

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS

ORDINANCE NO. 91500-A-761

AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM PD-259-SF-7&9 (PLANNED DEVELOPMENT 259-SINGLE FAMILY-7 & 9) TO PD-259R-SF-7&9 (PLANNED DEVELOPMENT REVISED 259-SINGLE FAMILY-7 & 9), TO REVISE THE DETAIL SITE PLAN AND CONDITIONS, TO PERMIT THE DEVELOPMENT OF 74 SINGLE-FAMILY LOTS AND NINE (9) COMMON AREA LOTS ON 54.8 ACRES OF LAND LOCATED ON THE NORTH SIDE OF SANDY LAKE ROAD, APPROXIMATELY 750 FEET NORTHEAST OF STARLEAF ROAD (EXTENDED), AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR APPROVAL OF THE DETAIL SITE PLAN, LANDSCAPE PLAN, ENTRY FEATURE AND COMMON AREA LOT 2X, BRIDGE EXHIBIT, AND RETAINING AND SCREENING WALL EXHIBIT; ATTACHED HERETO AS EXHIBITS “B” THROUGH “F”; AND PROVIDING FOR DEVELOPMENT REGULATIONS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission and the governing body of the City of Coppel, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppel, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that Zoning Application No. PD-259R-SF-7/9 should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Coppel, Texas, duly passed by the governing body of the City of Coppel, Texas, as heretofore amended, be and the same is hereby amended by granting a change in zoning from , a zoning change request from PD-259-SF-7&9 (Planned Development 259-Single Family-7 & 9) to PD-259R-SF-7&9 (Planned Development Revised 259-Single Family-7 & 9), to revise the Detail Site Plan and Conditions, to permit the development of 74 single-family lots and nine (9) common area lots on 54.8 acres of land

located on the north side of Sandy Lake Road, approximately 750 feet northeast of Starleaf Road (extended), for the property described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Property will be used and developed for Single Family purposes as provided in the Code of Ordinances, is hereby approved subject to the following development regulations:

- 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. There will be a minimum side yard setback of 5 feet on Lots 1 through 20, 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. 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.
- 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 for home 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 U.S. 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 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 Coppell, 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 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 provide 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.
- M. 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.
- N. The HOA documents shall reflect a minimum 40-year termination clause.
- O. Tree mitigation fees of \$125,000 must be paid prior to issuance of any building permit or construction.
- P. 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.

- Q. 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.
- R. This project is not subject to the Erosion Hazard Setback per City Ordinance, Sec. 13-9-1, G20.
- 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 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[GDLG1].
- T. 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:
- a. 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[GDLG2][MPB3][MPB4] which may occur for four (4) times a year for two consecutive weeks (14 days).
 - b. 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.
- U. The development and maintenance of Lot 2X shall be in accordance with Section 2(T) of this Ordinance.

SECTION 3. That the Detail Site Plan, Landscape Plan, Entry Feature and Common Area Lot 2X, Bridge Exhibit, and Retaining and Screening Wall Exhibit attached hereto as Exhibits “B” though “F”; respectively shall be deemed as development regulations to this development.

SECTION 4. That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and as amended herein.

regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

SECTION 6. That all provisions of the Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 8. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 9. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 10. That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

DULY PASSED by the City Council of the City of Coppell, Texas, this the 26th day of January, 2021.

APPROVED:


KAREN SELBO HUNT

ATTEST:


ASHLEY OWENS, CITY SECRETARY

APPROVED AS TO FORM:

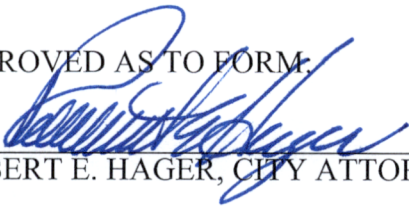

ROBERT E. HAGER, CITY ATTORNEY



EXHIBIT "A"
LEGAL DESCRIPTION – OVERALL TRACT
54.855 ACRE TRACT OF LAND
EDWARD COOK SURVEY, ABSTRACT NO. 300
JOHN JACKSON SURVEY, ABSTRACT NO. 698 AND
DAVID MYERS SURVEY, ABSTRACT NO. 886
CITY OF COPPELL, DALLAS COUNTY, TEXAS

BEING a 2,389,463 square feet or a 54.855 acre tract of land situated in the Edward Cook Survey, Abstract No. 300, the John Jackson Survey, Abstract No. 698 and the David Myers Survey, Abstract No. 886, City of Coppel, Dallas County, Texas and part of a called 46.071 acre tract and a called 0.508 acre tract conveyed to Denton Creek Land Company, Ltd. by Special Warranty Deed recorded in Volume 2003133, Page 1569, Deed Records of Dallas County, Texas and a called 0.2554 acre tract of land conveyed to The Holmes Builders, Inc. by Warranty Deed recorded in Volume 2000158, Page 6828, Deed Records of Dallas County, Texas, and all of a 8.05 acre tract of land conveyed to Alfred B. Pittman, Jr. by deed recorded in Volume 95161, Page 3865, Deed Records of Dallas County, Texas, and being more particularly described by metes and bounds as follows (The bearing basis for this description is a bearing of N 02°17'45" W for the east line of Lakewood Estates Addition as recorded in Volume 95057, Page 605, Deed Records of Dallas County, Texas):

BEGINNING at a point for a corner at the southeast corner of the said Cook Survey, also being the southwest corner of the said Jackson Survey, the common north corner of the W. Perry Survey, Abstract No. 1152 and the David Myers Survey, Abstract No. 886 and said point being a corner in the west line of a called 23.6163 acre tract of land conveyed to the City of Carrollton, Texas by deed recorded in Volume 91226, Page 332, Deed Records of Dallas County, Texas;

THENCE, N 89°14'32" W, with the common line of the said Cook and Myers Survey and the north line of the said 23.6163 acre tract, a distance of 763.58 feet to a point for a corner in Denton Creek, said point being in the northeast line of a called 0.5979 acre tract of land conveyed to Henry Tate by deed recorded in County Clerk Instrument No. 20070387504, Official Public Records of Dallas County, Texas;

THENCE, the following courses and distances with the meanders of Denton Creek:

