



#### SURVEYOR'S CERTIFICATE

#### KNOW ALL MEN BY THESE PRESENTS:

THAT, JASON B. ARMSTRONG, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND; AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATION OF THE CITY OF COPPELL, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JASON B. ARMSTRONG REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5557

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS	}	
		KNOW ALL MEN BY THESE PRESENT

WE THE UNDERSIGNED, BEING THE OWNERS OF ALL THE LOTS LOCATED WITHIN THE <u>BLACKBERRY FARM ADDITION</u>, <u>PHASE 1</u>, LOTS 1-15 BLOCK A, LOTS 1-16, BLOCK B, LOTS 1-23, BLOCK C, LOTS 1X-8X, A SUBDIVISION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS AND BEING RECORDED AS DOC. 202100152331, OF THE MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS, ON THE 21ST DAY OF MAY 2021, TO WHICH REFERENCE IS HERE MADE, DESIRING TO VACATE THE PLAT OF SAID SUBDIVISION, DO HEREBY DECLARE THE SAME TO BE VACATED, AND SAID PLAT OF SAID SUBDIVISION SHALL NO LONGER BE OF ANY FORCE AND EFFECT AFTER VACATING OF SAID PLAT HAS BEEN APPROVED BY THE CITY OF COPPELL, TEXAS.

EXECUTED THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

M&T DEVELOPERS, INC.

BLACKBERRY FARMS HOMEOWNERS ASSOCIATION, INC.

BY: TERRY HOLMES
MANAGER

STATE OF TEXAS }

COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED TERRY HOLMES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:\_\_\_\_\_

CITY OF COPPELL, TEXAS

THE VACATION OF THE ABOVE REFERRED TO SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE PLANNING AND ZONING COMMISSION, CITY OF COPPELL, TEXAS, ON THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

EDDIE HAAS, CHAIRMAN
PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, THE PLANNING AND ZONING COMMISSION SECRETARY OF THE CITY OF COPPELL, TEXAS, HEREBY CERTIFIES THE FOREGOING VACATION PLAT OF <u>BLACKBERRY FARM ADDITION</u>, <u>PHASE 1</u>, WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_, 20\_\_, AND BY FORMAL ACTION APPROVED THE VACATION OF THIS PLAT.

WITNESS MY HAND THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 20 \_\_.

PLANNING AND ZONING COMMISSION SECRETARY

THE PURPOSE OF THIS DOCUMENT IS TO VACATE ALL LOTS, RIGHT-OF-WAYS, EASEMENTS, AND SETBACKS CREATED BY **BLACKBERRY FARMS. ADDITION PHASE 1. RECORDED IN INSTRUMENT NO. 202100152331, OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, HOWEVER, THAT AREA WHICH IS SUBJECT** TO THE ENVIRONMENTAL CONSERVANCY **EASEMENT IN FAVOR OF MITIGATION** FUTURES CONSERVANCY AS RECORDED IN THE OFFICIAL RECORDS OF DALLAS **COUNTY 202100194995 SHALL NOT** OTHERWISE BE AFFECTED AND THE PROPERTY DESCRIBED IN SAID EASEMENT SHALL REMAIN UNDER SUCH CONSERVANCY

SEE SHEET 4 FOR LINE AND CURVE TABLES & LOT AREAS

SHEET 3 OF 4

PLAT VACATION

BLACKBERRY FARM ADDITION PHASE 1

LOTS 1-15, BLOCK A, LOTS 1-16, BLOCK B & LOTS 1-23, BLOCK C, AND COMMON LOTS 1X-8X

BEING A 45.646 ACRE TRACT IN THE EDWARD A. COOK SURVEY, ABSTRACT NO. 300 JOHN JACKSON SURVEY, ABSTRACT NO. 698 DAVID MYERS SURVEY, ABSTRACT NO. 886

AVID MYERS SURVEY, ABSTRACT NO. 889 COPPELL, DALLAS COUNTY, TEXAS OWNER/DEVELOPER

M&T DEVELOPERS, INC.
BLACKBERRY FARMS HOME OWNERS ASSOCIATION, INC.

