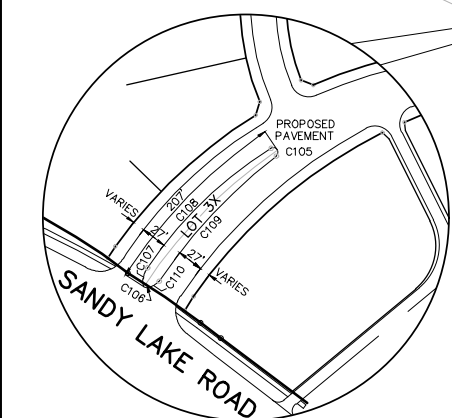
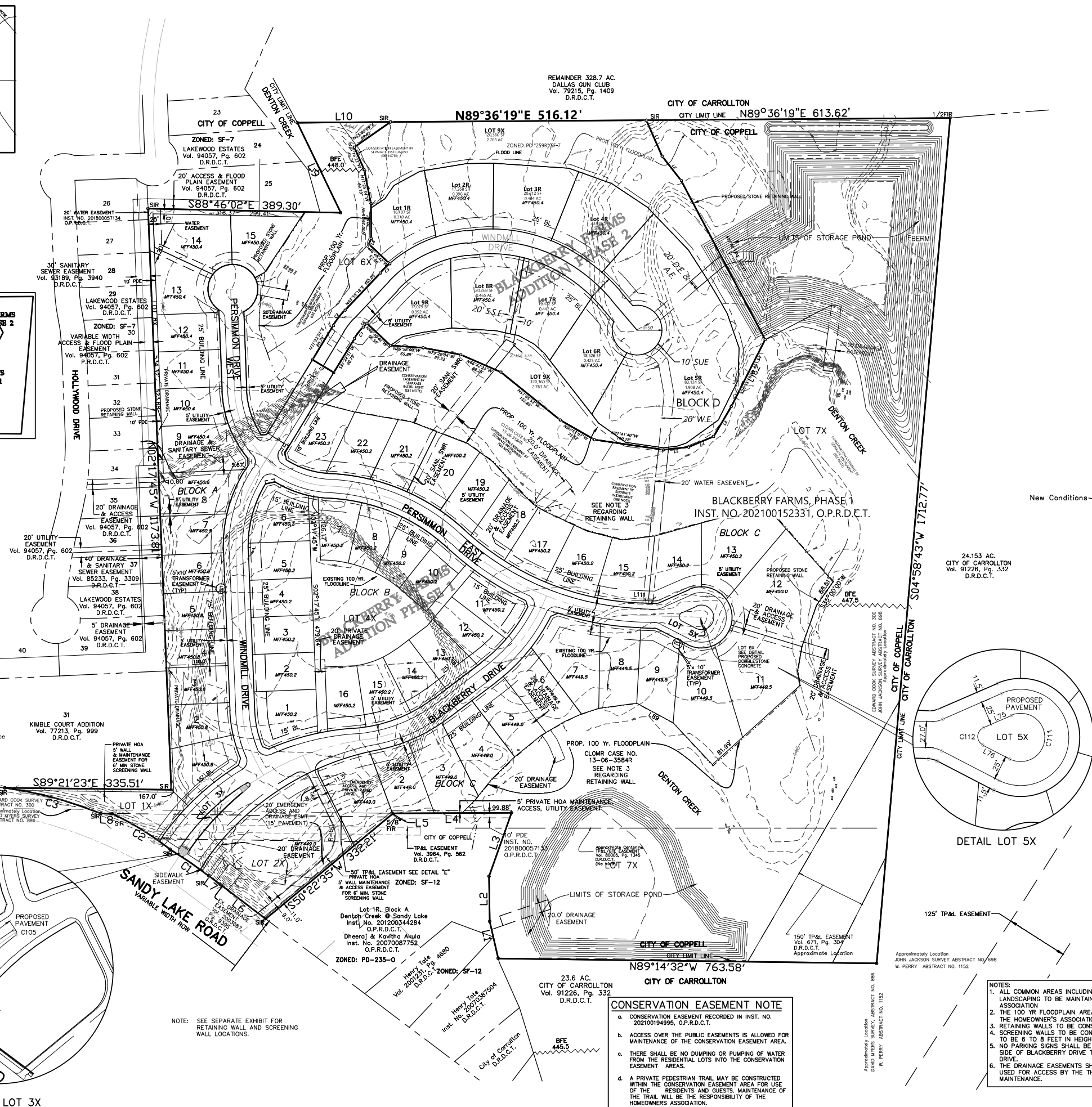


## LEGEND

FIR	Found Iron Rod
SIR	Set Iron Rod
UP	Utility Pole
LP	Light Pole
A	Anchor
FH	Fire Hydrant
WM	Water Meter
WV	Water Valve
SS	Sanitary Sewer
MI	Manhole
SD	Storm Drain
SC	Switch Gear
EB	Electric Box
TSL	Traffic Signal Light
LSG	Lone Star Gas
WM	Storm Sewer
No. of Parking Spaces	
Handicap Parking Space	
Cable Television Box	
Telephone	
TV	