- N 13°08'25" W, with the northeast line of the said 0.5979 acre tract, passing the common east corner of the said 0.5979 acre tract and a called 1.7760 acre tract of land conveyed to Dheeraj and Kavita Akula by deed recorded in County Clerk Instrument No. 20070087752, Official Public Records of Dallas County, Texas, continuing in all a distance of 76.45 feet to a point for a corner;
- N 00°38'25" W, continuing with the east line of the said 1.7760 acre tract, a distance of 91.00 feet to a point for a corner;

EXHIBIT "A"
LEGAL DESCRIPTION – OVERALL TRACT (continued)
54.855 ACRE TRACT OF LAND
EDWARD COOK SURVEY, ABSTRACT NO. 300
JOHN JACKSON SURVEY, ABSTRACT NO. 698 AND
DAVID MYERS SURVEY, ABSTRACT NO. 886
CITY OF COPPELL, DALLAS COUNTY, TEXAS

- N 19°21'15" E, continuing with the east line of the said 1.7760 acre tract, a distance of 136.06 feet to a point for a corner, said point being the most westerly southeast corner of the said Denton Creek Land Company, Ltd. tract;

THENCE, the following courses and distances with the common line of the said Akula tract and the said Denton Creek Land Company tract:

- S89°46'35" W, departing Denton Creek, a distance of 240.15 feet to a found 5/8 inch iron rod for a corner;
- S 01°03'42" W, a distance of 1.35 feet to a point for a corner to a found 5/8 inch iron rod for a corner;
- S 50°22'36" w, a distance of 332.21 feet to a set 5/8 inch iron rod for a corner in the northeast line of Sandy Lake Road (a variable width right of way), said point being the common south corner of the said Akula tract and the said Denton Creek Land Company tract;

THENCE, the following courses and distances with the northeast line of Sandy Lake Road:

- N 52°55'36" W, a distance of 116.04 feet to a set 5/8 inch iron rod for a corner;
- N 52°41'54" W, a distance of 27.59 feet to a set 5/8 inch iron rod at the beginning of a non-tangent curve to the left with a central angle of 06°00'12", a radius of 905.00 feet, a chord bearing of N 55°39'49" W and a chord distance of 94.78 feet;
- Northwestery, along said curve, an arc distance of 94.82 feet to a set "x" cut on concrete pavement at the beginning of a non-tangent compound curve to the left with a central angle of 12°53'55", a radius of 610.29 feet, a chord bearing of N 58°19'39" W and a chord distance of 137.10 feet;
- Northwestery, along said curve, an arc distance of 137.39 feet to a set 5/8 inch iron rod for a corner;
- N 89°21'23" W, a distance of 23.24 feet to a set 5/8 inch iron rod at the beginning of a non-tangent curve to the left with a central angle of 14°51'47", a radius of 775.00 feet, a chord bearing of N 74°55'33" W and a chord distance of 200.48 feet; for a corner;

EXHIBIT "A"
LEGAL DESCRIPTION – OVERALL TRACT (continued)
54.855 ACRE TRACT OF LAND
EDWARD COOK SURVEY, ABSTRACT NO. 300
JOHN JACKSON SURVEY, ABSTRACT NO. 698 AND
DAVID MYERS SURVEY, ABSTRACT NO. 886
CITY OF COPPELL, DALLAS COUNTY, TEXAS

- Northwesternly along said curve, an arc distance of 201.04 feet to a set 5/8 inch iron rod for a corner in the south line of Lot 31 of Kimbel Court Addition as recorded in Volume 77213, Page 999, Deed Records of Dallas County, Texas;

THENCE, S 89°21'23" E, departing the northeast line of Sandy Lake Road and with the south line of said Lot 31, a distance of 335.51 feet to a set 5/8 inch iron rod for a corner, said point being the southeast corner of said Lot 31 and the west line of the said Denton Creek Land Company tract;

THENCE, N 02°17'45" E, with the east line of said Lot 31 and the west line of the said Denton Creek Land Company tract, passing at a distance of 239.72 feet the southeast corner of Lakewood Estates Addition as recorded in Volume 94057, Page 602, Deed Records of Dallas County, Texas, continuing with the east line of said Lakewood Estates, in all a distance of 1,173.88 feet to a set 5/8 inch iron rod for a corner;

THENCE, S 88°46'02" E, continuing with the common line of the said Denton Creek Land Company tract and the said Lakewood Estates, a distance of 389.30 feet to a point for a corner in Denton Creek;

THENCE, N 25°37'12" W, with Denton Creek, a distance of 202.03 feet to a point for a corner, said point being the northwest corner of the said Denton Creek Land Company tract and a called 328.7 acre tract of land conveyed to Dallas Gun Club by deed recorded in Volume 79215, Page 1409, Deed Records of Dallas County, Texas;

THENCE, N 89°36'19" E, with the common line of the said Denton Creek Land Company tract and the said Dallas Gun Club tract, a distance of 1,317.53 feet to a point for a corner, said point being the northeast corner of the said Denton Creek Land Company tract and the northwest corner of the said City of Carrollton 23.6 acre tract;

THENCE, S 04°58'43" W, with the common line of the said Denton Creek Land Company tract and the said City of Carrollton 23.6 acre tract, a distance of 1,712.77 feet to the Point of Beginning and Containing 2,389,463 square feet or 54.855 acres of land.

(The bearing basis for this description is a bearing of N 02°17'45" W for the east line of Lakewood Estates Addition as recorded in Volume 95057, Page 605, Deed Records of Dallas County, Texas)

EXISTING ZONING:		PHASE 1	PHASE 2
PROPOSED ZONING:	PD 259R	PD 259R	PD 259
PROPOSED ZONING:	PD 259R	PD 259R	PD 259R
PROPOSED USE:	PD 259R	PD 259R	PD 259R
PROPOSED USE:	PD 259R	PD 259R	PD 259R
NO. OF LOTS:	94 LOTS	94 LOTS	20 LOTS
MINIMUM LOT AREA:	9000 SF	9000 SF	7500 SF
MINIMUM LOT DEPTH:	75 FEET	75 FEET	65 FEET
MINIMUM LOT WIDTH:	40X2 (STORY)	40X2 (STORY)	40X2 (STORY)
MINIMUM LOT COVERAGE:	48%(1 STORY)	48%(1 STORY)	48%(1 STORY)
MINIMUM LOT COVER:	48%(1 STORY)	48%(1 STORY)	48%(1 STORY)
AVERAGE LOT SIZE:	11,294 SF	11,294 SF	11,434 SF
CROSS DENSITY/LOTS PER ACRE:	25' MINIMUM	25' MINIMUM	1.45 LOTS/AC.
FRONT YARD:	25' MINIMUM	25' MINIMUM	25' MINIMUM
SIDE YARD:	8 FEET	8 FEET	5' MINIMUM
REAR YARD:	8 FEET	8 FEET	5' MINIMUM
MAX. HEIGHT:	2 1/2 STORY/15 FEET	2 1/2 STORY/15 FEET	2 1/2 STORY/15 FEET

A. The exterior of a maximum of 15 single family residences in this development shall be permitted to be constructed with uncoated cast-in-place concrete masonry as provided in the Comprehensive Zoning Ordinance. Cast-in-place concrete is used in the construction of a permanent structure, such as a foundation, wall, or floor, and is cast in a form. Cast-in-place concrete frame with metal lath and elastomeric spackel. All single-family residences permitted to be of masonry material or plaster shall be of earth tone color.

