'
C7	42°00'00"	133.00'	97.49'	95.33'	51.05'
C8	41°59'32"	300.00'	219.87'	214.98'	115.14'
C9	42°00'00"	133.00'	97.49'	95.33'	51.05'
C10	49°14'40"	182.00'	156.43'	151.65'	83.41'
C11	42°00'00"	139.00'	101.89'	99.63'	53.36'
C12	42°13'36"	500.00'	368.50'	360.21'	193.07'
C13	15°59'04"	300.00'	83.69'	83.42'	42.12'
C14	26°14'32"	300.00'	137.40'	136.21'	69.93'
C15	39°17'45"	325.00'	222.90'	218.56'	116.03'
C16	26°14'32"	133.00'	60.92'	60.38'	31.00'
C17	4°36'50"	300.00'	24.16'	24.15'	12.09'
C18	116°14'32"	40.00'	81.15'	67.93'	64.32'
C19	26°13'45"	310.00'	141.91'	140.68'	72.22'
C20	42°00'00"	200.00'	146.61'	143.35'	76.77'

CENTERLINE TANGENT DATA

TANGENT	BEARING	DISTANCE
T1	N88°54'30"E	1270.54'
T2	N01°05'30"W	2.38'
T3	N70°40'25"E	50.00'
T4	N67°35'30"W	32.73'
T5	N46°54'30"E	100.98'
T6	N88°54'30"E	166.06'
T7	N88°54'30"E	386.46'
T8	N46°54'30"E	81.00'
T9	N88°54'30"E	307.14'
T10	N25°09'02"E	295.84'
T11	N01°05'30"W	260.98'
T12	N01°05'30"W	45.48'
T13	N23°56'37"E	583.37'
T14	N29°39'22"E	257.33'
T15	N01°05'30"W	168.11'
T16	N88°54'30"E	607.94'
T17	N88°54'30"E	352.00'
T18	N67°29'57"E	83.20'
T19	N88°54'30"E	299.09'
T20	N46°54'30"E	299.19'
T22	N46°54'30"E	27.74'

CASTLE HILLS - PHASE I SECTION A

OUT OF THE CITY OF LEWISVILLE DENTON COUNTY, TEXAS
SECTION A: 40.95 ACRES (105 RESIDENTIAL LOTS, 6 PUBLIC AREA/UTILITY ESMT. LOTS)
LOTS 1-30 BLOCK A; LOT 1 BLOCK AA; LOTS 1-15 BLOCK B; LOTS 1-8 BLOCK C;
LOTS 1-8 BLOCK D; LOTS 1-8 BLOCK E; LOTS 1-16 BLOCK F; LOTS 1-8 BLOCK G
LOTS 1-9 BLOCK H; LOTS 1-8 BLOCK I

TOWNE ESTATE ZONING
7,500 S.F. MIN LOT SIZE
2,500 S.F. MIN UNIT SIZE

JAMES DOOLEY SURVEY, ABSTRACT #343
HAYNES & BULLION SURVEY, ABSTRACT #621
WM. SPARKS SURVEY, ABSTRACT #1201
HORATIO GROOMS SURVEY, ABSTRACT #440

Filed for Record
DENTON COUNTY, TEXAS
HONORABLE TIM HO
CLERK
On Feb 03 13
At 10:08am
Doc/Num : 98-RE
Doc/Type :
Recording :
Doc/Mapt :
Receipt # :
Deputy - BRAND

BEING a 40.95 acre tract of land situated in Denton County, Texas and being part of the James Dooley Survey, Abstract No. 343 and also being a part of a 2,628 acre tract of land known as Denton County Fresh Water Supply District No. 1 (DCFWS No. 1) described in Volume 1191, Page 111 of Deed Records of Denton County, Texas, and the subject tract being more particularly described as follows:

COMMENCING at a point in the Southeastern most corner of the James Dooley Survey, Abstract No. 343 at a 1/2" found iron rod capped "H.A.T. #2901", said point also being in the Southeastern most corner of the DCFWS No. 1;

