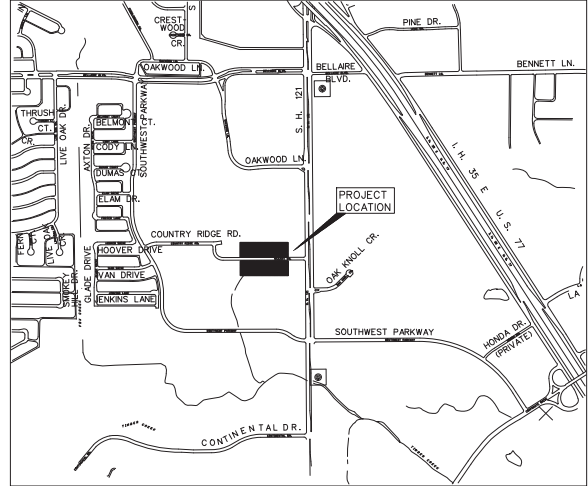
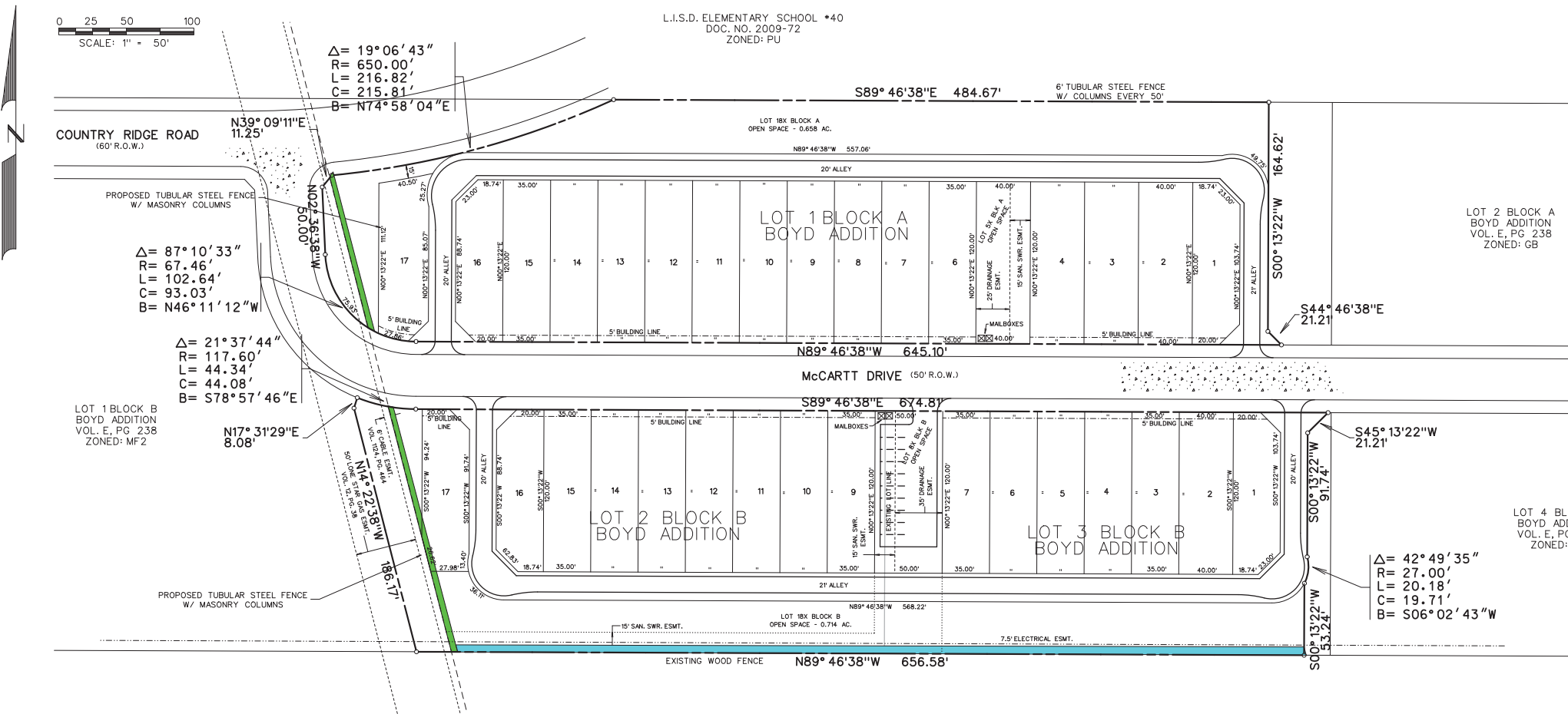


SUMMARY TABLE

SINGLE PHASE - 5.371 AC.
32 TOTAL PD-ESTATE TOWNHOME RESIDENTIAL LOTS
4 TOTAL HOA LOTS
MIN. LOT SIZE - 4000 SF.
DENSITY - 5.9 UNITS PER ACRE.
100% OF LOTS WITH MIN. 2000 SF. OF LIVING AREA
FRONT BUILDING LINE - 5' MIN.
REAR BUILDING LINE - 20' MIN.
EX. ZONING - GENERAL BUSINESS

NOTES

- 1. Bearings are referenced to Boyd Addition, an additon to the City of Lewisville, as recorded in Cab. E, Pg. 238, in the Plot Records of Denton County, Texas.
- 2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- 4. "Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits."
- 5. HOA Lots shall be owned and maintained by the Homeowners Association.
- 6. All homes to be fire sprinklered.

LOT SIZE TABLE			
BLOCK A		BLOCK B	
LOT	SF	LOT	SF
1	4017	1	4017
2	4800	2	4800
3	4800	3	4200
4	4800	4	4200
5X	4800	5	4200
6	4200	6	4200
7	4200	7	4200
8	4200	8X	34845
9	4200	9	4200
10	4200	10	4200
11	4200	11	4200
12	4200	12	4200
13	4200	13	4200
14	4200	14	4200
15	4200	15	4200
16	4200	16	4017
17	4327	17	4059
X DENOTES HOA LOT			

VARIANCE REQUESTS:

- a. To maintain the exiting wood fence and vegetation in lieu of the required screening wall on the southern portion of the development adjacent to the Multi-Family zoned property.
- b. To allow a tubular steel fence with masonry columns in lieu of the required screening wall along the western boundary of the development adjacent to the Multi-Family zoned property.

VARIANCE LEGEND

	VARIANCE (A) - SCREENING
	VARIANCE (B) - SCREENING

VARIANCE EXHIBIT
OF
PARK CENTRAL TERRACES
32 TOTAL RESIDENTIAL LOTS
4 TOTAL HOA LOTS
5.371 ACRES
ZONING: PD-ETH
OUT OF THE
W.B. HUNTER SURVEY, ABSTRACT NO. 552
IN THE
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

OWNER
CHARIS PARTNERS, LTD.
1303 CAMPBELL ROAD
JULY 2018 SCALE: 1"=50'

APPLICANT
LEWISVILLE HIGHLAND TERRACES, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JOHN ARNOLD
ENGINEER
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN