



DWG NO: 0008335FP-PHASE 1 - PG2 PLAT.DWG

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

Approved and Accepted:

Chairman, Planning and Zoning Commission

City of Coppell, Texas

The undersigned, the Planning and Zoning Commission Secretary of the City of Coppell, Texas, hereby certifies that the foregoing plat of Blackberry Farm Addition, Phase 1, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of _____, 20__, and the Planning and Zoning Commission, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines, as shown and set forth in and upon said plat, and said Chairman to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20__.

Planning and Zoning Commission Secretary. City of Coppell, Texas

FLOOD PLAIN NOTE

The subject property lies within Zone AE – Special Flood Hazard Areas inundated by the 100 year flood, Zone X - Shaded areas lying between the 100 year and 500 year flood plain and Zone X -Other areas determined to be outside 500-year floodplain as shown on the National Flood Insurance Program, Flood Insurance Rate Map (FIRM) for Dallas County, Texas and Incorporated Areas, Panel 155 of 725, Map Number 48113C0155 J, map revised August 23, 2001 as published by the Federal Emergency Management Agency (FEMA).

FLOODPLAIN ORDINANCE NOTE

Floodplain Development Permit Application No. ____ has been filed with the City of Coppell Floodplain Administrator on ______, 20__.

Floodplain Administrator

The developer, builder, seller, or agent shall inform in writing, each prospective buyer of subdivision lots or property located within special flood hazards areas of this site that such property is in an identified flood hazard area and that all development must conform to the provisions of the City of Coppell Floodplain Management Ordinance.

The written notice shall be filed for record in the county Deed Records and a copy of the notice must accompany the application for development permit.

NOTE: The City of Coppell will not have responsibility for maintenance of the floodway/flood plain area as shown hereon. The maintenance for these areas shall be the sole responsibility of the individual lot owner adjacent to said areas and/or the Homeowner's Association. These areas are to remain free of improvements that may obstruct the flow of storm water and protected from potential erosion by the owners. No fences will be allowed in the floodplain or any other structures (pools, decks, gazebos, etc.) per the City's Floodplain Ordinance.

FRANCHISE UTILITY STATEMENT

I, Jason B. Armstrong, (Surveyor), verify that all franchise utilities have each been contacted and provided a copy of the plat and development proposal and all franchise utility easements and/or abandonments are currently shown.

Jason B. Armstrong

WHEREAS, M&T Developers, Inc. and Blackberry Farms Homeowners Association, Inc. are the Owners of a 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 Coppell, Dallas County, Texas, and being all of the tracts of land conveyed to M&T Developers, Inc, recorded in Instrument No. 202100285674 and 202100285675, recorded in said Official Public Records, and being all of the tracts of land conveyed to Blackberry Farms Homeowner's Association, Inc, recorded in Instrument No. 202100188192 and 202100188193, of the Official Public 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 0217'45" 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 8914'32" 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 1308'25" 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 Lot 1R, Block A, Denton Creek @ Sandy Lake, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201200344284, of said Official Public Records, continuing in all a distance of 76.45 feet to a point for a corner;
- N 0038'25" W, continuing with the east line of said Lot 1R, Block A, a distance of 91.00 feet to a point for a corner;
- N 1921'15" E, continuing with the east line of said Lot 1R, Block A, a distance of 136.06 feet to a point for a corner, said point being the most westerly southeast corner of the Blackberry Farms Addition, Phase 1;

THENCE, the following courses and distances with the common line of the said Lot 1R, Block A and the said Blackberry Farms Addition, Phase 1:

- S8946'35" W, departing Denton Creek, a distance of 240.15 feet to a found 5/8 inch iron rod for a corner;
- S 0103'42" 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 5022'35" 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 Lot 1R, Block A and the said Blackberry Farms, Addition, Phase 1:

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

- N 5255'37" W, a distance of 116.04 feet to a set 5/8 inch iron rod for a corner;
- N 5241'50" 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 0600'12", a radius of 905.00 feet, a chord bearing of N 5539'49" W and a chord distance of 94.78 feet;

- Northwesterly, 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 1253'55", a radius of 610.29 feet, a chord bearing of N 5819'39" W and a chord distance of 137.10 feet;

- Northwesterly, along said curve, an arc distance of 137.39 feet to a set 5/8 inch iron rod for a corner;

- N 8921'23" 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 1451'47", a radius of 775.00 feet, a chord bearing of N 7455'33" W and a chord distance of 200.48 feet; for a corner;
- Northwesterly 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 8921'23" 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 Blackberry Farms Addition, Phase 1;

THENCE, N 0217'45" W, with the east line of said Lot 31 and the west line of the said Blackberry Farms Addition, Phase 1, 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 8846'02" E, continuing with the common line of the said Blackberry Farms Addition, Phase 1 and the said Lakewood Estates, a distance of 389.30 feet to a point for a corner in Denton Creek, said point being an angle point in the east line of said Lakewood Estates; THENCE, N 25°37'12" W, with the east line of the said Lakewood Estates and the approximate centerline of Denton Creek, a distance of 202.03 feet to a point

for a corner in the south line of a called 328.7 acre tract of land conveyed to Dallas Gun Club by deed recorded in Volume 79215, Page 1409, Deed Records of

THENCE, N 89°36'19" E, with the south line of the said 328.6 acre tract, a distance of 187.79 feet to a set 5/8 inch iron rod for a corner on the easterly side of Denton Creek;

THENCE, the following courses and distances with the east and north side of Denton Creek:

- S 55°03'09" W, a distance of 88.83 feet to a set 5/8 inch iron rod for a corner;
- S 23°16'33" E, a distance of 49.74 feet to a set 5/8 inch iron rod for a corner;

Dallas County, Texas;

- S 11°25'34" E, a distance of 69.13 feet to a set 5/8 inch iron rod for a corner;
- S 00°25'16' E, a distance of 70.93 feet to a set 5/8 inch iron rod for a corner;
- S 22°12'47" W, a distance of 12.17 feet to a set 5/8 inch iron rod for a corner; - S 46°40'42" E, a distance of 56.64 feet to a set 5/8 inch iron rod for a corner;
- THENCE, S 43°19'18" W, departing the northeast line of Denton Creek, a distance of 129.91 feet to a set 5/8 inch iron rod at the beginning of a tangent curve

THENCE, Southwesterly, along said curve, an arc distance of 39.28 feet to a set 5/8 inch iron rod at the point of tangency;

to the left with a central angle of 11°56'27", a radius of 188.50 feet, a chord bearing of S37°21'04" W and a chord distance of 39.21;

THENCE, S 31°22'51" W, a distance of 80.79 feet to a point for a corner in the approximate centerline of Denton Creek;

THENCE, S 58°37'09" E, with the approximate centerline of Denton Creek, a distance of 50.00 feet to a point for a corner;

THENCE, N 31°22°51" E, departing the approximate centerline of Denton Creek, a distance of 80.79 feet to the beginning of a tangent curve to the right with a central angle of 11°56'27", a radius of 138.50 feet, a chord bearing of N 37°21'04" E and a chord distance of 28.81 feet;

THENCE, Northeasterly, along said curve, an arc distance of 28.86 feet to the point of tangency;

THENCE, N 43°19'18" E, a distance of 11.01 feet to a set 5/8 inch iron rod for a corner in the northeast side of Denton Creek;

THENCE, the following courses and distances with the northeast and north side of Denton Creek:

- S 46°40'42" E, a distance of 65.50 feet to a set 5/8 inch iron rod for a corner;
- S85°58'00" E, a distance of 65.89 feet to a set 5/8 inch iron rod for a corner;
- S 79°20'04" E, a distance of 77.33 feet to a set 5/8 inch iron rod for a corner;
- S66°42'23" E. a distance of 88.23 feet to a set 5/8 inch iron rod for a corner:
- S 51°05'53" E, a distance of 153.86 feet to a set 5/8 inch iron rod for a corner;
- S 44°14'55" E, a distance of 98.91 feet to a set 5/8 inch iron rod for a corner; S 87°05'47" E. a distance of 137.45 feet to a set 5/8 inch iron rod for a corner:
- N 66°33'27" E, a distance of 112.53 feet to a set 5/8 inch iron rod for a corner;
- N 30°34'43" E, a distance of 70.04 feet to a set 5/8 inch iron rod for a corner;
- N 26°55'19" E, a distance of 151.34 feet to a set 5/8 inch iron rod for a corner;

THENCE, N 27°48'18" W, departing the north side of Denton Creek, a distance of 500.84 feet to a set 5/8 inch iron rod for a corner in the south line of the said 328.6 acre tract and a northwest corner of said Blackberry Farms Addition, Phase 1;

THENCE, N 89°36'19" E, with the south line of the said 328.6 acre tract, a distance of 607.05 feet to set 5/8 inch iron rod for a corner, said point being the northeast corner of said Blackberry Farms Addition, Phase 1 and the northwest corner of the said 23.6 acre tract;

THENCE, S 04°58'43" W, with the west line of the said 23.6 acre tract, a distance of 1,712.77 feet to the Point of Beginning and Containing 1,988,316 square feet or 45.645 acres of land.

OWNER'S DEDICATION

NOW. THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, M&T Developers, Inc. and Blackberry Farm Homeowner's Association, Inc. is the owner of the herein described property, does hereby adopt this plat designating the herein described property as **BLACKBERRY FARM ADDITION**, **PHASE 1**, an addition to the City of Coppell, Dallas County, Texas and does hereby dedicate, in fee simple, to the public use forever the streets and alleys shown hereon. The easements shown hereon are hereby reserved for purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for public utilities, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other Improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the night to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other Improvements or growths which In any way endanger or interfere with the construction, maintenance or efficiency of Its respective right or ingress or egress to or from and upon the said easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of Its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

Water main and wastewater easements shall also include additional areas of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all plating ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

Executed this the ___ day of _____, 20__.

BY: M&T Developers, Inc. and Blackberry Farm Homeowner's Association, Inc.

Terry Holmes, President

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned authority in and for the 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 he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of , 20 .

Notary Public, State of Texas

SEE SHEET 4 FOR LINE AND CURVE TABLES & LOT AREAS

SHEET 3 OF 4

FINAL PLAT

BLACKBERRY FARM ADDITION PHASE 1 LOTS 1-15, BLOCK A, LOTS 1-16, BLOCK B

& LOTS 1-23, BLOCK C, AND COMMON LOTS 1X-4X, 6X-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.

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

Westwood Phone (214) 473-4640 2901 North Dallas Parkway, Suite 400 (888) 937-5150 Plano, TX 75093

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			ablo
. ,,					able
ine #	Length	Direction	Line #	Length	Direction
L1	76.45	N13 ^o 08'25"W	L63	121.40	S52°51'48"V
L2	91.00	N0°38'25"W	L64	13.98	N68°41'24"V
L3	136.06	N19°21'15"E	L65	16.47	N2°17'44"W
L4	240.15	S89°46'35"W	L66	153.91	N82°34'59"V
L5	1.35	S1°03'42"W	L67	129.37	N82°34'59"V
L6	116.06	N52°55'36"W	L68	45.00	S37°04'24"V
L7	27.59	N52°41'50"W	L69	22.43	S61°50'46"W
L8	23.24	N89°21'23"W	L70	8.76	S52°51'49"W
L9	202.03	N25°37'12"W	L71	32.67	S52°51'49"W
L10	187.79	N89°36'19"E	L72	31.52	N52°51'48"E
				-	
L11	88.83	S55°03'09"W	L73	46.25	N52°51'48"E
L12	49.74	S23°16'33"E	L74	17.49	N40°15'13"E
L13	69.13	S11°25'34"E	L75	61.51	S54°19'42"E
L14	70.93	S0°25'16"E	L76	66.91	S42°04'49"E
L15	12.17	S22°12'47"W	L77	53.11	S45°35'20"E
L16	57.96	S46°40'42"E	L78	26.08	S57°47'35"
L17	103.09	S43°19'18"W	L79	66.26	S64°55'04"
L18	80.79	S31°22'51"W	L80	28.24	S65°18'35"I
L19	50.00	S58°37'09"E	L81	73.70	S75°53'28"
L20	80.79	N31°22'51"E	L82	65.87	N83°10'00"
				-	
L21	11.01	N43 ^o 19'18"E	L83	97.41	N74°27'43"
L22	65.50	S46°40'42"E	L84	37.73	N75°02'26"
L23	65.89	S85°58'00"E	L85	84.24	N61°02'53"
L24	77.33	S79°20'04"E	L86	4.43	N42°03'00"
L25	88.23	S66°42'23"E	L87	49.36	S9°54'33"V
L26	153.86	S51°05'53"E	L88	30.56	S8°38'20"E
L27	79.52	S59°51'07"E	L89	83.34	N61°59'12"V
L28	140.78	S81°41'40"E	L90	77.51	S82°14'18"W
L29	51.48	N83°56'12"E	L91	36.33	S72°04'54"V
L30	54.78	N66°33'27"E	L92	37.25	S65°54'48"V
L31	70.04	N30°34'43"E	L93	54.11	S59°48'24"V
L32	53.28	S33°29'25"W	L94	70.04	S50°49'47"V
					
L33	121.40	N52°51'49"E	L95	64.21	S45°40'03"V
L34	14.30	S30°57'11"E	L96	56.00	S38°43'38"V
L35	320.83	S2°17'45"E	L97	35.24	S45°31'33"V
L36	42.37	N31°22'51"E	L98	26.67	S80°12'56"E
L37	220.88	N31°22'51"E	L99	30.29	S54°19'42"E
L38	204.78	S2 ^o 17'45"E	L100	31.21	S54°19'42"E
L39	5.00	S87°42'15"W	L101	16.72	S42°04'49"E
L40	121.91	N88°09'30"W	L102	11.66	S57°47'35"E
L41	1.00	S1°50'30"W	L103	14.42	S57°47'35"E
L42	14.74	N32°36'10"E	L104	28.24	S65°18'35"E
L43	15.05	N17°19'54"E	L105	20.75	S75°53'28"E
L44	320.83	N2°17'45"W	L106	44.03	S59°48'24"V
L45	13.07	N31°22'51"E	L107	10.07	S59°48'24"V
			-		
L46	15.31	N2°59'04"W	L108	43.55	S38°43'38"V
L47	165.17	N2°17'45"W	L109	12.45	S38°43'38"V
L48	159.34	S2°17'45"E	L110	13.53	N88°09'30"\
L49	10.98	N88°04'33"E	L111	13.09	N88°09'30"\
L50	177.42	N31°22'51"E	L112	31.63	N66°27'53"E
L51	189.25	S31°22'51"W	L113	104.94	S62°53'50"\
L52	14.54	S12°00'11"E	L114	33.21	S86°57'17"V
L53	26.61	S88°09'30"E	L115	20.00	S3°02'43"E
L54	66.83	N66°27'53"E	L116	33.21	S86°57'17"W
L55	66.83	N62°46'53"W	L117	85.01	N02°17'45"V
L56	26.61	N88°09'30"W	L118	34.46	N31°22'51"
					
L57	15.01	S67°12'37"W	L119	19.27	S75°52'59"
L58	121.40	S52°51'48"W	L120	44.19	S55°59'24"V
L59	18.07	N32°36'10"E	L121	30.00	S52°50'15"
L60	320.91	N2 ^o 17'45"W	L122	15.03	S52°50'15"
L61	19.30	N77°33'50"E	L123	14.97	S52°50'15"
L62	13.88	S19°35'24"E	L124	45.05	S37°04'24"W

LINE AND CURVE TABLES

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 64.98 S02°17'45"E L142 | 173.15 | S5°49'01"W L143 | 177.60 | N5°49'01"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"E L166 | 101.66 | N71°00'59"E L167 20.00 S18°59'01"E L168 | 101.66 | N71°00'59"E L169 41.27 S83°56'12"W L170 | 115.12 | N76°22'15"W L171 20.00 N13°47'45"E L172 | 126.86 | S76°22'15"E L173 9.78 S44°51'20"E 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 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

Line # Length Direction

	Γ	<u> </u>	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	200.00	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		575.00			
	413.17		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"		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 ^o 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	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	125.41	550.00	13°03'53"	S 72°29'29" W	125.14
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	141.72	241.12	33°40'33"	S 14°32'31" W	139.69
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	173.83	300.23	33°10'26"	N 69°34'29" E	171.41
C42	176.78	510.56	19°50'19"	S 76°14'32" W	175.90
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	49.28	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°10'24" E	93.16
C50	80.19	225.00	20°25'08"	N 29°20'40" W	79.76
C51	66.13	225.00	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	50.00	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	80.54	50.00	92°17'50"	N 17°59'08" E	72.11
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	225.00	5°30'34"	S 84°48'34" E	21.62
_	67.14	375.00	10°15'29"	S 82°26'03" E	67.05
C61					
C61	86.54	375.00	13°13'22"	S 70°41'37" E	86.35
		375.00 375.00	13°13'22" 13°06'33"	S 70°41'37" E S 57°31'39" E	86.35 85.61