B. Minimum 25-foot front building setback shall be provided for all single-family lots.

C. Homes to be built on Lot 1 and Lot 25 in Block D shall have a minimum area of 2,800 square feet.

D. There shall be a minimum side yard setback of 5 feet on Lot 1 through Lot 25, Block D.

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

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 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 Coppell.

L. The Homeowners Association shall be responsible to maintain the creek bank of Denton Creek per lot shall be submitted to the City of Coppell.

The Homeowners' Association shall be responsible to maintain the driveway, having records being maintained with the City of Los Angeles, and shall be responsible to maintain the driveway, having records being maintained with the City of Los Angeles.

Restrictions.
N. The HCA documents shall reflect a minimum 40-year termination clause.
O. Tree mitigation fees of \$125,000 must be paid prior to issuance of any building permit or construction.

Q 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.

hereinto 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.

b. The development of Lot 2X and the entry features shall be constructed prior to the issuance of a building permit for occasional sales of seasonal botanical gardening materials which may occur for four (4) times a year for two consecutive weeks (14 days).

Q. The development and implementation of CAC areas de III accordance with Section 21(1) of this Ordinance,

LOT AREAS AND TYPICAL PAVEMENT SECTION DETAIL
SHEET 1 OF 2

BI ACKBERRY FARM ADDITION PHASE 1
74 LOT SUBDIVISION

DETAILED PD ST-9
LOTS 1-15 & 1X, 8X, BLOCK A; LOTS 1-16 & 4X, BLOCK B

AND COMMON LOTS 3X, 5X, 6X AND 7X
BLACKBERRY FARM ADDITION PHASE 2

DETAILED PD SF - /
LOTS 1-20, BLOCK D

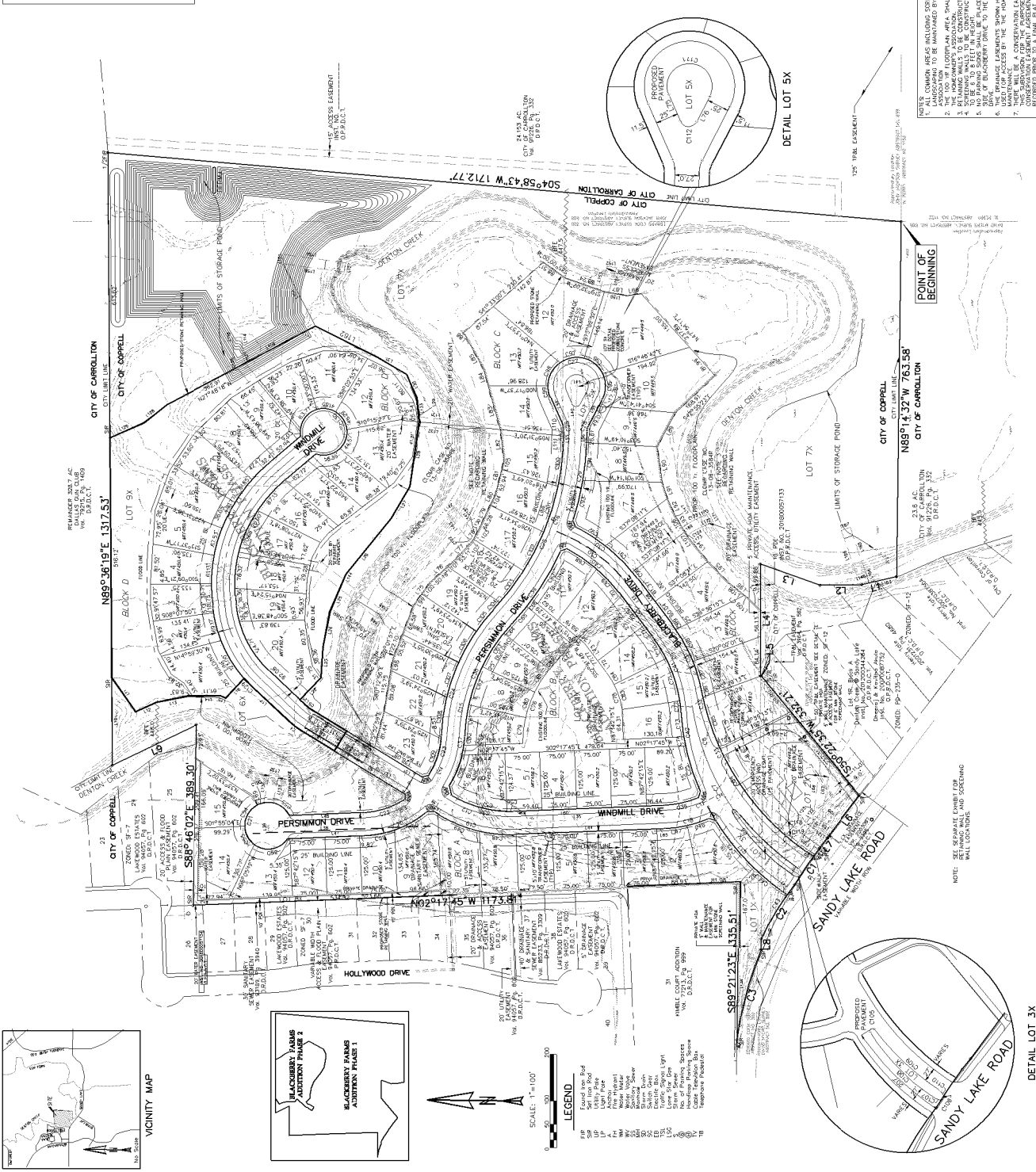
BLACKBERRY FARM ADDITION
BEING A 54-855 ACRE TRACT IN THE

