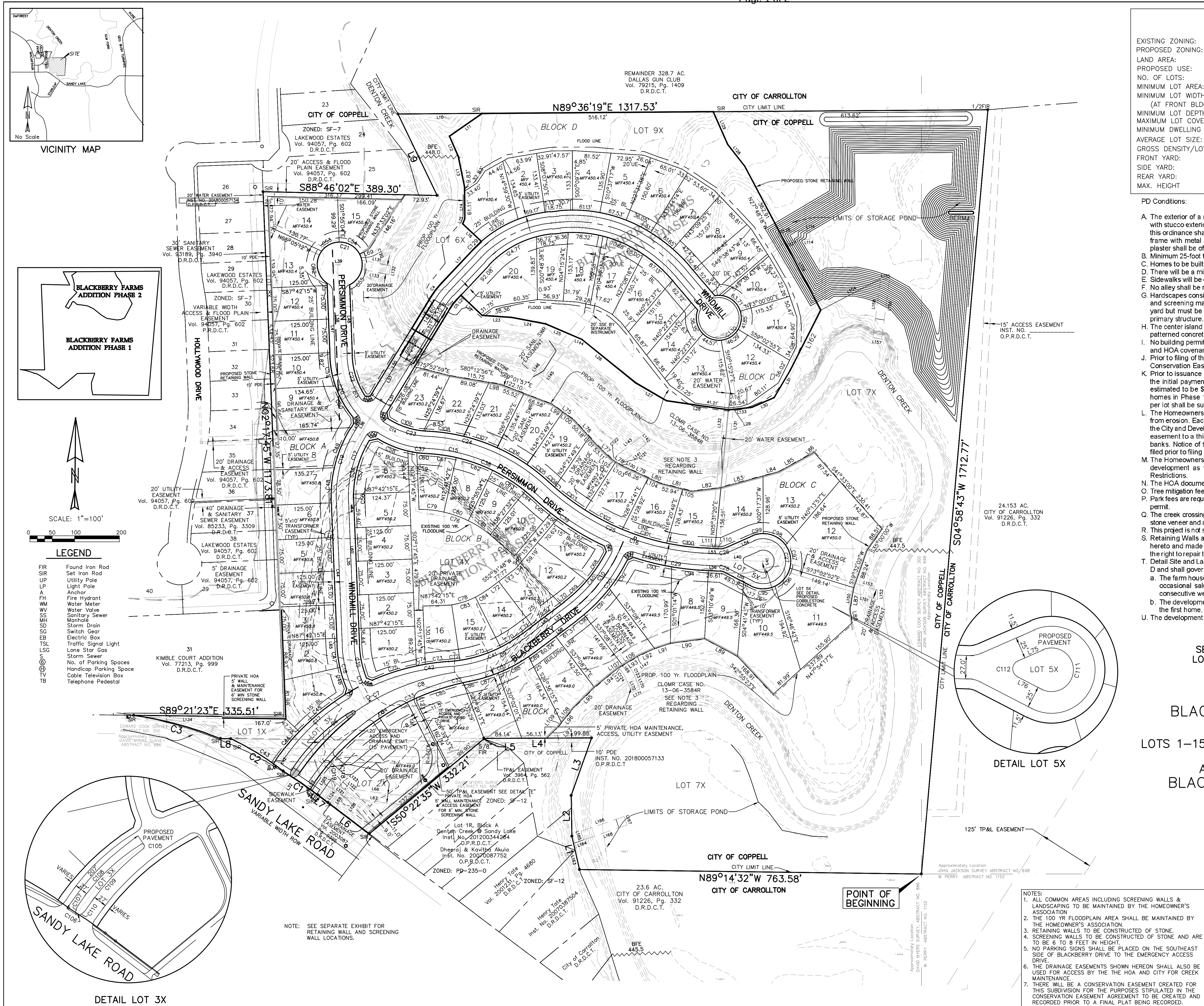




SITE DATA TABLE

	PHASE 1	PHASE 2
EXISTING ZONING:	PD 259	PD 259
PROPOSED ZONING:	PD "259R" SF-9	PD "259R" SF-7
LAND AREA:	36.285 ACRES	18.570 ACRES
PROPOSED USE:	SINGLE FAMILY	SINGLE FAMILY
NO. OF LOTS:	54 LOTS	20 LOTS
MINIMUM LOT AREA:	9000 SF	7500 SF
MINIMUM LOT WIDTH		
(AT FRONT BLDG. LINE):	75 FEET	65 FEET
MINIMUM LOT DEPTH:	100 FEET	100 FEET
MAXIMUM LOT COVERAGE:	40%(2 STORY) and 48%(1 STORY)	40%(2 STORY) and 48%(1 STORY)
MINIMUM DWELLING SIZE:	3,000 SF	2,400 SF
AVERAGE LOT SIZE:	13,294 SF	11,636 SF
GROSS DENSITY/LOTS PER ACRE:	1.52 LOTS/AC.	1.45 LOTS/AC.
FRONT YARD:	25' MINIMUM	25' MINIMUM
SIDE YARD:	8 FEET	5' MINIMUM
REAR YARD:	20' MINIMUM	20' MINIMUM
MAX. HEIGHT	2 1/2 STORY/35 FEET	2 1/2 STORY/35 FEET

PD Conditions:

- The exterior of a maximum of 18 single family residences in this development shall be permitted to be constructed with stucco exterior finish in lieu of masonry as provided in the Comprehensive Zoning Ordinance. Stucco as used in this ordinance shall be defined as continuous plaster or mortar of seven-eighths (7/8") of an inch thickness over wood frame with metal lath and elastomeric topcoat. All single-family residences permitted to be of stucco material or plaster shall be of earth tone color.
- Minimum 25-foot front building line shall be provided for all single-family lots.
- Homes to be built on Lot 1 and Lot 20 in Block D shall have a minimum size of 2,800 square feet.
- There will be a minimum side yard setback of 5 feet on Lots 1 through 20, Block D.
- Sidewalks will be constructed at time of house construction on all single family lots.
- No alley shall be required for any Lots within the development.
- Hardscapes consisting of masonry, wood, stucco where home is stucco, and/or decorative metal courtyard wingwalls and screening may be constructed and maintained to a maximum height of eight (8) feet shall be permitted in front yard but must be behind the 25-foot front building setback and shall be an integral architectural component of the primary structure.
- The center island in the cul-de-sac at the east end of known as Persimmon Drive shall be constructed of cobblestone patterned concrete and shall be maintained by the Homeowners Association.
- No building permits shall be issued for home construction prior to the filing of the Final Plat, Conservation Easement and HOA covenants.
- Prior to filing of the Final Plat for Phase 1, permits shall be approved by the U.S. Army Corps of Engineers and the Conservation Easement shall be established.
