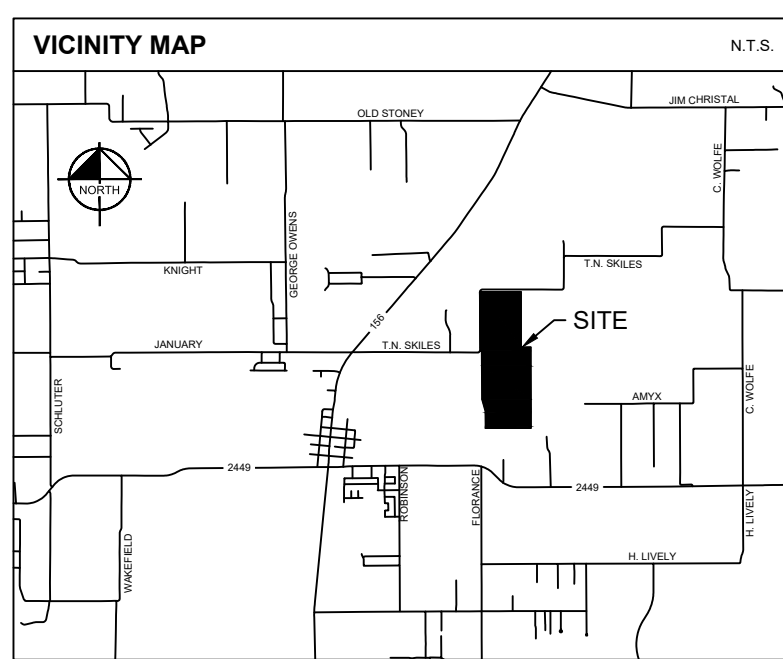


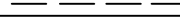
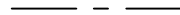


KEY MAP	
SHEET 8	SHEET 9
SHEET 7	SHEET 10
SHEET 6	SHEET 11
SHEET 5	SHEET 12
SHEET 4	SHEET 13
SHEET 3	SHEET 14
SHEET 2	SHEET 1

LEGEND

O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
IRFC	IRON ROD FOUND WITH CAP
IRS	5" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
XS	"X" CUT SET
XF	"X" CUT FOUND
AD	ALUMINUM DISC
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY AND MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
G.E.	GAS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
G.W.H.	GAS WELL HEAD
	STREET NAME CHANGE

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ETU LINE
	ABSTRACT LINE

PRELIMINARY PLAT
CHURCHILL EAST
269.308 ACRES

901 RESIDENTIAL LOTS

BLOCK AA, LOTS, 1-5 & 7-75, BLOCK AB, LOTS 1-22,
BLOCK AC, LOTS 1-18, BLOCK AD, LOTS 1-18, BLOCK AE, LOTS 2-28,
BLOCK AF, LOTS, 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-21 &
23-42, BLOCK AI, LOTS 1-60, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6,
BLOCK AL, LOTS 2-7 & 9-79, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN,
LOTS 1-42, BLOCK AO, LOTS 2-26, BLOCK AP, LOTS 2-21, BLOCK AQ,
LOTS 2-21, BLOCK AR, LOTS 1-16, BLOCK AS, LOTS 1-4 & 6-57, BLOCK
AT, LOTS 1-45, BLOCK AU, LOTS 2-57, BLOCK AV, LOTS 1-14 & 16-36,
BLOCK AW, LOTS 1-14 & 16-36, BLOCK AX, LOTS 2-42,
BLOCK AY, LOTS 1-28, BLOCK AZ, LOTS 1-16, BLOCK BA, LOTS 1-35 & 37,
BLOCK BB, LOTS 1-26, BLOCK BC, LOTS 1-26;

26 OPEN SPACE LOTS
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BLOCK AS, LOT 46X, BLOCK AU, LOT 15X, BLOCK AV, LOTS 1X & 42X,
BLOCK AW, LOT 29X, BLOCK AY, LOT 36X;

1 GAS WELL PAD LOT
THE CARMEL MANCHACA SURVEY, ABSTRACT NO. 789,
THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 188
CITY OF DENTON ETJ, DENTON COUNTY, TEXAS.
PP25-0002

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
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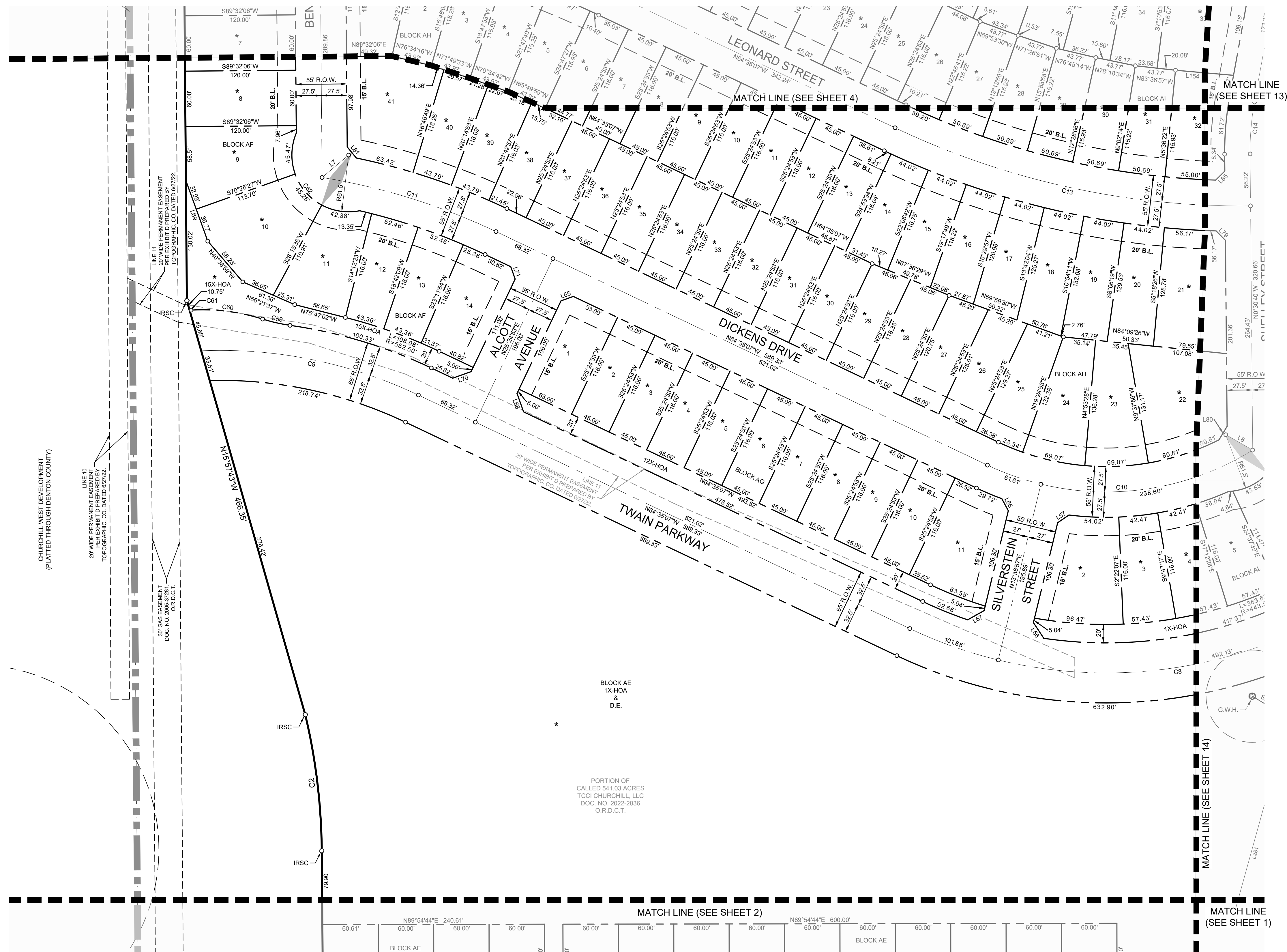
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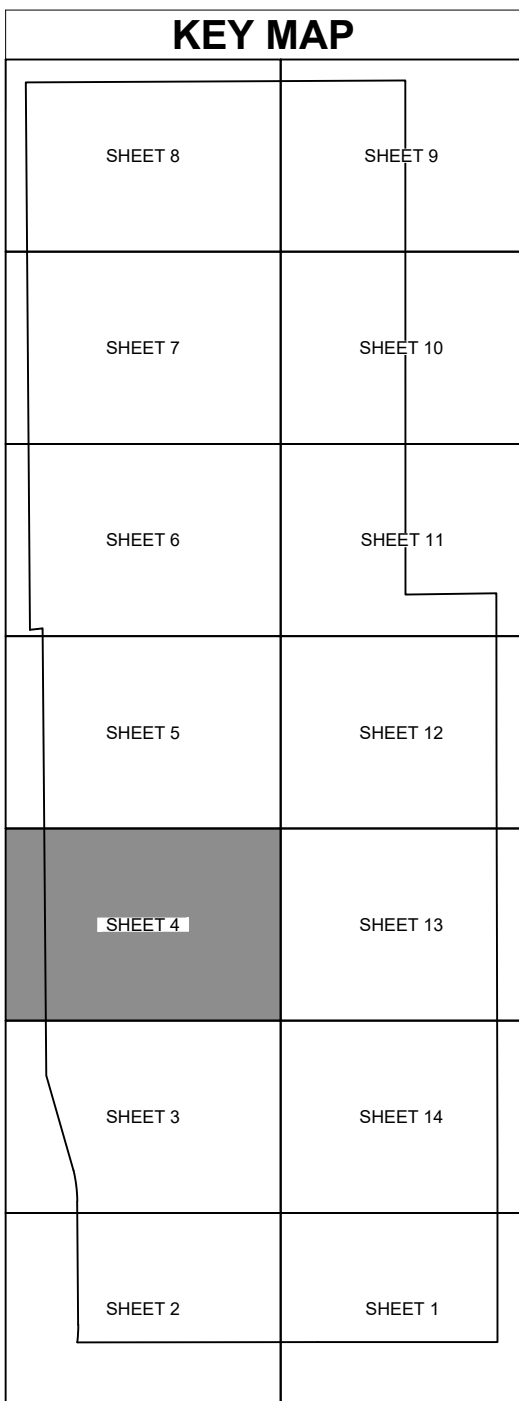
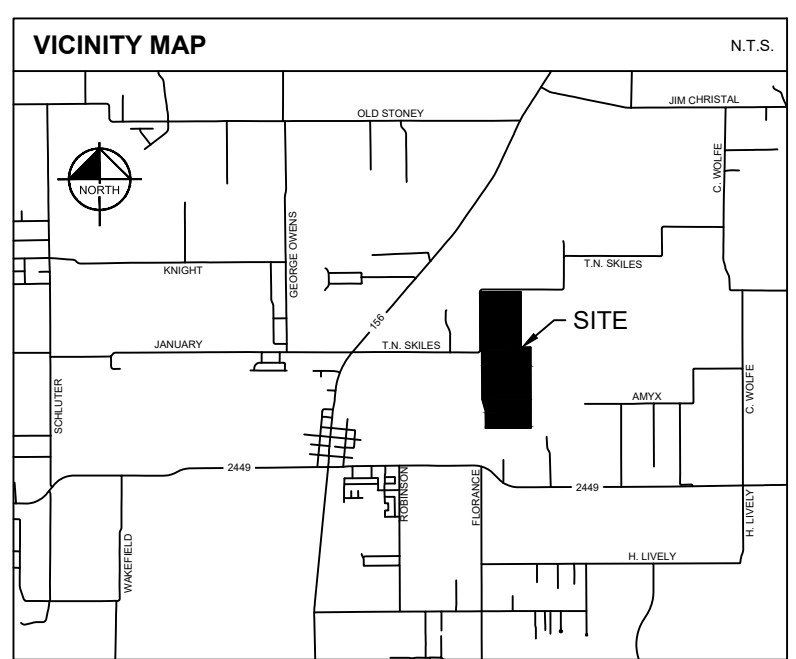
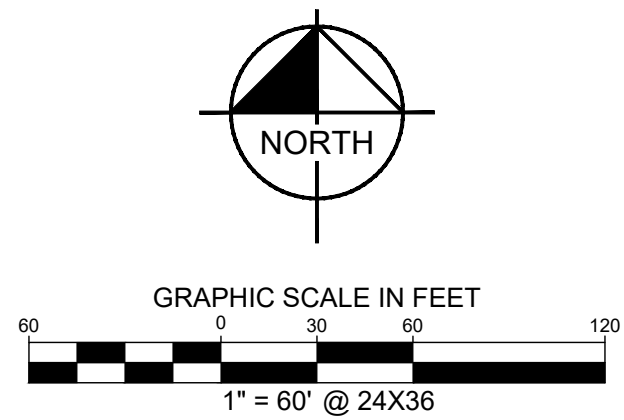
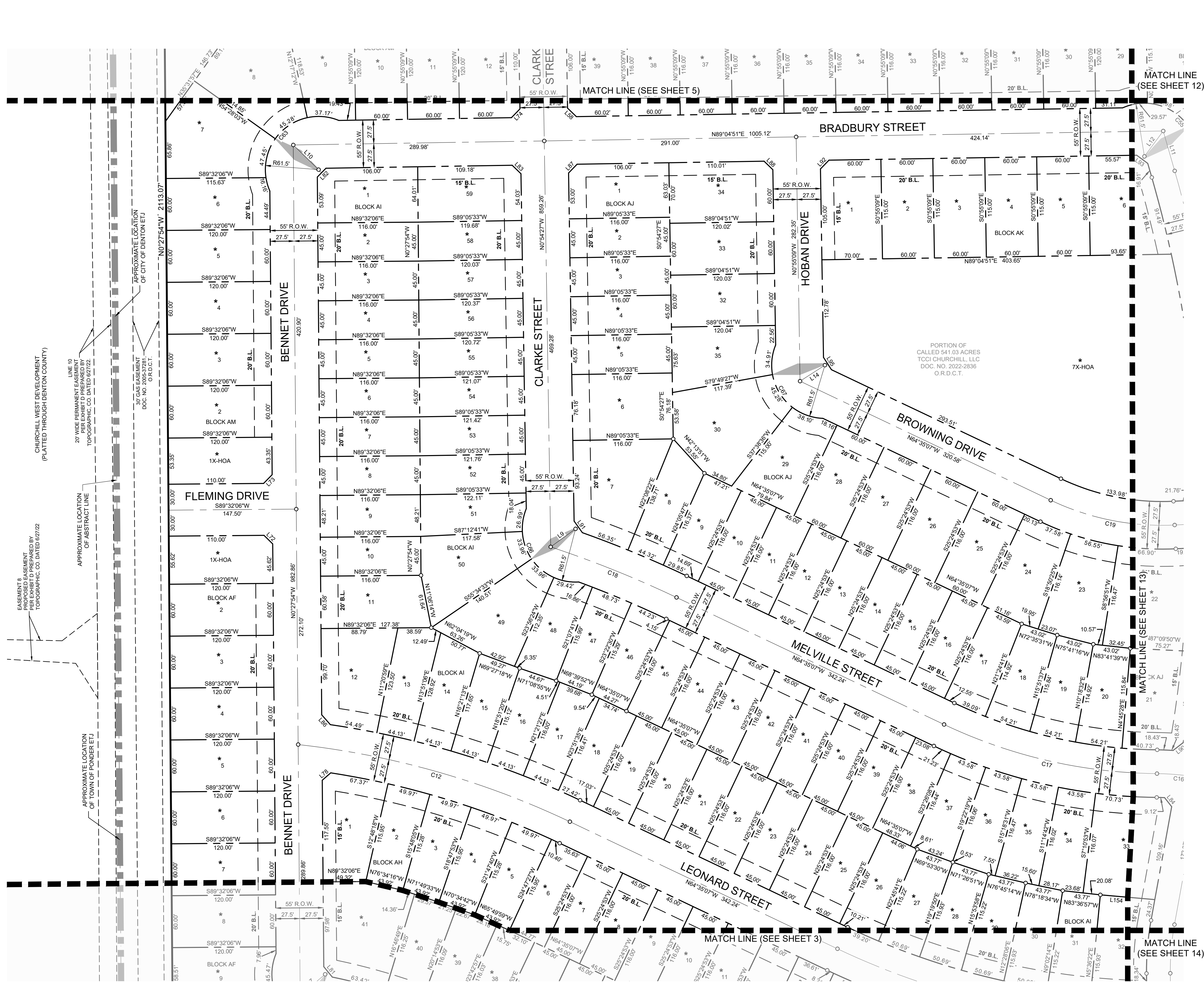
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Ph: (469) 688-8224
Contact: Tommy Cansler

