

SUMMARY TABLE

SINGLE PHASE - 5.371 AC.
31 TOTAL PD-ESTATE TOWNHOME RESIDENTIAL LOTS
5 TOTAL HOA LOTS
MIN. LOT SIZE - 4000 SF.
DENSITY - 5.8 UNITS PER ACRE.
100% OF LOTS WITH MIN. 2000 SF. OF LIVING AREA
FRONT BUILDING LINE - 5' MIN.
REAR BUILDING LINE - 20' MIN.
EX. ZONING - GENERAL BUSINESS

NOTES

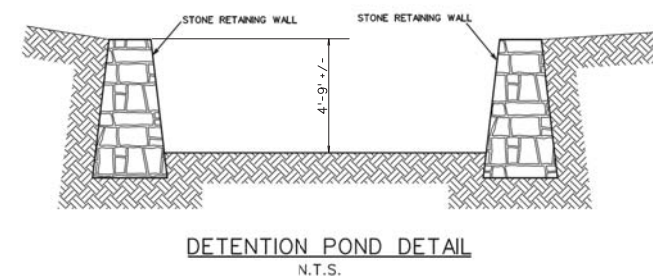
- Bearings are referenced to Boyd Addition, an additon to the City of Lewisville, as recorded in Cab. E, Pg. 238, in the Plat Records of Denton County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set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

| LOT SIZE TABLE | | | |
|-------------------|------|---------|-------|
| BLOCK A | | BLOCK B | |
| LOT | SF | LOT | SF |
| 1 | 4559 | 1 | 4019 |
| 2 | 4200 | 2 | 4200 |
| 3 | 4200 | 3 | 4200 |
| 4 | 4200 | 4 | 4200 |
| 5X | 6000 | 5 | 4200 |
| 6 | 4200 | 6 | 4200 |
| 7 | 4200 | 7 | 4200 |
| 8 | 4200 | 8X | 10440 |
| 9 | 4200 | 9 | 4200 |
| 10 | 4200 | 10 | 4200 |
| 11 | 4200 | 11 | 4200 |
| 12 | 4200 | 12 | 4200 |
| 13 | 4200 | 13 | 4200 |
| 14 | 4200 | 14 | 4200 |
| 15 | 4200 | 15 | 4019 |
| 16 | 4003 | 16 | 4289 |
| 17 | 4265 | 17X | 30042 |
| X DENOTES HOA LOT | | | |



VARIANCE REQUESTS:

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



NOTE:
EACH DETENTION POND WILL VARY IN HEIGHT.

VARIANCE EXHIBIT
OF
PARK CENTRAL TERRACES
31 TOTAL RESIDENTIAL LOTS
5 TOTAL HOA LOTS
5.461 ACRES
ZONING: PD-ETH

OUT OF THE
W.B. HUNTER SURVEY, ABSTRACT NO. 552

IN THE
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

OWNER
CHARIS PARTNERS, LTD.
1303 CAMPBELL ROAD

NOVEMBER 2018 SCALE: 1"=50'

APPLICANT
LEWISVILLE HIGHLAND TERRACES, LTD.

8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JOHN ARNOLD

ENGINEER
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200
WARREN CORWIN