# FINAL PLAT AND CONSTRUCTION PLANS FOR CASTLE HILLS - PHASE IO - 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)

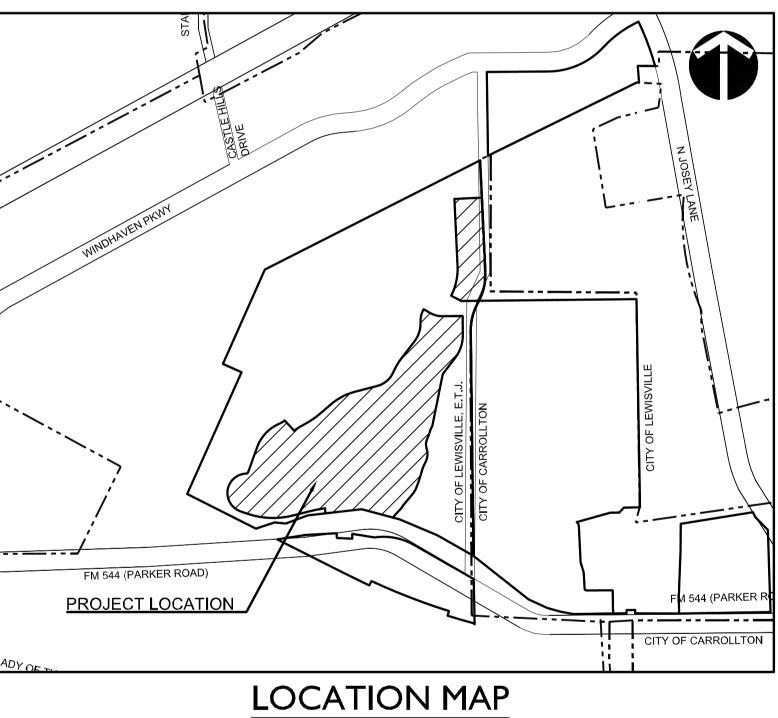
DEVELOPER	Bright Realty, LLC. 2520 King Arthur Blvd., Suite 200 Lewisville, Texas 75056 Contact: Aaron Ketchand Phone: 972-410-6569 Fax: 972-410-6601
ENGINEER	LandDesign, Inc. 5301 Alpha Road, Suite 24 Dallas, Texas 75240 Contact: Brian Dench Phone: 214-785-6009
SURVEYOR	All American Surveying Inc. 301 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								

<u>ON MAY 1, 2017</u>

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)



# SCALE I"=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

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).

	SHE
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 -
C2.28	GRADING PLAN - WINDHAVE
C3.00 - C3.08	SITE GRADING
C4.00	DRAINAGE AREA MAP (EXIS
C <b>4.</b> 01	DRAINAGE AREA MAP (DEVI
C4.02 - C4.04	STORM CALCULATIONS
C4.05	OVERALL STORM PLAN
C4.06 - C4.21	STORM PLAN AND PROFILE
C4.22 - C4.30	STORM LATERAL PROFILES
C5.00	WATER AND SANITARY SEW
C5.01 - C5.11	WATER AND SANITARY SEW
C5.12 - C5.28	SANITARY SEWER PROFILE
C5.29 - C5.47	WATER LINE PROFILES
C6.00	EROSION CONTROL PLAN
C6.01	EROSION CONTROL DETAIL
C7.00 - C7.08	STANDARD CONSTRUCTION
-	RETAINING WALL PLANS (FO
TXDOT PLANS	
1 OF 10	DEMOLITION PLAN - TXDOT
2 OF 10	PAVING PLAN - TXDOT TURN
3 OF 10	STRIPING PLAN - TXDOT TU
4 OF 10	GRADING & DRAINAGE PLAN
5 OF 10	DEMOLITION PLAN - TXDOT
6 OF 10	PAVING PLAN - TXDOT TUR
7 OF 10	STRIPING PLAN - TXDOT TU
8 OF 10	GRADING PLAN - TXDOT TU
9 OF 10	DRAINAGE PLAN - TXDOT TU
10 OF 10	DRAINAGE PROFILES - TXDO

	<b>ElandDesign</b> 5301 Alpha Road, Suite 24 Dallas, Texas 75240 V: 214.785,6009
	PRELIM.: THIS DRAWING IS FOR REVIEW AND BIDDING PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION. BRIAN J. DENCH, P.E. TEXAS ERG. NO. 88275
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 GENERAL NOTES	<u>S</u>
 BENCHMARK SHEET	>
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 PAVING PLAN ELBOWS	
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 DEMOLITION PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD PAVING PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD	
 STRIPING PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD	
GRADING & DRAINAGE PLAN - TXDOT TURN LANE I - FM 544 PARKER ROAD	
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 PAVING PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD STRIPING PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD	
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 DRAINAGE PLAN - TXDOT TURN LANE II - FM 544 PARKER ROAD	REVISIONS:
DRAINAGE PROFILES - TXDOT TURN LANE I & II - FM 544 PARKER ROAD	REVIS
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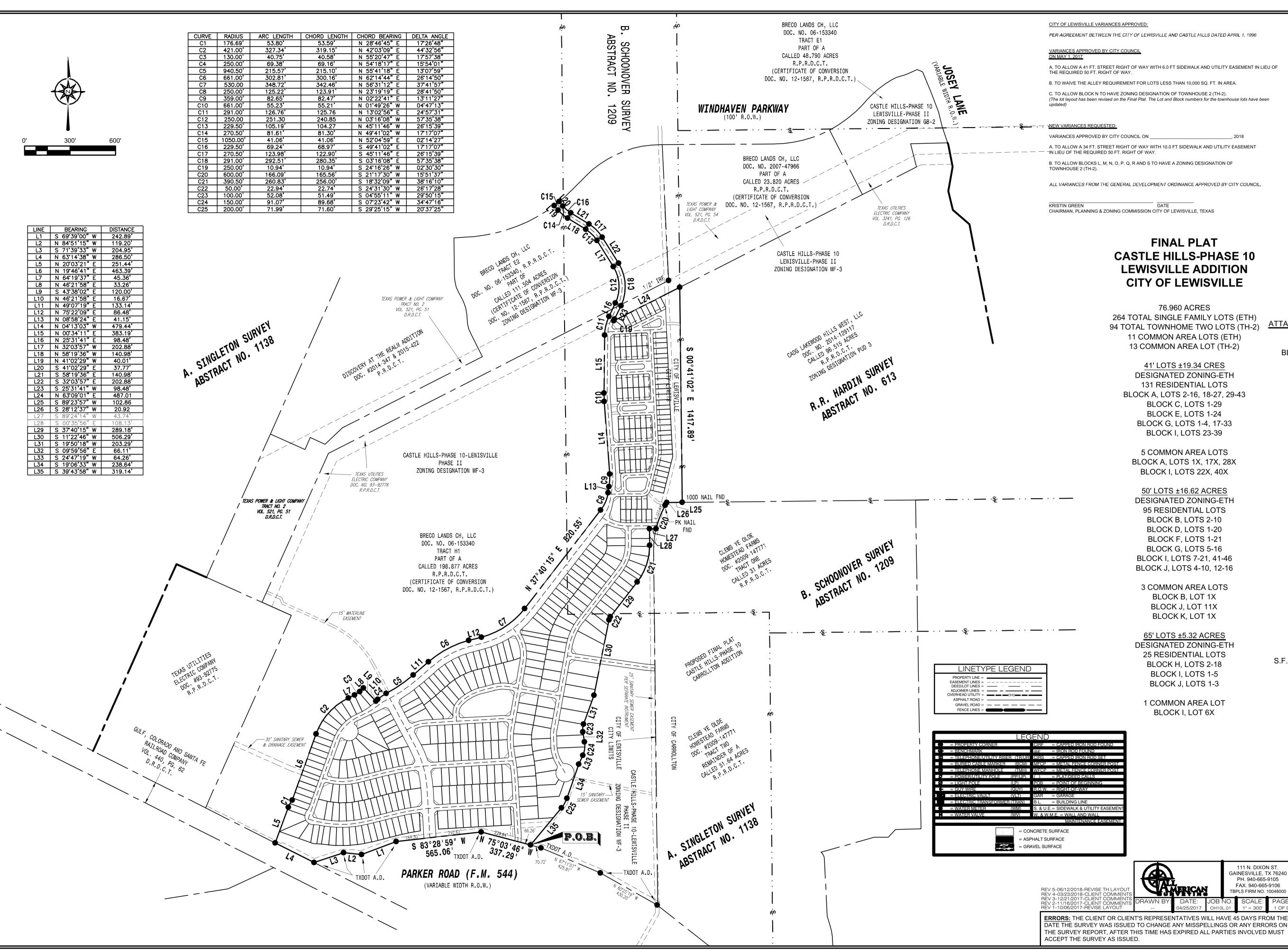
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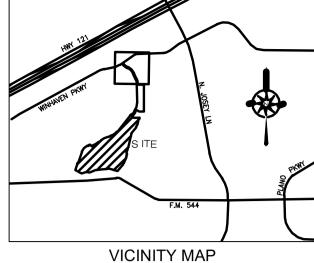
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1"=1000'

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

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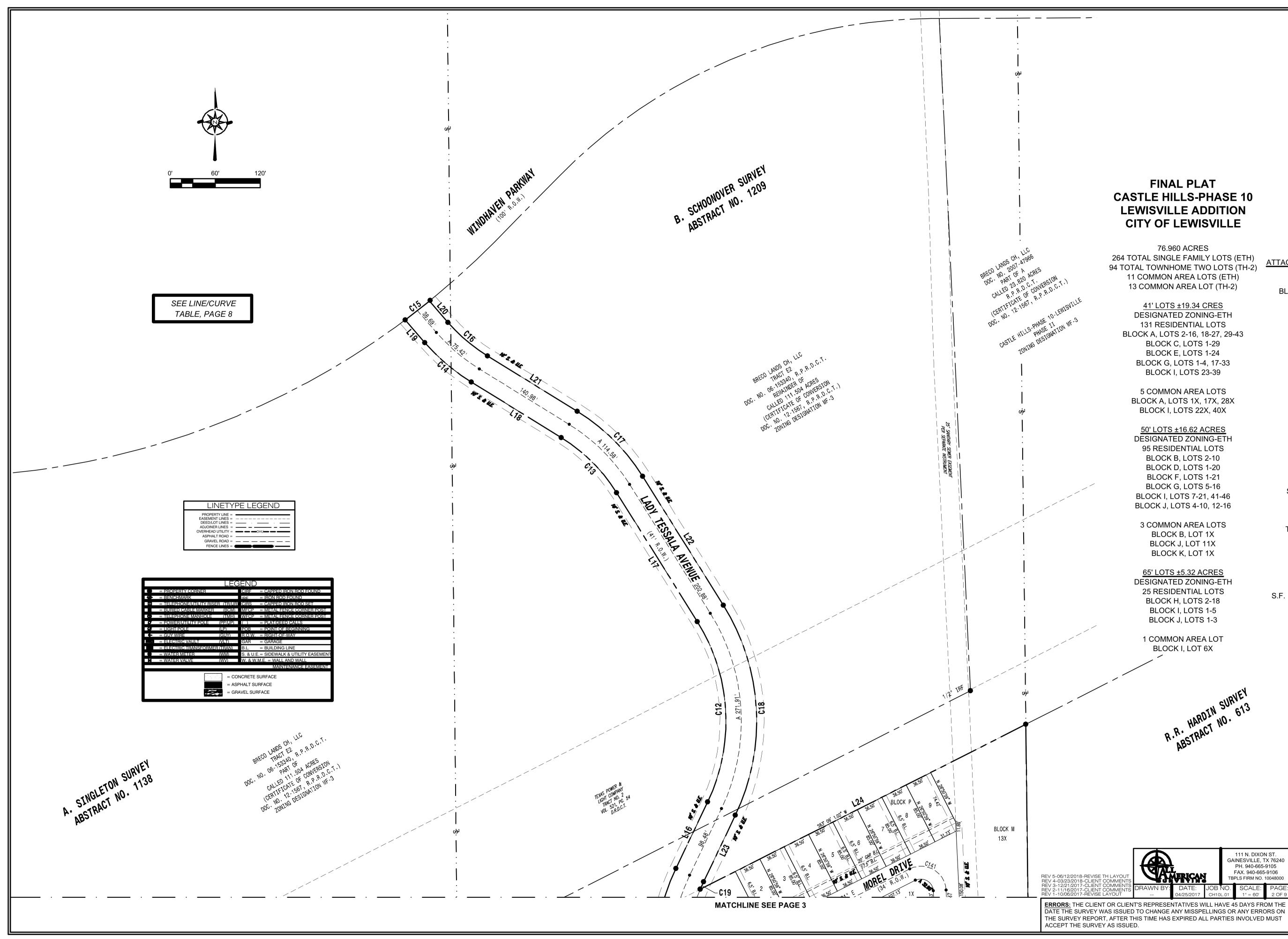
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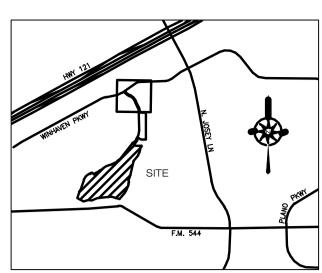
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SF-RESIDENTIAL REQUIREMENTS (ETH) 4,000 S.F. MIN LOT SIZE REQUIRED 2,000 S.F. MIN UNIT SIZE REQUIRED