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

Phone (214) 473-4640 2901 North Dallas Parkway, Suite 400 Plano, TX 75093

Westwood Professional Services, Inc., TBPE FIRM REGISTRATION NO. F-11756 TBPLS FIRM REGISTRATION NO. 10074301

, INSTRUMENT NO. \_\_\_\_\_\_, O.P.R.D.C.T.

JOB R0008335.03

	Line T	able			Line T	ahle
, ]				, ,	ı	I
#	Length	Direction		Line #	Length	Direction
	76.45	N13°08'25"W		L63	121.40	S52°51'48"W
	91.00	N0°38'25"W		L64	13.98	N68°41'24"W
	136.06	N19°21'15"E		L65	16.47	N2 <sup>o</sup> 17'44"W
	240.15	S89°46'35"W		L66	153.91	N82°34'59"V
	1.35	S1°03'42"W		L67	129.37	N82°34'59"V
	116.06	N52°55'36"W		L68	45.00	S37°04'24"W
	27.59	N52°41'50"W		L69	22.43	S61°50'46"W
	23.24	N89°21'23"W		L70	8.76	S52°51'49"W
	202.03	N25°37'12"W		L71	32.67	S52°51'49"W
	187.79	N89°36'19"E		L72	31.52	N52°51'48"E
	88.83	S55°03'09"W		L73	46.25	N52°51'48"E
	49.74	S23°16'33"E		L74	17.49	N40°15'13"E
	69.13	S11°25'34"E		L75	61.51	S54°19'42"E
	70.93	S0°25'16"E		L76	66.91	S42°04'49"E
	12.17	S22°12'47"W		L77	53.11	S45°35'20"E
	57.96	S46°40'42"E		L78	26.08	S57°47'35"I
	103.09	S43°19'18"W		L79	66.26	S64°55'04"I
	80.79	S31°22'51"W		L80	28.24	S65°18'35"
	50.00	S58°37'09"E		L81	73.70	S75°53'28"I
	80.79	N31°22'51"E		L82	65.87	N83°10'00"[
	11.01	N43 <sup>o</sup> 19'18"E		L83	97.41	N74°27'43"
	65.50	S46°40'42"E		L84	37.73	N75°02'26"I
	65.89	S85°58'00"E		L85	84.24	N61°02'53"
	77.33	S79°20'04"E		L86	4.43	N42°03'00"
	88.23	S66°42'23"E		L87	49.36	S9°54'33"W
	153.86	S51°05'53"E		L88	30.56	S8°38'20"E
	79.52	S59°51'07"E		L89	83.34	N61°59'12"W
	140.78	S81°41'40"E		L90	77.51	S82°14'18"W
	51.48	N83°56'12"E		L91	36.33	S72°04'54"V
	54.78	N66°33'27"E		L92	37.25	S65°54'48"V
	70.04	N30°34'43"E		L93	54.11	S59°48'24"V
	53.28	S33°29'25"W		L94	70.04	S50°49'47"W
	121.40	N52°51'49"E		L95	64.21	S45°40'03"V
	14.30	S30°57'11"E		L96	56.00	S38°43'38"V
	320.83	S2°17'45"E		L97	35.24	S45°31'33"W
	42.37	N31°22'51"E		L98	26.67	S80°12'56"E
	220.88	N31°22'51"E		L99	30.29	S54°19'42"E
	204.78	S2°17'45"E		L100	31.21	S54°19'42"E
	5.00	S87°42'15"W		L101	16.72	S42°04'49"E
	121.91	N88°09'30"W		L102	11.66	S57°47'35"E
	1.00	S1°50'30"W		L103	14.42	S57°47'35"E
	14.74	N32°36'10"E		L104	28.24	S65°18'35"E
	15.05	N17°19'54"E		L105	20.75	S75°53'28"E
	320.83	N2°17'45"W		L106	44.03	S59°48'24"V
	13.07	N31°22'51"E		L107	10.07	S59°48'24"V
	15.31	N2°59'04"W		L108	43.55	S38°43'38"V
	165.17	N2°17'45"W		L109	12.45	S38°43'38"V
	159.34	S2°17'45"E		L110	13.53	N88°09'30"V
	10.98	N88°04'33"E		L111	13.00	<sup>2</sup> 09'30"v
	177.42	N31°22'51"E		L112	31.	- 3"E
	189.25	S31°22'51"W		L113	31.(	62
	14.54	S12°00'11"E		L114	33.1	6°57'1
	26.61	S88°09'-		L115	20.0	°02'
	66.83	N66°27'.		L116	33.21	√ 4.7'4.5"N
	66 -	°46'53 '30"W		L117 L118	85.01	17'45"V
	15.01	30 W 7"W		L119	34.46	22'51"E 
	13.01	S' +8"W			. 9	S55°59'24"V
	1.40	26'10"E			30.00	S52°50'15"I
		N2°17'45"W		 L122	15.03	S52°50'15"I
	-	177°33'50"E		L123	14.97	S52°50'15"E
	13.	3°35'24"E		L124	45.05	S37°04'24"W
				<u> </u>	1	<u> </u>