SEE SHEET No. 1 FOR LINE TABLE
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SEE SHEET No. 16 FOR GENERAL NOTES



DWG NAME: K:\FRI_SURVEY\068517182-CHURCHILL TRACT\DWG\068517182-CHURCHILL EAST PRELIMINARY PLAT.DWG PLOTTED BY: SKEETERS, CODY 3/25/2025 12:54 PM LAST SAVED: 3/25/2025 12:22 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



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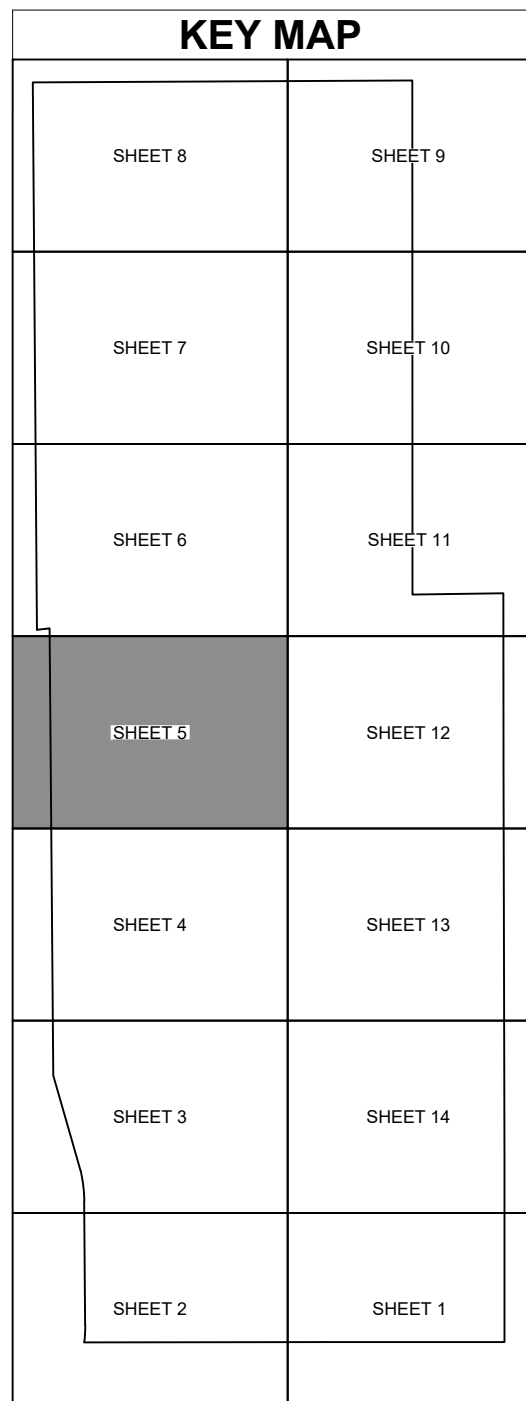
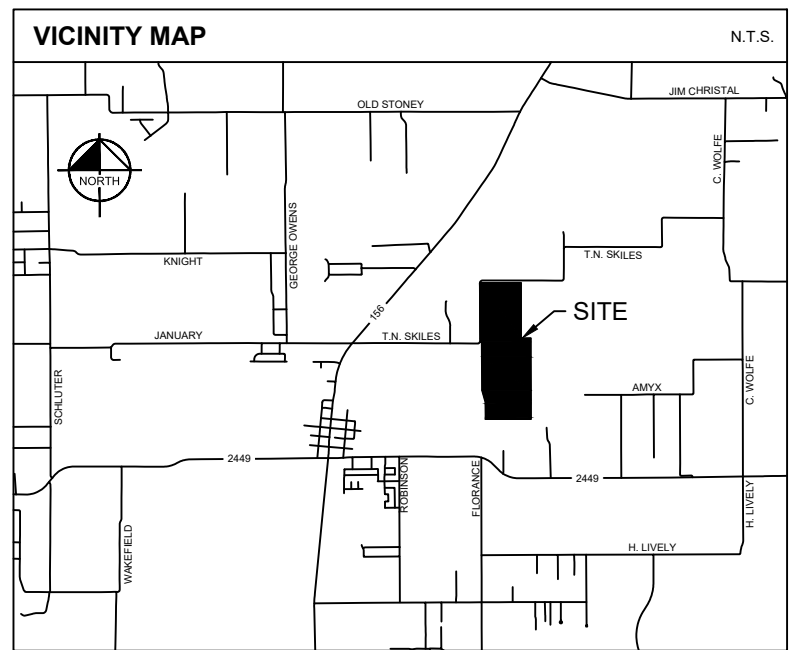
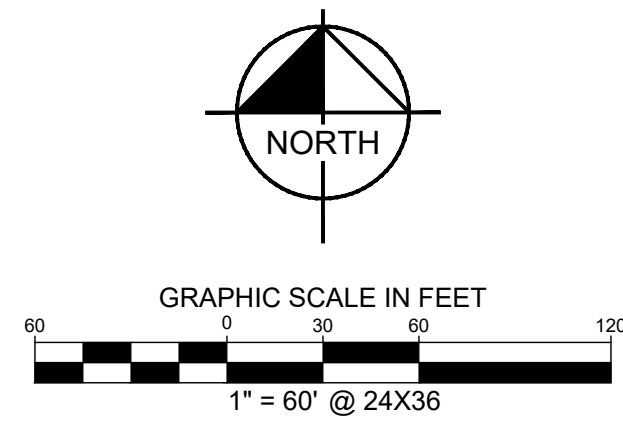
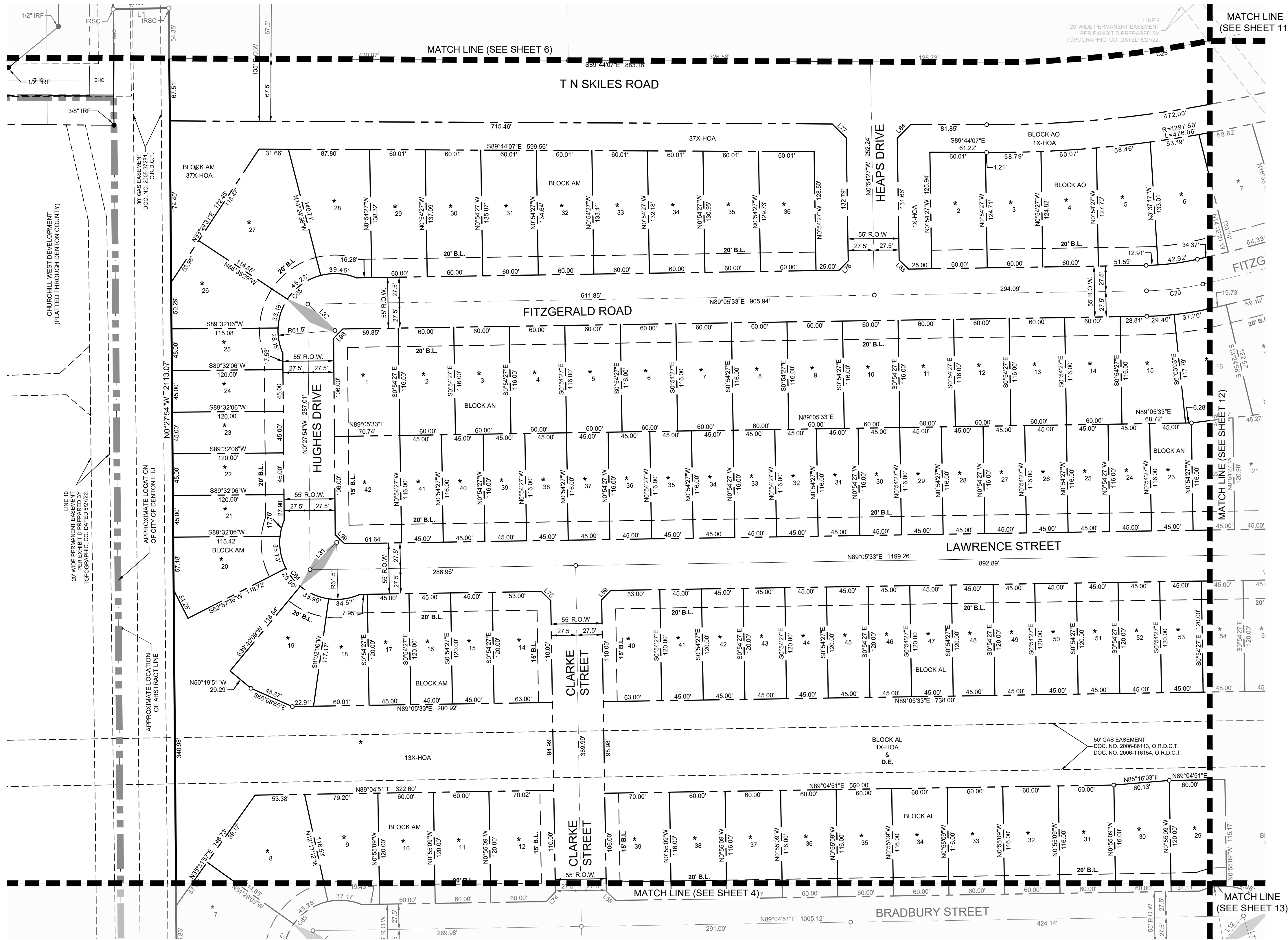
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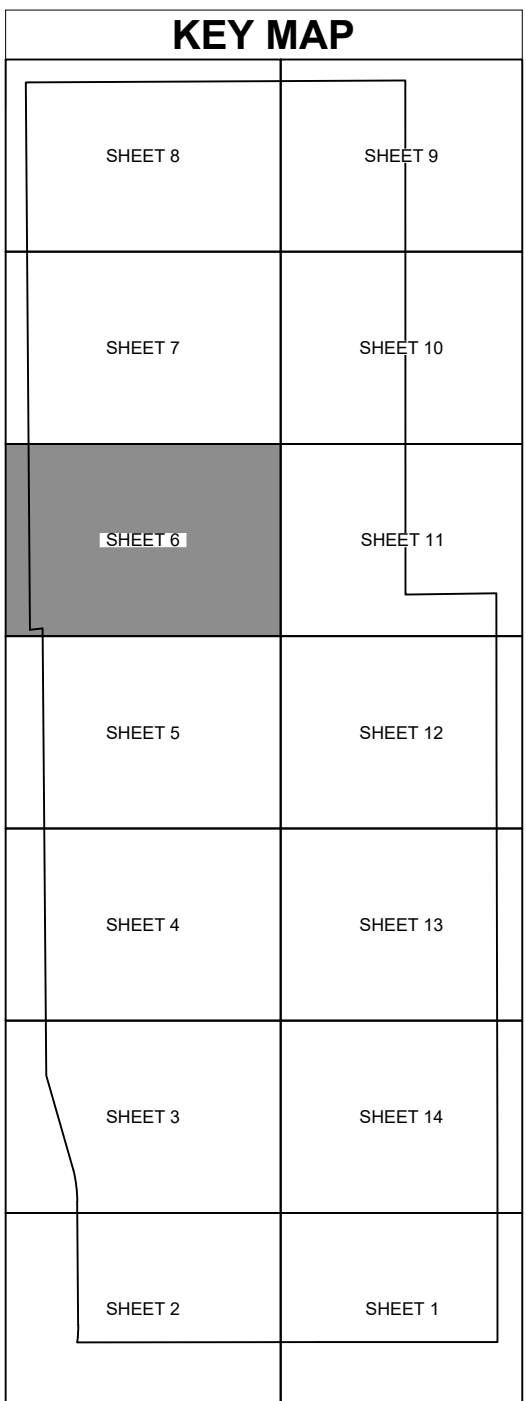
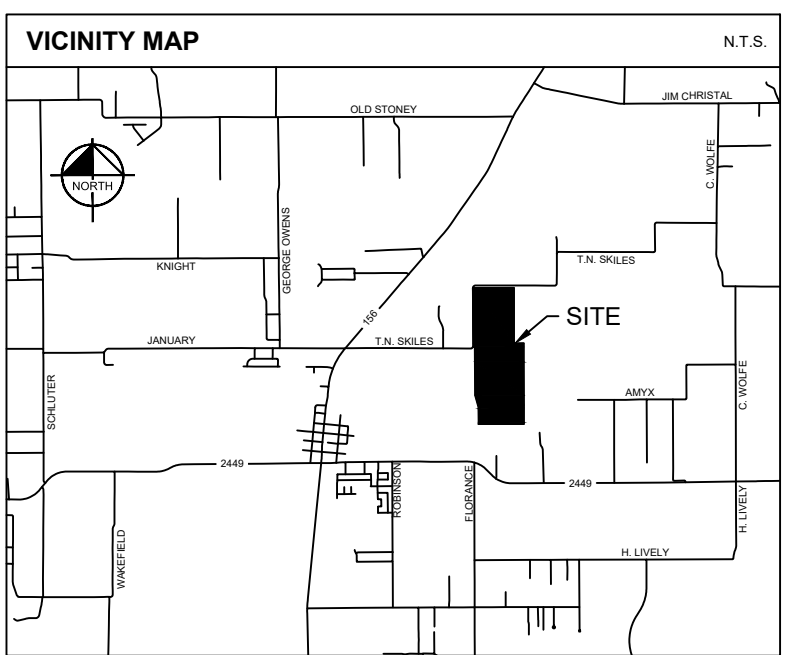
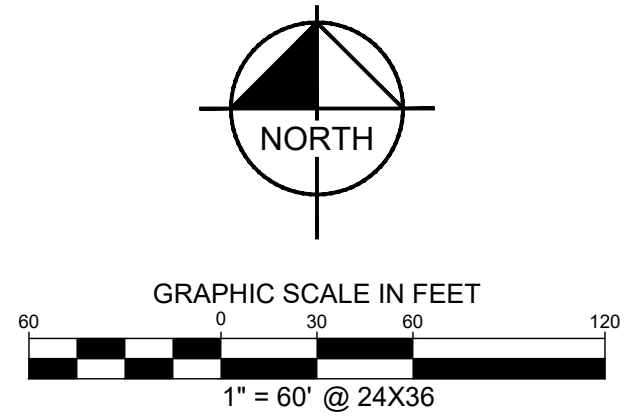
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Contact: Justin Bosworth

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Ph: (469) 688-8224
Contact: Tommy Cansler

ENGINEER:
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6160 Warren Pkwy., Suite 210
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Ph: (972) 335-3580
Contact: Kirby Logan, PE