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

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VICINITY MAP 1"=1000'

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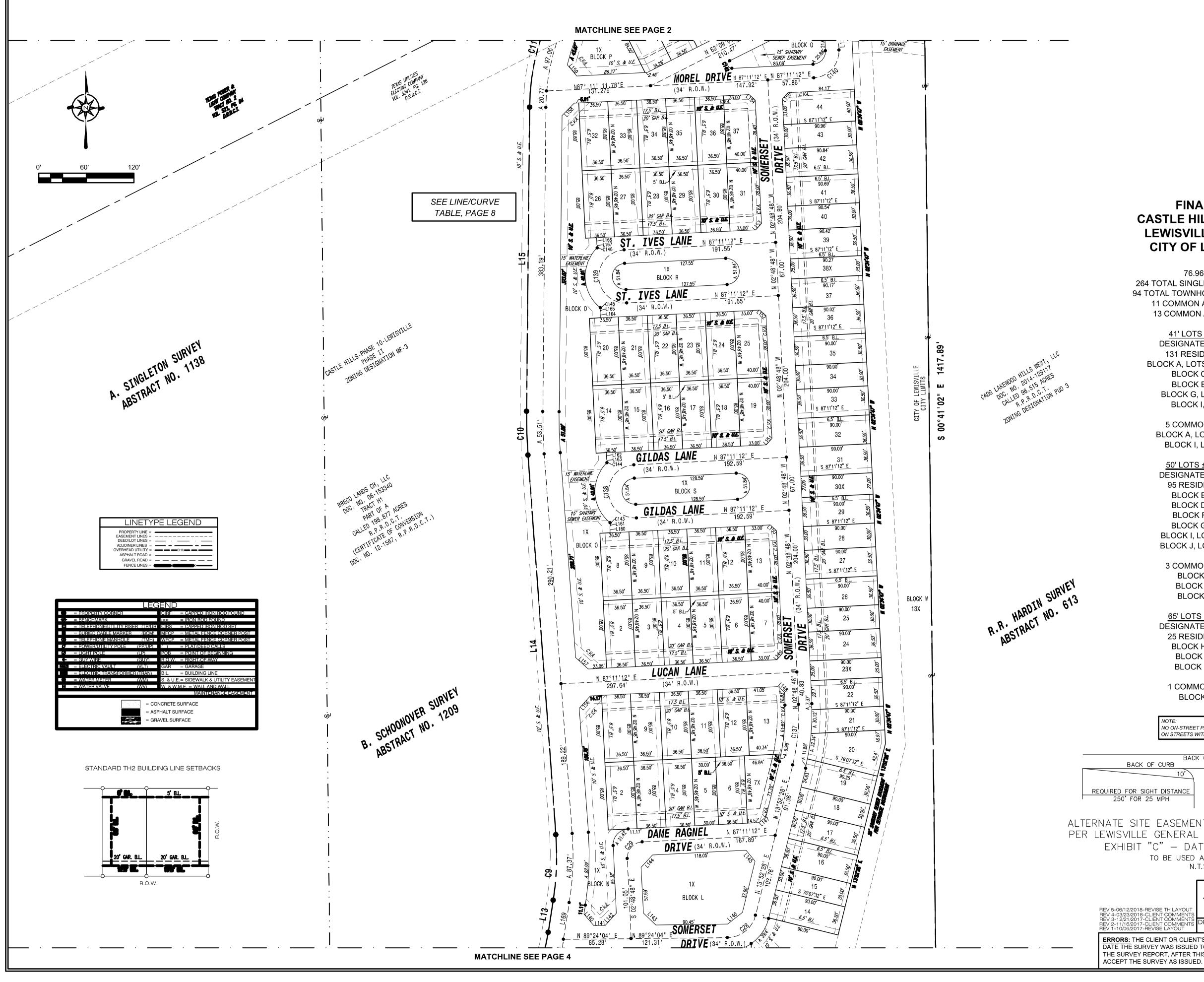
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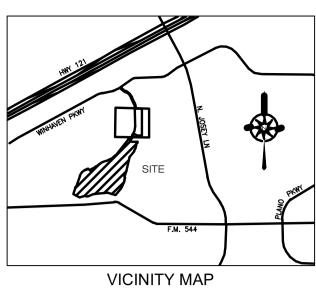
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50' LOTS ±16.62 ACRES **DESIGNATED ZONING-ETH** 95 RESIDENTIAL LOTS BLOCK B, LOTS 2-10 BLOCK D, LOTS 1-20 BLOCK F, LOTS 1-21 BLOCK G, LOTS 5-16 BLOCK I, LOTS 7-21, 41-46 BLOCK J, LOTS 4-10, 12-16

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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

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

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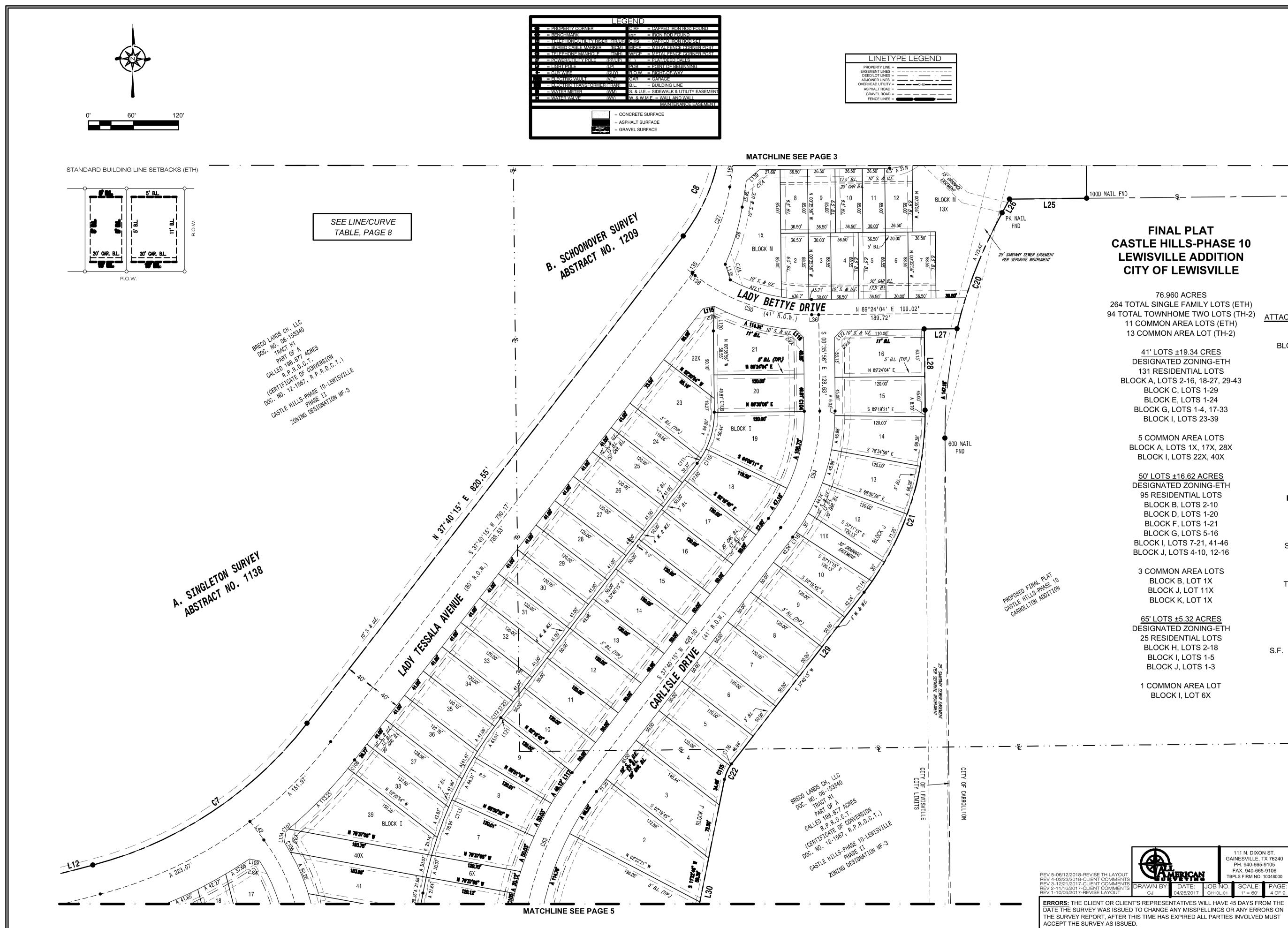
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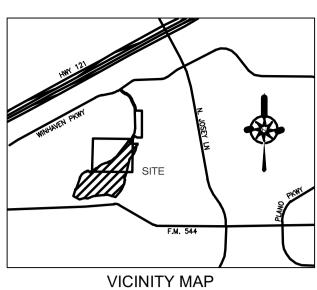
BACK OF CURB BACK OF CURB REQUIRED FOR SIGHT DISTANCE 250' FOR 25 MPH ALTERNATE SITE EASEMENT FOR RESIDENTIAL LOTS PER LEWISVILLE GENERAL DEVELOPMENT VARIANCE EXHIBIT "C" – DATED APRIL 1, 1996 TO BE USED AT 34' R.O.W. N.T.S. 111 N. DIXON ST. GAINESVILLE, TX 76240 PH. 940-665-9105 ALL FAX. 940-665-9106 **TBPLS FIRM NO. 10048000** SCALE: RAWN E DATE:

> 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

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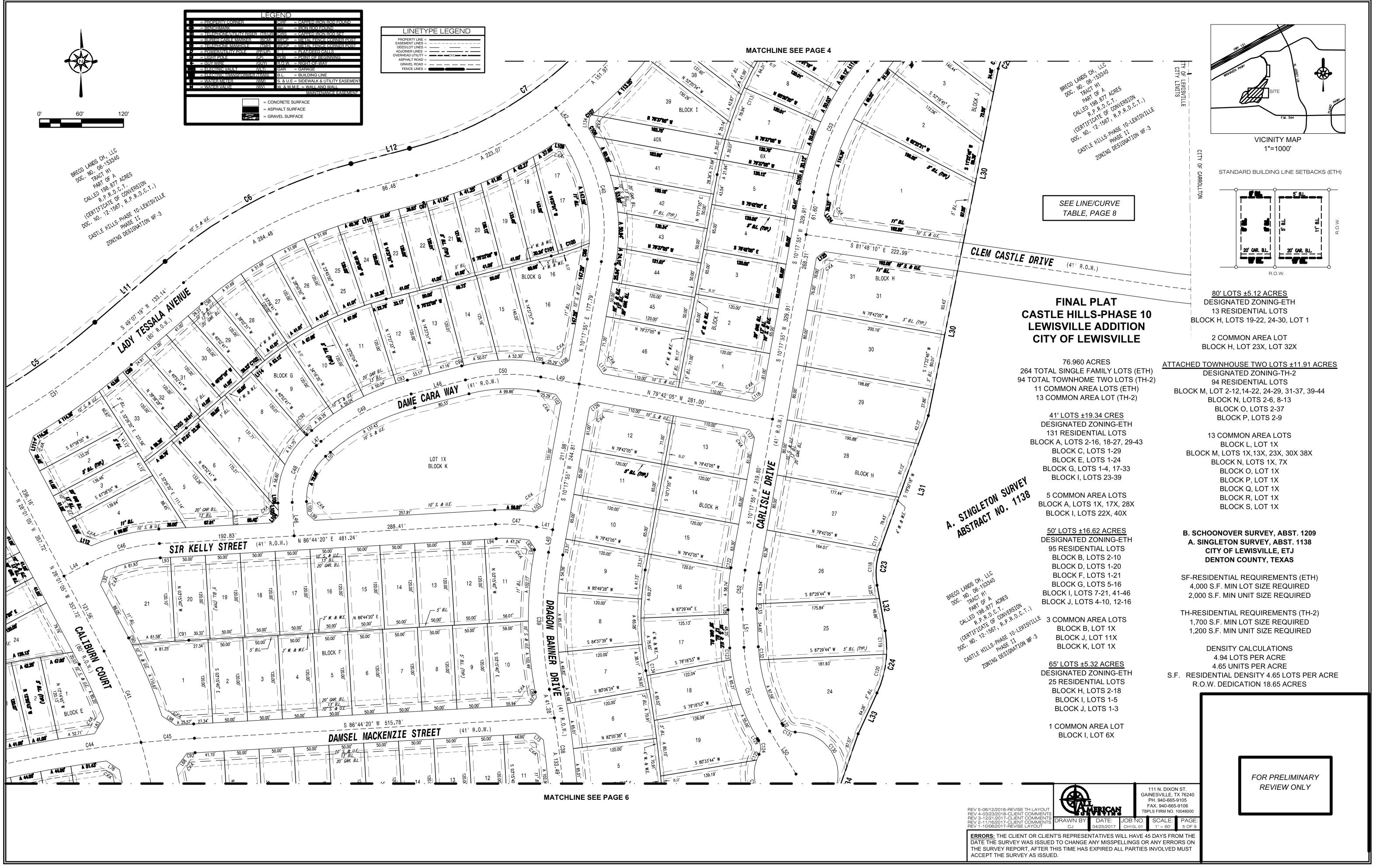
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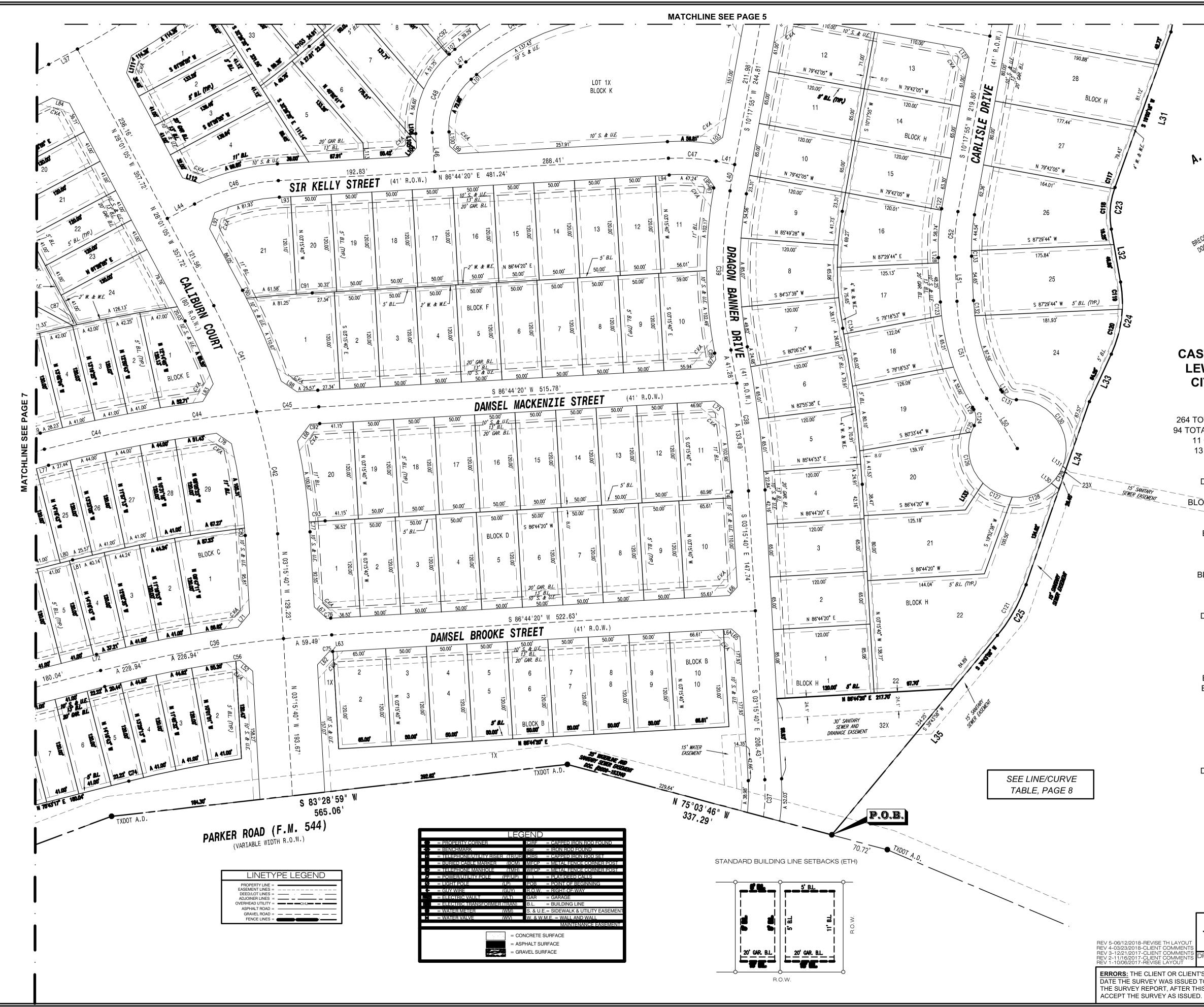
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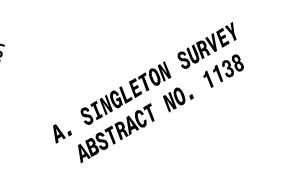
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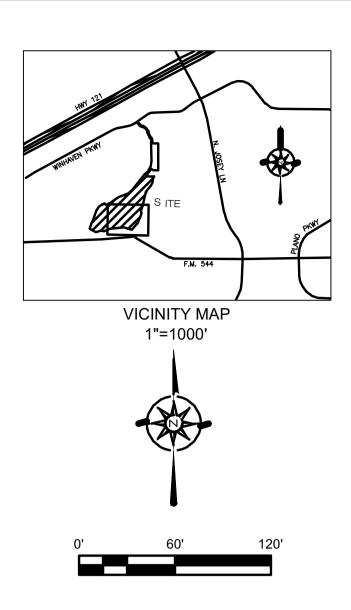
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> FOR PRELIMINARY REVIEW ONLY

 111 N. DIXON ST.

 GAINESVILLE, TX 76240

 PH. 940-665-9105

 FAX. 940-665-9106

 TBPLS FIRM NO. 10048000

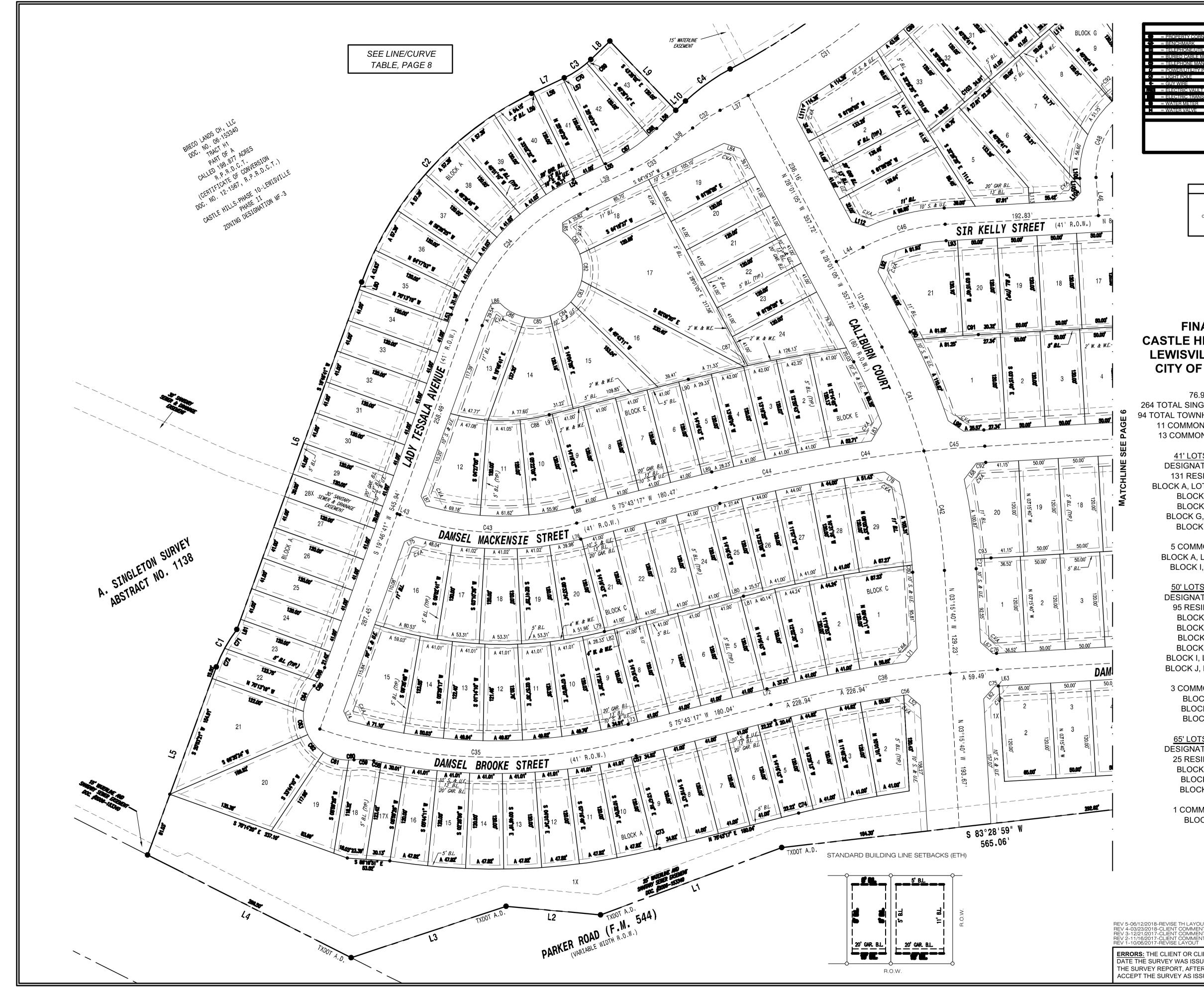
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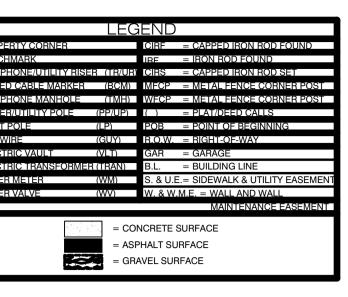
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 1" = 60"

