



Engineer:
CCM ENGINEERING.
 2570 Justin Road, Suite 209
 Highland Village, TX 75077
 TBPE FIRM# 605
 PH: (972) 691-6633

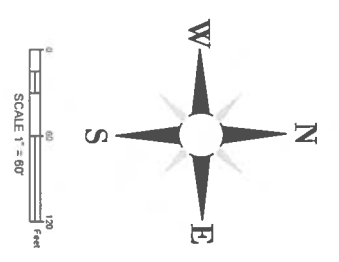
Developer:
PEGASO DEVELOPMENTS
 12700 Hillcrest Road #125
 Dallas, TX 76226
 PH: (480) 353-7544

Owner:
PILOT KNOLL FARMS LTD
 1700 Bishop Ln
 Argyle, TX 76226-4507

JENNINGS, JANICE K
 335 ORCHID HILL LN
 ARGYLE, TX 76226-4517
 ZONING: R2-RESIDENTIAL

PILOT KNOLL FARMS LTD
 1700 BISHOP LN
 ARGYLE, TX 76226-4507
 ZONING: R1-RESIDENTIAL

PILOT KNOLL FARMS LTD
 1700 BISHOP LN
 ARGYLE, TX 76226-4507



- LEGEND**
- PROPOSED PRIVATE FIRE HYDRANT
 - PROPOSED PRIVATE WATER LINE
 - STREET CENTERLINE
 - SCREENING FENCE
 - PROPOSED
 - UTILITY EASEMENT
 - PAVEMENT
 - DRAINAGE EASEMENT
 - EX. GAS LINE

DATA SITE SUMMARY	
EXISTING ZONING:	R1-RESIDENTIAL
BUILDING TYPE	SINGLE FAMILY
TOTAL AREA OF SITE:	20 ACRE (871,200 SF)
LOT AREA:	1 ACRE (43,560 SF)
# OF LOTS:	19
MIN LOT WIDTH:	200'
MINIMUM YARD SETBACKS	
FRONT:	50'
SIDE:	35'
REAR:	25'
REAS:	
SIDE YARD FROM R.O.W.	75'

CONCEPT PLAN
PILOT KNOLL ESTATES
 19 RESIDENTIAL LOTS - PRIVATE DEVELOPMENT

20,018 ACRES
 SITUATED IN THE C. COOKSEY SURVEY,
 ABSTRACT NO. 270
 TOWN OF COPPER CANYON
 DENTON COUNTY, TEXAS
 - July 13, 2023 -

