

DATED this the \_\_\_\_\_ day of \_\_\_\_\_, 2018. FOR REVIEW ONLY NOT FOR RECORDING L. LYNN KADLECK Registered Professional Land Surveyor No. 3952

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 L. Lynn Kadleck, 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 \_\_\_\_\_, 2018.

Notary Public, State of 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 \_\_\_\_\_\_, 2018.

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 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.

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 1, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the \_\_\_\_\_day of \_\_\_\_\_, 2018, 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., 2018.

Planning and Zoning Commission Secretary, City of Coppell, Texas

FRANCHISE UTILITY STATEMENT:

I, L. Lynn Kadleck, (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.

L. Lynn Kadleck

#### OWNER'S CERTIFICATION

WHEREAS, DENTON CREEK LAND COMPANY, LTD and BLACKBERRY FARM, LTD 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 said tract being part of a called 45.4834 acre, all of a 0.4976 acre and a 0.8297 acre tract of land conveyed to Denton Creek Land Company, Ltd. by deed recorded in Volume 2003133, Page 1569, Deed Records of Dallas County, Texas and all of a called 8.05 acre tract of land conveyed to Blackberry Farm, Ltd. by deed recorded in Instrument Number 201200377546, 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 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.

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;
- 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
- 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
- S 50°22'35" 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 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°55'37" W. a distance of 116.04 feet to a set 5/8 inch iron rod for a corner:
- N 52°41'50" W, a distance of 27.59 feet to a set 5/8 inch iron rod at the beginning of a nontangent 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;
- 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 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:

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

- N 89°21'23" W, a distance of 23.24 feet to a set 5/8 inch iron rod at the beginning of a nontangent 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;
- 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 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 lien of the said Denton Creek Land Company tract;

THENCE, N 02°17'45" W, 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

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

- S 23°43'31" W, a distance of 77.94 feet to a point for a corner;
- S 43°01'59" W, a distance of 94.13 feet to a point for a corner;
- Southeasterly along said arc, an arc distance of 263.32 feet along a non-tangent curve to the left of which the radius point lies S66°05'33"E a radius of 133.62 feet, and having a central angle of 112°54'41" to a point for a corner;

- S 84°09'45" E, a distance of 187.29 feet to a point for a corner;

- southeasterly along said arc, an arc distance of 217.05 feet along a non-tangent curve to the right of which the radius point lies S16°49'30"W a radius of 373.08 feet, and having a central angle of 33°19'58" to a point for a corner;
- Southeasterly along said arc, an arc distance of 170.20 feet along a non-tangent curve to the left of which the radius point lies N55°00'32"E a radius of 296.34 feet, and having a central angle of 32°54'26" to a point for a corner;

### OWNER'S DEDICATION

#### NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, DENTON CREEK LAND COMPANY, LTD and BLACKBERRY FARM, LTD are the owners 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 \_\_\_\_\_\_, 2018. BY: DENTON CREEK LAND COMPANY, LTD BLACKBERRY FARM, LTD BY: DOLCE INVESTMENTS, LLC. its General Partner

STATE OF TEXAS COUNTY OF DALLAS }

Terry Holmes, Manager

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Terry Holmes, Manager of Dolce Investments, LLC of Blackberry Farm, LLC, 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 \_\_\_\_\_, 2018.

Notary Public, State of Texas

SEE SHEET 3 FOR LINE AND CURVE TABLES & LOT AREAS SHEET 2 OF 3

BLACKBERRY FARM ADDITION, PHASE 1 DETAILED PD "SF-9"

PRELIMINARY PLAT

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. COOK 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.