#### LINE AND CURVE TABLES

Curve # Length

C65 49.72

C66 20.03

C67 120.80

C68 77.72

C69 69.90

C70 52.97

C71 96.03

C72 24.83

C73 57.27

C74 20.23

C75 103.27

C76 188.19

C77 55.74

C78 87.57

C79 55.90

C80 57.70

C81 58.44

C82 16.15

C83 55.84

C84 31.73

C85 110.51

C86 14.59

C87 65.69

C88 77.65

C92

C93

C94

C95 56.4

.04 381.44

13 381.44

600.00 8°22

C96 53.85 JU 50°10'00" N 39°32'09" E

7 54.29 61.50 50°34'47" N 10°50'14" W

70.00 7°53'51 S 84°12'35" E

58.14 61.50 54°09'59" N 63°12'38" W 56.00

C99 | 24.94 | 61.50 | 23°13'57" | S 78°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 | 550.00 | 1°46'56" | N 47°52'43" W | 17.11

C105 | 63.29 | 425.00 | 8°31'56" | N 51°15'13" 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 82°03'12" W | 81.61

C109 | 84.74 | 175.00 | 27°44'48" | N 70°53'49" W | 83.92

C115 | 185.51 | 576.58 | 18°26'03" | S 42°59'57" W | 184.71

C117 | 7.81 | 904.87 | 0°29'38" | N 57°10'23" W | 7.80

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 | 23.63 | 55.00 | 24°37'15" | S 74°38'39" W | 23.45

C128 | 32.28 | 75.00 | 24°39'29" | S 74°37'29" W | 32.03

C131 | 98.65 | 24.50 | 230°42'37" | S 01°50'30" W | 44.28

C129 | 26.86 | 275.00 | 5°35'49" | S 46°07'12" W

C130 | 85.39 | 290.00 | 16°15'13" | S 79°16'09" W |

C110 | 98.65 | 24.50 | 230°42'37" | S 1°50'30" W |

C111 21.43 9.50 129°14'46" N 1°50'30" E

C112 | 11.84 | 18.60 | 36°27'36" | N 8°53'58" E

C113 | 191.42 | 438.53 | 25°00'35" | N 45°42'09" E

C114 | 13.65 | 4.50 | 173°45'41" | S 34°47'13" E

C116 | 12.15 | 16.73 | 41°36'41" | S 60°18'37" W

C118 | 90.10 | 115.00 | 44°53'20" | S 1°12'23" W

C119 | 59.95 | 135.00 | 25°26'42" | S 6°15'45" E

C120 | 14.61 | 50.00 | 16°44'35" | N 19°47'20" W

50 | 52°35'26" | S 89°05'08" E |

Line Table

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 | 65.65 | N78°59'54"W

L132 | 20.00 | N11°00'06"E

L133 61.88 S78°59'54"E

L134 | 313.67 | 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 67.32 N51°36'54"E

L142 | 20.00 | S38°23'06"E

L143 67.32 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 | 164.75 | N27°48'18"W