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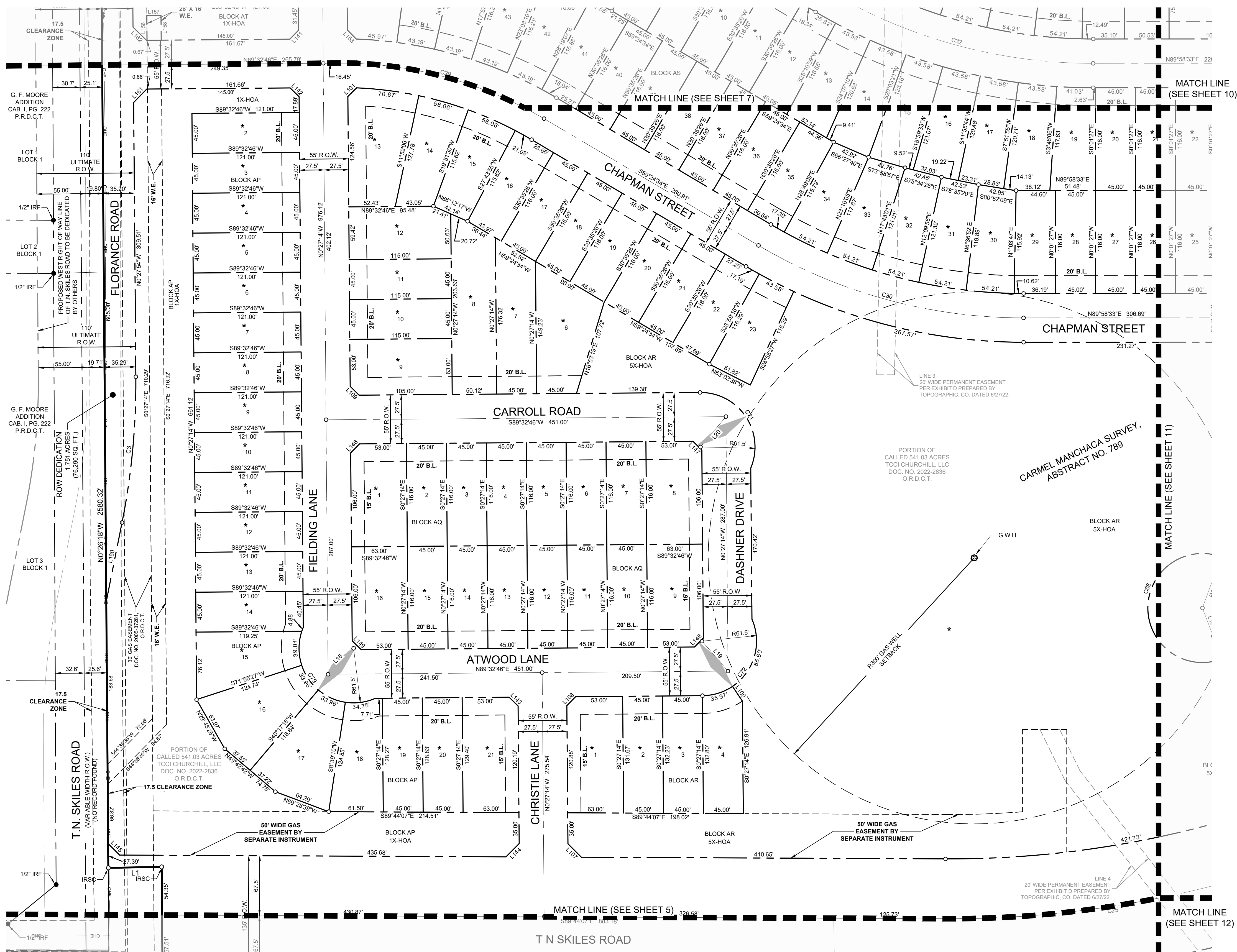
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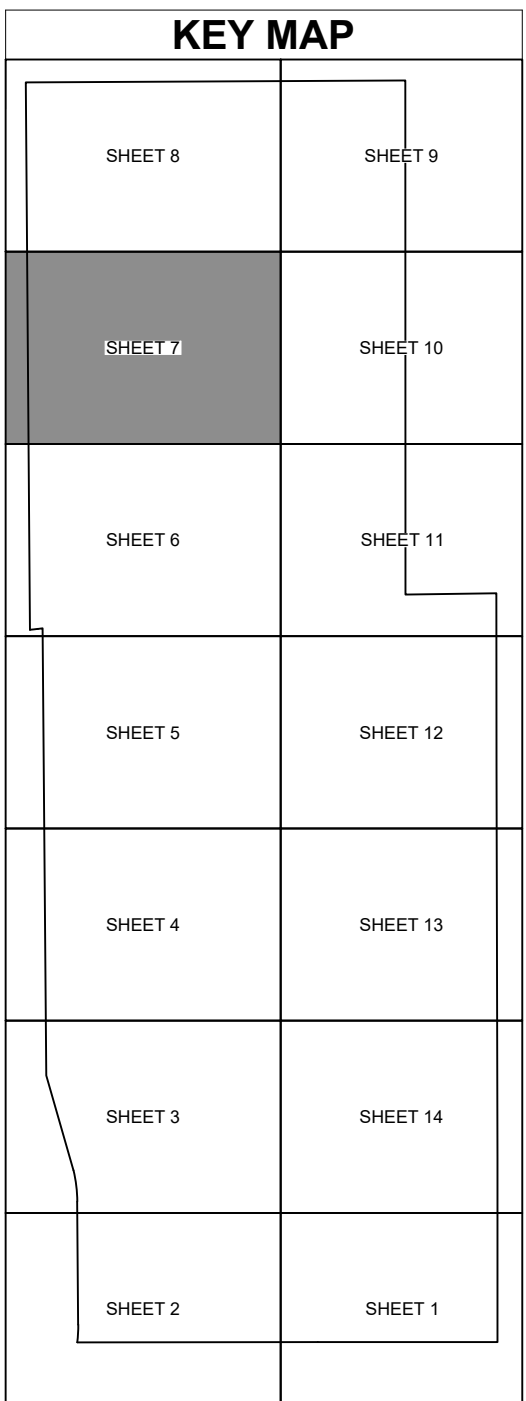
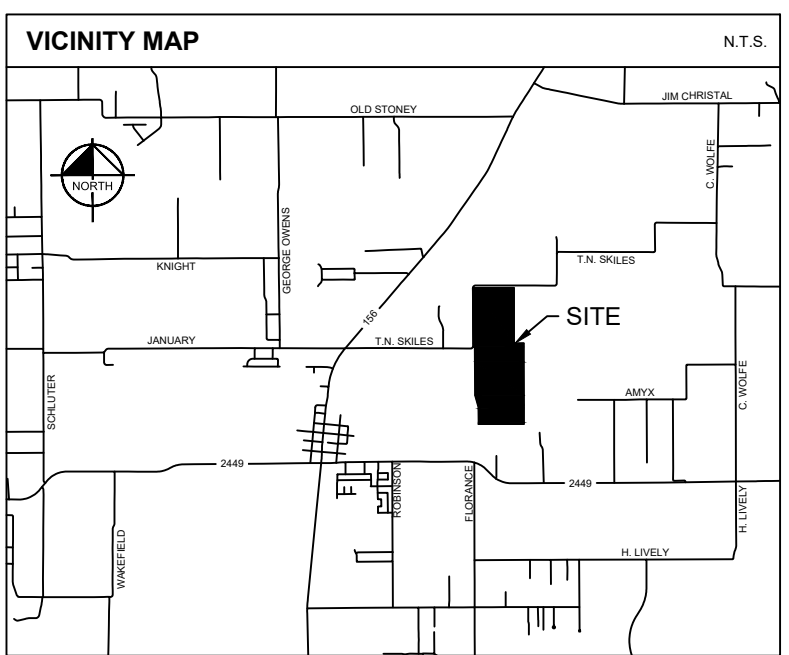
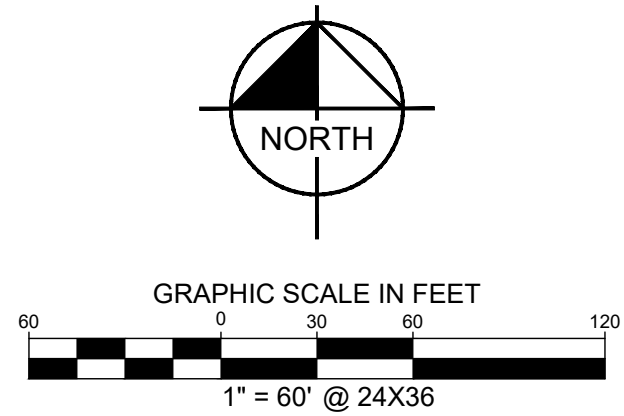
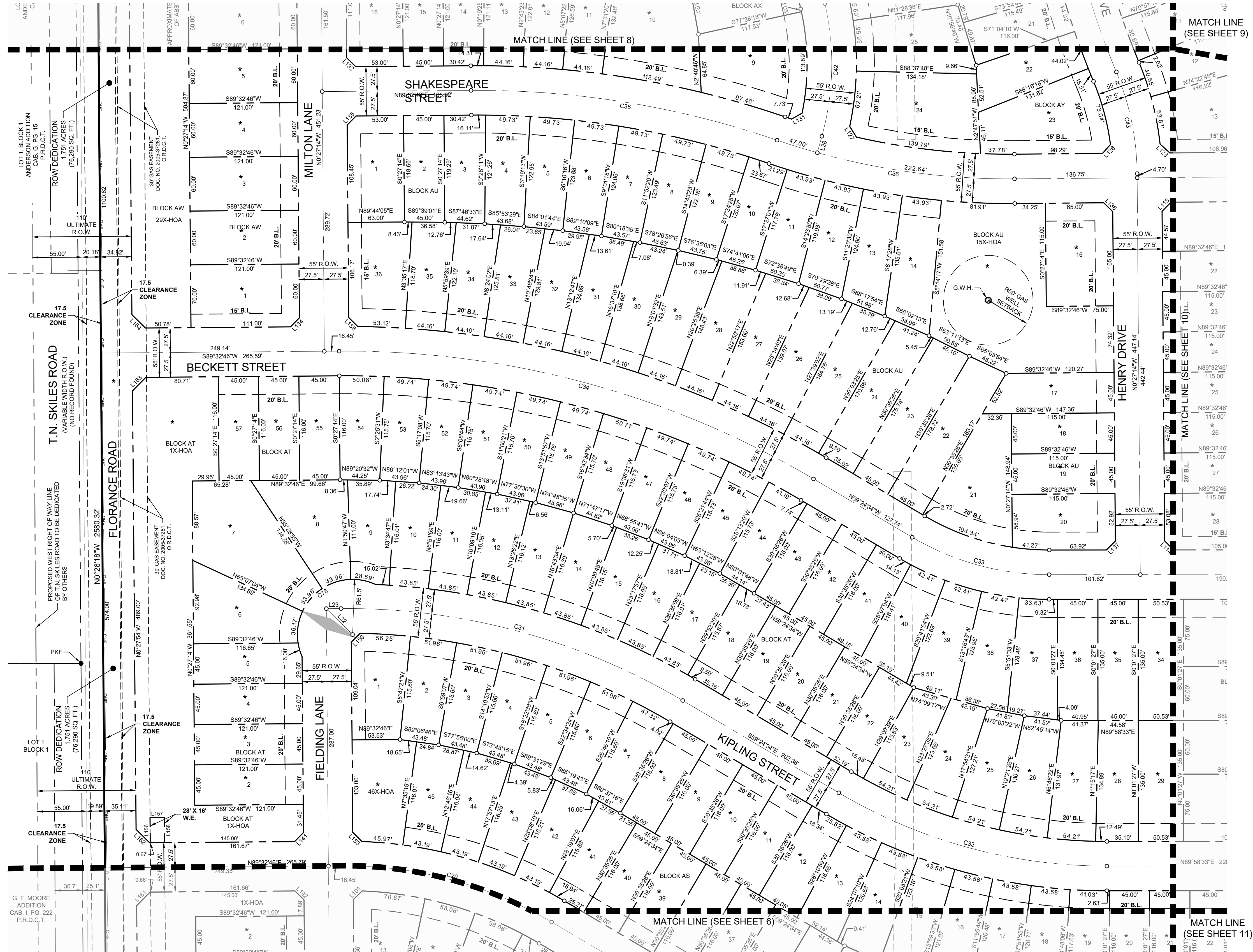