- Prior to issuance of a building permit for the first structure (including the Farm House on Common Lot 2X), proof of the initial payment for the establishment of the Conservation Easement shall be submitted to the City of Coppel, estimated to be \$92,000. Thereafter, at the time of issuance of building permits for the remaining 54 single family homes in Phase 1, verification of payment of the remaining balance of the \$300,000, estimated to be \$3,852 on a per lot shall be submitted to the City of Coppel.
- The Homeowners Association shall be responsible to maintain the stabilization along the creek bank of Denton Creek from erosion. Each Lot Owner shall be notified and provided a hold harmless agreement by separate instrument that the City and Developer are not liable for future erosion of the creek bank. The Developer shall dedicate a conservation easement to a third-party land conservancy for the purposes of monitoring and enforcing the integrity of the stream banks. Notice of the provisions shall be noted on the Final Plat. The conservation easement will be executed and filed prior to filing the Final Plat.
- The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development as well as all common lots, Farm House Homeowners Association Covenants Declarations and Restrictions.
- The HOA documents shall reflect a minimum 40-year termination clause.
- Tree mitigation fees of \$125,000 must be paid prior to issuance of any building permit or construction.
- Park fees are required in the amount of \$1,285 per lot shall be paid by the time of issuance of any residential building permit.
- The creek crossing bridge shall be a concrete single arch culvert with a stone pattern and textured concrete or natural stone veneer and a steel rail on a reinforced concrete base as shown on Exhibit E, attached hereto.
- This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, C20.
- Retaining Walls are to be constructed of stone and maintained by the lot owner, as illustrated on Exhibit F, attached hereto and made a part of this ordinance. If the owner fails to maintain the wall, the Homeowners Association has the right to repair the wall and assess the lot owner. City has no responsibility for the retaining walls on private property.
- Detail Site and Landscape Plan for Lot 2X and the screening wall entry feature shall be attached to this PD as Exhibit D and shall govern the development, maintenance and use of said lot subject to:
 - The farm house at the subdivision entrance will not be used or occupied as a residence or retail business, except occasional sales of seasonal botanical gardening materials which may occur for four (4) times a year for two consecutive weeks (14 days).
 - The development of Lot 2X and the entry features shall be constructed prior to the issuance of a building permit for the first home, other than a model home.
- The development and maintenance of Lot 2X shall be in accordance with Section 2(T) of this Ordinance.

