

4902 Jamestown

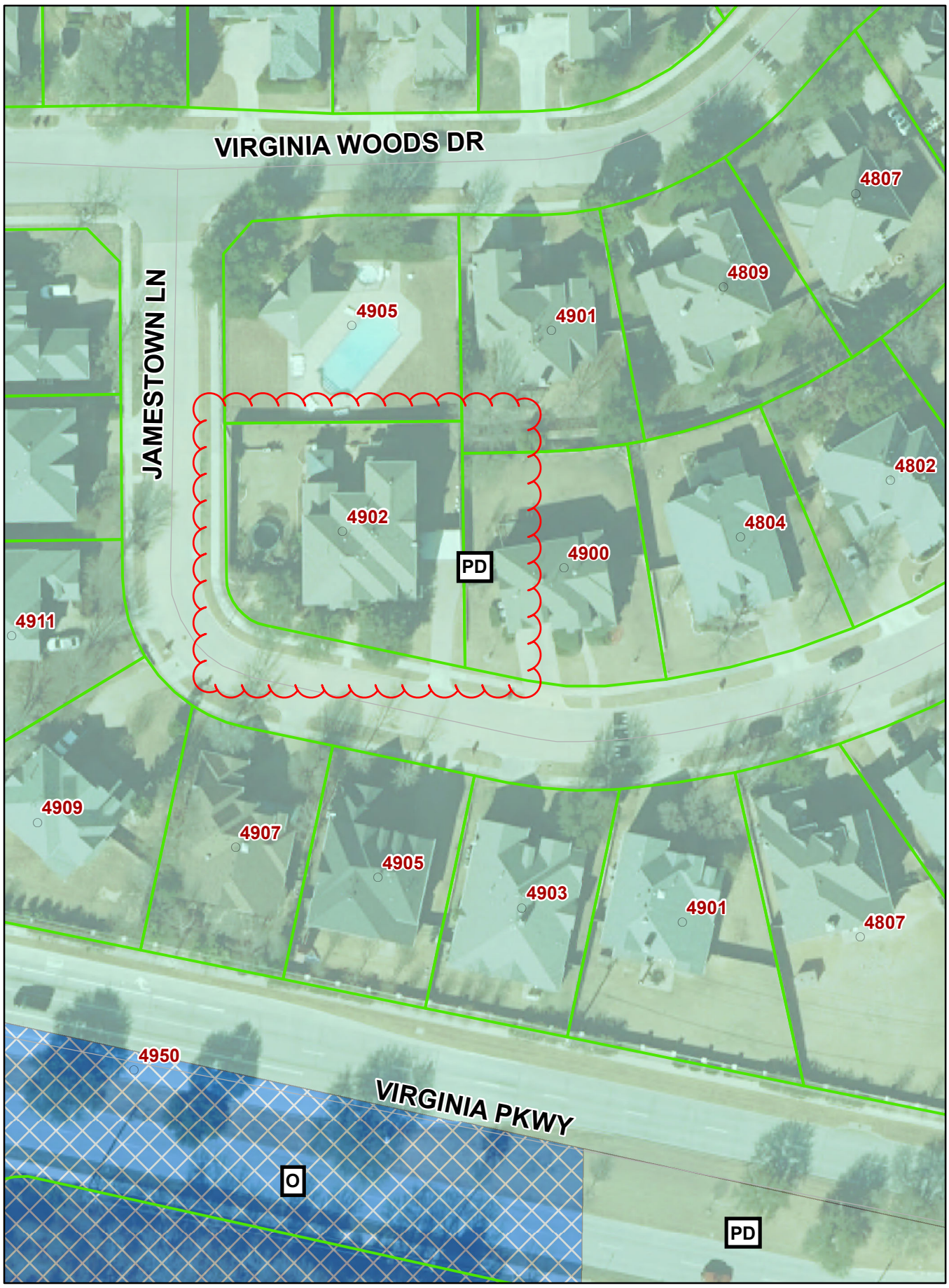
Legal Description:
Virginia Woods Phase 2, Lot 2 Block B

Zoning:
PD - Planned Development by Ordinance 1993-06-015
Base Zoning of SF-2

please refer to Exhibit C of the attached zoning ordinance for additional regulations

SF-2 Setback Regulations

- (5) Space limits:
- (a) Minimum lot area: Six thousand (6,000) square feet.
 - (b) Minimum width of lot: Fifty (50) feet.
 - (c) Minimum depth of lot: Ninety (90) feet.
 - (d) Maximum height of building: Thirty-five (35) feet.
 - (e) Minimum front yard: Fifteen (15) feet.
 - (f) Minimum rear yard: Twenty (20) feet.
 - (g) Minimum side yard: Ten percent (10%) of the lot width, but no more than ten (10) feet.
 - (h) Minimum side yard on corner: Fifteen (15) feet.
 - (i) Maximum lot coverage: Sixty percent (60%).
 - (j) Maximum density: Four and one-half (4.5) dwelling units per acre.



