

FIRST CAPITAL
TEXAS LLC
DOC NO. 2024-59309

LELEGE LONG LAKE
DEVELOPMENT LLC
DOC NO. 2023-119362



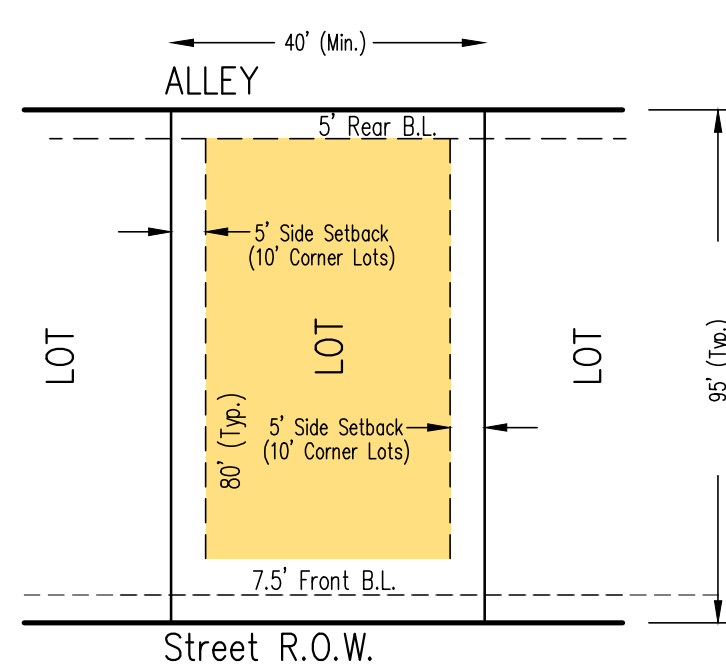
LELEGE LONG LAKE
DEVELOPMENT LLC
DOC NO. 2023-119362

INGLE, MICHAEL A
DOC NO. 2022-174074

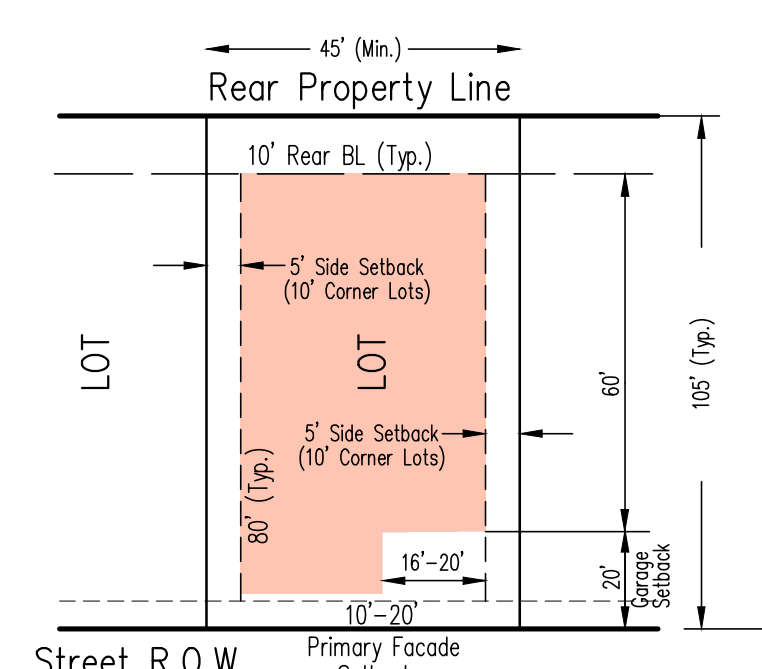
GREG JOHNSON AND
CHERI JOHNSON
VOL. 5400, PG. 10774