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES,
LOT AREAS AND TYPICAL PAVEMENT SECTION DETAIL

SHEET 1 OF 2

REVISED SITE PLAN

74 LOT SUBDIVISION

BLACKBERRY FARM ADDITION, PHASE 1

DETAILED PD "SF-9"

LOTS 1-15 & 1X, 8X, BLOCK A, LOTS 1-16 & 4X, BLOCK B
& LOTS 1-23, & 2X, BLOCK C

AND COMMON LOTS 3X, 5X, 6X AND 7X

BLACKBERRY FARM ADDITION, PHASE 2

DETAILED PD "SF-7"

LOTS 1-20, BLOCK D

AND COMMON LOT 9X

BLACKBERRY FARM ADDITION

BEING A 54.855 ACRE TRACT IN THE

EDWARD A. CROW SURVEY, ABSTRACT NO. 300

JOHN JACKSON SURVEY, ABSTRACT NO. 698

DAVID MYERS SURVEY, ABSTRACT NO. 886

COPELL, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER

BLACKBERRY FARM, LLC

C/O THE HOLMES BUILDERS

225 E. SH 121

Coppell, Texas 75019

214-488-5200

FAX 214-488-5255

KADLECK & ASSOCIATES

a Division of Westwood

Westwood Professional Services, Inc. westwoodcs.com

2740 Dallas Pkwy., Ste. 280 Plano, TX 75093

Phone (214) 473-4640 TollFree (888) 937-5150

TDEP Firm Reg. No. 11756 TDEP Firm Reg. No. 10074301

LINE AND CURVE TABLES

Line Table		
Line #	Length	Direction
L1	76.45	N13°08'25"W
L2	91.00	N0°38'25"W
L3	136.06	N19°21'15"E
L4	240.15	S89°46'35"W
L5	1.35	S1°03'42"W
L6	116.06	N52°55'36"W
L7	27.59	N52°41'50"W
L8	23.24	N89°21'23"W
L9	202.03	N25°37'12"W
L10	187.79	N89°36'19"E
L11	88.83	S55°03'09"W
L12	49.74	S23°16'33"E
L13	69.13	S11°25'34"E
L14	70.93	S0°25'16"E
L15	12.17	S22°12'47"W
L16	56.64	S46°40'42"E
L17	129.91	S64°51'18"W
L18	80.79	S31°22'51"W
L19	50.00	S58°37'09"E
L20	80.79	S31°22'51"E
L21	11.01	N43°19'18"E
L22	65.50	S46°40'42"E
L23	65.89	S65°58'00"E
L24	77.33	S79°20'04"E
L25	88.23	S66°42'23"E
L26	153.86	S51°05'53"E
L27	79.52	S59°51'07"E
L28	140.78	S81°41'40"E
L29	51.48	N83°56'12"E
L29	51.48	N83°56'12"E
L30	54.78	N66°33'27"E
L31	70.04	N30°34'43"E
L32	53.28	S33°29'25"W
L33	121.40	N52°51'49"E
L34	14.30	S30°57'11"E
L35	320.83	S2°17'45"E
L36	39.09	N31°22'51"E
L37	220.88	N31°22'51"E
L38	204.78	S2°17'45"E
L40	121.91	N88°09'30"W
L41	1.00	S1°50'30"W
L42	14.74	N32°36'10"E
L43	15.05	N17°19'54"E
L44	320.83	N2°17'45"W
L45	3.63	N33°31'00"E
L46	15.79	N2°59'04"W
L47	165.17	N2°17'45"W
L48	159.34	S2°17'45"E
L49	10.98	N88°04'33"E
L50	177.42	N31°22'51"E
L51	189.25	S31°22'51"W
L52	14.54	S12°00'11"E
L53	26.61	S88°09'30"E
L54	66.83	N66°27'53"E
L55	66.83	N62°46'53"W
L56	26.61	N88°09'30"W
L57	15.01	S67°12'37"W
L58	120.70	S52°51'48"W
L59	18.07	N32°36'10"E
L60	320.91	N2°17'45"W
L61	19.30	N77°33'50"E
L62	13.88	S19°35'24"E