VIRGINIA WOODS DR

JAMESTOWN LN

4807

4809

4905

4901

4802

4902

4804

PD

4900

4911

4909

4907

4905

4903

4901

4807

4950

VIRGINIA PKWY

Q

PD

PROPERTY DESCRIPTION

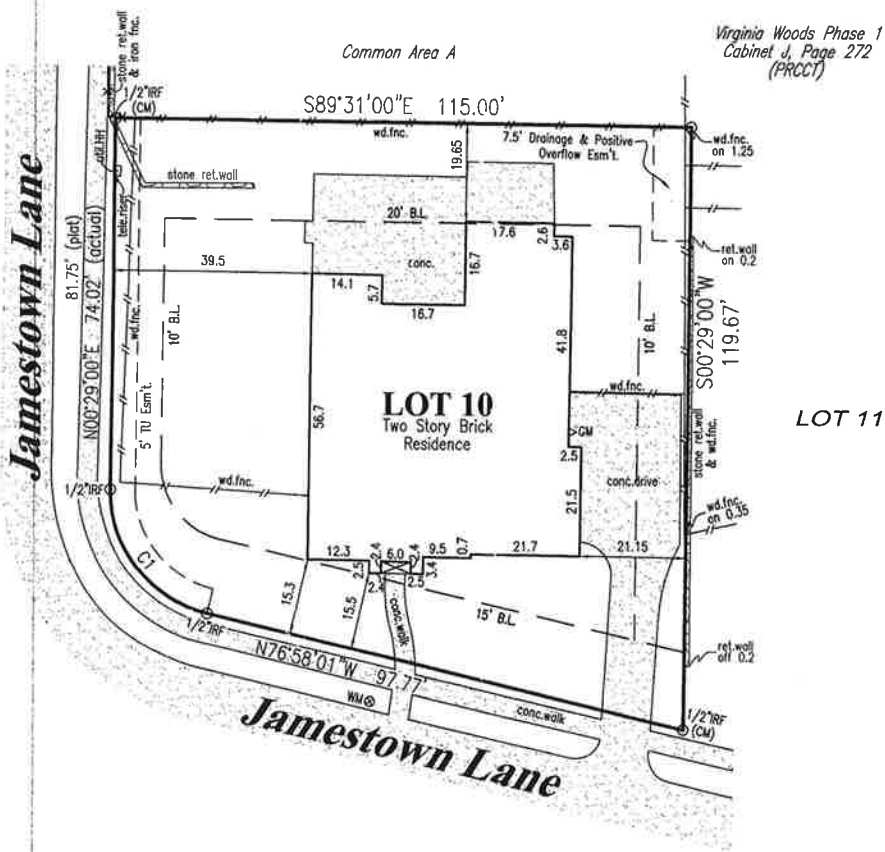
Address: 4902 Jamestown Lane, Being Lot 10, in Block B, of Virginia Woods Phase 2, an Addition to the City of McKinney, Collin County, Texas, according to the Map/Plat thereof recorded in Volume L, Page 191, of the Map Records, of Collin County, Texas.



**Roome
Land Surveying**

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

SCALE: 1" = 30'



IRF=Iron Rod Found | BCS=Iron Rod Set | Cdn=Consp | CH=Overhead Line | PP=Power Pole | LP=Light Pole | FH=Fire Hydrant | WM=Water Valve | WM=Water Meter
 CM=Controlling Monument | BL=Building Line | HIR=Iron Rod | HIR=Iron Rod | Cdn=Consp | Adj=Adjacent | L.O.P.=Line of Plots | Min.F.=Minimum Finished Floor | P.P.=Finished Pkg | M=Manhole

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 25.00' | 33.79' | 31.28' | N38°14'30"W | 77°27'01" |

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C0260J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 2, 2009. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION
On the basis of my knowledge, information & belief, I certify to Kelly Brown that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.