HOLMAN ADDITION
CAB. G, PAG. 8

STEEPLECHASE NORTH
ADDITION PHASE 1
DOC NO. 2013 - 91



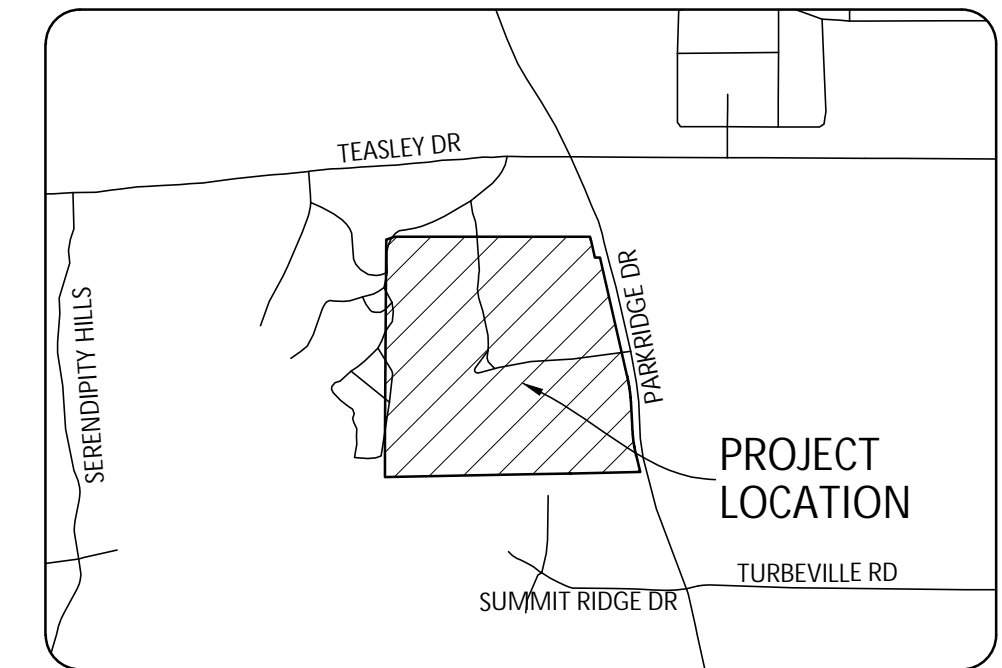
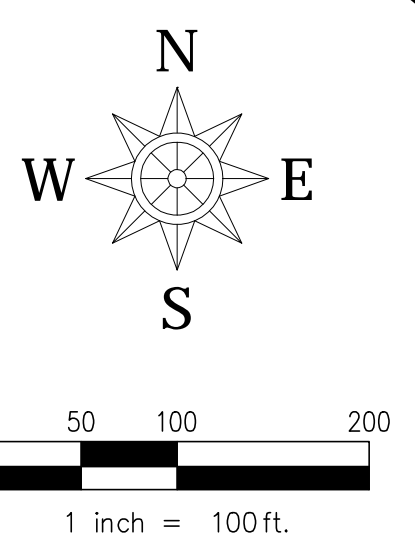
