

McAdams

The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

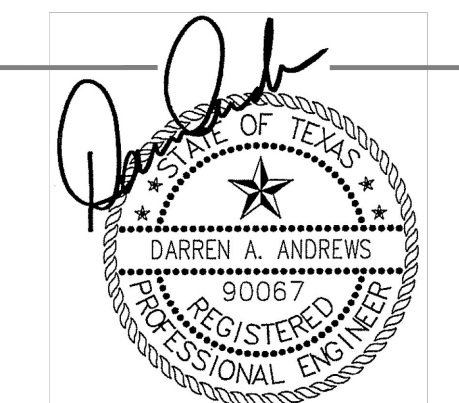
phone 972.436.9712
fax 972.436.9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

APPLICANT

PRECISION BUILDERS, INC.
4931 LONG PRAIRE ROAD, SUITE 200
FLOWER MOUND, TEXAS 75028
(817) 371-4848
MICHAEL CANNADAY

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



03/18/2024

REVISIONS

Table with columns: NO., DATE, DESCRIPTION

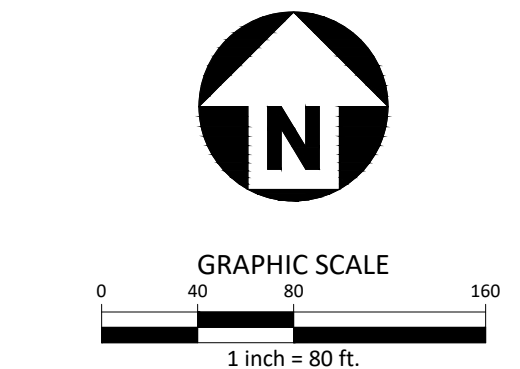
PLAN INFORMATION

Table with project details: PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE

SHEET

DEVELOPMENT PLAN

0.00



BENCHMARKS:

TBM #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: 7080815.239 E: 2399310.941 ELEVATION: 626.85