JOHN JACKSON SURVEY, ABSTRACT NO. 698
DAVID MYERS SURVEY, ABSTRACT NO. 886

OWNER/DEVELOPER
BLACKBERRY FARM, LLC
c/o THE HOMES BUILDERS

ON THE SOUTHEAST
EMERGENCY ACCESS

WATKINS PROFESSIONAL SERVICES, INC. www.watsoncpa.com
2742 Dallas Pkwy, Ste 260 Plano, TX 75093
Phone (214) 473-4640 Toll Free (844) 937-5750
TDS Printing, No. 100-225F TDS Printing, No. 100-225F



LINE AND CURVE TABLES

Case	Case 1			Case 2			Case 3			Case 4			Case 5			Case 6			Case 7			Case 8			Case 9			Case 10			Case 11			Case 12			Case 13			Case 14			Case 15			Case 16			Case 17			Case 18			Case 19			Case 20			Case 21			Case 22			Case 23			Case 24			Case 25			Case 26			Case 27			Case 28			Case 29			Case 30			Case 31			Case 32			Case 33			Case 34			Case 35			Case 36			Case 37			Case 38			Case 39			Case 40			Case 41			Case 42			Case 43			Case 44			Case 45			Case 46			Case 47			Case 48			Case 49			Case 50			Case 51			Case 52			Case 53			Case 54			Case 55			Case 56			Case 57			Case 58			Case 59			Case 60			Case 61			Case 62			Case 63			Case 64			Case 65			Case 66			Case 67			Case 68			Case 69			Case 70			Case 71			Case 72			Case 73			Case 74			Case 75			Case 76			Case 77			Case 78			Case 79			Case 80			Case 81			Case 82			Case 83			Case 84			Case 85			Case 86			Case 87			Case 88			Case 89			Case 90			Case 91			Case 92			Case 93			Case 94			Case 95			Case 96			Case 97			Case 98			Case 99			Case 100			Case 101			Case 102			Case 103			Case 104			Case 105			Case 106			Case 107			Case 108			Case 109			Case 110			Case 111			Case 112			Case 113			Case 114			Case 115			Case 116			Case 117			Case 118			Case 119			Case 120			Case 121			Case 122			Case 123			Case 124			Case 125			Case 126			Case 127			Case 128			Case 129			Case 130			Case 131			Case 132			Case 133			Case 134			Case 135			Case 136			Case 137			Case 138			Case 139			Case 140			Case 141			Case 142			Case 143			Case 144			Case 145			Case 146			Case 147			Case 148			Case 149			Case 150			Case 151			Case 152			Case 153			Case 154			Case 155			Case 156			Case 157			Case 158			Case 159			Case 160			Case 161			Case 162			Case 163			Case 164			Case 165			Case 166			Case 167			Case 168			Case 169			Case 170			Case 171			Case 172			Case 173			Case 174			Case 175			Case 176			Case 177			Case 178			Case 179			Case 180			Case 181			Case 182			Case 183			Case 184			Case 185			Case 186			Case 187			Case 188			Case 189			Case 190			Case 191			Case 192			Case 193			Case 194			Case 195			Case 196			Case 197			Case 198			Case 199			Case 200		
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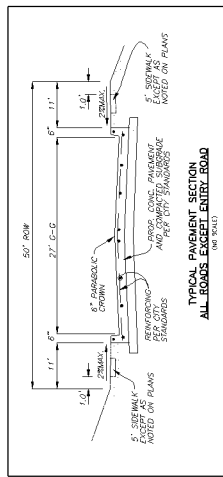
Case	Length	Radius	Core Type	Chord Bearing	Chord Dist
C1	13.83	96.847	070013	N 103°56'25"E	96.76
C2	13.83	96.847	070013	N 103°56'25"E	13.970
C3	20.166	178.501	14°55'37"	N 27°57'04"E	200.50
C4	20.166	178.501	14°55'37"	N 27°57'04"E	39.21
C5	20.667	138.501	11°56'27"	N 1°37'54"E	20.81
C6	20.667	138.501	11°56'27"	N 1°37'54"E	214.43
C7	18.667	124.431	13°33'34"	N 27°57'05"E	88.56
C8	18.667	124.431	13°33'34"	N 27°57'05"E	199.73
C9	18.667	124.431	13°33'34"	N 27°57'05"E	174.68
C10	18.667	124.431	13°33'34"	N 27°57'05"E	133.58
C11	18.667	124.431	13°33'34"	N 27°57'05"E	144.10
C12	18.667	124.431	13°33'34"	N 27°57'05"E	154.62
C13	18.667	124.431	13°33'34"	N 27°57'05"E	165.14
C14	18.667	124.431	13°33'34"	N 27°57'05"E	175.66
C15	18.667	124.431	13°33'34"	N 27°57'05"E	186.18
C16	18.667	124.431	13°33'34"	N 27°57'05"E	196.70
C17	18.667	124.431	13°33'34"	N 27°57'05"E	207.22
C18	18.667	124.431	13°33'34"	N 27°57'05"E	217.74
C19	18.667	124.431	13°33'34"	N 27°57'05"E	228.26
C20	18.667	124.431	13°33'34"	N 27°57'05"E	238.78
C21	18.667	124.431	13°33'34"	N 27°57'05"E	249.30
C22	18.667	124.431	13°33'34"	N 27°57'05"E	259.82
C23	18.667	124.431	13°33'34"	N 27°57'05"E	270.34
C24	18.667	124.431	13°33'34"	N 27°57'05"E	280.86
C25	18.667	124.431	13°33'34"	N 27°57'05"E	291.38
C26	18.667	124.431	13°33'34"	N 27°57'05"E	301.90
C27	18.667	124.431	13°33'34"	N 27°57'05"E	312.42
C28	18.667	124.431	13°33'34"	N 27°57'05"E	322.94
C29	18.667	124.431	13°33'34"	N 27°57'05"E	333.46
C30	18.667	124.431	13°33'34"	N 27°57'05"E	343.98
C31	18.667	124.431	13°33'34"	N 27°57'05"E	354.50
C32	18.667	124.431	13°33'34"	N 27°57'05"E	365.02
C33	18.667	124.431	13°33'34"	N 27°57'05"E	375.54
C34	18.667	124.431	13°33'34"	N 27°57'05"E	386.06
C35	18.667	124.431	13°33'34"	N 27°57'05"E	396.58
C36	18.667	124.431	13°33'34"	N 27°57'05"E	407.10
C37	18.667	124.431	13°33'34"	N 27°57'05"E	417.62
C38	18.667	124.431	13°33'34"	N 27°57'05"E	428.14
C39	18.667	124.431	13°33'34"	N 27°57'05"E	438.66
C40	18.667	124.431	13°33'34"	N 27°57'05"E	449.18
C41	18.667	124.431	13°33'34"	N 27°57'05"E	459.70
C42	18.667	124.431	13°33'34"	N 27°57'05"E	470.22
C43	18.667	124.431	13°33'34"	N 27°57'05"E	480.74
C44	18.667	124.431	13°33'34"	N 27°57'05"E	491.26
C45	18.667	124.431	13°33'34"	N 27°57'05"E	501.78
C46	18.667	124.431	13°33'34"	N 27°57'05"E	512.30
C47	18.667	124.431	13°33'34"	N 27°57'05"E	522.82
C48	18.667	124.431	13°33'34"	N 27°57'05"E	533.34
C49	18.667	124.431	13°33'34"	N 27°57'05"E	543.86
C50	18.667	124.431	13°33'34"	N 27°57'05"E	554.38
C51	18.667	124.431	13°33'34"	N 27°57'05"E	564.90
C52	18.667	124.431	13°33'34"	N 27°57'05"E	575.42
C53	18.667	124.431	13°33'34"	N 27°57'05"E	585.94
C54	18.667	124.431	13°33'34"	N 27°57'05"E	596.46
C55	18.667	124.431	13°33'34"	N 27°57'05"E	606.98
C56	18.667	124.431	13°33'34"	N 27°57'05"E	617.50
C57	18.667	124.431	13°33'34"	N 27°57'05"E	628.02
C58	18.667	124.431	13°33'34"	N 27°57'05"E	638.54