Line Table		
Line #	Length	Direction
L63	120.70	S52°51'48"W
L64	13.98	N68°41'24"W
L65	16.47	N2°17'44"W
L66	20.01	S81°00'10"W
L67	16.08	N7°08'11"W
L68	15.43	S7°08'11"E
L69	23.45	S72°37'54"W
L70	8.76	S52°51'49"W
L71	31.53	S52°51'49"W
L72	31.52	N52°51'48"E
L73	46.25	N52°51'48"E
L74	17.49	N40°15'13"E
L75	61.61	S54°19'42"E
L76	66.91	S0°25'16"E
L77	53.11	S45°35'20"E
L78	26.08	S57°47'35"E
L79	66.26	S64°55'04"E
L80	28.24	S65°18'35"E
L81	73.70	S75°53'28"E
L82	65.87	N83°10'00"E
L83	97.41	N74°27'43"E
L84	37.73	N75°02'26"E
L85	84.24	N61°02'53"E
L86	4.43	N42°03'00"E
L87	49.36	S9°54'33"W
L88	30.56	S8°38'20"E
L89	83.34	N61°59'12"W
L90	77.51	S82°14'18"W
L91	36.33	S72°04'54"W
L92	37.25	S65°54'48"W
L93	54.11	S59°48'24"W
L94	70.04	S50°49'47"W
L95	64.21	S45°40'03"W
L96	56.00	S38°43'38"W
L97	35.24	S45°31'33"W
L98	26.67	S80°12'56"E
L99	30.29	S54°19'42"E
L100	31.21	S54°19'42"E
L101	16.72	S42°04'49"E
L102	11.66	S57°47'35"E
L103	14.42	S57°47'35"E
L104	28.24	S65°18'35"E
L105	20.75	S75°53'28"E
L106	44.03	S59°48'24"W
L107	10.07	S59°48'24"W
L108	43.55	S38°43'38"W
L109	12.45	S38°43'38"W
L110	13.31	N88°09'30"W
L111	31.63	N66°27'53"E
L112	31.63	N66°27'53"E
L113	31.63	N62°46'53"W
L114	33.21	S86°57'17"W
L115	20.00	S3°02'43"E
L116	33.21	S86°57'17"W
L117	42.68	N02°17'45"W
L118	34.46	N31°22'51"E
L119	19.27	S75°52'59"E
L120	44.19	S63°33'38"W
L121	30.00	S52°50'15"E
L122	15.03	S52°55'36"E
L123	14.97	N52°44'52"W
L124	45.05	S37°04'24"W