L160 | 173.37 | N50°22'35"E

L161 98.81 N26°39'13"W

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"F

L166 101.66 N71°C

L174

L175

L167 20.00 S18°59'0

L168 1 1.66 N71°00'59"E

L176 | 23 | N89°21'23"W

L177 | 582.94 | S89°13'39"E

\_178 | 77.15 | S50°22'35"W

L179 244.91 S50°22'35"W

L180 20.00 S87°42'15"W

L181 | 15.00 | N2°17'45"W

L182 47.28 S45°55'46"E

L183 9.37 S07°40'39"E

L184 9.78 S44°51'20"E

L185 | 173.15 | S5°49'01"W

L186 | 177.60 | N5°49'01"E

L187 41.27 S83°56'12"W

L188 64.98 S02°17'45"E

L189 | 115.12 | N76°22'15"W

L190 20.00 N13°47'45"E

L191 | 126.86 | S76°22'15"E

J0 N37°08'11"W

| 32.23 | S22°08'22"E

20.00 N67°51'38"E

'2.23 | S22°08'22"E

73 N37°08'11"W

S50°22'35"W

S89°13'39"E

Line # | Length | Direction

Curve #			D COIL	F IABLES	
			Curve Table		
	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
С3	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 <sup>o</sup> 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	200.00	44°48'54"	S 24°42'37" E	152.52
C14	137.83	200.00	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	171.11	291.12	33°40'36"	S 14°32'33" W	168.66
C20	146.31	225.00	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	93.28	175.00	30°32'21"	S 72°17'37" E	92.18
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	89
C30	175.02	381.44	26°17'23"	N 39°43'07" E	
C31	159.44	350.23	26°05'00"		8
				N 66°01'14" E	
C32	125.41	550.00	13°03'57"	.2°29'29" W	5.14
C33	26.11	550.00	2°	o4 <sup>3</sup> 35'57" W	11
C34	272.11	550.00	0"ر	S 49°03'56" W	
C35	76.50	225.00	3'48"	S 12°02'09" E	
C36	141.72	241.12	)'33"	S 14°32'31" W	
	59_	225.00	\7"_	S 72°58'24"	
		375.00	4	N 67010	260.05
C	196.	70	18°1	E	189.74
C.	147.62		25°31'07"	N 40°06'15" E	146.40
	7-		7,26"	N 69°34'29" E	171.41
——— C42	ر	510.56	 50'19"	S 76°14'32" W	175.90
C43	).40	610.29	10°21'53"	S 59°35'40" E	110.25
C44		538.55			
	130.97	538.55	8°13'26"		77.23
C45	130.97		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	49.28	275.00	10°16'05"	N 7°25'48" W	49.22
C48	77.55	291.12	15°15'42"	N 5°20'06" E	77.32
C49	93.57	291.12	18°24'54"	N 22 <sup>o</sup> 10'24" E	93.16
C50	80.19	225.00	20°25'08"	N 29°20'40" W	79.76
	66.13	225.00	16 <sup>o</sup> 51'53"	N 10°42'56" W	65.89
C51			92°24'31"	N 9 <sup>o</sup> 12'58" W	72.18
	80.64	50.00			
C51	80.64 44.59	50.00 50.00	51°04'44"	N 62°31'52" E	43.13
C51 C52				N 62°31'52" E S 60°02'02" E	43.13 52.82
C51 C52 C53	44.59	50.00	51°04'44"		
C51 C52 C53 C54 C55	44.59 55.64 80.54	50.00 50.00 50.00	51°04'44" 63°45'31" 92°17'50"	S 60°02'02" E N 17°59'08" E	52.82 72.11