THENCE South 88 deg. 54 min. 30 sec. West (deed call: South 89 deg. 44 min. 00 sec. West), 1,997.03 feet to a 1/2" set iron rod capped "H.A.T. #2901", said point also being the PLACE OF BEGINNING;

THENCE South 88 deg. 54 min. 30 sec. West, 143.86 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 43 deg. 54 min. 30 sec. East, 35.36 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 01 deg. 05 min. 30 sec. West, 157.76 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 52 deg. 24 min. 22 sec. West, 28.04 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the left, having a central angle of 00 deg. 44 min. 45 sec., a radius of 465.75 feet, and a chord bearing South 77 deg. 53 min. 50 sec. West;

THENCE with said curve, 6.06 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 11 deg. 43 min. 48 sec. West, 44.00 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the left, having a central angle of 04 deg. 38 min. 05 sec., a radius of 421.75 feet and a chord bearing North 75 deg. 57 min. 10 sec. East;

THENCE with said curve, 34.11 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 41 deg. 15 min. 08 sec. East, 12.74 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the right, having a central angle of 29 deg. 12 min. 49 sec., a radius of 309.50 feet, and a chord bearing North 24 deg. 40 min. 44 sec. East;

THENCE with said curve, 157.81 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 39 deg. 17 min. 09 sec. East, 76.95 feet to a set 1/2" iron rod at the beginning of a tangent curve to the left, having a central angle 14 deg. 08 min. 07 sec., a radius of 278.00 feet, and a chord bearing North 32 deg. 13 min. 05 sec. East;

THENCE with said curve, 68.58 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 25 deg. 09 min. 02 sec. East, 42.85 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 23 deg. 16 min. 10 sec. West, 19.91 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the left, having a central angle of 08 deg. 12 min. 54 sec., a radius of 328.00 feet and a chord bearing North 77 deg. 06 min. 46 sec. East;

THENCE with said curve, 47.03 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 81 deg. 13 min. 13 sec. West, 93.17 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 08 deg. 46 min. 47 sec. East, 44.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 81 deg. 13 min. 13 sec. East, 1.47 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 47 deg. 57 min. 21 sec. East, 18.57 feet to a set 1/2" rod capped "H.A.T. #2901" for corner;

THENCE North 25 deg. 09 min. 02 sec. East, 260.55 feet to a set 1/2" iron rod at the beginning of a tangent curve to the left, having a central angle of 26 deg. 14 min. 32 sec., a radius of 124.00 feet and a chord bearing North 12 deg. 01 min. 46 sec. East;

THENCE with said curve, 56.79 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 01 deg. 05 min. 30 sec. West, 223.98 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 27 deg. 39 min. 24 sec. West, 16.77 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 88 deg. 54 min. 30 sec. West, 3.50 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 01 deg. 05 min. 30 sec. West, 44.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 88 deg. 54 min. 30 sec. East, 163.17 to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 49 deg. 44 min. 57 sec. East, 11.63 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the right, having a central angle of 33 deg. 20 min. 11 sec., a radius of 309.50 feet, and a chord bearing North 27 deg. 57 min. 04 sec. East;

THENCE with said curve, 180.08 feet to a set 1/2" iron rod at the beginning of a tangent curve to the left, having a central angle of 10 deg. 10 min. 45 sec., a radius of 293.50 feet, and a chord bearing North 39 deg. 31 min. 47 sec. East;

THENCE with said curve, 52.14 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 55 deg. 33 min. 35 sec. East, 64.24 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the left, having a central angle of 01 deg. 02 min. 59 sec., a radius of 278.00 feet, and a chord bearing South 24 deg. 12 min. 52 sec. West;

THENCE with said curve, 5.09 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 51 deg. 15 min. 34 sec. East, 14.29 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 51 deg. 15 min. 34 sec. East, 14.29 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 88 deg. 54 min. 30 sec. East, 238.51 feet to a set 1/2" iron rod at the beginning of a tangent curve to the left, having a central angle of 37 deg. 55 min. 06 sec., a radius of 130.00 feet, and a chord bearing North 69 deg. 56 min. 57 sec. East;

