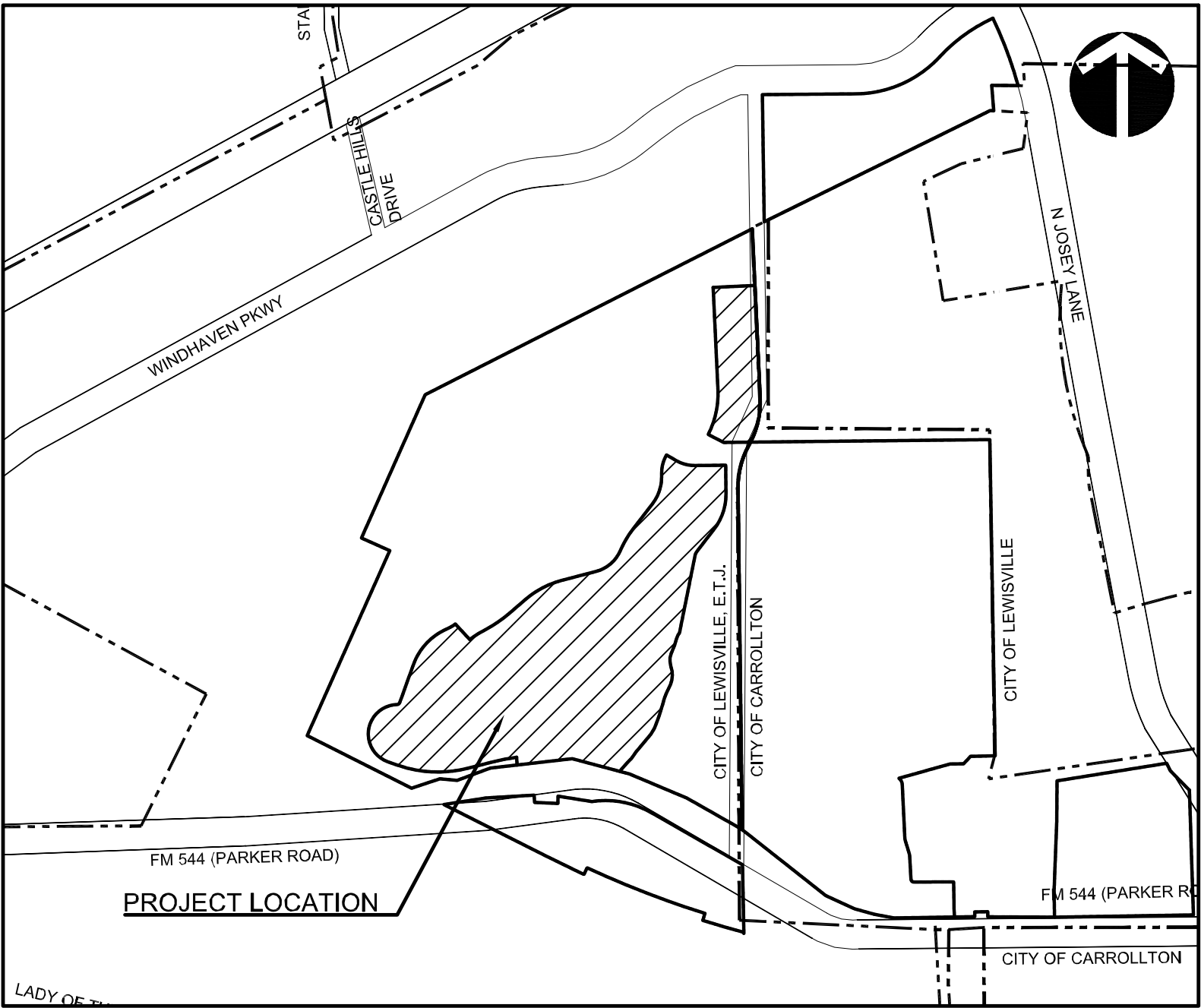


FINAL PLAT AND CONSTRUCTION PLANS FOR
CASTLE HILLS - PHASE 10 - LEWISVILLE ADDITION
SINGLE FAMILY DEVELOPMENT
CITY OF LEWISVILLE ETJ, TEXAS

76.960 ACRES
264 TOTAL SINGLE FAMILY LOTS (ETH)
94 TOTAL TOWNHOUSE TWO LOTS (TH-2)
9 COMMON AREA LOTS (ETH)
13 COMMON AREA LOTS (TH-2)

ABSTRACT:
T.WILSON SURVEY, ABST 1352
R.R.HARDIN SURVEY, ABST. 613
B.SCHOONOVER SURVEY, ABST. 1209
A.SINGLETON SURVEY, ABST. 1138
T.A.WEST SURVEY, ABST. 1345

POSTED SPEED LIMIT
(50 MPH FM 544)
(30 MPH WINDHAVEN PARKWAY)



LOCATION MAP
SCALE 1"=1000'

CITY OF LEWISVILLE VARIANCES APPROVED:
PER AGREEMENT BETWEEN THE CITY OF LEWISVILLE AND CASTLE HILLS DATED APRIL 1, 1996

VARIANCES APPROVED BY CITY COUNCIL
ON MAY 1, 2017

A. TO ALLOW A 41 FT. STREET RIGHT OF WAY WITH 6.0 FT SIDEWALK AND UTILITY EASEMENT IN LIEU OF THE REQUIRED 50 FT RIGHT OF WAY.

B. TO WAIVE THE ALLEY REQUIREMENT FOR LOTS LESS THAN 10,000 SQ. FT. IN AREA.

C. TO ALLOW BLOCK N TO HAVE ZONING DESIGNATION OF TOWNHOUSE 2 (TH-2).
(The lot layout has been revised on the Final Plat. The Lot and Block numbers for the townhouse lots have been updated)

NEW VARIANCES REQUESTED:

VARIANCES APPROVED BY CITY COUNCIL ON _____, 2018

A. TO ALLOW A 34 FT. STREET RIGHT OF WAY WITH 10.0 FT SIDEWALK AND UTILITY EASEMENT IN LIEU OF THE REQUIRED 50 FT. RIGHT OF WAY.

B. TO ALLOW BLOCKS L, M, N, O, P, Q, R AND S TO HAVE A ZONING DESIGNATION OF TOWNHOUSE 2 (TH-2).

DEVELOPER

Bright Realty, LLC.
2520 King Arthur Blvd., Suite 200
Lewisville, Texas 75056
Contact: Aaron Ketchand
Phone: 972-410-6569
Fax: 972-410-6601

ENGINEER

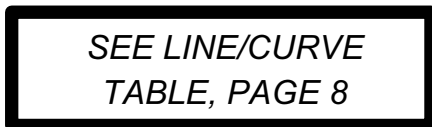
LandDesign, Inc.
5301 Alpha Road, Suite 24
Dallas, Texas 75240
Contact: Brian Dench
Phone: 214-785-6009

SURVEYOR

All American Surveying Inc.
301 W. Broadway Street
Gainesville, Texas, 76240
Contact: John E. Thompson II
Phone: 940-665-9105

DCFWSD I-A APPROVED FOR CONSTRUCTION		
	DATE	SIGNATURE
PUBLIC WORKS		
DISTRICT ENGINEER		
BUILDING SERVICES		

SHEET LIST	
SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
—	FINAL PLAT
C1.00	GENERAL NOTES
C1.01	BENCHMARK SHEET
C1.02	STREET SIGN LOCATIONS
C2.00 - C2.21	PAVING PLANS
C2.22 - C2.26	PAVING PLAN ELBOWS
C2.27	PAVING & STRIPING PLAN - WINDHAVEN PARKWAY TURN LANE
C2.28	GRADING PLAN - WINDHAVEN PARKWAY TURN LANE
C3.00 - C3.08	SITE GRADING
C4.00	DRAINAGE AREA MAP (EXISTING CONDITIONS)
C4.01	DRAINAGE AREA MAP (DEVELOPED CONDITIONS)
C4.02 - C4.04	STORM CALCULATIONS
C4.05	OVERALL STORM PLAN
C4.06 - C4.21	STORM PLAN AND PROFILES
C4.22 - C4.30	STORM LATERAL PROFILES
C5.00	WATER AND SANITARY SEWER OVERALL PLAN
C5.01 - C5.11	WATER AND SANITARY SEWER PLAN
C5.12 - C5.28	SANITARY SEWER PROFILES
C5.29 - C5.47	WATER LINE PROFILES
C6.00	EROSION CONTROL PLAN
C6.01	EROSION CONTROL DETAILS
C7.00 - C7.08	STANDARD CONSTRUCTION DETAILS
-	RETAINING WALL PLANS (FOR REFERENCE PURPOSES ONLY)
TXDOT PLANS	
1 OF 10	DEMOLITION PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD
2 OF 10	PAVING PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD
3 OF 10	STRIPING PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD
4 OF 10	GRADING & DRAINAGE PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD
5 OF 10	DEMOLITION PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD
6 OF 10	PAVING PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD
7 OF 10	STRIPING PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD
8 OF 10	GRADING PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD
9 OF 10	DRAINAGE PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD
10 OF 10	DRAINAGE PROFILES - TXDOT TURN LANE I & II - FM 544 PARKER ROAD



LINETYPE LEGEND

PROPERTY LINE	—————
EASEMENT LINES	- - - - -
DEED LOT LINES	- - - - -
ADJOINER LINES	- - - - -
OVERHEAD UTILITY	- - - - - CHU
ASPHALT ROAD	- - - - -
GRAVEL ROAD	- - - - -
FENCE LINES	- - - - -

[illegible]

A. SINGLETON SURVEY
ABSTRACT NO. 1138

BRECO LANDS CH, LLC
 TRACT E2
 DOC. NO. 06-153340, R.P.R.D.C.T.
 PART OF
 CALLED 111.504 ACRES
 (CERTIFICATE OF CONVERSION
 DOC. NO. 12-1567, R.P.R.D.C.T.)
 ZONING DESIGNATION MF-3