PROPERTY DESCRIPTION

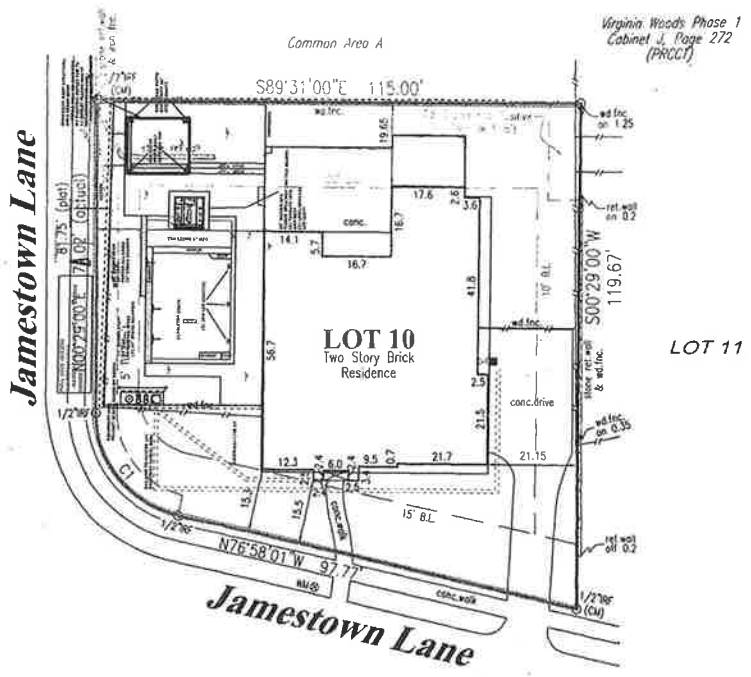
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| C1 | 25.00' | 33.79' | 31.28' | N38°14'30\"W | 77°27'01\" |

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CERTIFICATION

On the basis of my knowledge, information & belief, I certify to Kelly Brown that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 11/11/2016 Pwssd: Job No: LB131310



ORDINANCE NO. 93-06-15

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1270 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT A 37.005 ACRE TRACT AT THE NORTHEAST CORNER OF VIRGINIA PARKWAY AND THE EXTENSION OF LAKE FOREST DRIVE IS ZONED "PD" - PLANNED DEVELOPMENT SINGLE-FAMILY RESIDENTIAL DISTRICT, PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the owner of 37.005 acres of land located at the northeast corner of Virginia Parkway and the Extension of Lake Forest Drive, in the City of McKinney, Collin County, Texas, has petitioned the City of McKinney to zone such parcel of land "PD" Planned Development Single-Family Residential District, as provided for in the attached Zoning District Regulations, a component of McKinney Zoning Ordinance No. 1270, a complete legal description of such property being attached hereto and marked Exhibit "A", and made a part hereof for all purposes; and,

WHEREAS, after due notice of the requested zoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, and the City Council is of the opinion that said zoning should be made.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. That 37.005 acres of land located at the northeast corner of Virginia Parkway and the Extension of Lake Forest Drive, in the City of McKinney, Collin County, Texas, which is more fully depicted on Exhibit "B" attached hereto, is hereby rezoned from "AG" - Agricultural District Regulations to "PD" - Planned Development Single-Family Residential District.

Section 2. The attached Exhibit "C" Zoning Regulations shall provide the basis for zoning regulations and shall govern development regarding the subject property. The zoning map shall be amended accordingly and shall serve as an attachment to this zoning.

Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 5. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefor, shall be fined any sum not exceeding \$200.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 6.

The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 15th DAY OF June, 1993.

CORRECTLY ENROLLED:


JENNIFER G. SMITH, City Secretary

EXHIBIT "A"

VIRGINIA WOODS

SF-2 ZONING

FIELD NOTE DESCRIPTION

BEING a 32.825 acre tract of land situated in the James Herndon Survey, Abstract Number 391 and the M. W. Bailey Survey, Abstract Number 36, collin County, Texas and being a portion of a 37.596 acre tract of land as described in a deed recorded in Volume 2872, Page 038 of the Deed Records of Collin County, Texas (DRCCT), and being all of a 1.000 acre tract of land described in a deed recorded in Volume 2872, Page 036 (DRCCT), and being all of a 0.339 acre tract of land described in a deed recorded in Volume 2872, Page 036 (DRCCT), and being more particularly described as follows:

BEGINNING at the southwest corner of said 37.596 acre tract of land; said point being in the northerly right-of-way line of Virginia Parkway (a 120 feet wide right-of-way);

THENCE departing the northerly right-of-way line of said Virginia Parkway NORTH 00°29'00" EAST a distance of 581.34 feet to a point for corner;

THENCE SOUTH 87°30'00" EAST a distance of 52.49 feet to a point for corner;

THENCE NORTH 03°35'00" EAST a distance of 234.40 feet to a point for corner;

THENCE SOUTH 87°30'00" EAST a distance of 631.23 feet to a point for corner;

THENCE NORTH 02°16'00" EAST a distance of 219.08 feet to a point for corner;

THENCE SOUTH 87°44'00" EAST a distance of 109.96 feet to a point for corner;