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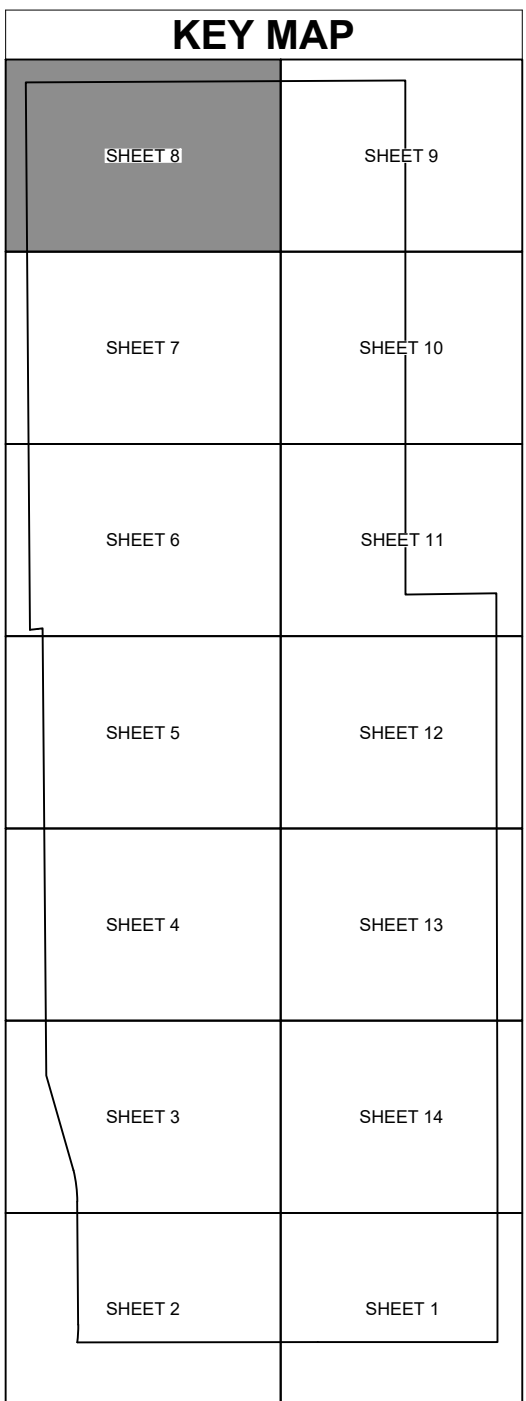
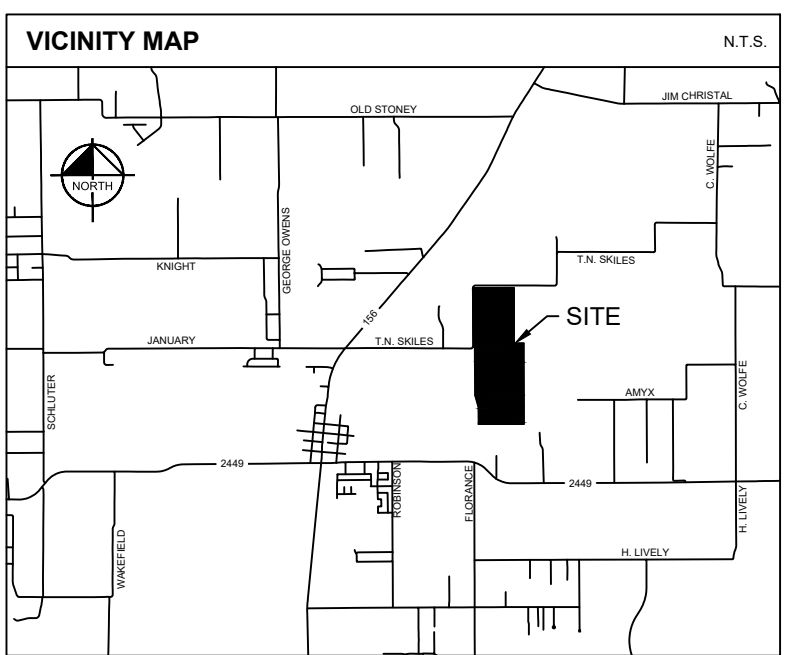
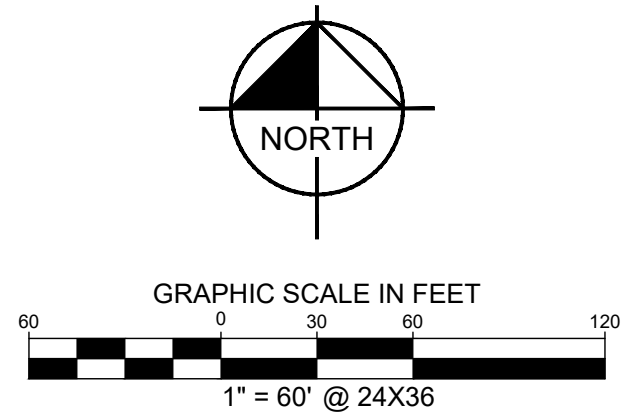
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DEVELOPER:
DR. Horton DFW-West Division
6751 North Freeway
Fort Worth, TX 76131
Ph: (817) 230-0800
Contact: Justin Bosworth

