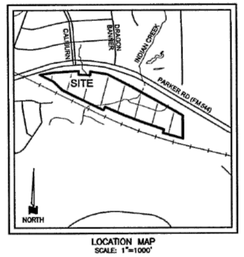


LOCATION MAP
SCALE: 1"=1000'

CITY OF LEWISVILLE NOTES:

CASTLE HILLS MASTER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF ALL COMMON AREAS (IF ANY).

NOTES:

1. BASIS OF BEARINGS AND COORDINATES ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATION.

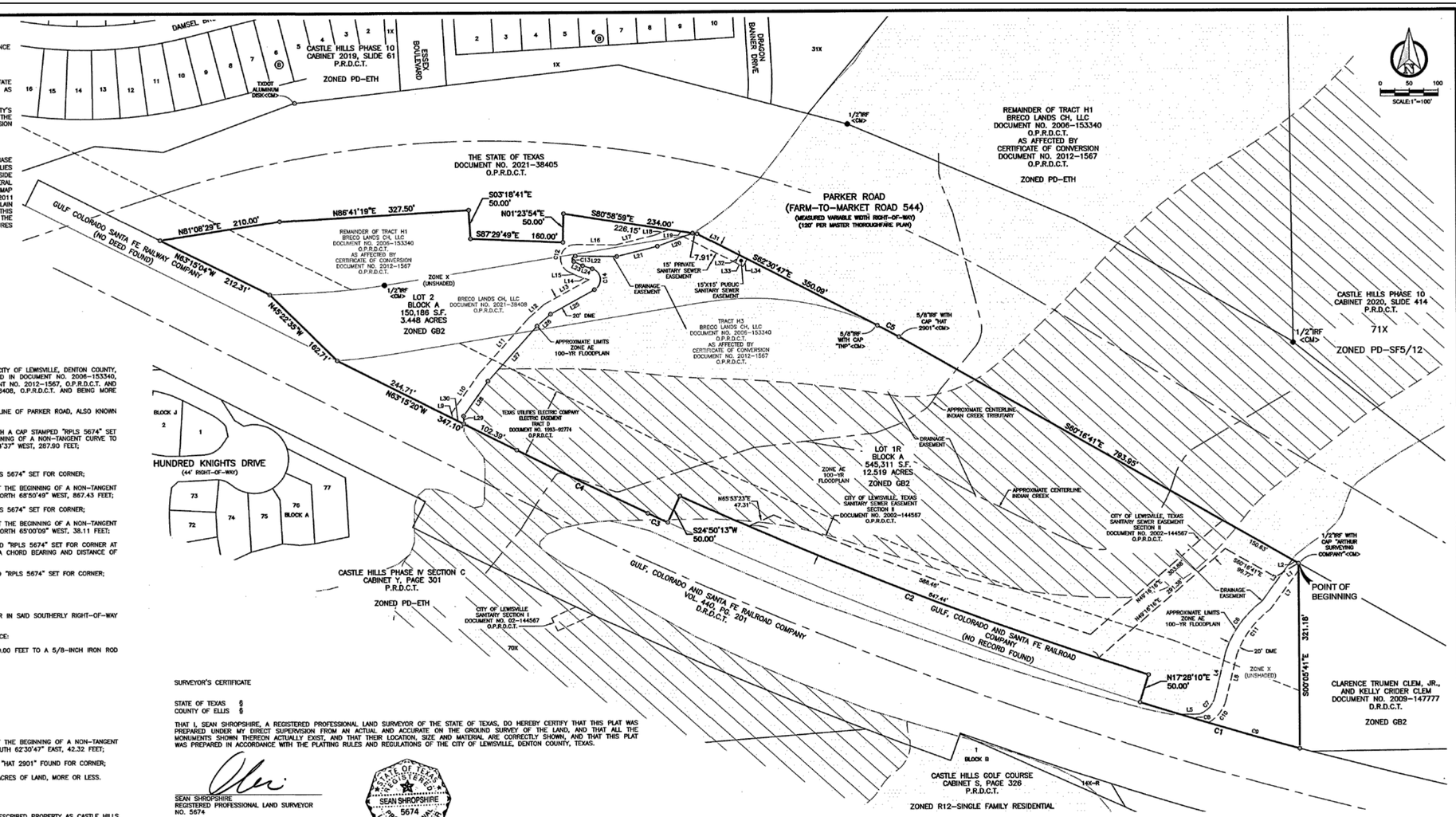
2. ALL PROPOSED LOTS SITUATED IN WHOLE OR IN PART WITHIN THE CITY'S CORPORATE LIMITS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE GOVERNING ZONING DISTRICT AND THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

FLOOD STATEMENT:

A PORTION OF THE SUBJECT TRACT LIES WITHIN ZONE AE, DEFINED AS "BASE FLOOD ELEVATION DETERMINED" THE REMAINDER OF THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 0570G, DATED APRIL 18, 2011 FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS. THE FLOODPLAIN LINE SHOWN HEREON IS APPROXIMATE AS SCALED FROM SAID MAP. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, AND DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED IN ZONE "X" WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.

LEGEND

P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
<CM>	CONTROL MONUMENT
⊙	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 5674"
DME	DRAINAGE EASEMENT MAINTENANCE EASEMENT
	APPROXIMATE 100-YR FLOODWAY
	APPROXIMATE 100-YR FLOODPLAIN AND DRAINAGE EASEMENT BY THIS PLAT



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS BRECO LANDS CH, LLC IS THE OWNER OF A TRACT OF LAND LOCATED IN THE A. SINGLETON SURVEY, ABSTRACT NO. 1138, CITY OF LEWISVILLE, DENTON COUNTY, TEXAS AND BEING A PART OF A TRACT OF LAND DESCRIBED AS TRACT H1 AND H3 IN DEED TO BRECO LANDS CH, LLC, RECORDED IN DOCUMENT NO. 2006-153340, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.) AS AFFECTED BY CERTIFICATE OF CONVERSION RECORDED IN DOCUMENT NO. 2012-1567, O.P.R.D.C.T. AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO SAID BRECO LANDS CH, LLC, RECORDED IN INSTRUMENT NO. 2021-38408, O.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED "ARTHUR SURVEYING COMPANY" FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF PARKER ROAD, ALSO KNOWN AS FARM-TO-MARKET ROAD 544, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE NORTHEAST CORNER OF SAID TRACT H3

THENCE SOUTH 00°05'41" EAST, ALONG THE EAST LINE OF SAID TRACT H3, A DISTANCE OF 321.18 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN THE NORTHERLY LINE OF THE GULF, COLORADO AND SANTA FE RAILROAD, A 150-FOOT RIGHT-OF-WAY, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02°25'33", A RADIUS OF 6,800.55 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73°44'37" WEST, 287.90 FEET;

THENCE ALONG SAID NORTHERLY RAILROAD RIGHT-OF-WAY THE FOLLOWING NINE (9) COURSES AND DISTANCES:

WESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 287.92 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 17°28'10" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°22'03", A RADIUS OF 6,750.55 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 68°50'49" WEST, 867.43 FEET;

WESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 868.03 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 24°50'13" WEST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 00°19'16", A RADIUS OF 6,800.55 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 65°00'09" WEST, 38.11 FEET;

NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 38.11 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER AT THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°35'12", A RADIUS OF 9,092.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 64°02'56" WEST, 251.78 FEET;

NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 251.79 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 63°15'20" WEST, A DISTANCE OF 347.10 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 45°22'35" WEST, A DISTANCE OF 162.71 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 63°15'04" WEST, A DISTANCE OF 212.31 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER IN SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARKER ROAD;

THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARKER ROAD, THE FOLLOWING NINE (9) COURSES AND DISTANCE:

NORTH 81°08'29" EAST, LEAVING SAID RAILROAD RIGHT-OF-WAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 86°41'19" EAST, A DISTANCE OF 327.50 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 03°18'41" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 87°29'49" EAST, A DISTANCE OF 160.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

NORTH 01°23'54" EAST, A DISTANCE OF 50.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 80°58'59" EAST, A DISTANCE OF 234.00 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET FOR CORNER;

SOUTH 62°30'47" EAST, A DISTANCE OF 350.09 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TNP" FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°43'44", A RADIUS OF 512.96 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 62°30'47" EAST, 42.32 FEET;

SOUTHEASTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 42.34 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "HAT 2901" FOUND FOR CORNER;

SOUTH 60°16'41" EAST, A DISTANCE OF 793.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 695,497 SQUARE FEET OR 15.966 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BRECO LANDS CH, LLC, THE UNDERSIGNED AUTHORITIES, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS CASTLE HILLS H3, LOTS 1R AND 2, BLOCK A, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HERE BY 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. 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 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 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 CONSTRUCTION, RECONSTRUCTING, INSPECTION, 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 FIVE (5) FOOT RADIUS FROM THE CENTER OF ALL FIRE HYDRANTS AND A FIVE (5) FOOT RADIUS FROM THE CENTER OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES, STREET LIGHTS) IS HEREBY GRANTED TO THE CITY OF LEWISVILLE 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.

ALL LOTS IN THE SUBDIVISION SHALL BE SOLD AND DEVELOPED SUBJECT TO THE BUILDING LINES SHOWN ON THE PLAT.

WITNESS MY HAND AT Lewisville, TEXAS, THIS 19th DAY OF July, 2023.

BY: BRECO LANDS CH, LLC
A TEXAS LIMITED LIABILITY COMPANY

ERIC D. STANLEY
PRESIDENT

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ERIC D. STANLEY FOR BRECO LANDS CH, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AS THE ACT AND DEED OF BRECO LANDS CH, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 19th DAY OF July, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SHELBY ACOSTA NOTARY PUBLIC STATE OF TEXAS ID# 131697021 EXPIRES 04/14/2027

SUBMITTAL / REVISION TABLE
SUBMITTAL: MARCH 20, 2023
REVISED: APRIL 17, 2023
REVISED: MAY 15, 2023
REVISED: JUNE 16, 2023
REVISED: JUNE 21, 2023
REVISED: JUNE 28, 2023

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ELLIS §

THAT I, SEAN SHROPSHIRE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND, AND THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS.

SEAN SHROPSHIRE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5674

STATE OF TEXAS REGISTERED SEAN SHROPSHIRE 5674 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF ELLIS §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SEAN SHROPSHIRE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 18 DAY OF July, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NAHUM JOSUE CHAVIRA Notary ID #133558256 My Commission Expires January 28, 2026

SIGNATURE BLOCK FOR CITY SECRETARY

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE CASTLE HILLS H3 ADDITION TO THE CITY OF LEWISVILLE WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE 15 DAY OF August, 2023, 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 SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINABOVE SUBSCRIBED IN THE CAPACITY STATED IN ACCORDANCE WITH CITY ORDINANCES.

WITNESS MY HAND THIS 28th DAY OF AUGUST, 2023.

THOMAS HARRIS III
CITY OF LEWISVILLE, TEXAS

CITY OF LEWISVILLE

ALL VARIANCES (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

MARY ELLEN MIKSA
PLANNING AND ZONING COMMISSION CHAIRPERSON
CITY OF LEWISVILLE, TEXAS

8/1/2023
DATE

SL9861A G01, S09, C12

THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 1 INTO LOTS 1R AND 2.