THENCE SOUTH 81°29'36" EAST a distance of 254.69 feet to a point for corner;

THENCE SOUTH 59°44'38" EAST a distance of 79.90 feet to a point for corner;

THENCE SOUTH 11°07'00" EAST a distance of 95.84 feet to a point for corner;

THENCE SOUTH 13°08'00" EAST a distance of 123.20 feet to a point for corner;

THENCE SOUTH 00°42'00" EAST a distance of 117.50 feet to a point for corner;

THENCE SOUTH 11°12'00" EAST a distance of 108.10 feet to a point for corner;

THENCE SOUTH 17°30'00" EAST a distance of 116.40 feet to a point for corner;

THENCE SOUTH 48°15'00" EAST a distance of 62.90 feet to a point for corner;

THENCE SOUTH 49°41'00" EAST a distance of 40.60 feet to a point for corner;

THENCE SOUTH 10°12'00" EAST a distance of 27.00 feet to a point for corner;

THENCE SOUTH 38°36'00" WEST a distance of 77.00 feet to a point for corner;
THENCE SOUTH 25°36'00" EAST a distance of 65.00 feet to a point for corner;
THENCE NORTH 85°23'00" EAST a distance of 60.00 feet to a point for corner;
THENCE SOUTH 31°25'00" EAST a distance of 100.00 feet to a point for corner;
THENCE SOUTH 22°48'00" EAST a distance of 177.00 feet to a point for corner;
THENCE SOUTH 34°24'00" WEST a distance of 67.00 feet to a point for corner;
THENCE SOUTH 72°41'00" WEST a distance of 100.00 feet to a point for corner;
THENCE SOUTH 12°25'00" WEST a distance of 37.60 feet to a point for corner;
THENCE SOUTH 23°00'00" EAST a distance of 76.00 feet to a point for corner;
THENCE SOUTH 09°06'00" WEST a distance of 97.41 feet to a point for corner in the northerly right-of-way line of said Virginia Parkway;

THENCE along the northerly right-of-way line of said Virginia Parkway as follows:

NORTH 85°16'08" WEST a distance of 100.00 feet to the point of curvature of a curve to the left having a radius of 1,120.00 feet, a chord bearing of North 86°03'12" West and a chord length of 30.67 feet;

Continuing along said curve to the left through a central angle of 01°34'09" for an arc length of 30.67 feet to the point of tangency of said curve;

NORTH 86°50'17" WEST a distance of 128.74 feet to the point of curvature of a curve to the right having a radius of 1,240.00 feet, a chord bearing of North 82°20'20" West and a chord length of 194.54 feet;

Continuing along said curve to the right through a central angle of 08°59'54" for an arc length of 194.74 feet to the point of tangency of said curve;

NORTH 77°50'23" WEST a distance of 417.76 feet to the point of curvature of a curve to the right having a radius of 1,940.00 feet, a chord bearing of North 77°24'12" West and a chord length of 29.55 feet;

Continuing along said curve to the right through a central angle of 00°52'22" for an arc length of 29.55 feet to the point of tangency of said curve;

NORTH 76°58'01" WEST a distance of 610.99 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 32.825 acres or 1,429,878 square feet of land, more or less.

VIRGINIA WOODS

SF-3 ZONING

FIELD NOTE DESCRIPTION

BEING a 4.180 acre tract of land situated in the James Herndon Survey, Abstract Number 391 and the M. W. Bailey Survey, Abstract Number 36, collin County, Texas and being a portion of a 37.596 acre tract of land as described in a deed recorded in Volume 2872, Page 038 of the Deed Records of Collin County, Texas (DRCCT) and being more particularly described as follows:

COMMENCING at the southwest corner of said 37.596 acre tract of land; said point being in the northerly right-of-way line of Virginia Parkway (a 120 feet wide right-of-way);

THENCE departing the northerly right-of-way line of said Virginia Parkway **NORTH 00°29'00" EAST** a distance of 581.34 feet to a point for corner;

THENCE SOUTH 87°30'00" EAST a distance of 52.49 feet to a point for corner;

THENCE NORTH 03°35'00" EAST a distance of 234.40 feet to a point for corner;

THENCE SOUTH 87°30'00" EAST a distance of 631.23 feet to a point for corner;

THENCE NORTH 02°16'00" EAST a distance of 219.08 feet to the **POINT OF BEGINNING** of the herein described tract of land;

THENCE NORTH 02°16'00" EAST a distance of 262.72 feet to a point for corner;

THENCE SOUTH 86°19'00" EAST a distance of 714.60 feet to a point for corner;

THENCE SOUTH 01°59'00" WEST a distance of 133.17 feet to a point for corner;

THENCE SOUTH 39°40'00" WEST a distance of 54.33 feet to a point for corner;

THENCE SOUTH 75°24'00" WEST a distance of 99.20 feet to a point for corner;

THENCE SOUTH 57°50'50" WEST a distance of 185.98 feet to a point for corner;

THENCE NORTH 59°44'38" WEST a distance of 79.90 feet to a point for corner;

THENCE NORTH 81°29'36" WEST a distance of 254.69 feet to a point for corner;

THENCE NORTH 87°44'00" WEST a distance of 109.96 feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds 4.180 acres or 182,067 square feet of land, more or less.