C59	18.667	124.431	13°33'34"	N 27°57'05"E	649.06
C60	18.667	124.431	13°33'34"	N 27°57'05"E	659.58
C61	18.667	124.431	13°33'34"	N 27°57'05"E	670.10
C62	18.667	124.431	13°33'34"	N 27°57'05"E	680.62
C63	18.667	124.431	13°33'34"	N 27°57'05"E	691.14
C64	18.667	124.431	13°33'34"	N 27°57'05"E	701.66
C65	18.667	124.431	13°33'34"	N 27°57'05"E	712.18
C66	18.667	124.431	13°33'34"	N 27°57'05"E	722.70
C67	18.667	124.431	13°33'34"	N 27°57'05"E	733.22
C68	18.667	124.431	13°33'34"	N 27°57'05"E	743.74
C69	18.667	124.431	13°33'34"	N 27°57'05"E	754.26
C70	18.667	124.431	13°33'34"	N 27°57'05"E	764.78
C71	18.667	124.431	13°33'34"	N 27°57'05"E	775.30
C72	18.667	124.431	13°33'34"	N 27°57'05"E	785.82
C73	18.667	124.431	13°33'34"	N 27°57'05"E	796.34
C74	18.667	124.431	13°33'34"	N 27°57'05"E	806.86
C75	18.667	124.431	13°33'34"	N 27°57'05"E	817.38
C76	18.667	124.431	13°33'34"	N 27°57'05"E	827.90
C77	18.667	124.431	13°33'34"	N 27°57'05"E	838.42
C78	18.667	124.431	13°33'34"	N 27°57'05"E	848.94
C79	18.667	124.431	13°33'34"	N 27°57'05"E	859.46
C80	18.667	124.431	13°33'34"	N 27°57'05"E	869.98
C81	18.667	124.431	13°33'34"	N 27°57'05"E	880.50
C82	18.667	124.431	13°33'34"	N 27°57'05"E	891.02
C83	18.667	124.431	13°33'34"	N 27°57'05"E	901.54
C84	18.667	124.431	13°33'34"	N 27°57'05"E	912.06
C85	18.667	124.431	13°33'34"	N 27°57'05"E	922.58
C86	18.667	124.431	13°33'34"	N 27°57'05"E	933.10
C87	18.667	124.431	13°33'34"	N 27°57'05"E	943.62
C88	18.667	124.431	13°33'34"	N 27°57'05"E	954.14
C89	18.667	124.431	13°33'34"	N 27°57'05"E	964.66
C90	18.667	124.431	13°33'34"	N 27°57'05"E	975.18
C91	18.667	124.431	13°33'34"	N 27°57'05"E	985.70
C92	18.667	124.431	13°33'34"	N 27°57'05"E	996.22
C93	18.667	124.431	13°33'34"	N 27°57'05"E	1006.74
C94	18.667	124.431	13°33'34"	N 27°57'05"E	1017.26
C95	18.667	124.431	13°33'34"	N 27°57'05"E	1027.78
C96	18.667	124.431	13°33'34"	N 27°57'05"E	1038.30
C97	18.667	124.431	13°33'34"	N 27°57'05"E	1048.82
C98	18.667	124.431	13°33'34"	N 27°57'05"E	1059.34
C99	18.667	124.431	13°33'34"	N 27°57'05"E	1069.86
C100	18.667	124.431	13°33'34"	N 27°57'05"E	1080.38
C101	18.667	124.431	13°33'34"	N 27°57'05"E	1090.90
C102	18.667	124.431	13°33'34"	N 27°57'05"E	1101.42
C103	18.667	124.431	13°33'34"	N 27°57'05"E	1111.94
C104	18.667	124.431	13°33'34"	N 27°57'05"E	1122.46
C105	18.667	124.431	13°33'34"	N 27°57'05"E	1132.98
C106	18.667	124.431	13°33'34"	N 27°57'05"E	1143.50
C107	18.667	124.431	13°33'34"	N 27°57'05"E	1154.02
C108	18.667	124.431	13°33'34"	N 27°57'05"E	1164.54
C109	18.667	124.431	13°33'34"	N 27°57'05"E	1175.06
C110	18.667	124.431	13°33'34"	N 27°57'05"E	1185.58
C111	18.667	124.431	13°33'34"	N 27°57'05"E	1196.10
C112	18.667	124.431	13°33'34"	N 27°57'05"E	1206.62
C113	18.667	124.431	13°33'34"	N 27°57'05"E	1217.14
C114	18.667	124.431	13°33'34"	N 27°57'05"E	1227.66
C115	18.667	124.431	13°33'34"	N 27°57'05"E	1238.18
C116	18.667	124.431	13°33'34"	N 27°57'05"E	1248.70
C117	18.667	124.431	13°33'34"	N 27°57'05"E	1259.22
C118	18.667	124.431	13°33'34"	N 27°57'05"E	1269.74
C119	18.667	124.431	13°33'34"	N 27°57'05"E	1280.26
C120	18.667	124.431	13°33'34"	N 27°57'05"E	1290.78
C121	18.667	124.431	13°33'34"	N 27°57'05"E	1301.30
C122	18.667	124.431	13°33'34"	N 27°57'05"E	1311.82
C123	18.667	124.431	13°33'34"	N 27°57'05"E	1322.34
C124	18.667	124.431	13°33'34"	N 27°57'05"E	1332.86
C125	18.667	124.431	13°33'34"	N 27°57'05"E	1343.38
C126	18.667	124.431	13°33'34"	N 27°57'05"E	1353.90
C127	18.667	124.431	13°33'34"	N 27°57'05"E	1364.42
C128	18.667	124.431	13°33'34"	N 27°57'05"E	1374.94
C129	18.667	124.431	13°33'34"	N 27°57'05"E	1385.46
C130	18.667	124.431	13°33'34"	N 27°57'05"E	1395.98
C131	18.667	124.431	13°33'34"	N 27°57'05"E	1406.50
C132	18.667	124.431	13°33'34"	N 27°57'05"E	1417.02
C133	18.667	124.431	13°33'34"	N 27°57'05"E	1427.54
C134	18.667	124.431	13°33'34"	N 27°57'05"E	1438.06
C135	18.667	124.431	13°33'34"	N 27°57'05"E	1448.58
C136	18.667	124.431	13°33'34"	N 27°57'05"E	1459.10
C137	18.667	124.431	13°33'34"	N 27°57'05"E	1469.62
C138	18.667	124.431	13°33'34"	N 27°57'05"E	1480.14
C139	18.667	124.431	13°33'34"	N 27°57'05"E	1490.66
C140	18.667	124.431	13°33'34"	N 27°57'05"E	1501.18
C141	18.667	124.431	13°33'34"	N 27°57'05"E	1511.70
C142	18.667	124.431	13°33'34"	N 27°57'05"E	1522.22
C143	18.667	124.431	13°33'34"	N 27°57'05"E	1532.74
C144	18.667	124.431	13°33'34"	N 27°57'05"E	1543.26
C145	18.667	124.431	13°33'34"	N 27°57'05"E	1553.78
C146	18.667	124.431	13°33'34"	N 27°57'05"E	1564.30
C147	18.667	124.431	13°33'34"	N 27°57'05"E	1574.82
C148	18.667	124.431	13°33'34"	N 27°57'05"E	1585.34
C149	18.667	124.431	13°33'34"	N 27°57'05"E	1595.86
C150	18.667	124.431	13°33'34"	N 27°57'05"E	1606.38
C151	18.667	124.431	13°33'34"	N 27°57'05"E	1616.90
C152	18.667	124.431	13°33'34"	N 27°57'05"E	1627.42
C153	18.667	124.431	13°33'34"	N 27°57'05"E	1637.94
C154	18.667	124.431	13°33'34"	N 27°57'05"E	1648.46
C155	18.667	124.431	13°33'34"	N 27°57'05"E	1658.98
C156	18.667	124.431	13°33'34"	N 27°57'05"E	1669.50
C157	18.667	124.431	13°33'34"	N 27°57'05"E	1680.02
C158	18.667	124.431	13°33'34"	N 27°57'05"E	1690.54
C159	18.667	124.431	13°33'34"	N 27°57'05"E	1701.06
C160	18.667	124.431	13°33'34"	N 27°57'05"E	1711.58
C161	18.667	124.431	13°33'34"	N 27°57'05"E	1722.10
C162	18.667	124.431	13°33'34"	N 27°57'05"E	1732.62
C163	18.667	124.431	13°33'34"	N 27°57'05"E	1743.14
C164	18.667	124.431	13°33'34"	N 27°57'05"E	1753.66
C165	18.667	124.431	13°33'34"	N 27°57'05"E	1764.18
C166	18.667	124.431	13°33'34"	N 27°57'05"E	1774.70
C167	18.667	124.431	13°33'34"	N 27°57'05"E	1785.22
C168	18.667	1			

