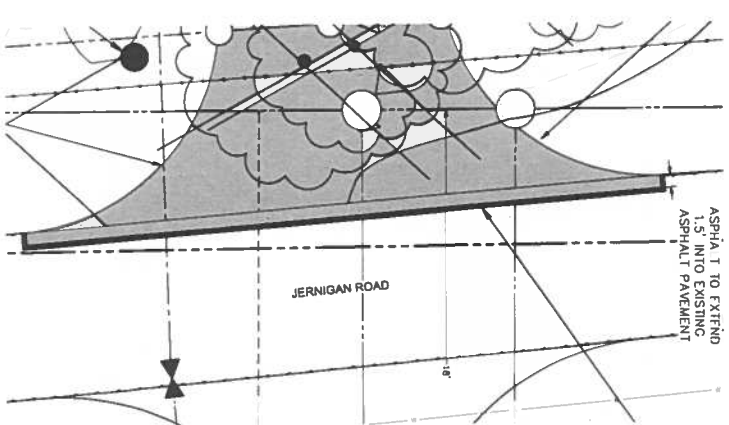


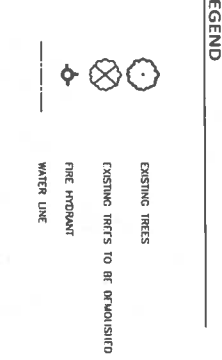


VICINITY MAP
1" = 1000'

Lot Summary			
Type	# of Units	Min. Lot Dimensions	Min. Lot Area
2-Acre Residential Lots	6	250' x 250'	67,120 SF
Total Lots	6		
Total Acreage, AC	12.184		
Density	0.48 U/A		



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
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



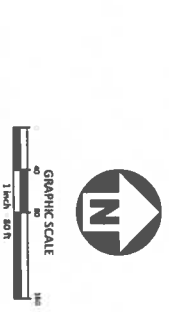
GENERAL NOTES:

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

BENCHMARKS:

BM #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: 23992510.941 ELEVATION: 626.85

BM #2: MAGNAIL WITH SHINER (MCDADAMS) 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: 23992529.267 ELEVATION: 634.72



PRELIMINARY DRAWING NOT RELEASED FOR CONSTRUCTION

CONCEPT PLAN

0.00

PLAN INFORMATION

PROJECT NO: PRB-23001
 FILENAME: PRB23001 CONCEPT DWG
 CHECKED BY: DJ
 DRAWN BY: KV
 SCALE: 1 inch = 80 ft
 DATE: 01.31.2024