THENCE with said curve, 86.03 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 21 deg. 22 min. 18 sec. East, 16.62 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 43 deg. 05 min. 30 sec. West, 3.54 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 46 deg. 54 min. 30 sec. East, 44.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 43 deg. 05 min. 30 sec. East, 143.64 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 88 deg. 05 min. 30 sec. East, 21.21 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 46 deg. 54 min. 30 sec. East, 8.50 to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 43 deg. 05 min. 30 sec. East, 100.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 46 deg. 54 min. 30 sec. West, 8.50 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 54 min. 30 sec. West, 21.21 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 43 deg. 05 min. 30 sec. East, 256.39 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 88 deg. 05 min. 30 sec. East, 17.68 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 46 deg. 54 min. 30 sec. East, 6.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 43 deg. 05 min. 30 sec. East, 44.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 46 deg. 54 min. 30 sec. West, 6.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 54 min. 30 sec. West, 17.68 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 43 deg. 05 min. 30 sec. East, 265.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 88 deg. 05 min. 30 sec. East, 17.68 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 46 deg. 54 min. 30 sec. East, 6.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 43 deg. 05 min. 30 sec. East, 44.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 46 deg. 54 min. 30 sec. West, 6.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 54 min. 30 sec. West, 17.68 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 43 deg. 05 min. 30 sec. East, 95.60 feet to a set 1/2" iron rod at the beginning of a tangent curve to the right, having a central angle of 30 deg. 01 min. 09 sec., a radius of 222.00 feet, and a chord bearing South 28 deg. 04 min. 55 sec. East;

THENCE with said curve, 116.31 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 58 deg. 10 min. 21 sec. East, 33.63 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the left, having a central angle of 02 deg. 10 min. 34 sec., a radius of 278.00 feet, and a chord bearing North 76 deg. 11 min. 18 sec. East;

THENCE with said curve, 10.56 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 14 deg. 53 min. 59 sec. East, 44.00 feet to a set 1/2" iron rod at the beginning of a non-tangent curve to the left, having a central angle of 05 deg. 45 min. 45 sec., a radius of 322.00 feet, and a chord bearing South 77 deg. 58 min. 54 sec. West;

THENCE with said curve 32.39 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 40 deg. 28 min. 24 sec. West, 18.71 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 05 min. 30 sec. East, 265.55 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 46 deg. 05 min. 30 sec. East, 17.68 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 88 deg. 54 min. 30 sec. East, 10.50 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 05 min. 30 sec. East, 44.00 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 88 deg. 54 min. 30 sec. West, 3.50 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 25 deg. 28 min. 24 sec. West, 16.77 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 05 min. 30 sec. East, 80.15 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 06 deg. 48 min. 08 sec. East, 27.12 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 46 deg. 05 min. 30 sec. East, 19.76 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 05 min. 30 sec. East, 21.53 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 83 deg. 11 min. 51 sec. West, 12.21 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 88 deg. 54 min. 30 sec. West, 27.05 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE North 85 deg. 22 min. 52 sec. West, 37.61 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 88 deg. 54 min. 30 sec. West, 1,486.91 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 01 deg. 05 min. 30 sec. East, 4.76 feet to a set 1/2" iron rod capped "H.A.T. #2901" for corner;

THENCE South 46 deg. 05 min. 30 sec. East, 35.36 feet to a set 1/2" iron rod capped "H.A.T. #2901", said point also being the PLACE OF BEGINNING and containing 40.95 acres of land, more or less.