B. SCHOONOVER SURVEY
ABSTRACT NO. 1209

BRECO LANDS CH, LLC
 TRACT E2
 DOC. NO. 06-153340, R.P.R.D.C.T.
 REMAINDER OF
 CALLED 111.504 ACRES
 (CERTIFICATE OF CONVERSION
 DOC. NO. 12-1567, R.P.R.D.C.T.)
 ZONING DESIGNATION MF-3

BRECO LANDS CH, LLC
DOC. NO. 2007-079886
PART OF A
CALLED 23.820 ACRES
R.P.R.D.C.T.
(CERTIFICATE OF CONVERSION)
DOC. NO. 12-1567, R.P.R.D.C.T.)
CASTLE HILLS-PHASE 10-LEWISVILLE
PHASE II
ZONING DESIGNATION MF-3

**FINAL PLAT
CASTLE HILLS-PHASE 10
LEWISVILLE ADDITION
CITY OF LEWISVILLE**

76.960 ACRES
264 TOTAL SINGLE FAMILY LOTS (ETH)
94 TOTAL TOWNHOME TWO LOTS (TH-2)
11 COMMON AREA LOTS (ETH)
13 COMMON AREA LOT (TH-2)

41' LOTS ± 19.34 CRES
DESIGNATED ZONING-ETH
131 RESIDENTIAL LOTS
BLOCK A, LOTS 2-16, 18-27, 29-43
BLOCK C, LOTS 1-29
BLOCK E, LOTS 1-24
BLOCK G, LOTS 1-4, 17-33
BLOCK I, LOTS 23-39

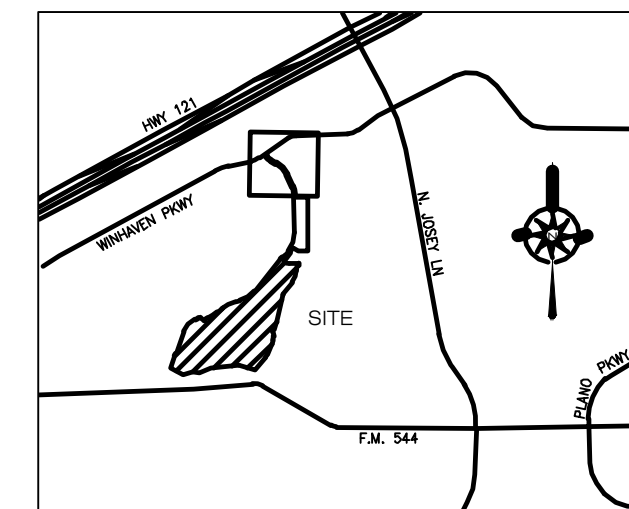
5 COMMON AREA LOTS
BLOCK A, LOTS 1X, 17X, 28X
BLOCK I, LOTS 22X, 40X

50' LOTS ±16.62 ACRES
DESIGNATED ZONING-ETH
95 RESIDENTIAL LOTS
BLOCK B, LOTS 2-10
BLOCK D, LOTS 1-20
BLOCK F, LOTS 1-21
BLOCK G, LOTS 5-16
BLOCK I, LOTS 7-21, 41-46
BLOCK J, LOTS 4-10, 12-16

3 COMMON AREA LOTS
BLOCK B, LOT 1X
BLOCK J, LOT 11X
BLOCK K, LOT 1X

65' LOTS ±5.32 ACRES
DESIGNATED ZONING-ETH
25 RESIDENTIAL LOTS
BLOCK H, LOTS 2-18
BLOCK I, LOTS 1-5
BLOCK J, LOTS 1-3

1 COMMON AREA LOT
BLOCK I, LOT 6X



VICINITY MAP
1"=1000'

80' LOTS ±5.12 ACRES
DESIGNATED ZONING-ETH
13 RESIDENTIAL LOTS
BLOCK H, LOTS 19-22, 24-30, LOT 1

2 COMMON AREA LOT
BLOCK H, LOT 23X, LOT 32X

ATTACHED TOWNHOUSE TWO LOTS ±11.91 ACRES

DESIGNATED ZONING-TH-2
94 RESIDENTIAL LOTS
BLOCK M, LOT 2-12, 14-22, 24-29, 31-37, 39-44
BLOCK N, LOTS 2-6, 8-13
BLOCK O, LOTS 2-37
BLOCK P, LOTS 2-9

13 COMMON AREA LOTS
BLOCK L, LOT 1X
BLOCK M, LOTS 1X, 13X, 23X, 30X 38X
BLOCK N, LOTS 1X, 7X
BLOCK O, LOT 1X
BLOCK P, LOT 1X
BLOCK Q, LOT 1X
BLOCK R, LOT 1X
BLOCK S, LOT 1X

B. SCHOONOVER SURVEY, ABST. 1209
A. SINGLETON SURVEY, ABST. 1138
CITY OF LEWISVILLE, ETJ
DENTON COUNTY, TEXAS

SF-RESIDENTIAL REQUIREMENTS (ETH)
4,000 S.F. MIN LOT SIZE REQUIRED
2,000 S.F. MIN UNIT SIZE REQUIRED

TH-RESIDENTIAL REQUIREMENTS (TH-2)
1,700 S.F. MIN LOT SIZE REQUIRED
1,200 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
4.94 LOTS PER ACRE
4.65 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 4.65 LOTS PER ACRE
R.O.W. DEDICATION 18.65 ACRES

R.R. HARDIN SURVEY
ABSTRACT NO. 613



111 N. DIXON ST.
GAINESVILLE, TX 76241
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

REV 5-06/12/2018-REVISE TH LAYOUT
REV 4-03/23/2018-CLIENT COMMENTS
REV 3-12/21/2017-CLIENT COMMENTS
REV 2-11/16/2017-CLIENT COMMENTS
REV 1-10/06/2017-REVISE LAYOUT

THE AMERICAN SURVEYING

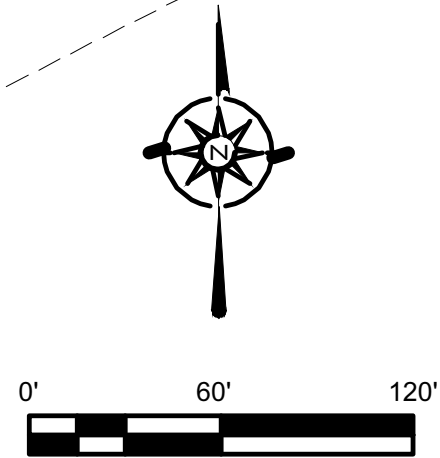
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

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...	04/25/2017	CH1(0) 01	1" = 80'	2 OF 2

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

FOR PRELIMINARY
REVIEW ONLY

MATCHLINE SEE PAGE 3



THIS PLAT &
TOWN MAP
WAS PREPARED BY
THE SURVEYOR
OF THE COUNTY OF
DALLAS, TEXAS

TEXAS UTILITIES
ELECTRIC COMPANY
VOL. 324, PG. 126
D.B.A.C.T.

SEE LINE/CURVE
TABLE, PAGE 8

A. SINGLETON SURVEY
ABSTRACT NO. 1138

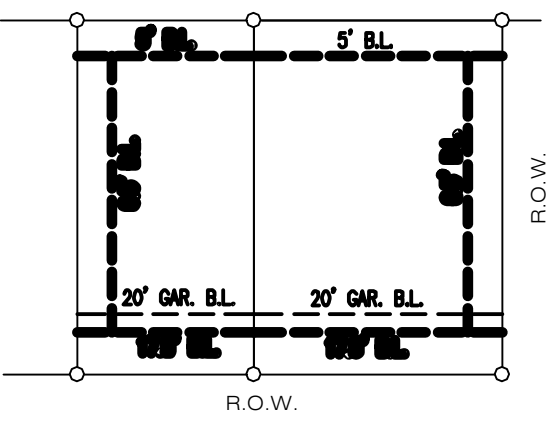
CASTLE HILLS-PHASE 10-LEWISVILLE
PHASE II
ZONING DESIGNATION MF-3

BREGO LANDS CO., LLC
DOC. NO. 08-153340
TRACT H
PART OF A
CALLED 99.87 ACRES
R.P.R.D.C.T.
(CERTIFICATE OF CONVERSION)
DOC. NO. 12-1567, R.P.R.D.C.T.)

LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
DEED LOT LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---

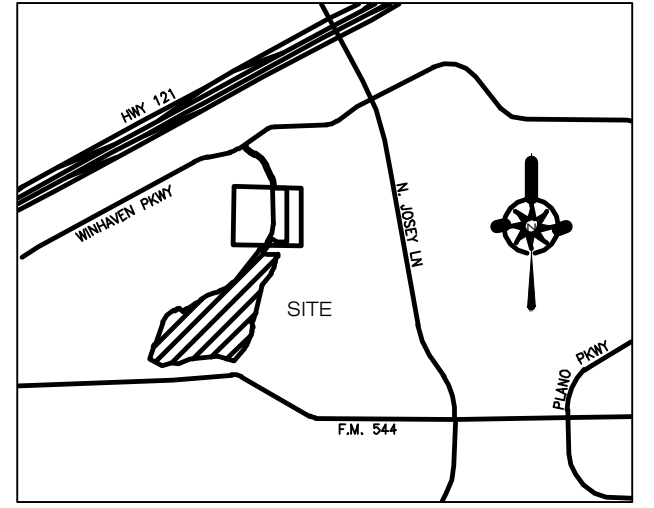
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298	CONCRETE DRIVE
299	ASPHALT DRIVE
300	GRAVEL DRIVE

STANDARD TH2 BUILDING LINE SETBACKS



MATCHLINE SEE PAGE 2

MATCHLINE SEE PAGE 4



VICINITY MAP
1"=1000'

