

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.  
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

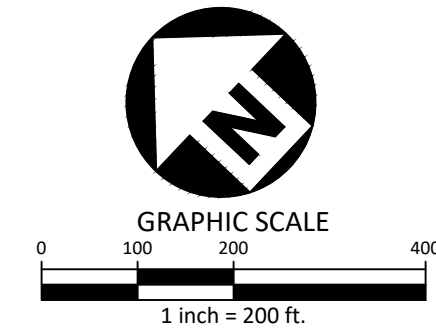
**Bright Football**  
**Exhibit 5B Concept Plan, Page 1 of 4,**  
**54.021 ACRES**  
**in the A. SINGLETON SURVEY, ABSTRACT**  
**NO. 1138**  
**CITY OF LEWISVILLE**  
**DENTON COUNTY, TEXAS**

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
<b>SHEET</b>	

**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.

[illegible]

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[www.mcadamscsco.com](http://www.mcadamscsco.com)

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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**

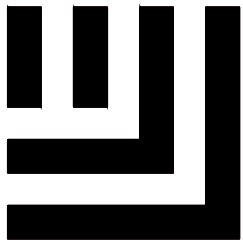
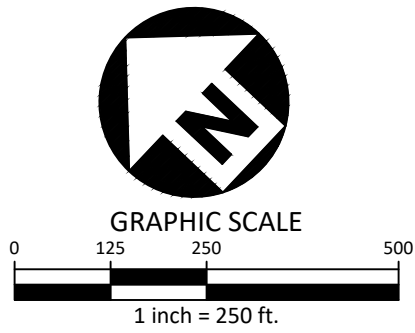
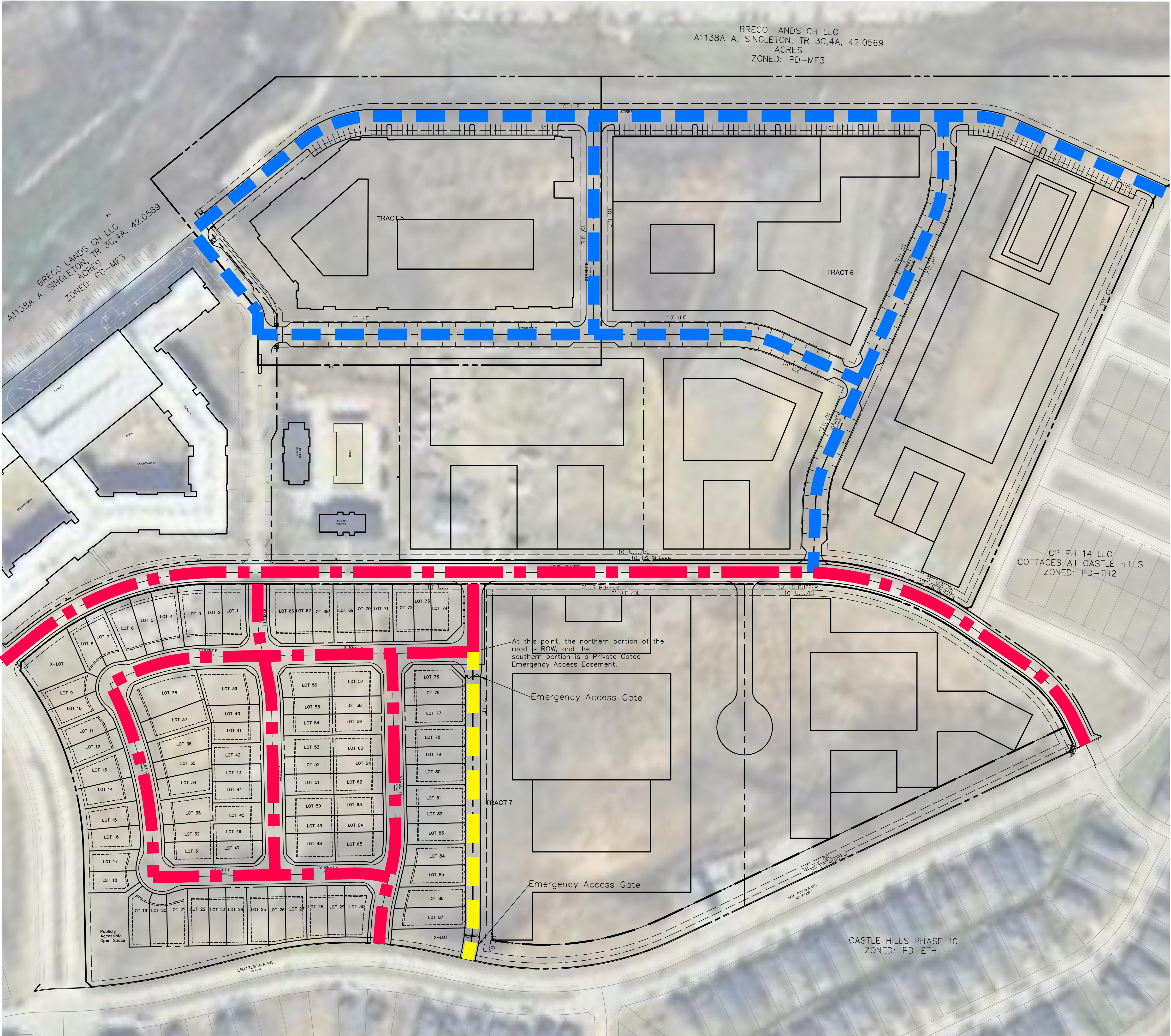
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PROJECT NO.	BRL23003
FILENAME	BRL23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	200 SCALE
DATE	9/12/2024
<b>SHEET</b>	

