

FINAL PLAT OF CASTLE HILLS PHASE 9
34.367 TOTAL ACRES
192 TOTAL LOTS
TOTAL LOT AREA: 28.488 ACRES
TOTAL R.O.W. AREA: 5.879 ACRES

50' LOTS
192 LOTS
DESIGNATED ZONING "ETH" (ESTATE TOWNHOUSE)

177 RESIDENTIAL LOTS
BLOCK A, LOTS 2, 5-23, 25-40, 44-50
BLOCK B, LOTS 1-11, 13-28, 30-40
BLOCK C, LOTS 3-10, 12-29, 31-40
BLOCK D, LOTS 1-11, 13-28, 30-40
BLOCK E, LOTS 2-12, 14-20

15 COMMON AREAS
BLOCK A, LOTS 1x, 3x, 4x, 24x, 41x, 51x
BLOCK B, LOTS 12x, 29x
BLOCK C, LOTS 11x, 30x
BLOCK D, LOTS 12x, 29x
BLOCK E, LOTS 1x, 13x, 21x

CITY OF LEWISVILLE E.T.J.
DENTON COUNTY, TEXAS
out of the
H. GROOMS SURVEY, ABST. 440
S. WILSON SURVEY, ABST. 1357
R. HENSWORTH SURVEY, ABST. 578
D. BREWSTER SURVEY, ABST. 57
J. DOOLEY SURVEY, ABST. 343

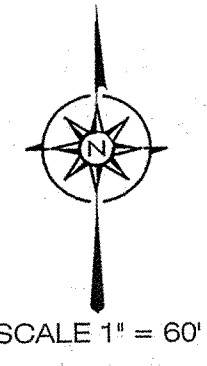
ETH REQUIREMENTS
4,000 S.F. MIN. LOT SIZE REQUIRED
2,000 S.F. MIN. UNIT SIZE REQUIRED

DENSITY CALCULATIONS
5.59 LOTS PER ACRE
5.15 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 5.15 LOTS/AC

SL9553A 601,509
20168 A0578A R. Hensworth TR1, 33.517ac/PT
662215 A0343A J. Dooley TR5, 85ac/A11

LEGEND

- CM = CONTROLLING MONUMENT
- FF = FINISHED FLOOR ELEVATION
- WFCP = WOOD FENCE
- POB = POINT OF BEGINNING
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
- R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
- C.O.A. = CONTROL OF ACCESS
- W&W.M.E. = WALL & WALL MAINTENANCE EASEMENT
- ROW = RIGHT-OF-WAY
- DE = DRAINAGE EASEMENT
- EE = ELECTRIC EASEMENT
- UE = UTILITY EASEMENT
- WE = WATERLINE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- BEW = BURIED EASEMENT
- RF = IRON ROD FOUND
- RS = IRON ROD SET
- PKNS = PK NAIL FOUND
- PKNS = PK NAIL SET
- DEED/LOT LINES
- SURVEY LINES
- CENTERLINE



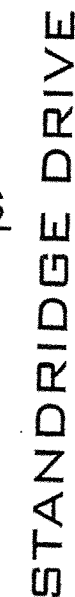
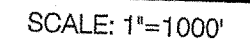
SCALE 1" = 60'

All American Surveying
PHONE: 940-665-9103
FAX: 940-665-9106
211 N. COMMERCE ST.
GAINESVILLE, TX 76240
JOB# 140245 FF 2234.09

Filed for Record
in the official records of
Denton County

On: Sep 21, 2015 at 03:04P
In the
Plat Records
CASTLE HILLS PHASE 9 SECTION A
Doc Number: 2015-373
No of Pages: 4
Amount: 200.00

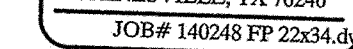
Receipt Number - 1340406
Jana Baker



PAGE 2 OF 4

Receipt Number - 1340606
By
Jana Baker

DEED/LOT _____
SURVEY LINES _____
CENTERLINE _____



WHEREAS CH PH 9, LLC, IS THE OWNER OF A PART OF A CALLED 34.733 ACRE TRACT OF LAND IN THE RICHARD HENSWORTH SURVEY, ABSTRACT NO. 578, DENTON COUNTY, TEXAS, DESCRIBED IN A DEED FROM DEANNA BERNDT AVERETT, ET AL, TO CH PH 9, LLC, RECORDED IN INSTRUMENT NUMBER 2015-33937, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, AND WHEREAS CH PH 9, LLC, IS THE OWNER A CALLED 0.850 ACRE TRACT OF LAND IN THE JAMES DOOLEY SURVEY, ABSTRACT NO. 343, DENTON COUNTY, TEXAS, DESCRIBED IN A DEED FROM BRECO LANDS CH, LLC, TO CH PH 9, LLC, RECORDED IN INSTRUMENT NUMBER 2015-63960, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, THE TWO TRACTS TOGETHER COMPRISING A TOTAL OF 35.444 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2-INCH CAPPED IRON ROD SET FROM WHICH A 1/2-INCH CAPPED IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 34.733 ACRE TRACT BEARS SOUTH 81 DEGREES 51 MINUTES 57 SECONDS WEST, A DISTANCE OF 70.55 FEET;