**FINAL PLAT
CASTLE HILLS-PHASE 10
LEWISVILLE ADDITION
CITY OF LEWISVILLE**

80' LOTS ±5.12 ACRES
DESIGNATED ZONING-ETH
13 RESIDENTIAL LOTS
BLOCK H, LOTS 19-22, 24-30, LOT 1

2 COMMON AREA LOT
BLOCK H, LOT 23X, LOT 32X

ATTACHED TOWNHOUSE TWO LOTS ±11.91 ACRES

DESIGNATED ZONING-TH-2
94 RESIDENTIAL LOTS
BLOCK M, LOT 2-12, 14-22, 24-29, 31-37, 39-44
BLOCK N, LOTS 2-6, 8-13
BLOCK O, LOTS 2-37
BLOCK P, LOTS 2-9

13 COMMON AREA LOTS

BLOCK L, LOT 1X
BLOCK M, LOTS 1X, 13X, 23X, 30X 38X
BLOCK N, LOTS 1X, 7X
BLOCK O, LOT 1X
BLOCK P, LOT 1X
BLOCK Q, LOT 1X
BLOCK R, LOT 1X
BLOCK S, LOT 1X

**B. SCHOONOVER SURVEY, ABST. 1209
A. SINGLETON SURVEY, ABST. 1138
CITY OF LEWISVILLE, ETJ
DENTON COUNTY, TEXAS**

SF-RESIDENTIAL REQUIREMENTS (ETH)
4,000 S.F. MIN LOT SIZE REQUIRED
2,000 S.F. MIN UNIT SIZE REQUIRED

TH-RESIDENTIAL REQUIREMENTS (TH-2)
1,700 S.F. MIN LOT SIZE REQUIRED
1,200 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
4.94 LOTS PER ACRE
4.65 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 4.65 LOTS PER ACRE
R.O.W. DEDICATION 18.65 ACRES

76.960 ACRES
264 TOTAL SINGLE FAMILY LOTS (ETH)
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41' LOTS ±19.34 CRES
DESIGNATED ZONING-ETH
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BLOCK A, LOTS 2-16, 18-27, 29-43
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5 COMMON AREA LOTS
BLOCK A, LOTS 1X, 17X, 28X
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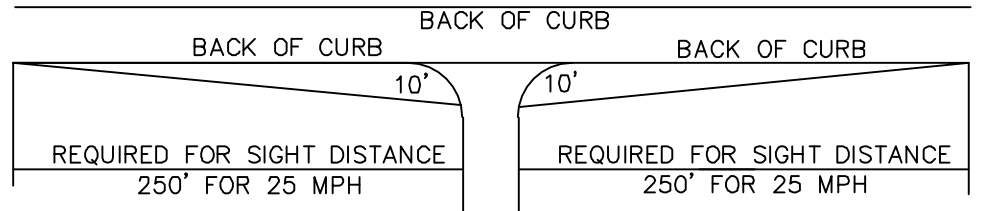
50' LOTS ±16.62 ACRES
DESIGNATED ZONING-ETH
95 RESIDENTIAL LOTS
BLOCK B, LOTS 2-10
BLOCK D, LOTS 1-20
BLOCK F, LOTS 1-21
BLOCK G, LOTS 5-16
BLOCK I, LOTS 7-21, 41-46
BLOCK J, LOTS 4-10, 12-16

3 COMMON AREA LOTS
BLOCK B, LOT 1X
BLOCK J, LOT 11X
BLOCK K, LOT 1X

65' LOTS ±5.32 ACRES
DESIGNATED ZONING-ETH
25 RESIDENTIAL LOTS
BLOCK H, LOTS 2-18
BLOCK I, LOTS 1-5
BLOCK J, LOTS 1-3

1 COMMON AREA LOT
BLOCK I, LOT 6X

NOTE:
NO ON-STREET PARKING IS ALLOWED
ON STREETS WITH A 34-FOOT R.O.W.



ALTERNATE SITE EASEMENT FOR RESIDENTIAL LOTS
PER LEWISVILLE GENERAL DEVELOPMENT VARIANCE
EXHIBIT "C" - DATED APRIL 1, 1996
TO BE USED AT 34' R.O.W.
N.T.S.

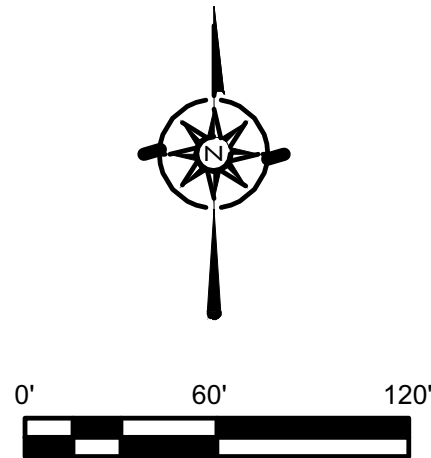


111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FRM NO. 10048000

REV 5-06/12/2018-REVISE TH LAYOUT
REV 4-03/23/2018-CLIENT COMMENTS
REV 3-12/21/2017-CLIENT COMMENTS
REV 2-11/16/2017-CLIENT COMMENTS
REV 1-10/06/2017-REVISE LAYOUT
DRAWN BY: CJ DATE: 04/25/2017 JOB NO: CH19_01 SCALE: 1"= 60' PAGE: 3 OF 9

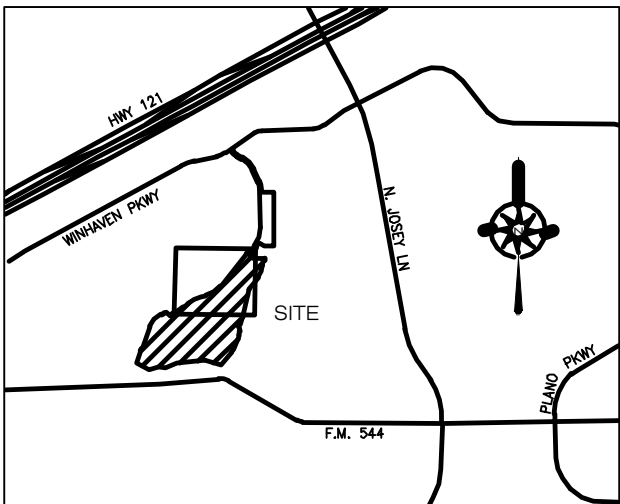
ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

FOR PRELIMINARY
REVIEW ONLY



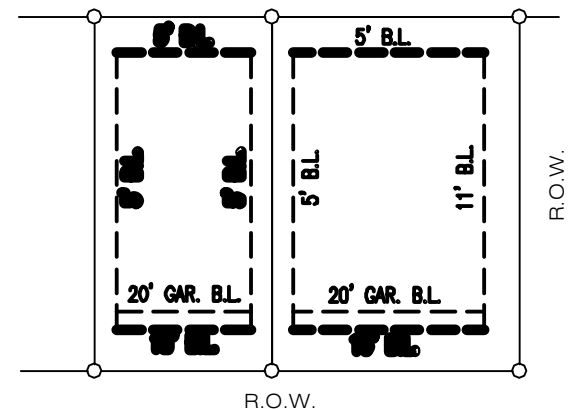
LEGEND	
	PROPERTY LINE
	EASEMENT LINES
	DEED LOT LINES
	ADJOINER LINES
	OVERHEAD UTILITY
	ASPHALT ROAD
	GRAVEL ROAD
	FENCE LINES
	CONCRETE SURFACE
	ASPHALT SURFACE
	GRAVEL SURFACE

LINETYPE LEGEND	
	PROPERTY LINE
	EASEMENT LINES
	DEED LOT LINES
	ADJOINER LINES
	OVERHEAD UTILITY
	ASPHALT ROAD
	GRAVEL ROAD
	FENCE LINES



VICINITY MAP
1"=1000'

STANDARD BUILDING LINE SETBACKS (ETH)



SEE LINE/CURVE
TABLE, PAGE 8

BRECO LANDS OH, LLC
DOC. NO. 08-133940
TRACT HY
PART OF A
CALLED 198.977 ACRES
R.P.R.D.C.T.
(CERTIFICATE OF CONVERSION
DOC. NO. 12-1567, R.P.R.D.C.T.)
CASTLE HILLS-PHASE 10-LEWISVILLE
ZONING DESIGNATION MF-3

A. SINGLETON SURVEY
ABSTRACT NO. 1138

B. SCHOONOVER SURVEY
ABSTRACT NO. 1209

MATCHLINE SEE PAGE 3

LADY BETTY DRIVE
(41' R.O.W.)

LADY TESSALA AVENUE
(60' R.O.W.)

CARLISLE DRIVE
(41' R.O.W.)

BRECO LANDS OH, LLC
DOC. NO. 08-133940
TRACT HY
PART OF A
CALLED 198.977 ACRES
R.P.R.D.C.T.
(CERTIFICATE OF CONVERSION
DOC. NO. 12-1567, R.P.R.D.C.T.)
CASTLE HILLS-PHASE 10-LEWISVILLE
ZONING DESIGNATION MF-3

MATCHLINE SEE PAGE 5

FINAL PLAT CASTLE HILLS-PHASE 10 LEWISVILLE ADDITION CITY OF LEWISVILLE

76.960 ACRES
264 TOTAL SINGLE FAMILY LOTS (ETH)
94 TOTAL TOWNHOME TWO LOTS (TH-2)
11 COMMON AREA LOTS (ETH)
13 COMMON AREA LOT (TH-2)

41' LOTS ±19.34 CRES
DESIGNATED ZONING-ETH
131 RESIDENTIAL LOTS
BLOCK A, LOTS 2-16, 18-27, 29-43
BLOCK C, LOTS 1-29
BLOCK E, LOTS 1-24
BLOCK G, LOTS 1-4, 17-33
BLOCK I, LOTS 23-39

5 COMMON AREA LOTS
BLOCK A, LOTS 1X, 17X, 28X
BLOCK I, LOTS 22X, 40X

50' LOTS ±16.62 ACRES
DESIGNATED ZONING-ETH
95 RESIDENTIAL LOTS
BLOCK B, LOTS 2-10
BLOCK D, LOTS 1-20
BLOCK F, LOTS 1-21
BLOCK G, LOTS 5-16
BLOCK I, LOTS 7-21, 41-46
BLOCK J, LOTS 4-10, 12-16