DETAIL LOT 3X



	PHASE 1	PHASE 2
EXISTING ZONING:	PD 259	PD 259
PROPOSED ZONING:	PD "Z59R" SF-9	PD "Z59R" SF-7
LAND AREA:	45.646 ACRES	9.209 ACRES
PROPOSED USE:	SINGLE FAMILY	SINGLE FAMILY
NO. OF LOTS:	54 LOTS	9 LOTS
MINIMUM LOT WIDTH	9000 SF	7500 SF
(AT FRONT BLDG. LINE):	75 FEET	65 FEET
MINIMUM LOT DEPTH:	100 FEET	100 FEET
MINIMUM DWELLING SIZE:	2,800 SF (EXCLUSIVE OF GARAGES, BREEZEWAYS & PORCHES)	2,800 SF (EXCLUSIVE OF GARAGES, BREEZEWAYS & PORCHES)
AVERAGE LOT SIZE:	13,294 SF	26,125 SF
GROSS DENSITY/LOTS PER ACRE:	0.86 LOTS/AC.	1.023 LOTS/AC.
FRONT YARD:	25' MINIMUM	25' MINIMUM
SIDE YARD:	8 FEET	5' MINIMUM
REAR YARD:	20' MINIMUM	20' MINIMUM
MAX. HEIGHT	2½ STORY/35 FEET	2½ STORY/35 FEET

**D. Conditions set out in PD Ordinance:**

- 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, unless overruled by State law. Stucco as used in this Ordinance shall be defined as a smooth plaster or finish of concrete or masonry (75% of an inch thickness over wood frame 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 1R and Lot 9R in Block D shall have a minimum size of 2,800 square feet.
- D. There will be a minimum side yard setback of five (5) feet on lots 1R through 9R, Block D.
- E. Sidewalks will be constructed at time of house construction on all single family lots.
- F. No alley shall be required for any lots within the development.
- G. Headscapes consisting of masonry, wood, stucco where home is stucco, arched decorative metal curfury windrills 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.
- H. 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.
- I. No building permits shall be issued until construction prior to the filing of the Final Plat, Conservation Easement and HOA covenants.
- J. Prior to filing of the Final Plat for Phase 1, permits shall be approved by the filing of the Army Corps of Engineers and the Conservation Easement shall be established.
- K. Prior to issuance of a building permit for the first structure (including the Farmhouse on Common Lot 2X), proof of the initial payment for the establishment of a Conservation Easement shall be submitted to the F.C. Appell, 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 to the Blackberry H.O.A. Erosion Maintenance Fund, estimated to be \$3,852 on a per lot shall be submitted to the City of Coppell.
- L. 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 home inspection 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.
- M. The Homeowners Association shall be responsible to maintain the storage basins/ponds being constructed with the development as well as all common lots, including the Farmhouse.
- N. The HOA documents shall reflect a minimum 40-year termination clause.
- O. The mitigation fees of \$125,000 shall be paid prior to issuance of any building permit or construction.
- P. Park fees are required in the amount of \$1,200 per lot to be paid by the time of issuance of any residential building permit.
- Q. The creek crossing bridge shall be a concrete single arch culvert with a stone plume and textured concrete or natural stone veneer and a steel rail on a reinforced concrete base as shown on Exhibit E, attached hereto.
- R. This project is subject to the Erosion Hazard Setback by City Ordinance, Sec. 13-91, §20.
- S. 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 plan. 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.
- T. Detailed Site and Landscape Plan shall be submitted to the City. The following 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:
  1. The farmhouse 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 four (4) times a year for two consecutive weeks (14 days).
  2. The development on Lots 2X and the entry features shall be constructed prior to the issuance of any certificate of occupancy for the first home, other than a mobile home.
- U. The development and maintenance of Lot 2X shall be in accordance with Section 21(7) of this Ordinance.
- V. Early start building permits for up to ten homes may be issued after infrastructure acceptance by the City, in advance of landscape acceptance.
- W. No horse, cattle, or other animals shall be allowed within 100-ft of any residence or occupied building on Lot 5R, Block D.
- X. This subdivision must comply with the American Bald Eagle and Golden Eagle Act of 1940 and regulations promulgated thereunder.
- Y. Lots with permitted swimming pools may have a pool cabana with a restroom.
- Z. The following will be allowed for Lot 5R, Block D:
  1. A residence or accessory structure with a combined size not to exceed the square footage of the main residence and no greater than 8,500 SF, and each building square footage as shown on the accessory exhibit.
2. The accessory structures shall include the following:
  - One (1) detached dwelling unit with a secondary kitchen and bathroom, not to exceed 1,700 square feet of living, 500 square feet of garage, and 500 square feet of patio.
  - One (1) shopbarn not to exceed 2,600 square feet.
  - One (1) barn not to exceed 2,000 square feet.
  - One (1) evary not to exceed 500 square feet.
  - One (1) decorative windmill.
  - One (1) pool cabana not to exceed 800 square feet.
3. Maximum accessory structure height may be 25 feet to the peak.
4. Each accessory structure may be allowed to have a restroom and/or work tank.
5. Any horse, cattle, or other animals shall be allowed within 100-ft of any residence or occupied building on Lot 5R, Block D.
6. Any enclosure, pen, corral or other restrictive area for livestock may be located within 10 ft of any property used for residential purposes on Lot 5R, Block D.
7. Must meet all other livestock requirements.
8. The accessory dwelling unit will be to be subdivided from the main lot. It must meet all residential requirements.

SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLES,  
LOT AREAS FOR PHASE 1 AND TYPICAL PAVEMENT SECTION DETAIL

SHEET 1 OF 2

REVISÉD CONCEPT PLAN - 63 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 1R-9R, BLOCK D

AND COMMON LOT 9X

BLACKBERRY FARM ADDITION

BEING A 54.855 ACRE TRACT IN THE  
EDWARD A. CROW SURVEY ABSTRACT NO. 30

JOHN JACKSON SURVEY, ABSTRACT NO. 698

DAVID MYERS SURVEY, ABSTRACT NO. 886  
COPPELL, DALLAS COUNTY, TEXAS

LIBBI DEVELOPMENT, INC.

HBBL DEVELOPMENT, INC.  
C/O THE HOLMES BUILDERS  
225 E. CH 121

225 E. SH 121  
Coppell, Texas 75019  
214-488-5200

214-488-5200  
FAX 214-488-5255

Phone (214) 473-4640  
Toll Free (888) 937-5150

Watwood Professional Services, Inc.  
TBPE Firm Reg. No. 11756

TBPLS Firm Reg. No. 10074

July 25, 2022  
JOB #10542

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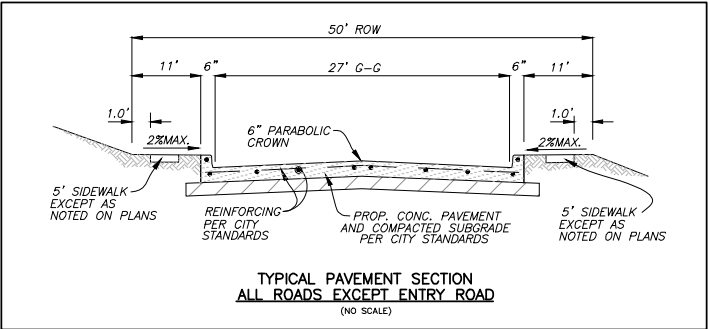
LOT AREAS PHASE 1

Lot Area Table – Block A		
Lot #	Area (SF)	Area (Ac.)
1	12,609	0.289
2	9,774	0.224
3	9,375	0.215
4	9,375	0.215
5	9,375	0.215
6	9,687	0.222
7	10,072	0.231
8	13,361	0.307
9	14,643	0.336
10	9,583	0.220
11	9,375	0.215
12	9,375	0.215
13	12,024	0.276
14	15,077	0.342
15	11,582	0.266

Lot Area Table – Block B		
Lot #	Area (SF)	Area (Ac.)
1	12,653	0.290
2	9,375	0.215
3	9,375	0.215
4	9,375	0.215
5	9,372	0.215
6	12,154	0.279
7	9,039	0.208
8	9,015	0.207
9	9,015	0.207
10	9,231	0.212
11	10,426	0.239
12	9,333	0.214
13	9,020	0.207
14	9,302	0.214
15	9,503	0.218
16	9,050	0.208

Lot Area Table – Block C		
Lot #	Area (SF)	Area (Ac.)
1	16,146	0.371
2	11,308	0.260
3	14,619	0.336
4	13,504	0.310
5	11,297	0.259
6	12,182	0.280
7	18,348	0.421
8	12,761	0.293
9	12,821	0.294
10	22,437	0.515
11	23,820	0.547
12	28,722	0.659
13	20,641	0.474
14	13,281	0.305
15	12,495	0.287
16	11,742	0.270
17	11,258	0.258
18	10,812	0.248
19	11,242	0.258
20	12,114	0.278
21	10,735	0.246
22	11,437	0.263
23	11,741	0.270

Lot Area – Common Area Lots		
Lot 1X	15,564	0.357
Lot 2X	49,001	1.125
Lot 3X	3,065	0.070
Lot 4X	45,260	1.039
Lot 5X	2,386	0.055
Lot 6X	85,547	1.964
Lot 7X	947,138	21.743
Lot 8X	8,369	0.192



SHEET 2 OF 2  
REVISED CONCEPT PLAN – 63 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  
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