64016

FINAL PLAT
CASTLE HILLS - PHASE I
SECTION A

CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

SECTION A: 40.95 ACRES (105 RESIDENTIAL LOTS, 6 PUBLIC AREA/UTILITY ESMT. LOTS)
LOTS 1-30 BLOCK A; LOT 1 BLOCK AA; LOTS 1-15 BLOCK B; LOTS 1-8 BLOCK C;
LOTS 1-8 BLOCK D; LOTS 1-8 BLOCK E; LOTS 1-16 BLOCK F; LOTS 1-8 BLOCK G
LOTS 1-9 BLOCK H; LOTS 1-6 BLOCK I

TOWNE ESTATE ZONING
7,500 S.F. MIN LOT SIZE
2,500 S.F. MIN UNIT SIZE

OUT OF THE
JAMES DOOLEY SURVEY, ABSTRACT #343
HAYNES & BULLION SURVEY, ABSTRACT #821
WM. SPARKS SURVEY, ABSTRACT #1201
HORATIO GROOMS SURVEY, ABSTRACT #440

DISTRICT
DENTON COUNTY FRESH WATER SUPPLY DISTRICT
NO. 1 B
LEONARD HUPT & DARVIN

CONTACT PERSON
J. TRAVIS ROBERTS, P.E., R.P.L.S.
HUNTER ASSOCIATES TEXAS, LTD.

PREPARED BY
HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS & SURVEYORS

Filed for Record in
DENTON COUNTY, TX
HONORABLE TIM HODGES,
CLERK
On Feb 03 1998
At 10:00am
Doc/Num : 98-000000
Doc/Type : Plat
Recorded : 98-000000
Doc/Map : 6-0-0
Receipt #: 376
Deputy - BRANDIE

OWNER'S CERTIFICATE OF DEDICATION

NOW THEREFORE, know all men by these presents: that CASTLE HILLS DEVELOPMENT CORPORATION through the undersigned authority, does hereby adopt this plat designating the herein above described property as CASTLE HILLS, PHASE I - SECTION A, an addition to the extraterritorial jurisdiction of the City of Lewisville, Denton County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all public utilities desiring to use or using same, with the exception of any uses for telecommunication, cable television, or any other communication uses, these excepted uses being reserved unto Castle Hills Development Corporation or its future grantee or assignee. No buildings, fences, trees, shrubs, signs, or other improvements shall be constructed or placed upon, over or across the easement strips on said plat.

The City of Lewisville and any public utility to which an easement has been dedicated shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility to which an easement has been dedicated shall at all time have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a three (3) foot radius from the center point of all fire hydrants and a two (2) foot radius from the center of all other appurtenances (fire hydrants valves, water meters, meter boxes) is hereby granted to the City of Lewisville and the Denton County Fresh Water Supply District No. 1-B for the purpose of constructing, reconstructing, inspecting, and maintaining the above-named appurtenances.

We do further dedicate, subject to the exceptions and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. However, nothing in this Certificate of Dedication shall be deemed to have dedicated or granted any easement or right to any public or private entity for telecommunication, cable television, or other communication use.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

C.P. R...
CASTLE HILLS DEVELOPMENT CORPORATION
CHRIS BRIGHT
VICE PRESIDENT

H.R. Bright
BRIGHT FARM PARTNERSHIP
H.R. BRIGHT
MANAGING PARTNER

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public for the State of Texas, on this day appeared Chris Bright, whose name is subscribed to the foregoing instrument and acknowledged executing the foregoing Owner's Certificate of Dedication.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 3, 1997.



Signed Vicki L. Vaughn
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS

BEFORE ME, the undersigned authority, a notary public for the State of Texas, on this day appeared H.R. Bright, whose name is subscribed to the foregoing instrument and acknowledged executing the foregoing Owner's Certificate of Dedication.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on December 3, 1997.



Signed Vicki L. Vaughn
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS

NOTE:
THE MAINTENANCE OF PROPOSED IMPROVEMENTS FOR THIS SUBDIVISION WILL NOT BE THE RESPONSIBILITY OF DENTON COUNTY



"Approved" J. Mosely
Honorable Jim Mosely
Judge
Denton County, Texas
Date 1/27/98

"Approved" Steve Rollins
Steve Rollins
Director of County Planning
Denton County, Texas
Date 1/22/98

This plat approved by the Denton County Commissioner's Court on the 27th day of January, 1998

FILED _____
CLERK FILE No. _____

This Plat approved by the Denton Freshwater Supply District No. 1-B on this 11th day of November, 1997.