REVISIONS

NO.	DESCRIPTION

JERNIGAN ESTATES

CONCEPTUAL PLAN

545 JERNIGAN ROAD

TOWN OF COPPER CANYON, TEXAS, 75077

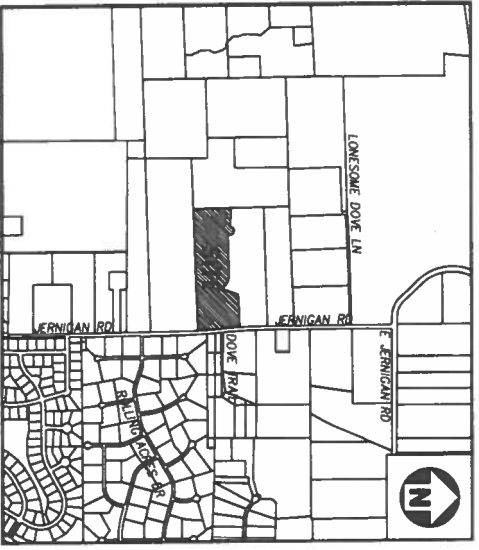
CLIENT

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

MCADAMS

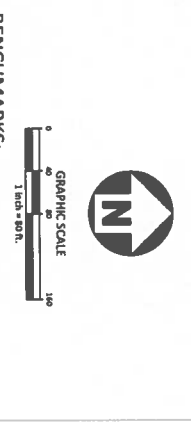
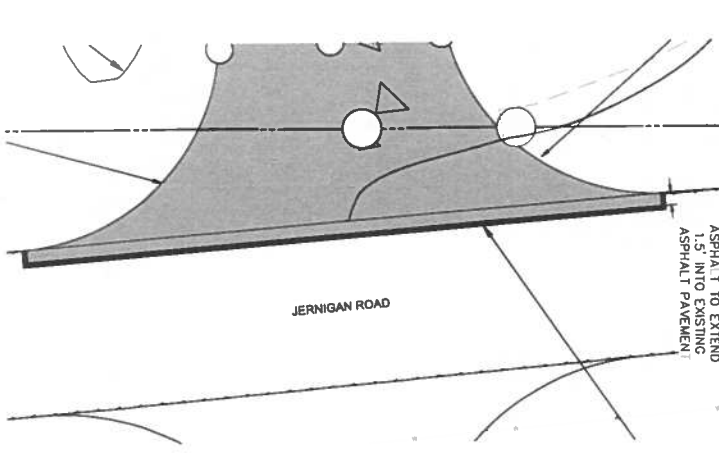
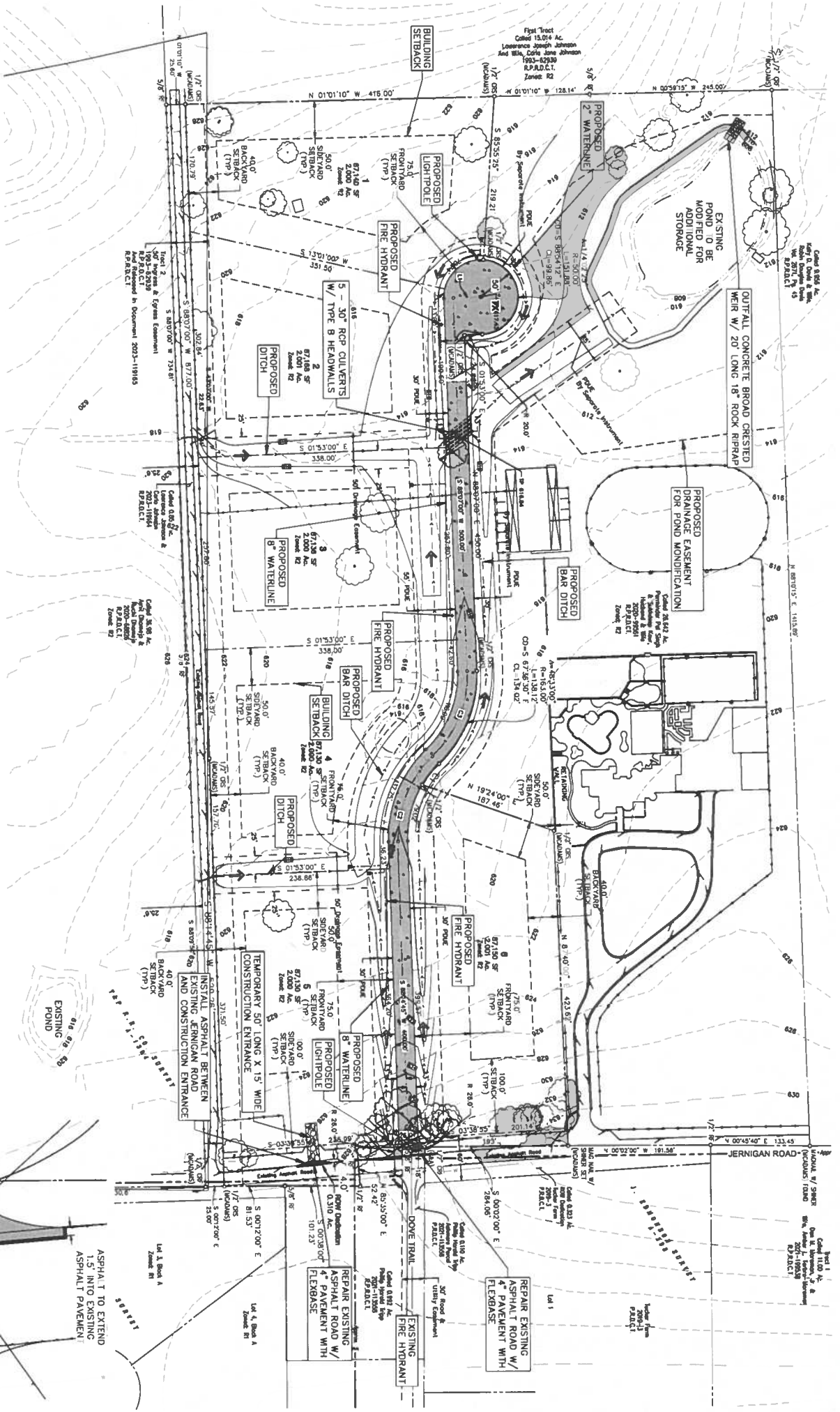
The John R. McAdams Company, Inc.
 201 Country View Drive
 Rowland, Texas 76762
 phone 940.240.1012
 fax 972.436.9715
 TBP# 13762 TBP15 10194440
 www.mcadamsco.com





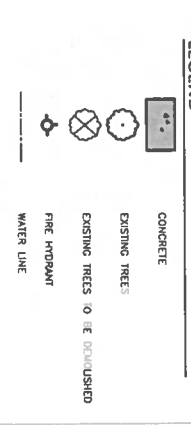
VICINITY MAP
1"=1000'