# DP



Z:\Draw\Projects\UBR-23003\04-Production\Planning\CD\Zoning\UBR-23003 - Bright Town Homes - Zoning Base.dwg, 9/22/2024 8:41:28 AM, Patricia Ford



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4400 State Highway 121, Suite 800  
Lewisville, Texas 75056

phone 972. 436. 9712  
fax 972. 436. 9715  
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

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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	BR23003 - BRIGHT TOWN HOMES - ZONING BASE.DWG
CHECKED BY	PF
DRAWN BY	PF
SCALE	80 SCALE
DATE	4/5/2024




#### SHEET

DP

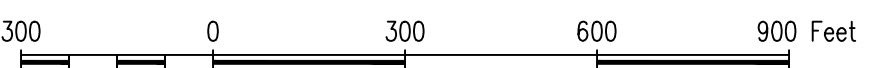




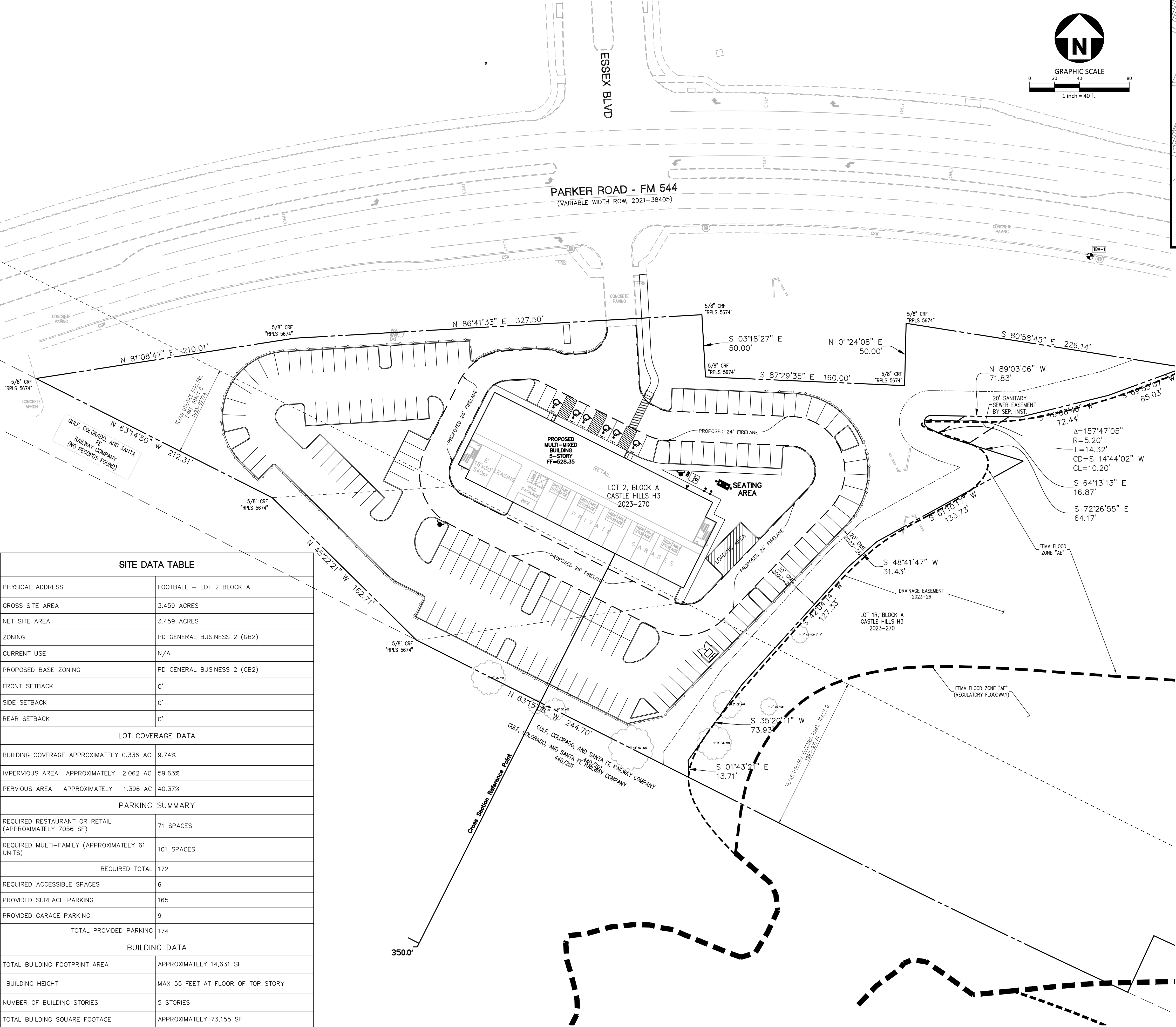
**EXHIBIT 4**  
**POST CASTLE HILLS PD - OPEN SPACE**  
Exhibit 5B Concept Plan Page 4 of 4, Realm Open Space

-  PARK DEDICATION (8.57 ac.)
-  OPEN SPACE (COMMON AREA) (73.10 ac.)
-  HIKE AND BIKE TRAIL

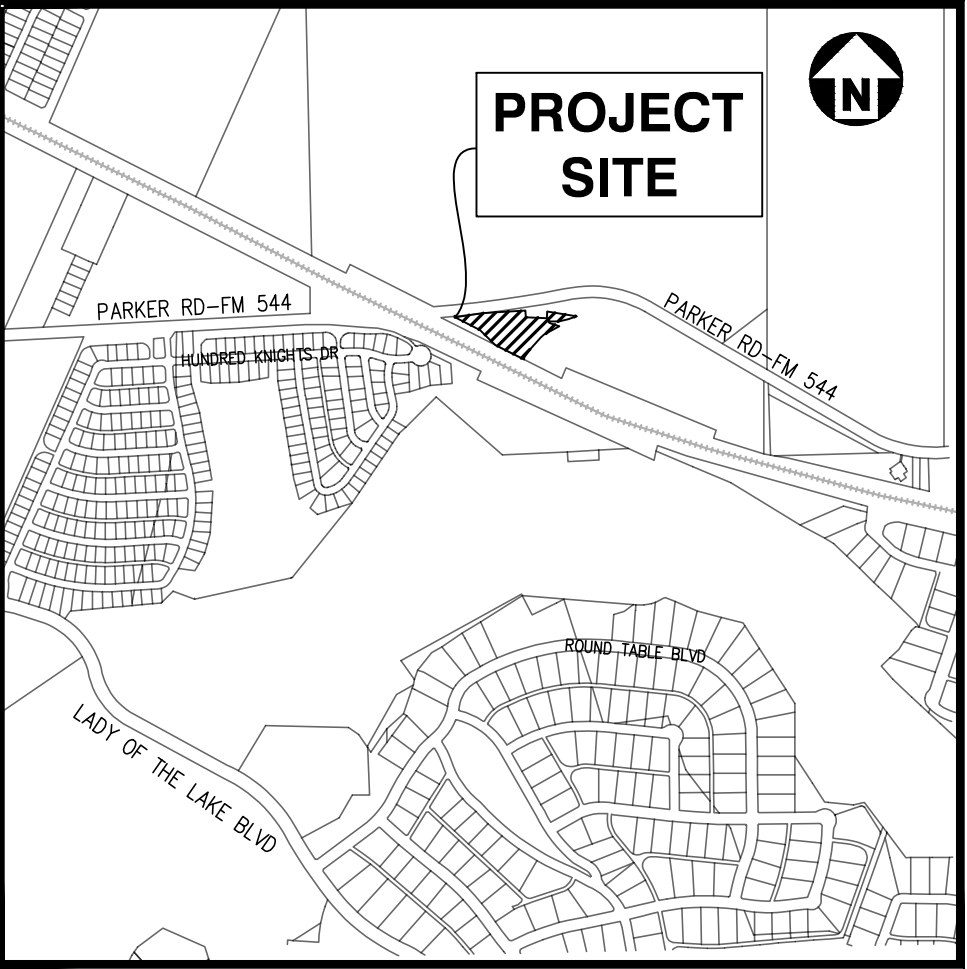
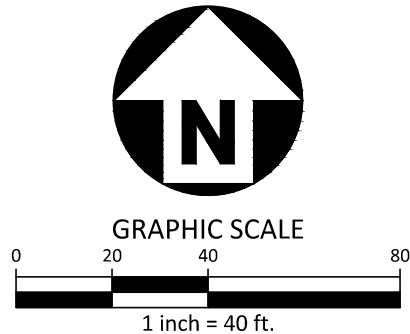
POST CASTLE HILLS PD - OPEN SPACE  
DISCOVERY AT THE REALM  
Castle Hills  
Denton County, Texas