Line Table		
Line #	Length	Direction
L125	14.19	S37°04'24"W
L126	30.54	N37°04'24"E
L127	14.14	S47°17'45"E
L128	62.67	N38°08'36"W
L129	79.49	N23°53'36"W
L130	2.91	N57°47'35"W
L131	173.15	S5°49'01"W
L132	177.60	N5°49'01"E
L133	41.27	S83°56'12"W
L134	176.41	S89°21'23"E
L135	40.70	N20°44'45"E
L136	47.88	N20°44'45"E
L137	13.57	N31°22'51"E
L138	51.98	N55°59'24"E
L139	20.00	S34°00'36"E
L140	51.45	S55°59'24"W
L141	70.95	N51°36'54"E
L142	20.00	S38°23'06"E
L143	70.95	N51°36'54"E
L144	13.35	N66°42'23"W
L145	180.24	S38°51'07"W
L146	176.83	N38°51'07"E
L147	33.96	S59°48'24"W
L148	11.60	S37°08'11"E
L149	14.03	N37°08'11"W
L150	39.28	N9°54'33"E
L151	56.68	N73°02'52"W
L152	20.65	S2°30'40"W
L153	52.32	N73°02'52"W
L154	151.08	N62°19'22"E
L155	20.00	S82°27'00"E
L156	133.51	N7°33'00"E
L157	20.00	S82°27'00"E
L158	133.51	N7°33'00"E
L159	173.33	N27°48'18"W
L160	17.59	N87°42'15"E
L161	20.01	N87°42'15"E
L162	151.34	N26°56'19"E
L163	60.01	N13°08'25"W
L164	24.56	S71°00'59"W
L165	20.00	S18°59'01"E
L166	101.66	N71°00'59"E
L167	20.00	S18°59'01"E
L168	101.66	N71°00'59"E
L169	11.60	N37°08'11"W
L170	32.23	S22°08'22"E
L171	20.00	N67°51'38"E
L172	32.23	S22°08'22"E
L173	14.03	N37°08'11"W
L174	10.15	S50°22'35"W
L175	410.74	S89°13'39"E
L176	23.24	N89°21'23"W
L177	582.94	S89°13'39"E
L178	100.89	S65°05'12"E
L179	102.62	S65°05'12"E
L180	98.73	S50°22'35"W
L181	244.67	S50°22'35"W
L182	8.02	S66°42'23"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C1	94.83	904.87	6°00'15"	N 55°39'50" W	94.78
C2	137.36	610.29	12°53'46"	N 58°19'43" W	137.07
C3	201.06	775.00	14°51'53"	N 74°54'26" W	200.50
C4	39.28	188.50	11°56'27"	S 37°21'04" W	39.21
C5	28.86	138.50	11°56'27"	N 37°21'04" E	28.81
C6	236.37	531.43	25°29'04"	S 46°13'56" W	234.43
C7	88.67	531.43	9°33'34"	S 63°45'15" W	88.56
C8	119.99	531.43	12°56'11"	S 75°00'07" W	119.73
C9	176.83	325.23	31°09'07"	N 68°33'49" E	174.66
C10	195.82	356.44	31°28'34"	N 37°07'32" E	193.36
C11	125.04	250.00	28°39'26"	S 16°37'28" E	123.74
C12	156.42	266.12	33°40'36"	S 14°32'33" W	154.18
C13	156.48	200.06	44°48'54"	S 24°42'37" E	152.52
C14	137.83	200.05	39°28'32"	S 66°50'53" E	135.12
C15	286.61	400.00	41°03'16"	N 67°30'53" W	280.52
C16	413.17	575.00	41°10'14"	S 67°34'22" E	404.34
C17	208.27	538.55	22°09'29"	S 46°55'33" W	206.98