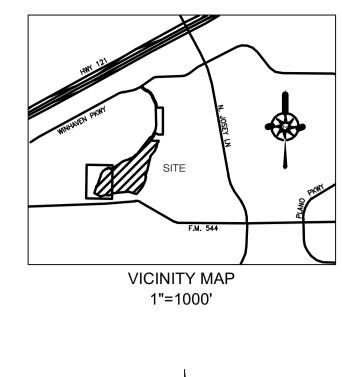
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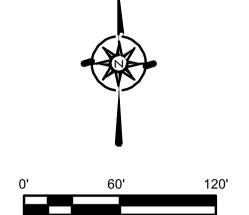
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LINETYPE LEGEND
PROPERTY LINE = EASEMENT LINES = ADJOINER LINES = OVERHEAD UTLITY =OHU ASPHALT ROAD =OHU GRAVEL ROAD =





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

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	RADIUS ARC LENGTH	CHORD LEN		DELTA ANGLE		ARC LENGTH			DELTA ANGLE CUR					HORD BEARING	DELTA ANGLE	CURVE		RC LENGTH	CHORD LEN	
C2	176.69'         53.80'           421.00'         327.34'           130.00'         40.75'	53.59' 319.15' 40.58'	N 28'46'45" E N 42'03'09" E N 55'20'47" E	17'26'48" 44'32'56" 17'57'38"	C44         1781.00'           C45         1781.00'           C46         250.00'	265.92' 76.55' 108.02'	76.54' S 85	0'59'56" W 0'30'27" W 1'21'37" W	8'33'17"         C8'           2'27'45"         C8'           24'45'25"         C8'	8	1921.50' 239.50' 1279.50'	37.24' 37	.20' N	5 77°55'30" W N 80°10'34" E N 10°47'04" W	0°09'11" 8°54'34" 0°21'33"	C130 C131 C132		117.55' 20.80' 18.63'	99.63' 19.87' 18.62'	N 34*58'30" W S 61*18'36" E S 04*49'46" E
C4 C5	250.00' 69.38' 940.50' 215.57'	69.16' 215.10'	N 54°18'17" E N 55°41'18" E	15°54'01" 13°07'59"	C47 250.00' C48 100.00'	59.17' 91.43'	59.03' N 86 88.27' S 22	3°28'53" W 2°55'49" W	13°33'35"     C90       52°22'59"     C9	0 1	720.00' 1921.50'	<u>    10.74'        10.</u> 19.68'         19.	.74' N .68' S	1 27°35'27" W 8 86°26'44" W	0°51'16" 0°35'12"	C133 C134	229.50' 1440.50'	6.74' 7.01'	6.74' 7.01'	S 01°39'46" E N 10°49'29" W
C7	661.00'         302.81'           530.00         348.72'	300.16' 342.46'	N 62°14'44" E N 56°31'12" E	26°14'50" 37°41'54"	C49 320.50' C50 250.00'	146.82' 108.77'	107.92' S 87		26°14'50" C92 24°55'46" C93	3	120.50' 341.00'	16.83' 16.	.83' S	5 48°41'23" W 5 73°57'18" W	0*51'51" 2*49'42"	C135 C136	50.00'	14.00' 3.06'	14.00' 3.06'	N 02°07'23" W S 35°54'58" W
C9	250.00' 125.22' 359.00' 82.65'	123.91' 82.47'	N 23°19'19" E N 02°22'41" E	28'41'50" 13'11'27"	C51 250.00' C52 250.00'	126.59' 55.86'	55.75' S 03	7'00'39" E 5'53'49" W	29'00'47"         C94           12'48'10"         C95           27'00'20"         C95	5	270.50' 270.50'	12.48' 12	.48' N	5 75°40'13" W N 81°01'25" W	0°36'09" 2°38'40"	C137 C138	263.50' 33.50'	76.75' 52.62'	76.48'	N 05°31'50" E N 42°11'12" E
C11	661.00'55.23'291.00'126.76'250.00251.30	55.21' 125.76 240.85		04°47'13" 24°57'31" 57°35'38"	C53         400.00'           C54         250.00'           C55         610.00'	<u>191.09'</u> <u>166.98'</u> 12.76'	163.90' N 18	5'59'05" W 3'32'09" E 2'04'22" W	27'22'20" C90 38'16'10" C91 1'11'56" C98	7	229.50' 610.00' 581.00'	23.20' 23 4.17' 4. 18.62' 18.	17' N	N 07°24'10" E N 75°10'23" E S 50°02'24" W	5*47'28" 0*23'32" 1*50'10"	C139 C140 C141	33.50' 33.50' 33.50'	52.62' 52.50' 66.80'	47.38' 47.29' 56.27'	N 42°11'12" E S 42°17'40" W N 59°43'25" W
C13	229.50' 251.50 229.50' 105.19' 270.50' 81.61'	<u> </u>	N 45°11'46" W N 49°41'02" W	<u>26°15'39"</u> 17°17'07"	<u>C56 1479.50'</u> C57 721.99'	<u> </u>	5.06' S 82	2.12'17" W 5.57'59" E	0°11'45" C99 0°29'25" C10	9	1020.50' 410.00'	16.09' 16.	.09' N	49°34'25" E 70°35'25" E	<u>0*54'13"</u> 6*33'05"	C141 C142 C143	5.00' 1.50'	<u>13.61'</u> 1.67'	<u>9.78'</u> 9.59'	S 14°49'54" E N 19°36'28" W
C15	1050.00' 41.06' 229.50' 69.24'	41.06'	N 52°04'59" E S 49°41'02" E	02°14'27" 17°17'07"	C58 721.99' C59 73.31'	<u>9.64'</u> 24.86'	9.64' S 78	3°14'44" E 7°34'31" W	0°45'55" C10 19°25'31" C10	D1	410.00' 461.00'		.76' N	V 74°37'03" E S 50°02'24" W	<u>1°30'12"</u> 1°50'10"	C144 C145	1.50' 1.50'	1.67 <b>'</b> 1.67 <b>'</b>	1.59'	N 13°37'29" E N 19°34'27" W
C18	270.50' 123.98' 291.00' 292.51'	122.90' 280.35'	S 45'11'46" E S 03'16'08" E	26 <b>°</b> 15'39" 57°35'38"	C60 56.69' C61 56.69'	6.97 <b>'</b> 33.62'	33.13' S 73		7°02'35" C10 33°58'52" C10	04	1140.50' 229.50'		40' N	↓ 49°34'25"E ↓ 00°32'55"W	0°54'13" 0°06'02"	C146	1.50'	1.67'	1.58'	N 13°35'28" E
C20	250.00' 10.94' 600.00' 166.09'	10.94' 165.56'	S 24°16'26" W S 21°17'30" W	02'30'30" 15'51'37"	C62 56.69' C63 56.69'	30.36' 30.06'	29.71' S 10	0°23'07"E	30°41'15" C10 30°22'57" C10	06	420.50' 270.50'		.45' N	5 11°46'11" W I 31°24'57" W	2*56'32" 3*16'24"					
C22	390.50'         260.83'           50.00'         22.94'	256.00' 22.74'	S 24°31'30" W	<u>38°16'10"</u> <u>26°17'28"</u>	C64 56.69' C65 73.31'	35.29' 6.65'	6.65' N 37	2'38'19" W 7'52'16" E	35*39'56"         C10           5*12'03"         C10	)8	610.00' 610.00'	14.23' 14	.23' N	↓ 49°52'12" E ↓ 38°20'21" E	0°27'05" 1°20'13"					
C23 C24 C25	100.00'         52.08'           150.00'         91.07'           200.00'         71.99'	51.49' 89.68' 71.60'	S 04°55'11" W S 07°23'42" W S 29°25'15" W	29°50'15" 34°47'16" 20°37'25"	C66         73.31'           C67         250.00'           C68         250.00'	19.82' 65.15' 13.22'	64.96' N 56	7'31'28" E 5'51'41" E 7'52'52" E	15*29'33"         C10           14*55'50"         C11           3*01'48"         C11	10	109.50' 109.50' 109.50'		.46' N	V 00°32'55" W V 31°47'02" E S 35°24'41" W	0°06'02" 11°46'26" 4°31'08"		LINE BEAR L1 S 69°39 L2 N 84°51	9'00" W	DISTANCE 242.89' 119.20'	LINE BEARING L21 S 58°19'36" L22 S 32°03'57"
C26	<u>305.50'</u> 250.00' <u>125.22'</u>	79.28	N 16°25'45" E N 23°19'19" E	<u>14°54'42"</u> 28°41'50"	C68         230.00           C69         130.00'           C70         130.00'	<u> </u>	6.87' N 4	7'52'52" E 5'51'41" E	<u>3'01'48</u> <u>14'55'50</u> <u>C11</u>	12	540.00' 540.00'	13.76' 13.	.75' S	5 36°56'27" W 5 23°59'05" W	<u>1°27'34"</u> 27°22'20"	4	L3 S 71°39 L4 N 63°14	9'33" W	204.95' 286.50'	L23 S 25'31'41" L24 N 63'09'01"
	37.00' 48.77' 20.00' 31.42'	45.32' 28.28'	N 51°38'16" E N 42°11'12" E	75'31'36" 90'00'00"	C71 176.69' C72 176.69'	28.20' 25.60'	28.17' S 32	2*55'46" W *12'22" W	9'08'46" C11 8'18'02" C11	14	390.50' 50.00'	18.11' 18.	.11' N	N 36°20'32" E S 22°46'14" W	2°39'25" 22°46'55"	- F	L5 N 20°03 L6 N 19°46	3'21" E	251.44' 463.39'	L25 S 89°23'57" L26 S 28°12'37"
C31	250.00' 166.98' 980.50' 220.07'	163.90' 219.61'	S 55°33'07" W	<u>38'16'10"</u> 12 <b>'</b> 51'36"	C73 841.99' C74 1359.50'	7.21' 18.78'	18.78' S 76	5*57'59" E 5*07'02" W	0°47'30" C11	17	270.50' 100.00'	1.69' 1.	69' S	N 36°49'52" E 5 19°21'19" W	1°40'46" 0°57'59"		L7 N 64°19 L8 N 46°21	1'58"E	45.36' 33.26'	L27 S 89°24'14" L28 S 00°35'56"