NORTH

1"=600'

SUBJECT PROPERTY

FRANKLIN BRANCH

FP

AG

VIRGINIA PARKWAY

MF

LAKE
PARK/
OPEN SPACE

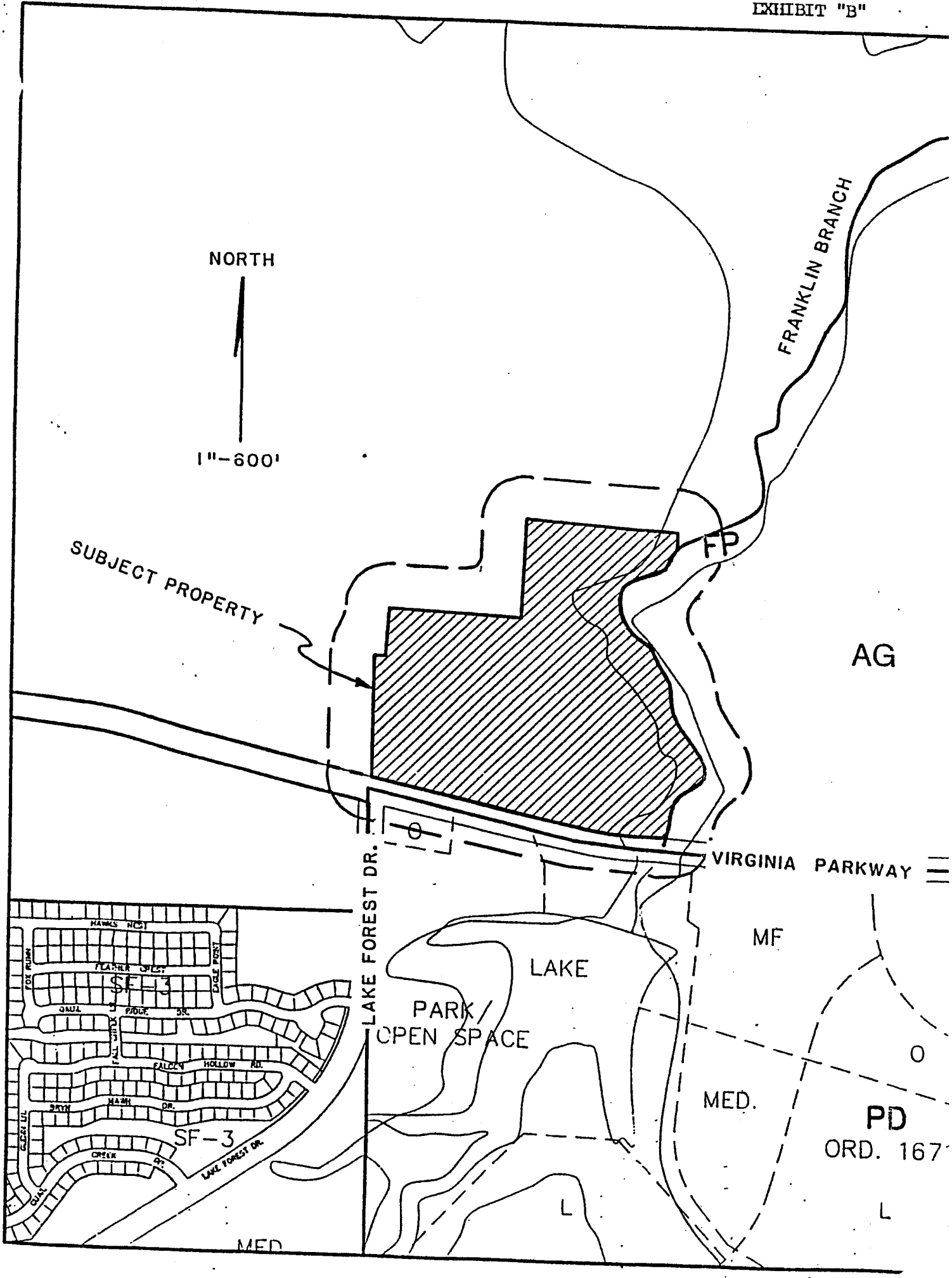
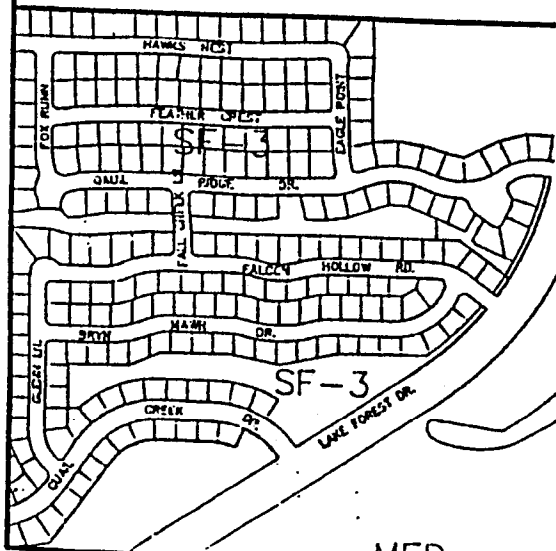
MED.