THENCE NORTH 45 DEGREES 48 MINUTES 53 SECONDS WEST, A DISTANCE OF 35.45 FEET, TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 00 DEGREES 57 MINUTES 39 SECONDS WEST, A DISTANCE OF 1012.22 FEET, TO A 1/2-INCH CAPPED IRON ROD FOUND FOR CORNER, SAID IRON ROD BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 24.93 FEET, A DELTA ANGLE OF 90 DEGREES 16 MINUTES 10 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 43 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 35.35 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 39.99 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND THE END OF SAID CURVE;

THENCE NORTH 89 DEGREES 01 MINUTES 57 SECONDS EAST, A DISTANCE OF 39.99 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND FOR CORNER;

THENCE NORTH 00 DEGREES 58 MINUTES 59 SECONDS WEST, A DISTANCE OF 39.99 FEET TO A 1/2-INCH CAPPED IRON ROD FOUND IN THE SOUTH LINE OF SAID 0.850 ACRE TRACT FOR AN ELL CORNER;

THENCE SOUTH 88 DEGREES 40 MINUTES 56 SECONDS WEST, WITH SAID SOUTH LINE, A DISTANCE OF 29.70 FEET TO A 1/2-INCH CAPPED IRON ROD SET;

THENCE NORTH 46 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF 35.36 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR ANGLE POINT;

THENCE NORTH 01 DEGREES 06 MINUTES 28 SECONDS WEST, A DISTANCE OF 4.76 FEET TO A 1/2-INCH CAPPED IRON ROD SET IN THE SOUTH LINE OF CASTLE HILLS PHASE I SECTION A, AN ADDITION TO THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, RECORDED IN CABINET P, PAGE 318, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID 0.850 ACRE TRACT;

THENCE NORTH 88 DEGREES 53 MINUTES 32 SECONDS EAST, WITH SAID SOUTH LINE AND THE NORTH LINE OF SAID 0.850 ACRE TRACT, A DISTANCE OF 1229.76 FEET TO A 1/2-INCH CAPPED IRON SET FOR ELL CORNER;

THENCE SOUTH 00 DEGREES 53 MINUTES 14 SECONDS EAST, DEPARTING SAID SOUTH LINE AND NORTH LINE OF SAID 0.850 ACRE TRACT, A DISTANCE OF 121.12 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 88 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 49.64 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 88 DEGREES 57 MINUTES 49 SECONDS EAST, A DISTANCE OF 50.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET IN THE WEST LINE OF QUAIL CREEK NORTH PHASE I, AN ADDITION TO THE CITY OF CARROLLTON, DENTON COUNTY, TEXAS, RECORDED IN CABINET X, PAGE 199, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS FOR CORNER;

THENCE SOUTH 00 DEGREES 10 MINUTES 33 SECONDS EAST, WITH SAID WEST LINE, A DISTANCE OF 963.05 FEET, TO AN "X" CUT IN CONCRETE FOUND IN THE AFROSAID NORTH RIGHT-OF-WAY LINE HEBRON PARKWAY FOR CORNER;

THENCE SOUTH 70 DEGREES 36 MINUTES 13 SECONDS WEST, WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 18.43 FEET TO A "X" CUT IN CONCRETE FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1140.00 FEET, A DELTA ANGLE OF 08 DEGREES 35 MINUTES 10 SECONDS, AND A LONG CHORD WHICH BEARS SOUTH 74 DEGREES 53 MINUTES 48 SECONDS WEST;

THENCE WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 170.84 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE END OF SAID CURVE;

THENCE SOUTH 87 DEGREES 07 MINUTES 43 SECONDS WEST, A DISTANCE OF 250.12 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 22 MINUTES 46 SECONDS WEST, A DISTANCE OF 201.48 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 44 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 12.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 17 MINUTES 44 SECONDS WEST, A DISTANCE OF 424.41 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 86 DEGREES 13 MINUTES 44 SECONDS WEST, A DISTANCE OF 108.66 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR CORNER, SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 212.00 FEET, A DELTA ANGLE OF 04 DEGREES 11 MINUTES 06 SECONDS, AND A LONG CHORD WHICH BEARS NORTH 88 DEGREES 34 MINUTES 34 SECONDS WEST, A DISTANCE OF 15.48 FEET;

THENCE WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 15.48 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 19 MINUTES 53 SECONDS WEST, A DISTANCE OF 110.07 FEET TO THE POINT OF BEGINNING, CONTAINING 34.367 ACRES OF LAND MORE OR LESS.