C33	250.00' 40.94' 250.00' 51.17'	40.89' 51.08'	S 57'17'27" W S 58'27'48" W	9°22'56" 11°43'38"	C75 1479.50' C76 1520.50'	<u>4.48'</u> <u>4.47'</u>	4.47' S 86	539'07" W 539'17" W	0°10'25" C11 0°10'06" C11	19	100.00' 150.00'	33.61' 33	.54' N	5 04°26'11" W I 03°34'45" W	28'52'16" 12'50'23"		L9 S 43°38 L10 N 46°21	1'58"E	120.00' 16.67'	L29         S         37*40'15"           L30         S         11*22'46"
C35	280.50'         218.10'           701.49'         398.17'           1500.00'         288.44'	212.64' 392.85' 287.99'	S 42°03'09" W S 88°01'05" E S 81°13'49" W	44°32'56" 32°31'18" 11°01'03"	C77 720.00' C78 1640.50' C79 1760.50'	12.33' 19.58' 11.80'	19.58' S 86	5'45'07" W 5'23'49" W 5'32'49" W	0*58'53" C12 0*41'02" C12 0*23'02" C12	21	150.00' 200.00' 270.50'	57.46' 57 71.99' 71 1.70' 1.	.60' N	N 13°48'53" E N 29°25'15" E S 10°07'07" W	21°56'53" 20°37'25" 0°21'35"		L11 N 49°07 L12 N 75°22 L13 N 52°15	2'09"E	133.14' 86.48' 80.92'	L31 S 19°50'18" L32 S 09°59'56" L33 S 24°47'19"
C37	1500.00         288.44           250.00'         45.51'           1300.00'         174.77'	<u> </u>	N 01°57'13" E N 07°06'45" W	<u>10°25'47"</u> 7°42'10"	C79         1780.30           C80         640.00'           C81         60.00'	<u> </u>	9.43' N 03	3°40'59" W		23	270.50'	16.76' 16.	.76' S	5 04°16'46" E V 01°43'28" W	<u> </u>		L13 N 52 13 L14 N 04*13 L15 N 00*34	3'03" W	479.44' 383.19'	L33 S 24 47 19 L34 S 19'06'33" L35 S 39'43'58"
C39 C40	531.00' 197.05' 250.00' 206.57'	195.93 <b>'</b> 200.74'	S 00°19'58" E N 13°22'20" W	21°15'45" 47°20'29"	C82 60.00' C83 60.00'	33.72 <b>'</b> 30.38'	33.27' N 03 30.06' N 26	3°54'49"W 5°41'23"E	32°11'46" C12 29°00'36" C12	25 26	60.00' 60.00'	8.86' 8. 67.84' 64	85' S	5 23°50'23" W 5 12°46'52" E	8°27'25" 64°47'04"	7 F	L16 N 25°31 L17 N 32°03	1'41"E 3'57"W	98.48' 202.88'	L36 S 89°24'04" L37 S 61°58'55"
C41 C42	680.00' 141.24' 680.00' 152.58'	140.99 <b>'</b> 152.26 <b>'</b>	N 22°04'04" W N 09°41'21" W	11 <b>°</b> 54'02" 12 <b>°</b> 51'23"	C84 60.00' C85 60.00'	31.75' 31.95'	31.38' N 56 31.57' N 86	5°21'17" E 5°46'10" E	30°19'13" C12 30°30'32" C12	27 28	60.00' 60.00'	40.78' 40 52.98' 51	.00' S	64'38'40" E 70'35'19" E	38°56'33" 50°35'29"		L18 N 58°19 L19 N 41°02	9'36"W 2'29"W	140.98' 40.01'	L38 S 52°35'59" L39 S 64°19'37"
C43	380.00' 225.87'	222.56'	S 87°15'01" E	34°03'24"	C86 60.00'	36.60'		0°30'06" E	34*56'56" C12	29	60.00'			N 33 <b>°</b> 13'22 <b>"</b> E	24°08'24"		L20 S 41°02	2'29" E	37.77'	L40 S 10°17'55"
LOT	SUMMARY	LOT	SUMMARY		OT SUMMARY	LC	T SUMMARY	LO	T SUMMARY		L	OT SUMMARY		LOT SUMM	ARY	LO	T SUMMARY	ŕ	LOT	SUMMARY
В	BLOCK A	E	BLOCK B		BLOCK D		BLOCK F		BLOCK G			BLOCK I		BLOCK (	J	E	BLOCK M		В	LOCK 0
LOT #	AREA (SQ. FT.)		AREA (SQ. FT.)			LOT #	AREA (SQ. FT.)	LOT #	AREA (SQ. FT.	.)	LOT #	AREA (SQ. FT.)	) LOT		(SQ. FT.)	LOT #	AREA (SQ	). FT.)		AREA (SQ. FT.)
1X	71288	1X	33472		6607	1	10254	25	5562		1	8470	1		349	19	3286	-	1X	64948
2	5772	2	7800	2	6000	2	6000	26	5562		2	7800	2			20	4211		2	3103
3	5137	3	6000 6000	<u> </u>	6000 6000	3	6000 6000	27 28	5562 5562		3	7800	4		011 i37	21	2731 3286		3	3103 3103
5	5020	5	6000	5	6000	5	6000	28	5151		5	7811	5		100	23X	2250		5	3103
6	4920	6	6000	6	6000	6	6000	30	4920		6X	3611	6		00	24	3285		6	3103
7	4920 4920	7	6000 6000	7	6000	7	6000 6000	31	4920		7	7740 6861	7		00	25 26	2700 3285		7	3376 3103
8	4920 4982	8	6000	8	6000	9	6000	32 33	5034 6178		8	6861	8		000	26	3285		o 9	3103
10	5330	10	7993	10	7823	10	7184		I		10	6000	10		531	28	2700		10	3103
11	5330			11	7081	11	7435	LO	T SUMMARY		11	6000	11X		501	29	3285		11	3103
12 13	5330 5330		I SUMMARY	12	6000	12	6000 6000		BLOCK H		12 13	6000 5998	12		960 742	30X 31	2430 3285		12 13	3103 3376
14	5330		BLOCK C	14	6000	14	6000	LOT #	AREA (SQ. FT.	.)	14	6000	14		42	32	3285		14	3103
15	5330	LOT #	AREA (SQ. FT.)		6000	15	6000	1	10210		15	6000	15		83	33	3285		15	3103
16 17X	5330 3648	1	9543 5114	16	6000	16 17	6000 6000	2	7800		16 17	6000	16	75	26	34 35	2700 3285		16 17	3103 3103
18	5068	3	5114	17	6000	17	6000	4	7925		17	7492		LOT SUMM	ARY	36	3285		17	3103
19	6678	4	5096	19	6000	19	6000	5	8155		19	9370	]	BLOCK K		37	3285		19	3376
20	10410	5	4920 4920	20	7620	20	6001	6	8155 8371		20	6013	LOT		(SQ. FT.)	38X	2256		20	3103
21 22	12142 4967	7	4920		OT SUMMARY	21	10009	8	9009		21 22X	4518			<u>, , , , , , , , , , , , , , , , , , , </u>	39 40	3298 2715		21 22	3103
23	5001	8	4920			LC	T SUMMARY	9	8574		23	6409		I		41	3308		23	3103
24	4920	9	5290	   Lot #	BLOCK E AREA (SQ. FT.)		BLOCK G	10	7800		24	4906		LOT SUMM	ARY	42	3313		24	3103
25 26	4920 4920	10 11	5455 5473		AREA (SQ. FT.) 7222	LOT #	AREA (SQ. FT.)	11	7800 8470		25 26	4920		BLOCK L	-	43	2727 3617		25 26	3376 3103
20	4920		I	2	4995	1	6807	13	8470		20	4920	LOT	# AREA	(SQ. FT.)				23	3103
28X	3600	LOT	I SUMMARY	3	4980	2	5530	14	7800		28	4920	1X	11	672	LO	T SUMMARY	ſ	28	3103
29 30	4920 4920	E	BLOCK C	4	4980 4980	3	5660 8561	15	7800 9640		29 30	4920	$\neg$	LOT SUMM			BLOCK N		29 30	3103 3103
30	4920 4920	LOT #	AREA (SQ. FT.)	4 I	4920	5	7818	18	9187		30	4920	┥			LOT #	AREA (SQ	. FT.)	30 31	3103
32	4920	12	5502	7	4920	6	8867	18	7963		32	4920		BLOCK N		1X	8488		32	3132
33	4920	13 14	5543 5596	8	4920	7	7481	19	11209		33	4920	LOT		(SQ. FT.)	2	3103		33	3132
34 35	4920 5669	14 15	8678	9	4920 6045	8	6198 6834	20	11966		34 35	4920	2			3	3103 3103		34 35	3132 3132
35 36	5905	16	8265	11	6160	10	7062	22	27238		35	5075	3			5	2550		35	3132
37	5905	17	5660	12	7256	11	7062	23X	194		37	5338	4		32	6	3103		37	3407
38	5905	18 19	5660 5660	13	6746	12	6356	24 25	18276 14449		38	5736	5		:32	7X	2892			
39 40	5905 5850	20	5641	14	8766 8904	13 14	6000 6058	25	14449		39 40X	5794	7		32	9	3103 3103			SUMMARY
41	4920	21	4920	16	10557	15	6590	27	13657		41	8278	8		03	10	3103			LOCK P
42	6186	22	4920	17	16789	16	12492	28	14733		42	6964	9		03	11	3103			AREA (SQ. FT.)
43	5197	23 24	4920 4920	18	5711 6748	17	8201 5669	29 30	15702 15955		43	6245	10		03 950	12	3103 3903		1X 2	4968 3102
		25	5032	20	4920	18	5310	30	17984		44	6009	12		90		1 3500		3	3103
		26	5100	21	4920	20	5070	32X	23152		46	9701	13X		792				4	3103
		27	5100	22	4920	21	4945						14 15		285				5	3103
		28 29	5100 8137	23	4920 7159	22	4920 4920						16		285					
		L]	1	J [		23	5427						17		:85					
						L							18	27	'00					