TBM #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

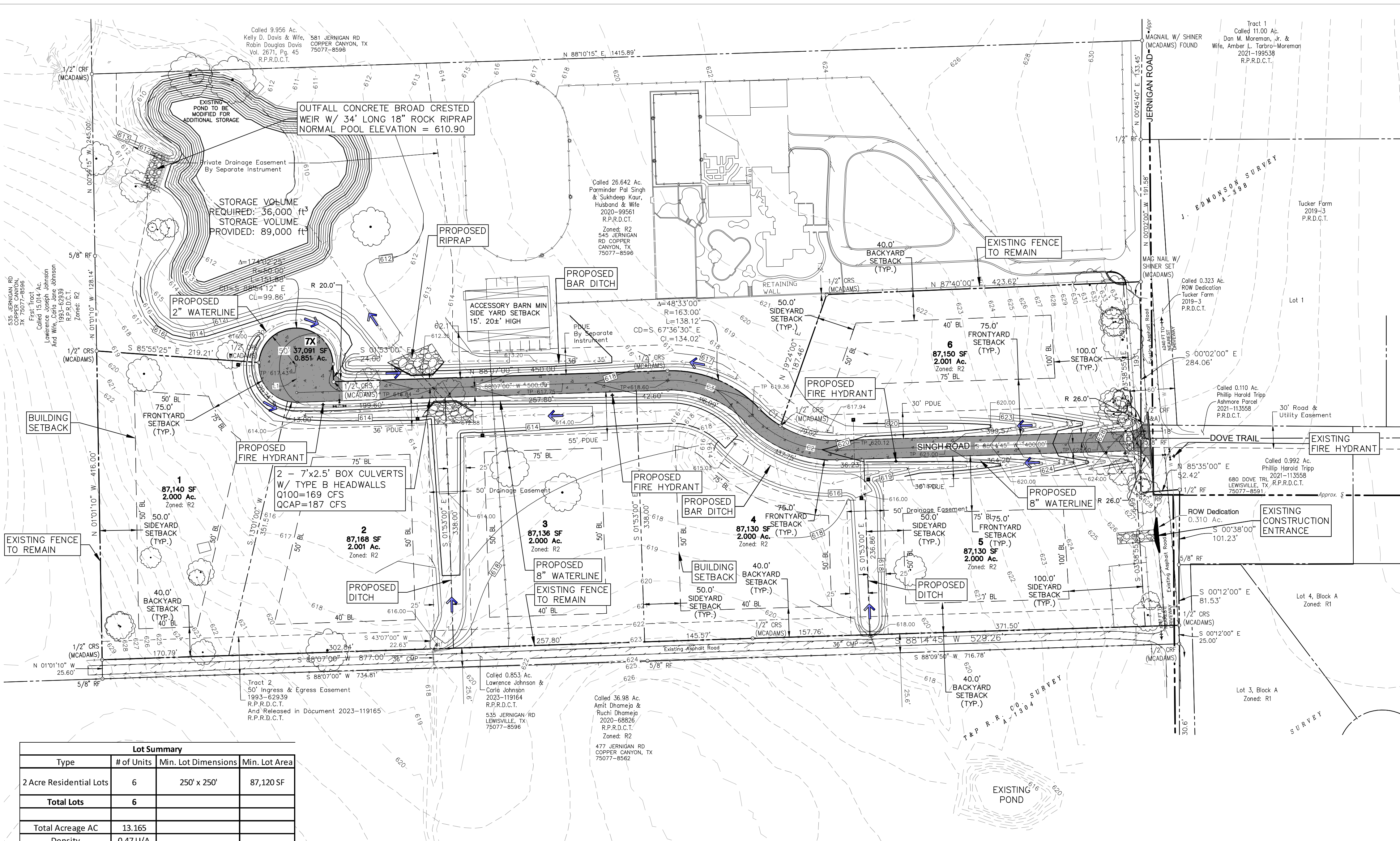
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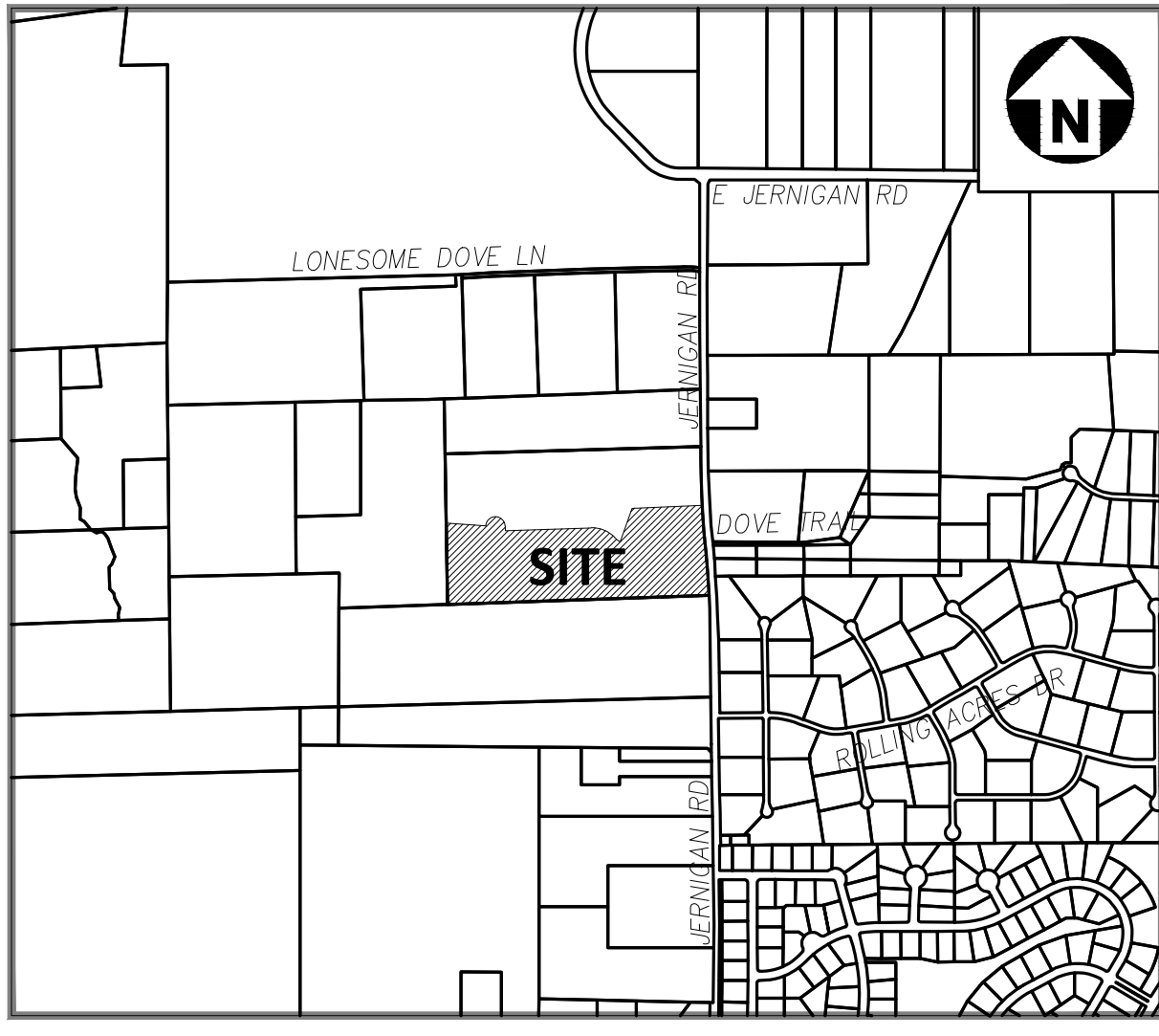
LEGEND