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

a Division of **Westwood** Westwood Professional Services, Inc. westwoodps.com 2740 Dallas Pkwy., Ste. 280

Toll Free (888) 937-5150 Phone (214) 473-4640

TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301

JULY 03, 2018 JOB #8335

	Line T	able			Line T	able
ine #	Length	Direction	Lir	ne #	Length	Direction
.1	76.45	N13°08'25"W		.63	120.70	S52°51'48
	91.00	N0°38'25"W		.64	13.98	N68°41'24
	136.06	N19°21'15"E		.65	16.47	N2°17'44"
_	240.15	S89°46'35"W		.66	20.01	S81°00'10"
	1.35	S1°03'42"W		.67	16.08	N7°08'11"
				-		
	116.06	N52°55'36"W		.68	15.43	S7°08'11"
	27.59	N52*41'50"W		.69	23.45	S72°37'54
	23.24	N89°21'23"W		.70	8.76	S52°51'49
	202.03	N25°37'12"W		<sub>-</sub> 71	31.53	S52°51'49
	187.79	N89°36'19"E	L	.72	31.52	N52 <b>°</b> 51'48
	88.83	S55°03'09"W	L	.73	46.25	N52°51'48
2	49.74	S23°16'33"E	L	.74	17.49	N40°15'13
3	69.13	S11°25'34"E	L	.75	61.51	S54*19'42
	70.93	S0°25'16"E	L	.76	66.91	S42°04'49
5	12.17	S22°12'47"W	L	.77	53.11	S45°35'20
6	56.64	S46°40'42"E	L	.78	26.08	S57°47'35
7	129.91	S43°19'18"W		.79	66.26	S64°55'04
 18	80.79	S31°22'51"W		.80	28.24	S65*18'35
19	50.00	S58°37'09"E		.81	73.70	S75°53'28
20	80.79	N31°22'51"E		.82	65.87	N83°10'00
20 21	11.01					
		N43°19'18"E		.83	97.41	N74°27'43
22	65.50	S46°40'42"E		.84	37.73	N75°02'26
3	65.89	S85°58'00"E		.85	84.24	N61°02'53
4	77.33	S79°20'04"E		.86	4.43	N42°03'00
5	88.23	S66°42'23"E	<u>                                   </u>	.87	49.36	S9°54'33
6	153.86	S51°05'53"E	<u> </u> L	.88	30.56	S8 <b>°</b> 38'20
	79.52	S59°51'07"E	L	.89	83.34	N61°59'12
3	140.78	S81°41'40"E		.90	77.51	S82°14'18
_	51.48	N83°56'12"E	L	_91	36.33	S72°04'54
	51.48	N83°56'12"E		.92	37.25	S65°54'48
	54.78	N66°33'27"E		.93	54.11	S59°48'24
	70.04	N30°34'43"E	L	.94	70.04	S50°49'47
	53.28	S33°29'25"W		.95	64.21	S45°40'03
3	121.40	N52°51'49"E		.96	56.00	S38°43'38
4	14.30	S30°57'11"E		.97	35.24	S45°31'33
	320.83	S2°17'45"E		.98	26.67	S80°12'56
5 	39.09	N31°22'51"E		.99	30.29	S54°19'42
7	220.88					
		N31°22'51"E		100	31.21	S54°19'42
8 — 0	204.78	S2°17'45"E		101	16.72	S42*04'49
	121.91	N88°09'30"W		102	11.66	S57°47'35
	1.00	S1°50'30"W		103	14.42	S57*47'35
2	14.74	N32°36'10"E		104	28.24	S65°18'35
13	15.05	N17°19'54"E	L1	105	20.75	S75*53'28
14	320.83	N2°17'45"W	L1	106	44.03	S59°48'24
5	3.63	N33°31'00"E	L1	107	10.07	S59°48'24
6	15.79	N2°59'04"W	L1	108	43.55	S38°43'38
7	165.17	N2°17'45"W	L1	109	12.45	S38°43'38
8	159.34	S2°17'45"E	L.	110	13.31	N88°09'30
)	10.98	N88°04'33"E		111	31.63	N66°27'53
0	177.42	N31°22'51"E		112	31.63	N66°27'53
1	189.25	S31°22'51"W		113	31.63	N62°46'53
· 2	14.54	S12°00'11"E		114	33.21	S86°57'17
		S88°09'30"E			20.00	
3	26.61			115		S3°02'43'
4	66.83	N66°27'53"E		116	33.21	S86°57'17
5	66.83	N62°46'53"W		117	42.68	N02°17'45
5  7	26.61	N88°09'30"W		.118	34.46	N31°22'51
	15.01	S67°12'37"W		.119	19.27	S75°52'59
_	120.70	S52°51'48"W	L	120	44.19	S63°33'38
L	18.07	N32°36'10"E	L	.121	30.00	S52°50'15
3	320.91	N2°17'45"W	L	122	15.03	S52°55'36
	19.30	N77°33'50"E	L	123	14.97	N52°44'52
2	13.88	C10*35'24"E	1.	124	45 OF	C77°04'04