3 COMMON AREA LOTS
BLOCK B, LOT 1X
BLOCK J, LOT 11X
BLOCK K, LOT 1X

65' LOTS ±5.32 ACRES
DESIGNATED ZONING-ETH
25 RESIDENTIAL LOTS
BLOCK H, LOTS 2-18
BLOCK I, LOTS 1-5
BLOCK J, LOTS 1-3

1 COMMON AREA LOT
BLOCK I, LOT 6X

80' LOTS ±5.12 ACRES
DESIGNATED ZONING-ETH
13 RESIDENTIAL LOTS
BLOCK H, LOTS 19-22, 24-30, LOT 1

2 COMMON AREA LOT
BLOCK H, LOT 23X, LOT 32X

ATTACHED TOWNHOUSE TWO LOTS ±11.91 ACRES
DESIGNATED ZONING-TH-2
94 RESIDENTIAL LOTS

BLOCK M, LOT 2-12, 14-22, 24-29, 31-37, 39-44
BLOCK N, LOTS 2-6, 8-13
BLOCK O, LOTS 2-37
BLOCK P, LOTS 2-9

13 COMMON AREA LOTS
BLOCK L, LOT 1X
BLOCK M, LOTS 1X, 13X, 23X, 30X 38X
BLOCK N, LOTS 1X, 7X
BLOCK O, LOT 1X
BLOCK P, LOT 1X
BLOCK Q, LOT 1X
BLOCK R, LOT 1X
BLOCK S, LOT 1X

B. SCHOONOVER SURVEY, ABST. 1209
A. SINGLETON SURVEY, ABST. 1138
CITY OF LEWISVILLE, ETJ
DENTON COUNTY, TEXAS

SF-RESIDENTIAL REQUIREMENTS (ETH)
4,000 S.F. MIN LOT SIZE REQUIRED
2,000 S.F. MIN UNIT SIZE REQUIRED

TH-RESIDENTIAL REQUIREMENTS (TH-2)
1,700 S.F. MIN LOT SIZE REQUIRED
1,200 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
4.94 LOTS PER ACRE
4.65 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 4.65 LOTS PER ACRE
R.O.W. DEDICATION 18.65 ACRES



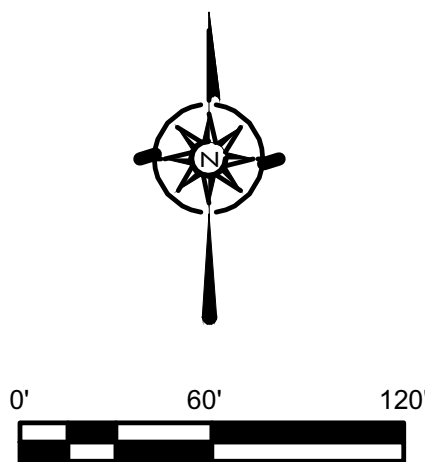
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FRM NO. 10048000

DRAWN BY: CJ DATE: 04/25/2017 JOB NO: CH10_01 SCALE: 1"= 60' PAGE: 4 OF 9

REV 5-06/12/2018-REVISE TH LAYOUT
REV 4-03/23/2018-CLIENT COMMENTS
REV 3-12/21/2017-CLIENT COMMENTS
REV 2-11/16/2017-CLIENT COMMENTS
REV 1-10/06/2017-REVISE LAYOUT

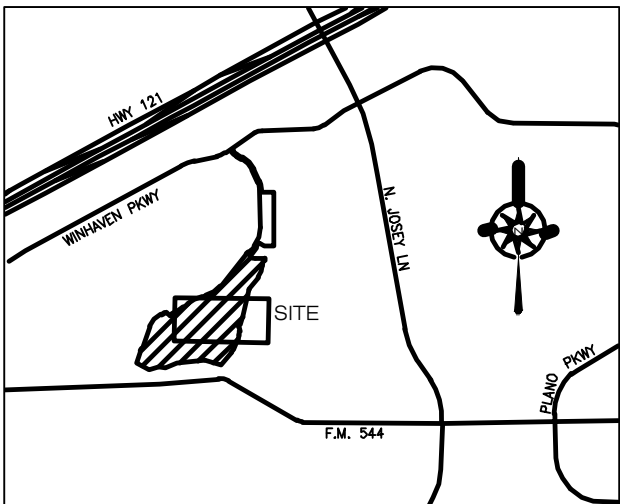
ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

FOR PRELIMINARY
REVIEW ONLY



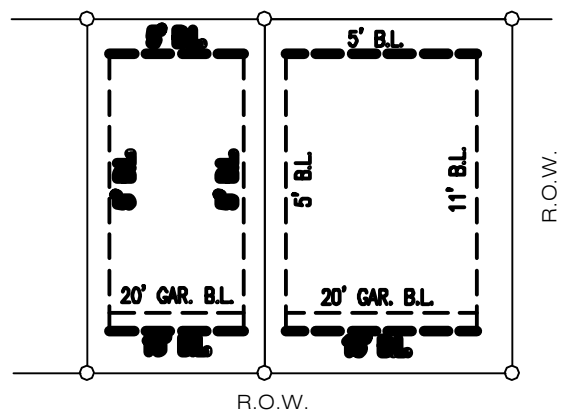
LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	SURVEY LINE
	RIGHT OF WAY LINE
	BUILDING LINE
	UTILITY LINE
	ROAD LINE
	FENCE LINE
	CONCRETE SURFACE
	ASPHALT SURFACE
	GRAVEL SURFACE

LINETYPE LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	DEED LOT LINE
	ADJOINING LINE
	OVERHEAD UTILITY
	ASPHALT ROAD
	GRAVEL ROAD
	FENCE LINE



VICINITY MAP
1"=1000'

STANDARD BUILDING LINE SETBACKS (ETH)



80' LOTS ±5.12 ACRES
DESIGNATED ZONING-ETH
13 RESIDENTIAL LOTS
BLOCK H, LOTS 19-22, 24-30, LOT 1

2 COMMON AREA LOT
BLOCK H, LOT 23X, LOT 32X

ATTACHED TOWNHOUSE TWO LOTS ±11.91 ACRES

DESIGNATED ZONING-TH-2
94 RESIDENTIAL LOTS
BLOCK M, LOT 2-12, 14-22, 24-29, 31-37, 39-44
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13 COMMON AREA LOTS
BLOCK L, LOT 1X
BLOCK M, LOTS 1X, 13X, 23X, 30X 38X
BLOCK N, LOTS 1X, 7X
BLOCK O, LOT 1X
BLOCK P, LOT 1X
BLOCK Q, LOT 1X
BLOCK R, LOT 1X
BLOCK S, LOT 1X

B. SCHOONOVER SURVEY, ABST. 1209
A. SINGLETON SURVEY, ABST. 1138
CITY OF LEWISVILLE, ETJ
DENTON COUNTY, TEXAS

SF-RESIDENTIAL REQUIREMENTS (ETH)
4,000 S.F. MIN LOT SIZE REQUIRED
2,000 S.F. MIN UNIT SIZE REQUIRED

TH-RESIDENTIAL REQUIREMENTS (TH-2)
1,700 S.F. MIN LOT SIZE REQUIRED
1,200 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
4.94 LOTS PER ACRE
4.65 UNITS PER ACRE

S.F. RESIDENTIAL DENSITY 4.65 LOTS PER ACRE
R.O.W. DEDICATION 18.65 ACRES

FOR PRELIMINARY
REVIEW ONLY

FINAL PLAT
CASTLE HILLS-PHASE 10
LEWISVILLE ADDITION
CITY OF LEWISVILLE

76.960 ACRES
264 TOTAL SINGLE FAMILY LOTS (ETH)
94 TOTAL TOWNHOME TWO LOTS (TH-2)
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13 COMMON AREA LOT (TH-2)

41' LOTS ±19.34 CRES
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50' LOTS ±16.62 ACRES
DESIGNATED ZONING-ETH
95 RESIDENTIAL LOTS
BLOCK B, LOTS 2-10
BLOCK D, LOTS 1-20
BLOCK F, LOTS 1-21
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BLOCK J, LOTS 1-3

1 COMMON AREA LOT
BLOCK I, LOT 6X

A. SINGLETON SURVEY
ABSTRACT NO. 1138

BRECO LANDS CH, LLC
DOC. NO. 08-153340
TRACT HY
PART OF A
CALLED 198.877 ACRES
R.P.R.D.C.T.
(CERTIFICATE OF CONVERSION
DOC. NO. 12-1567, R.P.R.D.C.T.)
CASTLE HILLS-PHASE 10-LEWISVILLE
PHASE II
ZONING DESIGNATION MF-3

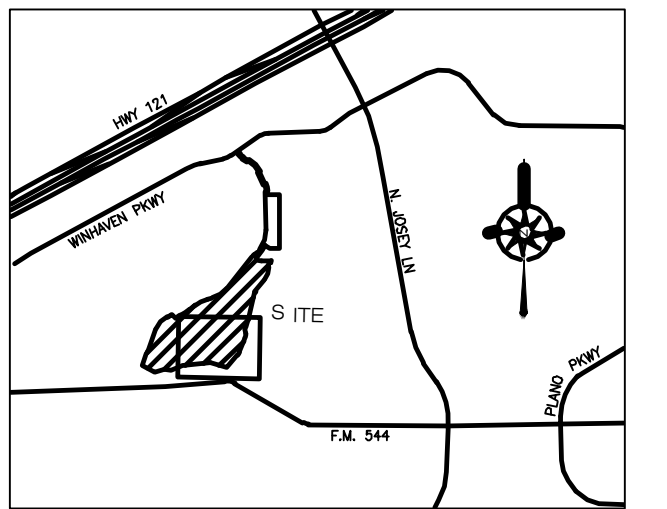


111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9108
TBPLS FRM NO. 10048000