[illegible][illegible]

Lol Area Table - Block B			
	Lol #	Area (sq')	Area (ac)
1	1	12,644	0.2900
2	2	9,375	0.215
3	3	9,375	0.215
4	4	9,375	0.215
5	5	9,375	0.215
6	6	12,154	0.279
7	7	9,035	0.206
8	8	9,015	0.207
9	9	9,015	0.207
10	10	8,231	0.212
11	11	10,426	0.239
12	12	9,333	0.214
13	13	9,020	0.207
14	14	9,302	0.214
15	15	9,409	0.218
16	16	9,031	0.207

Lot #	Area (sq ft)	Area (Ac.)
1	16,146	0.371
2	11,508	0.260
3	14,619	0.336
4	13,504	0.310
5	11,637	0.259
6	12,182	0.280
7	18,148	0.421
8	12,761	0.293
9	12,801	0.294
10	33,364	0.743
11	58,716	1.348
12	40,639	0.938
13	31,075	0.713
14	13,385	0.305
15	12,198	0.287
16	11,742	0.270
17	11,250	0.258
18	10,912	0.248
19	13,424	0.308
20	12,144	0.278
21	10,735	0.246
22	11,437	0.263
23	11,741	0.270

Lot Area - Common Area Lots	
Lot 1X	15,584 0.297
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 1.904
Lot 7X	947,138 21.743
Lot 8X	8,369 0.192
Lot 9X	120,360 2.783



SHEET 2 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. 996

DAVID MYERS SURVEY, ABSTRACT NO. 888
COPPELL, DALLAS COUNTY, TEXAS
OWNER / DEVELOPER

OWNER/DEVELOPER
BLACKBERRY FARM, LLC
C/O THE HOLMES BUILDERS
ONE E. CHASE

225 E. SH 121
Coppell, Texas 75019
214-488-5200
FAX 214-488-5255

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING

2000 N. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
Reg. No. F-8480/TBPLS Reg. No. 100525-00



HOLMES
COMMERCIAL
2829 DICKERSON PKWY
SUITE 110
CARROLLTON, TX 75007
972.242.1770 TEL
972.242.2931 FAX



Professional Engineer
Kerrin A. Longshore
Landscape Architect
Date: 7/18/12
Project: 1205 Valley Ridge Dr., Keller, TX 76248

