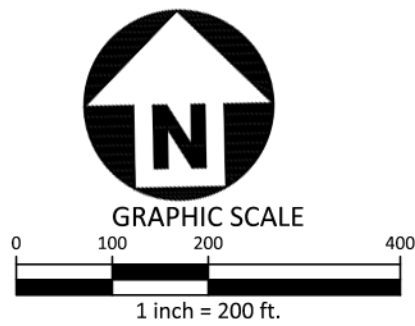
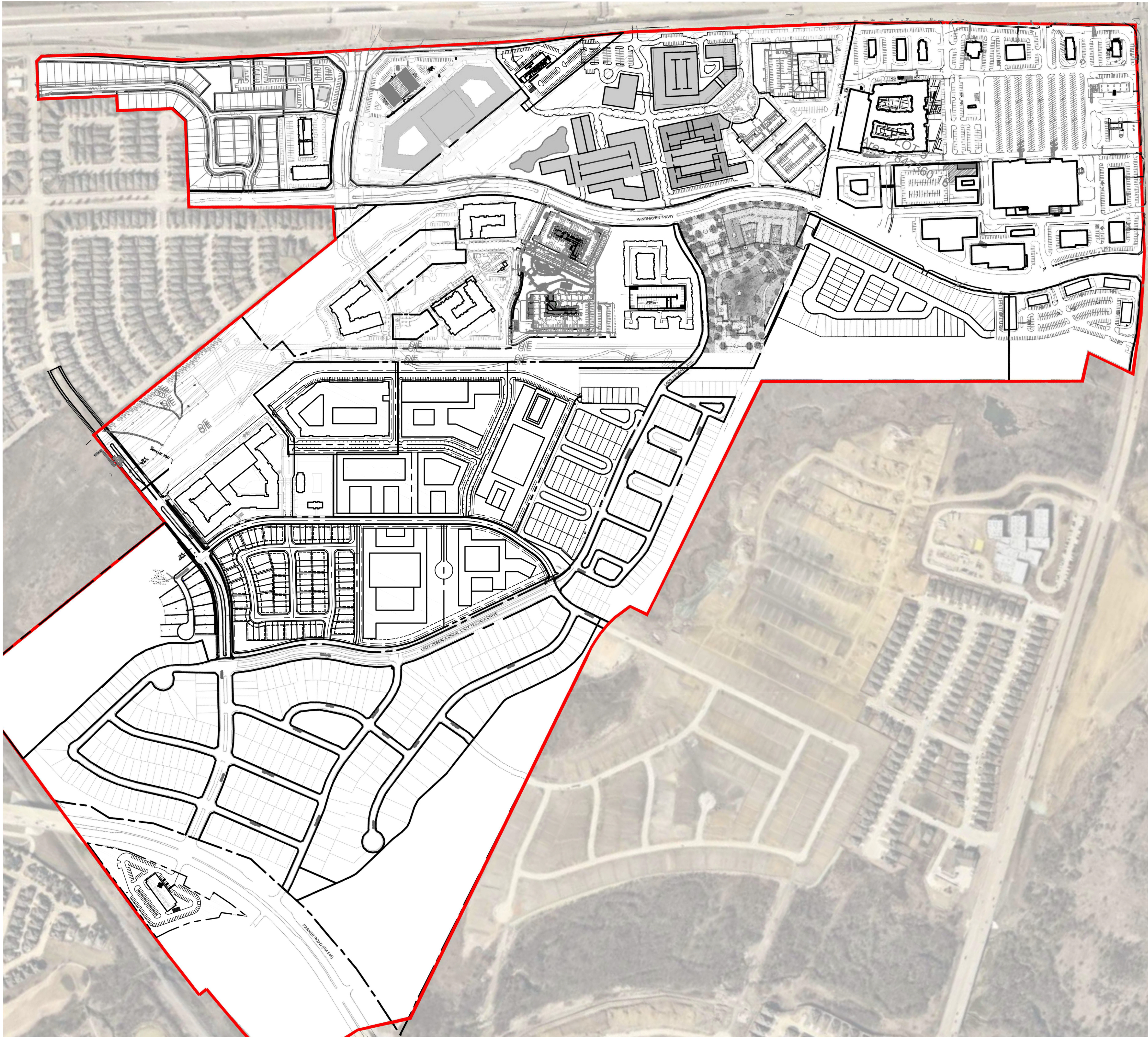



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- Notes:
- Improvements to be provided as part of future multifamily development between Tessala and Lady Bettye.
    - Wrought iron fence with stone columns every 20', 6' in height, and a minimum of 50' behind the existing curb of Lady Tessala. The 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-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.
  - 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.



# McAdams

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**Bright Football  
Overall Plan**  
**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	
SHEET		

**DP**