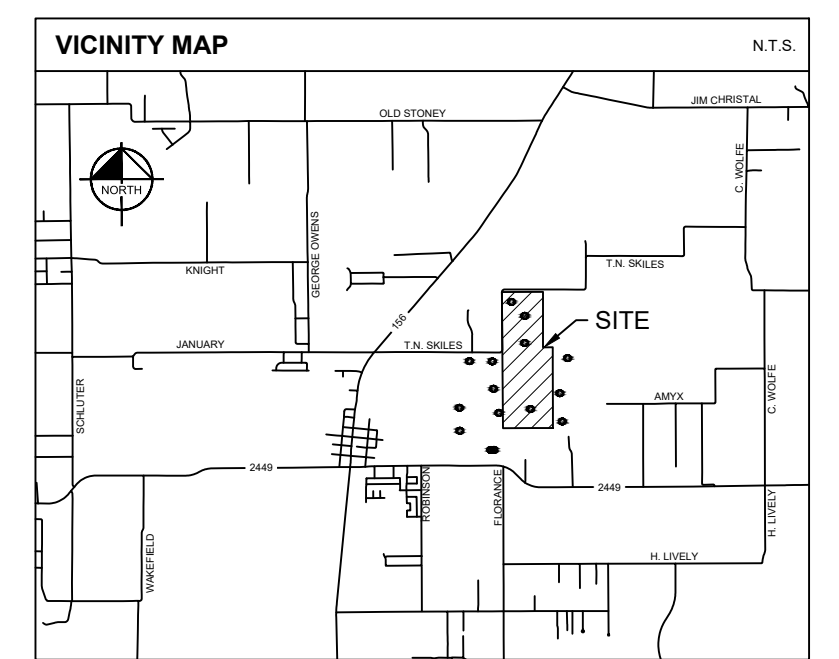
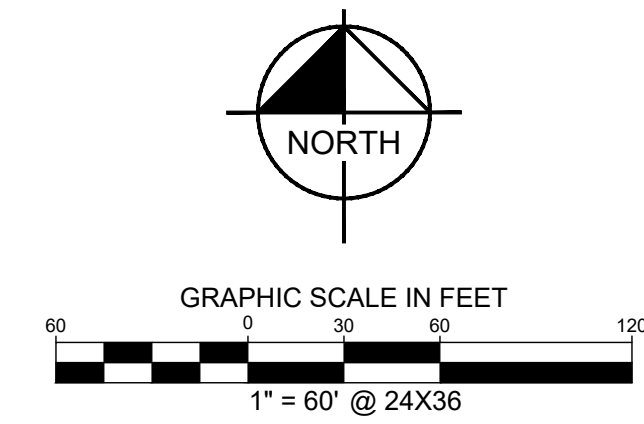
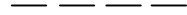


CURVE TABLE					CURVE TABLE					CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C2	7°15'58"	660.00'	83.70'	N03°10'48"E	83.64'	C28	31°10'24"	450.00'	243.82'	N74°55'54"W	240.85'	C56	8°17'33"	575.00'	83.22'	N03°41'35"E	83.15'
C3	11°46'01"	805.00'	165.33'	N05°25'06"E	165.03'	C30	30°36'53"	587.00'	313.65'	S74°43'00"E	309.93'	C57	2°51'30"	1267.50'	63.23'	N58°26'34"E	63.23'
C4	28°24'45"	250.00'	123.97'	S54°10'53"W	122.71'	C31	31°10'24"	737.00'	399.33'	N74°55'54"W	394.46'	C58	154°43'09"	61.50'	166.07'	N55°00'14"W	120.02'
C5	28°24'45"	275.00'	136.37'	N14°00'17"W	134.98'	C32	30°36'53"	587.00'	313.65'	S74°43'00"E	309.93'	C59	9°25'49"	184.50'	30.37'	S70°07'18"E	30.33'
C6	27°44'35"	550.00'	266.32'	S75°29'49"W	263.72'	C33	30°36'53"	300.00'	160.30'	S74°43'00"E	158.40'	C60	20°55'16"	215.50'	78.69'	N82°52'02"W	78.25'
C7	14°49'28"	400.00'	103.50'	SS4°12'46"W	103.21'	C34	31°10'24"	1024.00'	554.83'	N74°55'54"W	548.07'	C61	6°03'05"	544.50'	57.15'	S83°38'48"W	57.48'
C8	68°36'51"	496.00'	593.98'	N81°06'27"E	559.12'	C35	19°23'03"	1027.00'	347.45'	N80°45'43"W	354.80'	C62	124°01'09"	61.50'	133.12'	S39°12'41"E	108.61'
C9	36°17'39"	500.00'	316.73'	N82°43'57"W	311.46'	C36	19°23'03"	797.00'	269.64'	S80°45'43"E	268.35'	C63	136°04'21"	61.50'	146.06'	S44°16'28"W	114.07'
C10	57°19'53"	300.00'	300.19'	N86°44'56"E	287.82'	C37	9°03'55"	300.00'	47.47'	S04°04'43"W	47.42'	C64	136°58'08"	61.50'	147.02'	S45°41'11"E	114.43'
C11	16°17'41"	696.00'	197.94'	N72°43'58"W	197.28'	C38	9°20'29"	300.00'	48.91'	N03°56'26"E	48.86'	C65	136°05'03"	61.50'	146.07'	S44°18'49"W	114.08'
C12	19°06'32"	983.00'	327.80'	N74°08'24"W	326.33'	C39	5°34'14"	300.00'	29.17'	N86°45'39"E	29.16'	C66	115°49'20"	61.50'	124.32'	S35°33'19"E	104.21'
C13	28°03'53"	874.00'	397.60'	S77°37'04"W	394.18'	C40	3°29'21"	300.00'	18.27'	S85°43'12"W	18.27'	C67	110°11'34"	61.50'	118.28'	S32°45'08"E	100.87'
C14	10°47'53"	300.00'	56.54'	S04°53'17"E	56.46'	C41	10°28'41"	1161.00'	212.10'	S07°46'08"E	211.80'	C68	261°04'01"	61.50'	280.22'	S19°27'44"W	93.48'
C15	26°18'12"	1500.00'	688.62'	N02°51'53"W	682.59'	C42	28°33'13"	300.00'	149.51'	N01°16'28"E	147.96'	C69	81°04'01"	19.00'	26.88'	N70°32'16"E	24.70'
C16	9°48'02"	300.00'	51.32'	N84°30'08"W	51.25'	C43	22°15'37"	300.00'	116.55'	N11°35'03"W	115.82'	C70	136°31'36"	61.50'	146.54'	N41°58'37"E	114.25'
C17	24°49'41"	587.00'	254.37'	S76°59'58"E	252.38'	C44	22°15'37"	874.00'	339.56'	N11°35'03"E	337.43'	C71	90°00'00"	64.00'	100.53'	N45°27'14"W	90.51'
C18	7°04'12"	1270.00'	156.71'	N68°07'13"W	156.61'	C45	25°39'46"	300.00'	134.37'	S13°17'07"W	133.25'	C72	13°15'48"	61.50'	121.57'	N32°54'52"E	102.72'
C19	28°10'15"	300.00'	147.50'	S68°10'15"E	146.02'	C46	25°39'46"	300.00'	262.92'	S13°17'07"E	260.73'	C73	136°31'36"	61.50'	146.54'	N45°01'27"W	114.25'
C20	11°44'19"	300.00'	61.46'	N83°13'23"E	61.36'	C47	31°19'53"	300.00'	164.05'	N16°07'10"E	162.01'	C74	136°31'36"	61.50'	146.54'	N44°32'46"E	114.25'
C21	6°52'39"	1441.00'	172.27'	S74°54'56"E	172.87'	C48	31°19'53"	300.00'	164.05'	S16°07'11"E	162.01'	C75	136°31'36"	61.50'	146.54'	N45°27'14"W	114.25'
C22	8°38'42"	400.00'	45.27"	S74°47'56"E	45.22"	C49	136°09'41"	61.50'	146.51'	S45°16'14"E	114.11'	C76	137°40'16"	61.50'	147.77'	N50°06'03"W	114.70'
C23	77°16'24"	400.00'	539.47'	N50°27'21"E	499.50'	C50	136°31'36"	61.50'	146.54'	N44°54'44"E	114.25'	C77	125°36'08"	61.50'	134.82'	S38°48'28"W	109.40'
C24	40°21'34"	272.50'	190.36'	N08°11'38"W	186.52'	C51	136°26'23"	61.50'	146.45'	S44°55'09"E	114.22'	C78	138°30'24"	61.50'	146.67'	S45°32'10"W	115.02'
C25	01°10'10"	1200.00'	446.86'	N07°15'48"E	444.28'	C52	90°00'00"	36.50'	57.33"	N45°27'14"W	51.62'	C79	136°31'36"	61.50'	146.54'	S45°27'14"E	114.25'
C26	9°31'54"	1200.00'	199.63'	N64°09'46"E	199.40'	C53	136°31'36"	61.50'	146.54'	N44°57'45"W	114.25'	C80	26°35'54"	575.00'	266.93'	N13°45'08"W	284.54'
C27	28°10'58"	300.00'	147.57'	S14°06'56"E	146.08'	C54	110°56'58"	61.50'	119.09'	N31°42'01"E	101.34'	C81	8°04'00"	520.00'	73.21'	S23°01'06"E	73.15'
C28	13°55'39"	300.00'	72.92'	S75°53'32"W	72.74'	C55	121°25'47"	61.50'	130.34'	NS3°28'04"W	107.28'						



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	5/8" 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
	SEE NOTE #32
	EASEMENT TO BE ABANDONED
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ET/LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS,
2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ,
LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36,
BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS
1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55,
BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AW, LOT 2, BLOCK AX,
LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26,
BLOCK BB, LOTS 1-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 7X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG,
LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT, 1X, BLOCK AM, LOTS 1X, 13X, & 37X,
BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X,
BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X,
BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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> 1" = 60'	<u>Drawn by</u> CDS	<u>Checked by</u> KHA	<u>Date</u> May 2025	<u>Project No.</u> 068517182	<u>Sheet No.</u> 3 OF 16
--------------------------	------------------------	--------------------------	-------------------------	---------------------------------	-----------------------------

FILED:

PRELIMINARY

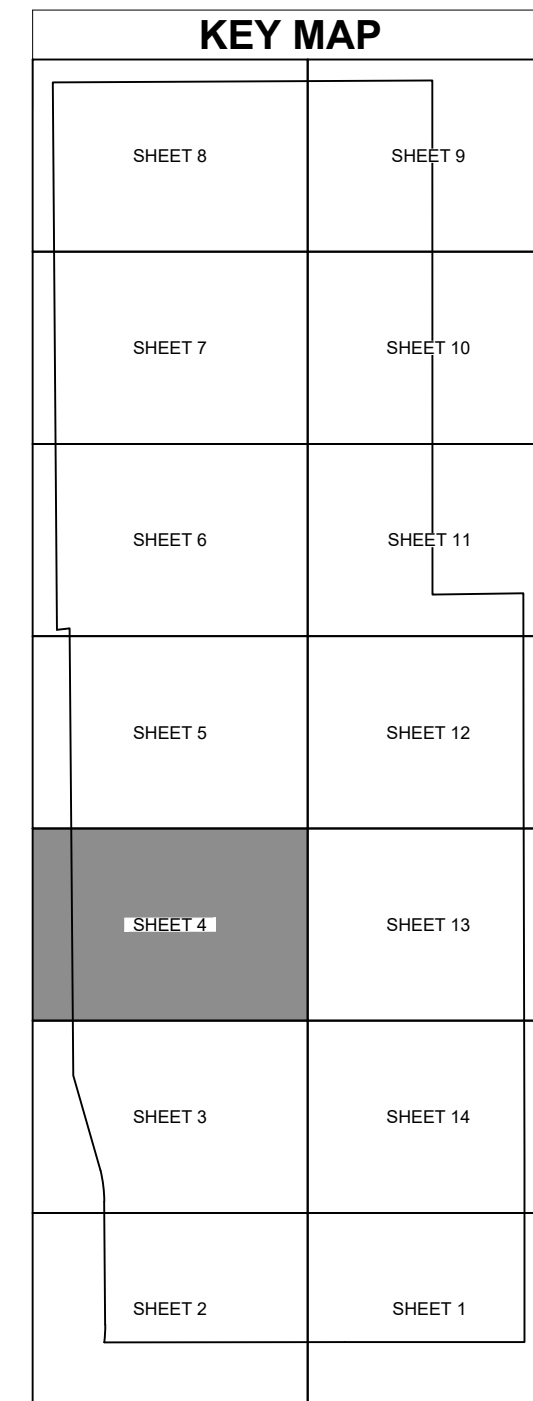
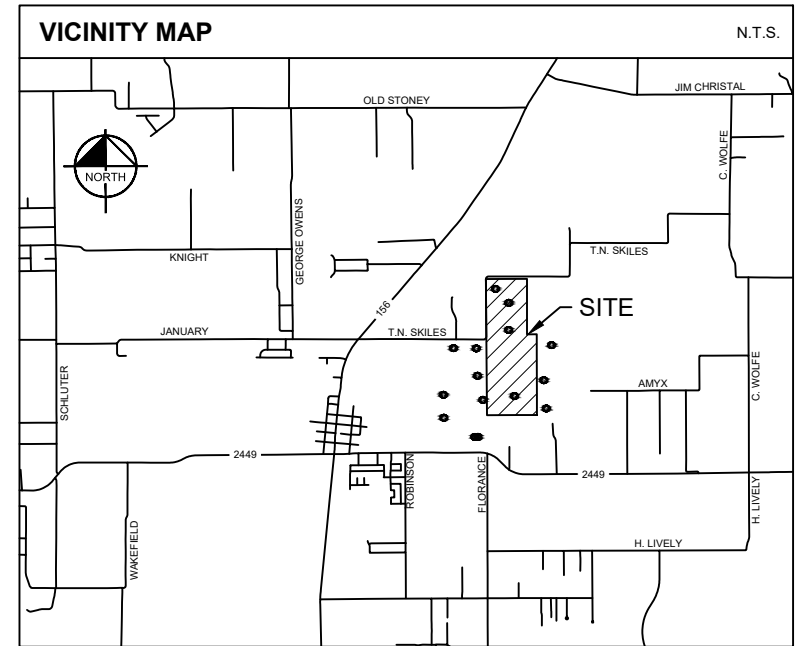
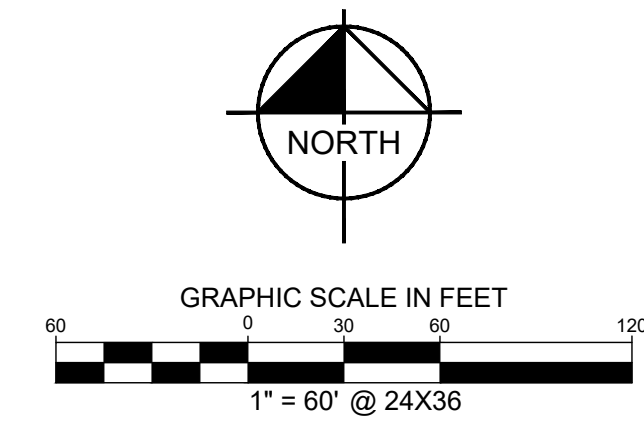
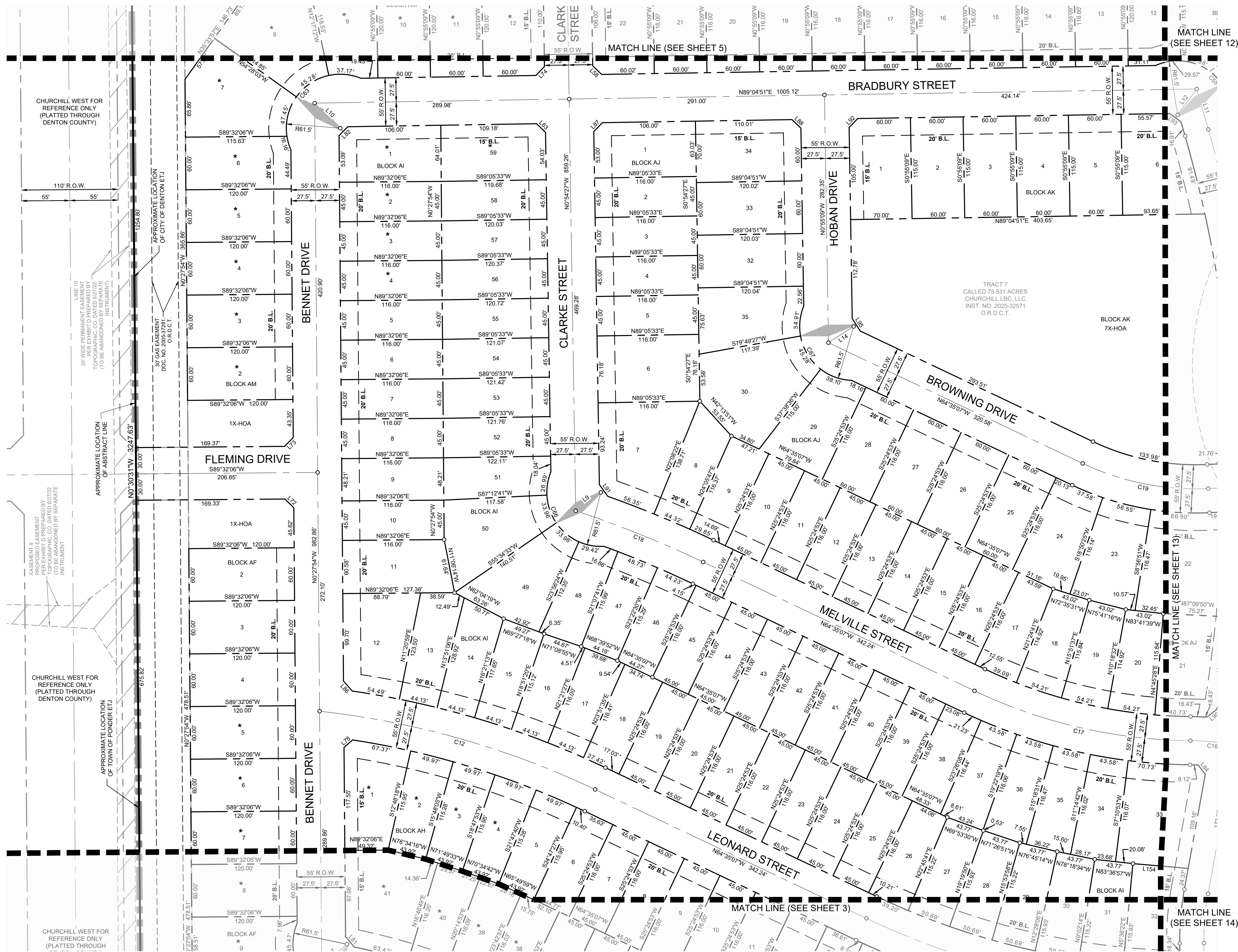
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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

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



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 SEE NOTE #32
★	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ETJ LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

PRELIMINARY PLAT CHURCHILL EAST 277.143 ACRES

780 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 2-26, BLOCK AF, LOTS,
2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ,
LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36,
BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS
1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55,
BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY,
LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26,
BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS
BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG,
LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X,
BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X,
BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X,
BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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	May 2025	068517182	4 OF 16

FILED:

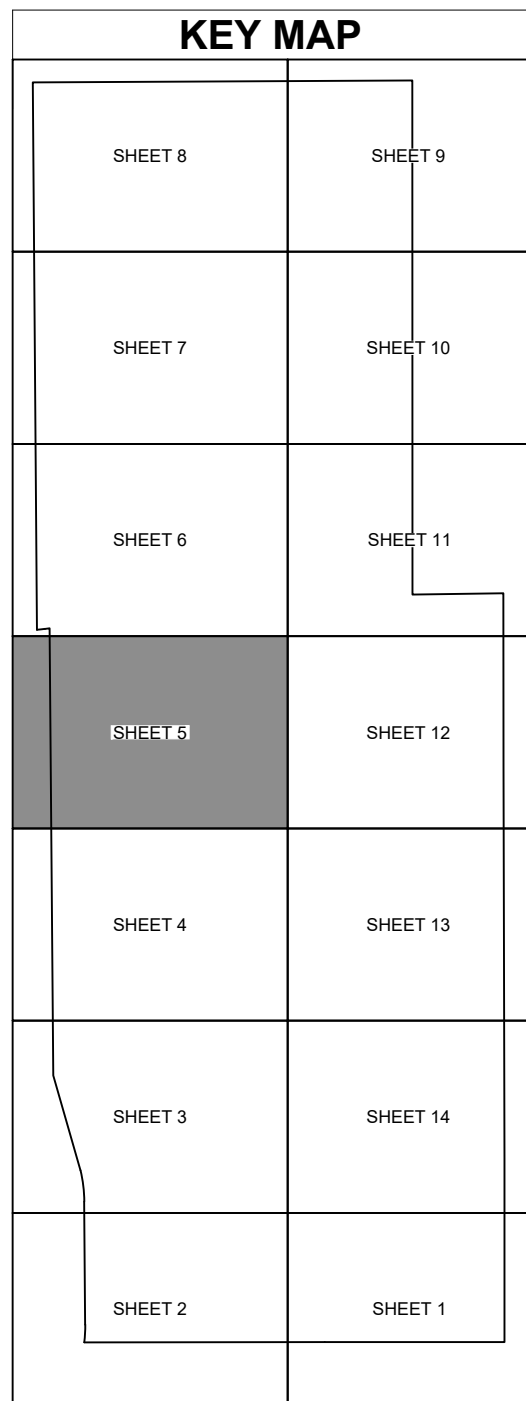
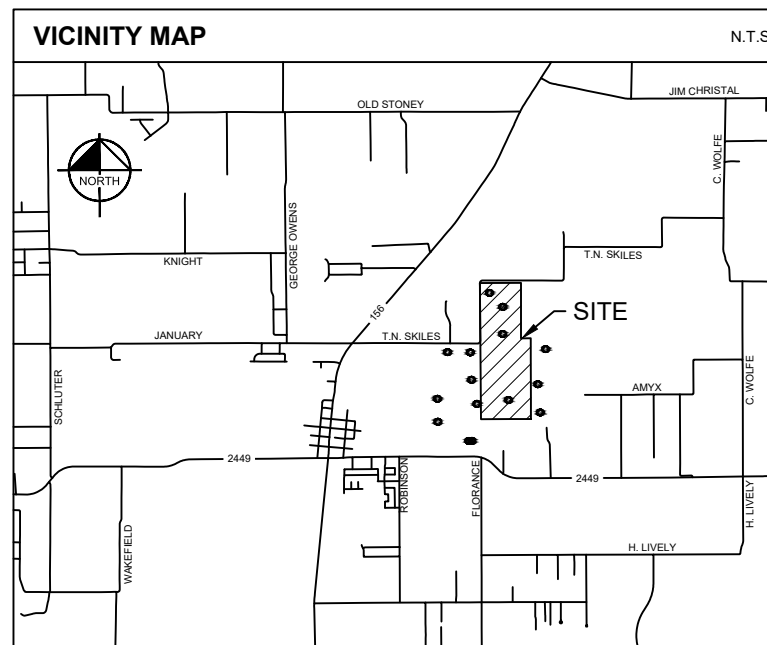
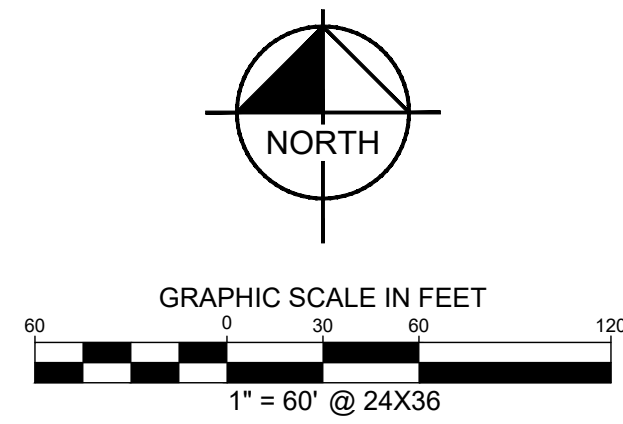
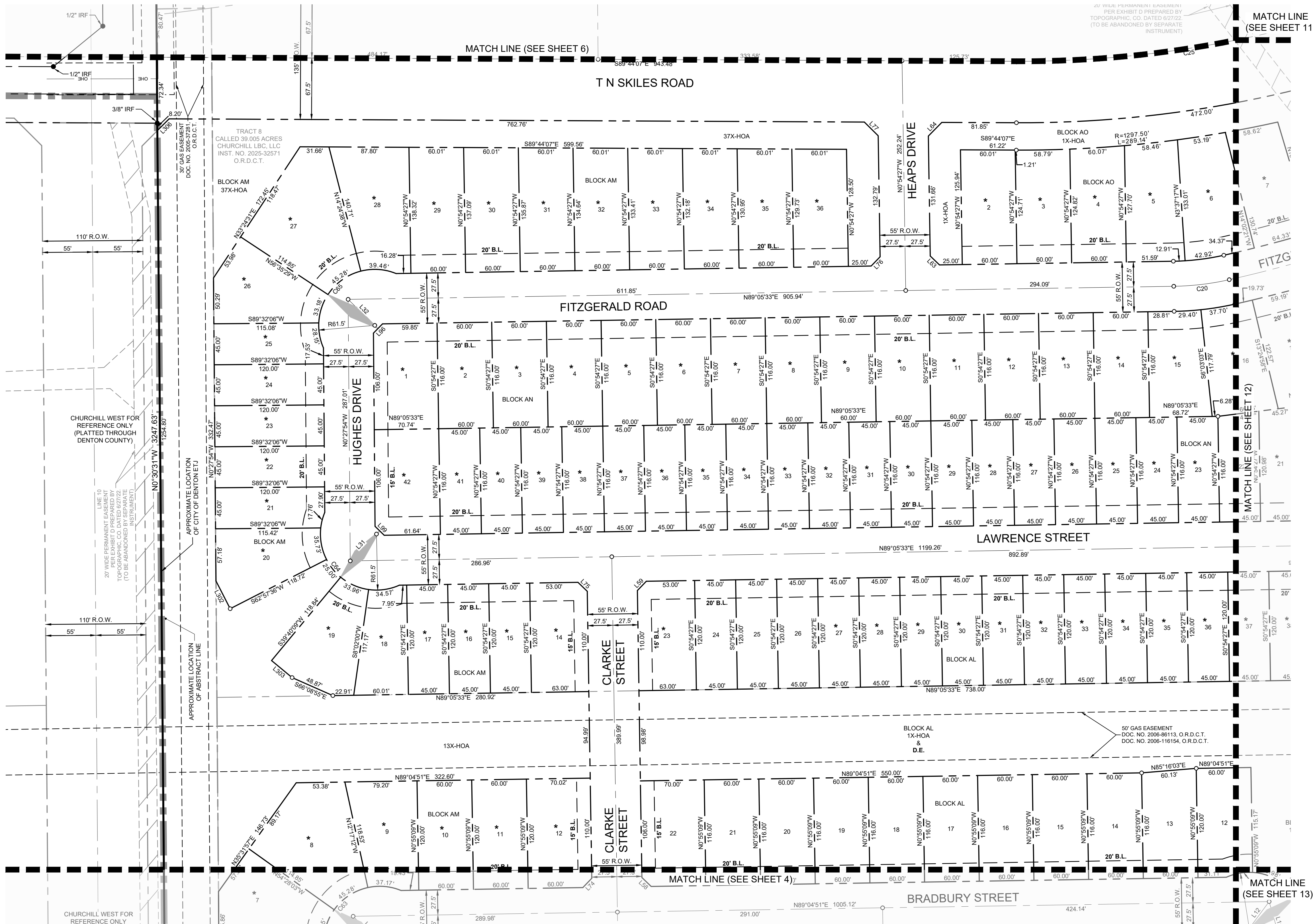
DEVELOPER:
DR. Horton DFW-West Division
6751 North Freeway
Fort Worth, TX 76131
Ph: (817) 230-0800
Contact: Justin Bosworth