C51 C52 C53 C54 C55 C56	44.59 55.64 80.54 15.62	50.00 50.00 50.00 241.12	51°04'44" 63°45'31" 92°17'50" 3°42'38"	S 60°02'02" E N 17°59'08" E S 0°26'26" E	52.82 72.11 15.61
C51 C52 C53 C54 C55 C56	44.59 55.64 80.54 15.62 126.10	50.00 50.00 50.00 241.12 241.12	51°04'44" 63°45'31" 92°17'50" 3°42'38" 29°57'55"	S 60°02'02" E N 17°59'08" E S 0°26'26" E S 16°23'50" W	52.82 72.11 15.61 124.67
C51 C52 C53 C54 C55 C56 C57 C58	44.59 55.64 80.54 15.62 126.10 72.44	50.00 50.00 50.00 241.12 241.12 225.00	51°04'44" 63°45'31" 92°17'50" 3°42'38" 29°57'55" 18°26'48"	S 60°02'02" E N 17°59'08" E S 0°26'26" E S 16°23'50" W S 67°36'24" E	52.82 72.11 15.61 124.67 72.13
C51 C52 C53 C54 C55 C56 C57 C58 C59	44.59 55.64 80.54 15.62 126.10 72.44 20.52	50.00 50.00 50.00 241.12 241.12 225.00 225.00	51°04'44" 63°45'31" 92°17'50" 3°42'38" 29°57'55" 18°26'48" 5°13'32"	S 60°02'02" E  N 17°59'08" E  S 0°26'26" E  S 16°23'50" W  S 67°36'24" E  S 79°26'34" E	52.82 72.11 15.61 124.67 72.13 20.51
C51 C52 C53 C54 C55 C56 C57 C58 C59 C60	44.59 55.64 80.54 15.62 126.10 72.44 20.52 21.63	50.00 50.00 50.00 241.12 241.12 225.00 225.00	51°04'44" 63°45'31" 92°17'50" 3°42'38" 29°57'55" 18°26'48" 5°13'32" 5°30'34"	S 60°02'02" E  N 17°59'08" E  S 0°26'26" E  S 16°23'50" W  S 67°36'24" E  S 79°26'34" E  S 84°48'34" E	52.82 72.11 15.61 124.67 72.13 20.51 21.62
C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61	44.59 55.64 80.54 15.62 126.10 72.44 20.52 21.63 67.14	50.00 50.00 50.00 241.12 241.12 225.00 225.00 225.00 375.00	51°04'44" 63°45'31" 92°17'50" 3°42'38" 29°57'55" 18°26'48" 5°13'32" 5°30'34" 10°15'29"	S 60°02'02" E  N 17°59'08" E  S 0°26'26" E  S 16°23'50" W  S 67°36'24" E  S 79°26'34" E  S 84°48'34" E  S 82°26'03" E	52.82 72.11 15.61 124.67 72.13 20.51 21.62 67.05
C51 C52 C53 C54 C55 C56 C57 C58 C59 C60	44.59 55.64 80.54 15.62 126.10 72.44 20.52 21.63	50.00 50.00 50.00 241.12 241.12 225.00 225.00	51°04'44" 63°45'31" 92°17'50" 3°42'38" 29°57'55" 18°26'48" 5°13'32" 5°30'34"	S 60°02'02" E  N 17°59'08" E  S 0°26'26" E  S 16°23'50" W  S 67°36'24" E  S 79°26'34" E  S 84°48'34" E	52.82 72.11 15.61 124.67 72.13 20.51 21.62
C51 C52 C53 C54 C55 C56 C57 C58 C59 C60 C61	44.59 55.64 80.54 15.62 126.10 72.44 20.52 21.63 67.14	50.00 50.00 50.00 241.12 241.12 225.00 225.00 225.00 375.00	51°04'44" 63°45'31" 92°17'50" 3°42'38" 29°57'55" 18°26'48" 5°13'32" 5°30'34" 10°15'29"	S 60°02'02" E  N 17°59'08" E  S 0°26'26" E  S 16°23'50" W  S 67°36'24" E  S 79°26'34" E  S 84°48'34" E  S 82°26'03" E	52.82 72.11 15.61 124.67 72.13 20.51 21.62 67.05