BLACKBERRY FARM
SANDY LAKE ROAD
COPELL, TEXAS

LANDSCAPE ARCHITECTS
1205 Valley Ridge Dr., Keller, TX 76248
Phone/Fax: 817-373-4011
Mod: 972-903-3331

SHEET NUMBER
L-2
PROJECT NUMBER
000000



LANDSCAPE PLAN
SCALE 1"= 100'

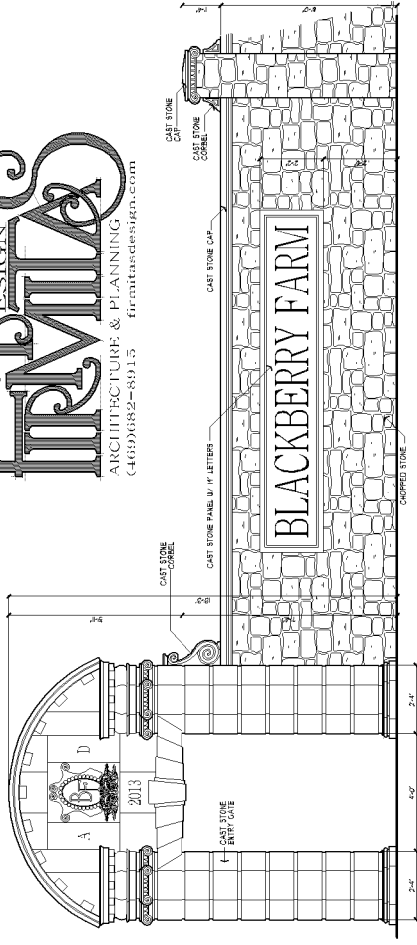
PLANT LIST - COMMON AREAS

DESCRIPTION	BOTANICAL NAME	QTY	SIZE
TREES-			
1. BURR OAK	QUERCUS VIRGINICA	12	4-1/2" cal
2. LACINIAE	QUERCUS MACROCARPA	16	4-1/2" cal
3. LACINIAE	QUERCUS MACROCARPA	20	4-1/2" cal
TOTAL TREES		48	
LAWNS-			
1. BERMUDA GRASS	ALL LAWN AREAS		

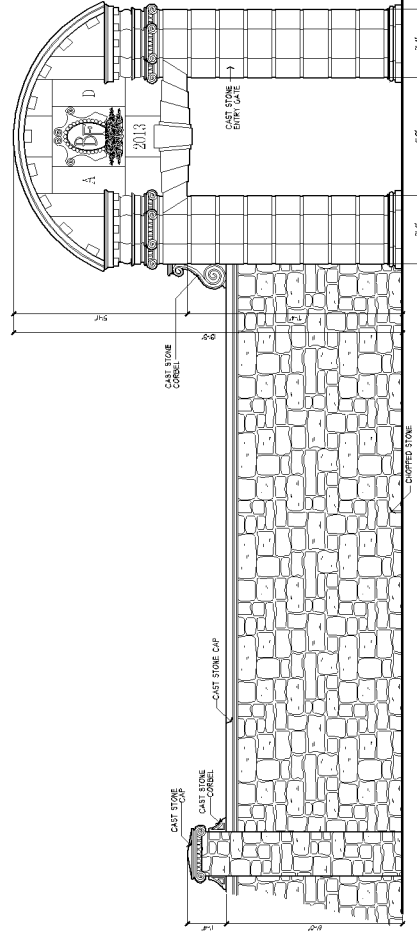
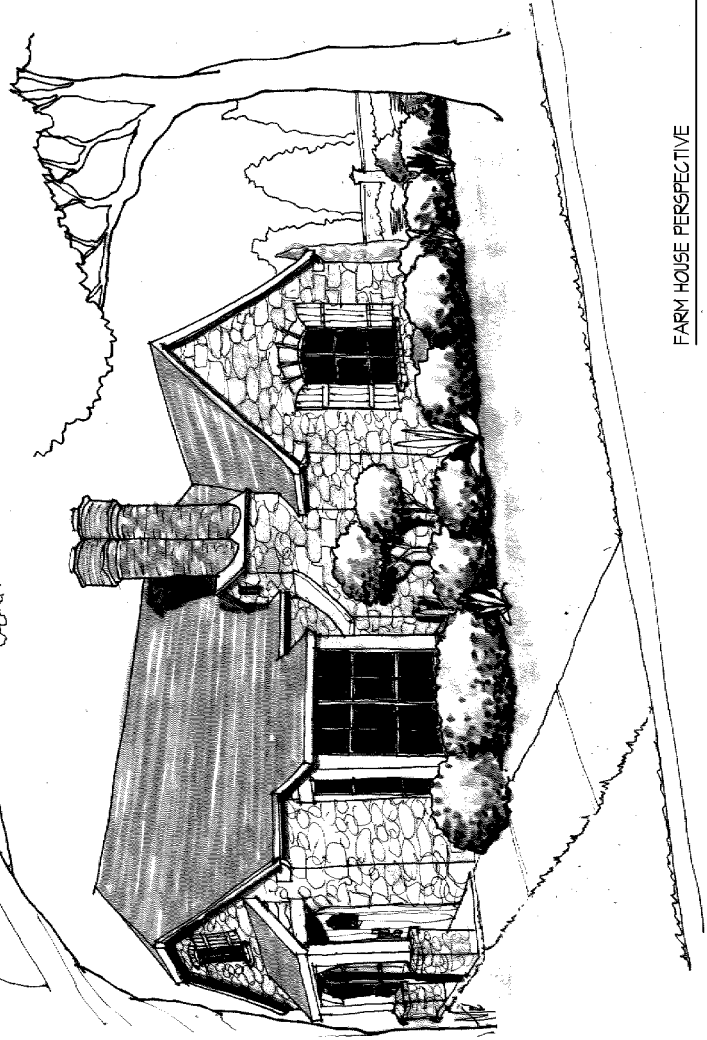
LANDSCAPE NOTES:

1. TOPRESS ALL PLANT BEDS AND TREE SAUCERS WITH HARDWOOD MULCH 1" DEEP.
2. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REGULAR MAINTENANCE OF ALL PLANTINGS UNTIL FINAL LANDSCAPE MAINTENANCE. PROVIDE ONE YEAR WARRANTY ON TREES, SHRUBS, ORNAMENTAL GRASSES AND ORNAMENTAL GRASSES. EXCEPT FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND ORNAMENTAL GRASSES, EXCEPT FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND ORNAMENTAL GRASSES, EXCEPT FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND ORNAMENTAL GRASSES.
3. PROVIDE ONE YEAR WARRANTY ON TREES, SHRUBS, ORNAMENTAL GRASSES AND ORNAMENTAL GRASSES. EXCEPT FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND ORNAMENTAL GRASSES, EXCEPT FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND ORNAMENTAL GRASSES.
4. ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM WITH RAIN AND FREEZE SENSOR INSTALLED.