C					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dis
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	52.97	300.23	10°06'32"	S 58°02'32" W	52.90
C71	96.03	300.23	18°19'36"	S 72°15'35" W	95.62
C72	24.83	300.23	4°44'19"	S 83°47'32" W	24.82
C73	57.27	510.56	5°58'42"	S 83°10'20" W	57.25
C74	20.23	510.56	2°16'14"	S 79°02'52" W	20.23
C75	103.27	510.56	11°35'23"	S 72°07'04" W	103.10
C76	188.19	250.00	43°07'46"	N 68°33'08" W	183.78
C77	55.74	725.00	4°24'17"	N 49°11'24" W	55.72
C78	87.57	175.07	18°16'31"	S 67°10'49" W	86.66
C79	55.90	250.00	12°48'53"	N 83°42'51" W	55.79
C80	57.70	250.00	13°13'33"	N 70°41'39" W	57.57
C81	58.44	250.00	13°23'46"	N 57°22'59" W	58.31
C82	16.15	250.00	3°42'07"	N 48°50'02" W	16.15
C83	55.84	175.07	18 ^o 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	14.59	550.00	1°33'08"	N 78°14'52" E	14.59
C87	65.69	350.23	10°44'49"	N 73°40'10" E	65.60
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 32°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"	N 39°32'09" 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"	S 78°05'24" W	24.77
C100	95.70				
	95.70	550.00	9°58'09"	N 83°10'25" W	95.58
C101	103.91	550.00 550.00	9°58'09" 10°49'28"	N 83°10'25" W N 72°46'37" W	
C101 C102					95.58
	103.91	550.00	10°49'28"	N 72°46'37" W	95.58 103.75
C102	103.91 94.36	550.00 550.00	10°49'28" 9°49'49"	N 72°46'37" W N 62°26'58" W	95.58 103.75 94.25
C102 C103	103.91 94.36 84.13	550.00 550.00 550.00	10°49'28" 9°49'49" 8°45'53"	N 72°46'37" W N 62°26'58" W N 53°09'08" W	95.58 103.75 94.25 84.05
C102 C103 C104	103.91 94.36 84.13 17.11	550.00 550.00 550.00 550.00	10°49'28" 9°49'49" 8°45'53" 1°46'56"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W	95.58 103.75 94.25 84.05 17.11
C102 C103 C104 C105	103.91 94.36 84.13 17.11 63.29	550.00 550.00 550.00 550.00 425.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W	95.58 103.75 94.25 84.05 17.11 63.23
C102 C103 C104 C105 C106	103.91 94.36 84.13 17.11 63.29 76.88	550.00 550.00 550.00 550.00 425.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78
C102 C103 C104 C105 C106 C107	103.91 94.36 84.13 17.11 63.29 76.88 79.06	550.00 550.00 550.00 425.00 425.00 425.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95
C102 C103 C104 C105 C106 C107	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74	550.00 550.00 550.00 425.00 425.00 425.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61
C102 C103 C104 C105 C106 C107 C108 C109	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74	550.00 550.00 550.00 425.00 425.00 425.00 175.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92
C102 C103 C104 C105 C106 C107 C108 C109	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74	550.00 550.00 550.00 425.00 425.00 425.00 425.00 175.00 24.50	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28
C102 C103 C104 C105 C106 C107 C108 C109 C110 C111	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74 98.65 21.43	550.00 550.00 550.00 425.00 425.00 425.00 425.00 175.00 24.50 9.50	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37" 129°14'46"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" E	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28 17.17
C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74 98.65 21.43 26.86	550.00 550.00 550.00 425.00 425.00 425.00 175.00 24.50 9.50	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37" 129°14'46" 5°35'49" 16°52'12"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" E S 46°07'12" W S 79°16'09" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28 17.17 26.85