Lot Summary			
Type	# of Units	Main Lot Dimensions	Main Lot Area
2 Acre Residential Lots	6	250' x 250'	87,125 SF
Total Lots	6		
Total Acreage AC	12.184		
Density	0.48 U/A		



BENCHMARKS:
 BM #1: MAGNAN, 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 545' NORTH OF THE INTERSECTION OF ROLLING ACRES DRIVE AND JERNIGAN ROAD. N: 7080815.239 E: 2399310.941 ELEVATION: 626.85
 BM #2: MAGNAN, WITH SHINER (MCDADAMS) 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.



SITE DATA TABLE	
ITEM	Proposed
General Site Data	
Gross and net acreage of project	12.184 acres
Number of Proposed Lots	6
Zoning	R2
Percentage of site coverage	48%
Anticipated schedule of	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

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



MCDADAMS
 The John R. McDams Company, Inc.
 201 Country View Drive
 Round Rock, Texas 76762
 phone 940.240.1012
 fax 972.436.9715
 TWP: 19762 TBRN: 10194440
 www.mcdadams.com

CLIENT
 PREGGON BUILDERS, INC.
 4931 LONG PRAIRIE ROAD SUITE 200
 FLOWER MOUND, TEXAS 75028
 (817) 371-4888
 MICHAEL CANNADAY

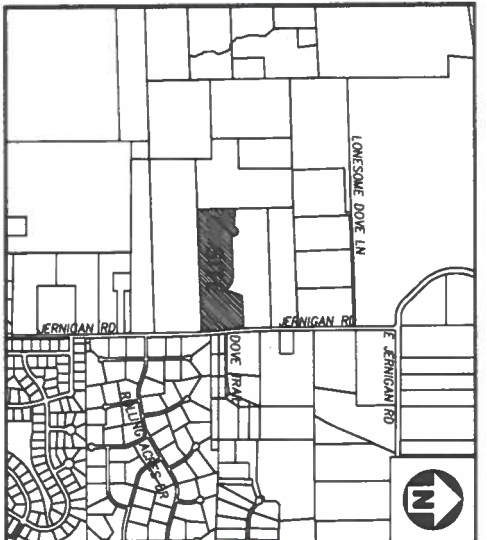
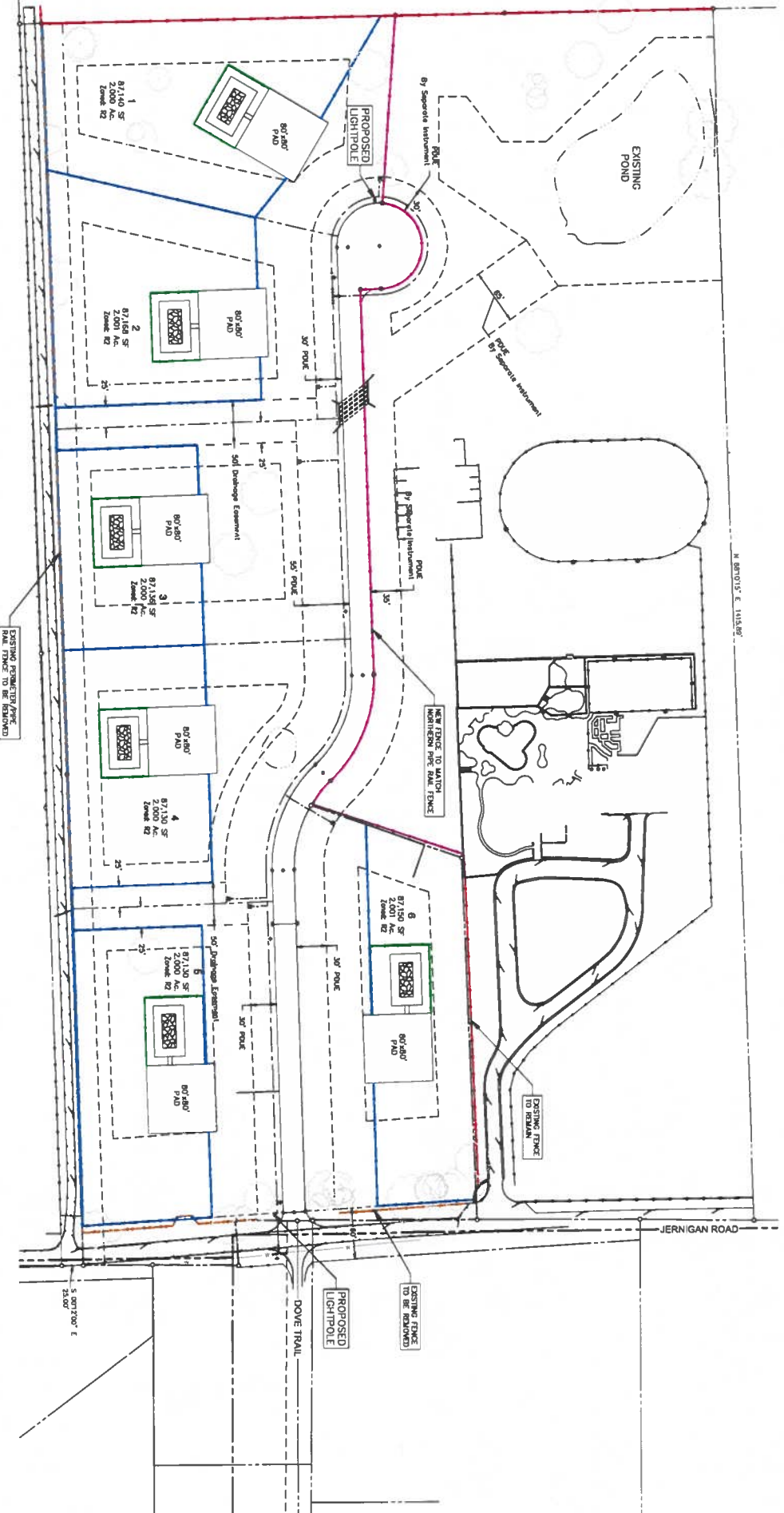
**JERNIGAN ESTATES
 DEVELOPMENT PLAN
 545 JERNIGAN ROAD
 TOWN OF COPPER CANYON, TEXAS, 75077**

