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APPLICANT
PRECISION BUILDERS, INC.
4531 LONG PHONE ROAD, SUITE 200
FLOWER MOUND, TEXAS 75028
(817) 371-4848
MICHAEL CARMANDY

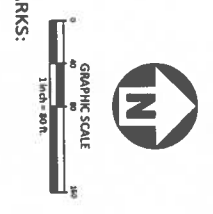
JERNIGAN ESTATES
DEVELOPMENT PLAN
545 JERNIGAN ROAD
TOWN OF COPPER CANYON,
DENTON COUNTY, TEXAS, 75077



REVISIONS
NO. DATE DESCRIPTION
30/04/2024

PLAN INFORMATION
PROJECT NO. PRB-23001
FILENAME PRB23001-CONCEPT.DWG
CHECKED BY DAA
DRAWN BY KV
SCALE 1 Inch = 80 Ft.
DATE 03.04.2024
SHEET
DEVELOPMENT PLAN

0.00



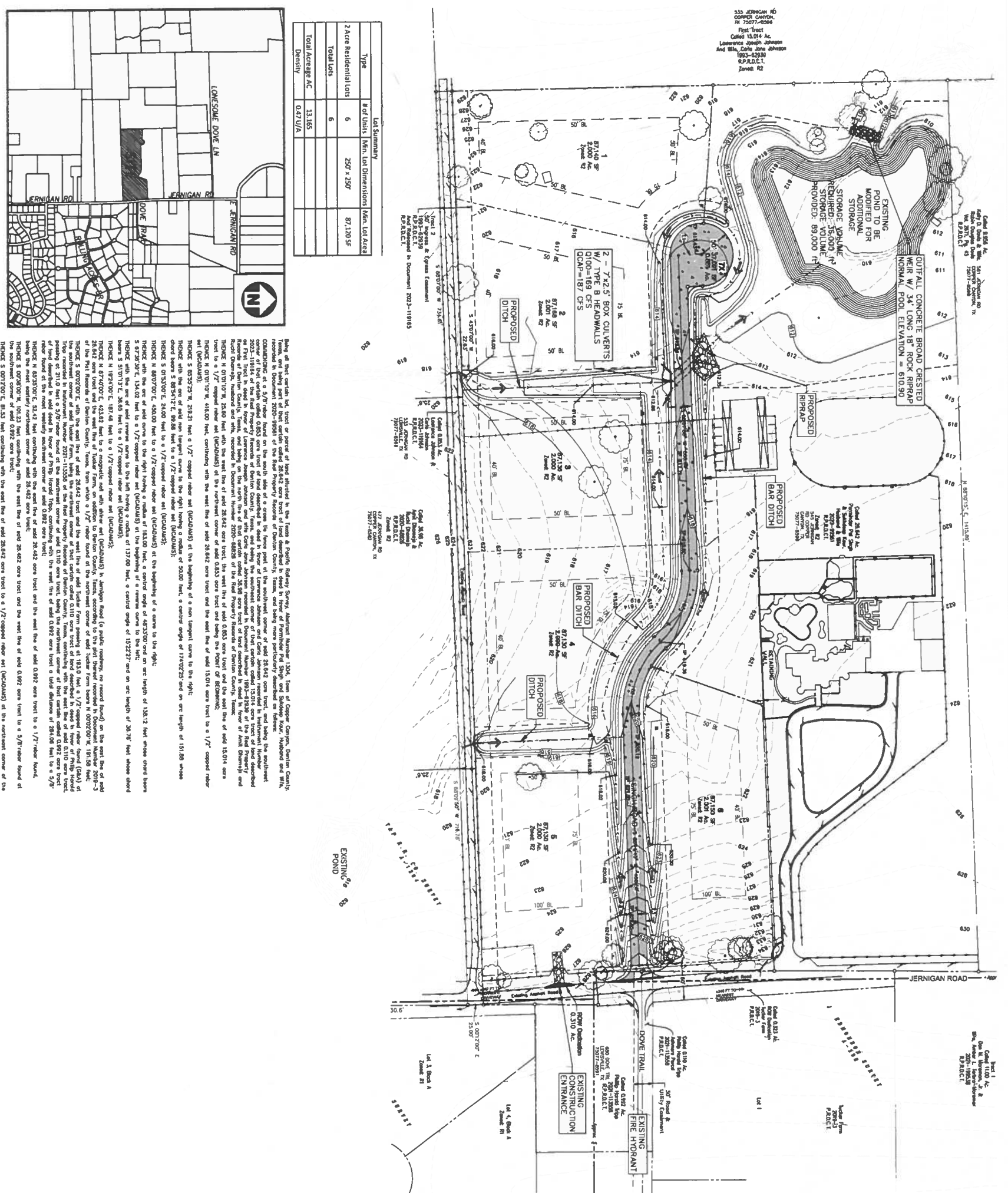
BENCHMARKS:
TBM #1: MAGNALL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 70809315.239 E: 2399310.941 ELEVATION: 526.85
TBM #2: MAGNALL WITH SHINER (MDCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,250' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD. N: 70813093.010 E: 2399259.267 ELEVATION: 534.72

GENERAL NOTES:
1. OFFSET CONTOURS ARE BASED ON USGS MAPPING AND ONLY USED FOR DRAINAGE PATTERNS.

