

**CARROLLTON CASTLE HILLS
PUBLIC IMPROVEMENT DISTRICT**

CITY OF CARROLLTON

SERVICE AND ASSESSMENT PLAN

JANUARY 19, 2016

PREPARED BY

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**SERVICE AND ASSESSMENT PLAN
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Exhibits

- Exhibit A – District Boundary Map and Legal Description**
Exhibit B – Preliminary Plat
Exhibit C – Detailed Estimate of Public Improvement Hard Costs
Exhibit D – Assessment Roll

I. INTRODUCTION

This Service and Assessment Plan is prepared pursuant to the provisions of the "Public Improvement District Act," being Chapter 372 "Improvement Districts in Municipalities and Counties," Subchapter A "Public Improvement Districts," Sections 372.001 through 372.041 of the Local Government Code of the State of Texas, as amended (the "PID Act"), and in connection with City of Carrollton Resolution No. 2016-___ dated January 19, 2016 authorizing the formation of the CARROLLTON CASTLE HILLS PUBLIC IMPROVEMENT DISTRICT (hereinafter known as the "District" or "Carrollton Castle Hills PID"),

Pursuant to the PID Act, this Service and Assessment Plan contains the following:

- PID Boundary and Development Description;
- Improvement Plan;
- Service Plan;
- Assessment Plan; and
- Assessment Roll.

In accordance with the PID Act, the Administrator will prepare an annual update to the Service Plan and Assessment Plan and submit it to the Council for approval along with an updated assessment roll.

II. DEFINITIONS

"Administrator" means the designee of the City, as approved by the Council, who shall have the responsibilities provided for herein or other agreement(s) approved by the Council.

"Assessment" means the assessment levied against each Assessment Parcel pursuant to the Assessment Ordinance, as may be reapportioned pursuant to the provisions herein and as shown on the Assessment Roll.

"Assessment Parcel" means a Tax Parcel or lot or parcel on which an Assessment has been levied.

"Assessment Ordinance" means the Assessment Ordinance approved by the Council on February 2, 2016.

"City" means the City of Carrollton, State of Texas.

"Collection Expenses" means the following actual or reasonably estimated costs permitted in accordance with Section 372.018(b) of the PID Act related to the expense of collection of Assessments and/or installment payments on such Assessments, including, but not limited to, the following: the costs of computing the installment payments and preparing the amended Assessment Roll (whether by the City or designee thereof or both); the costs of collecting the installment payments (whether by the County, City, or otherwise); the costs of remitting the installment payments to the fiscal agent, trustee, or other applicable financial institution; the costs of the County, City, Administrator, fiscal agent, trustee, and/or other applicable financial institution, including legal counsel, in the discharge of the duties required of it under the trustee, fiscal agent, or other applicable agreement; and the costs of the City or designee in complying with the disclosure requirements of the PID Act and/or other applicable state laws, including, but not limited to, public inquiries regarding the Assessments and/or installment payments. Collection Expenses shall also include amounts incurred or advanced by the City for any administrative purpose of the District including, but not limited to, the costs of preparing the annual service and assessment plan, computing Assessment payoff amounts, recording of any notices related to the payoff, discharge or satisfaction of any Assessment; and the reasonable fees of legal counsel to the City incurred in connection with all of the foregoing. Pursuant to Section 372.018(b) of the PID Act, Collection Expenses do not include interest, penalties, and attorney's fees due on delinquent installment payments on the Assessments.

"Council" means the governing body of the City of Carrollton having jurisdiction over the Carrollton Castle Hills PID.

"County" means the County of Denton, Texas.

"Installment Payment" means the annual installment on the Assessment, including interest and Collection Expenses as specified by the City.

"Tax Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of the District to which an account number is assigned by the County Appraisal District's and/or Tax Assessor/Collector's Office for property tax purposes.

III. PID BOUNDARY AND DEVELOPMENT DESCRIPTION

A. DISTRICT BOUNDARIES

The District consists of the property comprising the preliminary plat for the Castle Hills – Singer Tract (the "Project") and includes approximately 94.35 acres located east of Old Denton Road, south of the intersection of Windhaven Parkway and Old Denton Road and north of the intersection of King Arthur Boulevard and Old Denton Road. The entire Project is located within the City. The map and legal description of the District boundaries are included in Exhibit A. The preliminary plat is attached as Exhibit B.

B. DEVELOPMENT DESCRIPTION

The Project is a residential development consisting of three-hundred fourteen (314) single-family lots. Eighty-one (81) of these will be a minimum forty-one (41) feet in width with the remaining two-hundred thirty-three (233) being a minimum fifty (50) feet in width.

IV. IMPROVEMENT PLAN

A. PUBLIC IMPROVEMENT PROJECT

The public improvement project consists of public improvements described below (the "Public Improvement Project"). The Public Improvement Project is necessary for the development of the Project, and the City hereby finds that it confers a special benefit to the property assessed herein. The Public Improvement Project includes, but is not limited to, the following:

- Storm drainage improvements, including but not limited to, storm drains, junction boxes, curb inlets, and headwalls;
- Sanitary sewer facilities, including but not limited to, sewer mains and laterals, manholes, and all other works, and equipment for the collection and transportation of wastewater;
- Water facilities, including but not limited to, water mains and laterals, valves, fittings, and fire hydrants;
- Road improvements, including but not limited to, on-site street base and paving, ramps, and sidewalks and off-site base and paving, ramps, and sidewalks associated with new turn lanes;
- Earthwork/grading and retaining walls; and
- City, professional, and other fees, including but not limited to, engineering, materials/soils testing, plan check and inspection fees, construction staking, and construction management.

V. SERVICE PLAN

Pursuant to Section 372.013 of the PID Act, an ongoing service plan defining annual indebtedness and the projected costs for improvements must be submitted to the Council for review and approval. The service plan must cover a period of at least five (5) years and be updated annually.

A. ESTIMATED COST OF PUBLIC IMPROVEMENT PROJECT

The estimated costs of the Public Improvement Project are summarized in Table V-1 below. A detailed estimate of the public improvement hard costs are included in Exhibit C.

TABLE V-1 CARROLLTON CASTLE HILLS PID PUBLIC IMPROVEMENT PROJECT COST SUMMARY			
DESCRIPTION	TOTAL	PUBLIC IMPROVEMENTS	PRIVATE IMPROVEMENTS
CONSTRUCTION			
STORM DRAINAGE FACILITIES	\$1,525,446	\$1,525,446	\$0
SANITARY SEWER FACILITIES	\$1,064,521	\$1,064,521	\$0
WATER FACILITIES	\$1,317,785	\$1,317,785	\$0
ROAD IMPROVEMENTS	\$2,940,895	\$2,940,895	\$0
EARTHWORK/GRADING AND RETAINING WALLS	\$6,037,629	\$6,037,629	\$0
UTILITIES	\$480,000	\$0	\$480,000
LANDSCAPING/PARKS	\$1,205,000	\$1,205,000	\$0
SUBTOTAL CONSTRUCTION	\$14,571,276	\$14,091,276	\$480,000
SOFT COSTS			
ENGINEERING, DESIGN, AND CITY FEES	\$1,185,000	\$1,185,000	\$0
PROPERTY AND ROLL TAXES AND HOA	\$132,600	\$0	\$132,600
CONSTRUCTION PERIOD INTEREST	\$913,000	\$0	\$913,000
DEVELOPMENT/MANAGEMENT FEES	\$894,000	\$0	\$894,000
DEVELOPMENT FINANCING EXPENSES	\$406,200	\$0	\$406,200
SUBTOTAL SOFT COSTS	\$3,530,800	\$1,185,000	\$2,345,800
GRAND TOTAL	\$18,102,076	\$15,276,276	\$2,825,800
PID PRINCIPAL ASSESSED	\$6,370,434	\$6,370,434	\$0
INTEREST ON PRINCIPAL ASSESSED	\$4,731,436	\$4,731,436	\$0
PID FUNDED PRINCIPAL AND INTEREST	\$11,101,870	\$11,101,870	\$0

B. FIVE YEAR PROJECTIONS

The projected costs and indebtedness, in the form of the obligation to reimburse the Developer, are shown for the first five years in Table V-2 below. The District will not incur any bonded indebtedness.

TABLE V-2		
PROJECTED COSTS AND INDEBTEDNESS		
2016 THROUGH 2020		
YEAR	PROJECTED COSTS	PROJECTED INDEBTEDNESS
2016	\$9,413,080	\$6,370,434
2017	\$8,688,996	\$0
2018	\$0	\$0
2019	\$0	\$0
2020	\$0	\$0

VI. ASSESSMENT PLAN

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned on the basis of the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefitted. Furthermore, Section 372.015 of the PID Act provides that the Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Public Improvement Project, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the Council apportions costs in a manner that results in equal shares allocated to parcels similarly benefitted. The determination by the Council of the assessment methodology set forth herein is the result of the discretionary exercise by the Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners of Assessment Parcels. This PID is created to provide for reimbursement or payment of improvement costs for the PID; no alternate financing is approved through the approval of this SAP. The City shall not be liable for payment of any costs from general funds or other revenues of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any portion or phase of the development projects within the PID.

A. ALLOCATION OF COST OF PUBLIC IMPROVEMENT PROJECT TO PID

All costs of the Public Improvement Project are allocated to the residential lots within the PID. The Public Improvement Project is comprised of local public improvements that are a condition for developing and designed specifically to serve the residential lots within the PID. Therefore, the Assessment Parcels will receive a direct and special benefit from the Public Improvement Project, and this benefit will be equal to or greater than the amount Assessed.

B. ASSESSMENT METHODOLOGY

The Council has determined to allocate the costs of the Public Improvement Project to the residential lots within the PID in proportion to estimated average buildout value (i.e., estimated completed home values), and that creating assessment classifications based on the two (2) anticipated lot types will result in imposing equal shares of cost on properties similarly benefitted. Average buildout values for each lot type are shown in Table VI -1 below, and the allocation of the cost of the Public Improvement Project, the portion of such allocated costs to be funded by the PID, and the estimate total Installment Payment applicable to each lot type is shown in Table VI-2 below.

TABLE VI-1					
AVERAGE BUILDOUT VALUES					
LOT CLASSIFICATION	MINIMUM LOT WIDTH	AVERAGE BUILDOUT VALUE	LOTS	TOTAL BUILDOUT VALUE	% OF TOTAL
1	41 Feet	\$426,400	81	\$34,538,400	22.18%
2	50 Feet	\$520,000	233	\$121,160,000	77.82%
TOTAL			314	\$155,698,400	100.00%

TABLE VI-2					
COST ALLOCATION, ASSESSMENTS, AND INSTALLMENT PAYMENTS					
LOT CLASSIFICATION	% OF TOTAL	ALLOCATED COSTS	PID PRINCIPAL	ASSESSMENT PER LOT	INSTALLMENT PAYMENT
1	22.18%	\$4,015,563	\$1,413,146	\$17,446.25	\$1,565.42
2	77.82%	\$14,086,513	\$4,957,288	\$21,275.91	\$1,909.05
TOTAL	100.00%	\$18,102,076	\$6,370,434	NA	NA

C. TERMS OF THE ASSESSMENTS

A lien will be established against the property assessed effective as of the date of the Assessment Ordinance levying the assessment, privileged above all other liens, except for liens for State, county, school district or municipality ad valorem taxes, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the Local Government Code. The Assessments shall be imposed and may be collected in annual installments from real property within the PID through the application of the procedures described below. Notwithstanding the above, the assessment lien shall be perfected immediately as to the entire assessment on each parcel in the PID, but is executed only with respect to the amounts then due or past due for current or prior Installment Payments or final payment. The Assessments shall terminate on the date the Assessments are paid in full, including unpaid Installment Payments, if any.

1. ASSESSMENT ROLL

The Assessment for each Assessment Parcel within the District shall be as shown on the Assessment Roll attached hereto as Exhibit D. No Assessment shall be changed hereafter except pursuant to the provisions provided for herein or as permitted under the PID Act. The Assessment Roll shall be updated following the payment of any Assessment in lump sum and each year to reflect any subdivision and/or consolidation of Assessment Parcels within the District.

The Administrator shall prepare for Council approval updates to the Assessment Roll each year to reflect (i) the identification of each Assessment Parcel by Tax Parcel number, if available, (ii) the Assessments and/or any supplemental

Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in this Service and Assessment Plan, (iii) the Collection Expenses allocable to each parcel, and (iv) any other changes permitted by law.

2. APPORTIONMENT OF ASSESSMENT UPON SUBDIVISION

Upon the subdivision of an Assessment Parcel, including a replat, the Assessment for each of the resulting Tax Parcels shall be equal to the Assessment corresponding to the lot classification for such Tax Parcel as determined by reference to the Preliminary Plat Castle Hills – Singer Tract. However, the Assessment for any Tax Parcel that is not located in a recorded final residential plat shall be equal to the sum of the Assessments for the anticipated number and classification of lots as determined by reference to the Preliminary Plat Castle Hills – Singer Tract.

3. APPORTIONMENT OF ASSESSMENT UPON CONSOLIDATION

Upon the consolidation of one or more Assessment Parcels, the Assessment for the resulting new Assessment Parcel shall be equal to the sum of the Assessments for the Assessment Parcels which were consolidated.

4. PAYMENT AND COLLECTION OF ASSESSMENTS

The PID Act provides that an Assessment may be paid in full at any time, without penalty, which amount includes the remaining unpaid principal balance along with interest that has accrued on the Assessment to the date of prepayment. If not paid in full, the PID Act authorizes the District to collect interest and Collection Expenses on the outstanding Assessments. An Assessment that is not paid in full will be collected in annual installments each year in the amounts shown in the Assessment Roll, which include interest on the outstanding balance of such Assessment and Collection Expenses.

a. PAYMENT IN ANNUAL INSTALLMENTS

The Public Improvement Project will be financed from the payment of the Assessments in periodic installments which, pursuant to Sections 372.017 and 372.018 of the PID Act, may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the Council and will (i) be in amounts necessary to meet the annual costs for the improvements and (ii) continue for the period approved by the Council for the payment of the installments. The Council has determined that the Assessments shall be payable as shown in the Assessment Roll in twenty (20) annual installments commencing with the 2017 Installment Payments payable no later than February 1, 2018 at an interest rate of six percent (6.00%).

The City or County Tax Assessor/Collector will invoice each owner of an Assessment Parcel for the Installment Payment at the same time as the County's annual property tax bill, and the installments shall be due and payable in the same manner as provided for the County's property taxes.

Thereafter, subsequent installments shall be due in the same manner in each succeeding calendar year until the assessment together with interest and Collection Expenses as provided herein has been paid in full. Failure of an owner to receive an Installment Payment on the property tax bill shall not relieve the owner of the responsibility for the Assessment or the Installment Payment. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Project, the City has no financial obligations under the Reimbursement Agreement other than the enforcement of the collection of the Assessments.

The Assessments are personal obligations of the person owning an Assessment Parcel in the year an Installment Payment becomes due. Any sale of property for nonpayment of the Installment Payments shall be subject to the lien established for the remaining unpaid Installment Payments against such Assessment Parcel and such Assessment Parcel may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Installment Payments against such Assessment Parcel as they become due and payable.

A schedule of the Installment Payments for each Assessment Parcel is included in Exhibit D.

b. COLLECTION EXPENSES

Collection Expenses for the District are estimated at \$15,000 initially and may escalate annually, as set forth in Exhibit D, and are allocated in proportion to the Assessments.

c. DELINQUENCIES AND PENALTIES

Pursuant to 372.018(f) of the Act, delinquent installments of the assessment shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes.

d. PAYMENT IN FULL

The Assessment for any Assessment Parcel may be paid in full, without penalty, by paying to the City the remaining unpaid principal balance along with interest that has accrued on the assessment to the date of prepayment. Unpaid but billed Installment Payments shall remain due and payable notwithstanding any Assessment payoff; any such amounts shall be refunded following their receipt by the fiscal agent and/or trustee.

e. PAYMENT IN PART

The Assessment for any Assessment Parcel may be paid in part by paying to the City a portion of the remaining unpaid principal balance along with interest that has accrued on such unpaid principal balance to the date of

prepayment.

f. APPLICATION OF ASSESSMENT PAYOFF AMOUNT

The Assessment payoff amount calculated above shall be paid to the City applied toward the payment of costs of the Public Improvement Project in accordance with the Reimbursement Agreement. Upon the payment of the Assessment either in full or in part to the City, the Assessment Roll shall be amended accordingly and in the event the Assessment has been paid in full the appropriate party shall cause an Assessment lien release for the applicable Assessment Parcel to be recorded.

g. REDUCTION OF ASSESSMENTS FROM EXCESS IMPROVEMENT FUNDS

If the actual cost of the Public Improvement Project is less than the cost used to calculate the Assessments, then the Assessment for each Assessment Parcel shall be reduced by an equal percentage such that the sum of the resulting reduced Assessments for all Parcels equals the actual costs of the Public Improvement Project.

VII. AMENDMENTS

This Service and Assessment Plan may be amended by ordinance of the City and, to the maximum extent permitted by the PID Act, such amendments may be made without further notice under the PID Act and without notice to owners of property within the District in order to (i) clarify or correct minor inconsistencies in the matters set forth herein, (ii) provide for lawful procedures for the collection and enforcement of the Assessments and/or Installment Payments so as to assure the efficient collection of the Assessments and/or Installment Payments, (iii) otherwise improve the ability of the City to fulfill its obligations to collect the Assessments and/or Installment Payments and to make it available for the reimbursement of the costs of the Public Improvement Project and Collection Expenses, and (iv) make any change deemed necessary or advisable by the City, provided such change is not detrimental to the owners of property subject to the Assessments. No such amendment shall be approved by the Council if it violates any other agreement binding upon the City and unless and until it has found and determined that the amendment is necessary and appropriate and does not materially adversely affect the rights of the Developer or the City has obtained the consent of the Developer.