REVISIONS

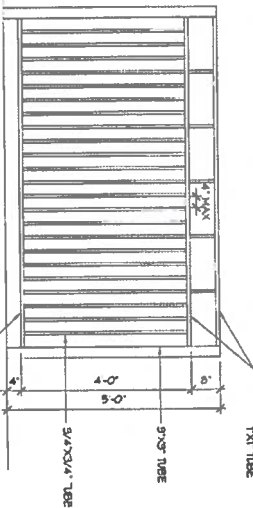
NO.	DATE	DESCRIPTION

PLAN INFORMATION
 PROJECT NO: PRB-23001
 FILENAME: PRB23001 CONCEPT DWG
 CHECKED BY: DAA
 DRAWN BY: RV
 SCALE: 1 inch = 80 ft
 DATE: 02.07.2024
SHEET

DEVELOPMENT PLAN
0.00



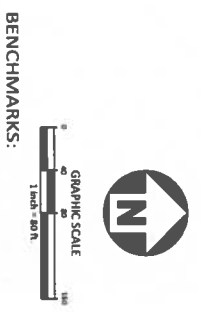
TYPICAL INTERIOR FENCING DETAIL
 ALL STEEL, 14 GA VIN WHITE BLACK COLOR COMPLY WITH ALL STATE AND LOCAL CODES



VICINITY MAP

STREET LIGHT OPTIONS

TYPICAL INTERIOR FENCING



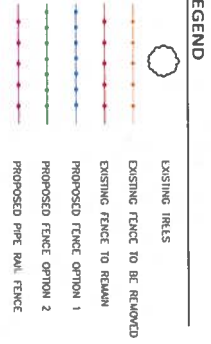
BENCHMARKS:

BM #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

BM #2: MAGNAIL WITH SHINER (MCDADAMS) 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:

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



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
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

**JERNIGAN ESTATES
 PROPOSED FENCE LAYOUT EXHIBIT
 545 JERNIGAN ROAD
 TOWN OF COPPER CANYON, TEXAS, 75077**

MCDADAMS
 The John R. McDadams Company, Inc.
 201 County West Drive
 Rowlett, Texas 75082
 phone 940.240.1012
 fax 972.438.9715
 TBE: 13762 TRNLS 101594440
 www.mcdadams.com

CLIENT
 PERCEPTION BUILDERS, INC.
 4331 LONG PRAIRIE ROAD, SUITE 200
 FLOWER MOUND, TEXAS 75028
 (817) 371-4848
 MICHAEL CANNADAY

REVISIONS

NO.	DATE	DESCRIPTION

PLAN INFORMATION

PROJECT NO. PRB-23001
 FILENAME PRB23001-CONCEPT - WALLS.DWG
 CHECKED BY DAA
 DRAWN BY IV
 SCALE 1 inch = 80 FT.
 DATE 02.08.2024
 SHEET

**PROPOSED
 FENCE LAYOUT EXHIBIT**

0.00