PD
ORD. 167

SF-3

MED

LAKE FOREST DR.



VIRGINIA WOODS

**"PD" - PLANNED DEVELOPMENT
SINGLE-FAMILY RESIDENTIAL DISTRICT ZONING REGULATIONS**

A. "SF-2" Single-family Residence District Regulations.

- (1) **Purpose:** This zone is designed to encourage a suitable family lifestyle.
- (2) **Principal permitted uses:**
 - (a) Single-family detached dwellings.
 - (b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.
 - (c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.
 - (d) Public and quasi-public buildings for cultural use.
 - (e) Country clubs.
 - (f) Parks and recreation areas.
- (3) **Permitted accessory uses:**
 - (a) Home occupations.
 - (b) Private garages and parking areas.
 - (c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.
 - (d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

(4) Specific use permits:

- (a) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section C herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.

(5) Space limits:

- (a) Minimum lot area: Six thousand (6,000) square feet.
- (b) Minimum width of lot: Fifty (50) feet.
- (c) Minimum depth of lot: Ninety (90) feet.
- (d) Maximum height of building: Thirty-five (35) feet.
- (e) Minimum front yard: Fifteen (15) feet.
- (f) Minimum rear yard: Twenty (20) feet.
- (g) Minimum side yard: Ten percent (10%) of the lot width, but no more than ten (10) feet.
- (h) Minimum side yard on corner: Fifteen (15) feet.
- (i) Maximum lot coverage: Sixty percent (60%).
- (j) Maximum density: Four and one-half (4.5) dwelling units per acre.

(6) Miscellaneous provision:

Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.

B. "SF-3" Single-Family Residence District Regulations.

- (1) Purpose: To provide single-family homes on lots of moderate size. Any development in this category which proposes common amenities, common grounds, or common cluster parking (privately owned) shall furnish to the City of McKinney, at the time of platting, evidence of establishment of a homeowner's association to ensure that the common grounds of the property are properly maintained. The City shall have the right to approve the provision of said homeowner's association before filing of either the plat or the association covenants. The City will have the right, but not the obligation, to enforce the terms of said homeowner's association.
- (2) Principal permitted uses:
 - (a) Single-family detached dwellings.
 - (b) Public, parochial and private schools and colleges offering courses of general instruction when located on sites of at least five (5) acres, and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.
 - (c) Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature when located in a substantial structure and on a site of at least two (2) acres.
 - (d) Public and quasi-public buildings for cultural use.
 - (e) Country clubs.
 - (f) Parks and recreation areas.
- (3) Permitted accessory uses:
 - (a) Home occupations.
 - (b) Private garages and parking areas.
 - (c) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests and subject to any other regulations or ordinances of the City of McKinney.
 - (d) Other accessory uses customarily and normally found to be appurtenant to uses permitted in this zone.

- (4) **Specific use permits: No specific use permits.**
- (a) **Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this section for dwellings and screened on all sides in accordance with the alternatives specified in Section C herein. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.**
- (5) **Space limits:**
- (a) **Minimum lot area: Four thousand (4,000) square feet.**
- (b) **Minimum width of lot: Thirty-five (35) feet.**
- (c) **Minimum depth of lot: Eighty (80) feet.**
- (d) **Maximum height of building: Thirty-five (35) feet.**
- (e) **Minimum front yard: Ten (10) feet, except that front-entry garages shall have a twenty (20) feet front setback.**
- (f) **Minimum rear yard: Twenty (20) feet.**
- (g) **Minimum side yard: Zero (0) feet, with ten (10) feet separation between buildings.**
- (h) **Minimum side yard on corner: Fifteen (15) feet.**
- (i) **Maximum lot coverage: Sixty percent (60%).**
- (j) **Maximum density: Seven (7) dwelling units per acre.**
- (6) **Miscellaneous provision:**
- Two (2) enclosed parking spaces shall be provided on each lot for each dwelling unit.**

C. Screening Regulations

- (1) **Purpose and Intent:** The purpose of this section is to establish standards for the uniform regulation of screening and buffering of land uses.