A. ADMINISTRATIVE REVIEW

Any owner of an Assessment Parcel claiming that a calculation error has been made in the amount of an Installment Payment may send a written notice describing the error to the Administrator not later than thirty (30) days after having paid the Installment Payment which is alleged to be in error. The Administrator shall promptly review the notice, and if necessary, meet with the property owner, consider written and oral evidence regarding the alleged error, and decide whether, in fact, such an error occurred. If the Administrator determines that an error did in fact occur and the Installment Payment should be modified or changed in favor of the property owner, an adjustment shall be made in the amount of the Installment Payment applicable to such Assessment Parcel in the following year. The decision of the Administrator regarding any error in respect to the Installment Payment shall be final.

B. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan, or the application of same to an Assessment Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Parcel or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Council in adopting this Service and Assessment Plan that no part hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

EXHIBIT A

**DISTRICT BOUNDARY MAP AND LEGAL
DESCRIPTION**

NOTES:

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.
2. SURVEY LINES ARE APPROXIMATE LOCATIONS ONLY, INFORMATION SUPPLIED BY OTHERS.
3. VOL. 395, PG. 85 DOES NOT AFFECT SUBJECT TRACT.
4. VOL. 404, PG. 248 IS A BLANKET EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE, INC, CAN NOT BE LOCATED BY DESCRIPTION.
5. VOL. 593, PG. 193 AFFECTS SUBJECT TRACT AS SHOWN.
6. VOL. 534, PG. 611 AFFECTS SUBJECT TRACT AS SHOWN.
7. VOL. 534, PG. 613 DOES NOT AFFECT SUBJECT TRACT.
8. VOL. 950, PG. 882 AFFECTS SUBJECT TRACT AS SHOWN.
9. VOL. 3128, PG. 887 AFFECTS SUBJECT TRACT AS SHOWN.
10. VOL. 5049, PG. 793 AFFECTS THE SUBJECT TRACT AS SHOWN.
11. EASEMENT RECORDED IN CO# 2008-43241 IS A TEMPORARY CONSTRUCTION EASEMENT AND HAS EXPIRED.
12. DOC. #2005-62737 AFFECTS THE SUBJECT TRACT AS SHOWN.

94.350 ACRES
B.F. DRAPER SURVEY, A-287
W.C. CANTWELL SURVEY, A-292
W.J. BONNER SURVEY, A-122
J.T. SHERROD SURVEY, A-1691
DENTON COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 367, THE W.C. CANTWELL SURVEY, ABSTRACT NO. 292, THE W.J. BONNER SURVEY, ABSTRACT NO. 122 AND THE J.T. SHERROD SURVEY, ABSTRACT NO. 1691, BEING 94.350 ACRES OUT OF THAT CERTAIN CALLED 95.9874 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG B. SINGER AND WIFE, CAROL G. SINGER, RECORDED IN VOLUME 989, PAGE 505, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN CALLED 37.902 ACRE TRACT OF LAND DESCRIBED AS TRACT Q IN DEED TO CASTLE HILLS DEVELOPMENT CORPORATION, RECORDED IN DOCUMENT NO. 2006-15342, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND;

THENCE SOUTH 01 DEGREES 22 MINUTES 59 SECONDS EAST, WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 323.24 FEET TO A WOOD FENCE CORNER POST FOUND ON THE BANK OF INDIAN CREEK;

THENCE CONTINUING WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND, FOLLOWING A MEANDERING FENCE LINE ALONG SAID CREEK BANK, THE FOLLOWING CALLS AND DISTANCES:

SOUTH 45 DEGREES 48 MINUTES 10 SECONDS WEST, A DISTANCE OF 291.22 FEET TO A CAPPED IRON ROD SET FOR CORNER;
SOUTH 10 DEGREES 45 MINUTES 06 SECONDS WEST, A DISTANCE OF 457.30 FEET TO A CAPPED IRON ROD SET FOR CORNER;
SOUTH 36 DEGREES 18 MINUTES 21 SECONDS WEST, A DISTANCE OF 136.53 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
SOUTH 01 DEGREES 31 MINUTES 23 SECONDS WEST, A DISTANCE OF 208.62 FEET TO A CAPPED IRON ROD SET FOR CORNER;
SOUTH 86 DEGREES 32 MINUTES 55 SECONDS WEST, A DISTANCE OF 350.60 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
SOUTH 06 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 238.95 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
NORTH 81 DEGREES 07 MINUTES 35 SECONDS WEST, A DISTANCE OF 212.81 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
SOUTH 72 DEGREES 08 MINUTES 45 SECONDS WEST, A DISTANCE OF 212.45 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
NORTH 82 DEGREES 02 MINUTES 43 SECONDS WEST, A DISTANCE OF 314.24 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
SOUTH 00 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 156.60 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
SOUTH 81 DEGREES 45 MINUTES 38 SECONDS WEST, A DISTANCE OF 255.06 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
SOUTH 02 DEGREES 04 MINUTES 39 SECONDS EAST, A DISTANCE OF 229.74 FEET TO A WOOD FENCE CORNER POST FOUND FOR CORNER;
SOUTH 38 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 240.38 FEET TO A CAPPED IRON ROD SET FOR CORNER;
SOUTH 10 DEGREES 45 MINUTES 04 SECONDS WEST, A DISTANCE OF 278.12 FEET TO A CAPPED IRON ROD SET FOR CORNER;
SOUTH 29 DEGREES 10 MINUTES 27 SECONDS WEST, A DISTANCE OF 205.60 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 95.9874 ACRE TRACT OF LAND;

THENCE NORTH 87 DEGREES 39 MINUTES 46 SECONDS WEST, LEAVING SAID CREEK BANK AND WITH THE SOUTH LINE OF SAID 95.9874 ACRE TRACT OF LAND, A DISTANCE OF 222.90 FEET TO A CAPPED IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF F.M. 2281 FOR THE SOUTHWEST CORNER OF SAID 95.9874 ACRE TRACT OF LAND

THENCE WITH SAID RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID 95.9874 ACRE TRACT OF LAND, THE FOLLOWING CALLS AND DISTANCES:

NORTH 17 DEGREES 34 MINUTES 54 SECONDS WEST, A DISTANCE OF 166.47 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 98.34 FEET, A RADIUS OF 5634.58 FEET, A CENTRAL ANGLE OF 01 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS NORTH 13 DEGREES 34 MINUTES 38 SECONDS WEST, A DISTANCE OF 98.34 FEET TO A TXDOT MONUMENT FOUND AT THE END OF SAID CURVE;
NORTH 14 DEGREES 30 MINUTES 18 SECONDS WEST, A DISTANCE OF 200.06 FEET TO A CAPPED IRON ROD SET FOR CORNER;
NORTH 13 DEGREES 04 MINUTES 23 SECONDS WEST, A DISTANCE OF 326.48 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;
WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 462.07 FEET, A RADIUS OF 3729.72 FEET, A CENTRAL ANGLE OF 07 DEGREES 06 MINUTES 10 SECONDS, AND A CHORD THAT BEARS NORTH 09 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 462.07 FEET TO A TXDOT MONUMENT FOUND AT THE END OF SAID CURVE;
NORTH 09 DEGREES 31 MINUTES 18 SECONDS WEST, A DISTANCE OF 200.06 FEET TO A CAPPED IRON ROD SET FOR CORNER;
NORTH 01 DEGREES 14 MINUTES 04 SECONDS WEST, A DISTANCE OF 1004.53 FEET TO A CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 0.6541 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF CARROLLTON, RECORDED IN VOLUME 5049, PAGE 801, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE SOUTH LINE OF SAID 0.6541 ACRE TRACT OF LAND, A DISTANCE OF 389.32 FEET TO A CAPPED IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE LEFT;

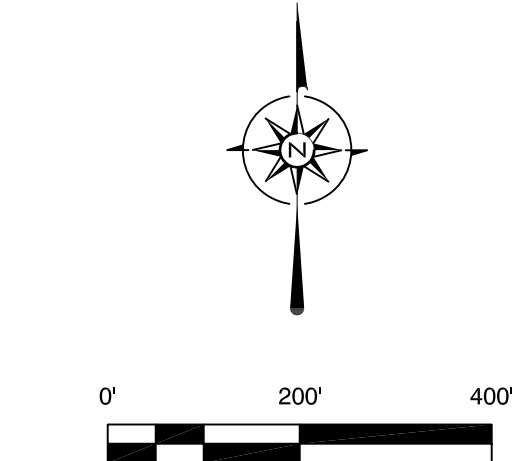
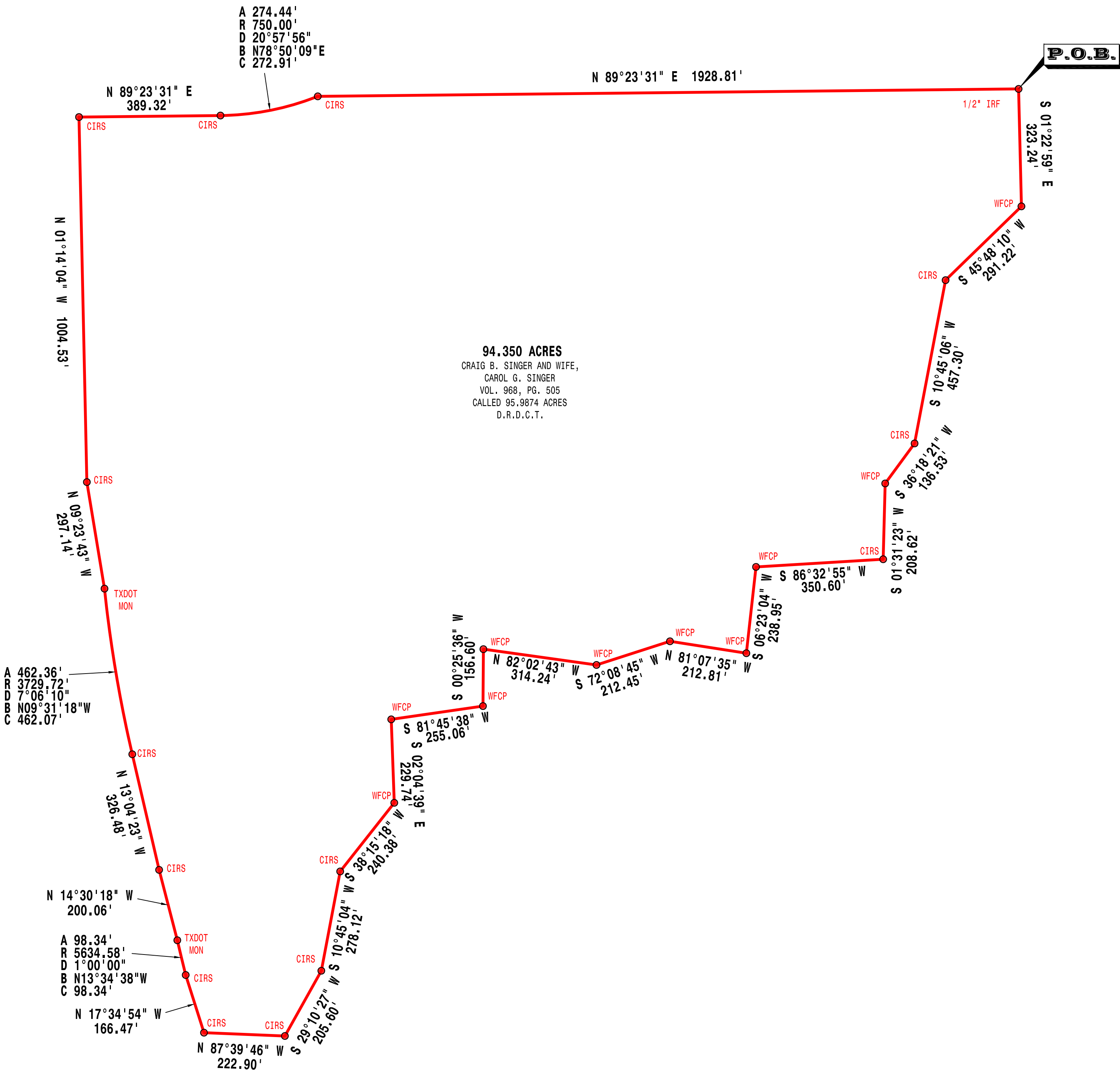
THENCE, CONTINUING WITH SAID SOUTH LINE AND WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 274.44 FEET, A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 20 DEGREES 57 MINUTES 56 SECONDS, AND A CHORD THAT BEARS NORTH 78 DEGREES 50 MINUTES 09 SECONDS EAST, A DISTANCE OF 272.91 FEET TO A CAPPED IRON ROD SET IN THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND, THE SOUTH LINE OF CASTLE HILLS, PHASE IV, SECTION A, ACCORDING TO THE PLAT RECORDED IN CABINET U, PAGE 315, PLAT RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID 0.6541 ACRE TRACT OF LAND;

THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CASTLE HILLS, PHASE IV, PASSING THE SOUTHEAST CORNER THEREOF, SAME BEING A POINT ON A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, CONTINUING WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 1928.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 94.350 ACRES OF LAND, MORE OR LESS.

CERTIFY TO: BRIGHT REALTY, LLC, CRAIG B. SINGER AND WIFE, CAROL G. SINGER, FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATION:
THIS SURVEY HAS BEEN PREPARED IN CONNECTION WITH GF #1002-163914-RTT AND I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 10/01/15 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SIZE, TYPE AND LOCATION OF VISIBLE AND APPARENT PERMANENT IMPROVEMENTS ARE AS SHOWN, AND THAT SAID SURVEY CORRECTLY SHOWS THE LOCATION OF ALL ALLEYS, STREETS, MAINTAINED RIGHTS-OF-WAY, AND EASEMENTS OF RECORD, AS SUPPLIED TO ME, OF WHICH THE UNDERSIGNED IS AWARE OR HAS BEEN ADVISED AFFECTING THE SUBJECT PREMISES ACCORDING TO THE DESCRIPTIONS OF RECORD, AND THAT EXCEPT AS SHOWN THERE ARE NO VISIBLE OR APPARENT INTRUSIONS, CONFLICTS OR PROTRUSIONS.

J.E. Thompson
J.E. THOMPSON II R.P.L.S. NO 4857



LEGEND	
= PROPERTY CORNER	= CONTROL MONUMENT
= BENCHMARK	= BEARING BASIS
= TELEPHONE/UTILITY RISER (TRUR)	= FINISHED FLOOR
= BURIED CABLE MARKER (BCM)	= METAL FENCE CORNER POST
= TELEPHONE MANHOLE (TMH)	= METAL FENCE CORNER POST
= POWER/UTILITY POLE (PUP)	= PLAT/DEED CALLS
= LIGHT POLE (LP)	= POINT OF BEGINNING
= GUY WIRE (GW)	= RIGHT-OF-WAY
= ELECTRIC VAULT (E.V.)	= DRAINAGE EASEMENT
= ELECTRIC TRANSFORMER (TRAN)	= ELECTRIC EASEMENT
= WATER METER (WM)	= UTILITY EASEMENT
= WATER VALVE (WV)	= WATER EASEMENT
= FIRE HYDRANT (FH)	= PUBLIC UTILITY EASEMENT
= WATER MANHOLE (WMH)	= BUILDING/SETBACK LINE
= BURIED PIPELINE MARKER (BPM)	= ACCESS EASEMENT
= GAS METER (GM)	= FIRELANE EASEMENT
= GAS VALVE/TEST STATION (GVTS)	= SIDEWALK EASEMENT
= GAS WELL HEAD (WH)	= SANITARY SEWER EASEMENT
= PROPANE TANK (PT)	= IRON ROD FOUND
= SEPTIC CLEANOUT (C/O)	= CAPPED IRON ROD FOUND
= SEPTIC LID (SEPT)	= CAPPED IRON ROD SET
= SANITARY SEWER MANHOLE (SSMH)	= PKF FOUND
= STORM DRAIN MANHOLE (SDMH)	= PK NAIL FOUND
= SIGN (SIGN)	= CONCRETE SURFACE
= FLAGPOLE (FP)	= ASPHALT SURFACE
= MAILBOX (MB)	= ASPHALT SURFACE
= ABSTRACT CORNER	= GRAVEL SURFACE

LINETYPE LEGEND	
PROPERTY LINE =	---
EASEMENT LINES =	---
DEED LOT LINES =	---
ADJOINER LINES =	---
WATER LINE =	WL --- WL
GAS LINE =	SS --- SS
SEWER LINE =	SS --- SS
COMMUNICATIONS LINE =	UC --- UC
OVERHEAD UTILITY =	---(H)---
ELECTRIC LINE =	---(E)---
ASPHALT ROAD =	---
GRAVEL ROAD =	---
FENCE LINES =	---X---

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CARROLLTON, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480167, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN" AND A PORTION OF THIS PROPERTY IS WITHIN "ZONE AE" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS SHOWN IN PANEL 0570 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

REVISION-11/16/2015/ADJUST EASEMENT

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.