LEGEND
CONCRETE
EXISTING TREES TO BE DEMOLISHED
EXISTING TRAILS TO BE DEMOLISHED
FIRE HYDRANT
WATER LINE

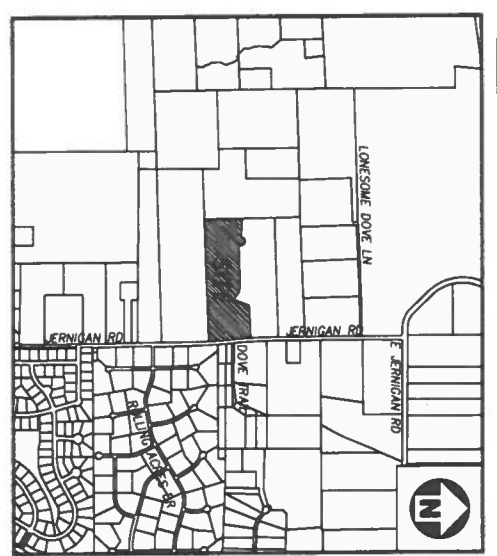
SITE DATA TABLE	
ITEM	Proposed
General Site Data	
Gross and net acreage of project	13.165 acres
Number of Proposed Lots	6
Zoning	R2
Percentage of site coverage	49%
Schedule of Development	TBD
Parking and loading spaces required and provided	N/A
Area of open space or plaza area	N/A
Outside storage as a percentage of total lot area	N/A
Maximum Building Height	35 FEET

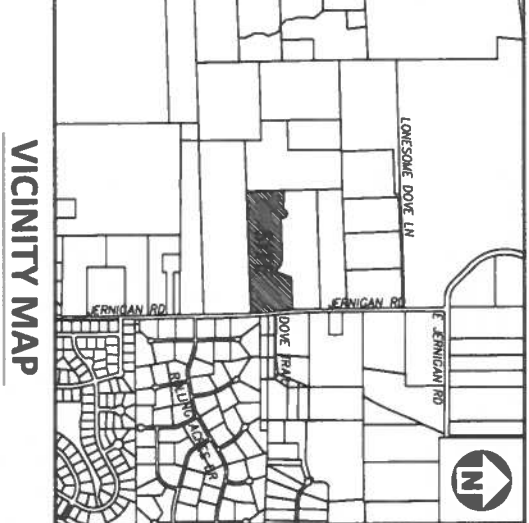
EXISTING #8 POND



Lot Summary			
Type	# of Lots	Min. Lot Dimension	Min. Lot Area
2-Acre Residential Lots	6	250' x 250'	87,125 SF
TOTAL LOTS			
	6		
TOTAL ACREAGE A/C	13.165		
Density	0.47 U/A		

VICINITY MAP
1"=1000'