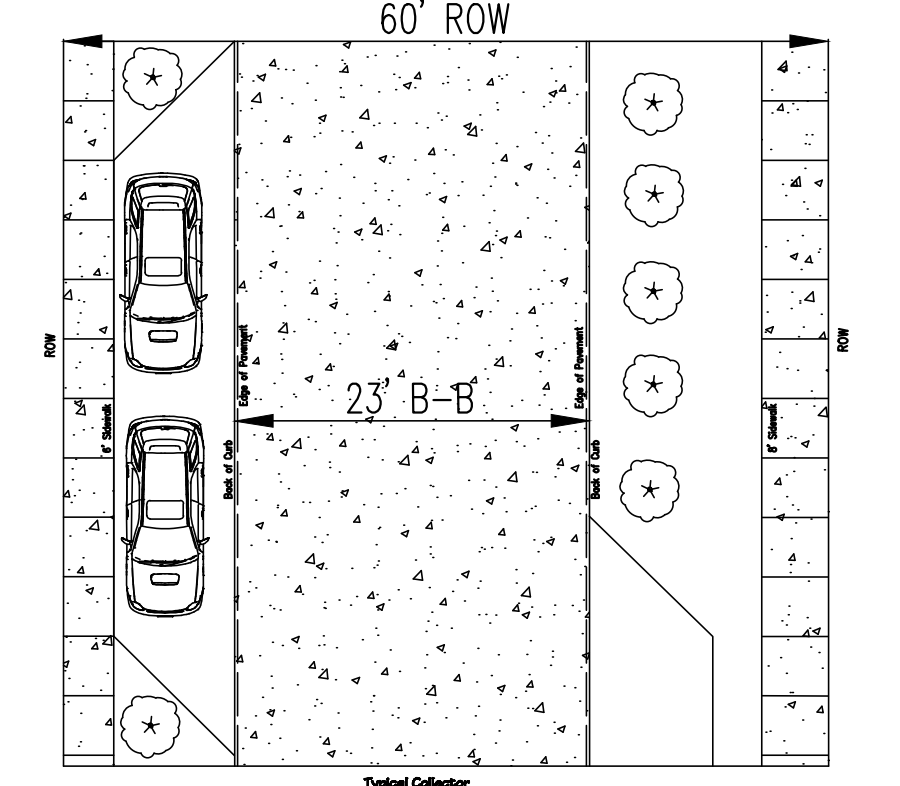
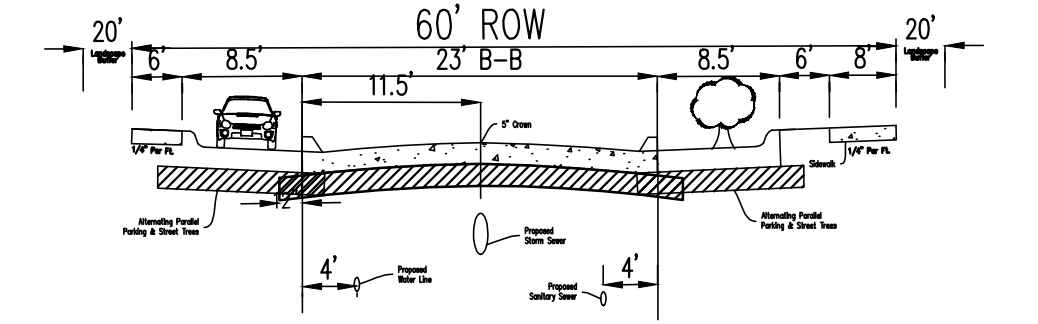
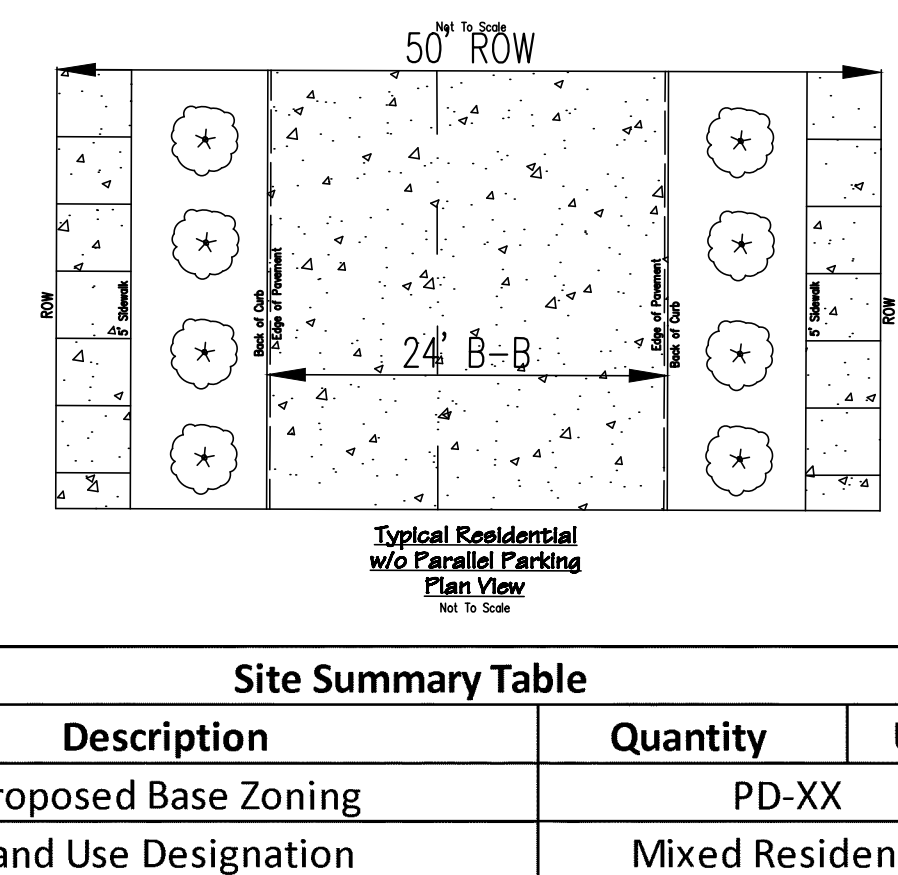