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kirby Logan, PE

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

OWNER:
TCCI CHURCHILL, LLC
3930 Glade Rd, Suite 108-322
Colleyville, Texas 76034
Ph: (469) 688-8224
Contact: Tommy Cansler



LEGEND	
O.R.D.C.T.	OFFICIAL RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
IRFC	IRON ROD FOUND WITH CAP
IRS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
XS	"X" CUT SET
XF	"X" CUT FOUND
AD	ALUMINUM DISC
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY AND MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
G.E.	GAS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
G.W.H.	GAS WELL HEAD
	STREET NAME CHANGE
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ETJ LINE
	ABSTRACT LINE

PRELIMINARY PLAT
CHURCHILL EAST
269.308 ACRES

901 RESIDENTIAL LOTS
BLOCK AA, LOTS 1-5 & 7-75, BLOCK AB, LOTS 1-22, BLOCK AC, LOTS 1-18, BLOCK AD, LOTS 1-18, BLOCK AE, LOTS 2-28, BLOCK AF, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-21 & 23-42, BLOCK AI, LOTS 1-60, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-7 & 9-79, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-26, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS 2-21, BLOCK AQ, LOTS 1-16, BLOCK AR, LOTS 1-4 & 6-57, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-57, BLOCK AU, LOTS 1-14 & 16-36, BLOCK AV, LOTS 1-14 & 16-36, BLOCK AW, LOTS 2-42, BLOCK AX, LOTS 1-16, BLOCK AY, LOTS 1-35 & 37, BLOCK AZ, LOTS 1-26, BLOCK BB, LOTS 1-26;

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BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG, LOT 12X, BLOCK AH, LOT 22X, BLOCK AK, LOT 7X, BLOCK AL, LOTS 1X & 8X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AR, LOT 5X, BLOCK AS, LOT 46X, BLOCK AU, LOT 15X, BLOCK AV, LOTS 1X & 42X, BLOCK AW, LOT 29X, BLOCK AY, LOT 36X;

1 GAS WELL PAD LOT
THE CARMEL MANCHACA SURVEY, ABSTRACT NO. 789,
THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 188
CITY OF DENTON ETJ, DENTON COUNTY, TEXAS.
PP25-0002

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	March 2025	068517182	8 OF 16

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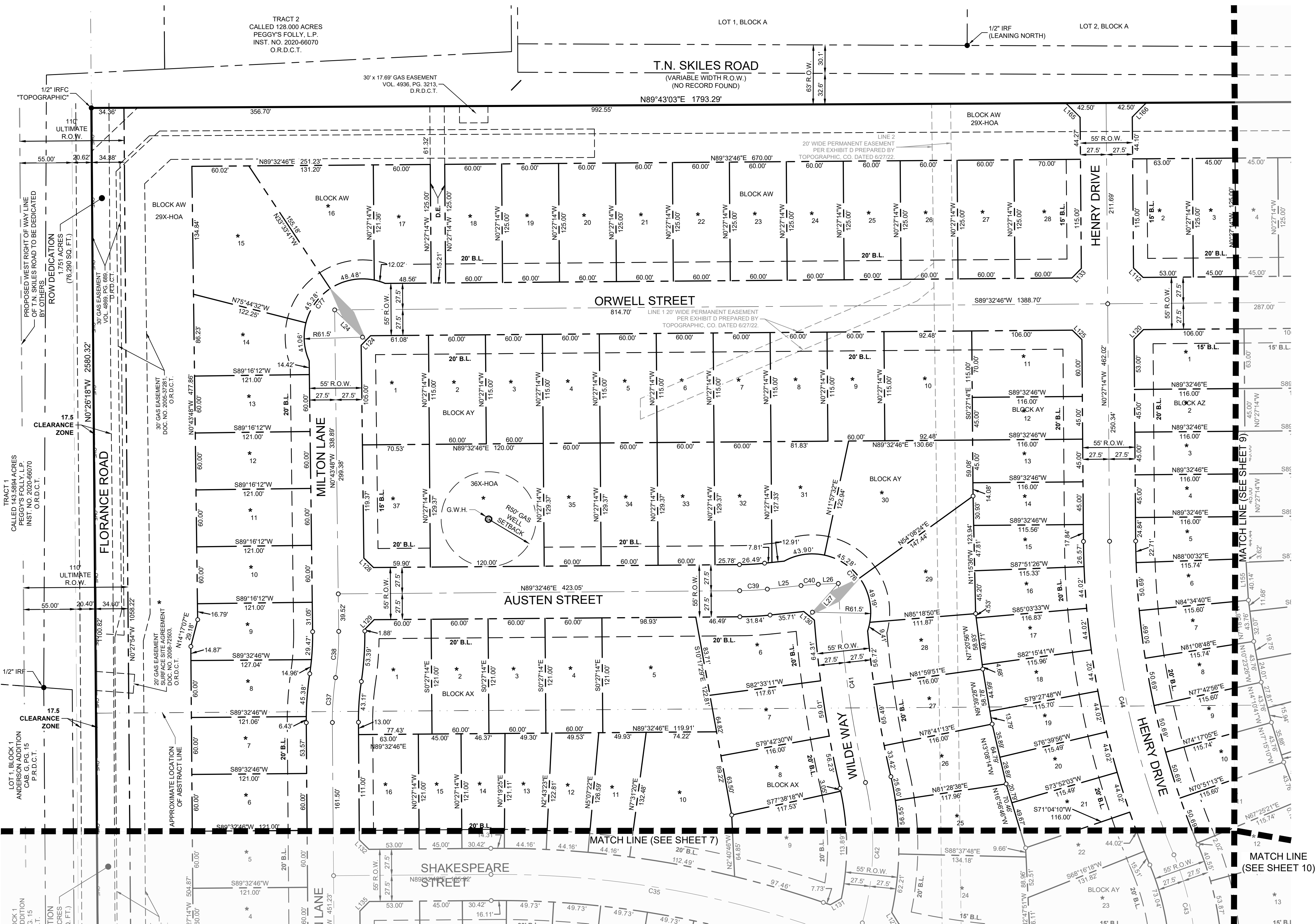
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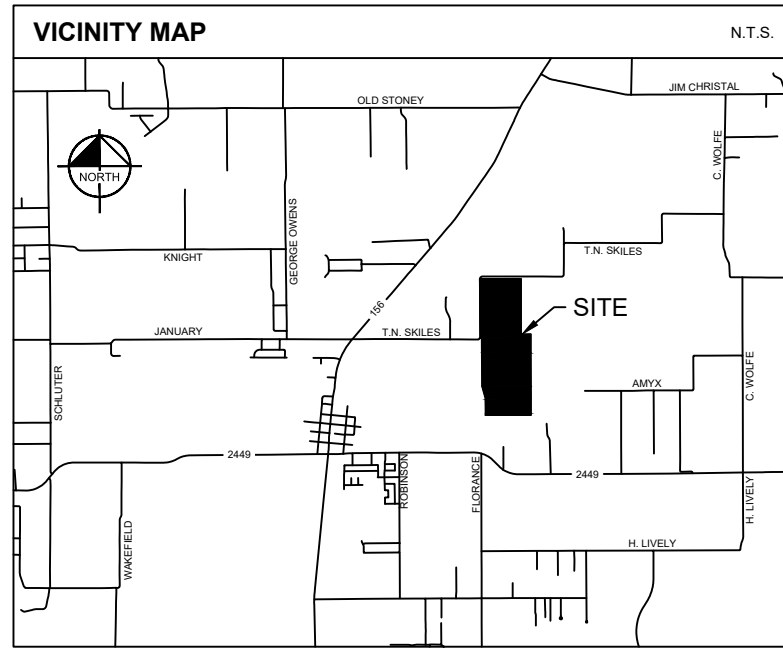
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SEE SHEET No. 16 FOR GENERAL NOTES





KEY MAP

SHEET 8	SHEET 12
SHEET 7	SHEET 10
SHEET 6	SHEET 11
SHEET 5	SHEET 12
SHEET 4	SHEET 13
SHEET 3	SHEET 14
SHEET 2	SHEET 1

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G.E.	GAS EASEMENT
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W.E.	WATER EASEMENT
G.W.H.	GAS WELL HEAD
STREET NAME CHANGE	

