



Line Table			Curve Table					
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	79.48'	S23°53'36"E	C1	28.86'	138.50'	011°56'27"	S 37°21'04" W	28.81'
L2	62.67'	S38°08'36"E	C2	39.28'	188.50'	011°56'27"	N 37°21'04" E	39.21'
L3	70.04'	S30°34'43"W	C3	26.86'	275.00'	005°35'49"	N 46°07'12" E	26.85'
L4	54.78'	S66°33'27"W	C4	34.07'	163.50'	011°56'27"	S 37°21'04" W	34.01'
L5	51.48'	S83°56'12"W	C5	179.37'	250.00'	041°06'28"	S 63°52'32" W	175.54'
L6	11.01'	S43°19'18"W	C6	180.40'	300.00'	034°27'14"	N 78°20'37" W	177.69'
L7	50.00'	N58°37'09"W	C7	126.83'	350.00'	020°45'43"	N 50°44'09" W	126.13'
L8	12.17'	N22°12'47"E	C8	261.80'	50.00'	300°00'00"	N 49°38'43" E	50.00'
L9	33.40'	N55°59'17"E	C9	16.56'	75.00'	012°39'06"	S 55°58'16" W	16.53'
L10	32.83'	N34°29'56"E	C10	12.18'	55.00'	012°41'19"	S 55°59'22" W	12.16'
L11	36.23'	S30°09'09"E	C11	23.98'	50.00'	027°28'29"	N 59°46'16" E	23.75'
L12	35.11'	S29°02'08"E	C12	35.33'	50.00'	040°28'59"	S 86°15'00" E	34.60'
L13	64.90'	S01°12'24"W						
L14	80.11'	S54°34'33"W						
L15	20.67'	S70°31'21"W						
L16	26.54'	S83°56'12"W						
L17	76.93'	N81°41'40"W						
L18	67.25'	N54°28'57"W						
L19	28.21'	N47°39'29"W						
L20	35.56'	N61°33'25"W						
L21	31.75'	S55°09'07"W						
L22	67.10'	S38°51'07"W						
L23	80.80'	S31°23'10"W						
L24	18.75'	N84°25'46"E						
L25	20.58'	N64°50'16"W						
L26	66.40'	N38°51'07"E						
L27	159.76'	N49°38'43"E						
L28	161.77'	S49°38'43"W						
L29	14.27'	S62°51'17"E						
L30	22.48'	S40°21'17"E						
L31	38.36'	S78°05'48"W						

GROSS LOT DENSITY: 9 LOTS/9.209 ACRES = 1.023 LOTS/AC.
NET OF LOT 9X: 9 LOTS/6.446 ACRES = 0.716 LOTS/AC.

Line Table		
Line #	Length	Direction
L32	23.10'	N62°51'17"W
L33	13.13'	N40°21'17"W
L34	63.44'	N10°15'27"W
L35	109.98'	N05°57'11"E
L36	111.11'	S05°57'11"W
L37	71.66'	S10°15'27"E

CONSERVATION EASEMENT NOTE

- CONSERVATION EASEMENT RECORDED IN INST. NO. 202100194995, O.P.R.D.C.T.
- ACCESS OVER THE PUBLIC EASEMENTS IS ALLOWED FOR MAINTENANCE OF THE CONSERVATION EASEMENT AREA.
- THERE SHALL BE NO DUMPING OR PUMPING OF WATER FROM THE RESIDENTIAL LOTS INTO THE CONSERVATION EASEMENT AREAS.
- A PRIVATE PEDESTRIAN TRAIL MAY BE CONSTRUCTED WITHIN THE CONSERVATION EASEMENT AREA FOR USE OF THE RESIDENTS AND GUESTS. MAINTENANCE OF THE TRAIL WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