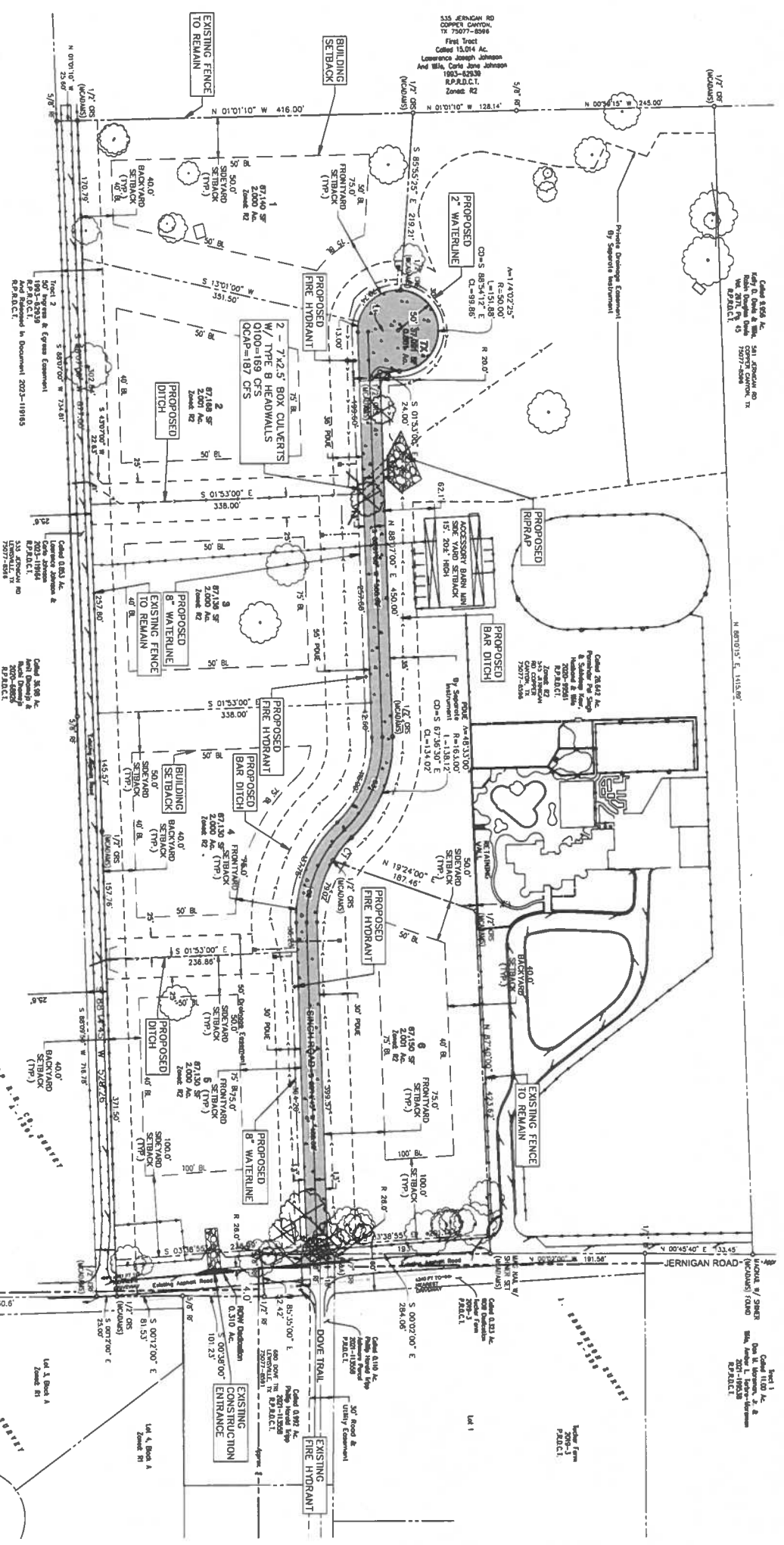




VICINITY MAP
1" = 1000'

Lots Summary			
Type	# of Units	Min. Lot Dimensions	Min. Lot Area
2 Acre Residential Lots	6	250' x 250'	87,100 SF
Total Lots	6		
Total Acreage A/C	13.165		
Density	0.471/A		

Being of that certain lot, tract or parcel of land situated in the Town of Profile, Denton County, Texas, and being part of that certain 28.412 acre tract of land described in deed in favor of Fidelity Farm, Inc. and Shiner, Inc., recorded in Document 2023-19164 of the Real Property Records of Denton County, Texas, and being the southeast corner of that certain 0.833 acre tract of land described in deed in favor of Lonesome Dove Lane and Jernigan Road, recorded in Document 2023-19164 of the Real Property Records of Denton County, Texas, and being the southeast corner of that certain 15.014 acre tract of land described in deed in favor of Lonesome Dove Lane and Jernigan Road, recorded in Document 2023-19164 of the Real Property Records of Denton County, Texas, and being the south side of that certain 2001-11503 acre tract of land described in deed in favor of Philip Howard and Rural Owners, recorded in Document 2020-08283 of the Real Property Records of Denton County, Texas.



TM# #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD, N. 7080813.239 E. 239510.541 ELEVATION: 626.85

TM# #2: MAGNAIL WITH SHINER (MCADAMS) SET IN A DRIVEWAY ENTRANCE FOR THE NORTH EAST CORNER OF SUBJECT PROPERTY, LOCATED APPROXIMATELY 210' NORTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 1,290' SOUTH OF THE INTERSECTION OF LONESOME DOVE LANE AND JERNIGAN ROAD, N. 7081303.010 E. 2399259.267 ELEVATION: 634.72

LEGEND

- CONCRETE
- EXISTING TREES
- EXISTING TRITS TO BE REMOVED
- FIRE HYDRANT
- WATER LINE

ITEM	PROPOSED
General Site Data	Proposed
Gross and net acreage of project	13.165 acres
Number of Proposed Lots	6
Zoning	R2
Percentage of site coverage	49%
Schedule of Development	TBD
Paving and loading spaces	N/A
Area of open space or plaza area	N/A
Outside storage as a percentage of total lot area	N/A
Maximum Building Height	35 FEET

FOR TOWN USE ONLY

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION



MCADAMS
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MICHAEL CANNADAY

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REVISIONS
03/04/2024

NO DATE OCCURRENCE

PLAN INFORMATION

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