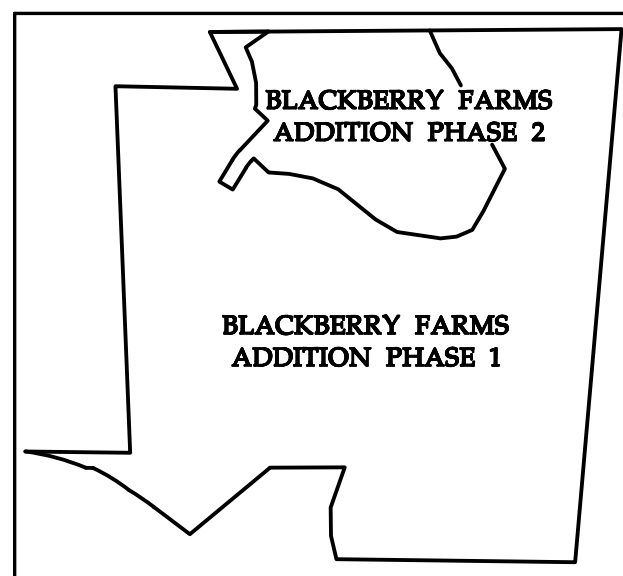
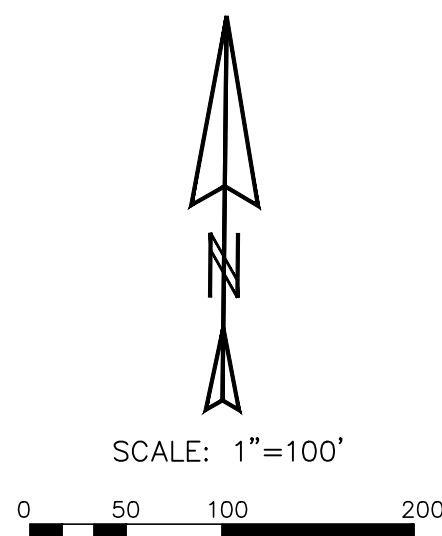