- CONCRETE
EXISTING TREES
EXISTING TREES TO BE DEMOLISHED
FIRE HYDRANT
WATER LINE

SITE DATA TABLE with columns: ITEM, Proposed



Lot Summary table with columns: Type, # of Units, Min. Lot Dimensions, Min. Lot Area



VICINITY MAP

1"=1000'

Being all that certain lot, tract or parcel of land situated in the Texas & Pacific Railway Survey, Abstract Number 1304, Town of Copper Canyon, Denton County, Texas, and being part of that certain called 26.642 acre tract of land described in deed in favor of Parminder Pal Singh and Sukdeep Kaur, Husband and Wife, recorded in Document 2020-09561 of the Real Property Records of Denton County, Texas, and being more particularly described as follows: COMMENCING at a 5/8" rebar found on the south side of a cross tie fence post at the southwest corner of said 26.642 acre tract, and being the southwest corner of that certain called 0.853 acre tract of land described in deed in favor of Lawrence Johnson and Carla Johnson recorded in Instrument Number 2023-119164 of the Real Property Records of Denton County, Texas, and being the southeast corner of that certain called 15.014 acre tract of land described as First Tract in deed in favor of Lawrence Joseph Johnson and wife Carla Jane Johnson recorded in Document Number 1983-62939 of the Real Property Records of Denton County, Texas, and being on the north line of that certain called 36.98 acre tract of land described in deed in favor of Amit Dhameja and Ruchi Dhameja, husband and wife, recorded in Document Number 2020-88826 of the Real Property Records of Denton County, Texas; THENCE N 01°01'10" W, 25.60 feet with the west line of said 26.642 acre tract, the west line of said 0.853 acre tract and the east line of said 15.014 acre tract to a 1/2" capped rebar set (MCADAMS) at the northwest corner of said 0.853 acre tract and being the POINT OF BEGINNING; THENCE N 01°01'10" W, 416.00 feet, continuing with the west line of said 26.642 acre tract and the east line of said 15.014 acre tract to a 1/2" capped rebar set (MCADAMS); THENCE S 85°55'25" W, 219.21 feet a 1/2" capped rebar set (MCADAMS) at the beginning of a non tangent curve to the right; THENCE with the arc of said non tangent curve to the right having a radius of 50.00 feet, a central angle of 174°02'25" and an arc length of 151.88 whose chord bears S 88°54'12" E, 99.86 feet to a 1/2" capped rebar set (MCADAMS); THENCE S 01°53'00" E, 24.00 feet to a 1/2" capped rebar set (MCADAMS); THENCE N 88°07'00" E, 450.00 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right; THENCE with the arc of said curve to the right having a radius of 163.00 feet, a central angle of 48°33'00" and an arc length of 138.12 feet whose chord bears S 67°36'30" E, 134.02 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a reverse curve to the left; THENCE with the arc of said reverse curve to the left having a radius of 137.00 feet, a central angle of 152°22'27" and an arc length of 36.76 feet whose chord bears S 51°01'13" E, 36.65 feet to a 1/2" capped rebar set (MCADAMS); THENCE N 19°24'00" E, 187.46 feet to a 1/2" capped rebar set (MCADAMS); THENCE N 87°40'00" E, 423.62 feet to a magnetic nail with shiner set (MCADAMS) in Jernigan Road (a public roadway, no record found) on the east line of said 26.642 acre tract and the west line of Tucker Farm, an addition to Denton County, Texas, according to the plat thereof in Document Number 2019-3 of the Plat Records of Denton County, Texas, from which a 1/2" rebar found at the northwest corner of said Tucker Farm bears N 00°02'00" W, 191.58 feet; THENCE S 00°02'00" E, with the east line of said 26.642 tract and the west line of said Tucker Farm passing at 193.0 feet a 1/2" capped rebar found (G&A) at the southwest corner of said Tucker Farm, being the northwest corner of that certain called 0.110 acre tract of land described in deed in favor of Philip Harold Tripp recorded in Instrument Number 2021-113558 of the Real Property Records of Denton County, Texas, continuing with the east line of said 0.110 acre tract, passing at 211.0 feet a 5/8" rebar found at the southwest corner of said 0.110 acre tract, being the northwest corner of that certain called 0.992 acre tract of land described in said deed in favor of Philip Harold Tripp, continuing with the west line of said 0.992 acre tract a total distance of 284.06 feet to a 5/8" rebar found at the most westerly southwest corner of said 0.992 acre tract; THENCE N 85°35'00" E, 52.42 feet continuing with the east line of said 26.462 acre tract and the west line of said 0.992 acre tract to a 1/2" rebar found, being the most easterly northeast corner of said 26.462 acre tract; THENCE S 00°38'00" W, 101.23 feet continuing with the east line of said 26.462 acre tract and the west line of said 0.992 acre tract to a 5/8" rebar found at the southwest corner of said 0.992 acre tract; THENCE S 00°12'00" E, 81.53 feet continuing with the east line of said 26.642 acre tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner of the aforementioned 0.853 acre tract, from which a 1/2" capped rebar set (MCADAMS) at the southeast corner of said 26.462 acre tract and the southeast corner of said 0.853 acre tract bears S 00°12'00" E, 25.0 feet; THENCE S 88°14'45" W, 529.26 feet with the north line of said 0.853 acre tract to a 1/2" capped rebar set (MCADAMS); THENCE S 88°07'00" W, 877.00 feet continuing with the north line of said 0.853 acre tract to the POINT OF BEGINNING and containing approximately 13.165 acres of land.