- NOTES:
- ALL COMMON AREAS INCLUDING STREETS, SIDEWALKS, BRIDGE, SCREENING WALLS & LANDSCAPING AND ALL DRAINAGE EASEMENTS WITHIN COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
 - THE 100 YR FLOODPLAIN AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - RETAINING WALLS ARE TO BE CONSTRUCTED OF STONE AND MAINTAINED BY THE LOT OWNER. IF THE OWNER FAILS TO MAINTAIN THE WALL, THE HOA HAS THE RIGHT TO REPAIR THE WALL AND ASSESS THE LOT OWNER. CITY HAS NO RESPONSIBILITY FOR THE RETAINING WALLS ON PRIVATE PROPERTY.
 - SCREENING WALLS TO BE CONSTRUCTED OF STONE AND ARE TO BE 6 TO 8 FEET IN HEIGHT.
 - NO PARKING SIGNS SHALL BE PLACED ON THE SOUTHEAST SIDE OF BLACKBERRY DRIVE FROM SANDY LAKE ROAD TO THE EMERGENCY ACCESS DRIVE AND FOR THE WINDMILL DRIVE CREEK CROSSING.
 - THE PRIVATE DRAINAGE EASEMENT ON LOT 8X SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - THE BASIS OF BEARING IS DERIVED FROM THE EAST LINE OF LAKEWOOD ESTATES, RECORDED IN VOLUME 94057, PAGE 602, D.R.D.C.T.
 - THE CITY OF COPPELL SHALL NOT BE RESPONSIBLE IN ANY FORM FOR THE RETAINING WALLS ABOVE THE STORM DRAINS. SHOULD THE CITY NEED TO PERFORM MAINTENANCE OR UPGRADES IN THE DRAINAGE EASEMENT IT SHALL BE THE HOA (OR HOME OWNER'S) RESPONSIBILITY TO MAKE ANY REPAIRS TO THE WALL.
 - THIS SUBDIVISION IS SUBJECT TO THE ORDINANCE PROVISIONS FOR (PD-259R3 SF-7 AND SF-9).
 - PER THE APPROVED PD CONDITIONS THIS SUBDIVISION PLAT IS NOT SUBJECT TO SECTION 13-9-16-20 OF THE SUBDIVISION ORDINANCE REQUIRING AN EROSION HAZARD SETBACK ALONG THE FLOODPLAIN AREAS.
 - LOT 5X (ALL STREETS SHOWN HEREON) IS HEREBY DEDICATED AS A "UTILITY, DRAINAGE, EMERGENCY ACCESS, AND LIMITED GENERAL PUBLIC ACCESS EASEMENT". AUTHORIZED EMPLOYEES, AGENTS, OR REPRESENTATIVES OF THE CITY OF COPPELL, AND/OR ALL FRANCHISED UTILITY COMPANIES SERVING THIS DEVELOPMENT INCLUDING, BUT NOT LIMITED TO: ONCOR ELECTRIC, ATMOS GAS, AND/OR THEIR SUCCESSORS, SHALL HAVE UNLIMITED INGRESS AND EGRESS ACROSS THE EASEMENT AREA, AND THE RIGHT TO INSPECT, MAINTAIN, REMOVE, AND REPLACE THEIR RESPECTIVE FACILITIES AND CONDUCT THEIR OPERATIONS THEREIN. THE GENERAL PUBLIC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS ACROSS THE EASEMENT AT LEAST BETWEEN 7:00 AM AND 7:00 PM EACH DAY. HOMEOWNERS WITHIN THIS SUBDIVISION SHALL HAVE 24 HOUR INGRESS AND EGRESS.
 - BLACKBERRY FARM ADDITION, PHASE 1 AND EASEMENTS WITHIN SAID PHASE, RECORDED IN INST. NO. _____, O.P.R.D.C.T. (UNLESS OTHERWISE NOTED).

SITE DATA TABLE	
EXISTING ZONING:	PD 259
PROPOSED ZONING:	PD-259R3-SF-7/SF-9
PROPOSED USE:	SINGLE FAMILY
NO. OF LOTS:	9 LOTS*
MINIMUM LOT AREA:	7500 SF
MINIMUM LOT WIDTH:	
(AT FRONT BLDG. LINE):	65 FEET
MINIMUM LOT DEPTH:	100 FEET
MINIMUM DWELLING SIZE:	2,800 SF (EXCLUSIVE OF GARAGES, BREEZEWAYS AND PORCHES)**
FRONT YARD:	25' MINIMUM
SIDE YARD:	5' MINIMUM
REAR YARD:	20' MINIMUM
MAX. HEIGHT:	2 1/2 STORY/35 FEET

* ALL SINGLE FAMILY LOTS IN PHASE 2 ARE LOCATED IN PD "259R3" SF-7 ZONED AREA AND ALL SINGLE FAMILY LOTS IN PHASE 1 ARE LOCATED IN THE PD "259R3" SF-9 AREA
** DWELLING UNITS ON LOT 1 AND 9, BLOCK D, SHALL BE A MINIMUM OF 2,800 SF

FINAL PLAT
BLACKBERRY FARM ADDITION,
PHASE 2
LOTS 1-9, 5X & 9X, BLOCK D
9.209 ACRES OF LAND IN THE
EDWARD A. COOK SURVEY, ABSTRACT NO. 300
COPPELL, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER

HBBL DEVELOPMENT, INC.
225 E. SH 121 COPPELL, TEXAS 75019
214-488-5200 FAX 214-488-5255

ENGINEER/SURVEYOR

Westwood
225 E. SH 121 COPPELL, TEXAS 75019
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HBBL DEVELOPMENT, INC.
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225 E. SH 121
Coppell, Texas 75019
214-488-5200
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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

Approved and Accepted:

Chairman, Planning and Zoning Commission
City of Coppell, Texas

Date

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 2, 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__.