VICINITY MAP



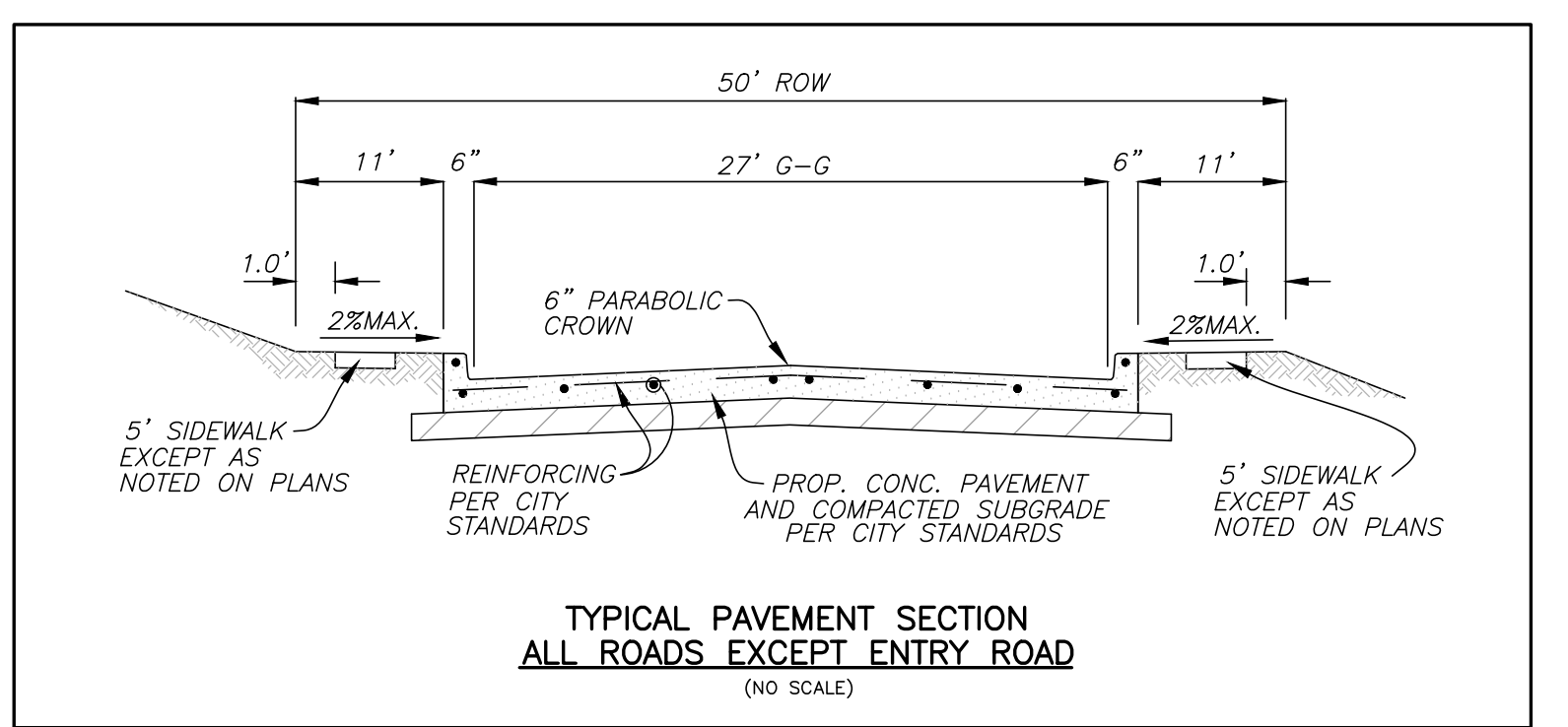
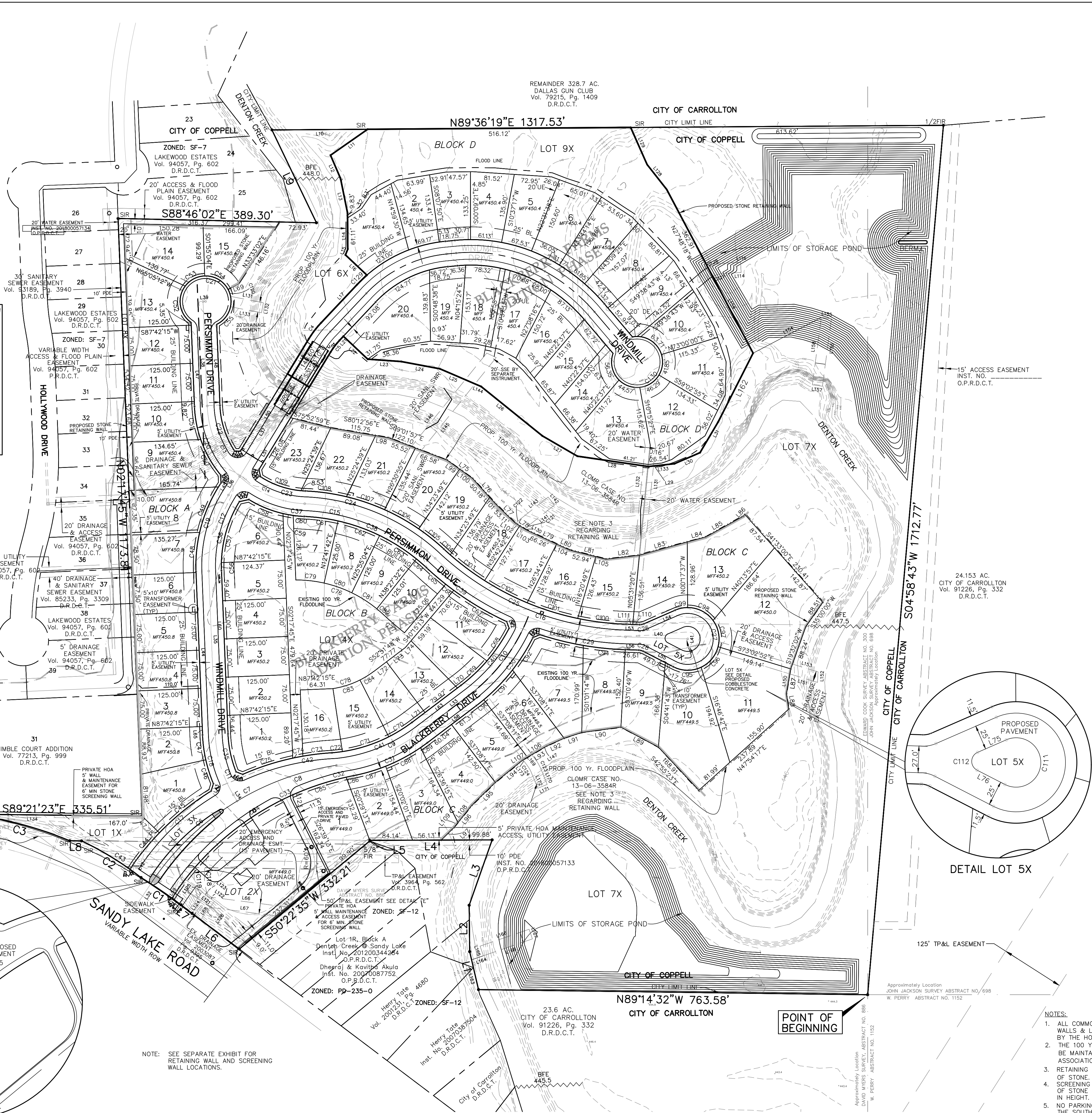
BLACKBERRY FARMS ADDITION PHASE 1