PRELIMINARY DRAWING - RELEASED FOR CONSTRUCTION



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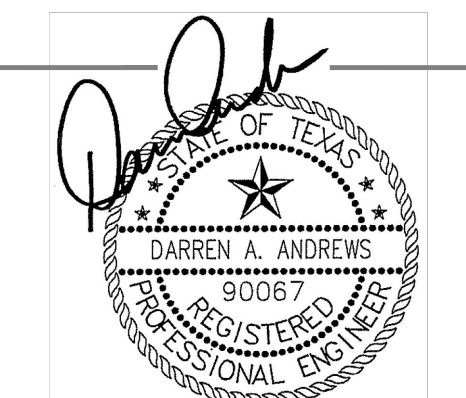
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REVISIONS

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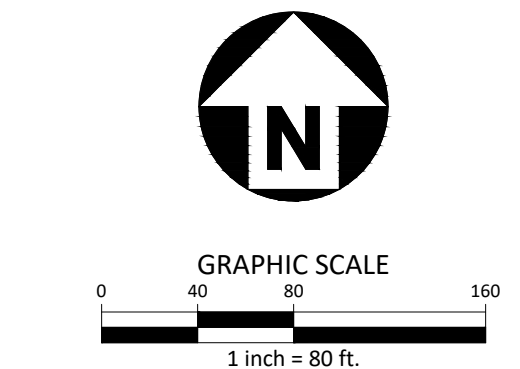
PLAN INFORMATION

PROJECT NO. PRB-23001
FILENAME PBR23001-CONCEPT.DWG
CHECKED BY DAA
DRAWN BY KV
SCALE 1 inch = 80 ft.
DATE 03.18.2024

SHEET

DEVELOPMENT PLAN

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BENCHMARKS:

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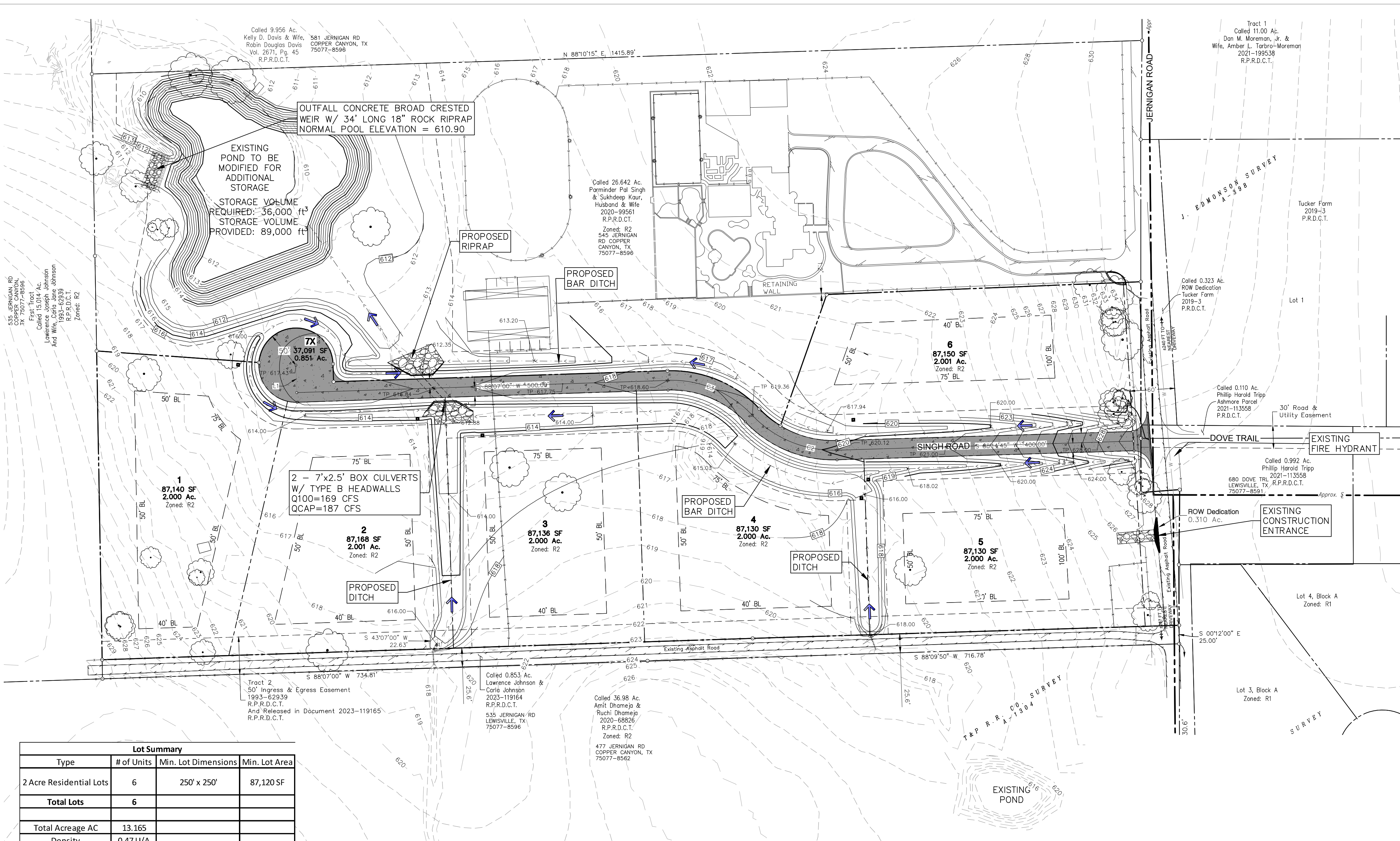