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 | 173.15 | S5°49'01"W

L132 | 177.60 | N5°49'01"E

L133 | 41.27 | S83\*56'12"W

L134 | 176.41 | 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 70.95 N51°36'54"E

L142 20.00 S38°23'06"E

L143 70.95 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 | 173.33 | N27°48'18"W

L160 | 17.59 | N87°42'15"E

L161 20.01 N87°42'15"E

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 | 11.60 | N37°08'11"W

L170 32.23 S22°08'22"E

L171 | 20.00 | N67°51'38"E

L172 32.23 S22°08'22"E

L173 | 14.03 | N37°08'11"W 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 | 100.89 | S65°05'12"E

L179 102.62 S65°05'12"E

L180 98.73 S50°22'35"W

L181 | 244.67 | S50°22'35"W

L182 8.02 S66°42'23"E

Line # Length Direction

			Curve Table	<del></del>						Curve Table	<del></del>	
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist		Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C1	94.83	904.87	6°00'15"	N 55°39'50" W	94.78		C65	49.72	600.00	4°44'52"	S 49°21'41" E	49.70
C2	137.36	610.29	12°53'46"	N 58°19'43" W	137.07		C66	20.03	600.00	1°54'45"	S 52°41'30" E	20.03
С3	201.06	775.00	14°51'53"	N 74°54'26" W	200.50		C67	120.80	600.00	11°32'08"	S 59°24'56" E	120.59
C4	39.28	188.50	11°56'27"	S 37°21'04" W	39.21		C68	77.72	331.44	13°26'06"	S 34°03'45" W	77.54
C5	28.86	138.50	11°56'27"	N 37°21'04" E	28.81		C69	69.90	331.44	12°05'01"	S 46°49'18" W	69.77
C6	236.37	531.43	25°29'04"	S 46°13'56" W	234.43		C70	54.05	300.23	10°18'57"	S 58°01'17" W	53.98
C7	88.67	531.43	9°33'34"	S 63°45'15" W	88.56		C71	95.98	300.23	18°19'03"	S 72°20'17" W	95.58
C8	119.99	531.43	12 <b>°</b> 56'11"	S 75°00'07" W	119.73		C72	20.49	300.23	3°54'39"	S 83°27'08" W	20.49
C9	176.83	325.23	31°09'07"	N 68°33'49" E	174.66		C73	57.59	510.56	6°27'47"	S 8319'39" W	57.56
C10	195.82	356.44	31°28'34"	N 37°07'32" E	193.36		C74	20.24	510.56	2°16'15"	S 78°57'38" W	20.24
C11	125.04	250.00	28°39'26"	S 16°37'28" E	123.74		C75	103.32	510.56	11°35'41"	S 72°01'39" W	103.14
C12	156.42	266.12	33°40'36"	S 14°32'33" W	154.18		C76	57.70	249.95	13°13'33"	N 70°41'39" W	57.57
C13	156.48	200.06	44°48'54"	S 24°42'37" E	152.52		C77	55.74	725.00	4°24'17"	N 49°11'24" W	55.72
C14	137.83 286.61	200.05	39°28'32"	S 66°50'53" E	135.12		C78	55.84	175.07 249.95	18*16'31"	S 72°22'21" W	55.61
C15	413.17	400.00 575.00	41°03'16" 41°10'14"	N 67°30'53" W S 67°34'22" E	280.52 404.34		C79 C80	55.90 57.70	249.95	12°48'53" 13°13'33"	N 83°42'51" W N 70°41'39" W	55.79 57.57