BLACKBERRY FARMS ADDITION PHASE 2



LEGEND

FIR	Found Iron Rod
SIR	Set Iron Rod
LP	Light Pole
A	Anchor
FM	Fire Hydrant
WM	Water Meter
WV	Water Valve
SS	Sanitary Sewer
SC	Storm Drain
EB	Electric Box
TSL	Traffic Signal Light
LSG	Lane Star Gas
S	Storm Sewer
Ⓜ	No. of Parking Spaces
Ⓜ	Handicap Parking Space
Ⓜ	Cable Television Box
Ⓜ	Telephone Pedestal



TYPICAL PAVEMENT SECTION
ALL ROADS EXCEPT ENTRY ROAD
(NO SCALE)

SITE DATA TABLE		
EXISTING ZONING:	PHASE 1	PHASE 2
PROPOSED ZONING:	PD 259	PD 259
LAND AREA:	PD "259R" SF-9	PD "259R" SF-7
PROPOSED USE:	36.285 ACRES	18.570 ACRES
NO. OF LOTS:	SINGLE FAMILY	SINGLE FAMILY
MINIMUM LOT AREA:	54 LOTS	20 LOTS
MINIMUM LOT WIDTH:	9000 SF	7500 SF
(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

PLANNED DEVELOPMENT CONDITIONS - PD-"SF-9" AND "SF-7"

- A) 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.
- B) Minimum 25-foot front building line shall be provided for all single family lots.
- C) Homes to be built on Lot 1 and Lot 20 in Block D shall have a minimum size of 2,800 square feet.
- D) Sidewalks will be constructed at time of house construction on all single family lots.
- E) No alley will be provided for any Lots.
- F) Hardscapes consisting of masonry, wood, stucco where home is stucco, and/or metal courtyard wingwalls and screening to a maximum height of eight (8) feet shall be permitted in front yard, but must be behind the 25 foot front building setback.
- G) A drainage flood study approved by the City Engineer will be required with the submission of a final plat for this development.
- H) There will be a minimum side yard setback of 5 feet on Lots 1 through 20, Block D.
- I) The center island in the cul-de-sac at the east end of Persimmon Drive shall be constructed of cobblestone patterned concrete and shall be maintained by the Homeowners Association.
- J) 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 provide a hold harmless agreement by separate instrument that the City and Developer are not liable for future erosion of the creek bank.
- K) The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development.
- L) Tree mitigation fees of \$125,000 must be paid prior to construction.
- M) Park fees are required in the amount of \$1285 per lot.
- N) The creek crossing 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.
- O) This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, G-20.
- P) Retaining Walls are to be constructed of stone and maintained by the lot owner. 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.