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

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:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, TX 75206
Ph: (214) 373-7793
Contact: Bryan Reader



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
SEE NOTE #32
★ EASEMENT TO BE ABANDONED

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ETJ LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

**PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES**

780 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 2-26, BLOCK AF, LOTS
2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AL LOTS 1-59, BLOCK AJ,
LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36,
BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS
1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55,
BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY,
LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26,
BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG,
LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X,
BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X,
BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X,
BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	May 2025	068517182	5 OF 16

FILED:

PRELIMINARY

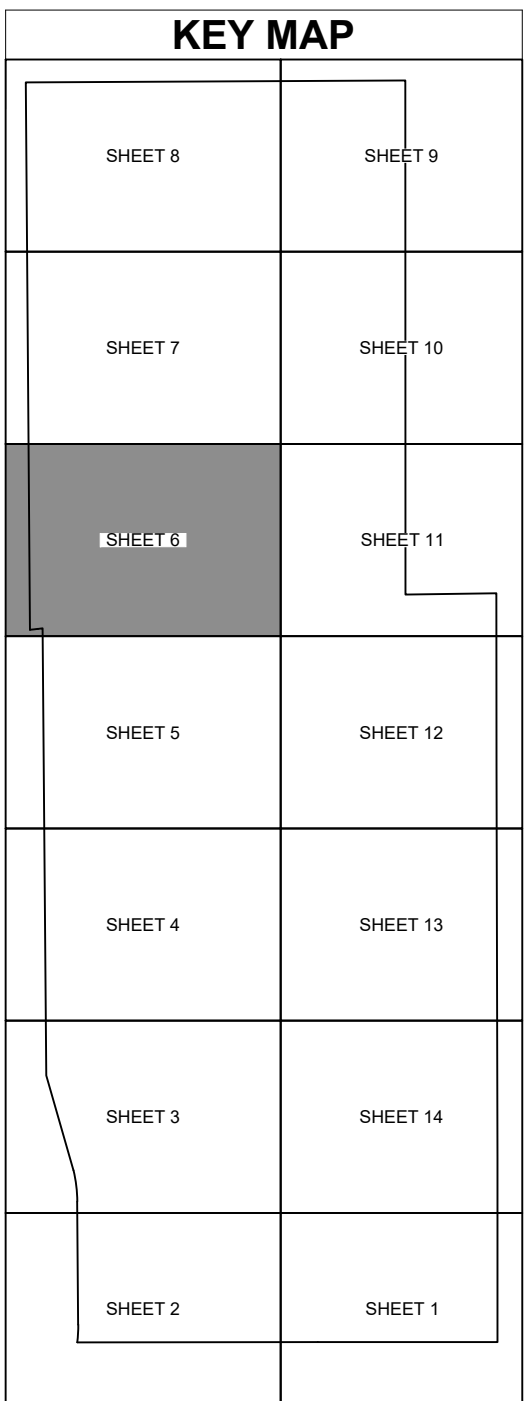
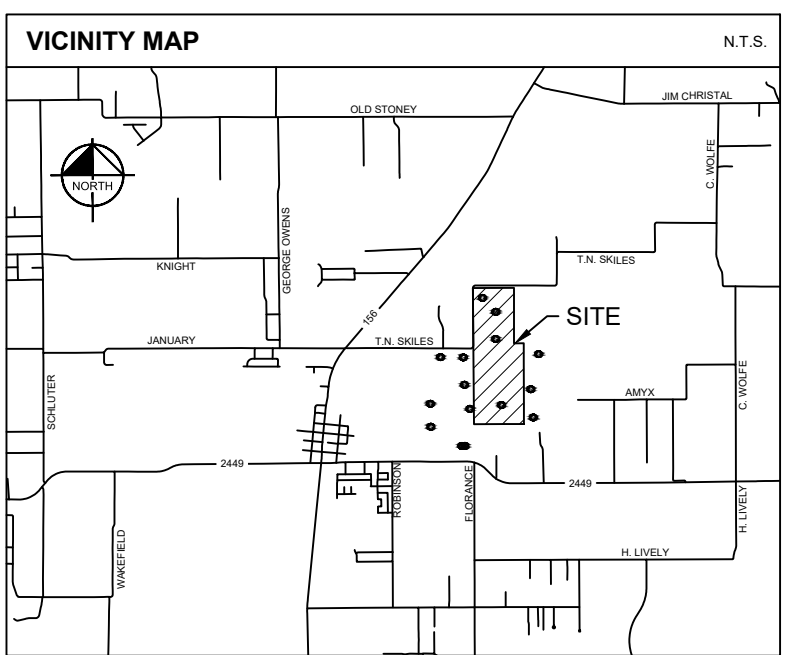
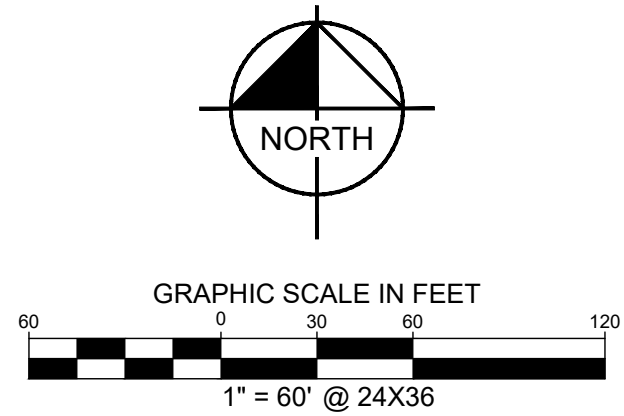
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Frisco, TX 75034
Ph: (214) 373-7793
Contact: Bryan Reader

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

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



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
SEE NOTE #32	STREET NAME CHANGE
★	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	CENTERLINE
---	ETJ LINE
---	ABSTRACT LINE
---	BUILDING LINE
---	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS 1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55, BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY, LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26, BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG, LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X, BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X, BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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	May 2025	068517182	6 OF 16

FILED:

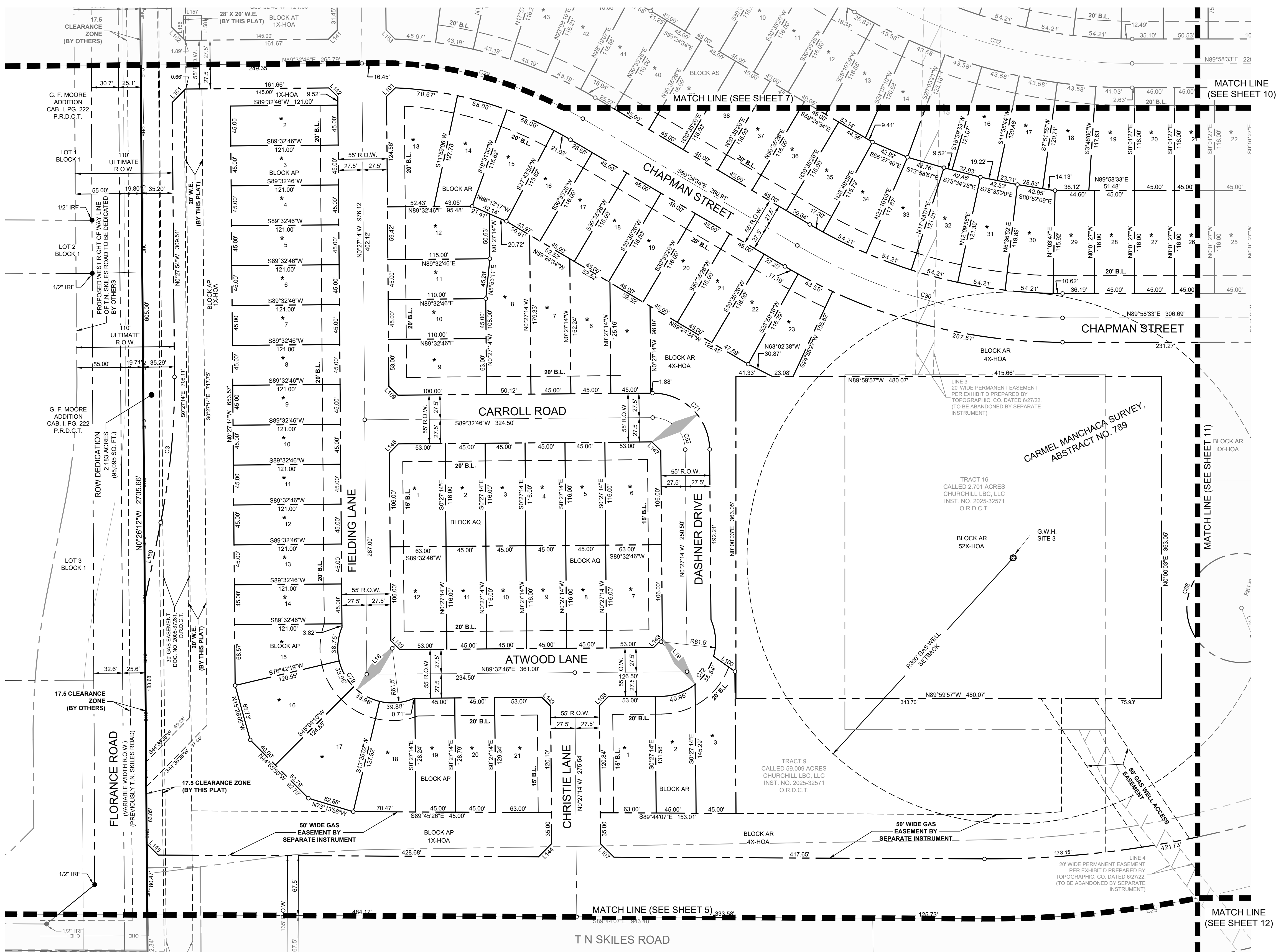
PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

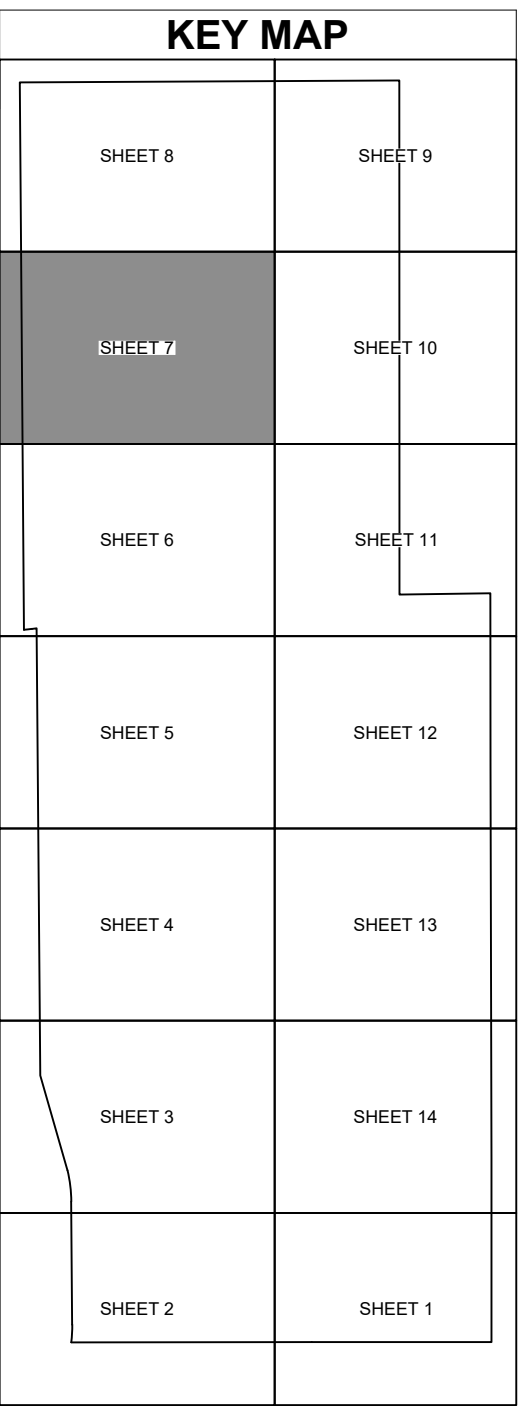
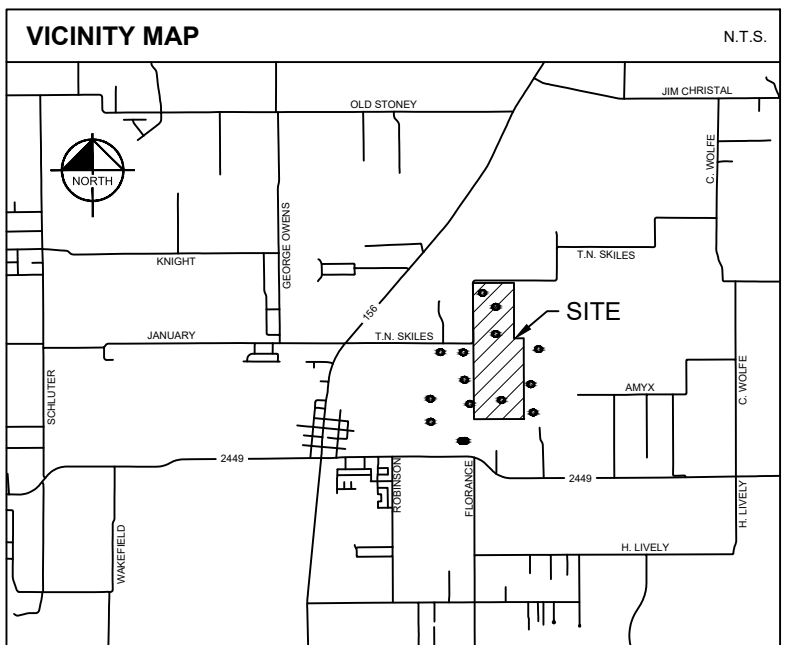
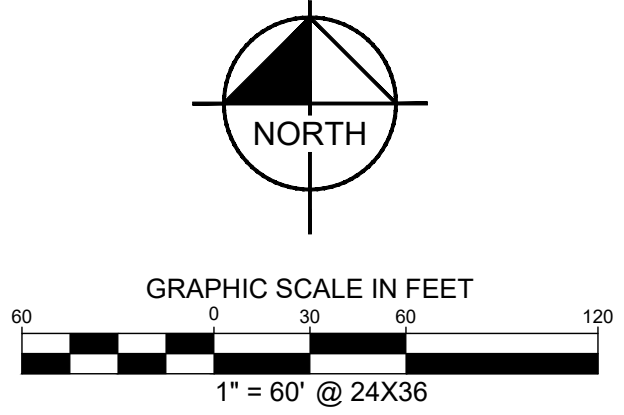
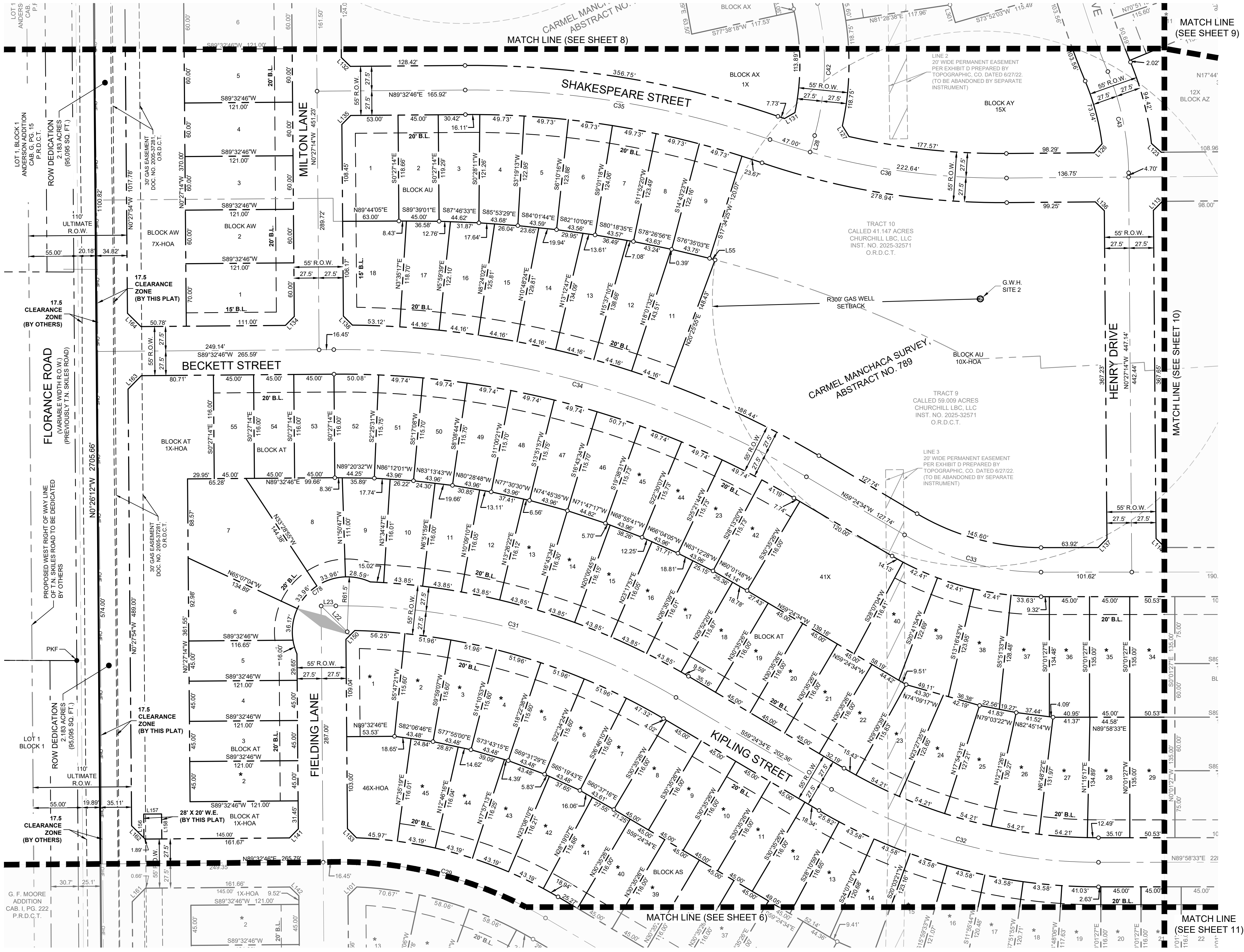
ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Ph: (972) 335-3580
Contact: Kirby Logan, PE