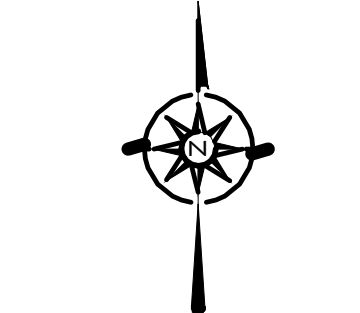
REV 5-06/12/2018-REVISE TH LAYOUT
REV 4-03/23/2018-CLIENT COMMENTS
REV 3-12/21/2017-CLIENT COMMENTS
REV 2-11/16/2017-CLIENT COMMENTS
REV 1-10/06/2017-REVISE LAYOUT
DRAWN BY: CJ DATE: 04/25/2017 JOB NO: CH10_01 SCALE: 1"= 80' PAGE: 5 OF 9

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

MATCHLINE SEE PAGE 5



VICINITY MAP
1"=1000'



0' 60' 120'

A. SINGLETON SURVEY
ABSTRACT NO. 1138

BRECO LANDS OH, LLC
DOC. NO. 06-53340
TRACT H
PART OF A
CALLED 188.877 ACRES
R.P.A.D.C.T.
(CERTIFICATE OF CONVERSION
DOC. NO. 12-1867, R.P.R.D.C.T.)
CASTLE HILLS-PHASE 10-LEWISVILLE
ZONING DESIGNATION MF-3

**FINAL PLAT
CASTLE HILLS-PHASE 10
LEWISVILLE ADDITION
CITY OF LEWISVILLE**

76.960 ACRES
264 TOTAL SINGLE FAMILY LOTS (ETH)
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65' LOTS ±5.32 ACRES
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BLOCK H, LOTS 2-18
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1 COMMON AREA LOT
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80' LOTS ±5.12 ACRES
DESIGNATED ZONING-ETH
13 RESIDENTIAL LOTS
BLOCK H, LOTS 19-22, 24-30, LOT 1

2 COMMON AREA LOT
BLOCK H, LOT 23X, LOT 32X

ATTACHED TOWNHOUSE TWO LOTS ±11.91 ACRES
DESIGNATED ZONING-TH-2
94 RESIDENTIAL LOTS
BLOCK M, LOT 2-12, 14-22, 24-29, 31-37, 39-44
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13 COMMON AREA LOTS
BLOCK L, LOT 1X
BLOCK M, LOTS 1X, 13X, 23X, 30X 38X
BLOCK N, LOTS 1X, 7X
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BLOCK P, LOT 1X
BLOCK Q, LOT 1X
BLOCK R, LOT 1X
BLOCK S, LOT 1X

B. SCHOONOVER SURVEY, ABST. 1209
A. SINGLETON SURVEY, ABST. 1138
CITY OF LEWISVILLE, ETJ
DENTON COUNTY, TEXAS

SF-RESIDENTIAL REQUIREMENTS (ETH)
4,000 S.F. MIN LOT SIZE REQUIRED
2,000 S.F. MIN UNIT SIZE REQUIRED

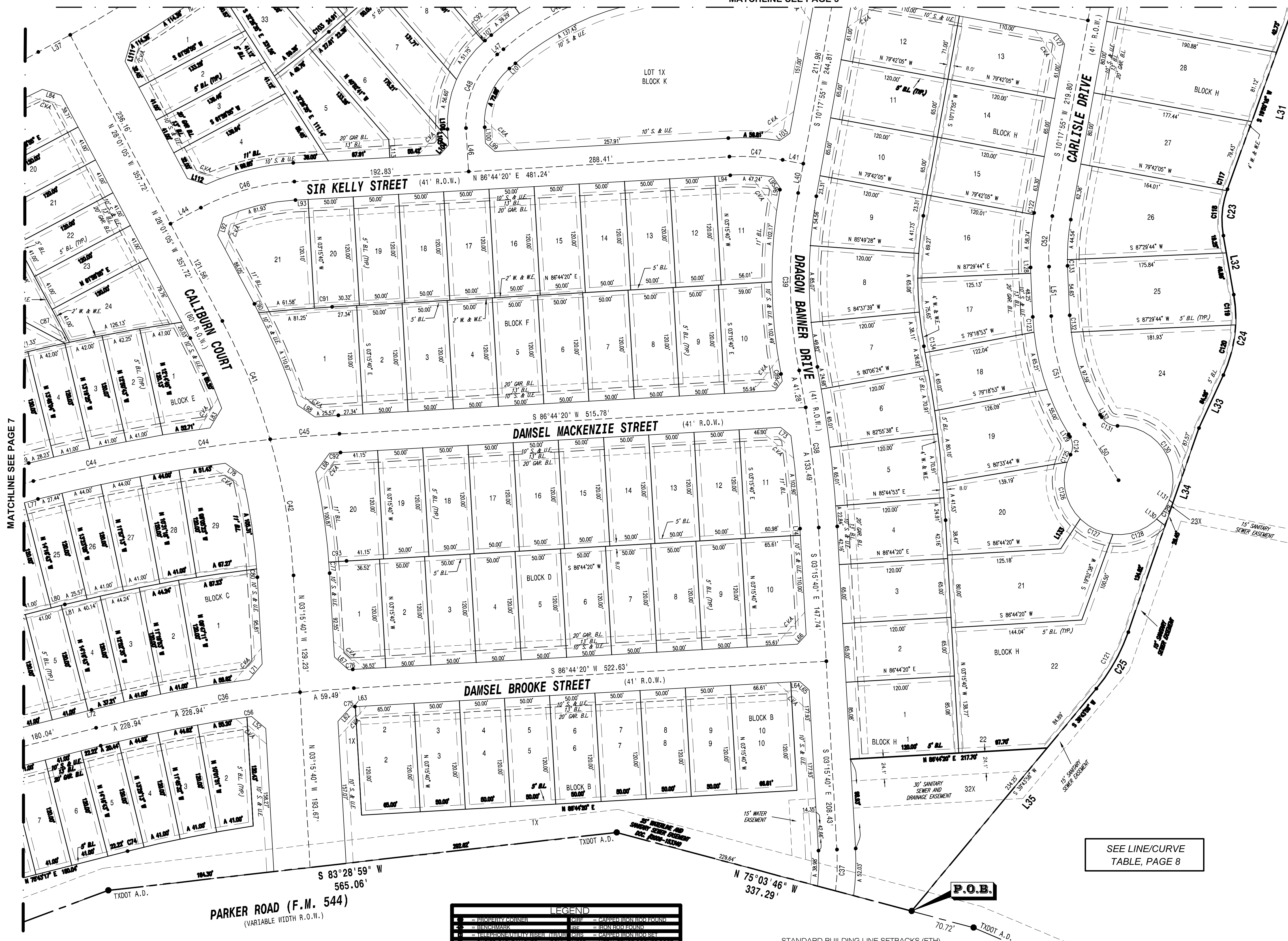
TH-RESIDENTIAL REQUIREMENTS (TH-2)
1,700 S.F. MIN LOT SIZE REQUIRED
1,200 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
4.94 LOTS PER ACRE
4.65 UNITS PER ACRE

S.F. RESIDENTIAL DENSITY 4.65 LOTS PER ACRE
R.O.W. DEDICATION 18.65 ACRES

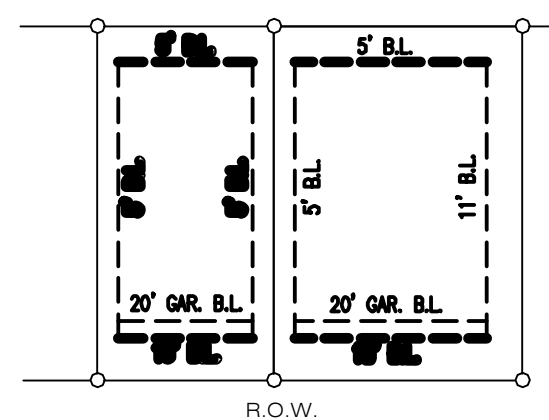
FOR PRELIMINARY
REVIEW ONLY

MATCHLINE SEE PAGE 7



SEE LINE/CURVE
TABLE, PAGE 8

STANDARD BUILDING LINE SETBACKS (ETH)



LINETYPE LEGEND	
PROPERTY LINE	---
EASEMENT LINES	---
DEED LOT LINES	---
ADJOINER LINES	---
OVERHEAD UTILITY	---
ASPHALT ROAD	---
GRAVEL ROAD	---
FENCE LINES	---

LEGEND	
---	CONCRETE SURFACE
---	ASPHALT SURFACE
---	GRAVEL SURFACE

REV 5-06/12/2018-REVISE TH LAYOUT
REV 4-03/23/2018-CLIENT COMMENTS
REV 3-12/21/2017-CLIENT COMMENTS
REV 2-11/16/2017-CLIENT COMMENTS
REV 1-10/06/2017-REVISE LAYOUT



111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

DRAWN BY: CJ DATE: 04/25/2017 JOB NO: CH101.01 SCALE: 1"=60' PAGE: 6 OF 9

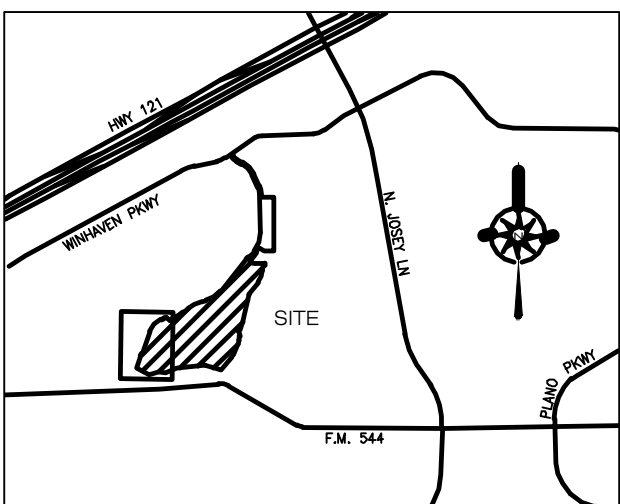
PRECED LANDS CO., LLC
DOC. NO. 06-153340
TRACT OF A
CALLED 198.87 ACRES
R.P.D.C.T.
(CERTIFICATE OF CONVERSION
DOC. NO. 12-1567, R.P.D.C.T.)
CASTLE HILLS-PHASE 10-LEWISVILLE
ZONING DESIGNATION UF-3