C16	208.27	538.55	22°09'29"	S 46°55'33" W	206.98		C81	58.44	249.95	13°23'46"	N 57°22'59" W	58.31
C17	98.57	275.00	20°32'09"	S 12°33′50″ E	98.04		C82	16.15	249.95	3°42'07"	N 48°50'02" W	16.15
C19	166.00	291.12	32°40'13"	S 14°03'21" W	163.76		C83	55.84	175.07	18*16'31"	N 72°22'21" E	55.61
C20	146.31	224.90	37°16'29"	S 20°55'30" E	143.75		C84	31.73	175.07	10°23'04"	N 58°02'34" E	31.69
C21	261.41	50.00	299°33'09"	N 85°38'41" W	50.34		C85	110.51	550.00	11°30′44″	N 71°42'55" E	110.32
C22	95.59	175.00	31°17'45"	S 17°56'38" E	94.40		C86	14.67	550.00	1°31'40"	N 78*14'07" E	14.67
C23	84.74	175.00	27°44'48"	S 70°53'49" E	83.92		C87	65.93	350.23		N 73°40'10" E	65.83
C24	300.98	425.00	40°34'32"	N 67°16'31" W	294.73		C88	77.65	350.23	12°42'09"	N 61°55'31" E	77.49
C25	395.21	550.00	41°10'14"	S 67°34'22" E	386.76		C89	15.86	350.23	2°35'43"	N 54°16'35" E	15.86
C26	8.86	20.00	25°22'37"	N 79°09'12" E	8.79		C90	18.64	381.44	2°48'01"	N 51°27'48" E	18.64
C27	247.67	61.50	230°44'10"	N 1°50'30" E	111.14		C91	81.13	381.44	12°11'09"	N 43°58'14" E	80.97
C28	8.86	20.00	25°22'37"	N 75°28'11" W	8.79		C92	75.25	381.44	11°18'13"	N 32°13'33" E	75.13
C29	170.46	600.00	16°16'42"	S 80°01'09" E	169.89		C93	87.77	600.00	8°22'52"	S 76°04'14" E	87.69
C30	175.02	381.44	26°17'23"	N 39°43'07" E	173.49		C94	82.70	600.00	7°53'50"	S 84°12'35" E	82.63
C31	159.44	350.23	26°05'00"	N 66°01'14" E	158.07		C95	56.45	61.50	52°35'26"	S 89°05'08" E	54.49
C32	125.65	550.00	13°05'21"	S 72°30'13" W	125.37		C96	53.85	61.50	50°10'00"	N 39*32'09" E	52.14
C33	26.11	550.00	2°43'12"	S 64°35'57" W	26.11		C97	54.29	61.50	50°34'47"	N 10°50'14" W	52.55
C34	272.11	550.00	28°20'50"	S 49°03'56" W	269.35		C98	58.14	61.50	54°09'59"	N 63°12'38" W	56.00
C35	76.50	225.00	19*28'48"	S 12°02'09" E	76.13		C99	24.94	61.50	23°13'57"	S 78°05'24" W	24.77
C36	126.10 114.59	241.12	29°57'55"	S 16°23'50" W	124.67		C100	95.70 103.91	550.00	9°58'09"	N 83°10'25" W	95.58
C37	265.57	225.00 375.00	29°10'47" 40°34'32"	S 72°58'24" E N 67°16'31" W	113.35 260.05		C101 C102	94.36	550.00	10°49'28" 9°49'49"	N 72°46'37" W N 62°26'58" W	103.75 94.25
C39	190.54	600.00	18°11'44"	S 56°05'07" E	189.74		C102	84.13	550.00	8°45'53"	N 53°09'08" W	84.05
C40	147.62	331.44	25°31'07"	N 40°06'15" E	146.40		C104	17.11	550.00	1*46'56"	N 47°52'43" W	17.11
C41	170.53	300.23	32°32'39"	N 69°08'08" E	168.25		C105	63.29	425.00	8°31'56"	N 51°15'13" W	63.23