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, TX 75206
Ph: (214) 373-7793
Contact: Bryan Reader

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



DWG NAME: K:\P\PLAT_SURVEY\068517182-CHURCHILL TRACT\DWG\068517182-CHURCHILL EAST PRELIMINARY PLAT.DWG PLOTTED BY: SHEETERS, CDDY 5/22/2025 8:39 AM LAST SAVED: 5/22/2025 7:20 AM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



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 SEE NOTE #32
★	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	CENTERLINE
---	ETJ LINE
---	ABSTRACT LINE
---	BUILDING LINE
---	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS 1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55, BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY, LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26, BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS
BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG, LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X, BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X, BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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	May 2025	068517182	7 OF 16

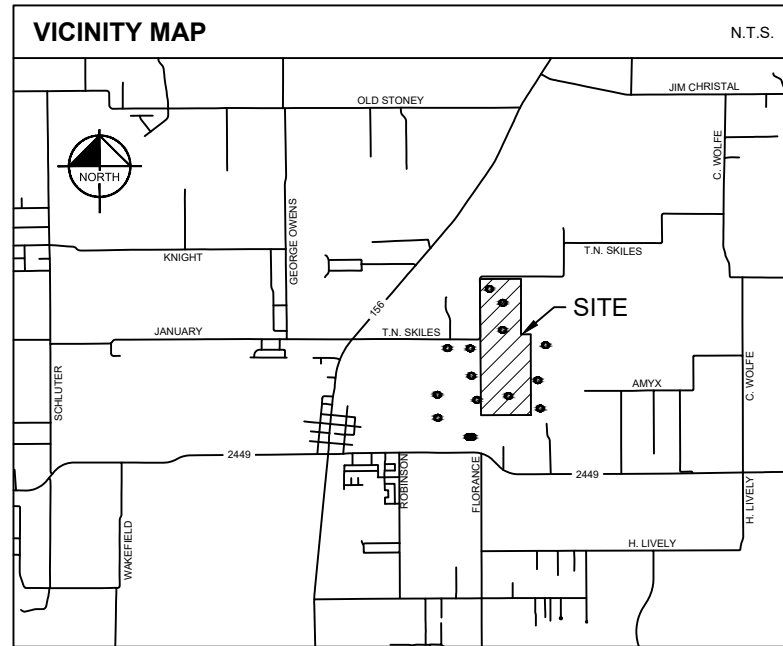
PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, TX 75206
Ph: (214) 373-7793
Contact: Bryan Reader

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



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

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
★	SEE NOTE #32

	EASEMENT LINE
	CENTERLINE
	ETJ LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

BLOCK AC, LOTS 1-18, BLOCK AD, LOTS 1-18, BLOCK AE, LOTS 2-26, BLOCK AF, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS 1-12, BLOCK AR, LOTS 1-3 & 5-61, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55, BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY, LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26, BLOCK BB, LOTS 2-20 & 22-37;

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG,
LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT, 1X, BLOCK AM, LOTS 1X, 13X, & 37X,
BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X,
BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AW, LOT 7X, BLOCK AX, LOT 1X,
BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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>
1" = 60'	CDS	KHA	May 2025	068517182	8 OF 16

FILED:

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

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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

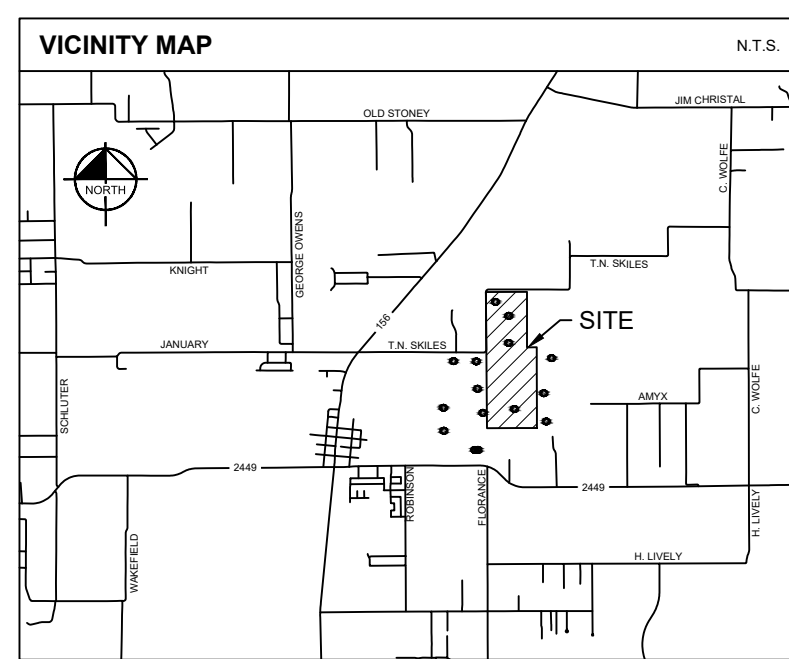
SEE SHEET No. 1 FOR LINE TABLE
SEE SHEET No. 2 FOR CURVE TABLE
SEE SHEET No. 15 FOR LOT AREA TABLES
SEE SHEET No. 16 FOR GENERAL NOTES

This is a detailed plat map for Block AX, 1X-HOA, showing lots 1 through 15. The map includes several streets: Florence Road to the west, Milton Lane to the south, Orwell Street to the east, Austen Street to the south, Wilde Way to the east, Shakespeare Street to the south, and Henry Drive to the east. The map also shows various easements, including a 30' gas easement, a 20' gas easement, and a 17.5' clearance zone. A large circular area in the center is labeled "B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 188". A smaller circular area in the center is labeled "CARMEL MANCHACA SURVEY, ABSTRACT NO. 789". The map includes a north arrow and a scale bar. The map is divided into sections by streets and easements. The map is labeled with various survey lines, bearings, and distances. The map is also labeled with "LOT 1, BLOCK A" and "LOT 2, BLOCK A". The map is titled "TRACT 10 CALLED 141.417 ACRES CHURCHILL LLC INST. NO. 2025-32571 O.R.D.C.T." and "TRACT 2 CALLED 128.000 ACRES PEGGY'S FOLLY, L.P. INST. NO. 2020-68070 O.R.D.C.T.". The map is also labeled with "ROW DEDICATION 2.163 ACRES (95,096 SQ. FT.)" and "APPROXIMATE CENTERLINE". The map is also labeled with "PER EXHIBIT D PREPARED BY TOPOGRAPHIC CO. DATED 6/27/22 (TO BE ABANDONED BY SEPARATE INSTRUMENT)". The map is also labeled with "LINE 2 20' WIDE PERMANENT EASEMENT". The map is also labeled with "MATCH LINE (SEE SHEET 7)" and "MATCH LINE (SEE SHEET 9)". The map is also labeled with "MATCH LINE (SEE SHEET 10)".

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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

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



KEY MAP

SHEET 8	SHEET 8
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	5/8" 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
	SEE NOTE #32
	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ET LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 RESIDENTIAL LOTS

BLOCK AA, LOTS 1-5 & 7-75, BLOCK AB, LOTS 1-22;
BLOCK AC, LOTS 1-18, BLOCK AD, LOTS 2-26; BLOCK AE, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS 1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55, BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY, LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26, BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG, LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X, BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK BB, LOT 7X, BLOCK AX, LOT 1X, BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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>
1" = 60'	CDS	KHA	May 2025	068517182	9 OF 16

FILED:

PRELIMINARY

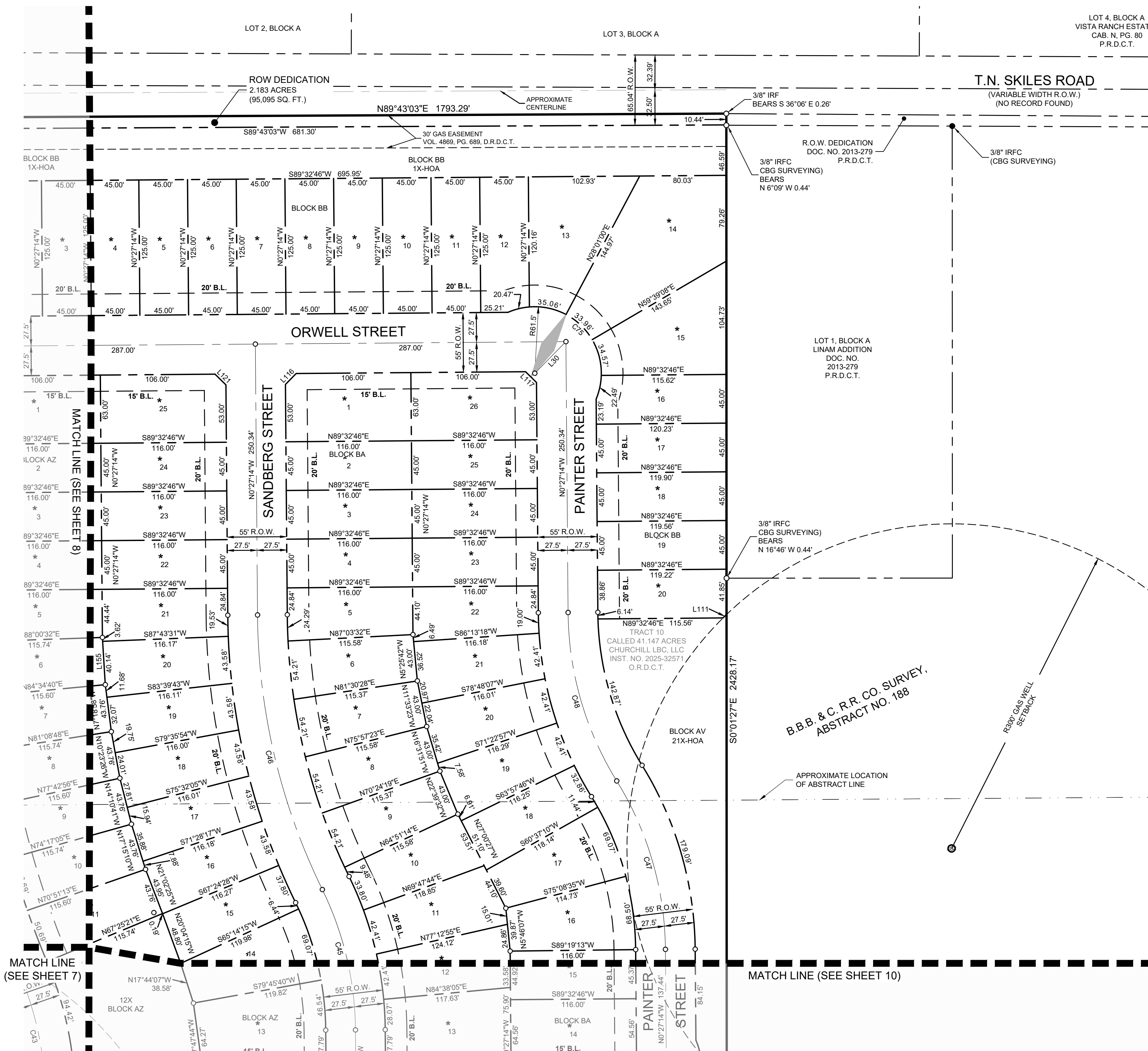
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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