JRVE	RADIL	JS ARC LENG	TH CHORD LE	NGTH	CHORD BEARING	DELTA ANGLE	LINE	BEARING
130	60.0		99.63	,	N 34°58'30" W	112'15'21"	L41	S 79°42'05"
131	20.0	0' 20.80'	19.87	'	S 61°18'36" E	59°35'09"	L42	N 37°02'35"
132	229.5		18.62	,	S 04°49'46" E	4°39'01"	L43	N 70°13'19"
133	229.5	50 <b>'</b> 6.74'	6.74'		S 01°39'46" E	1°41'00"	L44	N 61°58'55"
134	1440.	50' 7.01'	7.01'		N 10°49'29" W	0°16'43"	L45	S 37°43'09"
135	730.0		14.00	,	N 02°07'23" W	1°05'55"	L46	S 03°15'40"
136	50.0	0' 3.06'	3.06'		S 35°54'58" W	3°30'33"	L47	S 49'07'19"
137	263.5		76.48	,	N 05°31'50"E	16°41'17"	L48	S 75°22'09"
138	33.5		47.38		N 42°11'12" E	90'00'00"	L49	N 79°42'05"
139	33.5		47.38		N 42°11'12" E	90'00'00"	L50	S 31°31'03"
140	33.5	0' 52.50'	47.29	,	S 42°17'40" W	89°47'03"	L51	S 02°30'16"
141	33.5		56.27	,	N 59 <b>°</b> 43'25"W	114•15'07"	L52	N 50°20'02"
142	5.00		9.78'		S 14°49'54" E	155 <b>°</b> 57'49"	L53	N 19°46'41"
143	1.50	) <b>'</b> 1.67'	1.59'		N 19'36'28" W	63 <b>°</b> 48'57"	L54	N 64°19'37"
144	1.50		1.59'		N 13°37'29"E	63 <b>°</b> 48'57"	L55	N 64°19'37"
145	1.50		1.58'		N 19'34'27"W	6 <b>3°</b> 44 <b>'</b> 56"	L56	N 46°21'58"
146	1.50	) <b>'</b> 1.67'	1.58'		N 13°35'28" E	6 <b>3°</b> 44 <b>'</b> 56"	L57	S 64°19'37"
							L58	S 64°19'37"
							L59	S 64°19'37"
							L60	S 19°46'41"
							200	
							L61	S 19°46'41"
-							L61 L62	S 19°46'41" N 41°44'20"
[	LINE	BEARING	DISTANCE	LINE		DISTANCE	L61 L62 L63	S 19°46'41" N 41°44'20" N 86°44'20"
[	L1	S 69'39'00" W	242.89'	L21	S 58°19'36" E	140.98'	L61 L62	S 19°46'41" N 41°44'20" N 86°44'20" N 86°44'20"
-	L1 L2	S 69'39'00" W N 84'51'15" W	242.89' 119.20'	L21 L22	S 58°19'36" E S 32°03'57" E	140.98' 202.88'	L61 L62 L63	S 19*46'41" N 41*44'20" N 86*44'20" N 86*44'20" S 48*15'40"
-	L1 L2 L3	S 69'39'00" W N 84'51'15" W S 71'39'33" W	242.89' 119.20' 204.95'	L21 L22 L23	S 58'19'36" E S 32'03'57" E S 25'31'41" W	140.98' 202.88' 98.48'	L61 L62 L63 L64 L65 L66	S 19'46'41" N 41'44'20" N 86'44'20" N 86'44'20" S 48'15'40" S 41'44'20"
-	L1 L2 L3 L4	S 69°39'00" W N 84°51'15" W S 71°39'33" W N 63°14'38" W	242.89' 119.20' 204.95' 286.50'	L21 L22 L23 L24	S 58'19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E	140.98' 202.88' 98.48' 487.01	L61 L62 L63 L64 L65 L66 L67	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40"
-	L1 L2 L3 L4 L5	S 69°39'00" W N 84°51'15" W S 71°39'33" W N 63°14'38" W N 20°03'21" E	242.89' 119.20' 204.95' 286.50' 251.44'	L21 L22 L23 L24 L25	S 58*19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E S 89*23'57" W	140.98' 202.88' 98.48' 487.01 102.86	L61 L62 L63 L64 L65 L66 L67 L68	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12"
-	L1 L2 L3 L4 L5 L6	S 69°39'00" W N 84°51'15" W S 71°39'33" W N 63°14'38" W N 20°03'21" E N 19°46'41" E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39'	L21 L22 L23 L24 L25 L26	S 58*19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E S 89*23'57" W S 28*12'37" W	140.98' 202.88' 98.48' 487.01 102.86 20.92	L61 L62 L63 L64 L65 L66 L67 L68 L69	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37"
-	L1 L2 L3 L4 L5 L6 L7	S 69°39'00" W N 84°51'15" W S 71°39'33" W N 63°14'38" W N 20°03'21" E N 19°46'41" E N 64°19'37" E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36'	L21 L22 L23 L24 L25 L26 L27	S 58'19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E S 89'23'57" W S 28'12'37" W S 89'24'14" E	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40"
-	L1 L2 L3 L4 L5 L6 L7 L8	S 69°39'00" W N 84°51'15" W S 71°39'33" W N 63°14'38" W N 20°03'21" E N 19°46'41" E N 64°19'37" E N 46°21'58" E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26'	L21 L22 L23 L24 L25 L26 L27 L28	S         58'19'36" E           S         32'03'57" E           S         25'31'41" W           N         63'09'01" E           S         89'23'57" W           S         28'12'37" W           S         89'24'14" E           S         00'35'56" E	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19"
	L1 L2 L3 L4 L5 L6 L7 L8 L9	S 69'39'00" W N 84'51'15" W S 71'39'33" W N 63'14'38" W N 20'03'21" E N 19'46'41" E N 64'19'37" E N 46'21'58" E S 43'38'02" E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00'	L21 L22 L23 L24 L25 L26 L27 L28 L29	S 58'19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E S 89'23'57" W S 28'12'37" W S 89'24'14" E S 00'35'56" E S 37'40'15" W	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17"
	L1 L2 L3 L4 L5 L6 L7 L8	S 69°39'00" W N 84°51'15" W S 71°39'33" W N 63°14'38" W N 20°03'21" E N 19°46'41" E N 64°19'37" E N 46°21'58" E S 43°38'02" E N 46°21'58" E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67'	L21 L22 L23 L24 L25 L26 L27 L28	S 58'19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E S 89'23'57" W S 28'12'37" W S 89'24'14" E S 00'35'56" E S 37'40'15" W S 11'22'46" W	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18' 506.29'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L9 L10 L11	S 69°39'00" W N 84°51'15" W S 71°39'33" W N 63°14'38" W N 20°03'21" E N 19°46'41" E N 64°19'37" E N 46°21'58" E S 43°38'02" E N 46°21'58" E N 46°21'58" E N 46°21'58" E N 49°07'19" E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67' 133.14'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31	S 58'19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E S 89'23'57" W S 28'12'37" W S 89'24'14" E S 00'35'56" E S 37'40'15" W S 11'22'46" W S 19'50'18" W	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18' 506.29' 203.29'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" S 75'43'17" N 27'05'10"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L9 L10 L11 L12	S         69°39'00"         W           N         84°51'15"         W           S         71°39'33"         W           N         63°14'38"         W           N         20°03'21"         E           N         19°46'41"         E           N         64°19'37"         E           N         46°21'58"         E           S         43'38'02"         E           N         46°21'58"         E           N         46°21'58"         E           N         46°21'58"         E           N         46°21'58"         E           N         49°07'19"         E           N         75°22'09"         E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67' 133.14' 86.48'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32	S 58'19'36" E S 32'03'57" E S 25'31'41" W N 63'09'01" E S 89'23'57" W S 28'12'37" W S 89'24'14" E S 00'35'56" E S 37'40'15" W S 11'22'46" W S 19'50'18" W S 09'59'56" E	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18' 506.29' 203.29' 66.11'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" S 75'43'17" N 27'05'10" N 63'12'20"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13	S         69°39'00"         W           N         84°51'15"         W           S         71'39'33"         W           N         63°14'38"         W           N         20'03'21"         E           N         19'46'41"         E           N         64'19'37"         E           N         46'21'58"         E           S         43'38'02"         E           N         46'21'58"         E           N         49'07'19"         E           N         75'22'09"         E           N         52'15'31"         E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67' 133.14' 86.48' 80.92'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33	S       58'19'36" E         S       32'03'57" E         S       25'31'41" W         N       63'09'01" E         S       89'23'57" W         S       28'12'37" W         S       89'24'14" E         S       00'35'56" E         S       37'40'15" W         S       11'22'46" W         S       19'50'18" W         S       09'59'56" E         S       24'47'19" W	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18' 506.29' 203.29' 66.11' 64.26'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" N 27'05'10" N 63'12'20" N 75'43'17"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14	S         69°39'00"         W           N         84°51'15"         W           S         71'39'33"         W           N         63'14'38"         W           N         20'03'21"         E           N         19'46'41"         E           N         64'19'37"         E           N         46'21'58"         E           S         43'38'02"         E           N         46'21'58"         E           N         49'07'19"         E           N         75'22'09"         E           N         52'15'31"         E           N         04'13'03"         W	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 120.00' 16.67' 133.14' 86.48' 80.92' 479.44'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34	S       58'19'36" E         S       32'03'57" E         S       25'31'41" W         N       63'09'01" E         S       89'23'57" W         S       28'12'37" W         S       89'24'14" E         S       00'35'56" E         S       37'40'15" W         S       19'50'18" W         S       09'59'56" E         S       24'47'19" W         S       19'06'33" W	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18' 506.29' 203.29' 66.11' 64.26' 238.64'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" N 27'05'10" N 63'12'20" N 75'43'17" N 75'43'17"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15	S         69°39'00"         W           N         84°51'15"         W           S         71'39'33"         W           N         63'14'38"         W           N         20'03'21"         E           N         19'46'41"         E           N         64'19'37"         E           N         46'21'58"         E           S         43'38'02"         E           N         46'21'58"         E           N         52'15'31"         E           N         52'15'31"         E           N         04'13'03"         W           N         00'34'11"         E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 120.00' 16.67' 133.14' 86.48' 80.92' 479.44' 383.19'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35	S       58'19'36" E         S       32'03'57" E         S       25'31'41" W         N       63'09'01" E         S       89'23'57" W         S       28'12'37" W         S       89'24'14" E         S       00'35'56" E         S       37'40'15" W         S       19'50'18" W         S       09'59'56" E         S       24'47'19" W         S       19'06'33" W         S       39'43'58" W	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18' 506.29' 203.29' 66.11' 64.26' 238.64' 319.14'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" N 27'05'10" N 63'12'20" N 75'43'17" N 75'43'17" N 55'41'16"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16	S         69°39'00"         W           N         84°51'15"         W           S         71'39'33"         W           N         63'14'38"         W           N         20'03'21"         E           N         19'46'41"         E           N         64'19'37"         E           N         46'21'58"         E           S         43'38'02"         E           N         46'21'58"         E           N         46'21'58"         E           N         46'21'58"         E           N         46'21'58"         E           N         45'21'53"         E           N         52'15'31"         E           N         52'15'31"         E           N         04'13'03"         W           N         00'34'11"         E           N         25'31'41"         E	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67' 133.14' 86.48' 80.92' 479.44' 383.19' 98.48'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36	S       58'19'36" E         S       32'03'57" E         S       25'31'41" W         N       63'09'01" E         S       89'23'57" W         S       28'12'37" W         S       89'24'14" E         S       00'35'56" E         S       37'40'15" W         S       19'50'18" W         S       09'59'56" E         S       24'47'19" W         S       19'06'33" W         S       39'43'58" W         S       89'24'04" W	140.98' 202.88' 98.48' 487.01 102.86 20.92 43.74' 108.13' 289.18' 506.29' 203.29' 66.11' 64.26' 238.64' 319.14' 9.30'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" N 27'05'10" N 63'12'20" N 75'43'17" N 75'43'17" N 75'43'17" N 75'43'17"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17	S         69°39'00"         W           N         84°51'15"         W           S         71'39'33"         W           N         63'14'38"         W           N         20'03'21"         E           N         19'46'41"         E           N         64'19'37"         E           N         46'21'58"         E           S         43'38'02"         E           N         46'21'58"         E           N         46'21'58"         E           N         46'21'58"         E           N         46'21'58"         E           N         45'21'53"         E           N         52'15'31"         E           N         52'15'31"         E           N         04'13'03"         W           N         00'34'11"         E           N         25'31'41"         E           N         32'03'57"         W	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67' 133.14' 86.48' 80.92' 479.44' 383.19' 98.48' 202.88'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37	S       58'19'36" E         S       32'03'57" E         S       25'31'41" W         N       63'09'01" E         S       89'23'57" W         S       28'12'37" W         S       89'24'14" E         S       00'35'56" E         S       37'40'15" W         S       19'50'18" W         S       09'59'56" E         S       24'47'19" W         S       19'06'33" W         S       39'43'58" W         S       89'24'04" W	140.98'           202.88'           98.48'           487.01           102.86           20.92           43.74'           108.13'           289.18'           506.29'           203.29'           66.11'           64.26'           238.64'           319.14'           9.30'           40.00'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 48'15'40" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" N 27'05'10" N 63'12'20" N 75'43'17" N 75'43'17" N 75'43'17" N 75'43'17" N 75'43'17"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16	S         69°39'00"         W           N         84°51'15"         W           S         71'39'33"         W           N         63'14'38"         W           N         20'03'21"         E           N         19'46'41"         E           N         64'19'37"         E           N         46'21'58"         E           S         43'38'02"         E           N         46'21'58"         E           N         52'15'31"         E           N         52'15'31"         E           N         04'13'03"         W           N         00'34'11"         E           N         25'31'41"         E           N         32'03'57"         W           N         58'19'36"         W	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67' 133.14' 86.48' 80.92' 479.44' 383.19' 98.48'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36	S       58'19'36" E         S       32'03'57" E         S       25'31'41" W         N       63'09'01" E         S       89'23'57" W         S       28'12'37" W         S       89'24'14" E         S       00'35'56" E         S       37'40'15" W         S       19'50'18" W         S       09'59'56" E         S       24'47'19" W         S       19'06'33" W         S       39'43'58" W         S       89'24'04" W         S       61'58'55" W         S       52'35'59" W	140.98'           202.88'           98.48'           487.01           102.86           20.92           43.74'           108.13'           289.18'           506.29'           203.29'           66.11'           64.26'           238.64'           319.14'           9.30'           40.00'           41.61'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 48'15'40" S 41'44'20" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" N 27'05'10" N 63'12'20" N 75'43'17" N 75'43'17" N 75'43'17" N 75'43'17" N 75'43'17"
	L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17	S         69°39'00"         W           N         84°51'15"         W           S         71'39'33"         W           N         63'14'38"         W           N         20'03'21"         E           N         19'46'41"         E           N         64'19'37"         E           N         46'21'58"         E           S         43'38'02"         E           N         46'21'58"         E           N         46'21'58"         E           N         46'21'58"         E           N         46'21'58"         E           N         45'21'53"         E           N         52'15'31"         E           N         52'15'31"         E           N         04'13'03"         W           N         00'34'11"         E           N         25'31'41"         E           N         32'03'57"         W	242.89' 119.20' 204.95' 286.50' 251.44' 463.39' 45.36' 33.26' 120.00' 16.67' 133.14' 86.48' 80.92' 479.44' 383.19' 98.48' 202.88'	L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37	S       58'19'36" E         S       32'03'57" E         S       25'31'41" W         N       63'09'01" E         S       89'23'57" W         S       28'12'37" W         S       89'24'14" E         S       00'35'56" E         S       37'40'15" W         S       19'50'18" W         S       09'59'56" E         S       24'47'19" W         S       19'06'33" W         S       39'43'58" W         S       61'58'55" W         S       52'35'59" W	140.98'           202.88'           98.48'           487.01           102.86           20.92           43.74'           108.13'           289.18'           506.29'           203.29'           66.11'           64.26'           238.64'           319.14'           9.30'           40.00'           41.61'           72.05'	L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71 L72 L73 L74 L75 L76 L77 L78 L79 L80	S 19'46'41" N 41'44'20" N 86'44'20" S 48'15'40" S 48'15'40" N 48'15'40" N 36'50'12" S 50'40'37" S 03'15'40" N 39'43'19" S 75'43'17" N 27'05'10" N 63'12'20" N 75'43'17" N 75'43'17" N 75'43'17" N 75'43'17" N 75'43'17"