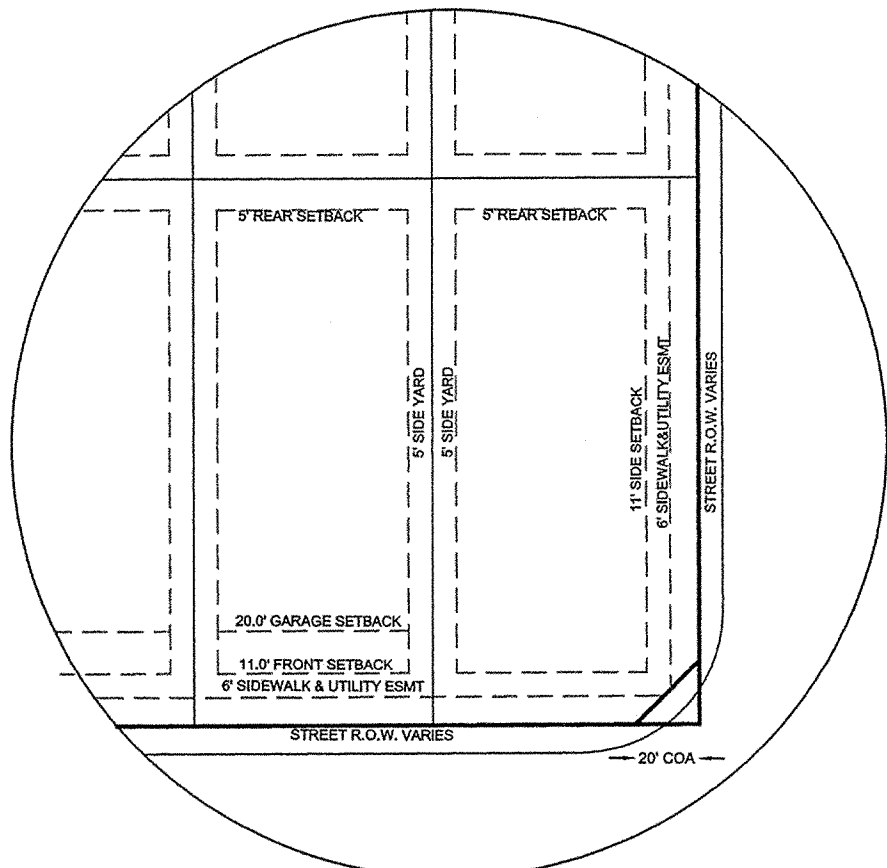
CITY OF LEWISVILLE NOTES:

THIS PLAT IS SUBJECT OT A LIST OF VARIANCES PER AN AGREEMENT BETWEEN THE CITY OF LEWISVILLE AND CASTLE HILLS DEVELOPMENT CORP. DATED APRIL 1, 1996.

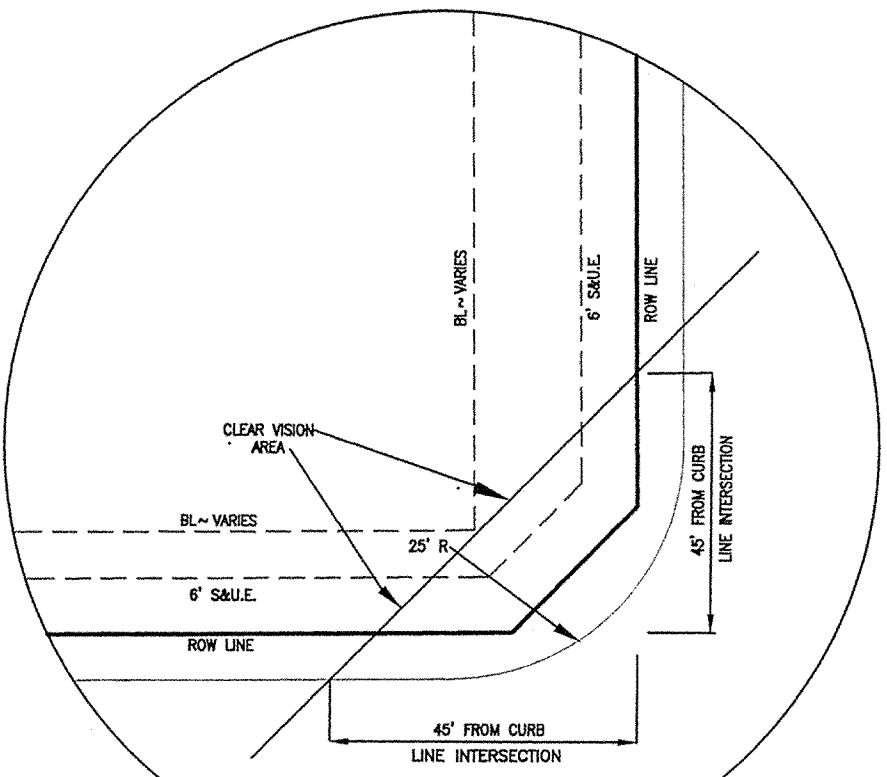
THE MAINTENANCE OF PROPOSED IMPROVEMENTS FOR THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DENTON FRESH WATER SUPPLY DISTRICT NO. 1-A UNTIL SUCH DATE THAT THE CITY OF LEWISVILLE ANNEXES THE SUBDIVISION PER ABOVE SAID AGREEMENT.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF HEBRON, DENTON COUNTY, TEXAS, COMMUNITY NUMBER 48121C, EFFECTIVE DATE 4-18-11 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" 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 MISPELLINGS OR ANY ERRORS ON THE SURVEY REPORT, AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



TYPICAL BUILDING SETBACK SCHEMATIC N.T.S.



TYPICAL SIGHT EASEMENT FOR RESIDENTIAL LOTS N.T.S.