LINE TYPE LEGEND

_____	BOUNDARY LINE
_____	EASEMENT LINE
_____	CENTERLINE
_____	ET LINE
_____	ABSTRACT LINE

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PP25-0002

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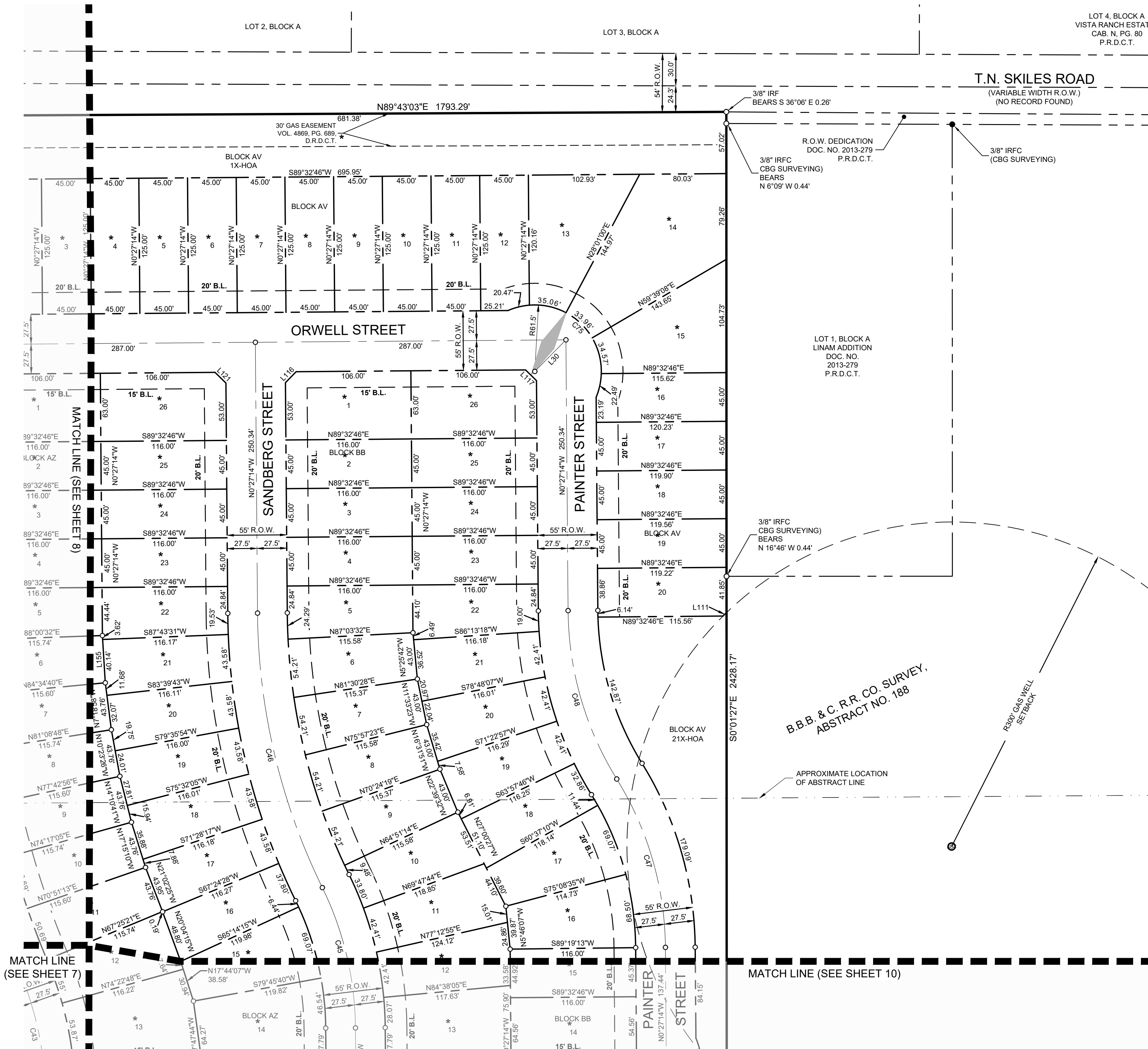
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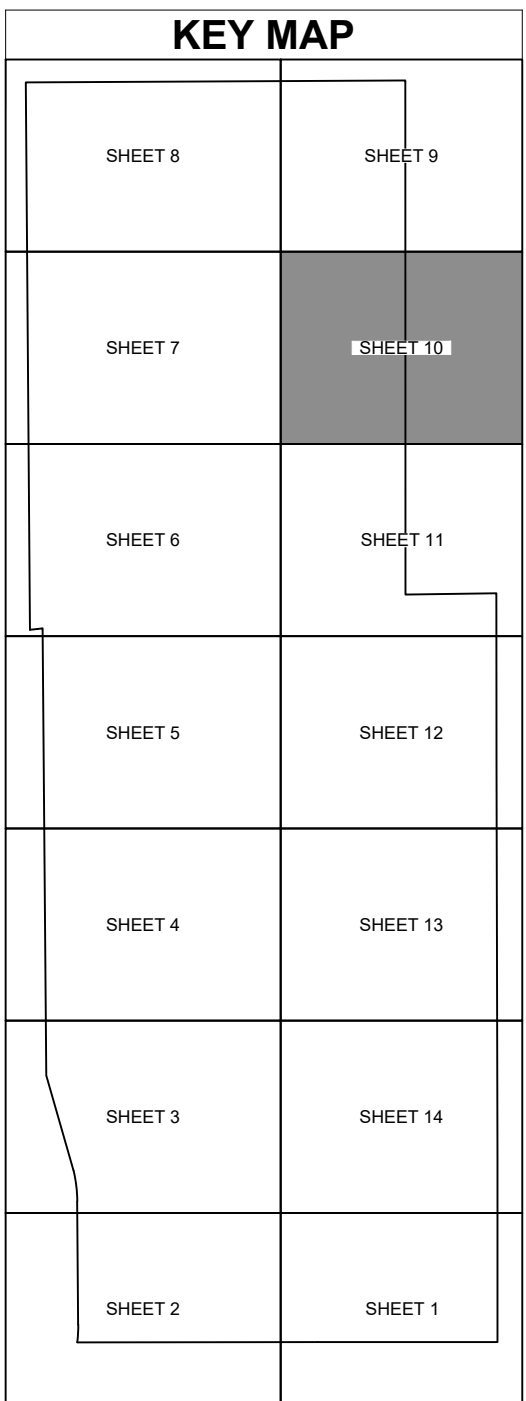
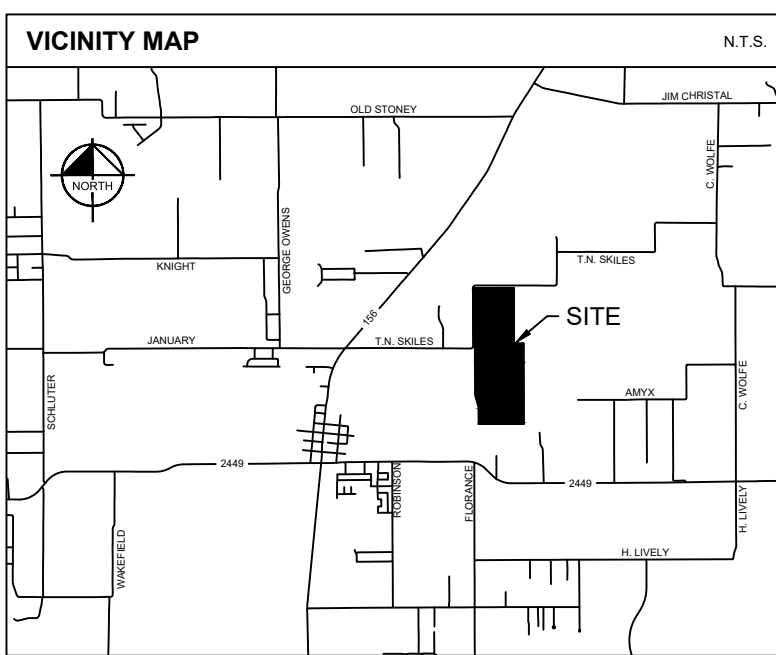
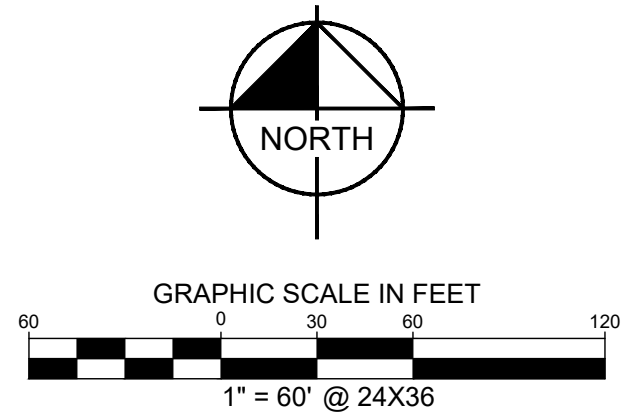
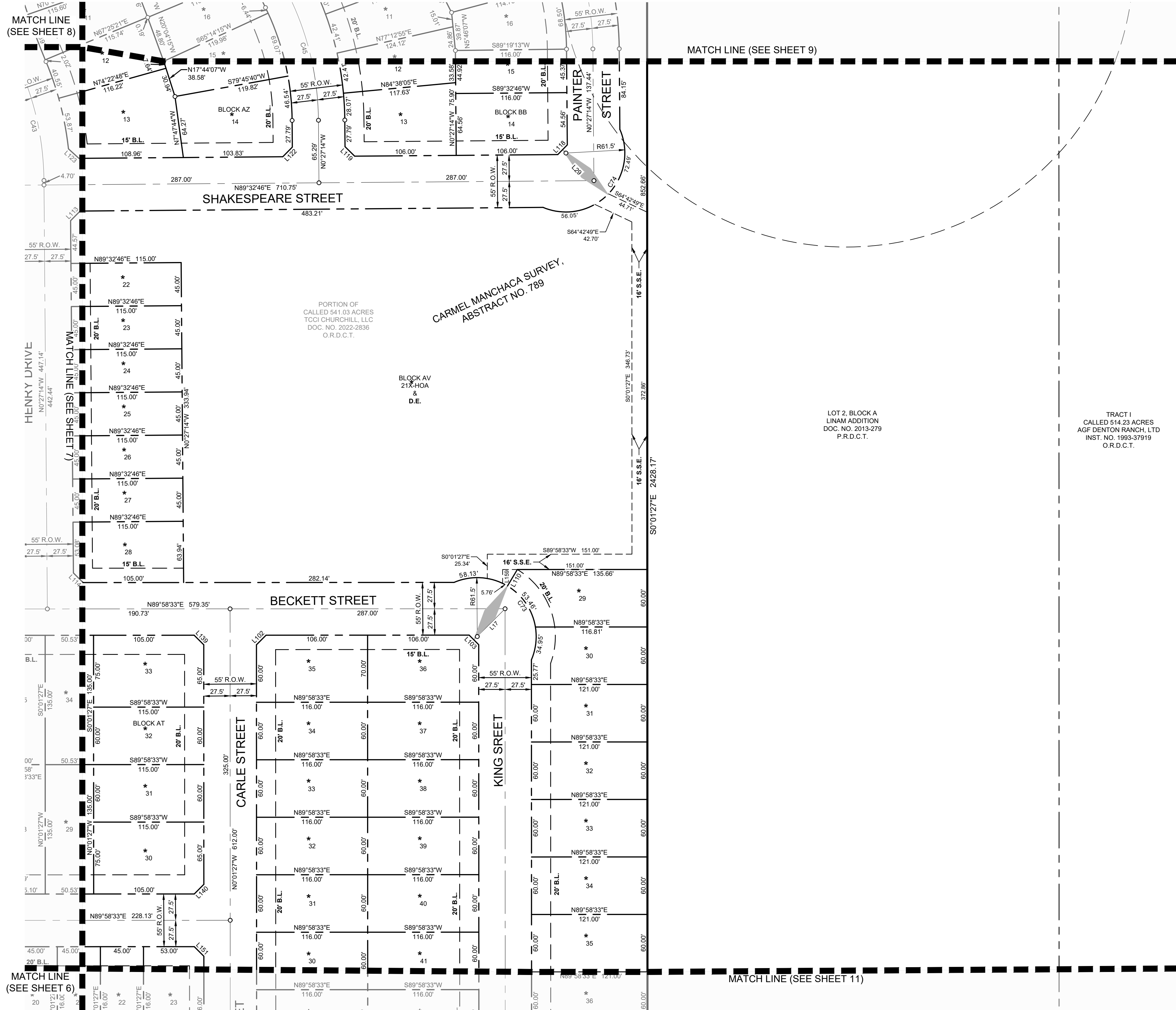
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	STREET NAME CHANGE
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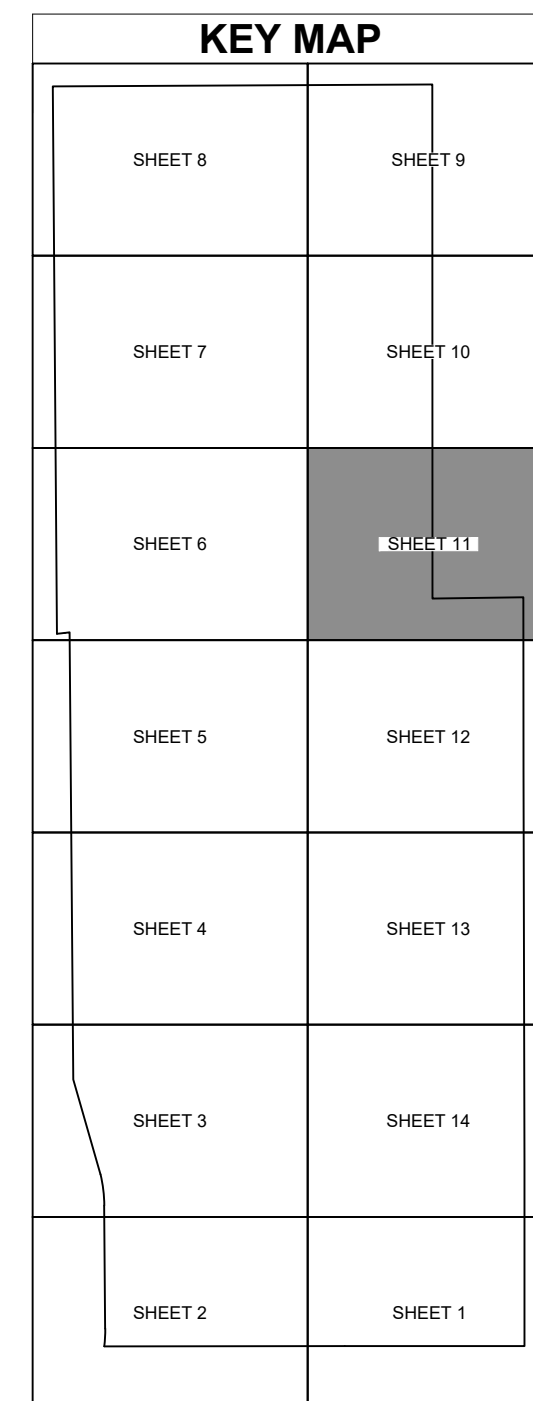
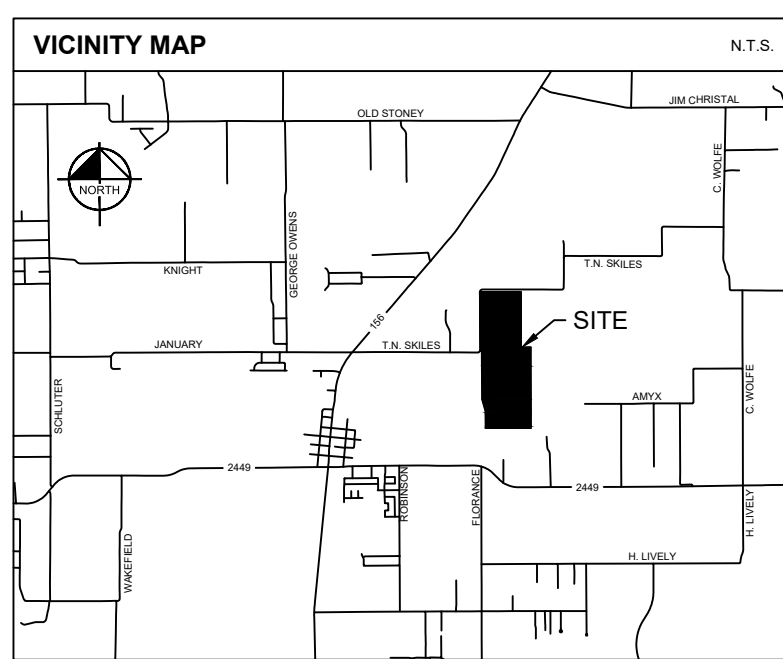
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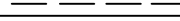
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1" = 32'	SSC	KHA	March 2025	202517100	11 of 11