1014557 - CASTLE HILLS H3 BLK A LOT 1/ALL

CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	2°25'33"	6800.55'	287.92'	N73°44'37"W	287.90'
C2	7°22'03"	6750.55'	868.03'	N68°50'49"W	867.43'
C3	0°19'16"	6800.55'	38.11'	N65°00'09"W	38.11'
C4	1°35'12"	9092.37'	251.79'	N64°02'56"W	251.78'
C5	4°43'44"	512.96'	42.34'	S62°30'47"E	42.32'
C6	33°25'36"	187.44'	109.35'	S35°58'36"W	107.81'
C7	56°39'27"	42.96'	42.48'	S41°15'16"W	40.77'
C8	0°25'46"	6800.55'	50.96'	S73°21'22"E	50.96'
C9	1°23'08"	6800.55'	164.47'	S74°15'49"E	164.46'
C10	48°32'09"	62.96'	53.34'	N37°20'08"E	51.75'
C11	34°04'03"	167.44'	99.56'	N36°37'05"E	98.10'
C12	156°23'16"	25.20'	68.78'	N13°58'11"E	49.33'
C13	157°51'09"	5.20'	14.33'	S14°42'08"W	10.21'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N59°04'50"E	46.51'
L2	S60°16'41"E	12.40'
L3	S36°14'31"W	89.15'
L4	S13°44'28"W	80.10'
L5	S89°06'25"W	33.87'
L6	N13°44'28"E	78.98'
L7	N36°14'31"E	83.09'
L8	S63°15'20"E	221.95'
L9	N01°43'35"W	9.57'
L10	N35°19'57"E	81.81'
L11	N42°04'00"E	129.66'
L12	N48°41'33"E	34.77'
L13	N61°10'03"E	89.23'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L14	N72°27'09"W	18.92'
L15	N64°13'27"W	18.31'
L16	S89°03'20"E	68.94'
L17	N76°08'34"E	68.75'
L18	N69°52'53"E	28.05'
L19	S80°58'59"E	41.02'
L20	S69°52'53"W	65.02'
L21	S76°08'34"W	72.45'
L22	N89°03'20"W	71.83'
L23	S64°13'27"E	16.87'
L24	S72°27'09"E	17.49'
L25	S61°10'03"W	87.05'
L26	S48°41'33"W	31.42'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L27	S42°04'00"W	127.33'
L28	S35°19'57"W	73.93'
L29	S01°43'35"E	13.59'
L30	N63°15'20"W	22.75'
L31	S62°30'47"E	81.34'
L32	S27°29'13"W	15.00'
L33	S62°30'47"E	15.00'
L34	N27°29'13"E	15.00'

OWNER: BRECO LANDS CH, LLC
4400 STATE HIGHWAY 121 SUITE 900
LEWISVILLE, TX 75056-4560
CONTACT: ERIC STANLEY
972-410-6500

ENGINEER: LANDDESIGN, INC.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
CONTACT: BRIAN DENCH
214-785-6009

REPLAT
CASTLE HILLS H3
LOT 1R AND 2, BLOCK A
15.966 ACRES
ZONED GB2
A. SINGLETON SURVEY ~ ABSTRACT NO. 1138
AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
MARCH, 2023 SCALE: 1"=100'
SURVEYOR

AXIS SURVEYING
P.O. BOX 575 | WAXAHACHIE, TEXAS 75168
214.903.8200 | TBPELS FIRM NO. 10194367
INFO@AXIS-SURVEY.COM

210053 1 OF 1

FILED:
DOCUMENT NO.

Filed for Record
in the Official Records Of:
Denton County
On: 8/8/2023 12:56:32 PM
In the PLAT Records
CASTLE HILLS H3
Doc Number: 2023-270
Number of Pages: 1
Amount: 50.00
Order#:20230808000482
By: NA

FOR INFORMATION ONLY

M:\Projects\BRL\BRL24004\04-Production\Engineering\Sheets\BRL24004-PLAT1.dwg, 8/5/2024 4:19:18 PM, Haber, Hannah