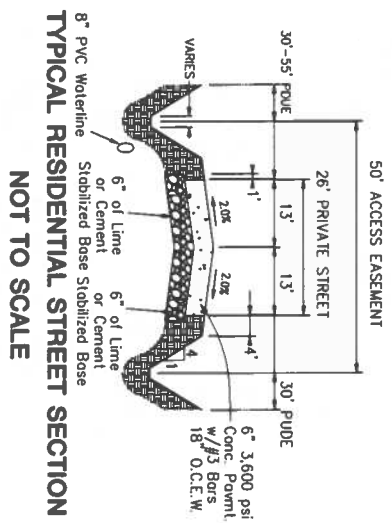
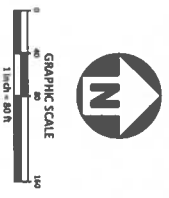


VICINITY MAP  
1" = 1000'



TYPICAL RESIDENTIAL STREET SECTION  
NOT TO SCALE

Lot Summary			
Type	# of Units (Min, Lot Dimensions)	Min. Lot Area	
2-Acre Residential lots	6 (257' x 257')	87,120 SF	
Total Lots	6		
Total Acreage AC	12.434		
Density	0.481 U/A		



**BENCHMARKS:**

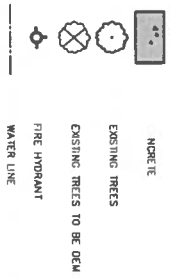
TBM #1: MAGNAIL WITH SHINER FOUND ON THE EAST SIDE OF JERNIGAN ROAD, LOCATED APPROXIMATELY 280' SOUTH OF THE INTERSECTION OF DOVE TRAIL AND JERNIGAN ROAD, AND APPROXIMATELY 645' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 70808015.239 E: 2399310.941 ELEVATION: 626.85

TBM #2: MAGNAIL WITH SHINER (MCDAMMS) 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

**GENERAL NOTES:**

1. OFFSITE CONTOURS ARE BASED ON USGS MAPPING AND ONLY USED FOR DRAINAGE PATTERNS.

**LEGEND**



SITE DATA TABLE	
ITEM	Proposed
General Site Data	
Gross and net acreage of project	12.434 acres
Number of Proposed lots	6
Zoning	R2
Percentage of site coverage	48%
Anticipated schedule of	TBD
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



**MCDAMMS**  
The John R. McDams Company, Inc.  
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Reno, Texas 75262

phone 940.240.1012  
fax 972.438.9715  
TBE: 19762.TBPLS: 10194440

www.mcdamms.com

**CLIENT**

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

**JERNIGAN ESTATES**  
**CONCEPTUAL/DEVELOPMENT PLAN**  
**545 JERNIGAN ROAD**  
**TOWN OF COPPER CANYON, TEXAS, 75077**

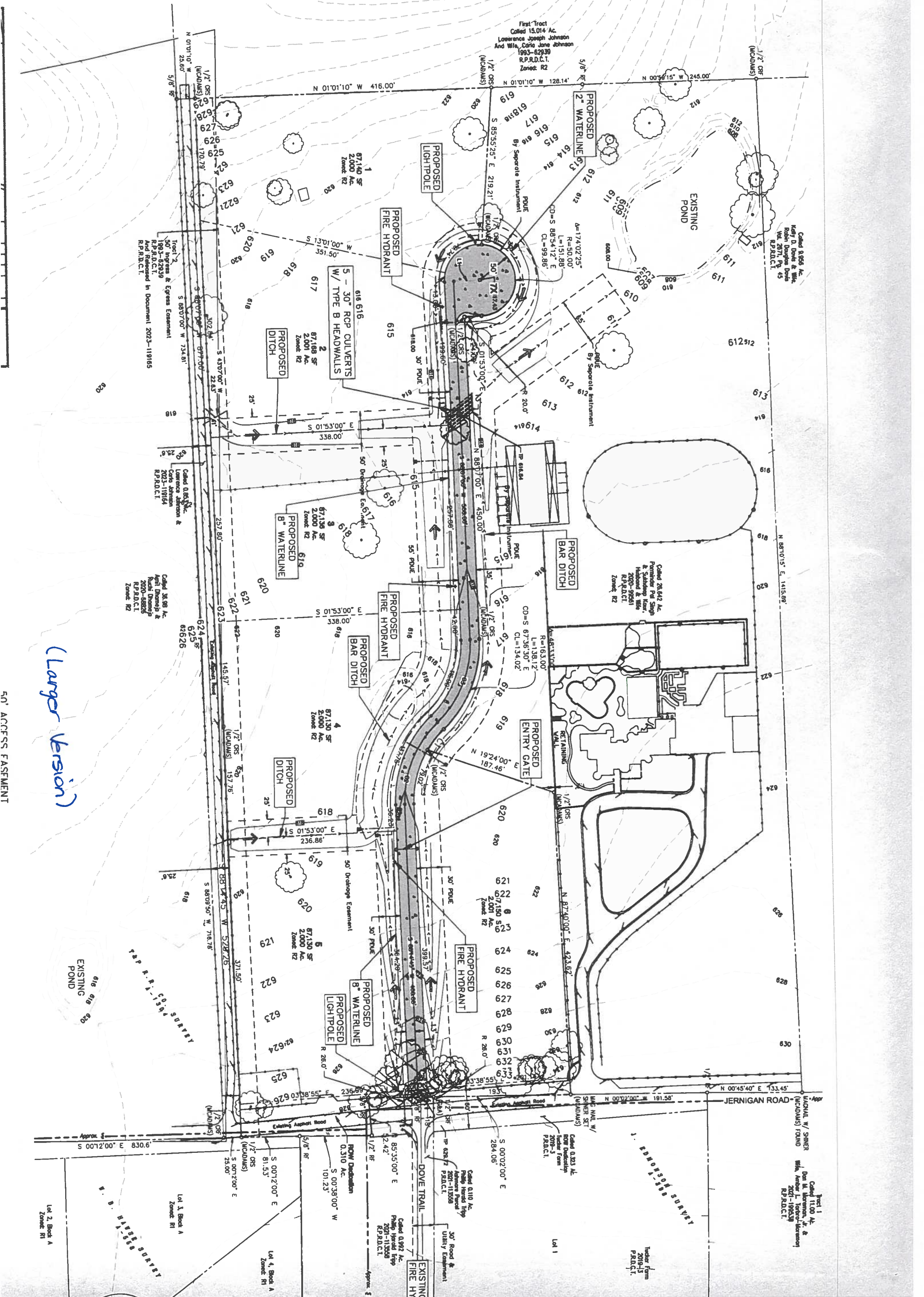
**REVISIONS**

NO	DATE	DESCRIPTION

**PLAN INFORMATION**

PROJECT NO. PRB-23001  
FILENAME PRB23001-CONCEPT.DWG  
CHECKED BY DJ  
DRAWN BY KV  
SCALE 1 inch = 80 ft.  
DATE 10.12.2023  
SHEET

**CONCEPTUAL & DEVELOPMENT PLAN**  
**0.00**



(Larger Version)

50' ACCESS EASEMENT