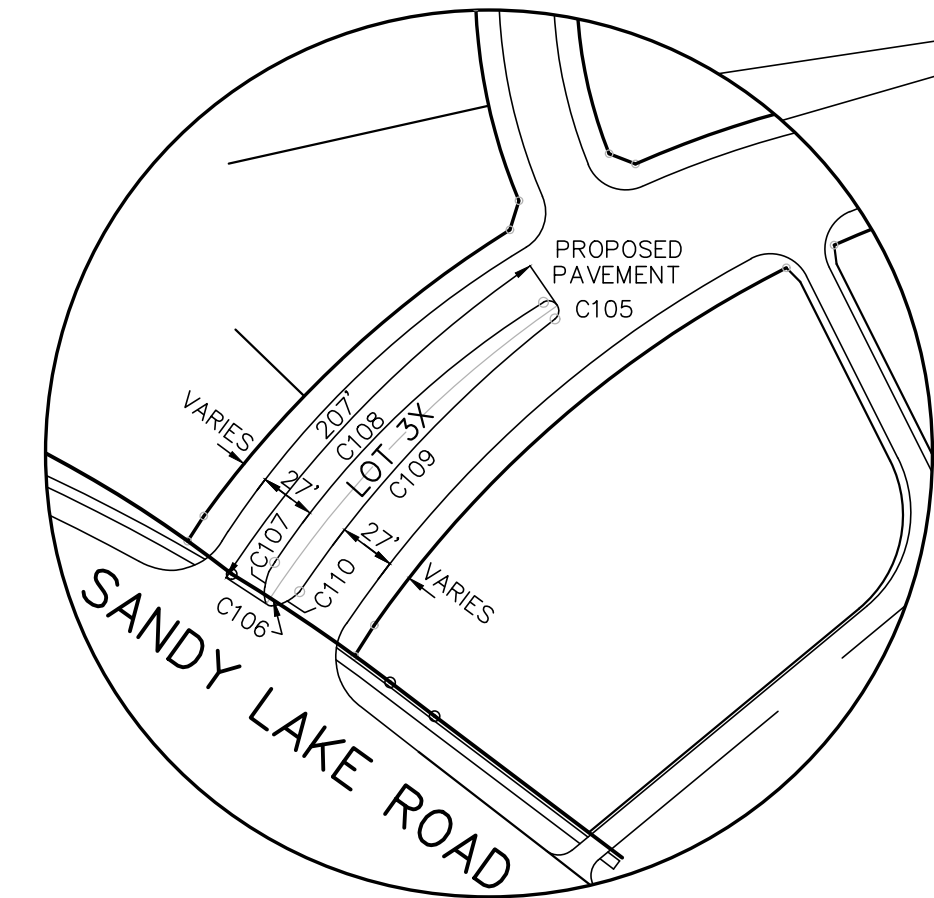
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLE AND LOT AREAS
SHEET 1 OF 2
REVISED SITE PLAN
74 LOT SUBDIVISION

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 COPPELL, DALLAS COUNTY, TEXAS