Surveyor
John E. Thompson, II
All American Surveying
211 N. Commerce St.
Gainesville, TX 76240
940-665-9105

Engineer
LandDesign, Inc.
222 West Las Colinas Boulevard,
Suite 1405N Irving, Texas 75039
Contact: Brian Dench
(214)785-6009

Owner/Developer
CH PH9, LLC
2520 King Arthur Boulevard
Suite 200
Lewisville, TX 75056-5579
Contact: Aaron Ketchand
Phone: 972-410-6600
Fax: 972-410-6601

District
Denton County Fresh
Water District No. 1-A
2540 King Arthur Blvd, Suite 220
Lewisville, Texas 75056
Contact: Phil Brosseau
(972)-899-4000

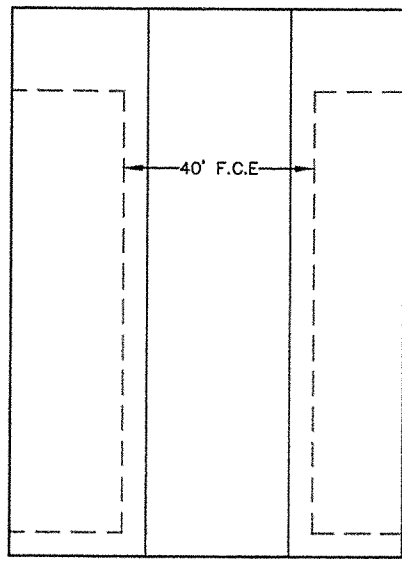
LOT SUMMARY		
BLOCK LOT #	AREA (SQ. FT.)	
BLOCK A LOT 1X	2588	
BLOCK A LOT 2	6983	
BLOCK A LOT 3X	63698	
BLOCK A LOT 4X	18525	
BLOCK A LOT 5	8955	
BLOCK A LOT 6	6050	
BLOCK A LOT 7	6050	
BLOCK A LOT 8	6050	
BLOCK A LOT 9	6050	
BLOCK A LOT 10	6050	
BLOCK A LOT 11	6050	
BLOCK A LOT 12	6050	
BLOCK A LOT 13	6050	
BLOCK A LOT 14	6050	
BLOCK A LOT 15	6050	
BLOCK A LOT 16	6050	
BLOCK A LOT 17	6050	
BLOCK A LOT 18	6050	
BLOCK A LOT 19	6050	
BLOCK A LOT 20	6050	
BLOCK A LOT 21	6050	
BLOCK A LOT 22	5996	
BLOCK A LOT 23	7959	
BLOCK A LOT 24X	7919	
BLOCK A LOT 25	6570	
BLOCK A LOT 26	6770	
BLOCK A LOT 27	6756	
BLOCK A LOT 28	6715	
BLOCK A LOT 29	6675	
BLOCK A LOT 30	6634	
BLOCK A LOT 31	6593	
BLOCK A LOT 32	6553	
BLOCK A LOT 33	6512	
BLOCK A LOT 34	6471	
BLOCK A LOT 35	6431	
BLOCK A LOT 36	6390	
BLOCK A LOT 37	6349	
BLOCK A LOT 38	6309	
BLOCK A LOT 39	6268	
BLOCK A LOT 40	8874	
BLOCK A LOT 41X	3911	
BLOCK A LOT 42	9948	
BLOCK A LOT 43	9206	
BLOCK A LOT 44	6351	
BLOCK A LOT 45	6477	
BLOCK A LOT 46	6554	
BLOCK A LOT 47	6631	
BLOCK A LOT 48	6708	
BLOCK A LOT 49	6736	
BLOCK A LOT 50	6602	
BLOCK A LOT 51X	2705	

LOT SUMMARY		
BLOCK LOT #	AREA (SQ. FT.)	
BLOCK B LOT 1	6558	
BLOCK B LOT 2	5900	
BLOCK B LOT 3	5900	
BLOCK B LOT 4	5900	
BLOCK B LOT 5	5900	
BLOCK B LOT 6	5900	
BLOCK B LOT 7	5900	
BLOCK B LOT 8	5900	
BLOCK B LOT 9	5900	
BLOCK B LOT 10	5900	
BLOCK B LOT 11	5900	
BLOCK B LOT 12X	3540	
BLOCK B LOT 13	5900	
BLOCK B LOT 14	5900	
BLOCK B LOT 15	5900	
BLOCK B LOT 16	5900	
BLOCK B LOT 17	5900	
BLOCK B LOT 18	5900	
BLOCK B LOT 19	5900	
BLOCK B LOT 20	6558	
BLOCK B LOT 21	6558	
BLOCK B LOT 22	5900	
BLOCK B LOT 23	5900	
BLOCK B LOT 24	5900	
BLOCK B LOT 25	5900	
BLOCK B LOT 26	5900	
BLOCK B LOT 27	5900	
BLOCK B LOT 28	5900	
BLOCK B LOT 29X	3540	
BLOCK B LOT 30	5900	
BLOCK B LOT 31	5900	
BLOCK B LOT 32	5900	
BLOCK B LOT 33	5900	
BLOCK B LOT 34	5900	
BLOCK B LOT 35	5900	
BLOCK B LOT 36	5900	
BLOCK B LOT 37	5900	
BLOCK B LOT 38	5900	
BLOCK B LOT 39	5900	
BLOCK B LOT 40	6558	