C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74 98.65 21.43 26.86 85.39 101.01	550.00 550.00 550.00 425.00 425.00 425.00 175.00 24.50 9.50 275.00 290.00 610.29	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37" 129°14'46" 5°35'49" 16°52'12" 9°28'59"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" E S 46°07'12" W S 79°16'09" W N 60°02'07" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28 17.17 26.85 85.08 100.89
C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74 98.65 21.43 26.86 85.39 101.01 2.28	550.00 550.00 550.00 425.00 425.00 425.00 175.00 24.50 275.00 290.00 610.29 775.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37" 129°14'46" 5°35'49" 16°52'12" 9°28'59" 0°10'07"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" W N 1°50'30" E S 46°07'12" W S 79°16'09" W N 60°02'07" W N 67°33'33" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28 17.17 26.85 85.08 100.89 2.28
C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74 98.65 21.43 26.86 85.39 101.01 2.28 23.63	550.00 550.00 550.00 425.00 425.00 425.00 175.00 24.50 275.00 290.00 610.29 775.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37" 129°14'46" 5°35'49" 16°52'12" 9°28'59" 0°10'07" 24°37'15"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" E S 46°07'12" W S 79°16'09" W N 60°02'07" W N 67°33'33" W S 74°38'39" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28 17.17 26.85 85.08 100.89 2.28 23.45
C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74 98.65 21.43 26.86 85.39 101.01 2.28 23.63 32.28	550.00 550.00 550.00 425.00 425.00 425.00 175.00 24.50 275.00 290.00 610.29 775.00 75.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37" 129°14'46" 5°35'49" 16°52'12" 9°28'59" 0°10'07" 24°37'15" 24°39'29"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" E S 46°07'12" W S 79°16'09" W N 60°02'07" W N 67°33'33" W S 74°38'39" W S 74°37'29" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28 17.17 26.85 85.08 100.89 2.28 23.45 32.03
C102 C103 C104 C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116	103.91 94.36 84.13 17.11 63.29 76.88 79.06 81.74 84.74 98.65 21.43 26.86 85.39 101.01 2.28 23.63	550.00 550.00 550.00 425.00 425.00 425.00 175.00 24.50 275.00 290.00 610.29 775.00	10°49'28" 9°49'49" 8°45'53" 1°46'56" 8°31'56" 10°21'54" 10°39'32" 11°01'10" 27°44'48" 230°42'37" 129°14'46" 5°35'49" 16°52'12" 9°28'59" 0°10'07" 24°37'15"	N 72°46'37" W N 62°26'58" W N 53°09'08" W N 47°52'43" W N 51°15'13" W N 60°42'08" W N 71°12'51" W N 82°03'12" W N 70°53'49" W S 1°50'30" E S 46°07'12" W S 79°16'09" W N 60°02'07" W N 67°33'33" W S 74°38'39" W	95.58 103.75 94.25 84.05 17.11 63.23 76.78 78.95 81.61 83.92 44.28 17.17 26.85 85.08 100.89 2.28 23.45

Curve Table

LOT AREA TABLE

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					
ot #	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			
	ot # 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	ot # Area (SF) 1 12,653 2 9,375 3 9,375 4 9,375 5 9,372 6 12,154 7 9,039 8 9,015 9 9,015 10 9,231 11 10,426 12 9,333 13 9,020 14 9,302 15 9,503			

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 Ar	ea Lots
Lot 1X	15,564	0.357
Lot 2X	49,001	1.125
Lot 3X	181,435	4.165
Lot 4X	45,260	1.039
Lot 6X	85,547	1.964
Lot 7X	947,138	21.743
Lot 8X	8,369	0.192

SHEET 4 OF 4 FINAL PLAT

BLACKBERRY FARM ADDITION PHASE 1 LOTS 1-15, BLOCK A, LOTS 1-16, BLOCK B

& LOTS 1-23, BLOCK C, AND COMMON LOTS 1X-4X, 6X-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 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

Westwood

Phone (214) 473-4640 2901 North Dallas Parkway, Suite 400 Toll Free (888) 937-5150 Plano, TX 75093

FILED _____, INSTRUMENT NO. _____, O.P.R.D.C.T.

DWG NO: 0008335FP-PHASE 1 PLAT.DWG

JOB R0008335.03