C42	181.15	510.56	20°19'43"	S 76°23'40" W	180.20		C106	76.88	425.00	10°21'54"	N 60°42'08" W	76.78
C43	110.40	610.29	10°21'53"	S 59°35'40" E	110.25		C107	79.06	425.00	10°39'32"	N 71°12'51" W	78.95
C44	77.30	538.55	8°13'26"	N 39°57'31" E	77.23		C108	81.74	425.00	11°01'10"	N 82°03'12" W	81.61
C45	130.97	538.55	13 <b>°</b> 56'03"	N 51°02'16" E	130.65		C109	84.74	175.00	27°44'48"	N 70°53'49" W	83.92
C46	49.28	275.00	10°16'05"	N 17°41'52" W	49.22		C110	98.65	24.50	230°42'37"	S 1°50'30" W	44.28
C47	49.09	275.00	10°13'39"	N 7°27'01" W	49.02		C111	21.43	9.50	129°14'46"	N 1°50'30" E	17.17
C48	77.55	291.12	15°15'42"	N 5°20'06" E	77.32		C112	11.84	18.60	36°27'36"	N 8°53'58" E	11.64
C49	96.94	291.65	19 <b>°</b> 02'36"	N 22°29'48" E	96.49		C113	191.42	438.53	25°00'35"	N 45°42'09" E	189.90
C50	80.19	225.00	20°25'08"	N 29°20'40" W	79.76		C114	13.65	4.50	173°45'41"	S 34°47'13" E	8.99
C51	66.13	224.66	16°51'53"	N 10°42'56" W	65.89		C115	185.51	576.58	18°26'03"	S 42°59'57" W	184.71
C52	80.64	50.00	92°24'31"	N 9°12'58" W	72.18		C116	12.15	16.73	41°36'41"	S 60°18'37" W	11.88
C53	44.59	50.01	51°04'44"	N 62°31'52" E	43.13		C117	7.81	904.87	0°29'38"	N 57°10'23" W	7.80
C54	55.64	50.00	63°45'31"	S 60°02'02" E	52.82		C118	90.10	115.00	44°53'20"	S 1°12'23" W	87.81
C55	45.42	50.00	52°03'17"	S 38°06'19" W	43.88		C119	59.95	135.00	25°26'42"	S 6"15'45" E	59.46
C56	15.62	241.12	3°42'38"	S 0°26'26" E	15.61		C120	19.28	50.00	22°05'36"	N 10°47'46" W	19.16
C57	126.10	241.12	29°57'55"	S 16°23'50" W	124.67		C121	7.41	65.00 85.00	6°31'42"	S 48°21'03" W	7.40
C58 C59	72.44	225.00	18°26'48" 5°13'32"	S 67°36'24" E S 79°26'34" E	72.13 20.51		C122 C123	14.23 22.25	85.00 85.00	9°35'37" 15°00'00"	S 46°49'05" W N 29°38'11" W	14.22 22.19
C59 C60	20.52	225.00	5"30'34"	S 79°26°34" E S 84°48'34" E	20.51		C123	17.02	65.00	15°00'00"	N 29°38'11" W N 29°38'11" W	16.97
C60	67.14	375.00	10°15'29"	S 84 48 34 E S 82°26'03" E	67.05		C124	101.01	610.29	9°28'59"	N 29 38 11 W N 60°02'07" W	100.89
C62	86.54	375.00	13°13'22"	S 70°41'37" E	86.35		C125	2.28	775.00		N 67°33'33" W	2.28
C63	85.80	375.00	13*06'33"	S 57°31'39" E	85.61		C127	18.91	90.00	12°02'17"	S 80°56'08" W	18.87
C64	26.08	375.00	3°59'07"	S 48*58'49" E			C128	27.61	110.00	14°22'47"	S 79°45'53" W	27.53
				1	<u> </u>	Ī						
							C129	26.86	275.00	5°35'49"	S 46°07'12" W	26.85
							C129 C130	261.80	50.00	5°35′49″ 300°00'00"	S 46°07'12" W N 49°38'43" E	50.00