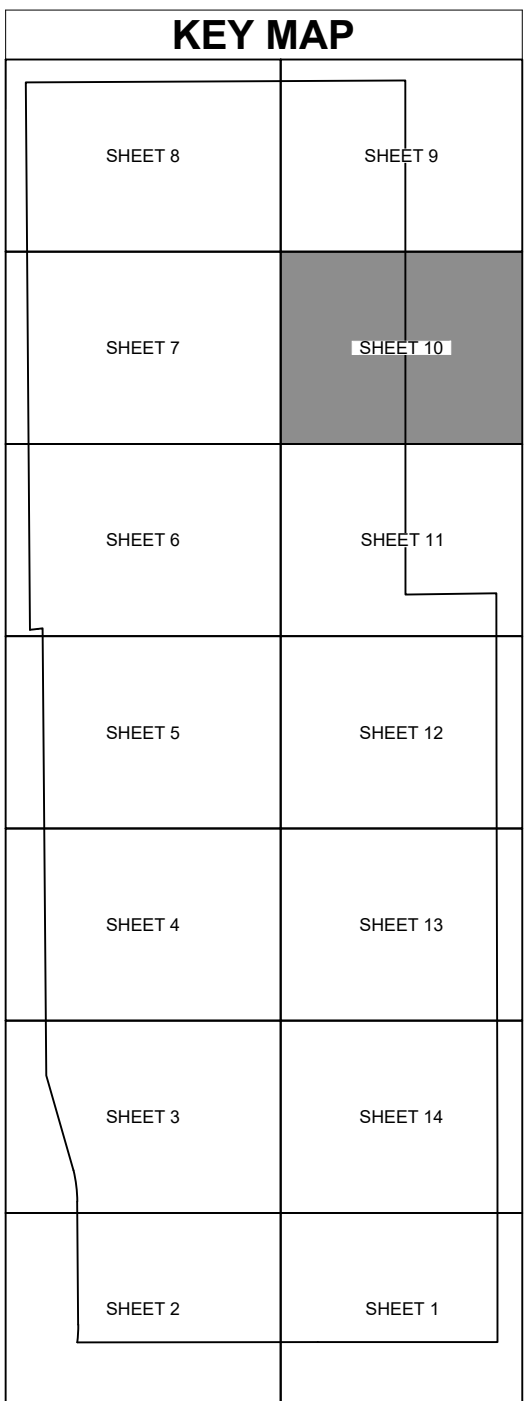
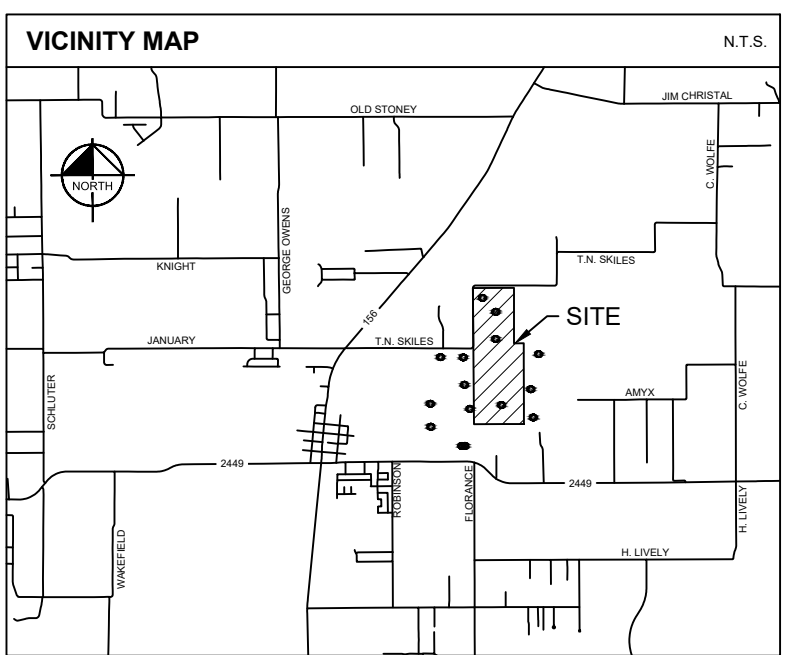
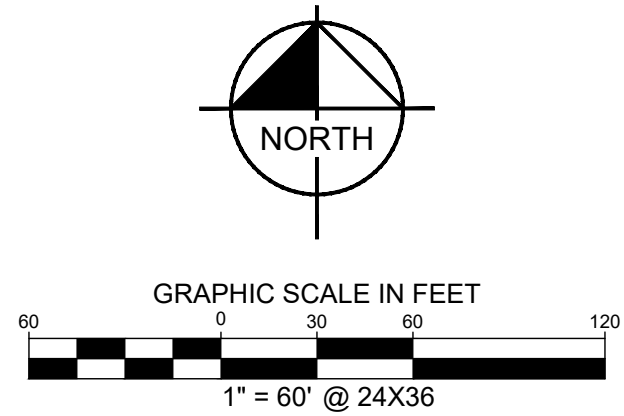
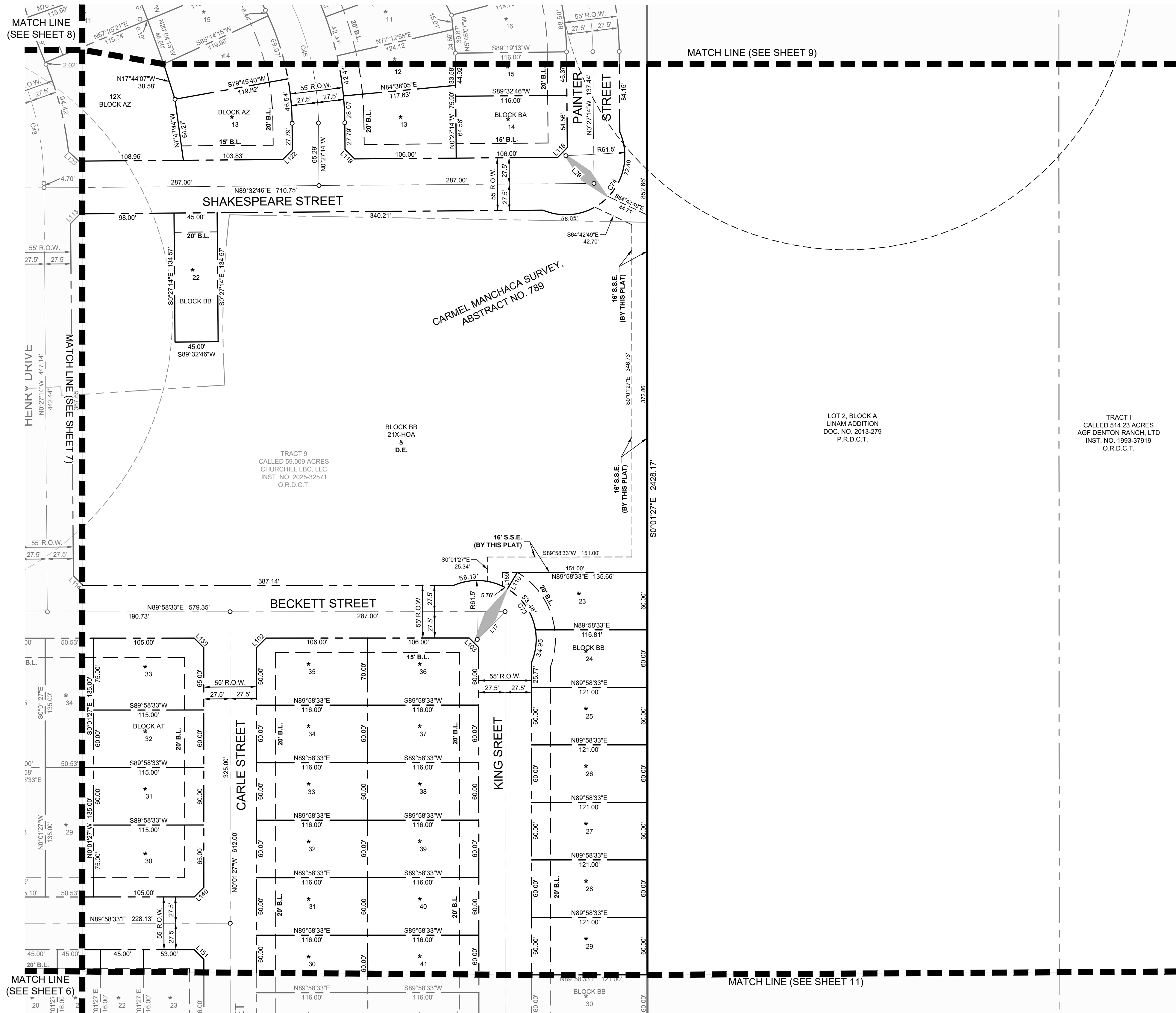
SEE SHEET No. 1 FOR LINE TABLE
SEE SHEET No. 2 FOR CURVE TABLE
SEE SHEET No. 15 FOR LOT AREA TABLES
SEE SHEET No. 16 FOR GENERAL NOTES



OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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

DWG NAME: K:\FRI_SURVEY\068517182\CHURCHILL TRACT\DWG\068517182 CHURCHILL EAST PRELIMINARY PLAT.DWG PLOTTED BY SKEETERS, CODY 5/23/2025 8:30 AM LAST SAVED 5/23/2025 7:20 AM Copyright © 2025 Kinley-Horn and Associates, Inc. All rights reserved



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 SEE NOTE #32
	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	CENTERLINE
---	ETJ LINE
---	ABSTRACT LINE
---	BUILDING LINE
---	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS
2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ,
BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS
1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55,
BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY,
LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26,
BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS
BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG,
LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X,
BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X,
BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X,
BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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 1" = 60'	Drawn by CDS	Checked by KHA	Date May 2025	Project No. 068517182	Sheet No. 10 OF 16

FILED:

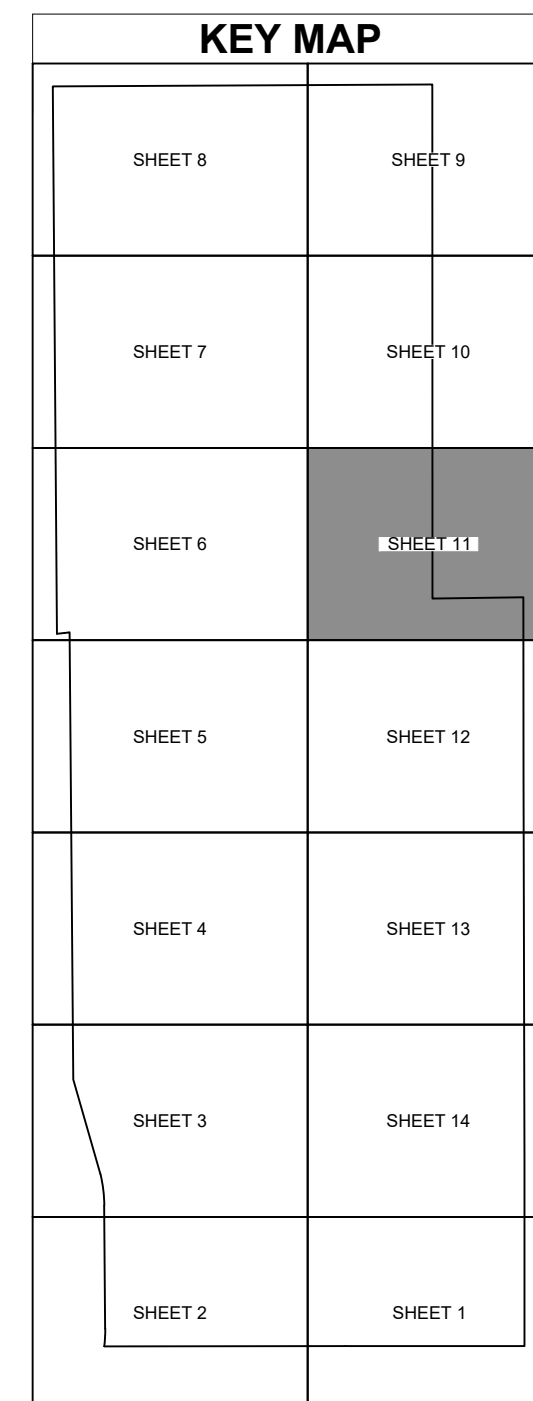
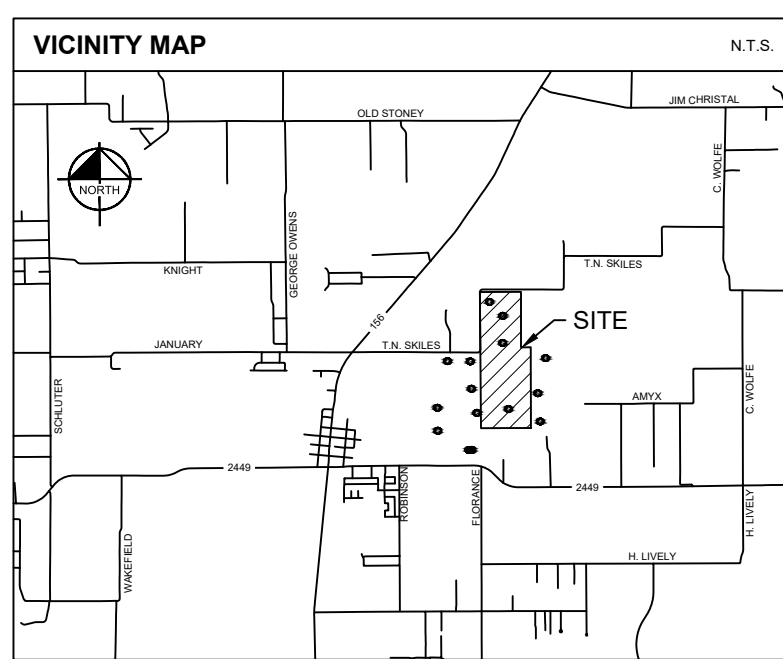
PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, TX 75206
Ph: (214) 373-7793
Contact: Bryan Reader