SITE DATA TABLE	
PHYSICAL ADDRESS	FOOTBALL – LOT 2 BLOCK A
GROSS SITE AREA	3.459 ACRES
NET SITE AREA	3.459 ACRES
ZONING	PD GENERAL BUSINESS 2 (GB2)
CURRENT USE	N/A
PROPOSED BASE ZONING	PD GENERAL BUSINESS 2 (GB2)
FRONT SETBACK	0'
SIDE SETBACK	0'
REAR SETBACK	0'
LOT COVERAGE DATA	
BUILDING COVERAGE APPROXIMATELY 0.336 AC	9.74%
IMPERVIOUS AREA APPROXIMATELY 2.062 AC	59.63%
PERVIOUS AREA APPROXIMATELY 1.396 AC	40.37%
PARKING SUMMARY	
REQUIRED RESTAURANT OR RETAIL (APPROXIMATELY 7056 SF)	71 SPACES
REQUIRED MULTI-FAMILY (APPROXIMATELY 61 UNITS)	101 SPACES
REQUIRED TOTAL	172
REQUIRED ACCESSIBLE SPACES	6
PROVIDED SURFACE PARKING	165
PROVIDED GARAGE PARKING	9
TOTAL PROVIDED PARKING	174
BUILDING DATA	
TOTAL BUILDING FOOTPRINT AREA	APPROXIMATELY 14,631 SF
BUILDING HEIGHT	MAX 55 FEET AT FLOOR OF TOP STORY
NUMBER OF BUILDING STORIES	5 STORIES
TOTAL BUILDING SQUARE FOOTAGE	APPROXIMATELY 73,155 SF



VICINITY MAP  
1"= 1000'

- Notes:
- Property owner shall be responsible for the total cost of the design and installation of traffic signal on FM 544 warranted by the Traffic Impact Analysis Prepared by McAdams In August of 2024
  - The final Traffic Impact Analysis for the traffic signal and associated plans shall be submitted with the engineering site plan for the project.



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**FOOTBALL**  
**CONCEPT PLAN**  
**ZONING: PD- GB 2**  
**SOUTH OF FM 544 & ESSEX BLVD**  
**CITY OF LEWISVILLE, TEXAS, 75056**

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	BRL24004
FILENAME	BRL24004-CONCEPT PLAN.DWG
CHECKED BY	rr
DRAWN BY	MB
SCALE	40' Scale
DATE	05/22/2025
SHEET	

CP