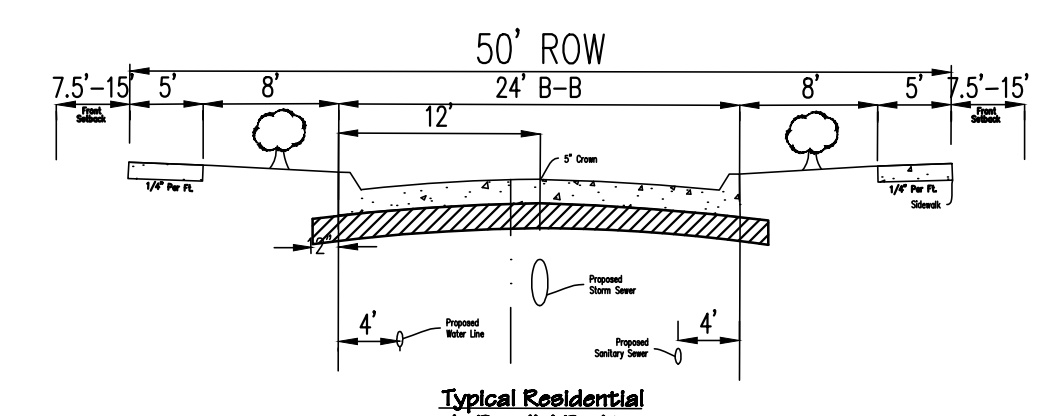
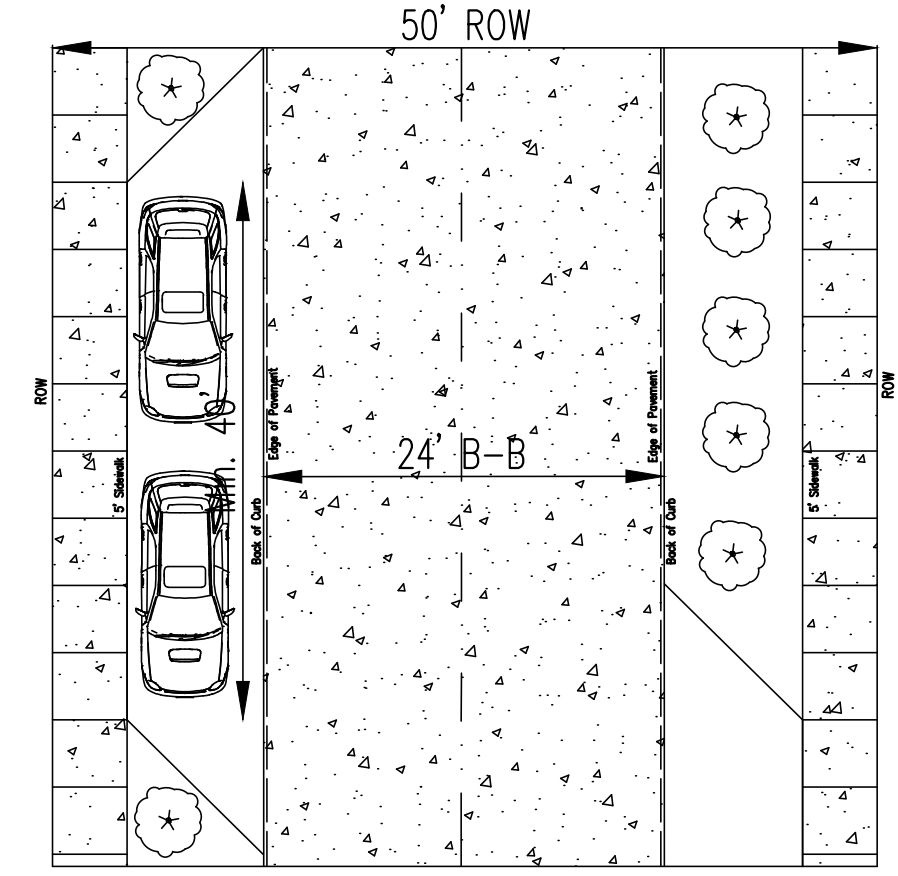
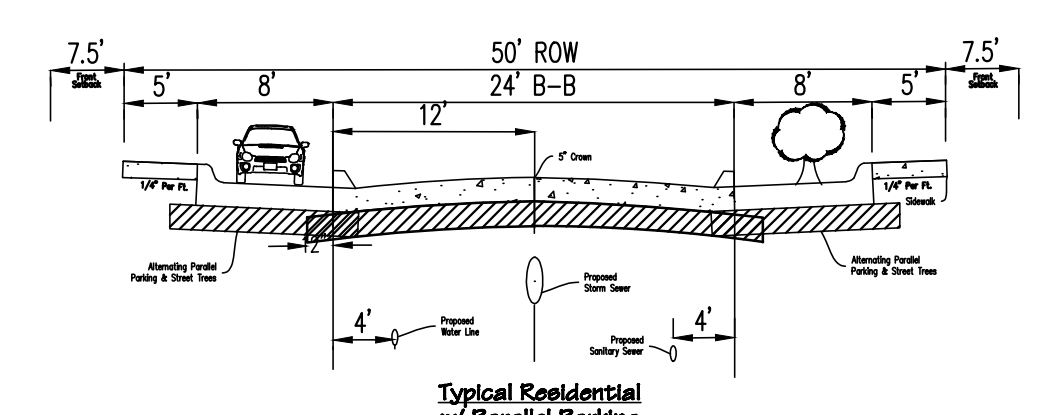
TYPICAL 40'
LOT DETAIL
Min. Lot Area: 3,800 sf