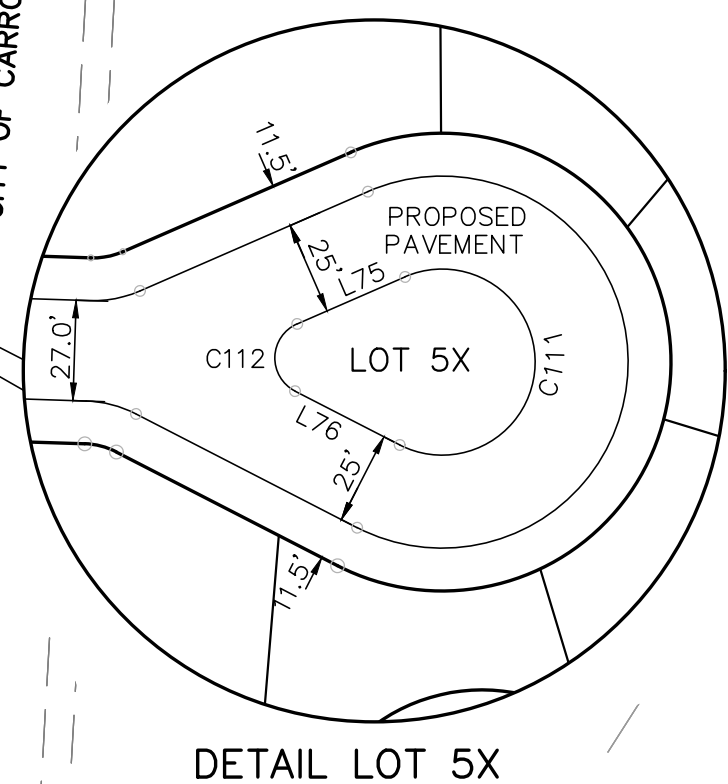
OWNER/DEVELOPER
BLACKBERRY FARM, LLC
C/O THE HOLMES BUILDERS
225 E. SH 121
Coppell, Texas 75019
214-488-5200
FAX 214-488-5255

KADLECK & ASSOCIATES
a Division of **Westwood**
Westwood Professional Services, Inc.
2740 Dallas Pkwy., Ste. 280
Plano, TX 75093
Phone (214) 473-4640
TollFree (888) 937-5150
TSPC Firm Reg. No. 11756
TSPLS Firm Reg. No. 10074301

- NOTES:
- ALL COMMON AREAS INCLUDING SCREENING WALLS & LANDSCAPING TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE 100 YR FLOODPLAIN AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - RETAINING WALLS TO BE CONSTRUCTED OF STONE.
 - SCREENING WALLS TO BE CONSTRUCTED OF STONE AND ARE TO BE 6 TO 8 FEET IN HEIGHT.
 - NO PARKING SIGNS SHALL BE PLACED ON THE SOUTHEAST SIDE OF BLACKBERRY DRIVE TO THE EMERGENCY ACCESS DRIVE.
 - THE DRAINAGE EASEMENTS SHOWN HEREON SHALL ALSO BE USED FOR ACCESS BY THE THE HOA AND CITY FOR CREEK MAINTENANCE.



DETAIL LOT 3X



DETAIL LOT 5X

LINE AND CURVE TABLES

LOT AREAS

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	S10°3'42"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	126.91	S43°19'18"W
L18	80.79	S31°22'51"W
L19	50.00	S58°37'09"E
L20	80.79	N31°22'51"E
L21	11.01	N43°19'18"E
L22	65.50	N75°02'42"E
L23	65.89	S85°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
L30	51.48	N83°56'12"E
L31	54.78	N66°33'27"E
L32	70.04	N30°34'43"E
L33	53.28	S33°29'25"W
L34	121.40	N52°51'49"E
L35	14.30	S30°57'11"E
L36	32.83	S21°7'45"E
L37	39.09	N31°22'51"E
L38	220.88	N31°22'51"E
L39	204.78	S21°7'45"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	N21°7'45"W
L45	3.63	N33°31'00"E
L46	15.79	N2°59'04"W
L47	165.17	N21°7'45"W
L48	159.34	S21°7'45"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	N21°7'45"W
L61	19.30	N77°33'50"E
L62	13.88	S19°35'24"E

Line #	Length	Direction
L63	120.70	S52°51'48"W
L64	13.98	N68°41'24"W
L65	16.47	N21°7'44"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	61.81	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	85.87	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	N83°56'12"E
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	26.61	S80°12'56"E
L99	30.29	S54°19'42"E
L100	31.21	S64°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	N89°21'23"W
L115	20.00	S30°24'43"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 #	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	42.00	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	N73°33'00"E
L157	20.00	S82°27'00"E
L158	133.51	N73°33'00"E
L159	173.33	N27°48'18"W
L160	126.10	N87°42'15"E
L161	20.01	N87°42'15"E
L162	151.34	N26°55'19"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 #	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"	S 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 91°25'58" 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 #	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	2