SEE LINE/CURVE
TABLE, PAGE 8

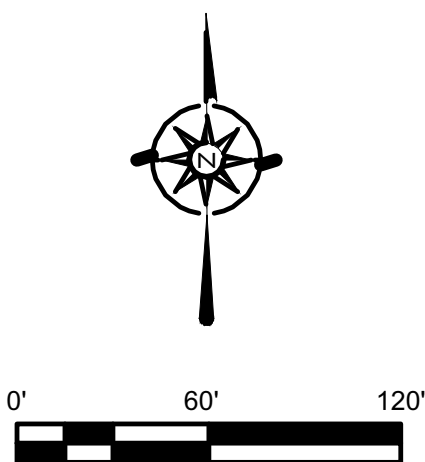
A. SINGLETON SURVEY
ABSTRACT NO. 1138

LEGEND	
[Symbol]	CONCRETE SURFACE
[Symbol]	ASPHALT SURFACE
[Symbol]	GRAVEL SURFACE

LINETYPE LEGEND	
[Line Style]	PROPERTY LINE
[Line Style]	EASEMENT LINES
[Line Style]	ADDITIONAL LINES
[Line Style]	OVERHEAD UTILITY
[Line Style]	ASPHALT ROAD
[Line Style]	GRAVEL ROAD
[Line Style]	FENCE LINES



VICINITY MAP
1"=1000'



**FINAL PLAT
CASTLE HILLS-PHASE 10
LEWISVILLE ADDITION
CITY OF LEWISVILLE**

76.960 ACRES
264 TOTAL SINGLE FAMILY LOTS (ETH)
94 TOTAL TOWNHOME TWO LOTS (TH-2)
11 COMMON AREA LOTS (ETH)
13 COMMON AREA LOT (TH-2)

41' LOTS ±19.34 CRES
DESIGNATED ZONING-ETH
131 RESIDENTIAL LOTS
BLOCK A, LOTS 2-16, 18-27, 29-43
BLOCK C, LOTS 1-29
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BLOCK G, LOTS 1-4, 17-33
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5 COMMON AREA LOTS
BLOCK A, LOTS 1X, 17X, 28X
BLOCK I, LOTS 22X, 40X

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BLOCK I, LOTS 7-21, 41-46
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65' LOTS ±5.32 ACRES
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BLOCK I, LOT 6X

80' LOTS ±5.12 ACRES
DESIGNATED ZONING-ETH
13 RESIDENTIAL LOTS
BLOCK H, LOTS 19-22, 24-30, LOT 1

2 COMMON AREA LOT
BLOCK H, LOT 23X, LOT 32X

ATTACHED TOWNHOUSE TWO LOTS ±11.91 ACRES
DESIGNATED ZONING-TH-2
94 RESIDENTIAL LOTS
BLOCK M, LOT 2-12, 14-22, 24-29, 31-37, 39-44
BLOCK N, LOTS 2-6, 8-13
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BLOCK L, LOT 1X
BLOCK M, LOTS 1X, 13X, 23X, 30X 38X
BLOCK N, LOTS 1X, 7X
BLOCK O, LOT 1X
BLOCK P, LOT 1X
BLOCK Q, LOT 1X
BLOCK R, LOT 1X
BLOCK S, LOT 1X

B. SCHOONOVER SURVEY, ABST. 1209
A. SINGLETON SURVEY, ABST. 1138
CITY OF LEWISVILLE, ETJ
DENTON COUNTY, TEXAS

SF-RESIDENTIAL REQUIREMENTS (ETH)
4,000 S.F. MIN LOT SIZE REQUIRED
2,000 S.F. MIN UNIT SIZE REQUIRED

TH-RESIDENTIAL REQUIREMENTS (TH-2)
1,700 S.F. MIN LOT SIZE REQUIRED
1,200 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
4.94 LOTS PER ACRE
4.65 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 4.65 LOTS PER ACRE
R.O.W. DEDICATION 18.65 ACRES

FOR PRELIMINARY
REVIEW ONLY

REV 5-06/12/2018-REVISE TH LAYOUT
REV 4-03/23/2019-CLIENT COMMENTS
REV 3-12/21/2017-CLIENT COMMENTS
REV 2-11/16/2017-CLIENT COMMENTS
REV 1-10/06/2017-REVISE LAYOUT
DRAWN BY: [Signature] DATE: 04/25/2017
JOB NO. CH19_01 SCALE: 1"= 80' PAGE: 7 OF 9
111 N. DIXON ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106
TBPLS FIRM NO. 10048000

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 69°30'00" W	242.89'	L21	S 58°19'36" E	140.98'
L2	N 84°51'15" W	119.20'	L22	S 32°03'57" E	202.88'
L3	S 71°35'31" W	204.95'	L23	S 25°31'41" W	98.48'
L4	N 63°14'58" W	286.30'	L24	N 63°09'04" E	207.01'
L5	N 20°43'31" E	251.44'	L25	S 89°23'57" W	102.86
L6	N 19°06'41" E	263.59'	L26	S 12°12'37" W	20.92
L7	N 64°19'37" E	45.36'	L27	S 89°24'14" E	43.74'
L8	N 46°21'58" E	33.26'	L28	S 00°35'56" E	108.13'
L9	S 43°38'02" E	120.00'	L29	S 37°40'15" W	289.18'
L10	N 46°21'58" E	16.67'	L30	N 11°22'46" W	506.29'
L11	N 49°07'21" E	13.77'	L31	N 19°50'31" W	203.29'
L12	N 75°22'09" E	86.48'	L32	S 09°59'56" E	66.11'
L13	N 52°15'31" E	80.92'	L33	S 24°47'19" W	64.26'
L14	N 04°13'03" W	479.44'	L34	S 19°06'33" W	238.64'
L15	N 00°34'11" E	383.19'	L35	S 39°43'58" W	319.14'
L16	N 25°35'41" E	98.48'	L36	S 61°24'04" W	9.30'
L17	N 20°33'57" W	202.88'	L37	S 61°58'53" W	40.00'
L18	N 58°19'36" W	195.27'	L38	S 52°35'59" W	41.61'
L19	N 41°02'29" W	40.01'	L39	S 64°19'37" W	72.05'
L20	S 41°02'29" E	37.77'	L40	S 10°17'55" W	32.83'

	111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 FAX. 940-665-9106 TBPLS FIRM NO. 10048000			
	DRAWN BY: C.J.	DATE: 04/25/2013	JOB NO.: C-140	SCALE: 1" = 80'

REV 5-06/12/2018-REVISE 1 LAYOUT			TPLS: 948-000-9100	
REV 4-03/23/2018-CLIENT COMMENTS			TBPLS FILE NO. 10048000	
REV 3-12/21/2017-CLIENT COMMENTS	DRAWN BY:	DATE:	JOB NO.	SCALE:
REV 2-11/16/2017-CLIENT COMMENTS	CJ	04/25/2017	CH10L01	1" = 60'
REV 1-10/06/2017-REVISE LAYOUT				PAGE 8 OF 9

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

WHEREAS CH PH 10, LLC IS THE OWNER TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.SCHOONOVER SURVEY, ABSTRACT NO. 1209, AND THE A. SINGLETON SURVEY, ABSTRACT NO. 1138, DENTON COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 111,504 ACRE TRACT OF LAND DESCRIBED AS TRACT #2 IN DEED TO BRECO LANDS CH LLC, RECORDED IN DOCUMENT #69-153340, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND A PART OF THAT CERTAIN CALLED 198.877 ACRE TRACT OF LAND DESCRIBED AS TRACT #1 IN DEED TO BRECO LAND CH LLC, RECORDED IN DOCUMENT #69-153340, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A TxDOT ALUMINUM DISC FOUND IN THE NORTH RIGHT-OF-WAY LINE OF PARKER ROAD (F.M. 544), FROM WHICH A 110T ALUMINUM DISC FOUND FOR REFERENCE BEARS SOUTH 75 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 70.72 FEET;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PARKER ROAD (F.M. 544), THE FOLLOWING CALLS AND DISTANCES:

NORTH 75 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 337.29 FEET TO A TxDOT ALUMINUM DISC FOUND FOR CORNER;

SOUTH 83 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 565.06 FEET TO A TxDOT ALUMINUM DISC FOUND FOR CORNER;

SOUTH 69 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 242.89 FEET TO A TxDOT ALUMINUM DISC FOUND FOR CORNER;

NORTH 84 DEGREES 51 MINUTES 15 SECONDS WEST, A DISTANCE OF 11920 FEET TO A TxDOT ALUMINUM DISC FOUND FOR CORNER;

SOUTH 71 DEGREES 39 MINUTES 33 SECONDS WEST, A DISTANCE OF 204.95 FEET TO A TxDOT ALUMINUM DISC FOUND FOR CORNER IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE GULF, COLORADO AND SANTA FE RAILROAD COMPANY, RECORDED IN VOLUME 440, PAGE 62, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 63 DEGREES 14 MINUTES 38 SECONDS WEST, WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE,

A DISTANCE OF 286.50 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 20 DEGREES 03 MINUTES 21 SECONDS EAST, A DISTANCE OF 251.44 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 53.80 FEET, A RADIUS OF 178.89 FEET, A CENTRAL ANGLE OF 17 DEGREES 26 MINUTES 48 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 46 MINUTES 45 SECONDS EAST, A DISTANCE OF 53.39 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 19 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 463.39 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 32.73 FEET, A RADIUS OF 421.00 FEET, A CENTRAL ANGLE OF 44 DEGREES 32 MINUTES 56 SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 319.15 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 64 DEGREES 19 MINUTES 37 SECONDS EAST, A DISTANCE OF 45.36 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 40.75 FEET, A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 17 DEGREES 57 MINUTES 38 SECONDS, AND A CHORD THAT BEARS NORTH 55 DEGREES 20 MINUTES 47 SECONDS EAST, A DISTANCE OF 40.58 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 46 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 33.26 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 43 DEGREES 38 MINUTES 02 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 46 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 16.67 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 69.38 FEET, A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 15 DEGREES 54 MINUTES 01 SECONDS, AND A CHORD THAT BEARS NORTH 54 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 69.16 FEET TO A CAPPED IRON ROD SET AT THE POINT OF REVERSE CURVE;