TYPICAL 45'
LOT DETAIL
Min. Lot Area: 4,725 sf

- 40'x95' Lot
- 45'x105' Lot

PRODUCT	UNITS	ACCESS	% OF UNITS
40'X95'	152	REAR	65
45'X105'	83	FRONT	35
TOTAL	235		100



Vicinity Map

Site Summary Table		
Description	Quantity	Units
Proposed Base Zoning	PD-XX	
Land Use Designation	Mixed Residential	
Gross Acreage	48.16	AC
Net Acreage	37.08	AC
Proposed Lots		
Proposed 40' Lot	152	UNIT
Proposed 50' Lot	83	UNIT
Total Proposed Lot	235	UNIT
Total Proposed Net Open Space Lots	9	LOT
Area of Net Undeveloped Open Space	11.08	AC
Area of Net Open Space	13.86	AC
Percentage of Open Space	28.78	%
Area of Required Landscaping Provided	2.78	AC
40' Lots Minimum Floor Area	1,400	S.F
45' Lots Minimum Floor Area	1,500	S.F
Maximum Building Height	35'/2 1/2'	FT
Provided Parking		
Driveway/Street Parking (2 per unit)	470	UNIT
Garage Parking (2 per unit)	470	UNIT
Total Parking	940	UNIT
Start of Ph.1 Construction (Month/Year)		

PD CONCEPT PLAN
ENCLAVE AT CANYON RANCH
CITY OF CORINTH, DENTON COUNTY, TEXAS

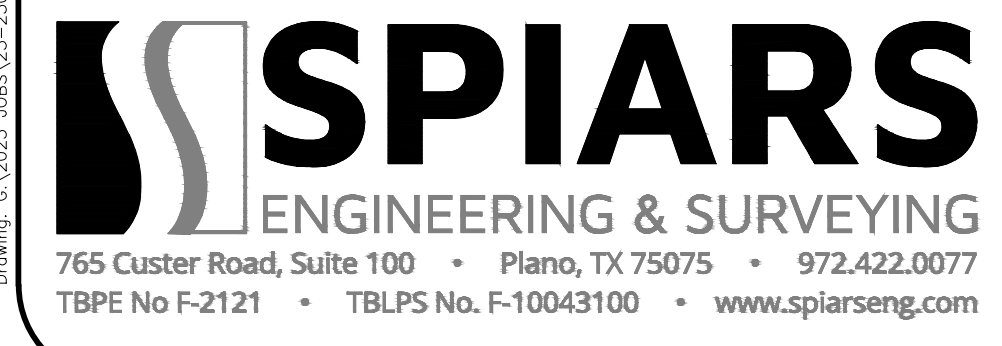
TOTAL RESIDENTIAL LOTS 235
TOTAL OPEN SPACE 9
TOTAL GROSS ACRES 48.341
OUT OF THE
M.E.P. & P.R.R SURVEY, ABSTRACT NO. 915

OWNER / APPLICANT
CULBERTSON, M C III TR
MARVIN C CULBERTSON JR LIVING TRUST
1001 Summer St,
Chattanooga, TN 37405

DEVELOPMENT MANAGER
Tripointe Homes
6201 W Plano Pkwy Suite 160,
Plano, TX 75093
(844) 760-5626

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
(972) 422-0077

NOTE:
Street A and Alley located along the Western Property Line Will Be Constructed By Developer With The Initial Phase Of Development In Accordance With The Authorization Document From The Adjacent Property Owner To Construct These Offsite Improvements S Set Forth In Exhibit H.



Drawing: 0-2023-1085123-230 Corinth Tract\AD\Enclava\2024 04 01 - Corinth - Exhibit C.dwg Saved By: Inhouse Save Time: 6/10/2024 9:28:47 PM