# 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
Lot #	Area (SF)	Area (A
1	12,644	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	9,489	0.218
16	9,031	0.207

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         32,364         0.743           11         52,178         1.198           12         40,839         0.938           13         31,075         0.713           14         13,285         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 <td< th=""><th colspan="5">Lot Area Table — Block C</th></td<>	Lot Area Table — Block C				
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       32,364       0.743         11       52,178       1.198         12       40,839       0.938         13       31,075       0.713         14       13,285       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	Lot #	Area (SF)	Area (Ac.)		
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       32,364       0.743         11       52,178       1.198         12       40,839       0.938         13       31,075       0.713         14       13,285       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	1	16,146	0.371		
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       32,364       0.743         11       52,178       1.198         12       40,839       0.938         13       31,075       0.713         14       13,285       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	2	11,308	0.260		
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       32,364       0.743         11       52,178       1.198         12       40,839       0.938         13       31,075       0.713         14       13,285       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	3	14,619	0.336		
6       12,182       0.280         7       18,348       0.421         8       12,761       0.293         9       12,821       0.294         10       32,364       0.743         11       52,178       1.198         12       40,839       0.938         13       31,075       0.713         14       13,285       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	4	13,504	0.310		
7     18,348     0.421       8     12,761     0.293       9     12,821     0.294       10     32,364     0.743       11     52,178     1.198       12     40,839     0.938       13     31,075     0.713       14     13,285     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	5	11,297	0.259		
8     12,761     0.293       9     12,821     0.294       10     32,364     0.743       11     52,178     1.198       12     40,839     0.938       13     31,075     0.713       14     13,285     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	6	12,182	0.280		
9     12,821     0.294       10     32,364     0.743       11     52,178     1.198       12     40,839     0.938       13     31,075     0.713       14     13,285     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	7	18,348	0.421		
10     32,364     0.743       11     52,178     1.198       12     40,839     0.938       13     31,075     0.713       14     13,285     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	8	12,761	0.293		
11       52,178       1.198         12       40,839       0.938         13       31,075       0.713         14       13,285       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	9	12,821	0.294		
12     40,839     0.938       13     31,075     0.713       14     13,285     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	10	32,364	0.743		
13     31,075     0.713       14     13,285     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	11	52,178	1.198		
14     13,285     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	12	40,839	0.938		
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	13	31,075	0.713		
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	14	13,285	0.305		
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	15	12,495	0.287		
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	16	11,742	0.270		
19     11,242     0.258       20     12,114     0.278       21     10,735     0.246       22     11,437     0.263	17	11,258	0.258		
20     12,114     0.278       21     10,735     0.246       22     11,437     0.263	18	10,812	0.248		
21     10,735     0.246       22     11,437     0.263	19	11,242	0.258		
22 11,437 0.263	20	12,114	0.278		
	21	10,735	0.246		
23 11,741 0.270	22	11,437	0.263		
	23	11,741	0.270		

	Lot Area —	Common Area Lots				
Lot	1X	15,564	0.357			
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	1.964			
Lot	7X	947,138	21.743			
Lot	8X	8,369	0.192			
Lot	9X	120,360	2.763			

Lot	Lot Area Table — Block D					
Lot # Area (SF)		Area (Ac.)				
1	13,625	0.313				
2	9,424	0.216				
3	9,523	0.219				
4	9,828	0.226				
5	11,904	0.273				
6	12,836	0.295				
7	11,808	0.271				
8	11,279	0.259				
9	10,797	0.248				
10	9,963	0.229				
11	11,917	0.274				
12	16,024	0.368				
13	15,254	0.350				
14	9,288	0.213				
15	9,844	0.226				
16	10,408	0.239				
17	11,663	0.268				
18	10,780	0.247				
19	9,487	0.218				
20	17,079	0.392				

SHEET 3 OF 3 PRELIMINARY PLAT

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. COOK 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.

225 E. SH 121 Coppell, Texas 75019 214—488—5200 FAX 214-488-5255 **KADLECK & ASSOCIATES** a Division of **Westwood** 2740 Dallas Pkwy., Ste. 280 Plano, TX 75093
Phone (214) 473-4640 Toll Free (888) 937-5150
TBPE Firm Reg. No. 11756 TBPLS Firm Reg. No. 10074301