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



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
	SEE NOTE #32
	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ET LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS,
2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ,
LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36,
BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS
1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55,
BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AW, LOT 2, BLOCK AY,
LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26,
BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG,
LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X,
BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X,
BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 1X & 75X, BLOCK AX, LOT 1X,
BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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

<u>Scale</u> 1" = 60'	<u>Drawn by</u> CDS	<u>Checked by</u> KHA	<u>Date</u> May 2025	<u>Project No.</u> 068517182	<u>Sheet No.</u> 11 OF 16
--------------------------	------------------------	--------------------------	-------------------------	---------------------------------	------------------------------

FILED:

PRELIMINARY

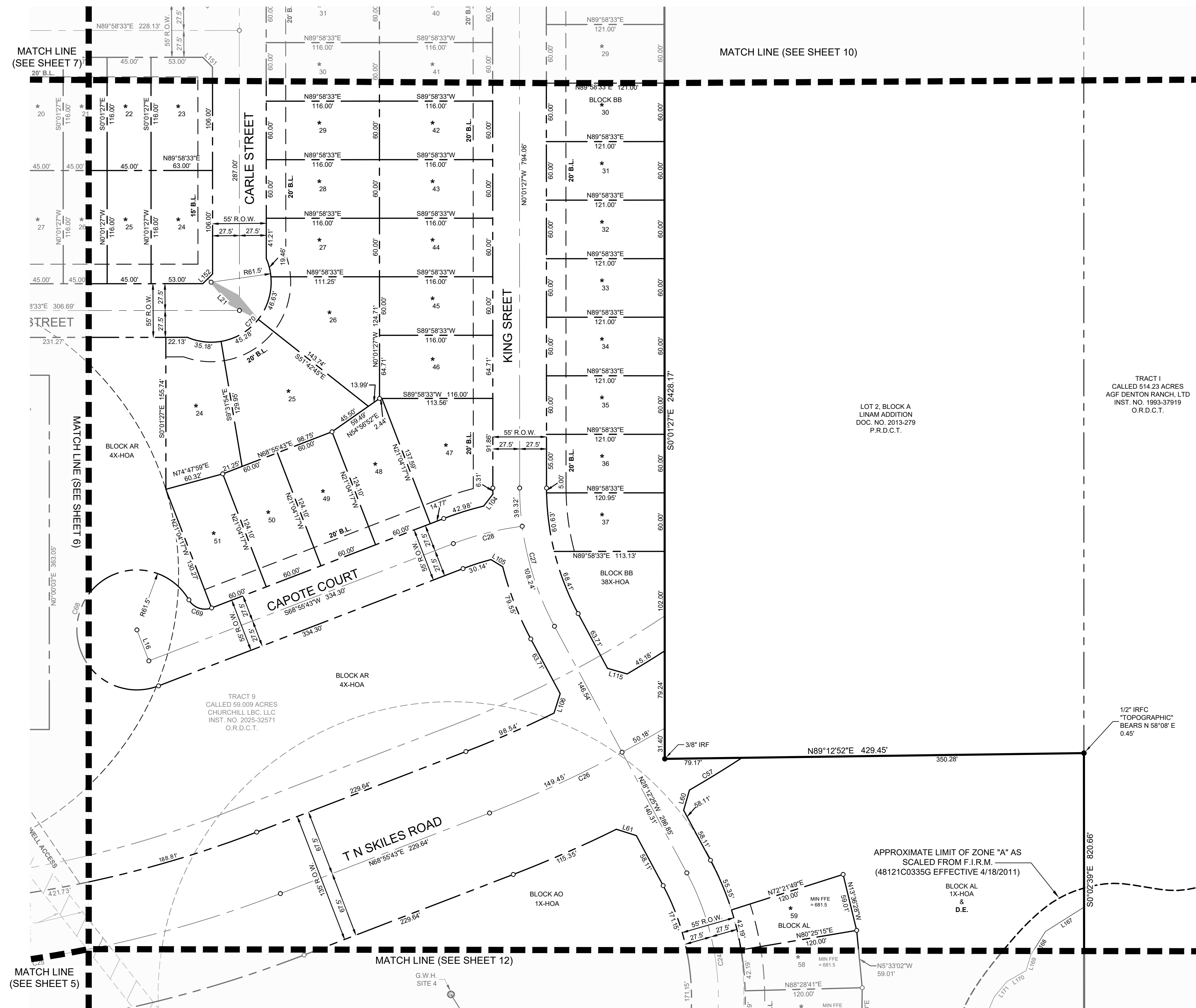
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 140
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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



LOT 2, BLOCK A
LINAM ADDITION
DOC. NO. 2013-279
P.R.D.C.T.

TRACT I
CALLED 514.23 ACRES
AGF DENTON RANCH, LT
INST. NO. 1993-37919
O.R.D.C.T.

1/2" IRFC
*TOPOGRAPHIC
BEARS N 58°08'
0 45'

APPROXIMATE LIMIT OF ZONE "A" AS
 SCALED FROM F.I.R.M. _____
 (48121C0335G EFFECTIVE 4/18/2011)

BLOCK A
1X-HOA
&
DE

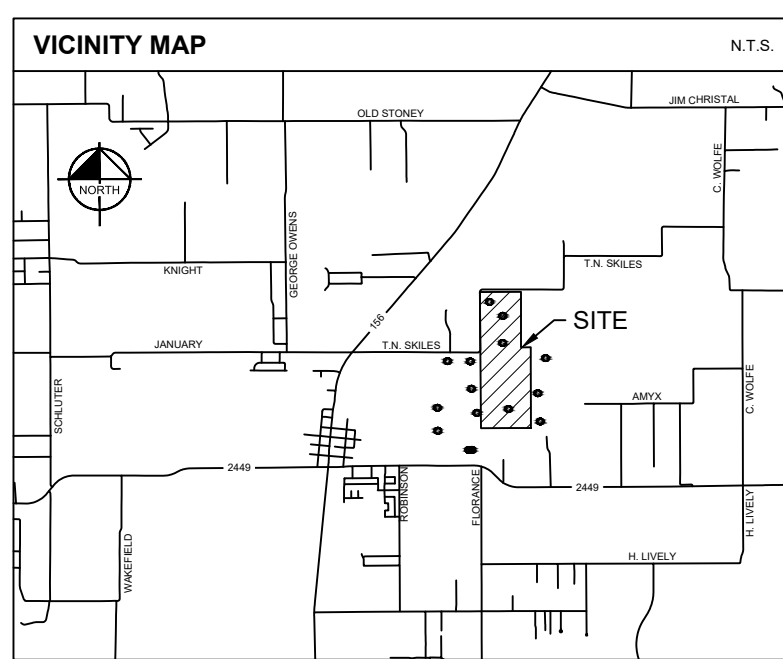
59
BLOCK AL
N80°25'15"E
120.00'
* MIN FFE = 681.5
58
N88°28'41"E
120.00'
* MIN FFE

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

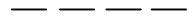
OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 140
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

DWG NAME: K:\FRI_SURVEY\068517182-CHURCHILL TRACT\DWG\068517182 CHURCHILL EAST PRELIMINARY PLAT.DWG PLOTTED BY SKETERS, CODY 5/23/2025 8:31 AM LAST SAVED 5/23/2025 7:20 AM Copyright © 2025 Kintley-Horn and Associates, Inc. All rights reserved



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	5/8" 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
	SEE NOTE #32
	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	ETJ LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ,
LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36,
BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS
1-12, BLOCK AR, LOTS 3-5 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55,
BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY,
LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26,
BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG, LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT, 1X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X, BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AW, LOT 7X, BLOCK AX, LOT 1X, BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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> 1" = 60'	<u>Drawn by</u> CDS	<u>Checked by</u> KHA	<u>Date</u> May 2025	<u>Project No.</u> 068517182	<u>Sheet No.</u> 12 OF 16
--------------------------	------------------------	--------------------------	-------------------------	---------------------------------	------------------------------

FILED:

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

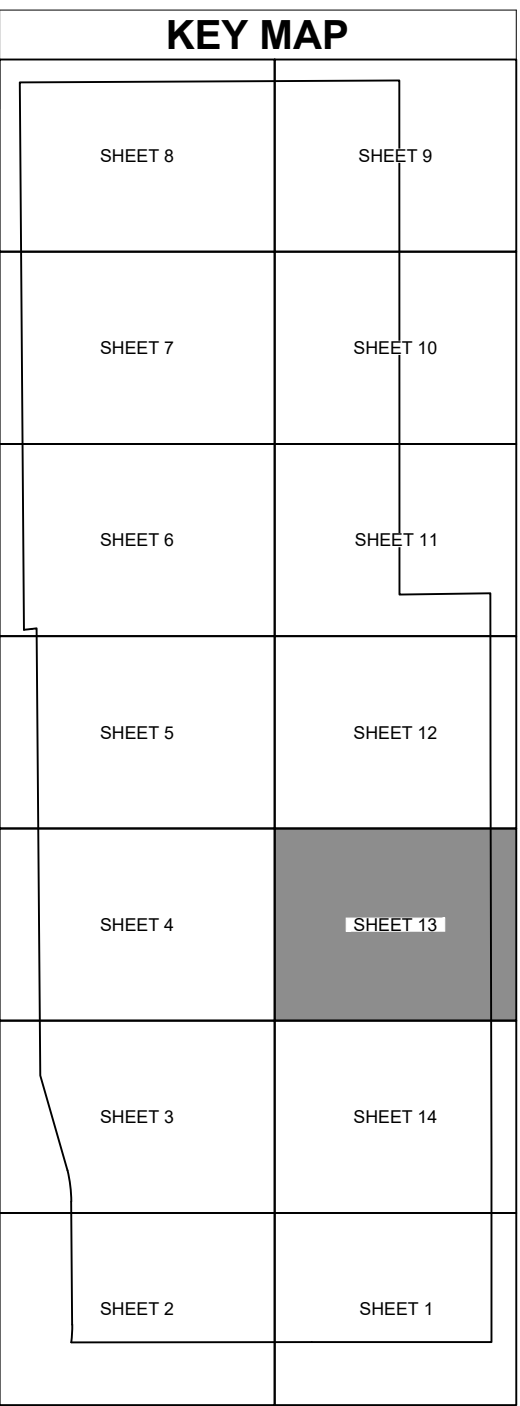
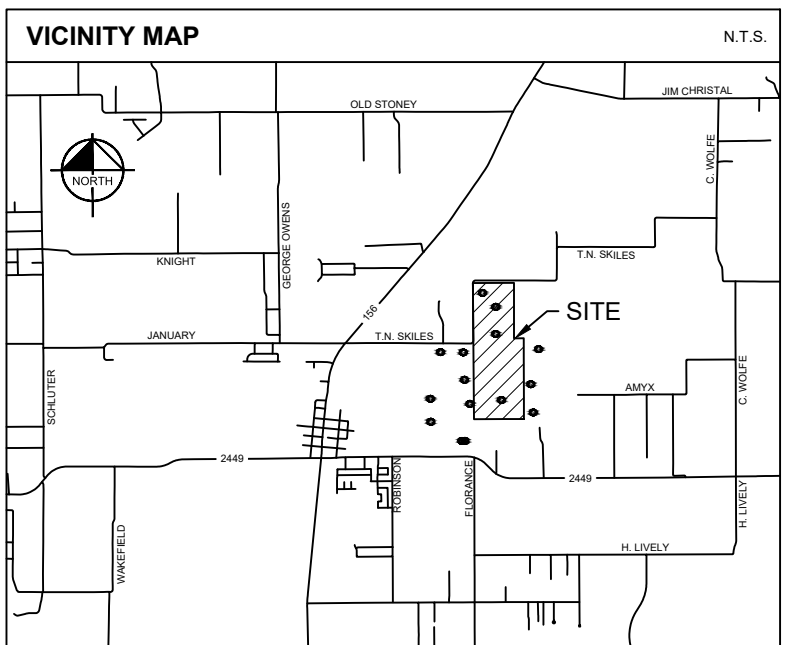
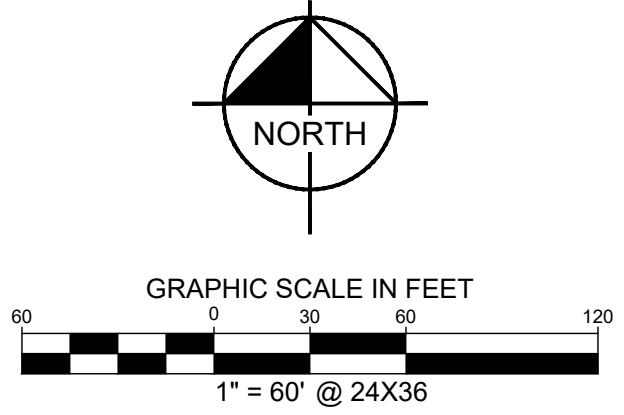
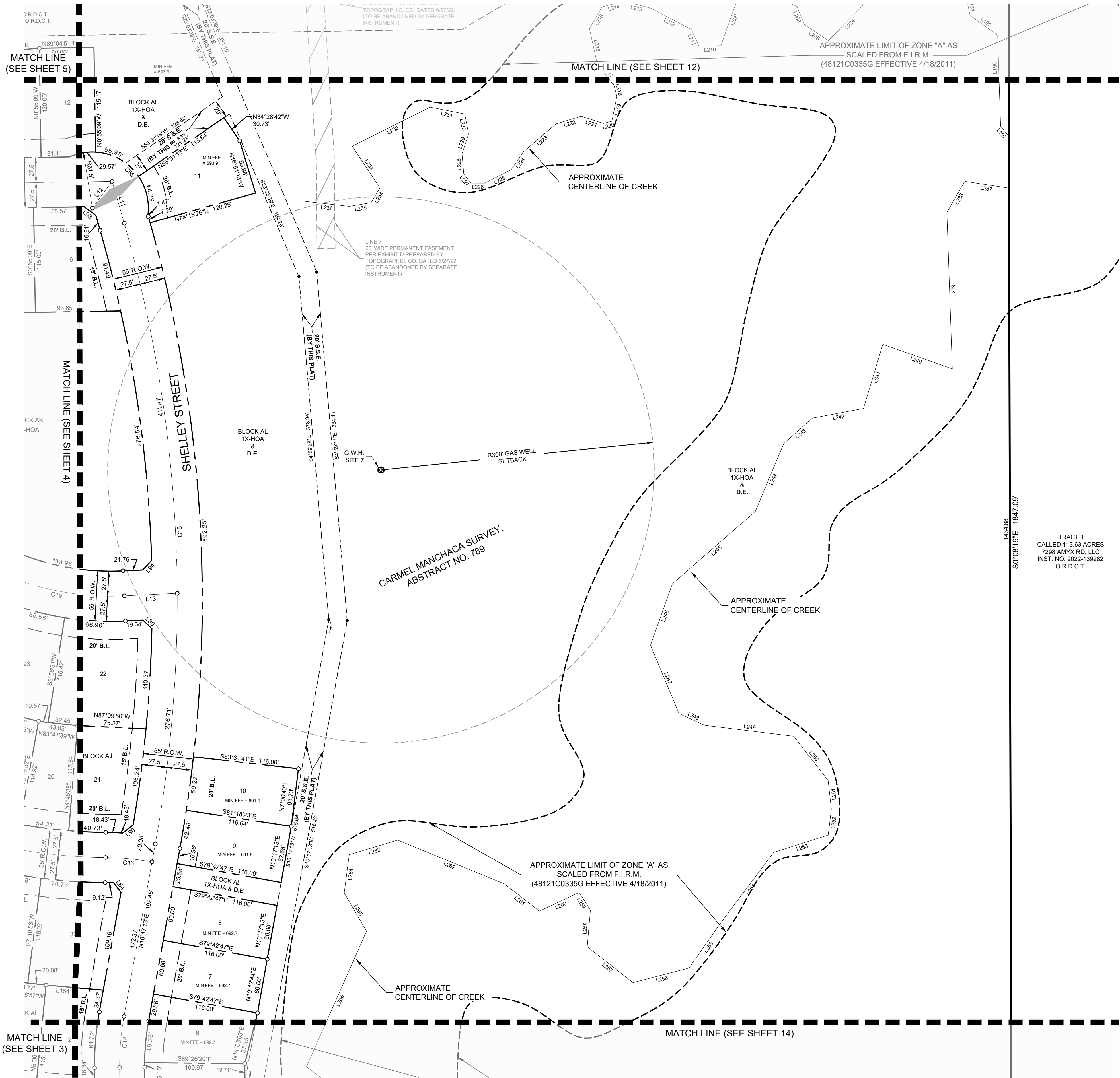
DEVELOPER:
DR. Horton DFW-West Division
6751 North Freeway
Fort Worth, TX 76131
Ph: (817) 230-0800
Contact: Justin Bosworth