BY: M. Scott Rohman
NAME: M. Scott Rohman
TITLE: PRESIDENT

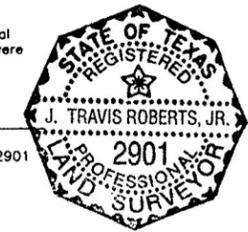
Filed for Record
DENTON COUNTY, TX
HONORABLE TIM HODGE
CLERK
On Feb 03 1998
At 10:08am
Doc/Num : 98-800
Recording:
Doc/Mgmt #:
Receipt #:
Deputy - BRANDIE

STATE OF TEXAS
COUNTY OF DENTON

THAT I, J. Travis Roberts, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Lewisville and the County of Denton County, Texas.

12-1-97
Date

J. Travis Roberts, Jr.
J. Travis Roberts, Jr., P.E., R.P.L.S.
Registered Professional Land Surveyor #2901



BEFORE ME, the undersigned authority, a notary public for the State of Texas, on this day appeared J. Travis Roberts, Jr. whose name is subscribed to the foregoing instrument and acknowledged executing the foregoing Owner's Certificate of Dedication.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on 12-1, 1997.

Signed David P. O'Connor
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS
David P. O'Connor
Notary Public, State of Texas
My Comm. Expires 10/09/01

City of Lewisville VARIANCES APPROVED:
Exhibit "C", dated March 27, 1996 and approved with Preliminary Plat February 3, 1997.
(See Sheet 19)

Dean Ueckert
Dean Ueckert, Chairman, Planning & Zoning Commission
City of Lewisville, Texas
Date 5-6-97

The undersigned, the City Secretary of the City of Lewisville, Texas hereby certifies that the foregoing final plat of the CASTLE HILLS, PHASE I, SECTION A Subdivision to Denton County was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the 6th day of May, 1997, and such body by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and thereof by signing as herein above subscribed in the capacity stated.

Witness by hand this 14th day of January, 1998.
Marty Hendrix
Marty Hendrix, City Secretary
City of Lewisville, Texas



OWNER:
CASTLE HILLS DEVELOPMENT CORP.
2911 Turtle Creek Blvd., Suite 700
Dallas, TX 75219
Phone: (214) 559-0889

This Plat is not within the flood hazard areas as shown on the FIRM Map Numbers 48121C0567 and 4821C0570 with the effective date of April 2, 1997.

FINAL PLAT
CASTLE HILLS - PHASE I
SECTION A

CITY OF LEWISVILLE EXTRATERRITORIAL JURISDICTION
DENTON COUNTY, TEXAS

SECTION A: 40.95 ACRES (105 RESIDENTIAL LOTS, 6 PUBLIC AREA/UTILITY ESMT. LOTS)
LOTS 1-30 BLOCK A; LOT 1 BLOCK AA; LOTS 1-15 BLOCK B; LOTS 1-8 BLOCK C;
LOTS 1-8 BLOCK D; LOTS 1-8 BLOCK E; LOTS 1-16 BLOCK F; LOTS 1-8 BLOCK G
LOTS 1-9 BLOCK H; LOTS 1-6 BLOCK I