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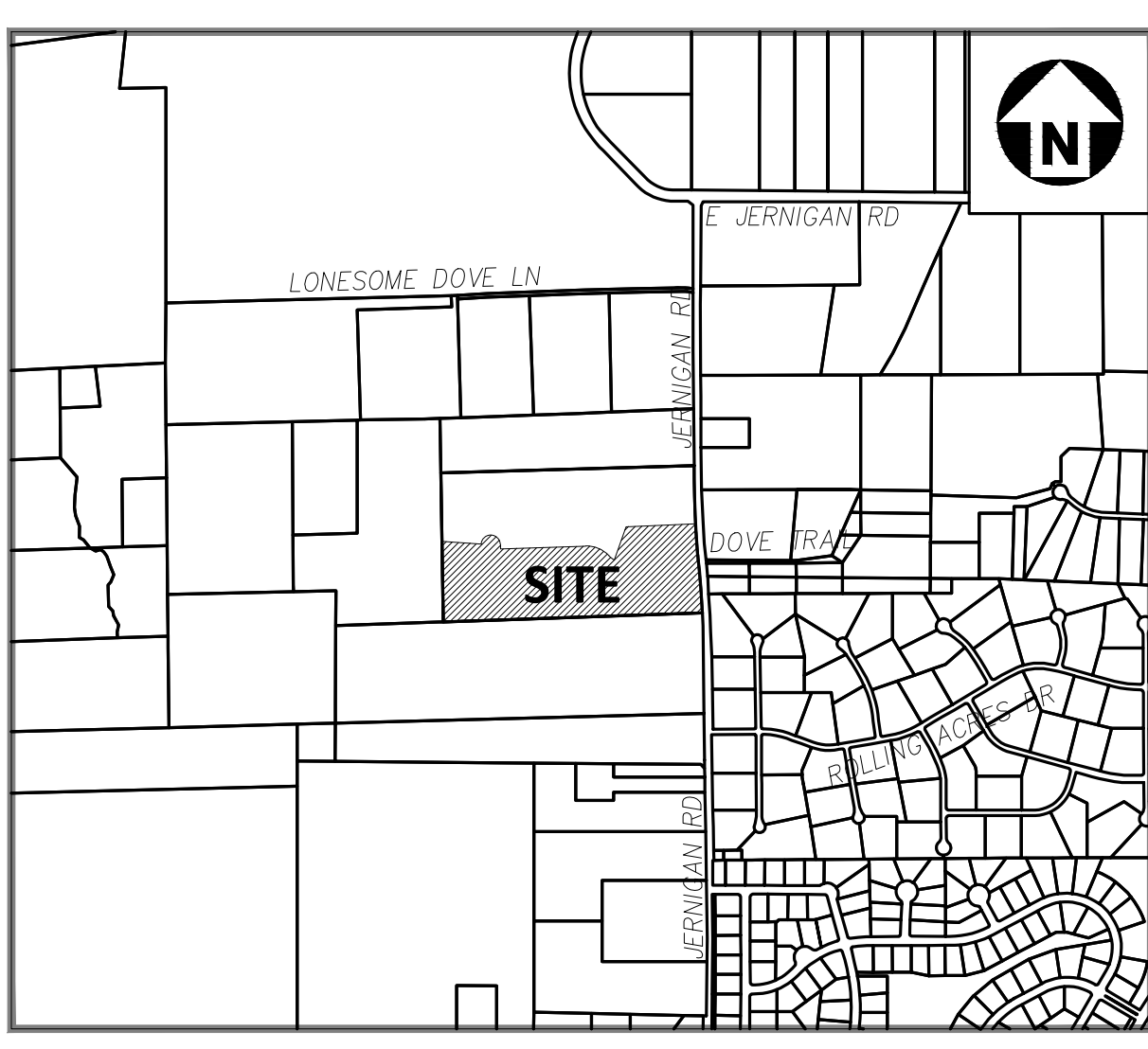
LEGEND