THENCE WITH SAID REVERSE CURVE TO THE LEFT, AN ARC LENGTH OF 215.57 FEET, A RADIUS OF 940.50 FEET, A CENTRAL ANGLE OF 13 DEGREES 07 MINUTES 58 SECONDS, AND A CHORD THAT BEARS NORTH 55 DEGREES 41 MINUTES 18 SECONDS EAST, A DISTANCE OF 215.10 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 49 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 133.14 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 302.81 FEET, A RADIUS OF 661.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 14 MINUTES 50 SECONDS, AND A CHORD THAT BEARS NORTH 62 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 300.18 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 75 DEGREES 22 MINUTES 08 SECONDS EAST, A DISTANCE OF 86.48 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 348.72 FEET, A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 37 DEGREES 41 MINUTES 54 SECONDS, AND A CHORD THAT BEARS NORTH 55 DEGREES 31 MINUTES 12 SECONDS EAST, A DISTANCE OF 342.48 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE NORTH 37 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTANCE OF 820.55 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 23 DEGREES 19 MINUTES 19 SECONDS EAST, AND A CHORD LENGTH OF 123.91 FEET, HAVING A CENTRAL ANGLE OF 28 DEGREES 41 MINUTES 50 SECONDS, WITH AN ARC LENGTH OF 125.22 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 08 DEGREES 68 MINUTES 24 SECONDS EAST, A DISTANCE OF 41.16 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 359.00 FEET, A CHORD BEARING OF NORTH 02 DEGREES 22 MINUTES 41 SECONDS EAST, AND A CHORD LENGTH OF 82.47 FEET, HAVING A CENTRAL ANGLE OF 13 DEGREES 11 MINUTES 27 SECONDS, WITH AN ARC LENGTH OF 82.65 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 04 DEGREES 13 MINUTES 03 SECONDS WEST, A DISTANCE OF 479.44 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 661.00 FEET, A CHORD BEARING OF NORTH 01 DEGREES 49 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 55.21 FEET, HAVING A CENTRAL ANGLE OF 04 DEGREES 54 MINUTES 15 SECONDS, WITH AN ARC LENGTH OF 55.23 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 34 MINUTES 11 SECONDS EAST, A DISTANCE OF 383.19 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 291.00 FEET, A CHORD BEARING OF NORTH 13 DEGREES 02 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 125.76 FEET, HAVING A CENTRAL ANGLE OF 24 DEGREES 57 MINUTES 31 SECONDS, WITH AN ARC LENGTH OF 126.76 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 25 DEGREES 31 MINUTES 54 SECONDS EAST, A DISTANCE OF 98.48 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 03 DEGREES 16 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 240.85 FEET, HAVING A CENTRAL ANGLE OF 57 DEGREES 35 MINUTES 38 SECONDS, WITH AN ARC LENGTH OF 251.30 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 32 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 202.88 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 229.50 FEET, A CHORD BEARING OF NORTH 45 DEGREES 11 MINUTES 46 SECONDS WEST, AND A CHORD LENGTH OF 104.27 FEET, HAVING A CENTRAL ANGLE OF 26 DEGREES 15 MINUTES 39 SECONDS, WITH AN ARC LENGTH OF 105.19 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 58 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.98 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.50 FEET, A CHORD BEARING OF NORTH 49 DEGREES 41 MINUTES 02 SECONDS WEST, AND A CHORD LENGTH OF 61.30 FEET, HAVING A CENTRAL ANGLE OF 17 DEGREES 17 MINUTES 07 SECONDS, WITH AN ARC LENGTH OF 81.61 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 41 DEGREES 02 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.01 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 1050.00 FEET, A CHORD BEARING OF NORTH 52 DEGREES 04 MINUTES 59 SECONDS EAST, AND A CHORD LENGTH OF 41.06 FEET, HAVING A CENTRAL ANGLE OF 02 DEGREES 14 MINUTES 27 SECONDS, WITH AN ARC LENGTH OF 41.06 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 41 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 37.77 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 229.80 FEET, A CHORD BEARING OF SOUTH 49 DEGREES 41 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 68.97 FEET, HAVING A CENTRAL ANGLE OF 17 DEGREES 17 MINUTES 07 SECONDS, WITH AN ARC LENGTH OF 69.24 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 58 DEGREES 19 MINUTES 38 SECONDS EAST, A DISTANCE OF 140.98 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270.50 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 11 MINUTES 46 SECONDS EAST, AND A CHORD LENGTH OF 122.90 FEET, HAVING A CENTRAL ANGLE OF 26 DEGREES 15 MINUTES 39 SECONDS, WITH AN ARC LENGTH OF 123.98 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 32 DEGREES 03 MINUTES 57 SECONDS EAST, A DISTANCE OF 202.88 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 291.00 FEET, A CHORD BEARING OF SOUTH 03 DEGREES 16 MINUTES 08 SECONDS EAST, AND A CHORD LENGTH OF 230.35 FEET, HAVING A CENTRAL ANGLE OF 57 DEGREES 35 MINUTES 38 SECONDS, WITH AN ARC LENGTH OF 292.51 FEET, THENCE SOUTH 25 DEGREES 31 MINUTES 12 SECONDS WEST, A DISTANCE OF 98.48 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 24 DEGREES 16 MINUTES 26 SECONDS WEST, AND A CHORD LENGTH OF 10.94 FEET, HAVING A CENTRAL ANGLE OF 02 DEGREES 30 MINUTES 30 SECONDS, WITH AN ARC LENGTH OF 10.94 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 63 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 487.01 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 41 MINUTES 02 SECONDS EAST, A DISTANCE OF 1417.89 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 23 MINUTES 57 SECONDS WEST, A DISTANCE OF 102.86 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 28 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 20.92 FEET, TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 600.00 FEET, A CHORD BEARING OF SOUTH 21 DEGREES 17 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 165.58 FEET, HAVING A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 37 SECONDS, WITH AN ARC LENGTH OF 166.09 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 24 MINUTES 14 SECONDS WEST, A DISTANCE OF 43.74 FEET CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 35 MINUTES 56 SECONDS EAST, A DISTANCE OF 108.13 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 390.50 FEET, A CHORD BEARING OF SOUTH 18 DEGREES 32 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 256.00 FEET, HAVING A CENTRAL ANGLE OF 38 DEGREES 16 MINUTES 10 SECONDS, WITH AN ARC LENGTH OF 260.83 FEET, TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 37 DEGREES 40 MINUTES 15 SECONDS WEST, A DISTANCE OF 289.18 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 22.84 FEET, A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 26 DEGREES 17 MINUTES 28 SECONDS, AND A CHORD THAT BEARS SOUTH 24 DEGREES 31 MINUTES 30 SECONDS WEST, A DISTANCE OF 22.74 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE SOUTH 11 DEGREES 22 MINUTES 46 SECONDS WEST, A DISTANCE OF 606.29 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 19 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 203.29 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 52.08 FEET, A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 30 MINUTES 15 SECONDS, AND A CHORD THAT BEARS SOUTH 04 DEGREES 55 MINUTES 11 SECONDS WEST, A DISTANCE OF 51.49 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE SOUTH 09 DEGREES 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 66.11 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 91.07 FEET, A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 34 DEGREES 47 MINUTES 16 SECONDS, AND A CHORD THAT BEARS SOUTH 07 DEGREES 23 MINUTES 42 SECONDS WEST, A DISTANCE OF 89.68 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE SOUTH 24 DEGREES 47 MINUTES 19 SECONDS WEST, A DISTANCE OF 84.26 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 19 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 238.84 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 71.99 FEET, A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 37 MINUTES 25 SECONDS, AND A CHORD THAT BEARS SOUTH 29 DEGREES 25 MINUTES 15 SECONDS WEST, A DISTANCE OF 71.60 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

THENCE SOUTH 39 DEGREES 43 MINUTES 58 SECONDS WEST, A DISTANCE OF 319.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 76.96 ACRES OF LAND, MORE OR LESS.

NOTES

NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS. TEXAS NORTH CENTRAL NAD 83.

NOTE: ALL COMMON AREAS TO BE OWNED BY DCFWSD 1-A AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

NOTE: RESIDENTIAL DEVELOPMENT TO BE COMPLETED IN ONE PHASE.

NOTE: IF THE GARAGE ENTRY IS FROM THE FRONT AND THE ENTRY SIDE OF THE GARAGE FACES THE STREET, THE GARAGE MUST BE SET BACK TWENTY (20) FEET.

NOTE: THERE SHALL BE NO COMBUSTIBLE CONSTRUCTION WITHIN FIRE CONTROL EASEMENTS WITH THE EXCEPTION OF PRIVACY FENCES.

NOTE: SCREENING WALLS WILL BE BUILT BY THE DEVELOPER. THE WALL DETAIL WILL BE INCLUDED IN THE CONSTRUCTION PLANS. WALLS TO BE CONSTRUCTED PRIOR TO HOUSING CONSTRUCTION.

NOTE: THIS SUBDIVISION IS ALSO SUBJECT TO AN AGREEMENT BETWEEN THE CITY OF LEWISVILLE AND CASTLE HILLS DEVELOPMENT CORP. DATED APRIL 1, 1996. THIS AGREEMENT CONTAINS REAVY OR MAY OR MAY NOT BE MORE RESTRICTIVE THAN THE ABOVE. IN SUCH CASES THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

NOTE: ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH CAPPED IRON RODS UNLESS OTHERWISE NOTED.

NOTE: THERE WILL NOT BE ANY ON-STREET PARKING FOR STREETS WITH REDUCED R.O.W.

The following variances to the 1996 Castle Hills Agreement Related to Various Development Requirements for the Proposed Realm Development, Located in District I-H were approved by City Council on May 5, 2014.