The intent of this section is to encourage the most appropriate use of land and to conserve and protect the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of various screening devices to be used in the various zoning districts.

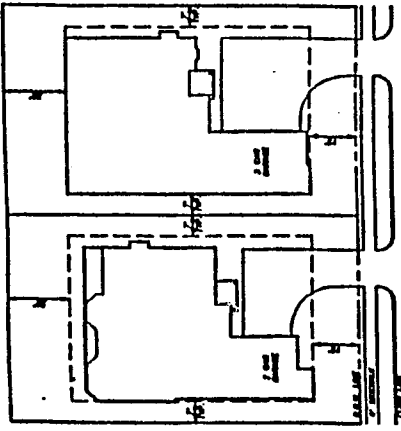
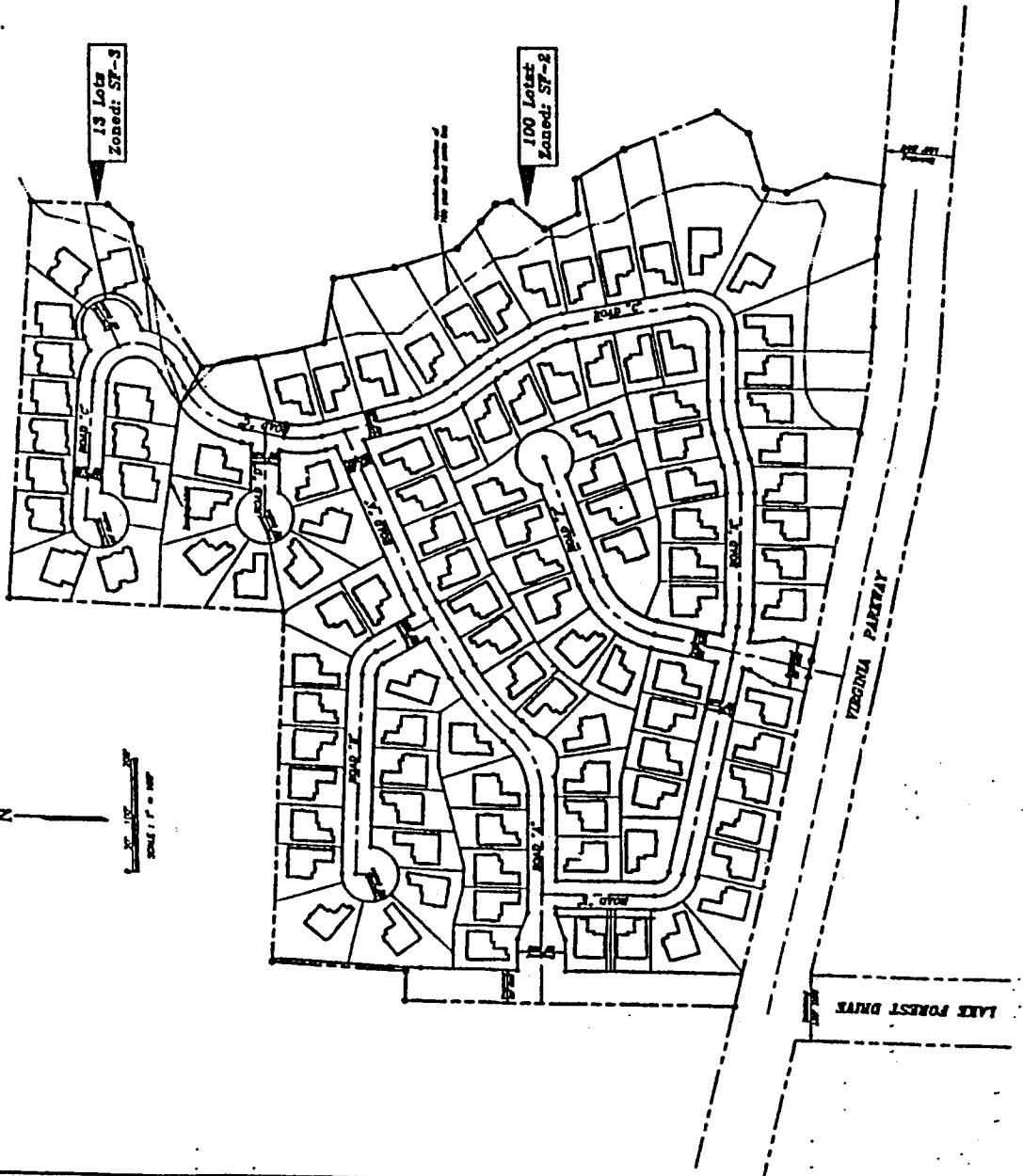
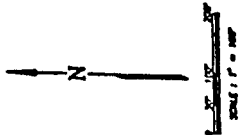
- (2) **Screening Standards:** Storage areas, incinerators, storage tanks, trucks based on the premises, loading docks, loading areas, roof objects (including fans, vents cooling towers, skylights and all roof mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise screened from public view, considering such things as location (street side, rear or golf course side) and views from adjacent and nearby properties.