## LOT AREA TABLE

		Curve Table	9			Lot	Area Table -	_
igth	Radius	Delta	Chord Bearing	Chord Dist		Lot #	Area (SF)	Ī
.72	600.00	4°44'52"	S 49°21'41" E	49.70		1	12,609	t
.03	600.00	1°54'45"	S 52°41'30" E	20.03		2	9,774	t
0.80	600.00	11°32'08"	S 59°24'56" E	120.59		3 ,	9,375	t
.72	331.44	13°26'06"	S 34°03'45" W	77.54		4	9,375	t
.90	331.44	12°05'01"	S 46°49'18" W	69.77		5	9,375	t
.97	300.23	10°06'32"	S 58°02'32" W	52.90		6	9,687	t
.03	300.23	18°19'36"	S 72°15'35" W	95.62		7	10,072	t
.83	300.23	4°44'19"	S 83°47'32" W	24.82		8	13,361	t
.27	510.56	5°58'42"	S 83°10'20" W	57.25		9	14,643	t
.23	510.56	2°16'14"	S 79°02'52" W	20.23		10	9,583	t
3.27	510.56	11°35'23"	S 72°07'04" W	103.10		11	9,375	t
3.19	250.00	43°07'46"	N 68°33'08" W	183.78		12	9,375	t
.74	725.00	4°24'17"	N 49°11'24" W	55.72		13	12,024	t
.57	175.07	18°16'31"	S 67°10'49" W	86.66		14	15,077	t
.90	250.00	12°48'53"	N 83°42'51" W	55.79		15	11,582	t
.70	250.00	13°13'33"	N 70°41'39" W	57.57				_
.44	250.00	13°23'46"	N 57°22'59" W	58.31		Lot	Area Table -	<u> </u>
.15	250.00	3°42'07"	N 48°50'02" W	16		Lot #	Area (SF)	
.84	175.07	18°16'31"	N 72°22'21" E	55.61		1	12,653	T
.73	175.07	10°23'04"	N	31.69		2	9,375	T
0.51	550.00	11°30'44"	r∠ 55 .	32		3	9,375	T
.59	550.00	1°33'08"	/8°14'52" E			4	9,375	T
.69	350 ^	10°44'4	73°40'10" E			5	9,372	T
.65	35(	2°42'09	1°55'31" E	7		6	12,154	T
	350.2	75'43"	`16'35" E		]	7	9,039	T
-					<b> </b>			_

75.13

87.69

82.63

54.49

52.14

52.55

44.28

17.17

11.64

189.90

8.99

87.81

59.46

14.56

26.85

85.08

N 32°13'33" E

S 76°04'14" E

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

к С
(Ac.)
371
260
336
310
259
280
421
293
294
515
547
559
174
305
287
270
258
248
258
278
246
263
270

Lot Area — Common Area Lots					
15,564	0.357				
49,001	1.125				
3,065	0.070				
45,260	1.039				
2,386	0.055				
85,547	1.964				
947,138	21.743				
8,369	0.192				
	15,564 49,001 3,065 45,260 2,386 85,547 947,138				

THE PURPOSE OF THIS DOCUMENT IS TO VACATE ALL LOTS, RIGHT-OF-WAYS, **EASEMENTS, AND SETBACKS CREATED BY BLACKBERRY FARMS, ADDITION PHASE 1,** RECORDED IN INSTRUMENT NO. 202100152331, OF THE OFFICIAL PUBLIC **RECORDS OF DALLAS COUNTY, TEXAS, HOWEVER, THAT AREA WHICH IS SUBJECT** TO THE ENVIRONMENTAL CONSERVANCY **EASEMENT IN FAVOR OF MITIGATION FUTURES CONSERVANCY AS RECORDED IN** THE OFFICIAL RECORDS OF DALLAS COUNTY 202100194995 SHALL NOT OTHERWISE BE AFFECTED AND THE PROPERTY DESCRIBED IN SAID EASEMENT SHALL REMAIN UNDER SUCH CONSERVANCY

# SHEET 4 OF 4 PLAT VACATION

BLACKBERRY FARM ADDITION PHASE 1 LOTS 1-15, BLOCK A, LOTS 1-16, BLOCK B & LOTS 1-23, BLOCK C, AND COMMON LOTS 1X-8XBEING A 45.646 ACRE TRACT IN THE EDWARD A. COOK SURVEY, ABSTRACT NO. 300 JOHN JACKSON SURVEY, ABSTRACT NO. 698 DAVID MYERS SURVEY, ABSTRACT NO. 886 COPPELL, DALLAS COUNTY, TEXAS OWNER/DEVELOPER M&T DEVELOPERS, INC. BLACKBERRY FARMS HOME OWNERS ASSOCIATION, INC.

### FAX 214-488-5255 Westwood

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

FILED \_\_\_\_\_, INSTRUMENT NO. \_\_\_ \_\_\_, O.P.R.D.C.T.

JOB R0008335.03

DWG NO: 0008335FP-PHASE 1 PLAT VACATION.DWG