- CONCRETE
- EXISTING TREES
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- 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



Lot Summary			
Type	# of Units	Min. Lot Dimensions	Min. Lot Area
2 Acre Residential Lots	6	250' x 250'	87,120 SF
Total Lots	6		
Total Acreage AC	13.165		
Density	0.47 U/A		



VICINITY MAP

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THENCE N 01°01'10" W, 25.60 feet with the west line of said 26.642 acre tract, the west line of said 0.853 acre tract and the east line of said 15.014 acre tract to a 1/2" capped rebar set (MCADAMS) at the northwest corner of said 0.853 acre tract and being the POINT OF BEGINNING;

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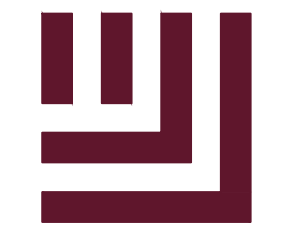
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M:\Projects\PRB\PRB23001\04-Production\Engineering\Final\Plan & Engineering Documents\SHEETS\PRB23001-CONCEPT.dwg, 3/15/2024, 4:23:03 PM, Kevin Vo



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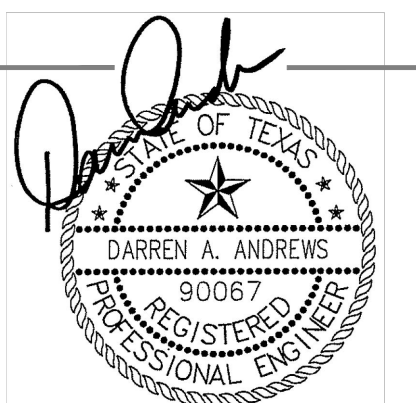
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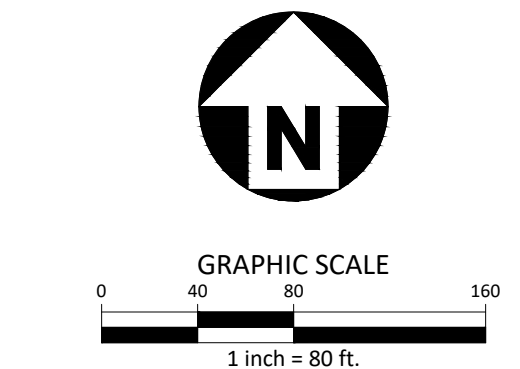
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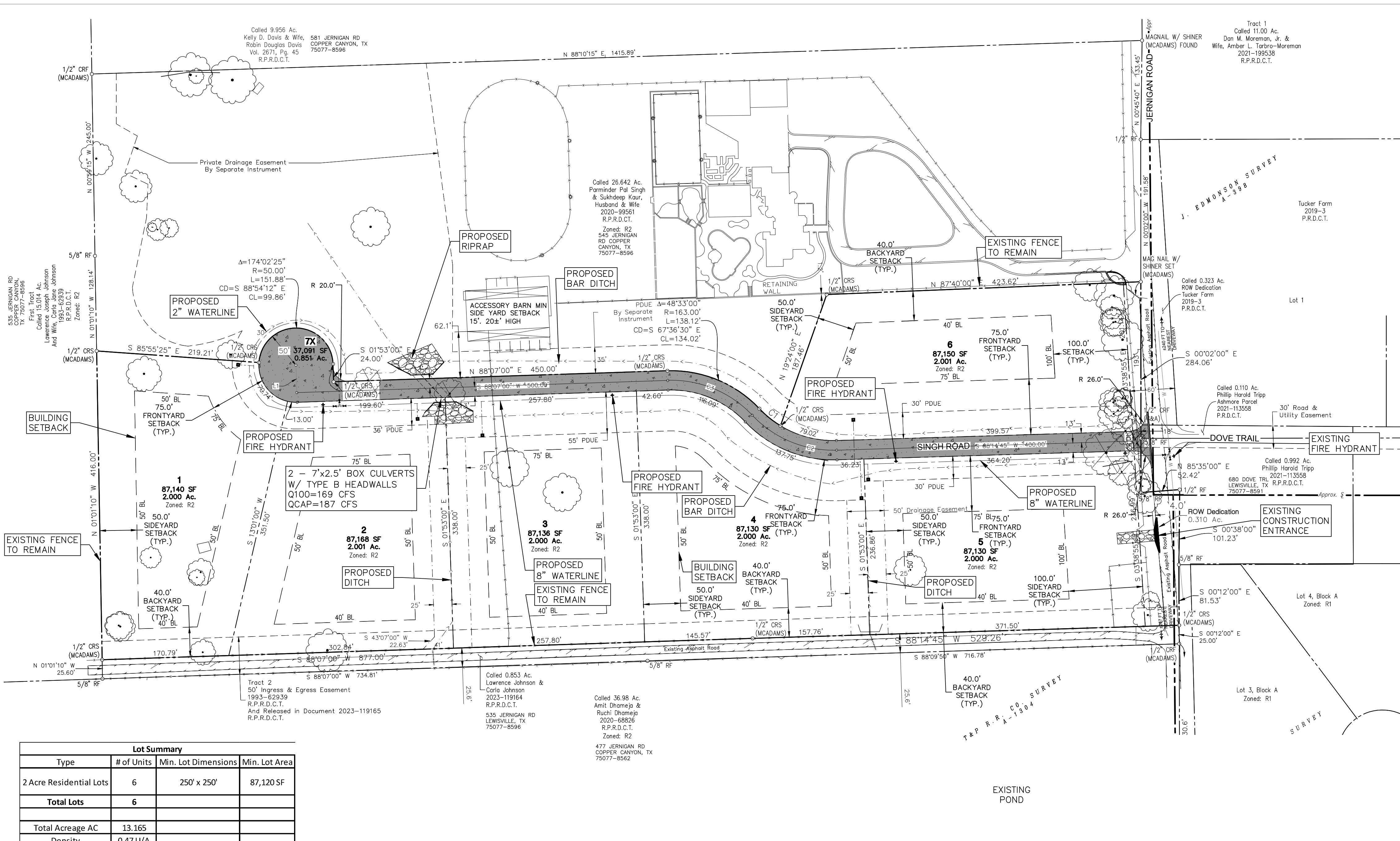
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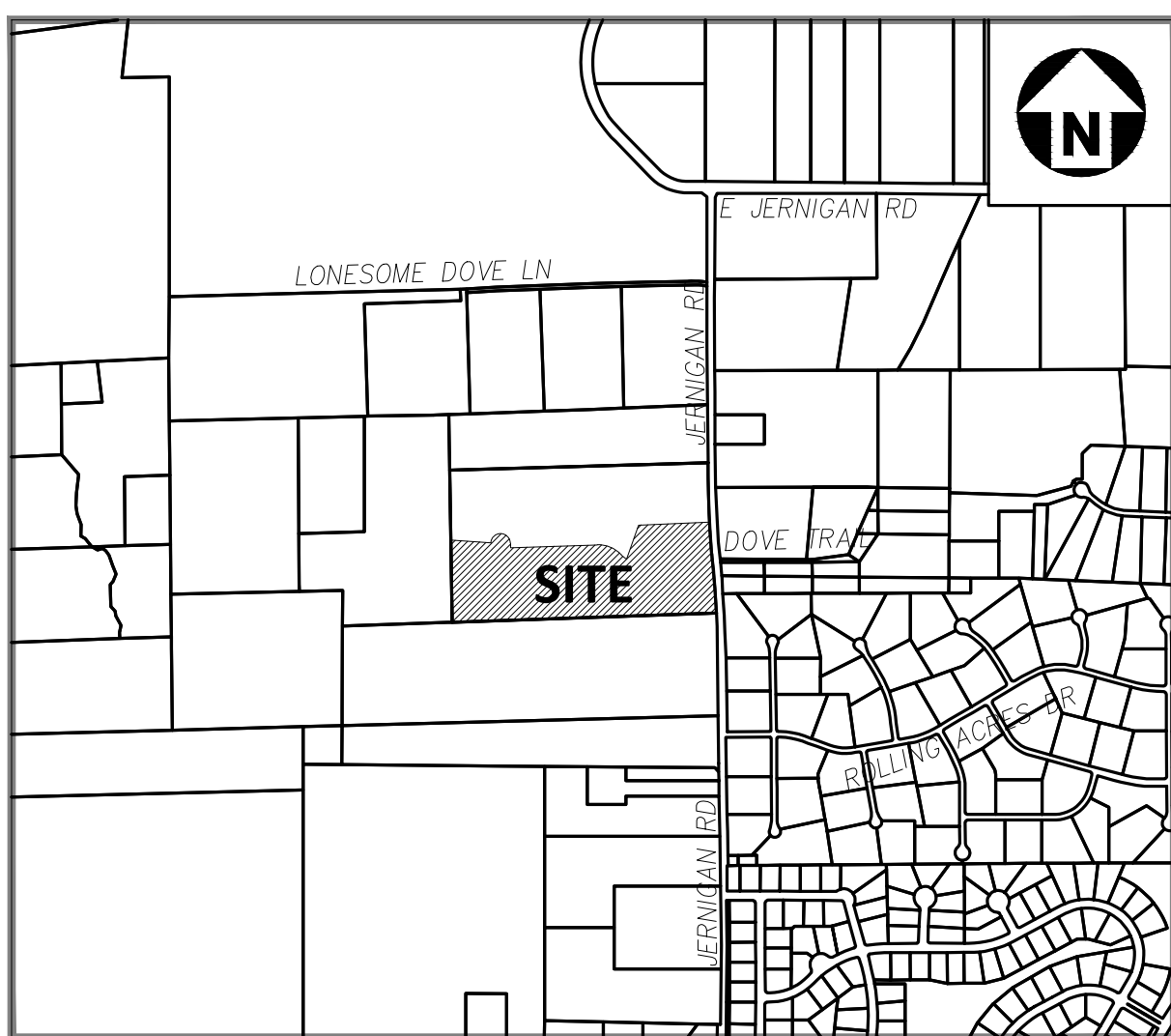
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Project: PBR23001-04-Production/Engineering/Plan & Engineering Documents/SHEETS/PBR23001-Development Plan no contours.dwg, 3/15/2024 4:22:21 PM, Kevin Vo