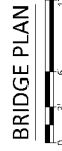
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BLACKBERRY FARM EAST ENTRY GATE
1/2" = 1'-0"



BLACKBERRY FARM WEST ENTRY GATE
1/2" = 1'-0"



DESIGN NOTES

1. THIS STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS' "RPO BRIDGE DESIGN SPECIFICATIONS," 4TH EDITION AND INTERIM SPECIFICATIONS TO DATE. DESIGN LOADS ARE AS FOLLOWS:

BRIDGE LIMITS: HL-93
WIND: 100 MPH
ILLUMINATION: 3.0" MAX. LIVE LOAD
HEADWALLS: EARTH PRESSURE AND IMPACT (TL-2)
WINGWALLS: EARTH PRESSURE AND LIVE LOAD
IMPACT (TL-2)
NOTE: SUPPORTS AND WINGWALLS DESIGNED TO SUPPORT TYPICAL TL-2 BARRIER.

2. THE FUNDATION FOR THIS PROJECT ARE DESIGNED IN ACCORDANCE WITH GEOTECHNICAL EXPLORATION REPORT PREPARED BY ALPHA TESTING, INC. ON NOV. 19, 2012, SECTION 6.3, P.6.

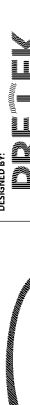
3. CONFORMANCE TO SITE DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS, INCLUDING HYDRAULIC CAPACITY, SCOUR, GRADING AND SOIL CONDITIONS SHALL BE VERIFIED BY OTHERS.

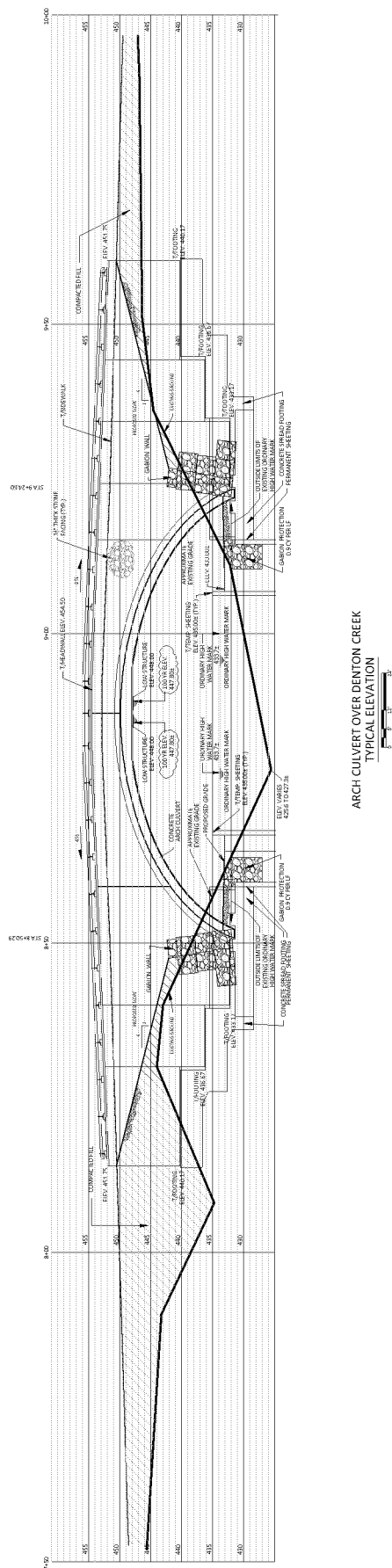
MATERIALS - FOUNDATION

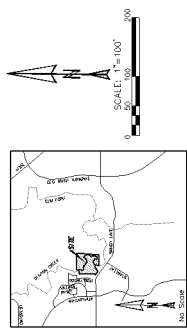
1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI
2. REINFORCING STEEL SHALL CONFORM TO ASTM A615 OR A996 GRADE 60

FOR APPROVAL

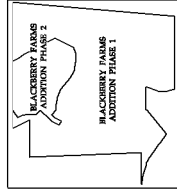


 ECO-SPAN® ARCH SYSTEMS WWW.ECO-SPAN.COM	DESIGNED BY: PRETEK GROUP P.O. BOX 75471 DALLAS, TEXAS 75275-0459 800.241.5075 WWW.PRETEKGROUP.COM		7 6 5 4 3 2 1	DATE 	DESCRIPTION 	ENG
	PROJECT NUMBER: 13-112 DATE: 8/19/13 DESIGNED BY: JIV DRAWN BY: INGS CHECKED BY: TEN		PROVIDED BY: SFC BRIDGE SYSTEMS  1150 E. KENNEDALE PARKWAY KENNESAW, GA 30144 P.O. BOX 15580 FORT WORTH, TX 76119 WWW.SFCBRIDGE.COM 214.737.1773			





VICINITY MAP



WALL LEGEND
RETAINING WALL
SCREENING WALL
RETAINING WALL



SHEET 1 OF 1
WALL EXHIBIT
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 54.895 ACRE TRACT IN THE
EDWARD A. COKER SURVEY, ABSTRACT NO. 300
JOHN JACKSON SURVEY, ABSTRACT NO. 698
DAVID MYERS SURVEY, ABSTRACT NO. 886
COPPELL, DALLAS COUNTY, TEXAS
OWNER/DEVELOPER
DENTON CREEK LAND COMPANY, Ltd.
BLACKBERRY FARM, Ltd.
285 E. 9th St.
Coppell, Texas 75019
Phone: 972-468-5255
Fax: 972-468-5255
KADLECK & ASSOCIATES
10000 West Loop South, Suite 1000
Houston, Texas 77042
Phone: 281-412-1234
Fax: 281-412-1234
www.kadleck.com