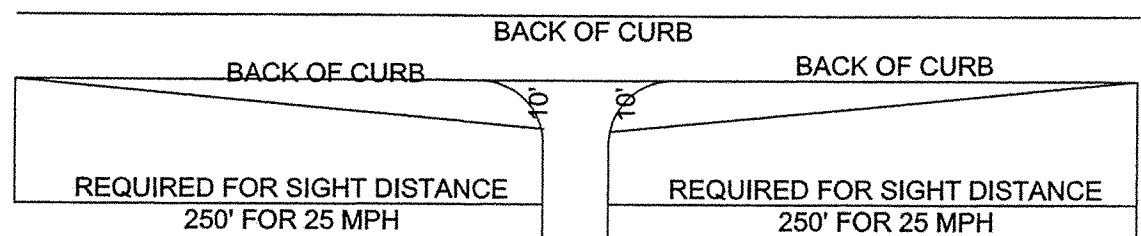
LOT SUMMARY		
BLOCK LOT #	AREA (SQ. FT.)	
BLOCK C LOT 1	6558	
BLOCK C LOT 2	5900	
BLOCK C LOT 3	5900	
BLOCK C LOT 4	5900	
BLOCK C LOT 5	5900	
BLOCK C LOT 6	5900	
BLOCK C LOT 7	5900	
BLOCK C LOT 8	5900	
BLOCK C LOT 9	5900	
BLOCK C LOT 10	5900	
BLOCK C LOT 11X	3540	
BLOCK C LOT 12	5900	
BLOCK C LOT 13	5900	
BLOCK C LOT 14	5900	
BLOCK C LOT 15	5900	
BLOCK C LOT 16	5900	
BLOCK C LOT 17	5900	
BLOCK C LOT 18	5900	
BLOCK C LOT 19	5900	
BLOCK C LOT 20	6558	
BLOCK C LOT 21	6558	
BLOCK C LOT 22	5900	
BLOCK C LOT 23	5900	
BLOCK C LOT 24	5900	
BLOCK C LOT 25	5900	
BLOCK C LOT 26	5900	
BLOCK C LOT 27	5900	
BLOCK C LOT 28	5900	
BLOCK C LOT 29	5900	
BLOCK C LOT 30X	3540	
BLOCK C LOT 31	5900	
BLOCK C LOT 32	5900	
BLOCK C LOT 33	5900	
BLOCK C LOT 34	5900	
BLOCK C LOT 35	5900	
BLOCK C LOT 36	5900	
BLOCK C LOT 37	5900	
BLOCK C LOT 38	5900	
BLOCK C LOT 39	5900	
BLOCK C LOT 40	6558	

LOT SUMMARY		
BLOCK LOT #	AREA (SQ. FT.)	
BLOCK D LOT 1	6446	
BLOCK D LOT 2	5800	
BLOCK D LOT 3	5800	
BLOCK D LOT 4	5800	
BLOCK D LOT 5	5800	
BLOCK D LOT 6	5800	
BLOCK D LOT 7	5800	
BLOCK D LOT 8	5800	
BLOCK D LOT 9	5800	
BLOCK D LOT 10	5800	
BLOCK D LOT 11	5800	
BLOCK D LOT 12X	3480	
BLOCK D LOT 13	5800	
BLOCK D LOT 14	5800	
BLOCK D LOT 15	5800	
BLOCK D LOT 16	5800	
BLOCK D LOT 17	5800	
BLOCK D LOT 18	5800	
BLOCK D LOT 19	5800	
BLOCK D LOT 20	6446	
BLOCK D LOT 21	6446	
BLOCK D LOT 22	5800	
BLOCK D LOT 23	5800	
BLOCK D LOT 24	5800	
BLOCK D LOT 25	5800	
BLOCK D LOT 26	5800	
BLOCK D LOT 27	5800	
BLOCK D LOT 28	5800	
BLOCK D LOT 29X	3480	
BLOCK D LOT 30	5800	
BLOCK D LOT 31	5800	
BLOCK D LOT 32	5800	
BLOCK D LOT 33	5800	
BLOCK D LOT 34	5800	
BLOCK D LOT 35	5800	
BLOCK D LOT 36	5800	
BLOCK D LOT 37	5800	
BLOCK D LOT 38	5800	
BLOCK D LOT 39	5800	
BLOCK D LOT 40	6446	

LOT SUMMARY		
BLOCK LOT #	AREA (SQ. FT.)	
BLOCK E LOT 1X	2846	
BLOCK E LOT 2	6960	
BLOCK E LOT 3	7054	
BLOCK E LOT 4	7037	
BLOCK E LOT 5	7019	
BLOCK E LOT 6	7002	
BLOCK E LOT 7	6984	
BLOCK E LOT 8	6966	
BLOCK E LOT 9	6949	
BLOCK E LOT 10	6882	
BLOCK E LOT 11	11164	
BLOCK E LOT 12	12610	
BLOCK E LOT 13X	4687	
BLOCK E LOT 14	9854	
BLOCK E LOT 15	6487	
BLOCK E LOT 16	6481	
BLOCK E LOT 17	6474	
BLOCK E LOT 18	6468	
BLOCK E LOT 19	6461	
BLOCK E LOT 20	6343	
BLOCK E LOT 21X	2593	



FIRE CONTROL EASEMENT N.T.S.