C18	98.57	275.00	20°32'09"	S 12°33'50" E	98.04
C19	166.00	291.12	32°40'13"	S 14°03'21" W	163.76
C20	146.31	224.90	37°16'29"	S 20°55'30" E	143.75
C21	261.41	50.00	299°33'09"	N 85°38'41" W	50.34
C22	95.59	175.00	31°17'45"	S 17°56'38" E	94.40
C23	84.74	175.00	27°44'48"	S 70°53'49" E	83.92
C24	300.98	425.00	40°34'32"	N 67°16'31" W	294.73
C25	395.21	550.00	41°10'14"	S 67°34'22" E	386.76
C26	8.86	20.00	25°22'37"	N 79°09'12" E	8.79
C27	247.67	61.50	230°44'10"	N 1°50'30" E	111.14
C28	8.86	20.00	25°22'37"	N 75°28'11" W	8.79
C29	170.46	600.00	16°16'42"	S 80°01'09" E	169.89
C30	175.02	381.44	26°17'23"	N 39°43'07" E	173.49
C31	159.44	350.23	26°05'00"	N 66°01'14" E	158.07
C32	125.65	550.00	13°05'21"	S 72°30'13" W	125.37
C33	26.11	550.00	2°43'12"	S 64°35'57" W	26.11
C34	272.11	550.00	28°20'50"	S 49°03'56" W	269.35
C35	76.50	225.00	19°28'48"	S 12°02'09" E	76.13
C36	126.10	241.12	29°57'55"	S 16°23'50" W	124.67
C37	114.59	225.00	29°10'47"	S 72°58'24" E	113.35
C38	265.57	375.00	40°34'32"	N 67°16'31" W	260.05
C39	190.54	600.00	18°11'44"	S 56°05'07" E	189.74
C40	147.62	331.44	25°31'07"	N 40°06'15" E	146.40
C41	170.53	300.23	32°32'39"	N 69°08'08" E	168.25
C42	181.15	510.56	20°19'43"	S 76°23'40" W	180.20
C43	110.40	610.29	10°21'53"	S 59°35'40" E	110.25
C44	77.30	538.55	8°13'26"	N 39°57'31" E	77.23
C45	130.97	538.55	13°56'03"	N 51°02'16" E	130.65
C46	49.28	275.00	10°16'05"	N 17°41'52" W	49.22
C47	49.09	275.00	10°13'39"	N 7°27'01" W	49.02
C48	77.55	291.12	15°15'42"	N 5°20'06" E	77.32
C49	96.94	291.65	19°02'36"	N 22°29'48" E	96.49
C50	80.19	225.00	20°25'08"	N 29°20'40" W	79.76
C51	66.13	224.66	16°51'53"	N 10°42'56" W	65.89
C52	80.64	50.00	92°24'31"	N 9°12'58" W	72.18
C53	44.59	50.01	51°04'44"	N 62°31'52" E	43.13
C54	55.64	50.00	63°45'31"	S 60°02'02" E	52.82
C55	45.42	50.00	52°03'17"	S 38°06'19" W	43.88
C56	15.62	241.12	3°42'38"	S 0°26'26" E	15.61
C57	126.10	241.12	29°57'55"	S 16°23'50" W	124.67
C58	72.44	225.00	18°26'48"	S 67°36'24" E	72.13
C59	20.52	225.00	5°13'32"	S 79°26'34" E	20.51
C60	21.63	224.92	5°30'34"	S 84°48'34" E	21.62
C61	67.14	375.00	10°15'29"	S 82°26'03" E	67.05
C62	86.54	375.00	13°13'22"	S 70°41'37" E	86.35
C63	85.80	375.00	13°06'33"	S 57°31'39" E	85.61
C64	26.08	375.00	3°59'07"	S 48°58'49" E	26.08