A. To allow on-site public waterlines to be located under pavement in access and utility easements. The "real property" owner shall be responsible for replacement of such pavement should maintenance or repair be required to the waterline.

B. Allow other species of trees to be planted along the SH 121 Frontage Road, Castle Hills Drive, Windhaven Parkway, Josey Lane, and FM 544 so long as primary maintenance is by Owner.

C. Trees shall be spaced appropriately according to their growth characteristics and the design intent. An equal or greater quantity of plant material and trees will be provided in a utility arrangement and will be maintained by the property owners association.

D. To utilize landscaping areas throughout the development to meet interior/parking lot landscaping requirements. Exposed surfaces of parking garages shall be counted as required areas for landscaping calculations.

E. Development shall, on average, provide 1.63 parking spaces per dwelling unit for multi-family uses and provide alternative shared parking agreements, for all other uses as shown in exhibits E and F (see attached).

F. Loading zones shall be calculated on a square foot basis in lieu of a space per square foot standard. Loading zones may be shared across lot lines (see Exhibit G).

G. To allow alternate materials, such as contained gravel, unit pavers, natural stone, brick, or similar materials for paving mutual access easements, parking lots, fire lanes, and drive aisles. These materials shall be designed to be equal to or greater than the strength standard required for concrete for fire lanes.

H. To provide street and pedestrian easements in lieu of required right-of-way dedication for deceleration and right turn lanes along the SH 121 Frontage Road, Castle Hills Drive, Windhaven Parkway, Josey Lane, and FM 544.

I. Multifamily dwelling units developed as part of a vertical mixed use project that are located above a commercial building use and located on the property, identified on Exhibit J, shall not count towards the total number of allowable units designated for multifamily development which provides that no more than 5,000 multifamily dwelling units with a density of not more than 20 units per acre shall be developed on the Lands.

VARIANCES FROM THE LEWISVILLE GENERAL DEVELOPMENT ORDINANCE DATED JANUARY 22, 1994 III. PLAN SUBMITTAL AND APPROVAL PROCEDURES.

FOR THE BRIGHT RANCH DEVELOPMENT, THE FOLLOWING PUBLIC PARK CRITERIA WILL BE ACCEPTABLE:

(A) PARKS LOCATED IN THE 100 YEAR FLOOD PLAIN.

(B) PARKS THAT CONTAIN LAKES, CREEKS OR WATER DRAINAGE COURSES THAT MAY NOT CONFORM TO CITY ENGINEERING STANDARDS, BUT ARE IMPROVED TO RESIST EROSION.

(C) PARKS THAT ARE LESS THAN ONE ACRE.

(D) PARKS HAVING UNUSUAL TOPOGRAPHY OR SLOPES.

V. PUBLIC IMPROVEMENTS:

1. CONSTRUCTION STANDARDS: UNTIL THE "BRIGHT RANCH" PROPERTY IS ANNEXED INTO THE CITY OF LEWISVILLE, CONSTRUCTION PERMITS WILL NOT BE REQUIRED AND CONSTRUCTION INSPECTION FEES WILL NOT BE IMPOSED ON STREETS, UTILITIES, BUILDINGS OR OTHER IMPROVEMENTS ON THE "BRIGHT RANCH" PROPERTY. HOWEVER, SUCH IMPROVEMENTS WILL BE BUILT TO CITY OF LEWISVILLE CONSTRUCTION STANDARDS OR BETTER. CONSTRUCTION STANDARDS CONFORMANCE WILL BE DOCUMENTED BY A MUTUALLY ACCEPTABLE INDEPENDENT QUALIFIED AGENCY OR CONTRACTOR.

2. PAVING: THE FOLLOWING CHANGES SHALL BE MADE FOR THE "BRIGHT RANCH" PROPERTY:

(A) STREETS - STREETS MAY INTERSECT AT LESS THAN 90 DEGREES IF ADEQUATE SIGHT LINES ARE PROVIDED AT THE INTERSECTION AS SPECIFIED IN THE 1973 AASHTO RED BOOK.

1. LAYDOWN CURB WILL BE USED ON ALL STREETS AND ALLEYS.

(B) SIDEWALKS - SIDEWALKS WILL NOT BE REQUIRED ON BOTH SIDES OF THE STREET IF ONE SIDE OF THE STREET IS A PARK OR GREENBELT.

(C) DRIVEWAYS

1. ALLOW DRIVEWAYS TO ACCESS ONTO RESIDENTIAL STREETS, RESIDENTIAL 2 LANE COLLECTOR STREETS AND RESIDENTIAL 4 LANE DIVIDED STREETS.

2. ALLOW MINIMUM DRIVEWAY WIDTH OF 9 FEET 6 INCHES.

3. ALLOW THE RADIUS OR FLAIR POINT AT THE STREET OR ALLEY OF ANY SINGLE FAMILY DRIVEWAY TO EXTEND BEYOND THE PROPERTY LINE.

(D) ALLEYS

1. ALLOW ALLEYS TO INTERSECT STREETS AT LESS THAN 90 DEGREES IF ADEQUATE SIGHT LINES ARE PROVIDED AT THE INTERSECTION.

2. NO ALLEYS NEED TO BE PROVIDED FOR LOTS IN SUBDIVISIONS WHERE LOTS AVERAGE 10,000 SQUARE FEET OR MORE.

3. LAYDOWN CURB WILL BE USED ON ALL STREETS AND ALLEYS.

3. LOTS: SIDE LINES OF LOTS SHALL NOT BE REQUIRED TO BE AT RIGHT ANGLES TO STRAIGHT STREET LINES AND RADIAL TO CURVED STREET LINES. SINGLE FAMILY AND DUPLEX LOTS ARE ALLOWED TO ADJOIN A PRIVATE STREET IF THE PRIVATE STREET IS WITHIN A CONTROLLED ACCESS RESIDENTIAL SUBDIVISION.

4. EASEMENTS:

(A) GENERAL PROVISIONS - ALLOW A 15' EASEMENT ON ONE SIDE OF A WATER COURSE, DRAIN WAY, CHANNEL OR STREAM.

(B) WATER AND SANITARY SEWER LINE EASEMENTS - A 10 FOOT SET-BACK REQUIREMENT FROM A SECONDARY 4 INCH OR SMALLER PRESSURIZED WATER LINE IN AN ALLEY AND A 5 FOOT SET-BACK REQUIREMENT FROM A NON-PRESSURIZED UTILITY LINE EASEMENT SHALL NOT BE REQUIRED.

(C) STORM DRAINAGE EASEMENTS - A STREET SHALL BE CONSIDERED AN EASEMENT ADJACENT TO AN OPEN STORM DRAINAGEWAY.

FIGURE 6 - CONTROL OF ACCESS LIMITATION

THE RESIDENTIAL ACCESS LIMITATION FROM THIS ILLUSTRATION WILL NOT BE APPLICABLE.

FIGURE 7 - STREET DESIGN CRITERIA

RESIDENTIAL STREET, 2 LANE, 31' (B-B):

ADD MAX. DEGREE OF CURVATURE OF 40 DEGREES/200'

RESIDENTIAL STREET, 2 LANE, 37' (B-B):

ADD MAX. DEGREE OF CURVATURE OF 30 DEGREES/300'

ALLOW INTERSECTION CURB RADIUS OF 20'

5. DRAINAGE:

(A) A 16' WIDE MAINTENANCE EASEMENT ALONG BOTH SIDES OF A DRAINAGE WAY OR A 20' WIDE EASEMENT ALONG ONE SIDE WILL NOT BE REQUIRED ON A GOLF COURSE.

(B) DRAINAGE COURSES WILL NOT BE REQUIRED TO HAVE AN ENCLOSED STORM SEWER SYSTEM OR CONCRETE OR COMPOSITE CHANNEL. IF THE DRAINAGE COURSE IS LANDSCAPED AND ENGINEERED TO HANDLE WATER FLOWS AND TREATED TO LOOK LIKE A NATURAL STATE.

6. WATER LINES:

ALLOW WATER METERS ON A PRIVATE PROPERTY IF ADJACENT TO AN ALLEY

(A) METER REQUIREMENTS - ELECTRONIC REMOTE READ METERS WILL BE ALLOWED BY THE CITY OF LEWISVILLE.

FIGURE 24 - UTILITIES PLAN WITHIN STREET R.O.W.

UTILITIES ARE NOT REQUIRED TO BE LOCATED BETWEEN THE CURB AND THE SIDEWALK.

7. HEIGHT REGULATIONS:

NO BUILDING SHALL EXCEED 35 FT. OR TWO AND ONE HALF 2 1/2 STORIES IN HEIGHT.

THIS SUBDIVISION IS ALSO SUBJECT TO AN AGREEMENT BETWEEN THE CITY OF LEWISVILLE AND CASTLE HILLS DEVELOPMENT CORP. DATED APRIL 1, 1996. THIS AGREEMENT CONTAINS RESTRICTIONS WHICH MAY OR MAY NOT BE MORE RESTRICTIVE THAN THE ABOVE. IN SUCH CASES THE MORE RESTRICTIVE OF THE TWO SHALL APPLY.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CH PH 10, LLC, THE UNDERSIGNED AUTHORITY, DO HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS FINAL PLAT OF CASTLE HILLS, PHASE 10, LEWISVILLE ADDITION, AN ADDITION TO THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, AND DOES HERE BY 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 ITS ETJ AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, WITH THE EXCEPTION OF ANY USES FOR TELE-COMMUNICATION, CABLE TELEVISION, OR ANY OTHER COMMUNICATION USES; THESE EXCEPTED USES BEING RESERVED UNTO CH PH 10, LLC, OR ITS FUTURE GRANTEES OR ASSIGNEES. 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 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 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.

CH PH 10, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: BRECO DEVELOPMENT MANAGER, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: CHRISTOPHER ROBERTS BRIGHT, CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY APPEARED CHRISTOPHER ROBERTS 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 _____, 2018.

EXPIRATION DATE _____ SIGNED _____
NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

BY: PLAINSCAPITAL BANK
LIEN HOLDER

BY: _____

NAME: _____