



THE PURPOSE OF THIS DOCUMENT IS TO VACATE ALL LOTS, RIGHT-OF-WAYS, EASEMENTS, AND SETBACKS CREATED BY BLACKBERRY FARMS, ADDITION PHASE 2, RECORDED IN INSTRUMENT NO. 202300040107, 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

SITE DATA TABLE	
EXISTING ZONING:	PD 259
PROPOSED ZONING:	PD-259R-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:	2,400 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

**PLAT VACATION
BLACKBERRY FARM ADDITION,
PHASE 2
LOTS 1R-9R & 9X, BLOCK D
BEING A REPLAT OF LOTS 1-20 AND 9X, BLACKBERRY FARM ADDITION, PHASE 2, RECORDED IN INSTRUMENT NO. 202200003157
9.209 ACRES OF LAND IN THE EDWARD A. COOK SURVEY, ABSTRACT NO. 300 COPPELL, DALLAS COUNTY, TEXAS**

OWNER/DEVELOPER
HBBL DEVELOPMENT, INC.
C/O THE HOLMES BUILDERS
225 E. SH 121
Coppell, Texas 75019
214-488-5200
FAX 214-488-5255

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	261.80'	50.00'	300°00'00"	N 49°38'43" E	50.00'
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	C13	23.98'	50.00'	027°28'29"	N 59°46'16" E	23.75'
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	48.00'	N40°21'17"W						
L28	48.00'	S40°21'17"E						
L29	24.74'	N49°38'43"E						
L30	10.26'	N49°38'43"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
L38	22.48'	S40°21'17"E
L39	14.27'	S62°51'17"E

CONSERVATION EASEMENT NOTE

a. CONSERVATION EASEMENT RECORDED IN INST. NO. 202100194995, O.P.R.D.C.T.

b. ACCESS OVER THE PUBLIC EASEMENTS IS ALLOWED FOR MAINTENANCE OF THE CONSERVATION EASEMENT AREA.

c. THERE SHALL BE NO DUMPING OR PUMPING OF WATER FROM THE RESIDENTIAL LOTS INTO THE CONSERVATION EASEMENT AREAS.

d. 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.

- LEGEND**
- FIR Found 5/8 inch Iron Rod with yellow plastic cap stamped "WESTWOOD PS"
 - SIR Set 5/8 inch Iron Rod with yellow plastic cap stamped "WESTWOOD PS"
 - 100 Yr. Flood Elevation
 - MFF Minimum Finish Floor (2 feet above 100 year flood elevation)
 - P.O.B. POINT OF BEGINNING
 - A.E. Access Easement
 - D.E. Drainage Easement
 - S.S.E. Sanitary Sewer Easement
 - U.E. Utility Easement
 - B.T.P. By This Plat
 - S.U.E. Sidewalk and Utility Easement
 - M.A.U.E. Mutual Access and Utility Easement
 - B.F.E. Base Flood Elevation
 - INST. NO. Instrument Number
 - O.P.R.D.C.T. Official Public Records of Dallas County
 - D.R.D.C.T. Deed Records of Dallas County, Texas
 - Vol. Pg. Volume Page
 - BL Building Line
 - P. HOA Private Home Owner's Association
 - WE Water Easement
 - P.U.E. Private Utility Easement

- NOTES:**
- ALL COMMON AREAS INCLUDING SCREENING WALLS & LANDSCAPING AND ALL DRAINAGE EASEMENTS WITHIN COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S 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 8 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-259R-SF-7 AND SF-9.
 - PER THE APPROVED PD CONDITIONS THIS SUBDIVISION PLAT IS NOT SUBJECT TO SECTION 13-9-1-0-20 OF THE SUBDIVISION ORDINANCE REQUIRING AN EROSION HAZARD SETBACK ALONG THE FLOODPLAIN AREAS.

ENGINEER/SURVEYOR
Westwood

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Tel/Fax (888) 937-5150 Plano, TX 75093
westwoods.com
Westwood Professional Services, Inc.
TDFE Firm Reg. No. 11736
TDFLS Firm Reg. No. 10074301

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 }
COUNTY OF DALLAS }
KNOW ALL MEN BY THESE PRESENTS

WE THE UNDERSIGNED, BEING THE OWNERS OF ALL THE LOTS LOCATED WITHIN THE BLACKBERRY FARM ADDITION, PHASE 2, LOTS 1R-9R BLOCK D, LOT 9X, A SUBDIVISION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS AND BEING RECORDED AS DOC. 202300040107, OF THE MAP AND PLAT RECORDS OF DALLAS COUNTY, TEXAS, ON THE 2ND DAY OF MARCH 2023, 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.

HBBL DEVELOPMENT, INC.

BY: TERRY HOLMES
MANAGER

STATE OF TEXAS }

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 HE EXECUTED THE SAME FOR THE PURPOSES 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 BLACKBERRY FARM ADDITION, PHASE 2, WAS SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20__, AND BY FORMAL ACTION APPROVED THE VACATION OF THIS PLAT.

WITNESS MY HAND THIS _____ DAY OF _____, 20__.

PLANNING AND ZONING
COMMISSION SECRETARY

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