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C65	49.72	600.00	4°44'52"	S 49°21'41" E	49.70
C66	20.03	600.00	1°54'45"	S 52°41'30" E	20.03
C67	120.80	600.00	11°32'08"	S 59°24'56" E	120.59
C68	77.72	331.44	13°26'06"	S 34°03'45" W	77.54
C69	69.90	331.44	12°05'01"	S 46°49'18" W	69.77
C70	54.05	300.23	10°18'57"	S 58°01'17" W	53.98
C71	95.98	300.23	18°19'03"	S 72°20'17" W	95.58
C72	20.49	300.23	3°54'39"	S 83°27'08" W	20.49
C73	57.59	510.56	6°27'47"	S 83°19'39" W	57.56
C74	20.24	510.56	2°16'15"	S 78°57'38" W	20.24
C75	103.32	510.56	11°35'41"	S 72°01'39" W	103.14
C76	57.70	249.95	13°13'33"	N 70°41'39" W	57.57
C77	55.74	249.95	4°24'17"	N 68°51'24" W	55.72
C78	55.84	175.07	18°16'31"	S 72°22'21" W	55.61
C79	55.90	249.95	12°48'53"	N 63°42'51" W	55.79
C80	57.70	249.95	13°13'33"	N 70°41'39" W	57.57
C81	58.44	249.95	13°23'46"	N 57°22'59" W	58.31
C82	16.15	249.95	3°42'07"	N 48°50'22" W	16.15
C83	55.84	175.07	18°16'31"	N 72°22'21" E	55.61
C84	31.73	175.07	10°23'04"	N 58°02'34" E	31.69
C85	110.51	550.00	11°30'44"	N 71°42'55" E	110.32
C86	146.14	550.00	1°31'40"	N 78°14'07" E	146.12
C87	65.93	350.23	10°47'08"	N 73°40'10" E	65.83
C88	77.65	350.23	12°42'09"	N 61°55'31" E	77.49
C89	15.86	350.23	2°35'43"	N 54°16'35" E	15.86
C90	18.64	381.44	2°48'01"	N 51°27'48" E	18.64
C91	81.13	381.44	12°11'09"	N 43°58'14" E	80.97
C92	75.25	381.44	11°18'13"	N 52°13'33" E	75.13
C93	87.77	600.00	8°22'52"	S 76°04'14" E	87.69
C94	82.70	600.00	7°53'50"	S 84°12'35" E	82.63
C95	56.45	61.50	52°35'26"	S 89°05'08" E	54.49
C96	53.85	61.50	50°10'00"	S 89°30'52" E	52.14
C97	54.29	61.50	50°34'47"	N 10°50'14" W	52.55
C98	58.14	61.50	54°09'59"	N 63°12'38" W	56.00
C99	24.94	61.50	23°13'57"	N 60°05'24" W	24.77
C100	95.70	550.00	9°58'09"	N 83°10'25" W	95.58
C101	103.91	550.00	10°49'28"	N 72°46'37" W	103.75
C102	94.36	550.00	9°49'49"	N 62°26'58" W	94.25
C103	84.13	550.00	8°45'53"	N 53°09'08" W	84.05
C104	17.11	425.00	1°46'56"	N 47°52'43" W	17.11
C105	63.29	550.00	8°31'56"	N 51°11'13" W	63.23
C106	76.88	425.00	10°21'54"	N 60°42'08" W	76.78
C107	79.06	425.00	10°39'32"	N 71°12'51" W	78.95
C108	81.74	425.00	11°01'10"	N 80°03'12" W	81.61
C109	84.74	175.00	27°44'48"	N 70°53'49" W	83.92
C110	98.65	24.50	120°42'37"	S 1°50'30" W	47.28
C111	21.43	94.35	129°14'46"	S 1°50'30" W	14.17
C112	11.84	18.60	36°27'36"	N 8°53'58" E	11.64
C113	191.42	438.53	25°00'35"	N 45°49'02" E	189.90
C114	13.65	4.50	173°45'51"	S 3°49'13" E	8.49
C115	185.51	576.58	18°26'03"	S 42°59'57" W	184.71
C116	12.15	16.73	41°36'41"	S 60°18'37" W	7.85
C117	7.81	904.87	0°29'38"	N 10°17'23" W	7.80
C118	90.10	115.00	44°53'20"	S 1°12'23" W	87.81
C119	59.95	135.00	25°26'42"	S 6°15'45" E	59.46
C120	19.28	50.00	22°05'36"	N 10°47'46" E	19.16
C121	7.41	65.00	6°31'42"	S 48°21'03" W	7.40
C122	14.23	85.00	9°35'37"	S 46°49'05" W	14.22
C123	22.25	85.00	15°00'00"	N 29°38'11" W	22.19
C124	17.02	65.00	15°00'00"	N 29°38'11" W	16.97
C125	101.01	610.29	9°28'59"	N 60°02'07" W	100.89
C126	2.28	775.00	0°10'07"	N 67°33'33" W	2.28
C127	18.91	90.00	12°02'17"	S 80°56'08" W	18.87
C128	27.61	110.00	14°22'47"	S 79°45'53" W	27.53
C129	26.86	275.00	8°35'49"	S 46°07'12" W	26.85
C130	261.80	50.00	300°00'00"	N 49°38'43" E	50.00