LOT SUMMARY										
BLOCK P										
LOT # AREA (SQ. FT										
6	3103									
7	3376									
8	3103									
9	3077									
LOT	- SUMMARY									
E	BLOCK Q									
lot #	AREA (SQ. FT.)									
1 X	4236									
LOT	SUMMARY									
E	BLOCK R									
lot #	AREA (SQ. FT.)									
1 X	6358									
LOT SUMMARY										
BLOCK S										
lot #	AREA (SQ. FT.)									
1 X	6400									

F F	REV REV REV	4-0 3-1 2-1	3/2 2/2 1/1	2/20 3/20 1/20 6/20	)18- )17- )17-	EN EN	
				6/20			

ACCEPT THE SURVEY AS ISSUED.

BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
S 79°42'05" E	23.29'	L84	N 71°50'44" W	21.64'	L128	N 02°30'16" W	6.40'
N 37°02'35" W	30.82'	L85	S 01°51'00" E	10.84'	L129	N 31°31'03" W	3.15'
N 70°13'19" W	3.52'	L86	S 84°34'17" W	10.84'	L130	S 51°50'47" E	11.87'
N 61°58'55" E	37.77'	L87	S 26°58'25" E	13.70'	L131	S 51°50'47" E	5.40'
S 37°43'09" W	116.68'	L88	N 75°43'17" E	3.81'	L132	S 31°31'03" E	3.15'
S 03°15'40" E	47.95'	L89	N 75°43'17"E	12.67'	L133	N 33°05'28" E	39.20'
S 49°07'19" W	8.93'	L90	S 75°43'17"W	12.67 <b>'</b>	L134	N 08°13'36" E	14.78 <b>'</b>
S 75°22'09"W	80.33'	L91	S 75°43'17"W	3.81 <b>'</b>	L135	S XX°40'15" W	1.64'
N 79°42'05" W	55.79'	L92	N 18°11'48" E	20.76 <b>'</b>	L136	N 52°19'45"W	4.97 <b>'</b>
S 31°31'03" E	72.14'	L93	N 86°44'20" E	14.22'	L137	N 02°35'52"W	21.63'
S 02°30'16" E	54.65'	L94	N 87°00'36" E	17.02'	L138	S 17°40'39" E	21.95'
N 50°20'02" W	20.43'	L95	S 34°34'48" E	13.98'	L139	S 49'11'14" W	22.91'
N 19'46'41" E	9.83'	L96	S 10°25'06" W	2.31'	L140	N 40°18'49" W	19.17'
N 64°19'37" E	2.32'	L97	S 37'12'54" W	12.87 <b>'</b>	L141	S 89°24'04" W	14.29'
N 64°19'37" E	2.04'	L98	N 56°02'12"W	23.55'	L142	S 43°17'38" W	20.80'
N 46°21'58" E	33.26'	L99	N 48°15'40" W	14.14'	L143	N 46°42'46" W	21.62'
S 64°19'37" W	2.04'	L100	N 03°15'40" W	17.45'	L144	N 42°11'11" E	21.21'
S 64°19'37" W	41.00'	L101	N 49°07'19" E	8.93'	L145	S 39°28'10" E	17.91'
S 64'19'37" W	2.32'	L102	S 34°42'05" E	14.14'	L146	S 51°38'16" W	23.72'
S 19°46'41" W	9.83'	L103	S 55'03'53" W	14.20'	L147	S 50°32'50" W	11.23'
S 19°46'41" W	13.56'	L104	N 41°44'20" E	14.14'	L148	S 47°48'48" E	10.61'
N 41°44'20" E	21.20'	L105	N 03°15'40" W	7.02'	L149	S 42°11'11" E	10.61'
N 86°44'20" E	0.52'	L106	N 03°15'40" W	10.43 <b>'</b>	L150	S 47°48'48" E	10.61'
N 86°44'20" E	10.00'	L107	N 49°07'19"E	8.93 <b>'</b>	L151	S 42°11'11" E	10.61'
S 48°15'40" E	14.14'	L108	N 55°17'55"E	14.14'	L152	S 47°48'48" E	10.61'
S 41°44'20" W	14.14'	L109	N 79'06'54"W	14.01'	L153	S 42°11'11" E	10.61'
N 48°15'40" W	21.22'	L110	S 75°22'09" W	8.65 <b>'</b>	L154	S 47°48'48" E	10.61'
N 36°50'12" E	25.71'	L111	S 15'38'53" W	21.70'	L155	S 42'11'12" W	10.61'
S 50°40'37" E	14.73'	L112	S 71°59'15" E	21.59'	L156	N 41°29'05" E	20.95'
S 03°15'40" E	7.24'	L113	S 03°15'40" E	20.00'	L157	S 48°30'55" E	21.47'
N 39°43'19" E	21.95'	L114	S 49°07'19" W	10.75'	L158	S 43°58'09" W	21.86'
<u>S 75°43'17" W</u>	3.79'	L115	S 78°25'14" W	15.15'	L159	S 40°45'38" E	18.45'
S 75°43'17" W	12.25'	L116	N 43°52'57" W	14.56'	L160	N 02°48'48" W	7.06'
N 27°05'10" W	13.67'	L117	N 37°40'15" E	0.91'	L161	N 12°18'01" E	4.13'
N 63°12'20" E	14.52'	L118	N 55°17'55" E	14.14'	L162	N 02°48'48" W	8.25'
N 75°43'17" E	1.04'	L119	S 34°42'05" E	14.14'	L163	N 18°16'59" W	3.11'
N 75'43'17" E	15.43'	L120	N 01'35'09" E	33.05'	L164	N 02'48'48" W	7.06'
N 55°41'16" W	22.47'	L121	S 37°40'15" W	1.03'	L165	N 12'18'01" E	4.17'
<u>N 75°43'17" E</u>	1.04'	L122	S 44°24'04" W	14.14'	L166	N 02°48'48" W	8.25'
N 75°43'17" E	15.43'	L124	N 35°45'08" W	13.88'	L167	N 18°16'59" W	3.15'
N 75°43'17" E	3.79'	L125	S 54°14'52" W	14.40'	L168	N 08'58'24" E	40.25'
N 75'43'17" E	12.68'	L126	S 55'17'55" W	14.14'	L169	N 08'58'24" E	46.75 <b>'</b>
N 31°31'01" E	25.17'	L127	N 34°42'05" W	14.14'	J		

# 2°48'48" W | '48'48" W | 12°18'01"E )2°48'48"W 8°16'59" W N 08'58'24" E 40.25' N 08'58'24" E 46.75'

# **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)

> <u>41' LOTS ±19.34 CRES</u> 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



**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

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

> FOR PRELIMINARY REVIEW ONLY

NORTH 75 DEGREES 03 MINUTES 46 SECONDS WEST, A DISTANCE OF 337 29 FEET TO A TXDOT ALUMINUM DISC

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

SOUTH 83 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 565.06 FEET TO A TXDOT ALUMINUM DISC

SOUTH 69 DEGREES 39 MINUTES 00 SECONDS WEST, A DISTANCE OF 242.89 FEET TO A TXDOT ALUMINUM DISC

NORTH 84 DEGREES 51MINUIES15SECONDS WEST, A DISTANCE OF 11920 FEET TO A TXDOT ALUMINUM DISC

SOUTH 71 DEGREES 39 MINUTES 33 SECONDS WEST, A DISTANCE OF 204.95 FEET TO A TXDOT ALUMINUM DISC

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

THENCE NORTH 20 DEGREES 03 MINUTES 21 SECONDS EAST, A DISTANCE OF 251.44 FEET TO A CAPPED IRON

THENCE NORTH 19 DEGREES 46 MINUTES 41 SECONDS EAST, A DISTANCE OF 463.39 FEET TO A CAPPED IRON

CENTRAL ANGLE OF 44 DEGREES 32 MINUTES 56 SECONDS, AND A CHORD THAT BEARS NORTH 42 DEGREES 03

THENCE NORTH 64 DEGREES 19 MINUTES 37 SECONDS EAST, A DISTANCE OF 45.36 FEET TO A CAPPED IRON ROD

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

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

THENCE NORTH 46 DEGREES 21 MINUTES 58 SECONDS EAST, A DISTANCE OF 16.67 FEET TO A CAPPED IRON ROD

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 69.38 FEET, A RADIUS OF 250.00 FEET, A CENTRAL

SECONDS EAST, A DISTANCE OF 69.16 FEET TO A CAPPED IRON ROD SET AT THE POINT OF REVERSE CURVE;

ANGLE OF 15 DEGREES 54 MINUTES 01 SECONDS, AND A CHORD THAT BEARS NORTH 54 DEGREES 18 MINUTES 17

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 59 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

THENCE NORTH 49 DEGREES 07 MINUTES 19 SECONDS EAST, A DISTANCE OF 133.14 FEET TO A CAPPED IRON

SECONDS EAST, A DISTANCE OF 300.18 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

SECONDS EAST A DISTANCE OF 342 48 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE

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

THENCE NORTH 75 DEGREES 22 MINUTES 09 SECONDS EAST, A DISTANCE OF 86.48 FEET TO A CAPPED IRON ROD

THENCE WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 348.72 FEET, A RADIUS OF 530.00 FEET, A CENTRAL

THENCE NORTH 37 DEGREES 40 MINUTES 15 SECONDS EAST, A DISTANCE OF 820.55 FEET TO A CAPPED IRON

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

THENCE NORTH 08 DEGREES 68 MINUTES 24 SECONDS EAST, A DISTANCE OF 41.16 FEET TO A CAPPED IRON ROD

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 OF82.65 FEET, TO A CAPPED IRON ROD SET FOR

THENCE NORTH 04 DEGREES 13 MINUTES 03 SECONDS WEST, A DISTANCE OF 479.44 FEET TO A CAPPED IRON

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 DEGREES47 MINUTES 13 SECONDS, WITH AN ARC LENGTH OF55.23 FEET, TO A CAPPED IRON ROD SET FOR

THENCE NORTH 00 DEGREES 34 MINUTES 11 SECONDS EAST, A DISTANCE OF 383.19 FEET, TO A CAPPED IRON

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

THENCE NORTH 25 DEGREES 31 MINUTES41 SECONDS EAST, A DISTANCE OF 98.48 FEET, TO A CAPPED IRON ROD

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 03

57 DEGREES 35 MINUTES 38 SECONDS, WITH AN ARC LENGTH OF251.30 FEET, TO A CAPPED IRON ROD SET FOR

THENCE NORTH 32 DEGREES 03 MINUTES 57 SECONDS WEST, A DISTANCE OF 202.88 FEET, TO A CAPPED IRON

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

THENCE NORTH 58 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 140.98 FEET, TO A CAPPED IRON

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 81.30 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

THENCE NORTH 41 DEGREES 02 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.01 FEET, TO A CAPPED IRON

DEGREES 14 MINUTES 27 SECONDS, WITH AN ARC LENGTH OF41.06 FEET, TO A CAPPED IRON ROD SET FOR

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 OF02

THENCE SOUTH 41 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 37.77 FEET, TO A CAPPED IRON ROD

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 229.60 FEET, A CHORD BEARING OF SOUTH 49

DEGREES 17 MINUTES 07 SECONDS, WITH AN ARC LENGTH OF69.24 FEET, TO A CAPPED IRON ROD SET FOR

THENCE SOUTH 58 DEGREES 19 MINUTES 36 SECONDS EAST, A DISTANCE OF 140.98 FEET, TO A CAPPED IRON

DEGREES 41 MINUTES 02 SECONDS EAST, AND A CHORD LENGTH OF 68.97 FEET, HAVING A CENTRAL ANGLE OF 17

DEGREES 16 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 240.85 FEET, HAVING A CENTRAL ANGLE OF