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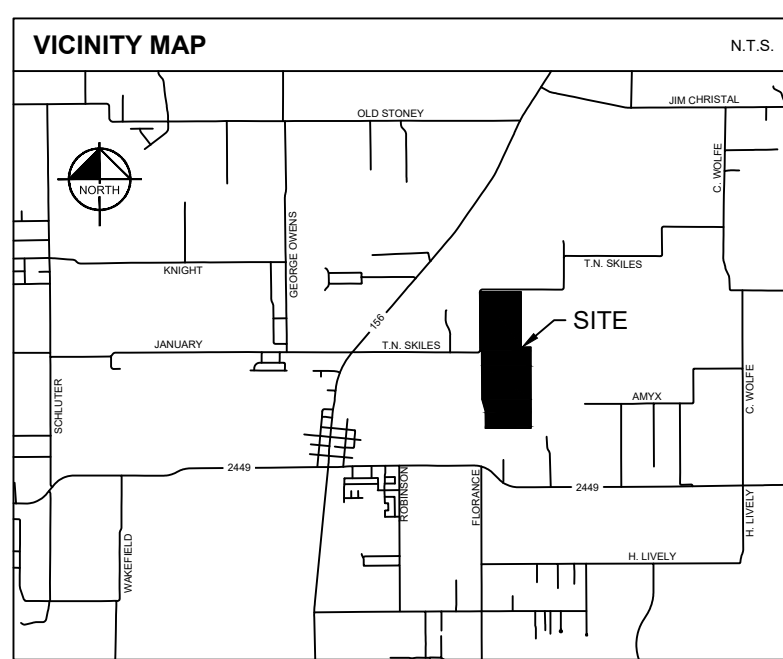
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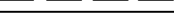


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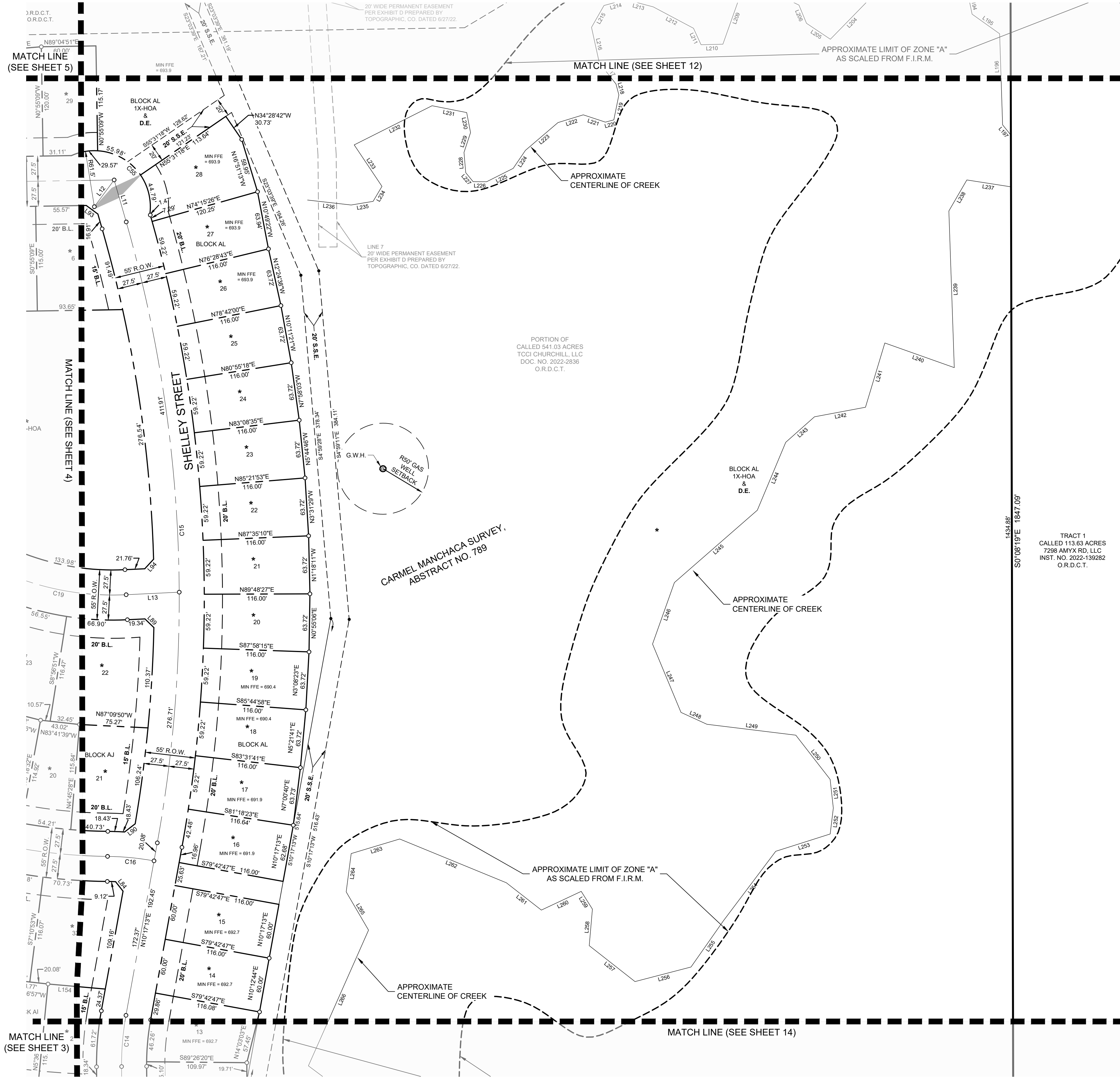
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DWG NAME: K:\FRI_SURVEY\068517182-CHURCHILL TRACT\DWG\068517182-CHURCHILL EAST PRELIMINARY PLAT.DWG PLOTTED BY: SKEETERS, CODY 3/25/2025 12:58 PM LAST SAVED: 3/25/2025 12:22 PM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



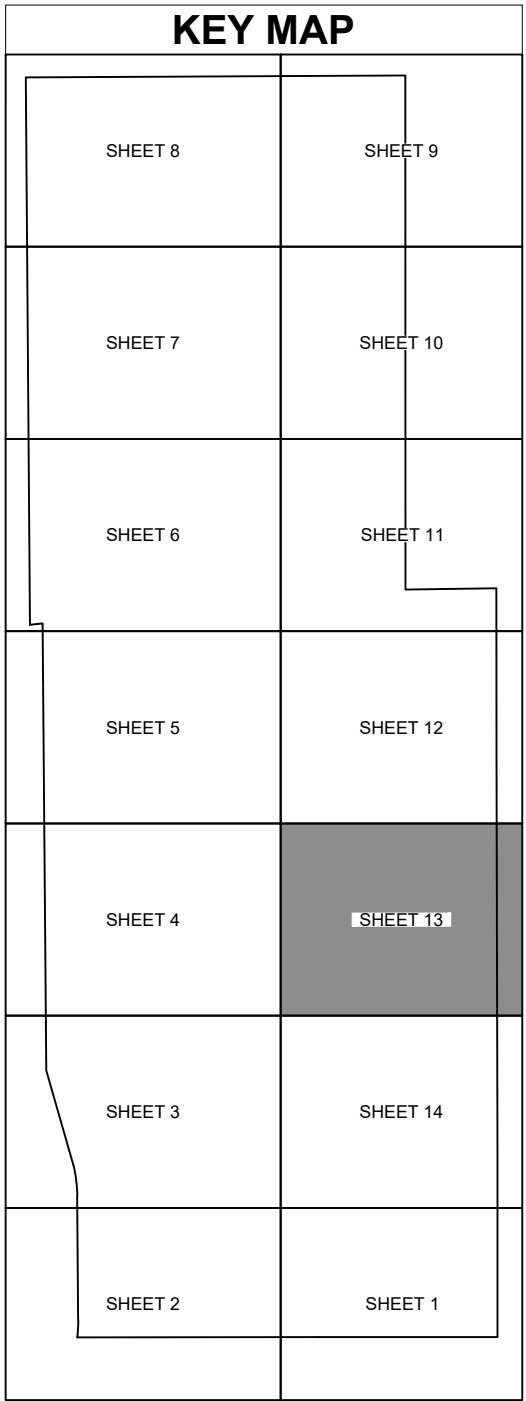
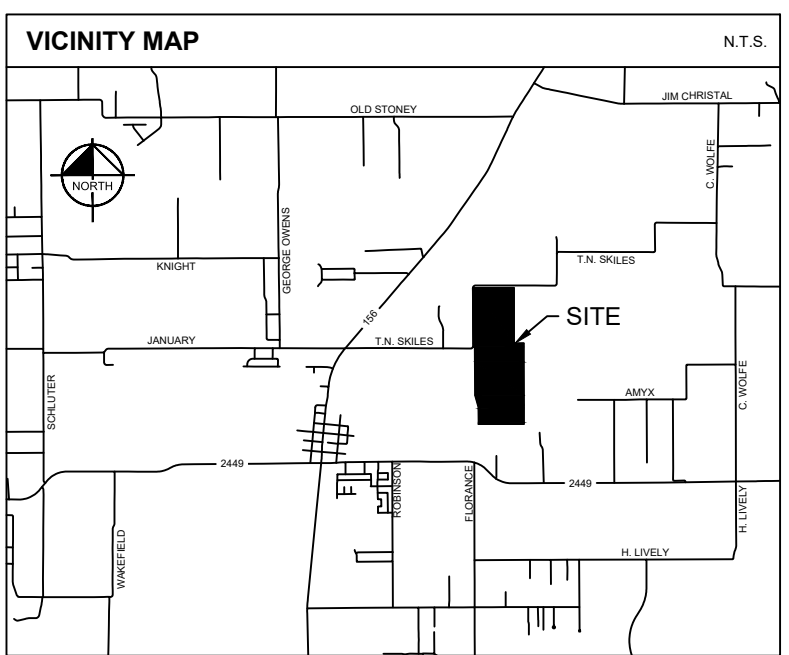
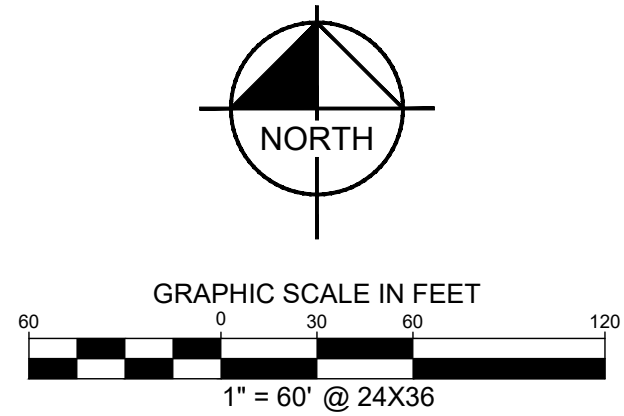
MATCH LINE
(SEE SHEET 5)