Where the side, rear or service side of a multiple-family or non-residential zoning district is adjacent to any other residential district, screening not less than six (6) feet in height shall be erected separating the use from the adjacent residential district, said screening may be in accordance with any of the alternatives as set forth herein. No screening is required adjacent to a street except that screening six (6) feet in height shall be provided where the rear or service side of a non-residential use is adjacent to a public thoroughfare.

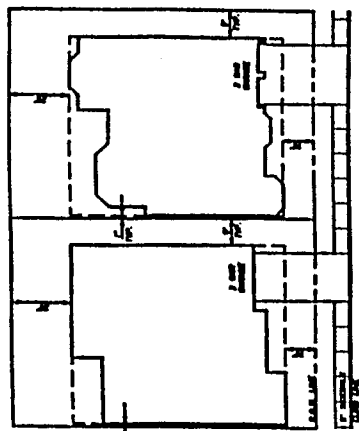
- (3) **Screening Alternatives:**

- (a) **Screening Alternative A:** Screening Alternative A shall consist of a masonry or concrete wall built to a minimum height of six (6) feet, unless otherwise specified in this ordinance, measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required.
- (b) **Screening Alternative B:** Screening Alternative B shall consist of a hedge row of evergreen shrubs of a variety which will normally grow to a height of the screening as specified in this ordinance. All plants shall have a minimum height at the time of planting of one-half (1/2) of the required screening height.

- (c) **Screening Alternative C:** Screening Alternative C shall consist of a concrete or masonry wall, as specified in Alternative A, built to a minimum height, as specified in this ordinance (measured from the average grade of the nearest property line of the property adjacent to that on which the screening is required) and in trees. Such trees shall have a minimum of two (2) inches trunk diameter and shall be planted not more than thirty (30) feet on center.
 - (d) **Screening Alternative D:** Screening Alternative D shall consist of landscaped earthen berms built to a minimum height as specified in this ordinance. Side slopes of berms shall have a minimum of three (3) feet of horizontal distance for every one (1) foot of height. Berms shall contain necessary drainage provisions as required by the City.
 - (e) **Screening Alternative E:** Screening Alternative E shall consist of any combination of Alternatives A, B, C, or D so as to provide screening to the required height.
- D. **Concept Plan:** Attached as part of this PD Zoning District is a Concept Plan for illustrative purposes only, and only as a guide to land planners and designers as an example of how the regulations contained in Sections A, B and C herein can be designed and developed.



SF-2 CONCEPT PLAN
TYPICAL LOT
70' x 115'



SF-3 CONCEPT PLAN
TYPICAL LOT
70' x 100'

CONCEPT PLAN
VIRGINIA WOODS
57.006 ACRES

JAMES HENKINS BLVD. ABSTRACT NUMBER 381
M. W. BALLEW ABSTRACT NUMBER 36
CITY OF WACO
COLLIN COUNTY, TEXAS

Prepared by: [Signature]
Checked by: [Signature]
Date: [Date]

| | |
|-------------|---|
| Project No. | 1 |
| Sheet No. | 1 |

ICITZ • Bedford
Professional Engineers & Surveyors
1000 W. 11th Street
Bedford, Texas 76022

CONCEPT PLAN
VIRGINIA WOODS
57.006 ACRES

JAMES HENKINS BLVD. ABSTRACT 381
M. W. BALLEW ABSTRACT, ABSTRACT 36
COLLIN COUNTY, TEXAS

James H. Henkins, P.E., Civil Engineer
No. 3 License Number 77870
Bedford, Texas 76022

| | |
|--------------------------|--------------|
| Checked by: [Signature] | Date: [Date] |
| Drawn by: [Signature] | Date: [Date] |
| Reviewed by: [Signature] | Date: [Date] |
| Approved by: [Signature] | Date: [Date] |