ALTERNATE SIGHT EASEMENT FOR RESIDENTIAL LOTS PER LEWISVILLE GENERAL DEVELOPMENT VARIANCE EXHIBIT "C" - DATED APRIL 1, 1996

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	170.84'	1140.00'	8°35'10"	S74° 53' 48"W	170.68'
C2	15.48'	212.00'	4°11'06"	N88° 34' 34"W	15.48'
C3	39.28'	24.93'	90°16'10"	N43° 56' 27"E	35.35'
C4	8.95'	20.00'	25°37'38"	N13° 55' 17"W	8.87'
C5	136.81'	55.50'	141°14'21"	N43° 53' 05"E	104.71'
C6	8.94'	20.00'	25°36'43"	S78° 18' 06"E	8.87'
C7	4.82'	10.00'	27°35'54"	N75° 05' 35"E	4.77'
C8	140.54'	55.50'	145°05'00"	N46° 09' 52"W	105.89'
C9	4.80'	10.00'	27°29'06"	S12° 38' 05"W	4.75'
C10	4.81'	10.00'	27°32'33"	S14° 52' 44"E	4.76'
C11	140.54'	55.50'	145°05'00"	N43° 53' 30"E	105.89'
C12	4.81'	10.00'	27°32'28"	N77° 20' 14"W	4.76'
C13	8.94'	20.00'	25°37'11"	S76° 04' 57"W	8.87'
C14	136.81'	55.50'	141°14'21"	S46° 08' 28"E	104.71'
C15	8.94'	20.00'	25°37'11"	N11° 42' 08"E	8.87'
C16	32.99'	20.93'	90°17'27"	N43°55'49"E	29.68'
C17	9.38'	5.93'	90°30'51"	N43°49'07"E	8.43'

All American Surveying
PHONE: 940-665-9105
FAX: 940-665-9106
211 N. COMMERCE ST.
GAINESVILLE, TX 76240
JOB# 140248 FP 22x34.5x5

FINAL PLAT OF CASTLE HILLS PHASE 9 SECTION A
34.367 TOTAL ACRES
192 TOTAL LOTS
TOTAL LOT AREA: 28,488 ACRES
TOTAL R.O.W. AREA: 5.879 ACRES

50' LOTS
192 LOTS
DESIGNATED ZONING "ETH"(ESTATE TOWNHOUSE)

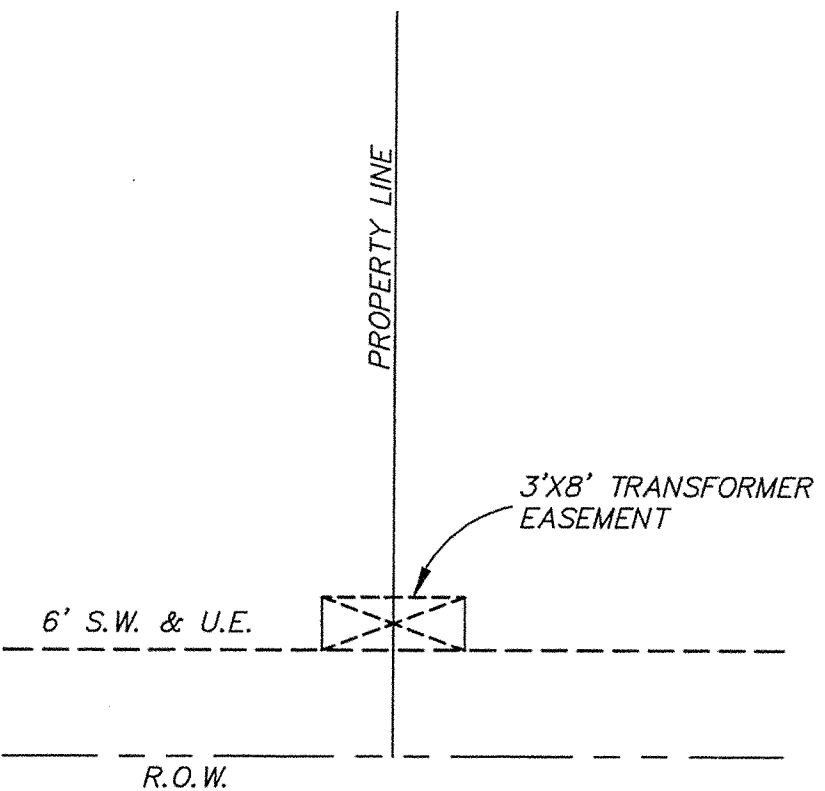
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BLOCK A, LOTS 2, 5-23, 25-40, 44-50
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BLOCK C, LOTS 1-10, 12-29, 31-40
BLOCK D, LOTS 1-11, 13-28, 30-40
BLOCK E, LOTS 2-12, 14-20

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BLOCK E, LOTS 1x, 13x, 21x

CITY OF LEWISVILLE E.T.J.
DENTON COUNTY, TEXAS
out of the
H. GROOMS SURVEY, ABST. 440
S. WILSON SURVEY, ABST. 1357
R. HENSWORTH SURVEY, ABST. 578
D. BREWSTER SURVEY, ABST. 57
J. DOOLEY SURVEY, ABST. 343

ETH REQUIREMENTS
4,000 S.F. MIN. LOT SIZE REQUIRED
2,000 S.F. MIN. UNIT SIZE REQUIRED

DENSITY CALCULATIONS
5.59 LOTS PER ACRE
5.15 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 5.15 LOTS/AC



TRANSFORMER EASEMENT DETAIL WHEN ADJACENT TO STREET R.O.W. N

NOTES

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

NOTE: EASEMENT TO LONE STAR GAS COMPANY, RECORDED IN VOLUME 1194, PAGE 146, DEED RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

NOTE: EASEMENT TO THE CITY OF CARROLLTON, AS RECORDED IN VOLUME 2539, PAGE 517, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

NOTE: EASEMENT TO THE CITY OF CARROLLTON, AS RECORDED IN VOLUME 2602, PAGE 556, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS DOES NOT AFFECT THE SUBJECT PROPERTY.

