



A B B R E V I A T I O N S			
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS	IRF	IRON ROD FOUND
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS	IRS	IRON ROD SET
VOL	VOLUME	C.M.	CONTROLLING MONUMENT
P.G.	PAGE	P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER	P.O.C.	POINT OF COMMENCING
CAB.	CABINET	F.C.E.	FIRE CONTROL EASEMENT
BL	BUILDING LINE	N.B.L.	NO BUILD LOT
W&W.M.E.	WALL AND WALL MAINTENANCE EASEMENT	COA	CONTROL OF ACCESS
S.W. & U.E.	SIDEWALK AND UTILITY EASEMENT	SQ. FT.	SQUARE FOOTAGE
D. & U.E.	DRAINAGE AND UTILITY EASEMENT		

LEGEND		NOT TO SCALE
●	BOUNDARY CORNER	
●	LOT CORNER	
●	EASEMENT CORNER	

BOUNDARY DESCRIPTION

WHEREAS, BRECO Lands CH, LLC, is the owner of all that certain 2.171 acres of land, which is all of Lot 1, Block F, and Lot 1X, Block A, Castle Hills - Golf Villas Phase II recorded in Document Number 2014-302 in the Public Records of Dallas County, Texas (P.R.D.C.T.) in the P. R. Spilane Survey, A-1212, and the J. T. Dooley Survey, A-343, ETJ of Lewisville, Dallas County, Texas and more particularly described by the metes and bounds as follows: (all bearings shown hereon are based on said Castle Hills - Golf Villas Phase II plat)

BEGINNING at a 1/2" iron rod with a cap stamped "RLS 3664" found for the southeast corner of the herein described tract, common to northeast corner of Lot 2, Block A, of said Castle Hills - Golf Villas Phase II, in the west line of Lot 2B, Block A, Castle Hills Golf Course recorded in Document Number 2012-290 P.R.D.C.T.;

THENCE North 75° 24' 08" West - 142.96' along the north line of said Lot 2, Block A, Castle Hills - Golf Villas Phase II, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southern most southwest corner of the herein described tract, in the east line of Lot 29X, of said Castle Hills - Golf Villas Phase II;

THENCE North 14° 37' 05" East - 9.69' along the east line of said Lot 29X, Castle Hills - Golf Villas Phase II, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for a point for a corner of the herein described tract, in the east right-of-way line of Sir Lovel Lane (56' Right-Of-Way), and continuing for a total distance of 274.58', to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, which is the southeast intersection corner of said Sir Lovel Lane, and Lady of the Lake Boulevard (Right-Of-Way varies);

THENCE East - 256.39' along the south right-of-way line of said Lady of the Lake Boulevard, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, common to the northwest corner of said Lot 2B, Block A, Castle Hills Golf Course;

THENCE North 32° 35' 34" West - 48.13' along the east right-of-way line of said Minister Boulevard, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the western most southwest corner of the herein described tract;

THENCE North 24° 03' 40" East passing at a distance of 154.91' a 1/2" iron rod with a cap stamped "SPRY 5647" found for the north corner of Lot 40A, of said Block E, Castle Hills Golf Villas Phase 3, in the east right-of-way line of Sir Lovel Lane (56' Right-Of-Way), and continuing for a total distance of 274.58', to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, which is the southeast intersection corner of said Sir Lovel Lane, and Lady of the Lake Boulevard (Right-Of-Way varies);

THENCE East - 256.39' along the south right-of-way line of said Lady of the Lake Boulevard, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, common to the northwest corner of said Lot 2B, Block A, Castle Hills Golf Course;

THENCE South 24° 04' 13" West - 470.63' along the west line of said Lot 2B, Block A, Castle Hills Golf Course, to the POINT OF BEGINNING and containing 2.171 acres of land.

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 that exceed the minimum Lewisville park landscape and site development standards.
 - (b) Parks located in the 100 year flood plain.
 - (c) Parks that contain lakes, creeks or water drainage courses that may not conform to City engineering standards, but are improved to resist erosion.
 - (d) Parks that are less than one acre.
 - (e) 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 conforming 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 ASTM D 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 flare point at the street or alley of any single family driveway to extend beyond the property line.
- (D) Alleys
1. No alleys need to be provided.
2. 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.
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 drainage way.

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 maximum degree of curvature of 40 degrees/200'
Allow intersection curb radius of 20'
- Residential Street, 2 lane, 37' (B-B):
Add maximum degree of curvature of 30 degrees/300'
Allow intersection curb radius of 20'
5. DRAINAGE:
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.
- 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.

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 _____, 20____

A. To allow a 34' street right of way with 10' street, sidewalk and utility easement in lieu of the required 50' right of way

B. To allow Blocks F and G to have a zoning designation of Townhouse 2 (TH-2)

C. To waive the alley requirement for lots less than 10,000 Sq.Ft. in area.

Recommended for Approval:

KRISTIN GREEN, Chairman, Planning & Zoning Commission, City of Lewisville, Texas

Approved and Accepted

RUDY DURHAM, Mayor, City of Lewisville, Texas

The undersigned, the City Secretary of the City of Lewisville, Texas hereby certifies that the foregoing final plat of the LOTS 1R, 2-8, & 9X, BLOCK F, LOTS 1X, 2-10, & 11X, BLOCK G, AND LOT 1XR, BLOCK A, CASTLE HILLS GOLF VILLAS PHASE III, as recorded in Document Number 2014-302 in the Public Records of Dallas County, Texas, is in accordance with the ordinances of the City of Lewisville on the _____ day of _____, 2019, 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 _____, 2019.

JULIE WORSTER, City Secretary, City of Lewisville, Texas

CONSENT AND SUBORDINATION BY LIENHOLDER:

The undersigned, as the owner and holder of a lien on some or all of the property being plotted hereby, does hereby consent to the plat of CASTLE HILLS GOLF COURSE and does hereby declare its lien to be subordinate and inferior to this plat.

By: _____
Name: Megahn Collins
Title: Vice President

BEFORE ME, the undersigned authority, a notary public for the State of Texas, on this day appeared Megahn Collins whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on _____, 20____

Expiration Date _____

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