MATCH LINE (SEE SHEET 12)

MATCH LINE (SEE SHEET 4)

MATCH LINE
(SEE SHEET 3)

MATCH LINE (SEE SHEET 14)



LEGEND	
O.R.D.C.T.	OFFICIAL RECORDS DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TEXAS
IRFC	IRON ROD FOUND WITH CAP
IRS	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
XS	"X" CUT SET
XF	"X" CUT FOUND
AD	ALUMINUM DISC
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
V.A.M.	VISIBILITY AND MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
G.E.	GAS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER EASEMENT
G.W.H.	GAS WELL HEAD
	STREET NAME CHANGE
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ETJ LINE
	ABSTRACT LINE

PRELIMINARY PLAT CHURCHILL EAST 269.308 ACRES

901 RESIDENTIAL LOTS
BLOCK AA, LOTS 1-5 & 7-75, BLOCK AB, LOTS 1-22,
BLOCK AC, LOTS L-18, BLOCK AD, LOTS 1-18, BLOCK AE, LOTS 2-28,
BLOCK AF, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-21 &
23-42, BLOCK AI, LOTS 1-60, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6,
BLOCK AL, LOTS 2-7 & 9-79, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN,
LOTS 1-42, BLOCK AO, LOTS 2-26, BLOCK AP, LOTS 2-21, BLOCK AQ,
LOTS 2-21, BLOCK AR, LOTS 1-16, BLOCK AS, LOTS 1-4 & 6-57, BLOCK
AT, LOTS 1-45, BLOCK AU, LOTS 2-57, BLOCK AV, LOTS 1-14 & 16-36,
BLOCK AV, LOTS 1-14 & 16-36, BLOCK AV, LOTS 2-42,
BLOCK AW, LOTS 1-28, BLOCK AX, LOTS 1-16, BLOCK AY, LOTS 1-35 & 37,
BLOCK AZ, LOTS 1-26, BLOCK BB, LOTS 1-26;

26 OPEN SPACE LOTS
BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X,
BLOCK AG, LOT 12X, BLOCK AH, LOT 22X, BLOCK AK, LOT 7X, BLOCK AL,
LOTS 1X & 8X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AR, LOT 5X,
BLOCK AS, LOT 46X, BLOCK AU, LOT 15X, BLOCK AV, LOTS 1X & 42X,
BLOCK AW, LOT 29X, BLOCK AY, LOT 36X;

1 GAS WELL PAD LOT
THE CARMEL MANCHACA SURVEY, ABSTRACT NO. 789,
THE B.B.B. & C. R.R. CO. SURVEY, ABSTRACT NO. 188
CITY OF DENTON ETJ, DENTON COUNTY, TEXAS.
PP25-0002

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	March 2025	068517182	13 OF 16

FILED:

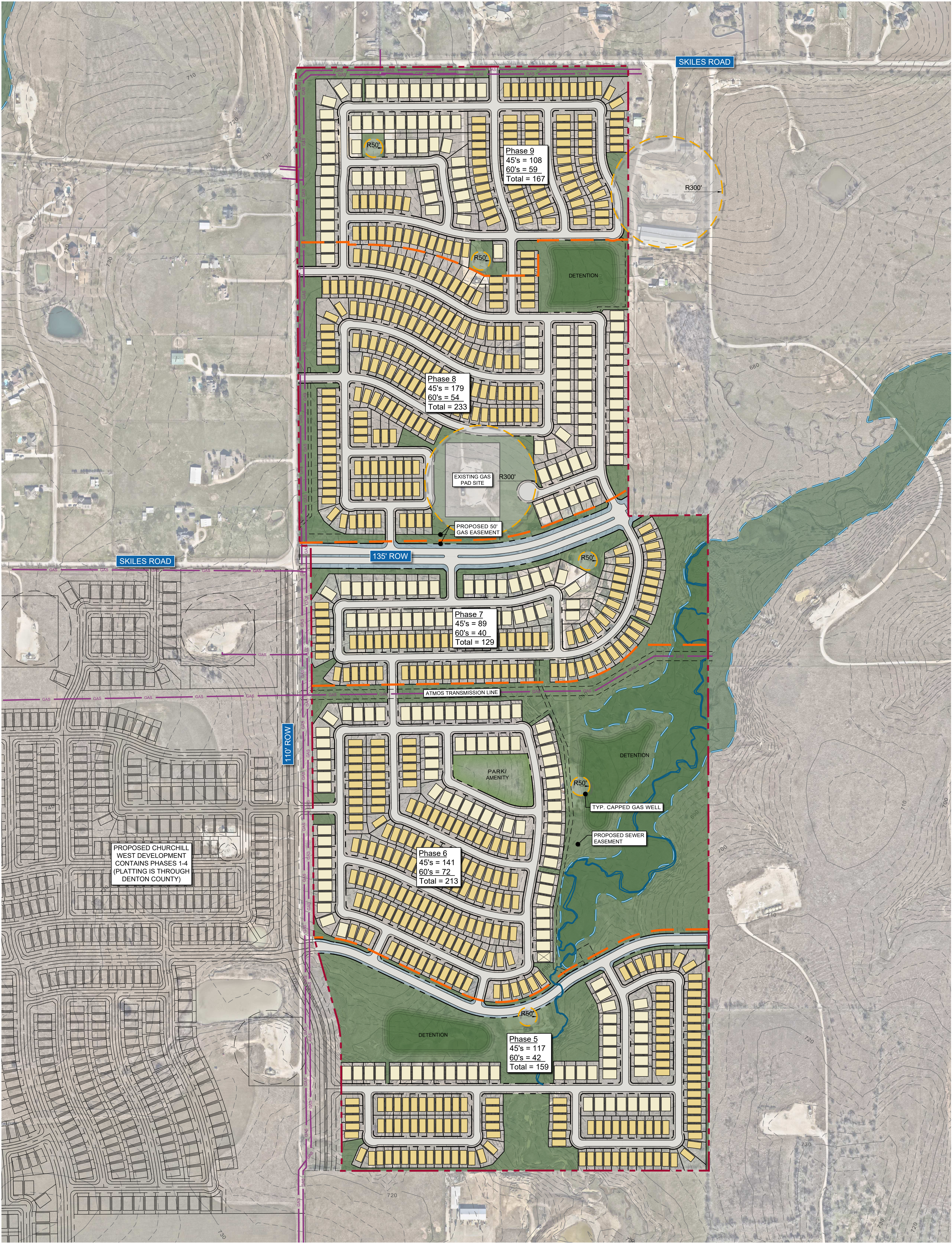
SEE SHEET No. 1 FOR LINE TABLE
SEE SHEET No. 2 FOR CURVE TABLE
SEE SHEET No. 15 FOR LOT AREA TABLES
SEE SHEET No. 16 FOR GENERAL NOTES

OWNER:
TCCI CHURCHILL, LLC
3930 Glade Rd., Suite 108-322
Colleyville, Texas 76034
Ph: (469) 688-8224
Contact: Tommy Cansler

DEVELOPER:
DR. Horton DFW-West Division
6751 North Freeway
Fort Worth, TX 76131
Ph: (817) 230-0800
Contact: Justin Bosworth

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kirby Logan, PE

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT



Churchill East Land Use Acreage Summary

Thoroughfare Rights of Way	9.1
FEMA Floodplain	13.0
Gas Well Pad Sites	2.7
Open Space, Detention, and Gas Easements	65.2
Net Residential Area	179.3
Total	269.3

Churchill East Lot Summary	Lots	Percent Mix
45' Lots	634	70%
60' Lots	267	30%
SF Res. Total	901	100%

Projected Density Summary (DU/AC)

Gross	3.3
Net of Thoroughfare ROW, Floodplain and Pad Site	3.7

*NOTE: PHASING, LOT MIX, AND TOTAL NUMBER OF LOTS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE.

Phase 5 Lot Summary

45' Lots	117	74%
60' Lots	42	26%
SF Res. Total	159	100%

Phase 6 Lot Summary

45' Lots	141	66%
60' Lots	72	34%
SF Res. Total	213	100%

Phase 7 Lot Summary

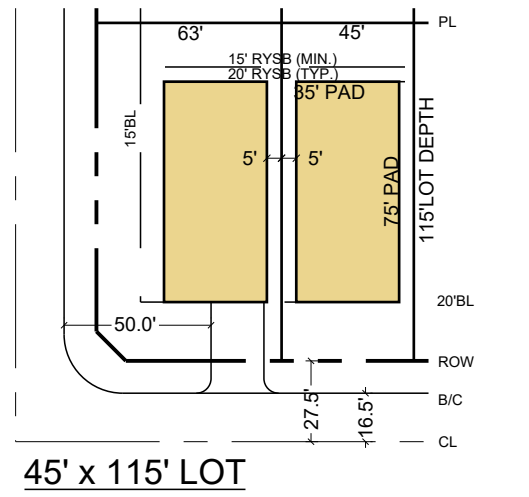
45' Lots	89	69%
60' Lots	40	31%
SF Res. Total	129	100%

Phase 8 Lot Summary

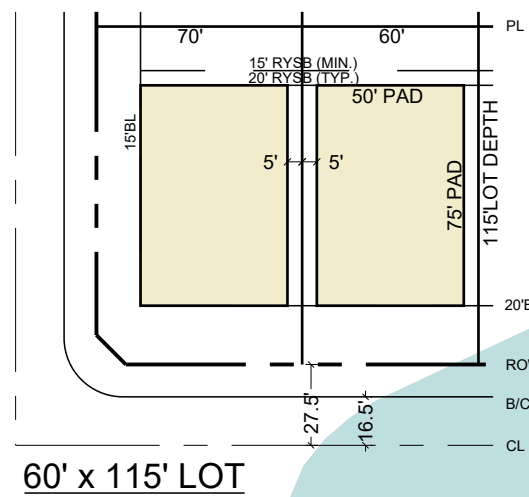
45' Lots	179	77%
60' Lots	54	23%
SF Res. Total	233	100%

Phase 9 Lot Summary

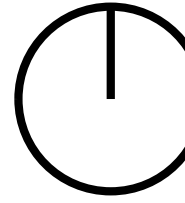
45' Lots	108	65%
60' Lots	59	35%
SF Res. Total	167	100%



45' x 115' LOT



60' x 115' LOT



GRAPHIC SCALE IN FEET
0 125 250 500
1"=250' @ 22x34

- NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 - FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE DETAILED FULLY DEVELOPED FLOOD STUDY ANALYSIS.
 - AERIAL IMAGE BY NEARMAP, COPYRIGHT 2025.

CONCEPT PLAN

Churchill

East

City of Denton ETJ, Texas

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928

February 2025