LAND TITLE SURVEY
94.350 ACRES

IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 357
THE W.C. CANTWELL SURVEY, ABSTRACT NO. 292
THE W.J. BONNER SURVEY, ABSTRACT NO. 122
AND THE J.T. SHERROD SURVEY, ABSTRACT NO. 1691
CITY OF CARROLLTON
SENTONCOUNTY, TEXAS

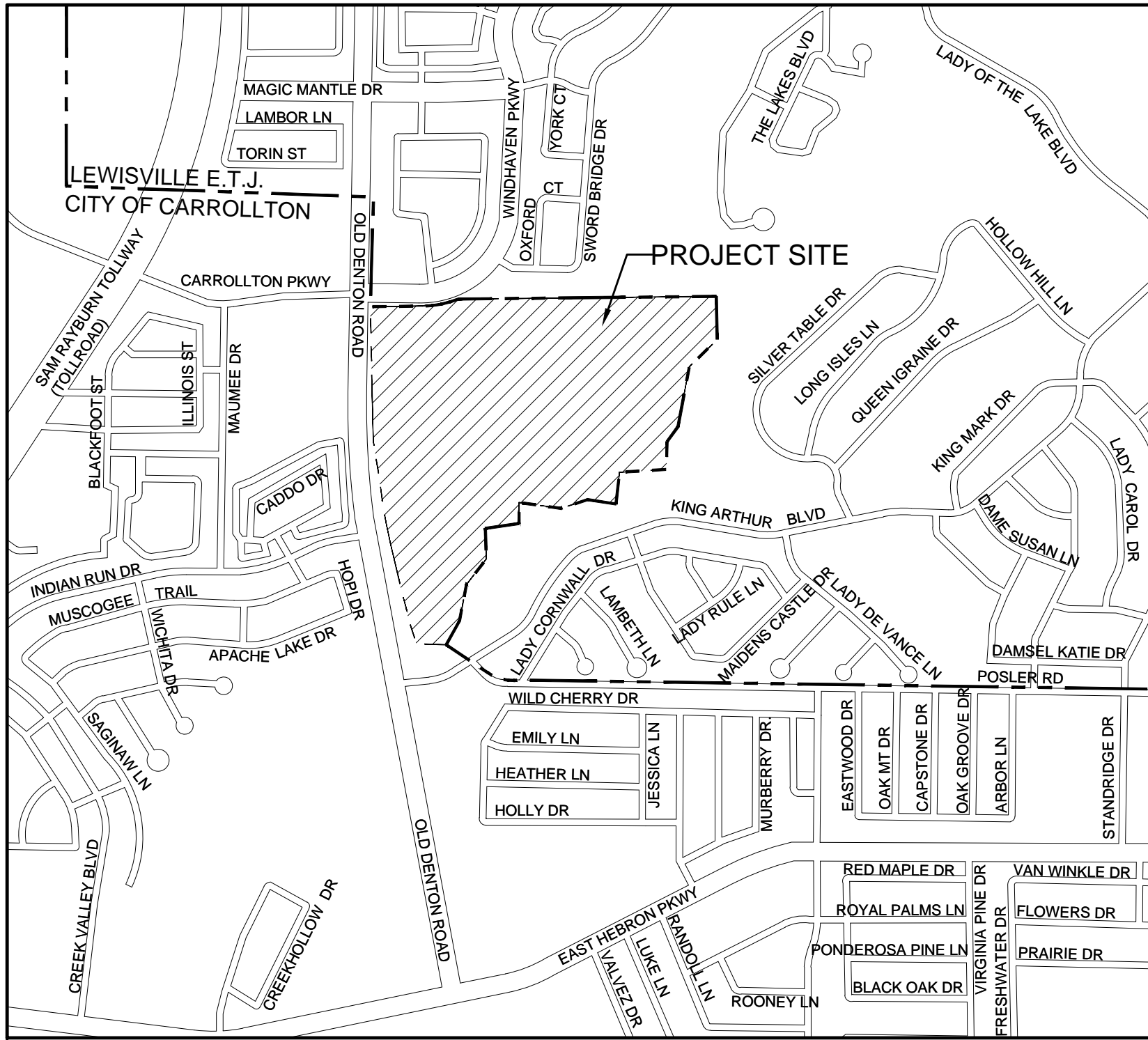


DRAWN BY: CJ DATE: 10/10/2015 JOB NO. 1509.0032 SCALE: 1" = 200' PAGE: 1 OF 3

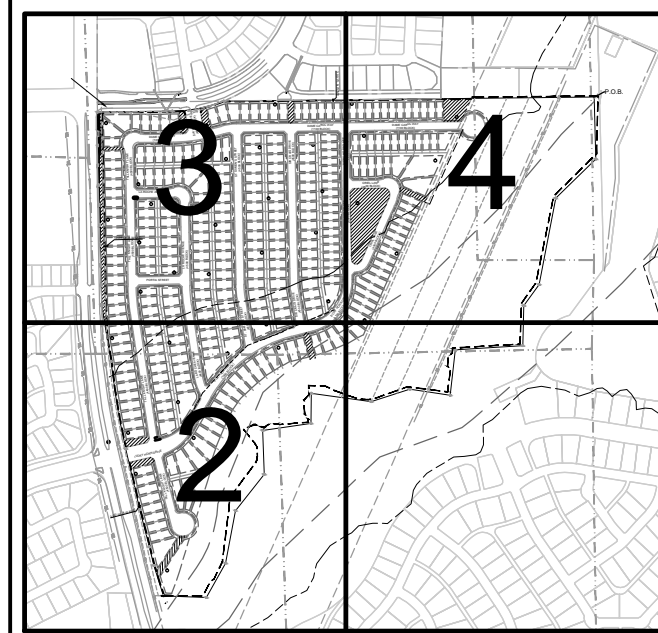
301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106

EXHIBIT B

PRELIMINARY PLAT



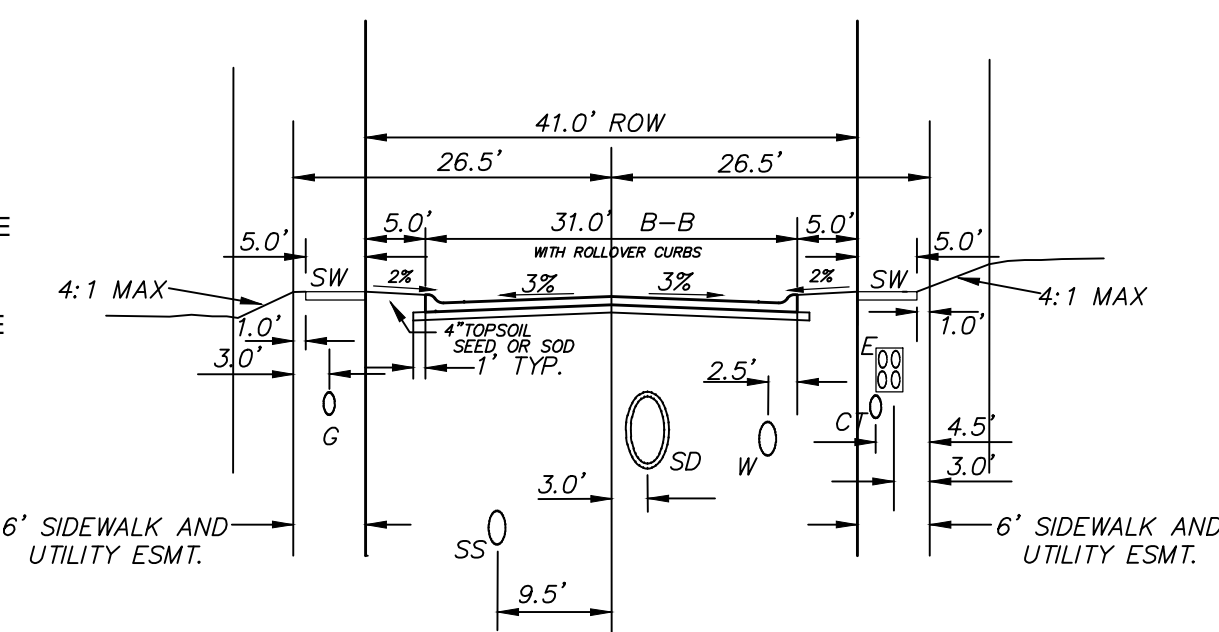
LOCATION MAP
SCALE 1"=1000'



KEY MAP



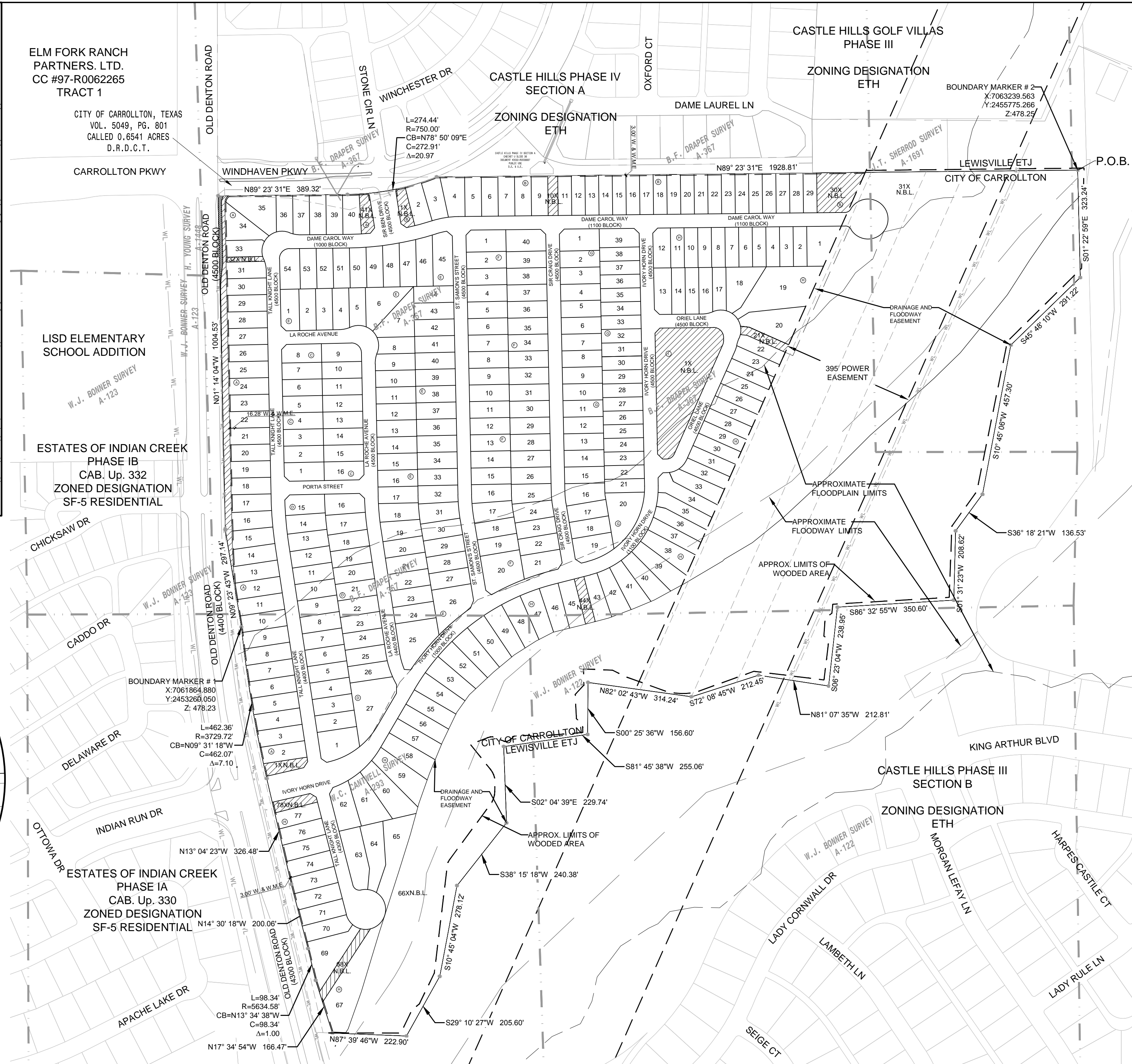
TYPICAL STREET SECTION
AND UTILITY LOCATION
41 FT R.O.W. WITH 6' SIDEWALK
AND UTILITY EASEMENT
AND ROLLOVER CURB



HOMEOWNER'S AGREEMENT:

- THE OWNER OF FEE SIMPLE TITLE TO EVERY INDIVIDUAL LOT OF LAND WITHIN THE SUBDIVISION MUST BE A MEMBER OF THE HOME OWNER'S ASSOCIATION
- THE HOMEOWNERS ASSOCIATION MUST HAVE THE AUTHORITY TO COLLECT MEMBERSHIP FEES
- THE HOMEOWNERS ASSOCIATION MUST BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND SCREENING WALLS
- THE HOMEOWNERS ASSOCIATION MUST GRANT THE CITY RIGHT OF ACCESS TO COMMON AREAS TO ABATE ANY NUISANCES THEREON, AND ATTACH A LIEN FOR THE PRORATED COST OF ABATEMENT UPON EACH INDIVIDUAL LOT
- THE HOMEOWNERS ASSOCIATION SHALL INDEMNIFY AN HOLD THE CITY HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, OR OTHERWISE INCLUDING ATTORNEY'S FEES AND COSTS OF SUIT, IN CONNECTION WITH THE CITY'S MAINTENANCE OF COMMON AREAS
- THE HOMEOWNERS ASSOCIATION SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY OF CARROLLTON, WHERE ADDITIONAL RIGHT-OF-WAY HAS BEEN DEDICATED FOR THE PURPOSE OF PROVIDING LANDSCAPING, ADDITIONAL AREAS FOR SIDEWALKS, WALLS, OR OTHER AMENITIES, AND SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LANDSCAPE AREAS THAT ARE IN THE PUBLIC RIGHT-OF-WAY. (Ord. No. 2029, 10/18/94; Ord. No. 3271, 01/01/09)

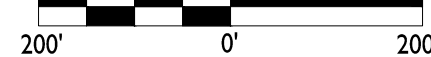
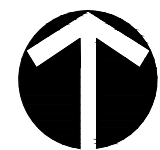
ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED



LEGEND

- N.B.L. NON-BUILDABLE LOT
- S.&U.E. SIDEWALK & UTILITY EASEMENT
- W. & W.M.E. WALL & WALL MAINTENANCE EASEMENT
- SURVEY ABSTRACT LINE
- APPROXIMATE LIMITS OF WOODED AREA

SHEET LIST	
SHEET #	SHEET TITLE
1	COVER SHEET
2-6	PRELIMINARY PLAT
7	EXISTING CONDITIONS
8-9	PAVING PLAN TURN LANE
10	WATER AND SANITARY SEWER PLAN
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	DRAINAGE PLAN



LandDesign.

222 W. Las Colinas Blvd., Suite 1405N
Irving, Texas 75039
V: 214.785.6009 F: 214.329.1112
www.LandDesign.com

TBPE: F-14754 / TBAB: BR-1927

DATE:
CREATED:
08/28/2015
REVISED:
11/18/2015

DRAWN BY:
8515017

PROJECT #:
8515017

SCALE:

SHEET #:

1 OF 13

OWNER
Craig Singer,
4534 Old Denton Road,
Carrollton, Texas 75010
Contact: Craig Singer
Phone: 972-939-4221

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.,
222 West Las Colinas Boulevard, Suite 1405N
Irving, Texas 75039
Contact: Brian Dench
Phone: 214-785-6009

PRELIMINARY PLAT
CASTLE HILLS - SINGER TRACT
94.35 TOTAL ACRES
327 TOTAL LOTS

50' LOTS #53.45 ACRES
DESIGNATED ZONING PD

233 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31, 33-40
BLOCK B, LOTS 2-8
BLOCK C, LOTS 1-16
BLOCK D, LOTS 1-27
BLOCK E, LOTS 1-54
BLOCK F, LOTS 1-40
BLOCK G, LOTS 1-19
BLOCK H, LOTS 45-65, 67, 69-76

9 COMMON AREA LOTS
BLOCK A, LOTS 1X, 32X, 41X
BLOCK B, LOTS 1X, 10X
BLOCK H, LOTS 44X, 66X, 68X, 77X

41' LOTS #40.90 ACRES
DESIGNATED ZONING PD

81 RESIDENTIAL LOTS
BLOCK B, LOTS 11-29
BLOCK F, LOTS 11-44
BLOCK G, LOTS 20-39
BLOCK H, LOTS 1-20, 22-43

4 COMMON AREA LOTS
BLOCK B, LOTS 30X, 31X
BLOCK H, LOTS 21X
BLOCK I, LOTS 1X

CITY OF CARROLLTON
DENTON COUNTY, TEXAS
out of the

B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691

SF-RESIDENTIAL REQUIREMENTS
4,100 S.F. MIN LOT SIZE REQUIRED
1,600 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
3.445 LOTS PER ACRE
3.328 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 3.328 LOTS/AC