TOWNE ESTATE ZONING
7,500 S.F. MIN LOT SIZE
2,500 S.F. MIN UNIT SIZE

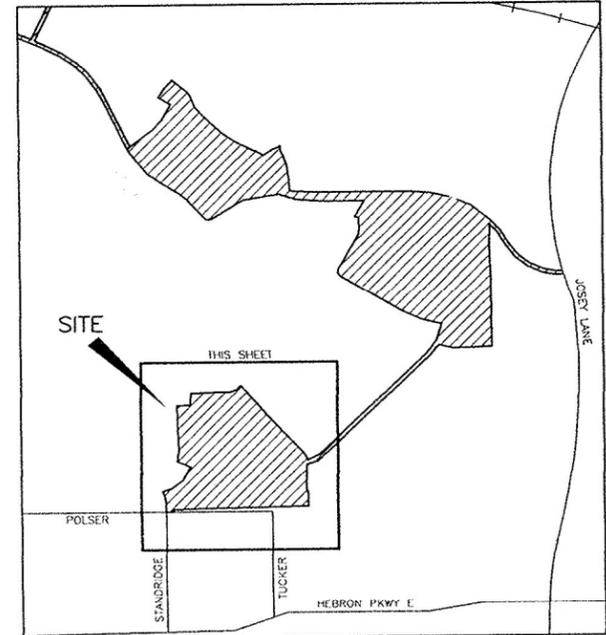
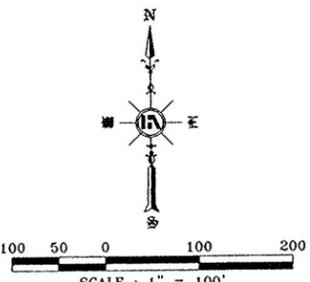
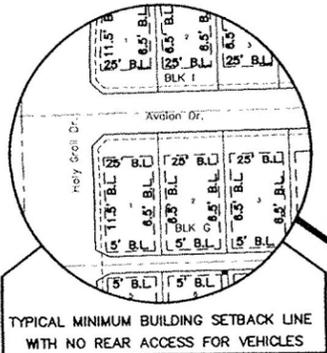
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WM. SPARKS SURVEY, ABSTRACT #1201
HORATIO GROOMS SURVEY, ABSTRACT #440

DISTRICT
DENTON COUNTY FRESH WATER SUPPLY DISTRICT
NO. 1 B

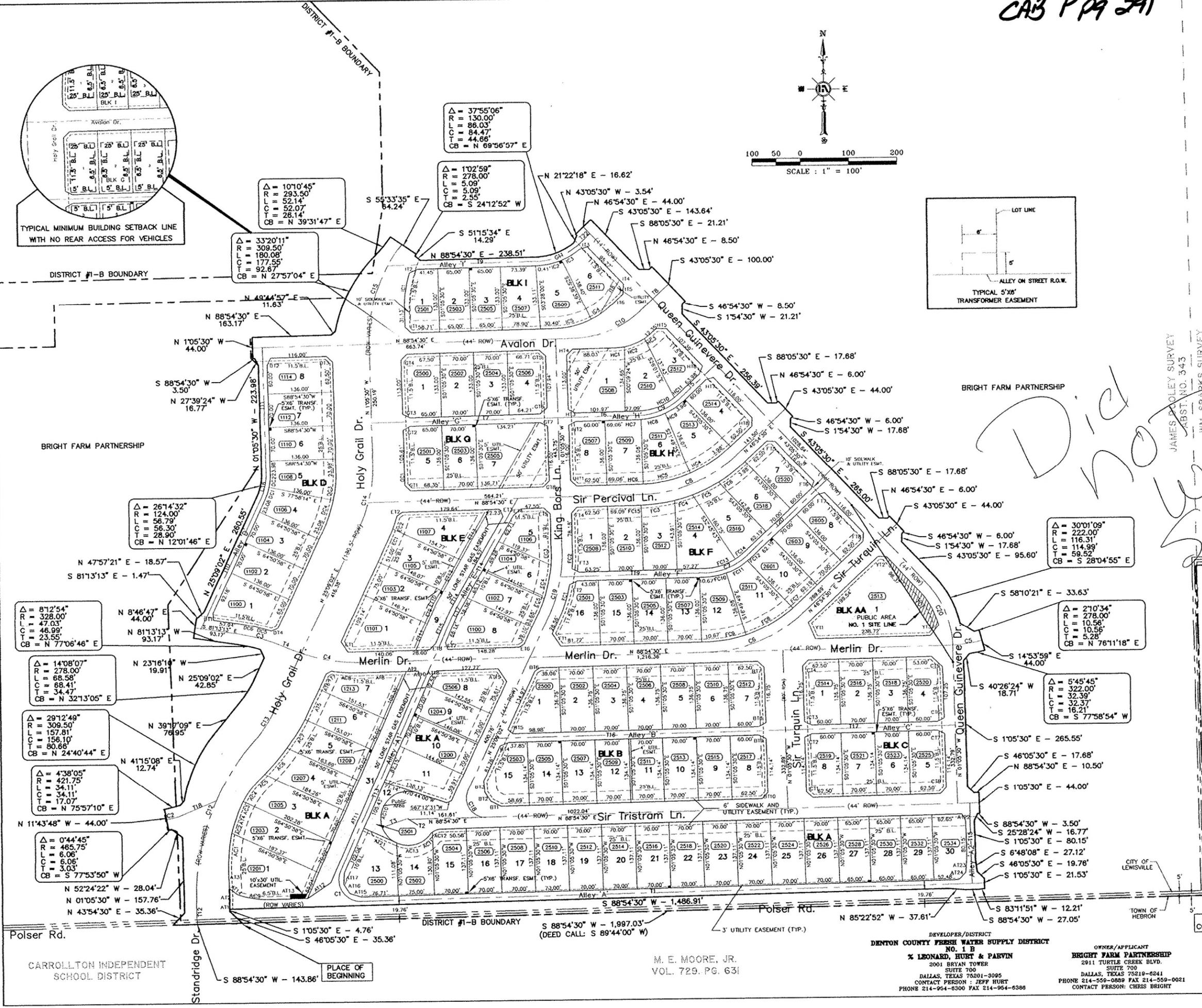
CONTACT PERSON
J. TRAVIS ROBERTS, P.E., R.P.L.S.
HUNTER ASSOCIATES TEXAS, LTD.