NOTE: EASEMENT TO THE CITY OF CARROLLTON, AS RECORDED IN COUNTY CLERK FILE NO. 94-R0059058, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

NOTE: EASEMENT TO DENTON COUNTY ELECTRIC COOPERATIVE, INC., AS RECORDED IN COUNTY CLERK FILE NO. 2011-57337, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

NOTE: MEMORANDUM OF SEVENTH AMENDMENT TO TOWER SITE LEASE AGREEMENT TO CHB FARM, L.P., AS RECORDED IN DOCUMENT NO. 2012-1342, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT PROPERTY.

NOTE: MEMORANDUM OF LEASE TO CHB FARM, L.P., AS RECORDED IN DOCUMENT NO. 2014-44847, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS DOES AFFECT THE SUBJECT PROPERTY.

NOTE: SCALE FACTOR = 1.0001347410

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

NOTE: RESIDENTIAL DEVELOPMENT TO BE COMPLETED IN ONE PHASE.

NOTE: NO BUILDINGS WITHIN LONE STAR GAS EASEMENT.

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

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

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

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

NOTE: ALL BOUNDARY CORNERS SHOWN HEREON ARE ALL MARKED WITH 1/2 INCH IRON RODS UNLESS OTHERWISE NOTED.

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

For the Bright Ranch Development, the following public park criteria will be acceptable:

- (A) Parks located in the 100 year flood plain.
- (B) Parks that contain lakes, creeks or water drainage courses that may not conform to City engineering standards, but are improved to resist erosion.
- (C) Parks that are less than one acre.
- (D) Parks having unusual topography or slopes.

V. PUBLIC IMPROVEMENTS:

1. CONSTRUCTION STANDARDS: Until the "Bright Ranch" property is annexed into the City of Lewisville, construction permits will not be required and construction inspection fees will not be imposed on streets, utilities, buildings or other improvements on the "Bright Ranch" property. However, such improvements will be built to City of Lewisville Construction Standards or better. Construction standards conformance will be documented by a mutually acceptable independent qualified agency or contractor.

2. PAVING: The following changes shall be made for the "Bright Ranch" property.

- (A) Streets - Streets may intersect at less than 90 degrees if adequate sight lines are provided at the intersection as specified in the 1973 AASHTO red book.
 1. Laydown curb will be used on all streets and alleys.
- (B) Sidewalks - Sidewalks will not be required on both sides of the street if one side of the street is a park or greenbelt.
- (C) Driveways
 1. Allow driveways to access onto residential streets, residential 2 lane collector streets and residential 4 lane divided streets.
 2. Allow minimum driveway width of 9 feet 6 inches.
 3. Allow the radius or flare point at the street or alley of any single family driveway to extend beyond the property line.
- (D) Alleys
 1. Allow alleys to intersect streets at less than 90 degrees if adequate sight lines are provided at the intersection.
 2. No alleys need to be provided for lots in subdivisions where lots average 10,000 square feet or more.
 3. Laydown curb will be used on all streets and alleys.

3. LOTS: Side lines of lots shall not be required to be at right angles to straight street lines and radial to curved street lines. Single Family and duplex lots are allowed to adjoin a private street if the private street is within a controlled access residential subdivision.

4. EASEMENTS:

- (A) General Provisions - Allow a 15' easement on one side of a water course, drain way, channel or stream.
- (B) Water and Sanitary Sewer Line Easements - A 10 foot set-back requirement from a secondary 4 inch or smaller pressurized water line in an alley and a 5 foot set-back requirement from a non-pressurized utility line easement shall not be required.
- (C) Storm Drainage Easements - A street shall be considered an easement adjacent to an open storm drainageway.

Figure 6 - CONTROL OF ACCESS LIMITATION
The residential access limitation from this illustration will not be applicable.

Figure 7 - STREET DESIGN CRITERIA
Residential street, 2 lane, 31' (B-B):
Add max. degree of curvature of 40 degrees/200'
Allow intersection curb radius of 20'
Residential street, 2 lane, 37' (B-B):
Add max. degree of curvature of 30 degrees/300'
Allow intersection curb radius of 20'

5. DRAINAGE:

- (A) A 15' wide maintenance easement along both sides of a drainage way or a 20' wide easement along one side will not be required on a golf course.
- (B) Drainage courses will not be required to have an enclosed storm sewer system or concrete or composite channel if the drainage course is landscaped and engineered to handle water flows and treated to look like a natural state.

6. WATER LINES:

Allow water meters on a private property if adjacent to an alley

- (A) Meter Requirements - Electronic remote read meters will be allowed by the City of Lewisville.
Figure 24 - UTILITIES PLAN WITHIN STREET R.O.W.
Utilities are not required to be located between the curb and the sidewalk.