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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

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

DWG NAME: K:\FRI_SURVEY\068517182-CHURCHILL TRACT\DWG\068517182 CHURCHILL EAST PRELIMINARY PLAT.DWG PLOTTED BY SKEETERS, CODY 5/23/2025 8:31 AM LAST SAVED 5/23/2025 7:20 AM Copyright © 2025 Kintley-Horn and Associates, Inc. All rights reserved



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 SEE NOTE #32
	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	CENTERLINE
---	ETJ LINE
---	ABSTRACT LINE
---	BUILDING LINE
---	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS 1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55, BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY, LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26, BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS
BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG, LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X, BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X, BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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

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

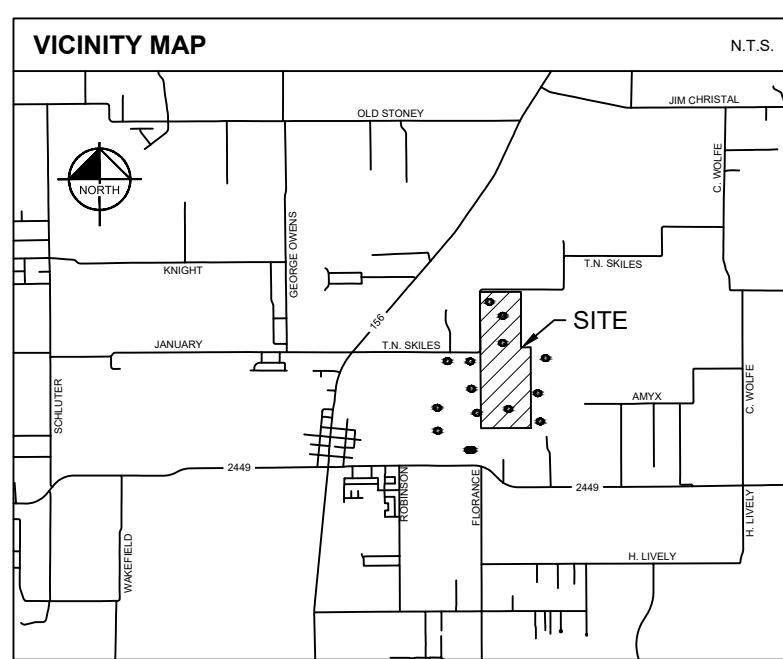
SEE SHEET No. 1 FOR LINE TABLE
SEE SHEET No. 2 FOR CURVE TABLE
SEE SHEET No. 15 FOR LOT AREA TABLES
SEE SHEET No. 16 FOR GENERAL NOTES

OWNER:
CHURCHILL LBC, LLC
4525 Greenville Ave., Suite 1400
Dallas, TX 75206
Ph: (214) 373-7793
Contact: Bryan Reader

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

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

FILED:



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 10	
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	5/8" 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
G.W.E.	WATER EASEMENT
G.W.H.	GAS WELL HEAD
	STREET NAME CHANGE
	SEE NOTE #32
	EASEMENT TO BE ABANDONED

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	CENTERLINE
	E-T LINE
	ABSTRACT LINE
	BUILDING LINE
	RIGHT-OF-WAY LINE

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS
2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ,
LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36,
BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS
1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55,
BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY,
LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26,
BLOCK BB, LOTS 1-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X & 15X, BLOCK AG, LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT, 1X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X, BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AW, LOT 7X, BLOCK AX, LOT 1X, BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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

FILED:

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

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

OWNER:
CHURCHILL LBC, LLC
4925 Greenville Ave., Suite 1400
Dallas, Tx 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

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

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

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

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

\$

\$

WHEREAS CHURCHILL LBC, LLC, is the sole owner of a tract of land situated in the Carmel Manchaca Survey, Abstract No. 789 and the B.B.B. & C.R.R. Co Survey, Abstract No. 188, Denton County, Texas, and being a portion of a called 48.418 acre tract of land described as "Tract 3" and a portion of a called 67.503 acre tract described as "Tract 4", and all of a called 51.621 acre tract of land described as "Tract 6", all of a called 75.831 acre tract of land described as "Tract 7", all of a called 39.005 acre tract described as "Tract 8", all of a called 59.009 acre tract of land described as "Tract 9", and all of a called 41.147 acre tract of land described as "Tract 10", and all of a called 2.701 acre tract of land describe as "Tract 16" in a deed to Churchill LBC, LLC, as recorded in Document No. 2025-32571, Official Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 51.621 acre tract, common to the northeast corner of a called 24.000-acre tract of land described Tract I in a deed to Jason Troser and Melinda Troser, as recorded in Instrument No. 2020-25468 of the Official Records of Denton County, Texas, same being on the westerly line of Lot 1, Block A of Rventure Ranch Addition, according to the plat thereof recorded in Document No. 2020-78 of the Plat Records of Denton County, Texas, from which a 5/8 inch iron rod with cap bears North 11°40' East, 1.33 feet;

THENCE North 89°57'45" West, departing the easterly line of said Lot 1, Block A, along the southerly line of said 51.621 acre tract and the northerly line of said 24.000 acre tract, a distance of 848.93 feet to a 1/2 inch iron rod found for corner;

THENCE South 89°54'44" West, continuing along the southerly line of said 51.621 acre tract and the northerly line of said 24.000 acre tract, and along the northerly line of a called 12.000 acre tract of land described in a deed to Brad Wayne Roberts, as recorded in Instrument No. 2020-25476 of the Official Records of Denton County, Texas, the northerly line of a called 66.547 acre tract of land described in a deed to 2449 Land Holdings, LLC, as recorded in Instrument No. 2020-26321 of the Official Records of Denton County, Texas, and a southerly line of said 48.418 acre tract, a distance of 1,330.30 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for an ell corner of said 48.418 acre tract;

THENCE North 00°30'31" West, departing a southerly line of said 48.418 acre tract and crossing said 48.418 acre tract and said 67.503 acre tract, a distance of 3,247.63 feet to a 3/8 inch iron rod found for the northeast corner of said 67.503 acre tract, same being on the easterly right of way line of T.N. Skiles Road, a variable width right of way;

THENCE North 00°26'12" West, continuing along said 67.503 acre tract and along the westerly lines of said 59.009 acre tract and said 41.147 acre tract, and the easterly right of way line of T.N. Skiles Road, a distance of 2,705.66 feet to a 1/2 inch iron rod with plastic cap stamped "Topographic" found for the northwest corner of said 41.147 acre tract and being on the southerly right of way line of said T.N. Skiles Road;

THENCE North 89°43'03" East, along the northerly line of said 41.147 acre tract and the southerly right of way line of said T.N. Skiles Road, a distance of 1,793.29 feet to the northeast corner of said 41.147 acre tract, common to the northwest corner of a right of way dedicated in the Final Plat of Lots 1 and 2, Block A, Linam Addition, as recorded in Document No. 2013-279 of the Plat Records of Denton County, Texas, from which, a 3/8 inch iron rod found for witness bears South 36°06' East, 0.26 feet;

THENCE South 00°01'27" East, continuing along the southerly right of way line of said T.N. Skiles Road, along the easterly line of said 41.147 acre tract, said 59.009 acre tract, and said 39.005 acre tract, and the westerly line of said right of way dedication, passing en route the southwest corner of said right of way dedication, common to the northwest corner of Lot 1, Block A of said Linam Addition, and continuing along the same course, departing the southerly right of way line of said T.N. Skiles Road and along the westerly line of said Lot 1 and the westerly line of Lot 2, Block A of said Linam Addition, for a total distance of 2,428.17 feet to a 3/8 inch iron rod found for the southwest corner of said Lot 2, common to an ell corner of said 39.005 acre tract;

THENCE North 89°12'52" East, along the northerly line of said 39.005 acre tract and the southerly line of said Lot 2, a distance of 429.45 feet to the southerly northeast corner of said 39.005 acre tract, common to the southeast corner of said Lot 2, being on the westerly line of a called 514.23 acre tract of land described as Tract I in a deed to AGF Denton Ranch, Ltd., as recorded in Instrument No. 1993-37919 of the Official Records of Denton County, Texas, from which, a 1/2 inch iron rod found with cap stamped "TOPOGRAPHIC" for witness bears North 58°08' East, 0.45 feet;

THENCE South 00°02'39" East, along the easterly line of said 39.005 acre tract and said 75.831 acre tract and the westerly line of said 514.23, a distance of 820.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 514.23 acre tract, common to the northwest corner of a called 113.63 acre tract of land described as Tract 1 in a deed to 7298 Amyx Rd, LLC, as recorded in Instrument No. 2022-139282 of the Official Records of Denton County, Texas;

THENCE South 00°08'19" East, continuing along the easterly line of said 75.831 acre tract and along the easterly line of said 51.621 acre tract and the westerly line of said 113.63 acre tract, a distance of 1,847.09 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said 113.63 acre tract, common to the northwest corner of said Lot 1, Block A;

THENCE South 00°00'27" West, continuing along the easterly line of said 51.621 acre tract and along the westerly line of said Lot 1, Block A, a distance of 870.43 feet to the **POINT OF BEGINNING** and containing 277.143 acres (12,072,351 square feet) of land, more or less.

GENERAL NOTES:

1. The purpose of this plat is create 901 residential lots , 26 HOA lots, dedicate easements, and rights-of-way.

2. Elevations used for delineating contour lines are based upon NAVD 1988 datum.

3. All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998493926.

4. This plat was prepared to meet City of Denton and Denton County requirements. This plat was prepared from the information by Title Resources Guaranty Company, GF. No. 520-235605175, effective date June 11, 2024, issued June 24, 2024. The surveyor has not abstracted the above property.

5. This plat lies wholly within the ETJ of the City of Denton, and Denton County.

6. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state laws and is subject to fines and withholding of utilities and building permits.

7. Approval of this plat will expire two years from Planning and Zoning Commission approval if not recorded in the Real Property Records of the County of Denton.

8. All gas, petroleum, or similar common carrier pipelines and/or pipeline easements within the limits of the subdivision are as shown.

9. All landscaping and structures, including fences, on or adjacent to easements and at intersections shall conform to the City of Denton and AASHTO site distance requirements for motorists.

10. No owner of the land subject to an easement may place, build, or construct any permanent building, structure, or obstruction of any kind over, under or upon the easement, provided that such owner may cross or cover the easement with a paved driveway or paved parkinglot under the following conditions:

a) The driveway shall be jointed at the boundary line of the easement to limit the amount of paving that must be removed to provide access; and

b) There shall be no obligation of the City to replace or repair any paving removed in the exercise of this easement.

c) No pavement shall be constructed in a drainage or floodplain easement unless specifically approved by the City Engineer of the City of Denton.