PREPARED BY
HUNTER ASSOCIATES TEXAS, LTD.
ENGINEERS & SURVEYORS
8140 WALNUT HILL LANE

CAB P 9 21



LOCATION MAP SCALE 1"=1000'



Did not work 3/18-21

SITE RESTRICTION AREA: NO OBJECT 30' ABOVE TOP OF CURB. SITE LINE #1 BLOCK AA LOT 1. NOTE: ALL ALLEY RIGHT-OF-WAYS ARE 18' UNLESS OTHERWISE NOTED.

AMENDED FINAL PLAT. This plat is amending Castle Hills Phase I, Section A, Final Plat, which was filed on Feb 03, 1998 and can be found in Cabinet O, Page 158 of the Denton County Deed Records with the following changes: 1. Removed one of two sight lines. 2. Removed Lot 8 Block G, and removed the 10' Building line adjacent to 50' Lone Star Gas Easement. 3. Removed Lot 9 Block H, and removed the 10' Building line adjacent to 50' Lone Star Gas Easement. 4. Revised Location Map. 5. Lot 3 Block A, corrected drafting error. 6. Lot 4 Block G, corrected drafting error. 7. Lot 2 Block F, corrected drafting error. 8. Added adjacent parcel names. CASTLE HILLS PHASE I, SECTION A. LOTS 1-30 BLOCK A; LOT 1 BLOCK AA; LOTS 1-15 BLOCK B; LOTS 1-8 BLOCK C; LOTS 1-8 BLOCK D; LOTS 1-8 BLOCK E; LOTS 1-16 BLOCK F; LOTS 1-7 BLOCK G; LOTS 1-8 BLOCK H; LOTS 1-6 BLOCK I. 40.95 ACRES. JAMES DOOLY SURVEY, ABSTRACT #343. HAYNES & BULLION SURVEY, ABSTRACT #621. W.M. SPARKS SURVEY, ABSTRACT #1201.

CARROLLTON INDEPENDENT SCHOOL DISTRICT

M. E. MOORE, JR. VOL. 729, PG. 631

DEVELOPER/DISTRICT: DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1 B. OWNER/APPLICANT: BRIGHT FARM PARTNERSHIP. ENGINEERS & SURVEYORS: J. TRAVIS ROBERTS, P.E., R.P.L.S. HUNTER ASSOCIATES TEXAS, LTD.

Doc/Num: 98-R0113608. Doc/Type: PLA. Recording: 98.00. Date/Time: 6.00. Deputy: MARY.

On Dec 16 1998 At 10:23am. DENTON COUNTY, TX HONORABLE TIM HODGES/COUNTY CLERK.