7. HEIGHT REGULATIONS:

No building shall exceed 35 ft. or two and one half 2 1/2 stories in height.
This subdivision is also subject to an agreement between the City of Lewisville and Castle Hills Development Corp. Dated April 1, 1996, this agreement contains restrictions which may or may not be more restrictive than the above. In such cases the more restrictive of the two shall apply.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CH PH 9, LLC, the undersigned authority, do hereby adopt this final plat designating the herein above described property as FINAL PLAT OF CASTLE HILLS, PHASE 9, SECTION A, an addition to the extra-territorial jurisdiction of the City of Lewisville, Denton County, Texas, and does here by dedicate to the public use forever the streets and alleys shown hereon; and does here by dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and its ETJ and all public utilities desiring to use or using same, with the exception of any uses for tele-communication, cable television, or any other communication uses; these excepted uses being reserved unto CH PH 9, LLC, or its future grantee or assignee. No buildings, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Lewisville and any public utility to which an easement has been dedicated shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any public utility to which an easement has been dedicated shall at all time have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a five (5) foot radius from the center of all fire hydrants and a five (5) foot radius from the center of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the exceptions set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat. However, nothing in this Certificate of Dedication shall be deemed to have dedicated or granted any easement or right to any public or private entity for telecommunication, cable television or other communication use.

CH PH 9, LLC, a Texas Limited Liability Company

By: BRECO Development Manager, LLC
A Texas Limited Liability Company
Its manager

By: Christopher Roberts Bright, Chief Executive Officer

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a notary public for the State of Texas, on this day appeared Christopher Roberts Bright whose name is subscribed to the foregoing instrument and acknowledged executing the foregoing Owner's Certificate of Dedication.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on September 14, 2015.

Expiration Date 9/15/19 Signed Vicki Truitt
NOTARY PUBLIC IN AND FOR DENTON COUNTY, TEXAS

By: PlainsCapital Bank
Lien Holder

By: Zach Hunter
Name: Zach Hunter

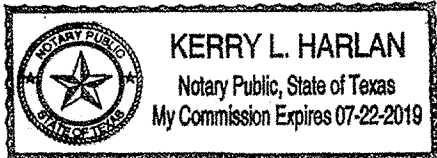
Title: Bank Officer

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public for the State of Texas, on this day appeared Zach Hunter whose name is subscribed to the foregoing instrument and acknowledged executing the foregoing Owner's Certificate of Dedication.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on September 14, 2015.

Expiration Date 7/21/2019 Signed Kerry L. Harlan
NOTARY PUBLIC IN AND FOR DALLAS COUNTY, TEXAS



The undersigned, the City Secretary of the City of Lewisville, Texas hereby certifies that the foregoing FINAL PLAT OF CASTLE HILLS, PHASE 9, SECTION A, an addition to Denton County was submitted to the appropriate Planning & Zoning Commission or City Council as required by the ordinances of the City of Lewisville on the day of 2015, 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 14 day of September, 2015.

Julie Heinze
City Secretary
City of Lewisville, Texas



This Plat approved by the Denton County Fresh Water Supply District No. 1-C

14 day of SEPTEMBER, 2015.

By: David R. Moore, President

Name: David R. Moore

Title: PRESIDENT

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 2015

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

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

All variances from the General Development Ordinance approved by City Council.

James W. Davis
Chairman, Planning & Zoning Commission City of Lewisville, Texas

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

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

STATE OF TEXAS
COUNTY OF DENTON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2015.

NOTARY PUBLIC, TEXAS



FINAL PLAT OF
CASTLE HILLS
PHASE 9
SECTION A
34.367 TOTAL ACRES
192 TOTAL LOTS
TOTAL LOT AREA: 28,488 ACRES
TOTAL R.O.W. AREA: 5.879 ACRES

50' LOTS
192 LOTS
DESIGNATED ZONING "ETH"(ESTATE TOWNHOUSE)

177 RESIDENTIAL LOTS
BLOCK A, LOTS 2, 5-23, 25-40, 44-50
BLOCK B, LOTS 1-11, 13-28, 30-40
BLOCK C, LOTS 1-10, 12-29, 31-40
BLOCK D, LOTS 1-11, 13-28, 30-40
BLOCK E, LOTS 2-12, 14-20

15 COMMON AREAS
BLOCK A, LOTS 1x, 3x, 4x, 24x, 41x, 51x
BLOCK B, LOTS 12x, 29x
BLOCK C, LOTS 11x, 30x
BLOCK D, LOTS 12x, 29x
BLOCK E, LOTS 1x, 13x, 21x

CITY OF LEWISVILLE E.T.J.
DENTON COUNTY, TEXAS
out of the
H. GROOMS SURVEY, ABST. 440
S. WILSON SURVEY, ABST. 1357
R. HENS WORTH SURVEY, ABST. 578
D. BREWSTER SURVEY, ABST. 57
J. DOOLEY SURVEY, ABST. 343

ETH REQUIREMENTS
4,000 S.F. MIN. LOT SIZE REQUIRED
2,000 S.F. MIN. UNIT SIZE REQUIRED

DENSITY CALCULATIONS
5.69 LOTS PER ACRE
5.15 UNITS PER ACRE
S.F. RESIDENTIAL DENSITY 5.15 LOTS/AC

PAGE 4 OF 4



Filed for Record
in the official records of:
Denton County
On: Sep 21, 2015 at 03:04P
In the
Plat Records
CASTLE HILLS PHASE 9 SECTION A
Doc Number: 2015- 373
No of Pages: 4
Amount: 200.00
Receipt Number - 1340604
Jana Baker