PRELIMINARY PLAT
CASTLE HILLS- CARROLLTON ADDITION

94.35 ACRES OF LAND AND
327 TOTAL LOTS

SITUATED IN THE

B.F. DRAPER SURVEY, ABST. 367

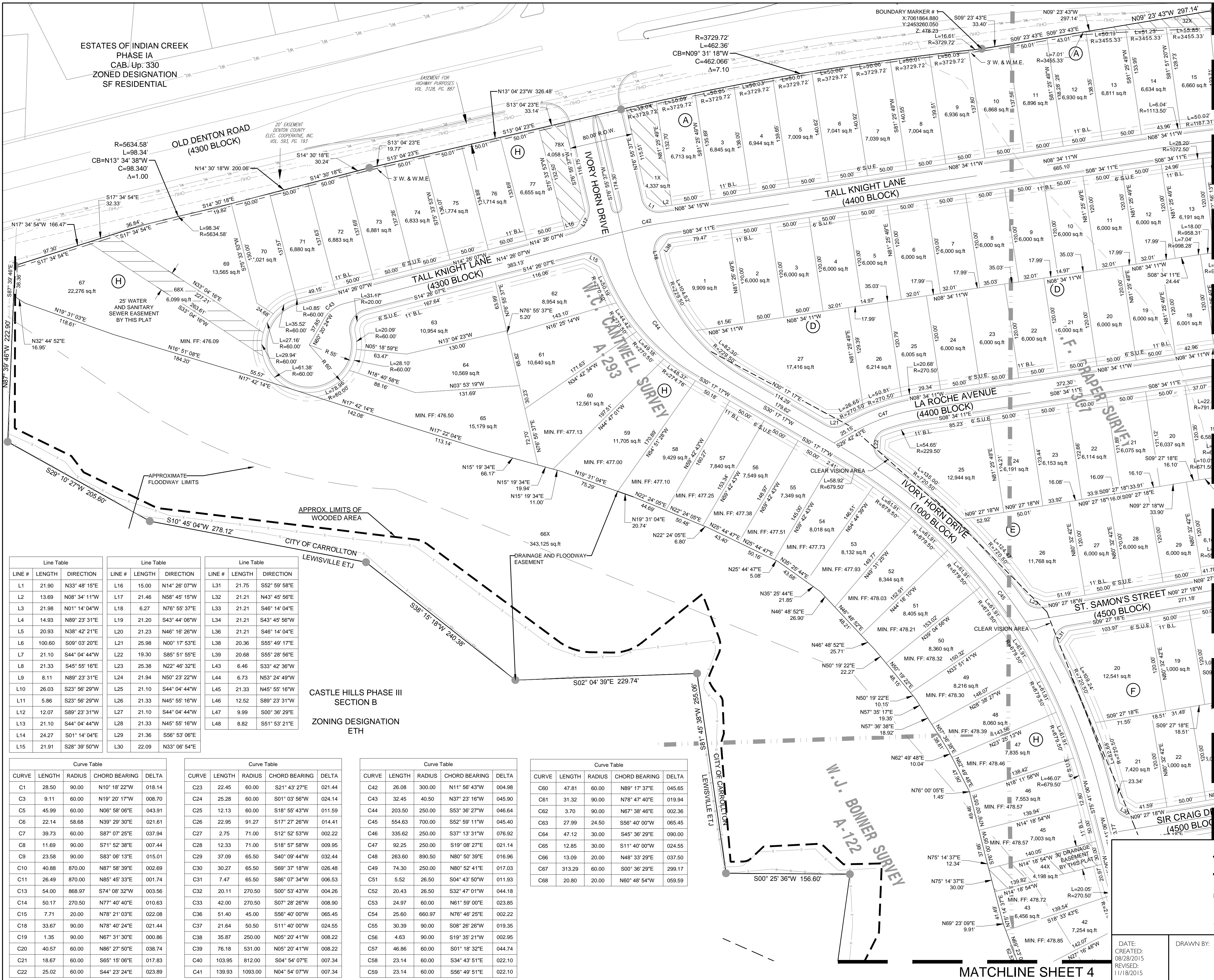
W.C. CANTWELL SURVEY, ABST. 292

W.J. BONNER SURVEY, ABST. 122

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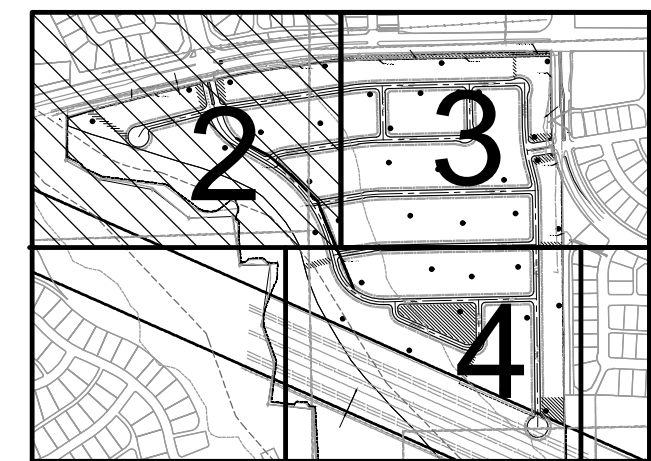
CITY OF CARROLLTON, DENTON COUNTY, TEXAS

CITY CASE NO. 12-15PP2



50' LOTS ±53.45 ACRES
DESIGNATED ZONING PD
233 RESIDENTIAL LOTS
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DENTON COUNTY, TEXAS
B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
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Irving, Texas 75039
Contact: Brian Dench
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LEGEND
S.&U.E. SIDEWALK & UTILITY EASEMENT
B.L. BUILDING LINE
W. & W.M.E. W. & W.M.E.
APPROX. LIMITS OF WOODED AREA
SURVEY ABSTRACT LINE

ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH 1/2" IRON RODS UNLESS OTHERWISE NOTED



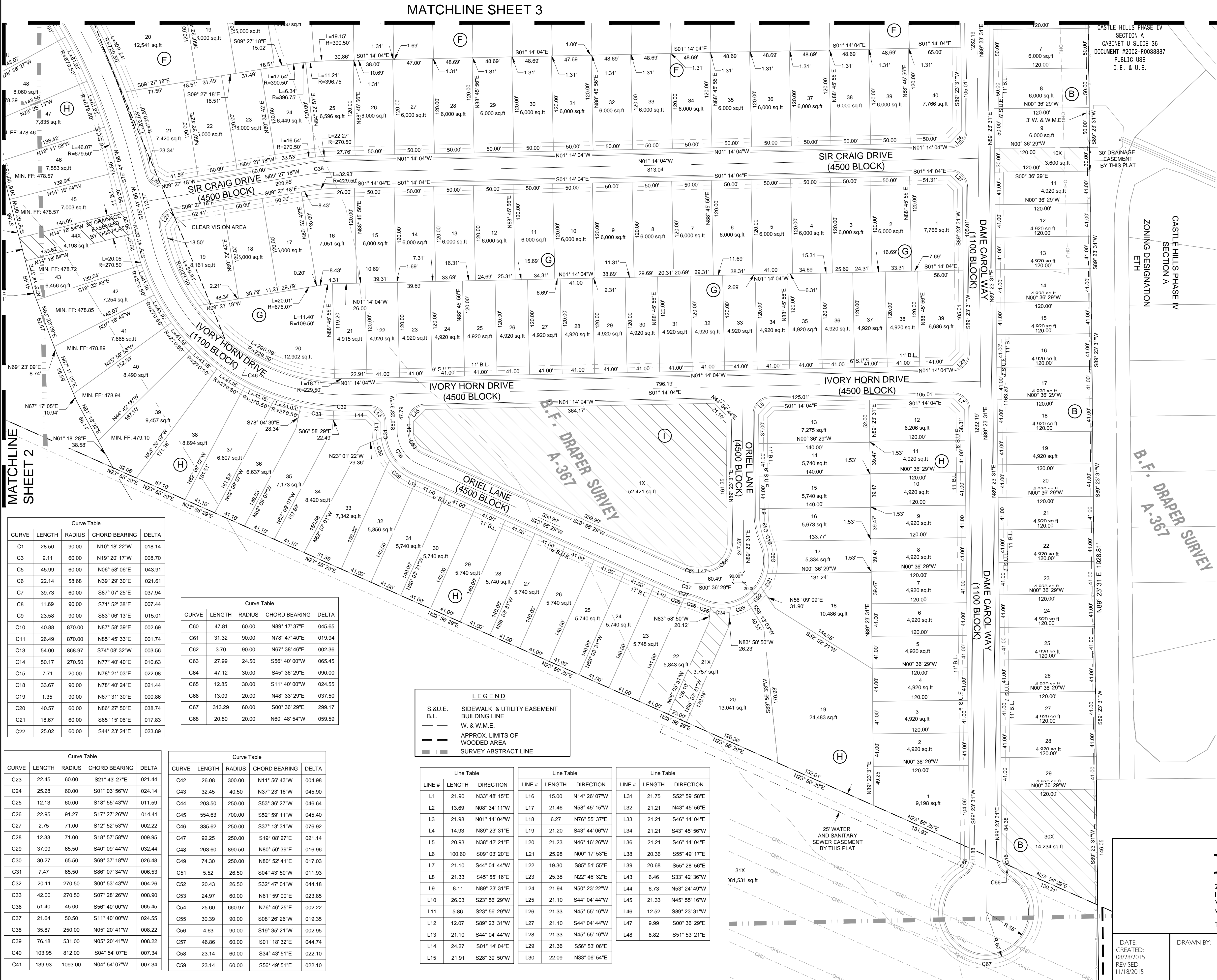
PRELIMINARY PLAT
CASTLE HILLS- CARROLLTON ADDITION
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
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J.T. SHERROD SURVEY, ABST. 1691
CITY OF CARROLLTON, DENTON COUNTY, TEXAS
CITY CASE NO. 12-15PP2

LandDesign.

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Irving, Texas 75039
V: 214.785.6009 F: 214.329.1112
www.LandDesign.com

TBPE: F-14754 / TBAE: BR-1927

DATE: 08/28/2015
CREATED: 11/18/2015
DRAWN BY: 8515017
PROJECT #: 8515017
SCALE: 1"=40.00'
SHEET #: 2 OF 13



PRELIMINARY PLAT
CASTLE HILLS- SINGER TRACT
94.35 TOTAL ACRES
327 TOTAL LOTS

50' LOTS ±53.45 ACRES
DESIGNATED ZONING PD
233 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31, 33-40
BLOCK B, LOTS 2-9
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BLOCK D, LOTS 1-27
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BLOCK A, LOTS 1X, 32X, 41X
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41' LOTS ±40.90 ACRES
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BLOCK B, LOTS 30X, 31X
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BLOCK I, LOTS 1X

CITY OF CARROLLTON
DENTON COUNTY, TEXAS
out of the

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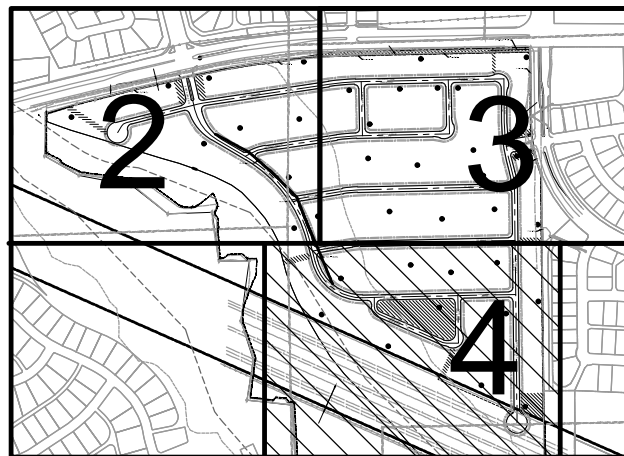
SF-RESIDENTIAL REQUIREMENTS
4,100 S.F. MIN LOT SIZE REQUIRED
1,600 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
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ALL BOUNDARY CORNERS SHOWN HEREON ARE
ALL MARKED WITH 1/2" IRON RODS UNLESS
OTHERWISE NOTED

PRELIMINARY PLAT
CASTLE HILLS- CARROLLTON ADDITION
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691
CITY OF CARROLLTON, DENTON COUNTY, TEXAS

CITY CASE NO. 12-15PP2

LandDesign.

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V: 214.785.6009 F: 214.329.1112
www.LandDesign.com

TBPE: F-14754 / TBAE: BR-1927

DATE:
CREATED:
08/28/2015
REVISED:
11/18/2015

DRAWN BY:

PROJECT #:

SCALE:

SHEET #:

4 OF 13

BLOCK A - LOT SUMMARY		BLOCK B - LOT SUMMARY		BLOCK E - LOT SUMMARY		BLOCK F - LOT SUMMARY		BLOCK G - LOT SUMMARY		BLOCK H - LOT SUMMARY		<div>PRELIMINARY PLAT CASTLE HILLS- SINGER TRACT 94.35 TOTAL ACRES 327 TOTAL LOTS</div> <div>50' LOTS ±53.45 ACRES</div> <div>DESIGNATED ZONING PD</div> <div>233 RESIDENTIAL LOTS BLOCK A, LOTS 2-31, 33-40 BLOCK B, LOTS 2-9 BLOCK C, LOTS 1-16 BLOCK D, LOTS 1-27 BLOCK E, LOTS 1-54 BLOCK F, LOTS 1-40 BLOCK G, LOTS 1-19 BLOCK H, LOTS 45-65, 67,69-76</div> <div>9 COMMON AREA LOTS BLOCK A, LOTS 1X, 32X, 41X BLOCK B, LOTS 1X, 10X BLOCK H, LOTS 44X, 66X, 68X, 77X</div> <div>41' LOTS ±40.90 ACRES</div> <div>DESIGNATED ZONING PD</div> <div>81 RESIDENTIAL LOTS BLOCK B, LOTS 11-29 BLOCK F, LOTS 21-44 BLOCK G, LOTS 20-39 BLOCK H, LOTS 1-20, 22-43</div> <div>4 COMMON AREA LOTS BLOCK B, LOTS 30X, 31X BLOCK H, LOTS 21X BLOCK I, LOTS 1X</div> <div>CITY OF CARROLLTON DENTON COUNTY, TEXAS <i>out of the</i></div> <div>B.F. DRAPER SURVEY, ABST. 367 W.C. CANTWELL SURVEY, ABST. 292 W.J. BONNER SURVEY, ABST. 122 J.T. SHERROD SURVEY, ABST. 1691</div> <div>SF-RESIDENTIAL REQUIREMENTS 4,100 S.F. MIN LOT SIZE REQUIRED 1,600 S.F. MIN UNIT SIZE REQUIRED</div> <div>DENSITY CALCULATIONS 3.445 LOTS PER ACRE 3.328 UNITS PER ACRE S.F. RESIDENTIAL DENSITY 3.328 LOTS/AC</div>
BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	
BLOCK A LOT 1X	4339	BLOCK B LOT 23	4920	BLOCK E LOT 1	6887	BLOCK F LOT 1	7766	BLOCK G LOT 21	4916	BLOCK H LOT 40	8490	
BLOCK A LOT 2	6713	BLOCK B LOT 24	4920	BLOCK E LOT 2	6250	BLOCK F LOT 2	6000	BLOCK G LOT 22	4920	BLOCK H LOT 41	7665	
BLOCK A LOT 3	6845	BLOCK B LOT 25	4920	BLOCK E LOT 3	6250	BLOCK F LOT 3	6000	BLOCK G LOT 23	4920	BLOCK H LOT 42	7254	
BLOCK A LOT 4	6944	BLOCK B LOT 26	4920	BLOCK E LOT 4	6195	BLOCK F LOT 4	6000	BLOCK G LOT 24	4920	BLOCK H LOT 43	6459	
BLOCK A LOT 5	7009	BLOCK B LOT 27	4920	BLOCK E LOT 5	5779	BLOCK F LOT 5	6000	BLOCK G LOT 25	4920	BLOCK H LOT 44X	4198	
BLOCK A LOT 6	7041	BLOCK B LOT 28	4920	BLOCK E LOT 6	10657	BLOCK F LOT 6	6000	BLOCK G LOT 26	4920	BLOCK H LOT 45	7003	
BLOCK A LOT 7	7039	BLOCK B LOT 29	4920	BLOCK E LOT 7	10577	BLOCK F LOT 7	6000	BLOCK G LOT 27	4920	BLOCK H LOT 46	7553	
BLOCK A LOT 8	7004	BLOCK B LOT 30X	14233	BLOCK E LOT 8	5530	BLOCK F LOT 8	6000	BLOCK G LOT 28	4920	BLOCK H LOT 47	7835	
BLOCK A LOT 9	6936	BLOCK B LOT 31X	1081531	BLOCK E LOT 9	5950	BLOCK F LOT 9	6000	BLOCK G LOT 29	4920	BLOCK H LOT 48	8060	
BLOCK C - LOT SUMMARY		BLOCK D - LOT SUMMARY		BLOCK G - LOT SUMMARY		BLOCK H - LOT SUMMARY		BLOCK I - LOT SUMMARY				
BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	
BLOCK A LOT 10	6868	BLOCK C LOT 1	6607	BLOCK E LOT 10	6000	BLOCK F LOT 10	6000	BLOCK G LOT 30	4920	BLOCK H LOT 49	8216	
BLOCK A LOT 11	6896	BLOCK C LOT 2	6000	BLOCK E LOT 11	6000	BLOCK F LOT 11	6000	BLOCK G LOT 31	4920	BLOCK H LOT 50	8360	
BLOCK A LOT 12	6930	BLOCK C LOT 3	6000	BLOCK E LOT 12	6000	BLOCK F LOT 12	6000	BLOCK G LOT 32	4920	BLOCK H LOT 51	8405	
BLOCK A LOT 13	6807	BLOCK C LOT 4	6000	BLOCK E LOT 13	6000	BLOCK F LOT 13	6000	BLOCK G LOT 33	4920	BLOCK H LOT 52	8344	
BLOCK A LOT 14	6632	BLOCK C LOT 5	6000	BLOCK E LOT 14	6000	BLOCK F LOT 14	6000	BLOCK G LOT 34	4920	BLOCK H LOT 53	8132	
BLOCK A LOT 15	6659	BLOCK C LOT 6	6000	BLOCK E LOT 15	6000	BLOCK F LOT 15	6000	BLOCK G LOT 35	4920	BLOCK H LOT 54	8018	
BLOCK A LOT 16	6433	BLOCK C LOT 7	6000	BLOCK E LOT 16	6000	BLOCK F LOT 16	6387	BLOCK G LOT 36	4920	BLOCK H LOT 55	7349	
BLOCK A LOT 17	6237	BLOCK C LOT 8	6000	BLOCK E LOT 17	6000	BLOCK F LOT 17	6660	BLOCK G LOT 37	4920	BLOCK H LOT 56	7549	
BLOCK A LOT 18	6000	BLOCK C LOT 9	6527	BLOCK E LOT 18	6373	BLOCK F LOT 18	6000	BLOCK G LOT 38	4920	BLOCK H LOT 57	7840	
BLOCK A LOT 19	6000	BLOCK C LOT 10	6000	BLOCK E LOT 19	6582	BLOCK F LOT 19	6000	BLOCK G LOT 39	6686	BLOCK H LOT 58	9436	
BLOCK A LOT 20	6000	BLOCK C LOT 11	6000	BLOCK E LOT 20	6037	BLOCK F LOT 20	12541	BLOCK H - LOT SUMMARY		BLOCK H LOT 59	11863	
BLOCK A LOT 21	6000	BLOCK C LOT 12	6000	BLOCK E LOT 21	6075	BLOCK F LOT 21	7420	BLOCK LOT #	AREA (SQ. FT.)	BLOCK H LOT 60	12946	
BLOCK A LOT 22	6000	BLOCK C LOT 13	6000	BLOCK E LOT 22	6114	BLOCK F LOT 22	6000	BLOCK H LOT 1	9198	BLOCK H LOT 61	11152	
BLOCK A LOT 23	6000	BLOCK C LOT 14	6000	BLOCK E LOT 23	6153	BLOCK F LOT 23	6000	BLOCK H LOT 2	4920	BLOCK H LOT 62	10023	
BLOCK A LOT 24	6000	BLOCK C LOT 15	6000	BLOCK E LOT 24	6191	BLOCK F LOT 24	6449	BLOCK H LOT 3	4920	BLOCK H LOT 63	10954	
BLOCK A LOT 25	6000	BLOCK C LOT 16	6000	BLOCK E LOT 25	12944	BLOCK F LOT 25	6596	BLOCK H LOT 4	4920	BLOCK H LOT 64	10569	
BLOCK A LOT 26	6000	BLOCK C LOT 17	6000	BLOCK E LOT 26	11768	BLOCK F LOT 26	6000	BLOCK H LOT 5	4920	BLOCK H LOT 65	15179	
BLOCK A LOT 27	6000	BLOCK C LOT 18	6607	BLOCK E LOT 27	6000	BLOCK F LOT 27	6000	BLOCK H LOT 6	4920	BLOCK H LOT 66X	343125	
BLOCK A LOT 28	6000	BLOCK D - LOT SUMMARY		BLOCK E LOT 28	6000	BLOCK F LOT 28	6000	BLOCK H LOT 7	4920	BLOCK H LOT 67	22276	
BLOCK A LOT 29	6000	BLOCK LOT #	AREA (SQ. FT.)	BLOCK E LOT 29	6000	BLOCK F LOT 29	6000	BLOCK H LOT 8	4920	BLOCK H LOT 68X	6099	
BLOCK A LOT 30	6000	BLOCK D LOT 1	9909	BLOCK E LOT 30	6108	BLOCK F LOT 30	6000	BLOCK H LOT 9	4920	BLOCK H LOT 69	13565	
BLOCK A LOT 31	5959	BLOCK D LOT 2	6000	BLOCK E LOT 31	6662	BLOCK F LOT 31	6000	BLOCK H LOT 10	4920	BLOCK H LOT 70	7021	
BLOCK A LOT 32X	20656	BLOCK D LOT 3	6000	BLOCK E LOT 32	6273	BLOCK F LOT 32	6000	BLOCK H LOT 11	4920	BLOCK H LOT 71	6880	
BLOCK A LOT 33	5545	BLOCK D LOT 4	6000	BLOCK E LOT 33	6000	BLOCK F LOT 33	6000	BLOCK H LOT 12	6206	BLOCK H LOT 72	6883	
BLOCK A LOT 34	8463	BLOCK D LOT 5	6000	BLOCK E LOT 34	6000	BLOCK F LOT 34	6000	BLOCK H LOT 13	7275	BLOCK H LOT 73	6881	
BLOCK A LOT 35	11622	BLOCK D LOT 6	6000	BLOCK E LOT 35	6000	BLOCK F LOT 35	6000	BLOCK H LOT 14	5740	BLOCK H LOT 74	6833	
BLOCK A LOT 36	5550	BLOCK D LOT 7	6000	BLOCK E LOT 36	6000	BLOCK F LOT 36	6000	BLOCK H LOT 15	5740	BLOCK H LOT 75	6774	
BLOCK A LOT 37	5976	BLOCK D LOT 8	6000	BLOCK E LOT 37	6000	BLOCK F LOT 37	6000	BLOCK H LOT 16	5678	BLOCK H LOT 76	6714	
BLOCK A LOT 38	6000	BLOCK D LOT 9	6000	BLOCK E LOT 38	6000	BLOCK F LOT 38	6000	BLOCK H LOT 17	5330	BLOCK H LOT 77	6655	
BLOCK A LOT 39	6000	BLOCK D LOT 10	6000	BLOCK E LOT 39	6000	BLOCK F LOT 39	6000	BLOCK H LOT 18	10490			
BLOCK A LOT 40	6351	BLOCK D LOT 11	6000	BLOCK E LOT 40	6000	BLOCK F LOT 40	7766	BLOCK H LOT 19	24483			
BLOCK A LOT 41X	4199	BLOCK D LOT 12	6000	BLOCK E LOT 41	6000	BLOCK G - LOT SUMMARY		BLOCK H LOT 20	13039			
BLOCK B - LOT SUMMARY		BLOCK D - LOT SUMMARY		BLOCK G - LOT SUMMARY		BLOCK LOT #	AREA (SQ. FT.)	BLOCK H LOT 21X	3759			
BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK LOT #	AREA (SQ. FT.)	BLOCK H LOT 22	5843			
BLOCK B LOT 1X	4127	BLOCK D LOT 13	6191	BLOCK E LOT 42	6000	BLOCK G LOT 1	7766	BLOCK H LOT 23	5748			
BLOCK B LOT 2	6227	BLOCK D LOT 14	6381	BLOCK E LOT 43	6000	BLOCK G LOT 2	6000	BLOCK H LOT 24	5740			
BLOCK B LOT 3	6653	BLOCK D LOT 15	6963	BLOCK E LOT 44	6000	BLOCK G LOT 3	6000	BLOCK H LOT 25	5740			
BLOCK B LOT 4	7509	BLOCK D LOT 16	7157	BLOCK E LOT 45	9602	BLOCK G LOT 4	6000	BLOCK H LOT 26	5740			
BLOCK B LOT 5	6000	BLOCK D LOT 17	6695	BLOCK E LOT 46	7357	BLOCK G LOT 5	6000	BLOCK H LOT 27	5740			
BLOCK B LOT 6	6000	BLOCK D LOT 18	6000	BLOCK E LOT 47	6809	BLOCK G LOT 6	6000	BLOCK H LOT 28	5740			
BLOCK B LOT 7	6000	BLOCK D LOT 19	6000	BLOCK E LOT 48	6405	BLOCK G LOT 7	6000	BLOCK H LOT 29	5740			
BLOCK B LOT 8	6000	BLOCK D LOT 20	6000	BLOCK E LOT 49	6143	BLOCK G LOT 8	6000	BLOCK H LOT 30	5740			
BLOCK B LOT 9	6000	BLOCK D LOT 21	6000	BLOCK E LOT 50	6019	BLOCK G LOT 9	6000	BLOCK H LOT 31	5740			
BLOCK B LOT 10X	3600	BLOCK D LOT 22	6000	BLOCK E LOT 51	6017	BLOCK G LOT 10	6000	BLOCK H LOT 32	5856			
BLOCK B LOT 11	4920	BLOCK D LOT 23	6000	BLOCK E LOT 52	6044	BLOCK G LOT 11	6000	BLOCK H LOT 33	7342			
BLOCK B LOT 12	4920	BLOCK D LOT 24	6000	BLOCK E LOT 53	6071	BLOCK G LOT 12	6000	BLOCK H LOT 34	8420			
BLOCK B LOT 13	4920	BLOCK D LOT 25	6005	BLOCK E LOT 54	7185	BLOCK G LOT 13	6000	BLOCK H LOT 35	7173			
BLOCK B LOT 14	4920	BLOCK D LOT 26	6214			BLOCK G LOT 14	6000	BLOCK H LOT 36	6637			
BLOCK B LOT 15	4920	BLOCK D LOT 27	17416			BLOCK G LOT 15	6000	BLOCK H LOT 37	6607			
BLOCK B LOT 16	4920					BLOCK G LOT 16	7050	BLOCK H LOT 38	8894			
BLOCK B LOT 17	4920					BLOCK G LOT 17	6000	BLOCK H LOT 39	9457			
BLOCK B LOT 18	4920					BLOCK G LOT 18	6000					
BLOCK B LOT 19	4920					BLOCK G LOT 19	8161					
BLOCK B LOT 20	4920					BLOCK G LOT 20	12902					
BLOCK B LOT 21	4920											
BLOCK B LOT 22	4920											

PRELIMINARY PLAT
SINGER TRACT

TOTAL ACRES: 94.35
TOTAL 50' LOT AREA: 45.57 ACRES
TOTAL 41' LOT AREA: 15.80 ACRES
TOTAL R.O.W. AREA: 10.61 ACRES

ALL BOUNDARY CORNERS SHOWN HEREON ARE
ALL MARKED WITH 1/2" IRON RODS UNLESS
OTHERWISE NOTED

PRELIMINARY PLAT
CASTLE HILLS- CARROLLTON ADDITION
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691
CITY OF CARROLLTON, DENTON COUNTY, TEXAS

CITY CASE NO. 12-15PP2

LandDesign.

222 W. Las Colinas Blvd., Suite 1405N
Irving, Texas 75039
V: 214.785.6009 F: 214.329.1112
www.LandDesign.com

TBPE: F-14754 / TBAE: BR-1927

DATE:
CREATED:
08/28/2015
REVISED:
11/18/2015

DRAWN BY:

PROJECT #:
8515017

SCALE:

SHEET #:
5 OF 13

1. BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND. TEXAS NORTH CENTRAL NAD 83.
2. SURVEY LINES ARE APPROXIMATE LOCATIONS ONLY, INFORMATION SUPPLIED BY OTHERS.

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 367, THE W.C. CANTWELL SURVEY, ABSTRACT NO. 292, THE W.J. BONNER SURVEY, ABSTRACT NO. 122 AND THE J.T. SHERROD SURVEY, ABSTRACT NO. 1691, BEING 94.350 ACRES OUT OF THAT CERTAIN CALLED 95.9874 ACRE TRACT OF LAND DESCRIBED IN DEED TO CRAIG B. SINGER AND WIFE, CAROL G. SINGER, RECORDED IN VOLUME 968, PAGE 505, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 01 DEGREES 22 MINUTES 59 SECONDS EAST, WITH THE EAST LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE WEST LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 323.24 FEET TO A WOOD FENCE CORNER POST FOUND ON THE BANK OF INDIAN CREEK;

THENCE NORTH 87 DEGREES 39 MINUTES 46 SECONDS WEST, LEAVING SAID CREEK BANK AND WITH THE SOUTH LINE OF SAID 95.9874 ACRE TRACT OF LAND, A DISTANCE OF 222.90 FEET TO A CAPPED IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF F.M. 2281 FOR THE SOUTHWEST CORNER OF SAID 95.9874 ACRE TRACT OF LAND

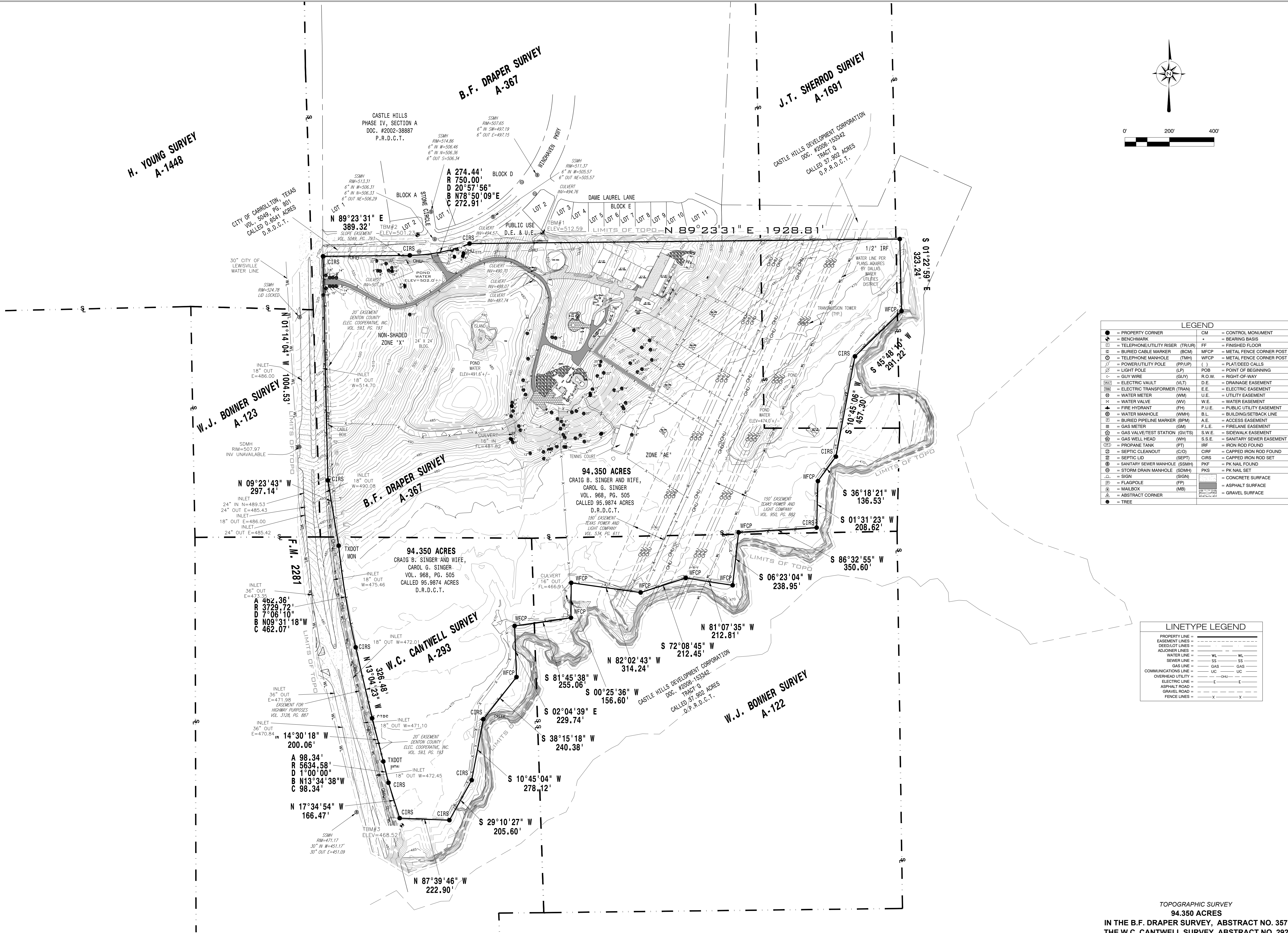
THENCE NORTH 89 DEGREES 23 MINUTES 31 SECONDS EAST, WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND THE SOUTH LINE OF SAID CASTLE HILLS, PHASE IV, PASSING THE SOUTHEAST CORNER THEREOF, SAME BEING A POINT ON A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, CONTINUING WITH THE NORTH LINE OF SAID 95.9874 ACRE TRACT OF LAND AND A SOUTH LINE OF SAID 37.902 ACRE TRACT OF LAND, A DISTANCE OF 1928.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 94.350 ACRES OF LAND, MORE OR LESS.

6 OF 13

NOTES:
BEARING BASIS DERIVED FROM GPS OBSERVATIONS MADE ON THE GROUND, TEXAS NORTH CENTRAL NAD 83.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 10/22/15 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. THOMPSON II R.P.L.S. No 4857



FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF CARROLLTON, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 480167, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT A PORTION OF THIS PROPERTY IS WITHIN 'NON-SHADED ZONE X' DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN' AND A PORTION OF THIS PROPERTY IS WITHIN 'ZONE AE' DEFINED AS 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD' AS SHOWN IN PANEL 0570 G OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