Name
Floodplain Administrator

Date

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 s 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

LEGAL DESCRIPTION
BLACKBERRY FARM - PHASE 2

WHEREAS, HBBL Development, Inc. is the sole owner of a 9.209 acre tract of land situated in the Edward Cook Survey, Abstract No. 300, City of Coppell, Dallas County, Texas said tract being part all of a 9.209 acre tract of land conveyed to HBBL Development, Inc. by deed recorded in Instrument No. 202100285676, of the Official Public Records of Dallas County, Texas; said 9.209 acre tract 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 the northwest corner of Lot 7X, Blackberry Farm Addition, Phase 1, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. _____ of the Official Public Records of Dallas County, Texas and the northeast corner of said 9.209 acre tract; said point being in the south line a called 328.7 acre tract of land conveyed to the Dallas Gun Club by deed recorded in Volume 79215, Page 1409, of the Deed Records of Dallas County, Texas;

THENCE, departing the said south line of the 328.7 acre tract of land, along the common line between said Lot 7X and said 9.209 acre tract, the following courses and distances;

- S 23°53'36" E, a distance of 79.48 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- S 38°08'36" E, a distance of 62.67 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- S 27°48'18" E, a distance of 362.91 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- S 26°55'19" W, a distance of 151.34 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- S 30°34'43" W, a distance of 70.04 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- S 66°33'27" W, a distance of 54.78 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- S 83°56'12" W, a distance of 51.48 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- N 81°41'40" W, a distance of 140.78 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- N 59°51'07" W, a distance of 79.52 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- N 51°05'53" W, a distance of 153.86 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- N 66°42'23" W, a distance of 88.23 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- N 79°20'04" W, a distance of 77.33 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- N 85°58'00" W, a distance of 65.89 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for an angle point;
- N 46°40'42" W, a distance of 65.50 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for the northwest corner of said Lot 7X and a re-entrant corner of said 9.209 acre tract;
- S 43°19'18" W, a distance of 11.01 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner, said point being the beginning of a tangent curve to the left with a central angle 11°56'27", a radius of 138.50 feet, a chord bearing of S 37°21'04" W and a chord distance of 28.81 feet;
- Along said tangent curve to the left, an arc distance of 28.86 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;
- S 31°22'51" W, a distance of 80.79 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner at the east end of the north terminus of Windmill Drive, a 50-foot right-of-way;

THENCE N 58°37'09" W, departing the said common line between Lot 7X and the 9.209 acre tract, along said north terminus pf Windmill Drive, a distance of 50.00 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner at the west end of the said north terminus of Wndmill Drive; said point being in the easterly line of Lot 6X, of said Blackberry Farm Addition, Phase 1, and being at the southwest corner of said 9.209 acre tract;

THENCE, along the common line between saidf Lot 6X, of Blackberry Farm Addition, Phase 1 and said 9.209 acre tract, the following courses and distances;

- N 31°22'51" E, a distance of 80.79 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner, said point being the beginning of a tangent curve to the right with a central angle of 11°56'27", a radius of 188.50 feet, a chord bearing of N 37°21'04" E and a chord distance of 39.21 feet;
- Northeasterly, along said curve, an arc distance of 39.28 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;
- N 43°19'18" E, a distance of 103.09 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner, said point being the beginning of a tangent curve to the right having a central angle of 05°35'49" a radius of 275.00 feet, a chord bearing of N 46°07'12" E and a chord distance of 26.85 feet;
- Northeasterly, along said curve, an arc distance of 26.86 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for the south corner of said Lot 1, Block D;

THENCE, departing the said west line of Windmill Drive, along a common line between said Lot 6X and said Lot 1, Block D, the following courses and distances;

- N 46°40'42" W, a distance of 57.96 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner in the northeasterly line of Denton Creek;
- N 22°12'47" E, a distance of 12.17 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;
- N 00°25'16" W, a distance of 70.93 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;
- N 11°25'34" W, a distance of 69.13 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;
- N 23°16'33" W, a distance of 49.74 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;
- N 55°03'09" E, a distance of 88.83 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for the northeast corner of said Lot 6X, Blackberry Farm, Phase 1 and the northwest corner of said 9.209 acre tract; said point being in the said south line of 328.7 acre tract of land;

THENCE, N 89°36'19" E, departing the said common line between Lot 6X and the 9.209, along the common line between said 9.209 acre tract and the said 328.7 acre tract, a distance of 516.12 feet to the POINT OF BEGINNING and containing 401,151 square feet or 9.209 acres of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, HBBL Development, Inc. and Blackberry Farm Homeowner's Association are the owners of the herein described property, does hereby adopt this plat designating the herein described property as **BLACKBERRY FARM ADDITION, PHASE 2**, 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 right 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: HBBL Development, Inc. and Blackberry Farm Homeowner's Association

By: 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, President of HBBL Development, Inc., 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

FINAL PLAT
BLACKBERRY FARM ADDITION,
PHASE 2
LOTS 1-9, 5X & 9X, BLOCK D
9.209 ACRES OF LAND IN THE
EDWARD A. COOK SURVEY, ABSTRACT NO. 300
COPPELL, DALLAS COUNTY, TEXAS

ENGINEER/SURVEYOR

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9.209 ACRES DECEMBER 08, 2023 JOB NO. 0008335.00 BLACKBERRY FARMS, PHASE 2