ANGLE OF 37 DEGREES 41 MINUTES 54 SECONDS, AND A CHORD THAT BEARS NORTH 56 DEGREES 31 MINUTES 12

THENCE SOUTH 43 DEGREES 38 MINUTES 02 SECONDS EAST, A DISTANCE OF 120.00 FEET TO A CAPPED IRON

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 32.7.34 FEET, A RADIUS OF 421.00 FEET, A

SECONDS EAST, A DISTANCE OF 319.15 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE;

SECONDS EAST, A DISTANCE OF 40.58 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE:

SECONDS EAST, A DISTANCE OF 53.59 FEET TO A CAPPED IRON ROD SET AT THE END OF SAID CURVE

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

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 53.BO FEET, A RADIUS OF 178.69 FEET, A CENTRAL

ANGLE OF 17 DEGREES 26 MINUTES48 SECONDS, AND A CHORD THAT BEARS NORTH 28 DEGREES 46 MINUTES 45

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

ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT

ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT

SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

SET FOR THE BEGINNING OF A CURVE TO THE RIGHT

ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT

SET FOR THE BEGINNING OF A CURVE TO THE LEFT:

ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

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SET FOR THE BEGINNING OF A CURVE TO THE LEFT:

ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT

CORNER:

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COUNTY TEXAS

DESCRIBED

MINUTES 09

SET FOR CORNER

ROD SET FOR CORNER:

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 I}([)OT ALUMINUM DISC FOUND FOR REFERENCE BEARS SOUTH 75 DEGREES 03 MINUTES 46 SECONDS EAST, A DISTANCE OF 70.72 FEET;

COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

IN DEED TO BRECO LANDS CHILLC RECORDED IN DOCUMENT#08-153340, REAL PROPERTY RECORDS, DENTON

COUNTY, TEXAS, BEING PART OF THAT CERTAIN CALLED 111.504 ACRE TRACT OF LAND DESCRIBED AS TRACT E2

COUNTY, 1EXAS AND A PART OF THAT CERTAIN CALLED 198.877 ACRE TRACT OF LAND DESCRIBED AS TRACT H1 IN DEED TO BRECO LAND CH LLC. RECORDED IN DOCUMENT #08-153340, REAL PROPERTY RECORDS, DENTON

DEGREES 11 MINUTES 46 SECONDS EAST, AND A CHORD | ENGTH 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 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 OB SECONDS EAST, AND A CHORD LENGTH OF 280.35 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 41 SECONDS WEST. A DISTANCE OF 98.48 FEET. TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A

CURVE TO TI-IE LEFT THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 250.00 FEET, A CHORD BEARING OF SOUTH 24

CORNER<sup>.</sup>

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

ROD SET FOR CORNER

THENCE NORTH 63 DEGREES 09 MINUTES 01 SECONDS EAST, A DISTANCE OF 487.01 FEET TO A CAPPED IRON 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: DEGREES 17 MINUTES 30 SECONDS WEST, AND A CHORD LENGTH OF 165.58 FEET, HAVING A CENTRAL ANGLE OF 15 DEGREES 51MINUTES37 SECONDS, WITH AN ARC LENGTH OF 166.09 FEET, TO A CAPPED IRON ROD SET FOR

CORNER<sup>,</sup>

ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT

ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT:

ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT:

SET FOR THE BEGINNING OF A CURVE TO THE RIGHT:

ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT:

BEGINNING AND CONTAINING 76.96 ACRES OF LAND, MORE OR LESS

NOTE: BEARING BASIS ARE DERIVED FROM GPS OBSERVATIONS.

NOTE: RESIDENTIAL DEVELOPMENT TO BE COMPLETED IN ONE PHASE.

NOTE: ALL COMMON AREAS TO BE OWNED BY DCFWSD 1-A AND MAINTAINED BY

NOTE: IF THE GARAGE ENTRY IS FROM THE FRONT AND THE ENTRY SIDE OF THE

NOTE: SCREENING WALLS WILL BE BUILT BY THE DEVELOPER. THE WALL DETAIL

WILL BE INCLUDED IN THE CONSTRUCTION PLANS. WALLS TO BE CONSTRUCTED

NOTE: THIS SUBDIVISION IS ALSO SUBJECT TO AN AGREEMENT BETWEEN THE

1996. THIS AGREEMENT CONTAINS RESTRICTIONS WHICH MAY OR MAY NOT BE

MORE RESTRICTIVE THAN THE ABOVE. IN SUCH CASES THE MORE RESTRICTIVE

CITY OF LEWISVILLE AND CASTLE HILLS DEVELOPMENT CORP. DATED APRIL 1,

NOTE: ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH

NOTE: THERE WILL NOT BE ANY ON-STREET PARKING FOR STREETS WITH

The following variances to the 1996 Castle Hills Agreement Related to Various

pavement should maintenance or repair be required to the waterline.

Development Requirements for the Proposed Realm Development, Located in District

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

B. Allow other species of trees to be planted along the SH 121 Frontage Road, Castle Hills

C. Trees shall be spaced appropriately according to their growth characteristics and the

D.To utilize landscaping areas throughout the development to meet interior/parking lot

landscaping requirements. Exposed surfaces of parking garages shall be counted as

F. Loading zones shall be calculated on a square foot basis in lieu of a space per square foot

G. To allow alternate materials, such as contained gravel, unit pavers, natural stone, brick, or

aisles. These materials shall be designed to be equal to or greater than the strength

similar materials for paving mutual access easements, parking lots, fire lanes, and drive

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,

I. To allow dwelling units of seven-hundred (700) square foot average size when located

J. Multifamily dwelling units developed as part of a vertical mixed use project that are

density of not more than 20 units per acre shall be developed on the Lands.

over a retail, restaurant, or other commercial use on the first floor with a minimum unit

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

unique arrangement and will be maintained by the property owners association.

E. Development shall, on average, provide 1.65 parking spaces per dwelling unit for multi-family uses and provide alternative shared parking agreements, for all other uses as

standard. Loading zones may be shared across lot lines (see Exhibit G)

Drive, Windhaven Parkway, Josey Lane, and FM 544 so long as primary maintenance is

design intent. An equal or greater quantity of plant material and trees will be provided in a

GARAGE FACES THE STREET, THE GARAGE MUST BE SET BACK TWENTY (20)

NOTE: THERE SHALL BE NO COMBUSTIBLE CONSTRUCTION WITHIN FIRE

CONTROL EASEMENTS WITH THE EXCEPTION OF PRIVACY FENCES.

FOR CORNER

CORNER:

ROD SET FOR CORNER

SET FOR CORNER:

NOTES

TEXAS NORTH CENTRAL NAD 83.

THE HOMEOWNERS ASSOCIATION (HOA).

PRIOR TO HOUSING CONSTRUCTION.

CAPPED IRON RODS UNLESS OTHERWISE NOTED.

1-H were approved by City Council on May 5, 2014.

required areas for landscaping calculations.

shown in exhibits E and F (see attached).

standard required for concrete for fire lanes.

Windhaven Parkway, Josey Lane, and FM 544.

size of no less than (500) square feet.

OF THE TWO SHALL APPLY.

REDUCED R.O.W.

by Owner.

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 600.00 FEET, A CHORD BEARING OF SOUTH 21

# THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 270 50 FEET. A CHORD BEARING OF SOUTH 45

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

# THENCE SOUTH 00 DEGREES 35 MINUTES 56 SECONDS EAST, A DISTANCE OF 108.13 FEET TO A CAPPED IRON

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 390.50 FEET, A CHORD BEARING OF SOUTH 18

### DEGREES 32 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 256.00 FEET, HAVING A CENTRAL ANGLE OF 38DEGREES 16 MINUTES 10 SECONDS, WITH AN ARC LENGTH OF260.83 FEET, TO A CAPPED IRON ROD SET FOR

THENCE SOUTH 37 DEGREES 40 MINUTES 15 SECONDS WEST, A DISTANCE OF 289.18 FEET TO A CAPPED IRON

### THENCE WITH SAID CURVE TO THE LEFT. AN ARC LENGTH OF 22.94 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 THENCE SOUTH 19 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 203.29 FEET TO A CAPPED IRON

# 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 50 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

# 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 DE0REES 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 64, 26 FEET TO A CAPPED IRON ROD

# THENCE SOUTH 19 DEGREES 06 MINUTES 33 SECONDS WEST, A DISTANCE OF 238.64 FEET TO A CAPPED IRON

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

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.

### V. PUBLIC IMPROVEMENTS:

(D) PARKS HAVING UNUSUAL TOPOGRAPHY OR SLOPES

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' ALLOW INTERSECTION CURB RADIUS OF 20'

#### 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 15' 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 IT'S ETJ AND ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, WITH THE EXCEPTION OF ANY USES FOR FELE-COMMUNICATION, CABLE TELEVISION, OR ANY OTHER COMMUNICATION USES; THESE EXCEPTED USES BEING RESERVED UNTO CH PH 9, LLC, OR ITS FUTURE GRANTEE OR ASSIGNEE. 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

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

SIGNED

EXPIRATION DATE

NOTARY PUBLIC IN AND FOR \_\_\_\_\_ COUNTY, TEXAS

#### **BY: PLAINSCAPITAL BANK** LIEN HOLDER

NAME:\_\_\_\_\_

TITLE:

### STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS DAY APPEARED 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 \_\_\_\_\_

EXPIRATION DATE \_\_\_\_\_ \_\_\_\_ SIGNED \_\_\_\_\_

> NOTARY PUBLIC IN AND FOR COUNTY, TEXAS

L. F. THOMPSON II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY HAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND AND THAT ALL CORNERS ARE SET WITH 1/2" CAPPED IRON RODS OR FOUND AS INDICATED.

#### J.E. THOMPSON II R.P.L.S. **TEXAS REGISTRATION NO. 4857**

STATE OF TEXAS COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON II. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC, TEXAS

### THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LEWISVILLE, TEXAS HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF CASTLE HILLS, PHASE 10, LEWISVILLE ADDITION, AN ADDITION TO DENTON COUNTY WAS SUBMITTED TO THE APPROPRIATE PLANNING & ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF LEWISVILLE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, AND SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF; BY SIGNING AS HEREIN ABOVE SUBSCRIBED AND IN THE CAPACITY STATED.

WITNESS BY MY HAND THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2018.

JULIE WORSTER CITY SECRETARY CITY OF LEWISVILLE, TEXAS

# CITY OF LEWISVILLE VARIANCES APPROVED

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

NCES APPROVED BY CITY COUNCI

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 \_ A. TO ALLOW A 34 FT. STREET RIGHT OF WAY WITH 10 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).

ALL VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

DATE KRISTIN GREEN CHAIRMAN, PLANNING & ZONING COMMISSION CITY OF LEWISVILLE, TEXAS REV 5-06/12/2018-REVISE TH LA REV 4-03/23/2018-CLIENT COMM REV 3-12/21/2017-CLIENT COMM 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.

# **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** 

SURVEYOR JOHN E. THOMPSON, II ALL AMERICAN SURVEYING 211 N. COMMERCE ST. GAINESVILLE, TX 76240 940-665-9105

OWNER/DEVELOPER CH PH10, LL 2520 KING ARTHUR BOULEVARD SUITE 200 LEWISVILLE, TX 75056-5579 CONTACT: AARON KETCHANE PHONE: 972-410-6600 FAX: 972-410-6601

PAGE

ENGINEER LANDDESIGN, INC 222 WEST LAS COLINAS BOULEVARD. SUITE 1405N IRVING, TEXAS 75039 CONTACT: BRIAN DENCH (214)785-6009

DISTRICT DENTON COUNTY FRESH WATER DISTRICT NO. 1-A 2540 KING ARTHUR BLVD. SUITE 220 LEWISVILLE, TEXAS 75056 CONTACT: PHIL BROSSEAU (972)-899-4000

YOUT		FRICAN	I	GA	111 N. DIXON INESVILLE, T PH. 940-665- FAX. 940-665 PLS FIRM NO.	X 76240 9105 -9106
1ENTS	DRAWN BY:	DATE:	JOB	NO.	SCALE:	PAG

THIS PLAT APPROVED BY THE DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 1-