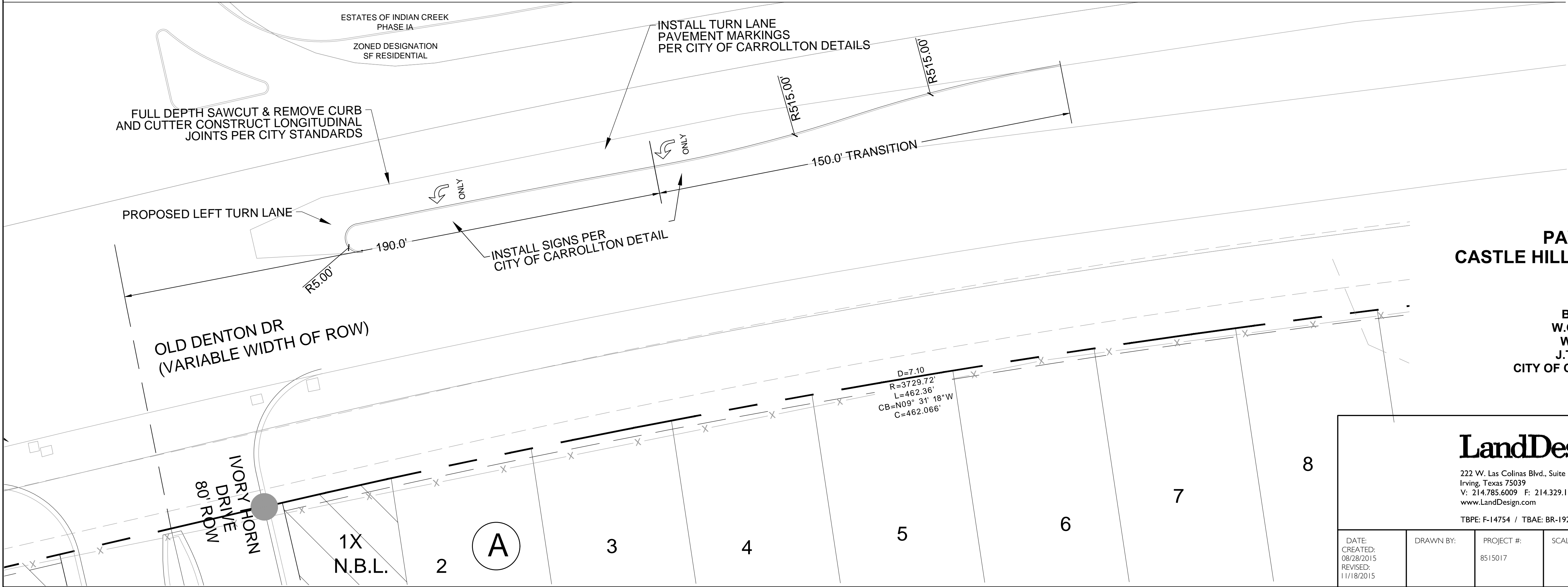
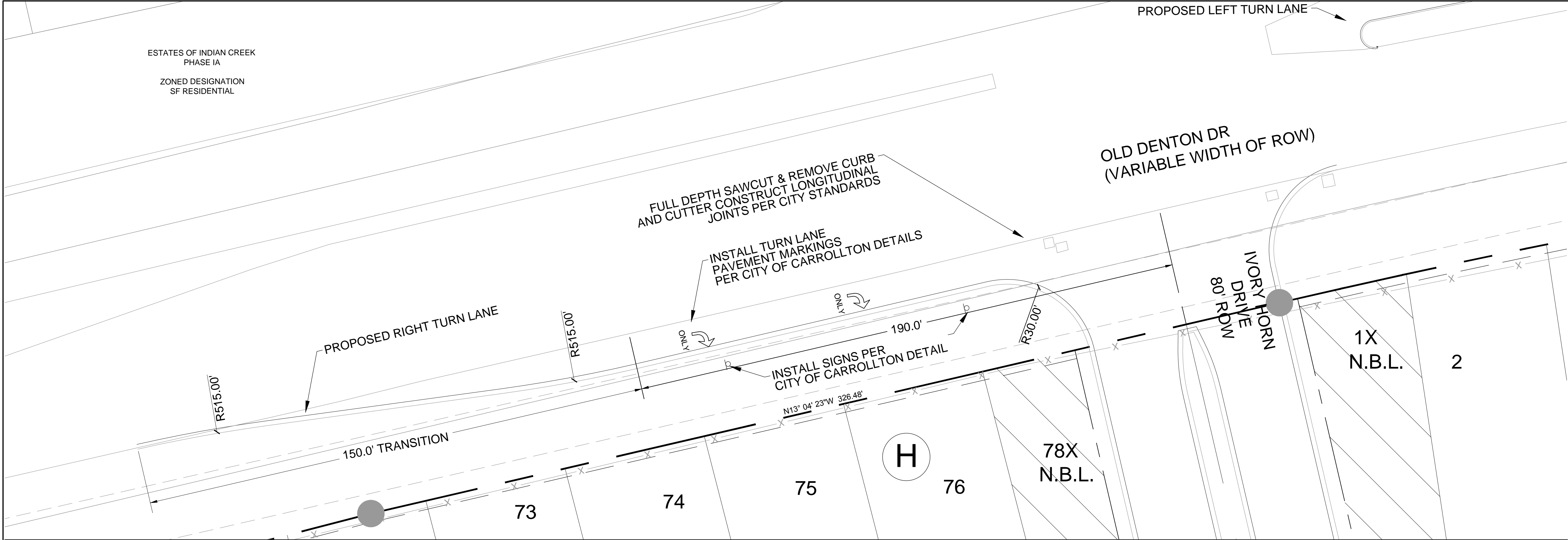
ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.

TOPOGRAPHIC SURVEY
94.350 ACRES
IN THE B.F. DRAPER SURVEY, ABSTRACT NO. 357
THE W.C. CANTWELL SURVEY, ABSTRACT NO. 292
THE W.J. BONNER SURVEY, ABSTRACT NO. 122
AND THE J.T. SHERROD SURVEY, ABSTRACT NO. 1691
CITY OF CARROLLTON
DENTON COUNTY, TEXAS



301 W. BROADWAY ST.
GAINESVILLE, TX 76240
PH. 940-665-9105
FAX. 940-665-9106

DRAWN BY: B.W. DATE: 11/04/2015 JOB NO: 1509.0032 SCALE: 1" = 200' PAGE: 1 OF 1



PRELIMINARY PLAT
CASTLE HILLS- SINGER TRACT
94.35 TOTAL ACRES
327 TOTAL LOTS

50' LOTS ±53.45 ACRES
DESIGNATED ZONING PD
233 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31, 33-40
BLOCK B, LOTS 2-9
BLOCK C, LOTS 1-16
BLOCK D, LOTS 1-27
BLOCK E, LOTS 1-54
BLOCK F, LOTS 1-40
BLOCK G, LOTS 1-19
BLOCK H, LOTS 45-65, 67, 69-76

9 COMMON AREA LOTS
BLOCK A, LOTS 1X, 32X, 41X
BLOCK B, LOTS 1X, 10X
BLOCK H, LOTS 44X, .66X, .68X, .77X

41' LOTS ±40.90 ACRES
DESIGNATED ZONING PD
81 RESIDENTIAL LOTS
BLOCK B, LOTS 11-29
BLOCK F, LOTS 21-44
BLOCK G, LOTS 20-39
BLOCK H, LOTS 1-20, 22-43

4 COMMON AREA LOTS
BLOCK B, LOTS 30X, 31X
BLOCK H, LOTS 21X
BLOCK I, LOTS 1X

CITY OF CARROLLTON
DENTON COUNTY, TEXAS
out of the

B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691

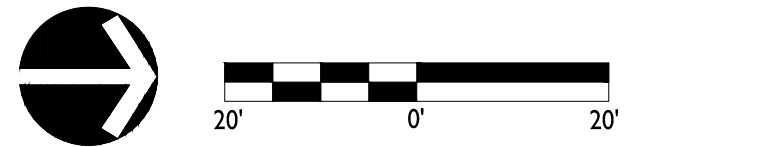
SF-RESIDENTIAL REQUIREMENTS
4,100 S.F. MIN LOT SIZE REQUIRED
1,600 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
3.445 LOTS PER ACRE
3.328 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 3.328 LOTS/AC

OWNER Craig Singer:
4534 Old Denton Road.
Carrollton, Texas 75010
Contact: Craig Singer
Phone: 972-939-4221

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.
222 West Las Colinas Boulevard, Suite 1405N
Irving, Texas 75039
Contact: Brian Dench
Phone: 214-785-6009

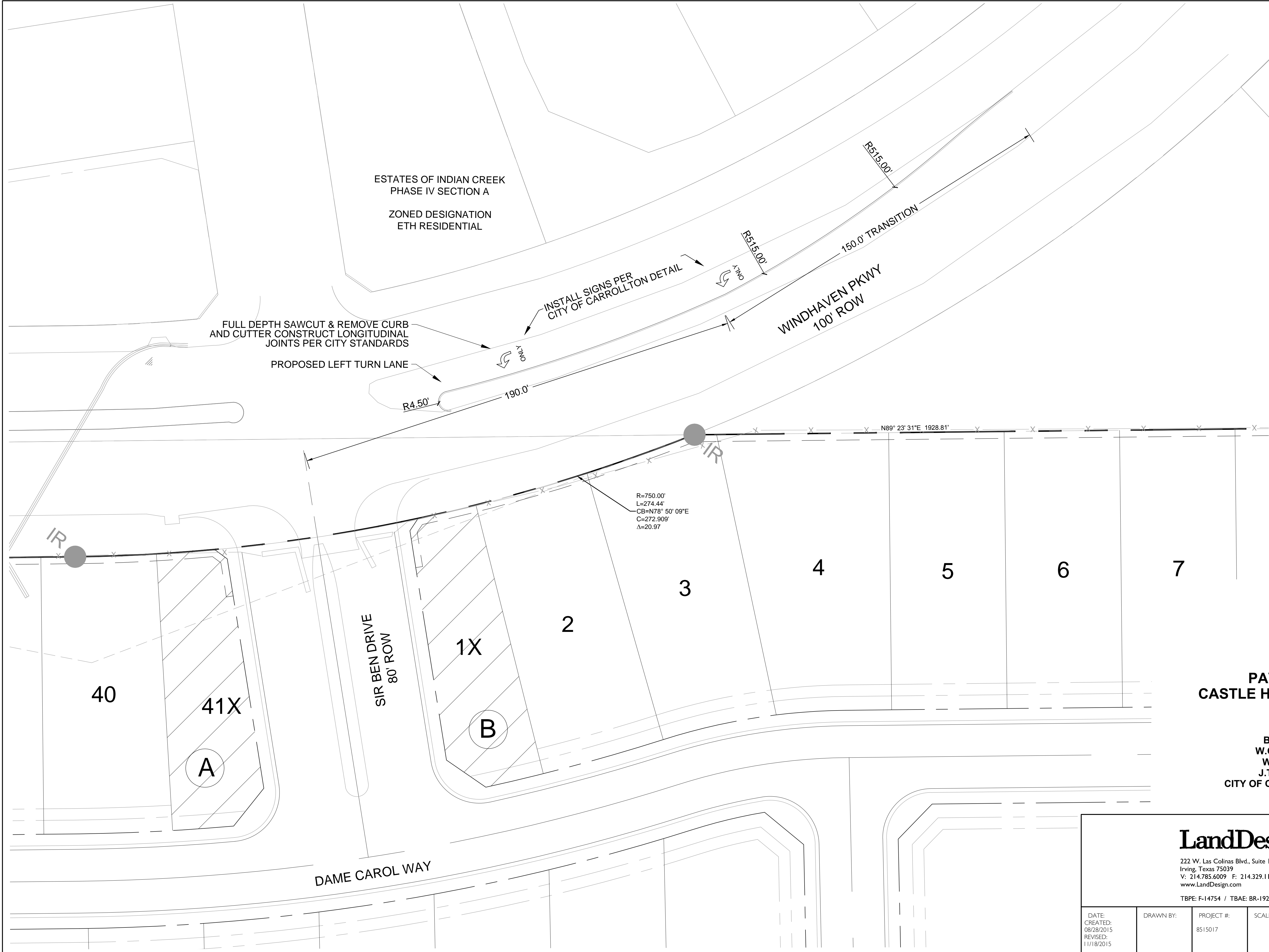


**PRELIMINARY PLAT
PAVING PLAN-TURN LANE
CASTLE HILLS- CARROLLTON ADDITION**
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
**B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691**
CITY OF CARROLLTON, DENTON COUNTY, TEXAS

CITY CASE NO. 12-15PP2

LandDesign.
222 W. Las Colinas Blvd., Suite 1405N
Irving, Texas 75039
V: 214.785.6009 F: 214.329.1112
www.LandDesign.com
TBPE: F-14754 / TBAE: BR-1927

DATE: CREATED: 08/28/2015 REVISED: 11/18/2015	DRAWN BY:	PROJECT #: 8515017	SCALE:	SHEET #: 8 OF 13
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PRELIMINARY PLAT
CASTLE HILLS- SINGER TRACT
94.35 TOTAL ACRES
327 TOTAL LOTS

50' LOTS ±53.45 ACRES
DESIGNATED ZONING PD
233 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31, 33-40
BLOCK B, LOTS 2-9
BLOCK C, LOTS 1-16
BLOCK D, LOTS 1-27
BLOCK E, LOTS 1-54
BLOCK F, LOTS 1-40
BLOCK G, LOTS 1-19
BLOCK H, LOTS 45-65, 67, 69-76

9 COMMON AREA LOTS
BLOCK A, LOTS 1X, 32X, 41X
BLOCK B, LOTS 1X, 10X
BLOCK H, LOTS 44X, 66X, 68X, 77X
41' LOTS ±40.90 ACRES
DESIGNATED ZONING PD
81 RESIDENTIAL LOTS
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4 COMMON AREA LOTS
BLOCK B, LOTS 30X, 31X
BLOCK H, LOTS 21X
BLOCK I, LOTS 1X

CITY OF CARROLLTON
DENTON COUNTY, TEXAS
out of the

B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691

SF-RESIDENTIAL REQUIREMENTS
4,100 S.F. MIN LOT SIZE REQUIRED
1,600 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
3.445 LOTS PER ACRE
3.328 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 3.328 LOTS/AC

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Craig Singer,
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Carrollton, Texas 75010
Contact: Craig Singer
Phone: 972-939-4221

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2520 King Arthur Blvd.
Suite 200
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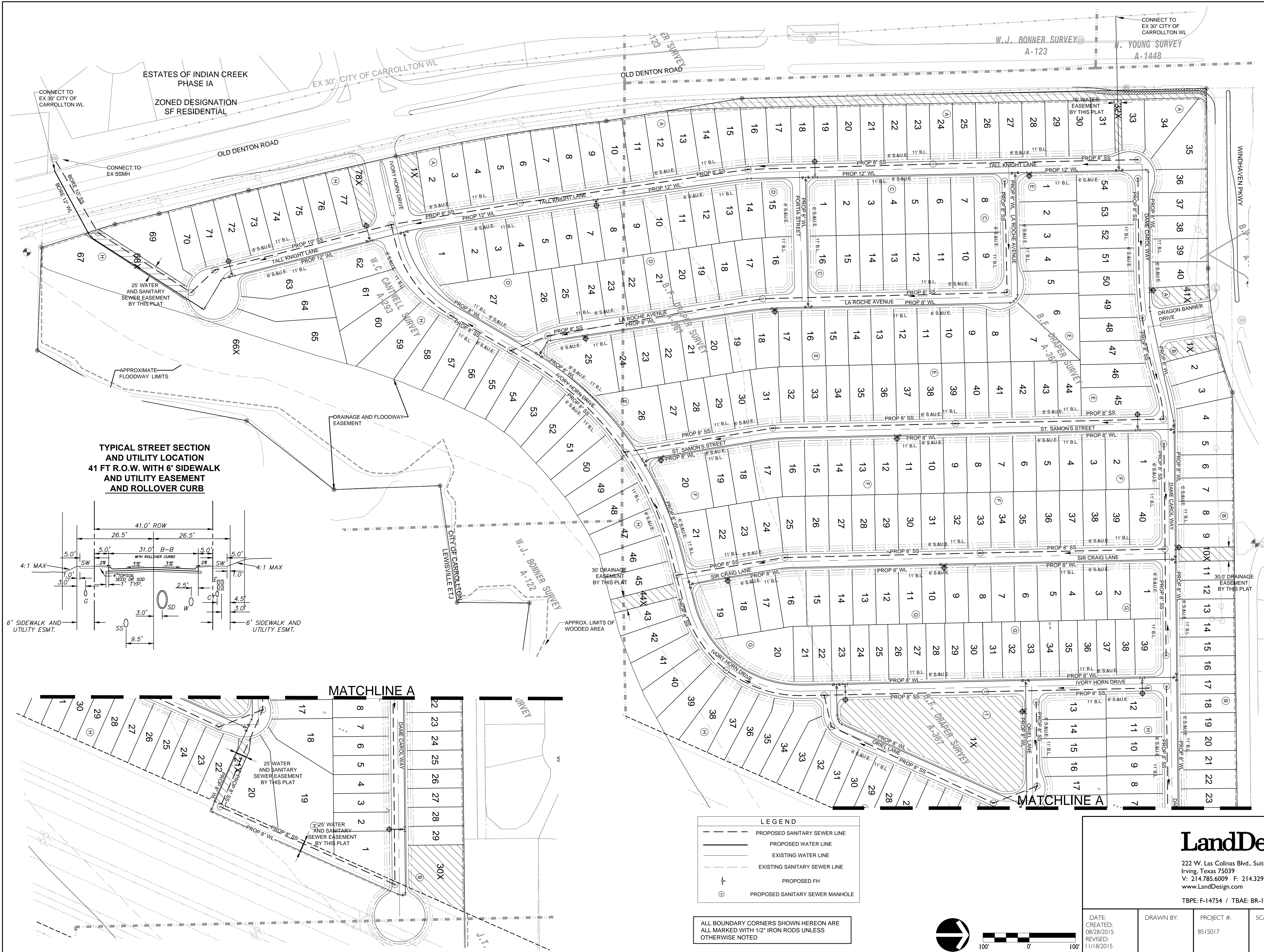


PRELIMINARY PLAT
PAVING PLAN-TURN LANE
CASTLE HILLS- CARROLLTON ADDITION
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
B.F. DRAPER SURVEY, ABST. 367
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CITY OF CARROLLTON, DENTON COUNTY, TEXAS