11. Maintenance of all private sanitary sewer, storm sewer, and water facilities onsite shall be the responsibility of the property owner. The City of Denton shall have no responsibility to maintain such facilities.

12. Encroachment of private improvements into public easements shall not be permitted.

13. Master Note N/A

14. Sidewalks shall be constructed as required by Transportation Criteria Manual and Section 7.8.11 of the Design Standards of the City of Denton, except in the case of streets where a payment in lieu of construction agreement per DDC 7.8.7D has been approved by the City of Denton. Prior to the acceptance of streets within the subdivision by the City of Denton, sidewalks shall be constructed by the developer along all streets where houses will not front or side. Homebuilders shall construct sidewalks along streets on which homes front and along streets on which homes side before building permits will be finald.

15. Wastewater utility service will be provided by the City of Denton.

16. Master Note N/A

17. Master Note N/A

18. Water utility service will be provided by the City of Denton.

20. Flood Statement: I have reviewed the FEMA Flood Insurance Rate map for the City of Denton, Community Number 480194 effective dates 4-18-2011 and that map indicates as scaled, that this property is within "Non-Shaded Zone X" defined as "areas determined to be outside the 0.2% annual chance flood (500-year)" as shown on Panel 48121C0335G and 48121C0345G of said map.

21. Vertical datum used for the minimum finished floor elevations is NAVD 1988 and is the same as the datum used to establish 100-year base flood elevations.

22. Master Note N/A

23. Lots within 200 feet of FEMA Zone A have minimum finished floor elevations.

24. **CHURCHILL EAST** lies within **unshaded** zone, map 480194, map number 48121C0335G and 48121C0345G, dated 4-18-2011, as per flood insurance rate.

25. This plat is hereby adopted by the owner and approved by the City of Denton (called "City") subject to the following conditions that shall be binding upon the owners, their heirs, grantees, and successors, and the HOA. The Drainage & Detention Easement within the limits of this addition shall remain open at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage & Detention Easement. The City will not be responsible for the maintenance and operation of said easement or for any damage to private property or person that results from conditions in the easement, or for the control of erosion. No obstruction to the natural flow of storm water run-off shall be permitted by construction of any type of building, fence or any other structure within the Drainage & Detention Easement, as herein above defined, unless approved by the City. The owners and/or HOA shall keep the drainage and detention easement clear and free of debris, silt, and any substance that would result in unsanitary conditions or obstruct the flow of water. The City shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance by the owners to alleviate any undesirable conditions that may occur. Furthermore, the City shall have the right, but not the obligation, to enter upon the above-described drainage and detention easement to remove any obstruction to the flow of water, after giving the owners and/or HOA written notice of such obstruction and owners fail to remove such obstruction. Should the City of Denton be compelled to remove any obstruction to the flow of water, after giving the owners written notice of such obstruction and owners fail to remove such obstruction, the City of Denton shall be reimbursed by the owners and/or HOA for reasonable costs for labor, materials, and equipment for each instance. The natural drainage through the Drainage & Detention Easement is subject to storm water overflow and natural bank erosion to an extent that cannot be definitely defined. The City shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena or resulting from the failure of any structure or structures, within the easement or otherwise.

26. Master Note N/A

27. Master Note N/A

28. Master Note N/A

29. Driveway Requirements for the locations, widths and offset from intersection and any existing driveways or proposed driveways, shall conform to Section 7.8.9 of the Development Code and in the relevant section of the Transportation Criteria Manual of the City of Denton.

30. Street trees located within the right-of-way shall not be planted within 10 feet of either side of side lot lines.

31. A homeowners' association covenant has not been recorded.

32. Gas Well Notification Disclosure: Lots indicated with **★** are within 1,000 feet of Gas Well Drilling and Production Site(s) with producing wells, and the possibility that existing wells may be re-drilled and/or re-fracture stimulated in the future. A vicinity map showing the location of the Sites in relation to the Lots is provided on this plat. As of the date of this plat, these are producing wells. Additional drilling and/or fracking operations may occur on this site in the future.

33. IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER

OWNERS DEDICATION

STATE OF TEXAS

COUNTY OF DENTON

\$

\$

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **CHURCHILL LBC, LLC**, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **CHURCHILL EAST**, an addition to the City of Denton, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys and easements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the the City of Denton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and the City of Denton's use thereof. The City of Denton and public utility entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Denton and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Denton, Texas.

WITNESS, my hand, this the ____ day of _____, _____.

Churchill LBC, LLC, a Texas limited partnership

BY: Churchill LBC, LLC, a Texas limited liability company, its general partner

BY: _____
Bryan Reeder, Member

STATE OF TEXAS

COUNTY OF DENTON

\$

\$

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledge to me that he/she/they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, of 20 ____.

Notary Public in and for the state of _____

My commission expires: _____

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of Denton County, Texas.

Sylviana Gunawan

Registered Professional Land Surveyor No. 6461

Kimley-Horn and Associates, Inc.

6160 Warren Pkwy., Suite 210

Frisco, Texas 75034

Ph. 972-335-3580

sylviana.gunawan@kimley-horn.com

STATE OF TEXAS

COUNTY OF COLLIN

\$

\$

Before me, the undersigned authority, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is/are subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, of 20 ____.

Notary Public in and for the state of _____

My commission expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

This is to certify that the Planning and Zoning Commission of the City of Denton, Texas has approves this plat and subdivision of _____ in conformance with the laws of the State of Texas and the ordinances of the City of Denton as shown hereon and authorizes the recording of this plat this __ day of _____, 2025.

CHAIRPERSON, PLANNING AND ZONING COMMISSION

CITY SECRETARY

PRELIMINARY PLAT
CHURCHILL EAST
277.143 ACRES

780 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 2-26, BLOCK AF, LOTS 2-14, BLOCK AG, LOTS 1-11, BLOCK AH, LOTS 1-41, BLOCK AI, LOTS 1-59, BLOCK AJ, LOTS 1-34, BLOCK AK, LOTS 1-6, BLOCK AL, LOTS 2-59, BLOCK AM, LOTS 2-12 & 14-36, BLOCK AN, LOTS 1-42, BLOCK AO, LOTS 2-10, BLOCK AP, LOTS 2-21, BLOCK AQ, LOTS 1-12, BLOCK AR, LOTS 1-3 & 5-51, BLOCK AS, LOTS 1-45, BLOCK AT, LOTS 2-40 & 42-55, BLOCK AU, LOTS 1-9 & 11-18, BLOCK AV, LOTS 1-6 & 8-14, BLOCK AX, LOT 2, BLOCK AY, LOTS 2-14 & 16-20, BLOCK AZ, LOTS 1-11 & 13-25, BLOCK BA, LOTS 1-26, BLOCK BB, LOTS 2-20 & 22-37;

27 OPEN SPACE LOTS

BLOCK AA, LOTS 6X & 76X, BLOCK AE, LOT 1X, BLOCK AF, LOTS 1X &15X, BLOCK AG, LOT 12X, BLOCK AK, LOT 7X, BLOCK AL, LOT 1X, BLOCK AM, LOTS 1X, 13X, & 37X, BLOCK AO, LOT 1X, BLOCK AP, LOT 1X, BLOCK AR, LOTS 4X & 52X, BLOCK AS, LOT 46X, BLOCK AT, LOT 1X & 41X, BLOCK AU, LOT 10X, BLOCK AV, LOT 7X, BLOCK AX, LOT 1X, BLOCK AY, LOT 1X & 15X, BLOCK BB, LOTS 1X, 21X & 45X;

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.
N/A	CDS	KHA	May 2025	068517182	16 OF 16

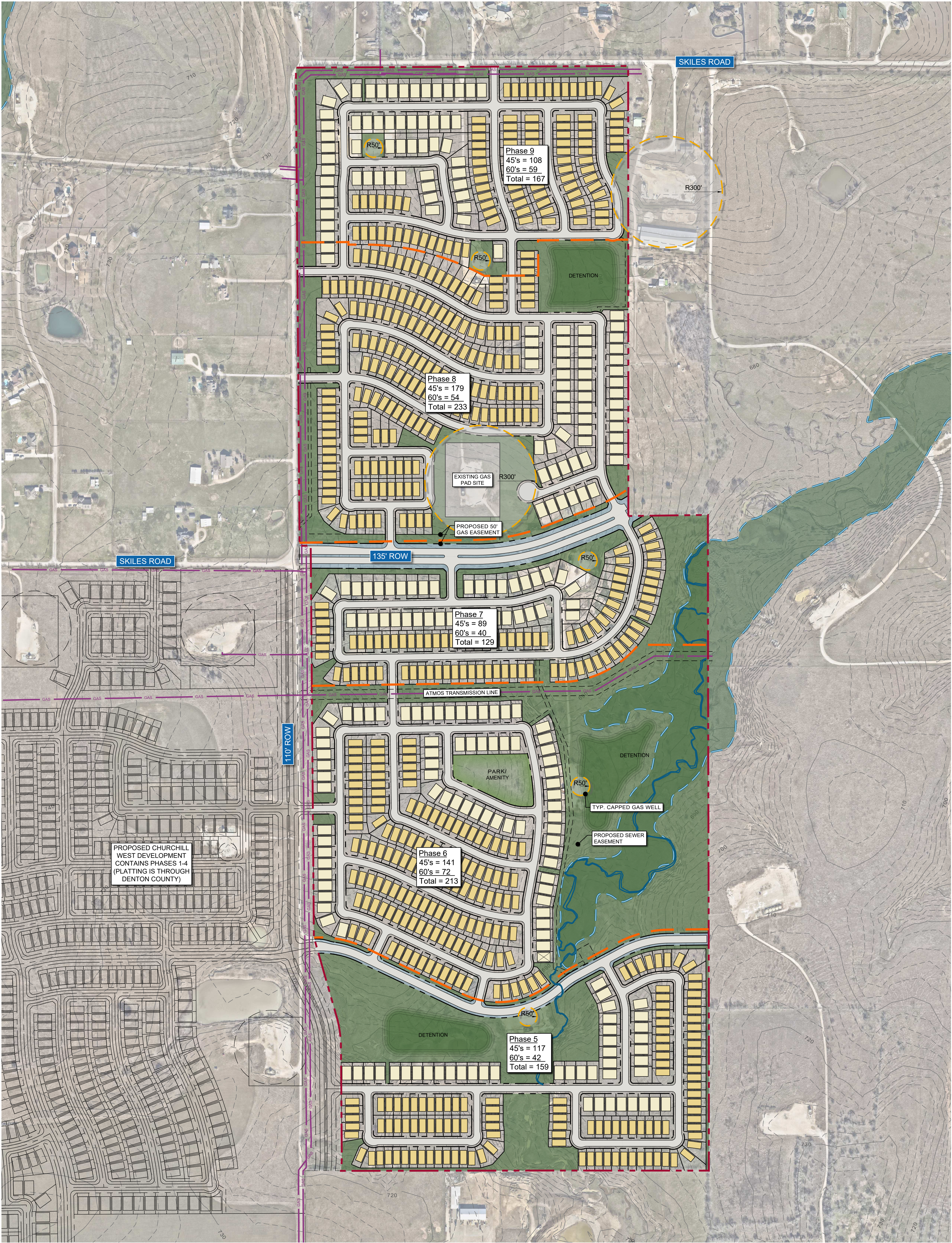
FILED:

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

OWNER:
CHURCHILL LBC, LLC
4525 Greenville Ave., Suite 1400
Dallas, TX 75206
Ph: (214) 373-7793
Contact: Bryan Reeder

DWG NAME: K:\P\B_SURVEY\068517182-CHURCHILL TRACT\DWG\068517182-CHURCHILL EAST PLAT.DWG PLOTTED BY: SKEETERS, CODY 5/22/2025 8:37 AM LAST SAVED: 5/22/2025 7:20 AM Copyright © 2025 Kimley-Horn and Associates, Inc. All rights reserved.



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

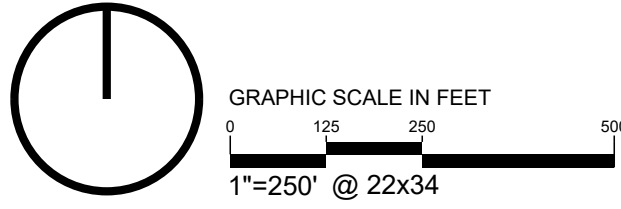
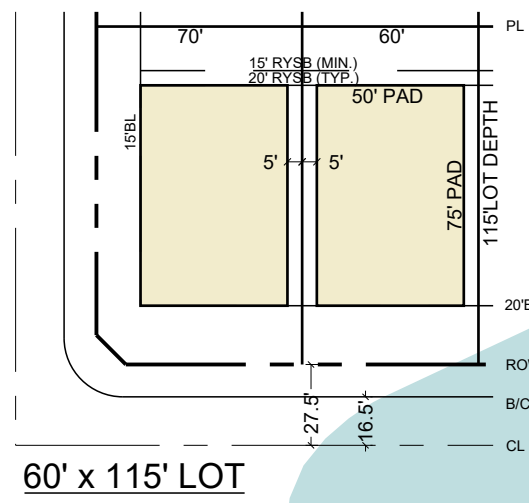
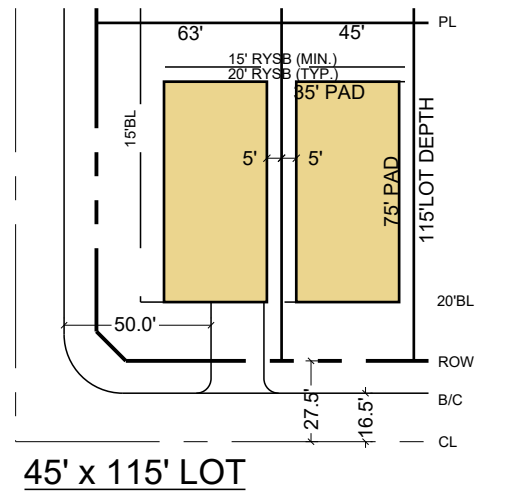
45' Lots	89	69%
60' Lots	40	31%
SF Res. Total	129	100%

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%



- 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