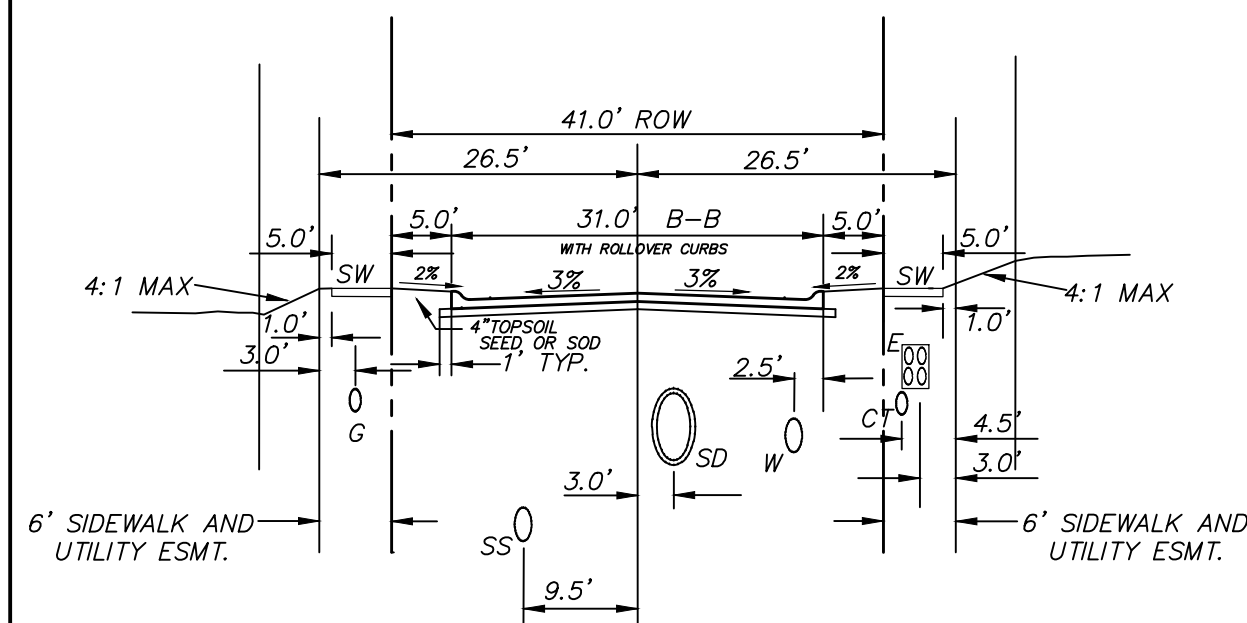
CITY CASE NO. 12-15PP2

LandDesign.
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Irving, Texas 75039
V: 214.785.6009 F: 214.329.1112
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DATE: CREATED: 08/28/2015 REVISED: 11/18/2015	DRAWN BY:	PROJECT #: 8515017	SCALE:	SHEET #: 9 OF 13
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**TYPICAL STREET SECTION
AND UTILITY LOCATION
41 FT R.O.W. WITH 6' SIDEWALK
AND UTILITY EASEMENT
AND ROLLOVER CURB**

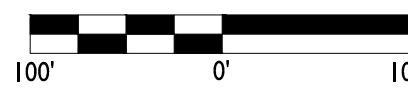
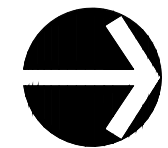


MATCHLINE A

MATCHLINE A

LEGEND	
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED FH
	PROPOSED SANITARY SEWER MANHOLE

ALL BOUNDARY CORNERS SHOWN HEREON ARE
ALL MARKED WITH 1/2" IRON RODS UNLESS
OTHERWISE NOTED



**PRELIMINARY PLAT
WATER AND SANITARY PLAN
CASTLE HILLS- CARROLLTON ADDITION**
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691
CITY OF CARROLLTON, DENTON COUNTY, TEXAS

CITY CASE NO. 12-15PP2

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DATE: CREATED: 08/28/2015 REVISED: 11/18/2015	DRAWN BY:	PROJECT #: 8515017	SCALE:	SHEET #: 10 OF 13
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OWNER	Craig Singer. 4534 Old Denton Road. Carrollton, Texas 75010 Contact: Craig Singer Phone: 972-939-4221
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. 222 West Las Colinas Boulevard, Suite 1405N Irving, Texas 75039 Contact: Brian Dench Phone: 214-785-6009



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PRELIMINARY PLAT
CASTLE HILLS - SINGER TRACT
94.35 TOTAL ACRES
327 TOTAL LOTS

50' LOTS ±53.45 ACRES

DESIGNATED ZONING PD

233 RESIDENTIAL LOTS

BLOCK A, LOTS 2-31, 33-40

BLOCK B, LOTS 2-9

BLOCK C, LOTS 1-16

BLOCK D, LOTS 1-27

BLOCK E, LOTS 1-54

BLOCK F, LOTS 1-40

BLOCK G, LOTS 1-19

BLOCK H, LOTS 45-65, 67, 69-76

9 COMMON AREA LOTS

BLOCK A, LOTS 1X, 32X, 41X

BLOCK B, LOTS 1X, 10X

BLOCK H, LOTS 44X, 66X, 68X, 77X

41' LOTS ±40.90 ACRES

DESIGNATED ZONING PD

81 RESIDENTIAL LOTS

BLOCK B, LOTS 11-29

BLOCK F, LOTS 21-44

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4 COMMON AREA LOTS

BLOCK B, LOTS 30X, 31X

BLOCK H, LOTS 21X

BLOCK I, LOTS 1X

CITY OF CARROLLTON

DENTON COUNTY, TEXAS

out of the

B.F. DRAPER SURVEY, ABST. 367

W.C. CANTWELL SURVEY, ABST. 292

W.J. BONNER SURVEY, ABST. 122

J.T. SHERROD SURVEY, ABST. 1691

SF-RESIDENTIAL REQUIREMENTS

4,100 S.F. MIN LOT SIZE REQUIRED

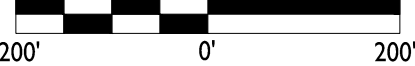
1,600 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS

3.445 LOTS PER ACRE

3.328 UNITS PER ACRE

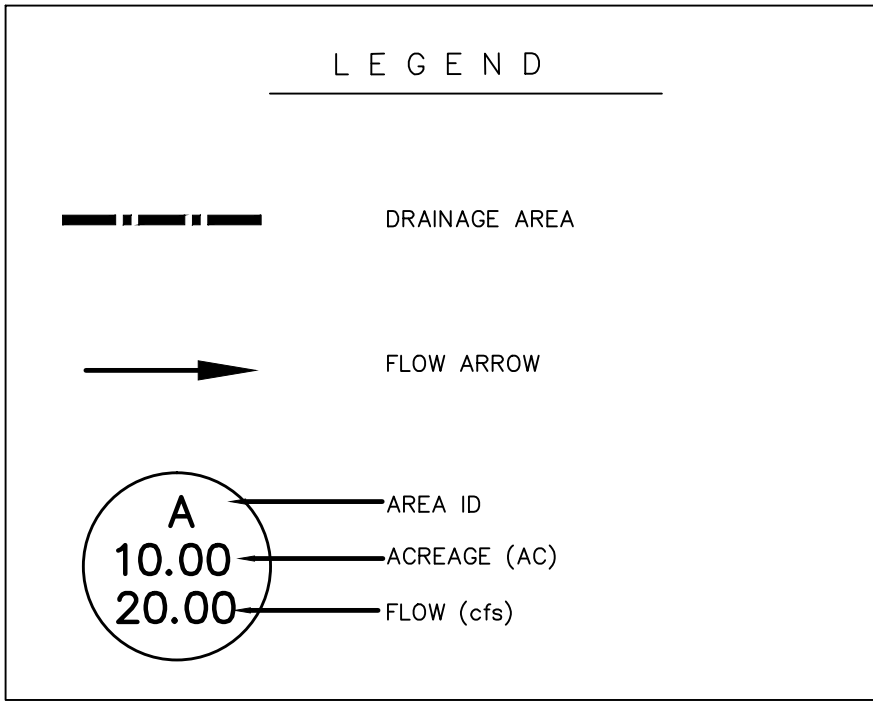
S.F. RESIDENTIAL DENSITY 3.328 LOTS/AC



**PRELIMINARY PLAT
EXISTING DRAINAGE AREA MAP
CASTLE HILLS- CARROLLTON ADDITION**
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
**B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691**
CITY OF CARROLLTON, DENTON COUNTY, TEXAS

DRAINAGE AREA MAP EXISTING CONDITIONS						
AREA	ACRES	C	TC (min)	I (in/hr)	CF	Q(100) CFS
OS1	44.81 AC	0.30	15	8.82	1.25	148.20
OS2	49.54 AC	0.30	15	8.82	1.25	163.86

* OFFSITE DRAINAGE INFORMATION
TAKEN FROM RECORD DRAWINGS
OF CASTLE HILLS PHASE 4 SECTION
A PERFORMED BY HUNTER
ASSOCIATES TEXAS, LTD.
DATED 05/14/03



ALL BOUNDARY CORNERS SHOWN HEREON ARE
ALL MARKED WITH 1/2" IRON RODS UNLESS
OTHERWISE NOTED

CITY CASE NO. 12-15PP2

LandDesign.

222 W. Las Colinas Blvd., Suite 1405N
Irving, Texas 75039
V: 214.785.6009 F: 214.329.1112
www.LandDesign.com

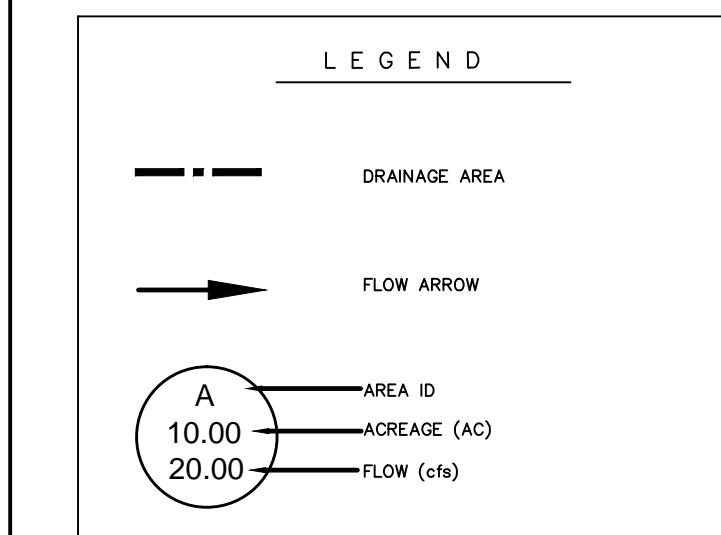
TBPE: F-14754 / TBAE: BR-1927

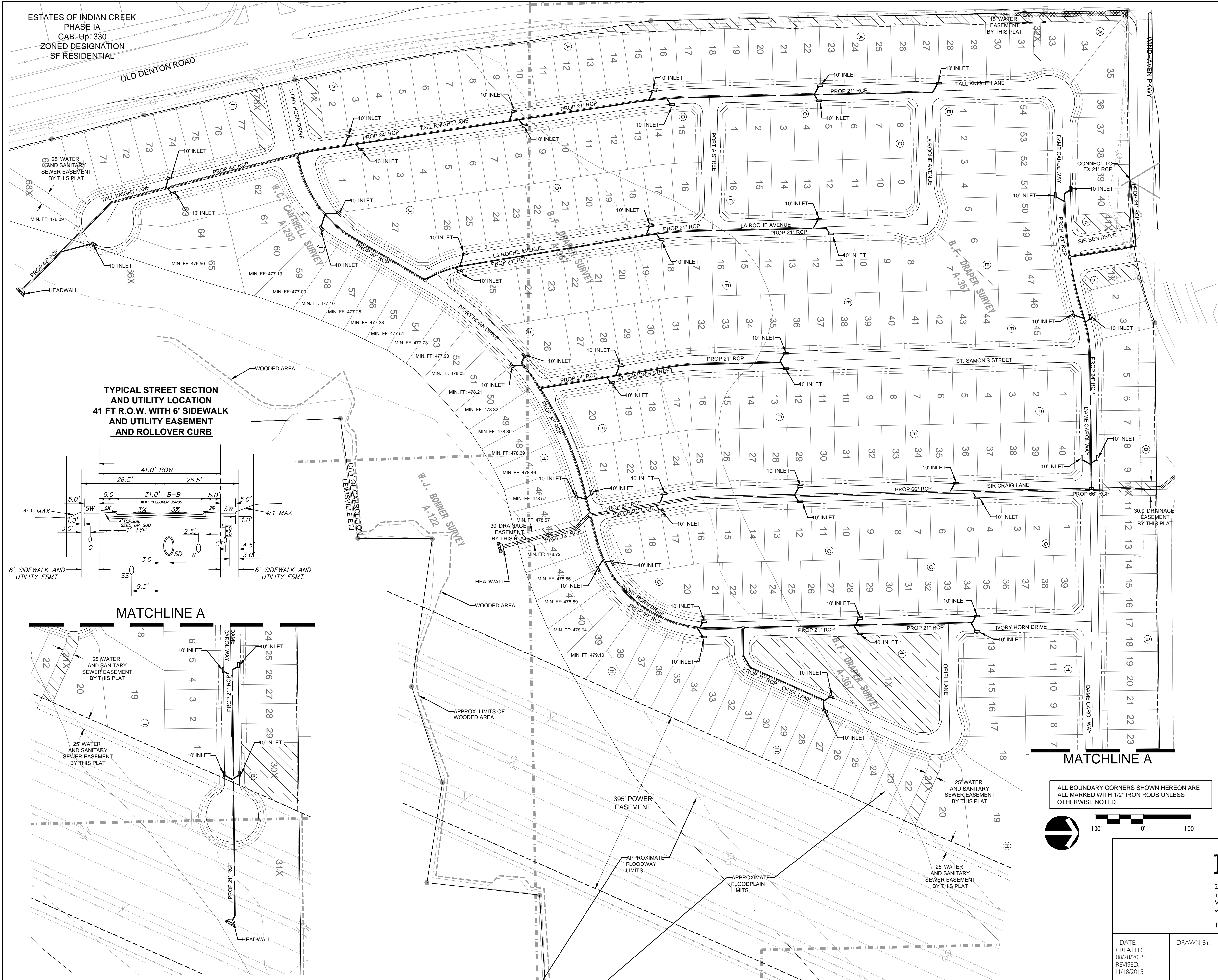
DATE: CREATED: 08/28/2015 REVISED: 11/18/2015	DRAWN BY:	PROJECT #: 8515017	SCALE:	SHEET #: 11 OF 13
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DRAINAGE AREA MAP						
AREA	ACRES	C	TC (min)	I (in/hr)	CF	Q(100) CFS
A1	2.81 AC	0.55	15	7.52	1.25	14.52
A2	1.40 AC	0.55	15	7.52	1.25	7.21
A3	1.32 AC	0.55	15	7.52	1.25	6.80
A4	1.29 AC	0.55	15	7.52	1.25	6.67
A5	1.17 AC	0.55	15	7.52	1.25	6.04
A6	1.13 AC	0.55	15	7.52	1.25	5.84
A8	1.33 AC	0.55	15	7.52	1.25	6.85
A9	0.97 AC	0.55	15	7.52	1.25	5.02
A10	0.94 AC	0.55	15	7.52	1.25	4.84
A11	1.14 AC	0.55	15	7.52	1.25	5.89
A12	0.95 AC	0.55	15	7.52	1.25	4.91
A13	1.13 AC	0.55	15	7.52	1.25	5.85
A14	0.73 AC	0.55	15	7.52	1.25	3.78
A15	0.87 AC	0.55	15	7.52	1.25	4.52
A16	0.28 AC	0.55	15	7.52	1.25	1.43
A17	1.18 AC	0.55	15	7.52	1.25	6.08
A19	1.13 AC	0.55	15	7.52	1.25	5.85
A21	1.17 AC	0.55	15	7.52	1.25	6.03
A22	1.26 AC	0.55	15	7.52	1.25	6.52
A23	1.07 AC	0.55	15	7.52	1.25	5.51
A24	1.09 AC	0.55	15	7.52	1.25	5.61

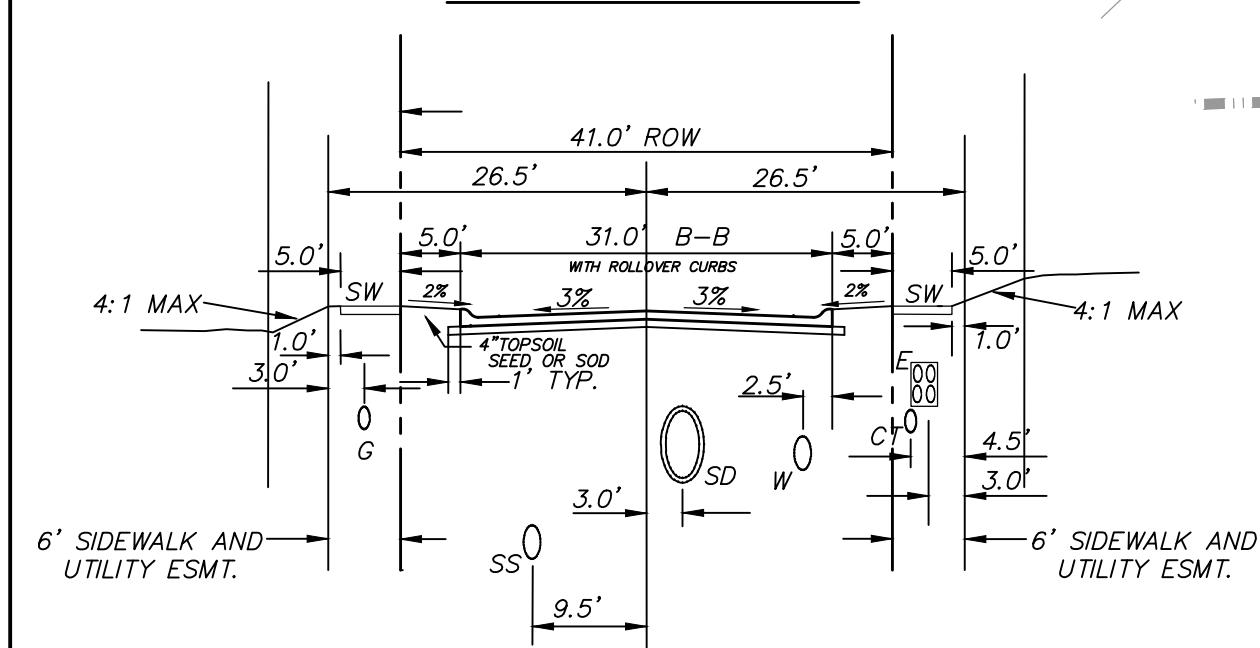
DRAINAGE AREA MAP						
AREA	ACRES	C	TC (min)	I (in/hr)	CF	Q(100) CFS
A25	1.16 AC	0.55	15	7.52	1.25	6.00
A26	1.15 AC	0.55	15	7.52	1.25	5.97
A27	1.29 AC	0.55	15	7.52	1.25	6.68
A28	1.29 AC	0.55	15	7.52	1.25	6.68
A29	1.32 AC	0.55	15	7.52	1.25	6.83
A30	2.03 AC	0.55	15	7.52	1.25	10.52
A31	1.35 AC	0.55	15	7.52	1.25	6.99
A32	0.92 AC	0.55	15	7.52	1.25	4.76
A33	0.95 AC	0.55	15	7.52	1.25	4.91
A34	1.20 AC	0.55	15	7.52	1.25	6.21
A35	1.05 AC	0.55	15	7.52	1.25	5.41
A36	1.21 AC	0.55	15	7.52	1.25	6.28
A37	1.10 AC	0.55	15	7.52	1.25	5.66
A38	1.02 AC	0.55	15	7.52	1.25	5.25
A39	0.87 AC	0.55	15	7.52	1.25	4.49
A40	0.84 AC	0.55	15	7.52	1.25	4.32
A41	0.71 AC	0.55	15	7.52	1.25	3.69
A42	1.19 AC	0.55	15	7.52	1.25	6.15
A43	1.80 AC	0.55	15	7.52	1.25	9.30
A44	1.06 AC	0.55	15	7.52	1.25	5.47
A45	1.88 AC	0.55	15	7.52	1.25	9.72

DRAINAGE AREA MAP						
AREA	ACRES	C	TC (min)	I (in/hr)	CF	Q(100) CFS
A46	1.35 AC	0.55	15	7.52	1.25	6.96
A47	0.66 AC	0.55	15	7.52	1.25	3.40
A48	0.79 AC	0.55	15	7.52	1.25	4.11
A49	1.18 AC	0.55	15	7.52	1.25	6.09
A50	0.79 AC	0.55	15	7.52	1.25	4.11
A51	1.04 AC	0.55	15	7.52	1.25	5.37
A52	0.80 AC	0.55	15	7.52	1.25	4.11
A53	0.66 AC	0.55	15	7.52	1.25	3.40
A54	0.89 AC	0.55	15	7.52	1.25	4.62





TYPICAL STREET SECTION
AND UTILITY LOCATION
41 FT R.O.W. WITH 6' SIDEWALK
AND UTILITY EASEMENT
AND ROLLOVER CURB



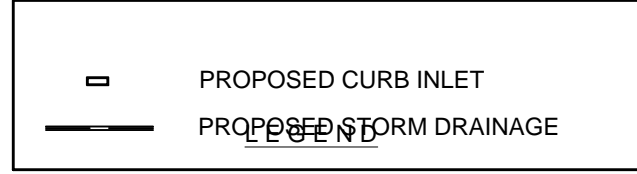
MATCHLINE A

MATCHLINE A

OWNER Craig Singer.
4534 Old Denton Road.
Carrollton, Texas 75010
Contact: Craig Singer
Phone: 972-939-4221

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.
222 West Las Colinas Boulevard, Suite 1405N
Irving, Texas 75039
Contact: Brian Dench
Phone: 214-785-6009



PRELIMINARY PLAT
CASTLE HILLS- SINGER TRACT
94.35 TOTAL ACRES
327 TOTAL LOTS

50' LOTS #53.45 ACRES
DESIGNATED ZONING PD
233 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31, 33-40
BLOCK B, LOTS 2-8
BLOCK C, LOTS 1-16
BLOCK D, LOTS 1-27
BLOCK E, LOTS 1-54
BLOCK F, LOTS 1-40
BLOCK G, LOTS 1-19
BLOCK H, LOTS 45-65, 67-69-76

9 COMMON AREA LOTS
BLOCK A, LOTS 1X, 32X, 41X
BLOCK B, LOTS 1X, 10X
BLOCK H, LOTS 44X, 66X, 68X, 77X

41' LOTS #40.90 ACRES
DESIGNATED ZONING PD
81 RESIDENTIAL LOTS
BLOCK B, LOTS 11-29
BLOCK F, LOTS 21-44
BLOCK G, LOTS 20-39
BLOCK H, LOTS 1-20, 22-43

4 COMMON AREA LOTS
BLOCK B, LOTS 30X, 31X
BLOCK H, LOTS 21X
BLOCK I, LOTS 1X

CITY OF CARROLLTON
DENTON COUNTY, TEXAS
out of the
B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691

SF-RESIDENTIAL REQUIREMENTS
4,100 S.F. MIN LOT SIZE REQUIRED
1,600 S.F. MIN UNIT SIZE REQUIRED

DENSITY CALCULATIONS
3.445 LOTS PER ACRE
3.328 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 3.328 LOTS/AC

**PRELIMINARY PLAT
DRAINAGE PLAN
CASTLE HILLS- CARROLLTON ADDITION**
94.35 ACRES OF LAND AND
327 TOTAL LOTS
SITUATED IN THE
B.F. DRAPER SURVEY, ABST. 367
W.C. CANTWELL SURVEY, ABST. 292
W.J. BONNER SURVEY, ABST. 122
J.T. SHERROD SURVEY, ABST. 1691
CITY OF CARROLLTON, DENTON COUNTY, TEXAS

ALL BOUNDARY CORNERS SHOWN HEREON ARE
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DATE: CREATED: 08/28/2015 REVISED: 11/18/2015	DRAWN BY:	PROJECT #: 8515017	SCALE:	SHEET #: 13 OF 13
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CITY CASE NO. 12-15PP2

EXHIBIT C

DETAILED HARD COST ESTIMATES

**CASTLE HILLS - CARROLLTON ADDITION
PRELIMINARY CONCEPTUAL COST ESTIMATE
STORM DRAINAGE INFRASTRUCTURE COSTS
November 24, 2015**

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
18" RCP	850	LF	\$45.00	\$38,250.00
21" RCP	3,950	LF	\$55.00	\$217,250.00
24" RCP	1,800	LF	\$65.00	\$117,000.00
30" RCP	1,210	LF	\$70.00	\$84,700.00
42" RCP	670	LF	\$150.00	\$100,500.00
66" RCP	1,245	LF	\$285.00	\$354,825.00
72" RCP	325	LF	\$300.00	\$97,500.00
7'X7' Junction Box	2	EA	\$6,500.00	\$13,000.00
5'X5' Junction Box	4	EA	\$5,500.00	\$22,000.00
3'X3' Junction Box	2	EA	\$5,000.00	\$10,000.00
10' Curb Inlet	54	EA	\$3,100.00	\$167,400.00
Remove Existing Curb Inlet	2	EA	\$1,000.00	\$2,000.00
10' Recessed Inlet	2	EA	\$3,500.00	\$7,000.00
21" Headwall	1	EA	\$3,500.00	\$3,500.00
42" Headwall	1	EA	\$4,500.00	\$4,500.00
72" Headwall	1	EA	\$7,500.00	\$7,500.00
Remove Existing Headwall	1	EA	\$1,500.00	\$1,500.00
Remove and Replace Existing Concrete	200	SY	\$75.00	\$15,000.00
Connecting to Existing	2	EA	\$1,500.00	\$3,000.00
Trench Safety	10,050	LF	\$1.00	\$10,050.00
Miscellaneous	1	LS	\$50,000.00	\$50,000.00
15% Contingencies				\$198,971.25
TOTAL				\$1,525,446.25

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the rehabilitation of existing sanitary sewer line, retaining walls, demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. General landscape, hardscape, tree removal, lake draining and remediation of soils, project signage, irrigation, street lights, traffic signal improvements, building demolition, demolition of existing on-site improvements, screen walls, and associated items are not included in the conceptual cost estimates.
4. The Conceptual Cost Estimates are based upon the preliminary plat dated 11/18/2015 by LandDesign, Inc.
5. The conceptual cost estimate does not incorporate any phasing of the development. It assumes all construction is completed in one phase.
6. Any conceptual cost estimates provided by LandDesign will be on a basis of experience and judgment, but since it has no control over market conditions or bidding procedures, LandDesign cannot and does not warrant that bids or ultimate construction costs will not vary from these conceptual cost estimates. We recommend that you review these unit prices with local contractors.

**CASTLE HILLS - CARROLLTON ADDITION
PRELIMINARY CONCEPTUAL COST ESTIMATE
SANITARY SEWER INFRASTRUCTURE COSTS
November 24, 2015**

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
8" Sanitary Sewer(SDR 26)	8,200	LF	\$35.00	\$287,000.00
8" Sanitary Sewer(SDR 35)	2,280	LF	\$30.00	\$68,400.00
10" Sanitary Sewer (SDR 26)	890	LF	\$50.00	\$44,500.00
6' Dia. Manholes	37	EA	\$6,000.00	\$222,000.00
Sanitary Sewer Service laterals	314	EA	\$600.00	\$188,400.00
Connect to Existing SS MH	1	EA	\$1,500.00	\$1,500.00
Bore with Steel Encasement	150	LF	\$350.00	\$52,500.00
Trench Safety	11,370	EA	\$1.00	\$11,370.00
Miscellaneous	1	EA	\$50,000.00	\$50,000.00
15% Contingencies				\$138,850.50
TOTAL				\$1,064,520.50

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
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**CASTLE HILLS - CARROLLTON ADDITION
PRELIMINARY CONCEPTUAL COST ESTIMATE
WATER INFRASTRUCTURE COSTS
November 24, 2015**

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
8" Water	9,200	LF	\$35.00	\$322,000.00
12" Water	3,300	LF	\$50.00	\$165,000.00
6" Valve	20	EA	\$1,000.00	\$20,000.00
8" Valve	39	EA	\$1,400.00	\$54,600.00
12" Valve	10	EA	\$2,500.00	\$25,000.00
Domestic Water Service Laterals	314	EA	\$700.00	\$219,800.00
Fittings	20.0	TONS	\$5,000.00	\$100,000.00
Fire Hydrant Assembly	20	EA	\$3,100.00	\$62,000.00
Connect to Existing with	2	EA	\$5,000.00	\$10,000.00
Bore with Steel Encasement	300	LF	\$350.00	\$105,000.00
Trench Safety	12,500	LF	\$1.00	\$12,500.00
Miscellaneous	1	EA	\$50,000.00	\$50,000.00
15% Contingencies				\$171,885.00
TOTAL				\$1,317,785.00

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the rehabilitation of existing sanitary sewer line, retaining walls, demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. General landscape, hardscape, tree removal, lake draining and remediation of soils, project signage, irrigation, street lights, traffic signal improvements, building demolition, demolition of existing on-site improvements, screen walls, and associated items are not included in the conceptual cost estimates.
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**CASTLE HILLS - CARROLLTON ADDITION
PRELIMINARY CONCEPTUAL COST ESTIMATE
PAVING INFRASTRUCTURE COSTS
November 24, 2015**

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
<u>On Site Paving</u>				
6" Reinforced Concrete Pavement	41,020	SY	\$30.00	\$1,230,600.00
8" Flex Base	43,415	SY	\$20.00	\$868,300.00
Barrier Free Ramps	53	EA	\$1,200.00	\$63,600.00
5' Sidewalk	1,100	SY	\$40.00	\$44,000.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00
<u>Turn Lanes</u>				
8" Reinforced Concrete Pavement	2,600	SY	\$50.00	\$130,000.00
8" Flex Base	2,900	SY	\$20.00	\$58,000.00
Barrier Free Ramps	4	EA	\$1,200.00	\$4,800.00
5' Sidewalk	1,800	SY	\$40.00	\$72,000.00
Sawcut Existing Curb	2,400	LF	\$15.00	\$36,000.00
Miscellaneous	1	EA	\$25,000.00	\$25,000.00
15% Contingencies				\$383,595.00
TOTAL				\$2,940,895.00

Notes:

1. Miscellaneous costs include proposed signage, traffic control, testing, and other minor incidental costs.
2. Costs associated with the rehabilitation of existing sanitary sewer line, retaining walls, demolition/removal and/or relocation of existing private utilities, power poles, gas lines and buildings etc. are not included in the conceptual cost estimate.
3. General landscape, hardscape, tree removal, lake draining and remediation of soils, project signage, irrigation, street lights, traffic signal improvements, building demolition, demolition of existing on-site improvements, screen walls, and associated items are not included in the conceptual cost estimates.
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**CASTLE HILLS - CARROLLTON ADDITION
PRELIMINARY CONCEPTUAL COST ESTIMATE
EARTHWORK & RETAINING WALLS COSTS
November 24, 2015**

ITEM	QUANTITY	UNIT	UNIT PRICE	COST
Clearing & Grubbing	80.5	AC	\$2,500.00	\$201,250.00
Rough Grading	472,732	CY	\$3.50	\$1,654,562.00
Import (Assumed Quantity)	150,000	CY	\$10.00	\$1,500,000.00
External Retaining Walls (Assume 5' along Northern/Western Wall)	16,050	SF	\$66.00	\$1,059,300.00
Internal Retaining Walls (Allowance per lot)	314	LOT	\$2,500.00	\$785,000.00
Miscellaneous	1	EA	\$50,000.00	\$50,000.00
15% Contingencies				\$787,516.80
TOTAL				\$6,037,628.80

Notes:

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EXHIBIT D

ASSESSMENT ROLL

TPN 21710 | 6% INTEREST

41' Lots: 78 | 50' Lots: 168

YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2016					\$4,935,161.02
2017	\$296,109.66	\$135,093.11	\$11,620.47	\$442,823.24	\$4,800,067.91
2018	\$288,004.07	\$143,082.49	\$11,736.67	\$442,823.24	\$4,656,985.41
2019	\$279,419.12	\$151,550.08	\$11,854.04	\$442,823.24	\$4,505,435.34
2020	\$270,326.12	\$160,524.54	\$11,972.58	\$442,823.24	\$4,344,910.80
2021	\$260,694.65	\$170,036.29	\$12,092.30	\$442,823.24	\$4,174,874.51
2022	\$250,492.47	\$180,117.54	\$12,213.23	\$442,823.24	\$3,994,756.97
2023	\$239,685.42	\$190,802.46	\$12,335.36	\$442,823.24	\$3,803,954.51
2024	\$228,237.27	\$202,127.25	\$12,458.71	\$442,823.24	\$3,601,827.26
2025	\$216,109.64	\$214,130.30	\$12,583.30	\$442,823.24	\$3,387,696.96
2026	\$203,261.82	\$226,852.29	\$12,709.13	\$442,823.24	\$3,160,844.67
2027	\$189,650.68	\$240,336.33	\$12,836.22	\$442,823.24	\$2,920,508.33
2028	\$175,230.50	\$254,628.15	\$12,964.59	\$442,823.24	\$2,665,880.18
2029	\$159,952.81	\$269,776.19	\$13,094.23	\$442,823.24	\$2,396,103.99
2030	\$143,766.24	\$285,831.82	\$13,225.17	\$442,823.24	\$2,110,272.16
2031	\$126,616.33	\$302,849.48	\$13,357.43	\$442,823.24	\$1,807,422.68
2032	\$108,445.36	\$320,886.88	\$13,491.00	\$442,823.24	\$1,486,535.80
2033	\$89,192.15	\$340,005.18	\$13,625.91	\$442,823.24	\$1,146,530.62
2034	\$68,791.84	\$360,269.23	\$13,762.17	\$442,823.24	\$786,261.39
2035	\$47,175.68	\$381,747.76	\$13,899.79	\$442,823.24	\$404,513.63
2036	\$24,270.82	\$404,513.63	\$14,038.79	\$442,823.24	(\$0.00)
	\$3,665,432.65	\$4,935,161.02	\$255,871.09	\$8,856,464.76	

TPN 17354 | 6% INTEREST

41' Lots: 3 | 50' Lots: 65

YEAR	INTEREST	PRINCIPAL	COLLECTION EXPENSES	TOTAL	ASSESSMENT BALANCE
2016					\$1,435,273.16
2017	\$86,116.39	\$39,288.59	\$3,379.53	\$128,784.51	\$1,395,984.57
2018	\$83,759.07	\$41,612.11	\$3,413.33	\$128,784.51	\$1,354,372.46
2019	\$81,262.35	\$44,074.70	\$3,447.46	\$128,784.51	\$1,310,297.76
2020	\$78,617.87	\$46,684.71	\$3,481.94	\$128,784.51	\$1,263,613.05
2021	\$75,816.78	\$49,450.97	\$3,516.76	\$128,784.51	\$1,214,162.07
2022	\$72,849.72	\$52,382.86	\$3,551.92	\$128,784.51	\$1,161,779.21
2023	\$69,706.75	\$55,490.32	\$3,587.44	\$128,784.51	\$1,106,288.89
2024	\$66,377.33	\$58,783.86	\$3,623.32	\$128,784.51	\$1,047,505.03
2025	\$62,850.30	\$62,274.66	\$3,659.55	\$128,784.51	\$985,230.37
2026	\$59,113.82	\$65,974.54	\$3,696.15	\$128,784.51	\$919,255.83
2027	\$55,155.35	\$69,896.06	\$3,733.11	\$128,784.51	\$849,359.77
2028	\$50,961.59	\$74,052.49	\$3,770.44	\$128,784.51	\$775,307.28
2029	\$46,518.44	\$78,457.93	\$3,808.14	\$128,784.51	\$696,849.35
2030	\$41,810.96	\$83,127.33	\$3,846.22	\$128,784.51	\$613,722.02
2031	\$36,823.32	\$88,076.50	\$3,884.69	\$128,784.51	\$525,645.52
2032	\$31,538.73	\$93,322.25	\$3,923.53	\$128,784.51	\$432,323.27
2033	\$25,939.40	\$98,882.35	\$3,962.77	\$128,784.51	\$333,440.92
2034	\$20,006.46	\$104,775.66	\$4,002.40	\$128,784.51	\$228,665.26
2035	\$13,719.92	\$111,022.18	\$4,042.42	\$128,784.51	\$117,643.08
2036	\$7,058.58	\$117,643.08	\$4,082.84	\$128,784.51	(\$0.00)
	\$1,066,003.13	\$1,435,273.16	\$74,413.97	\$2,575,690.26	