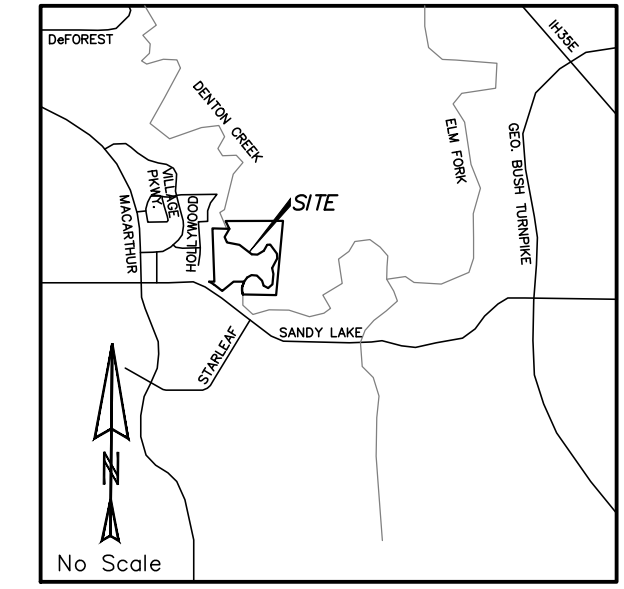


**LEGEND**

- FIR Found Iron Rod
- SIR Set 5/8 inch Iron Rod
- 100 Yr. Flood Elevation
- MFF Minimum Finish Floor (2 feet above 100 year flood elevation)
- PDE Private Drainage Easement
- BFE Base Flood Elevation
- SSE Sanitary Sewer
- INST. NO. Instrument Number
- O.P.R.D.C.T. Instrument Number
- D.R.D.C.T. Instrument Number
- Vol. Pg. Volume Page
- D.R.D.C.T. Instrument Number
- B.L. Building Line

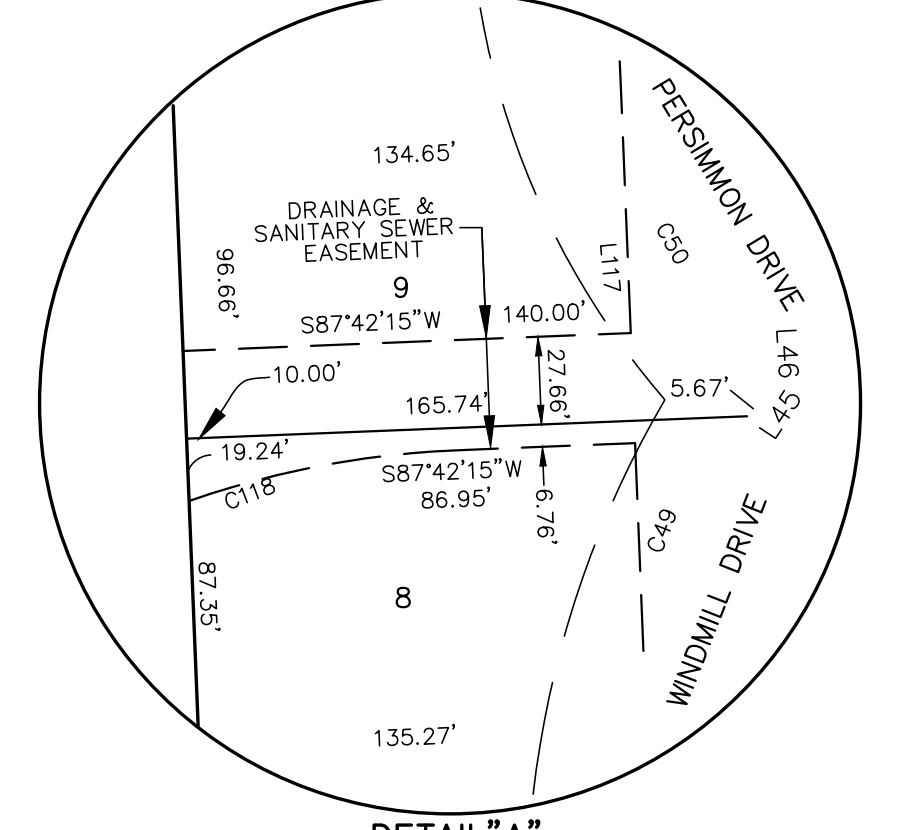


VICINITY MAP

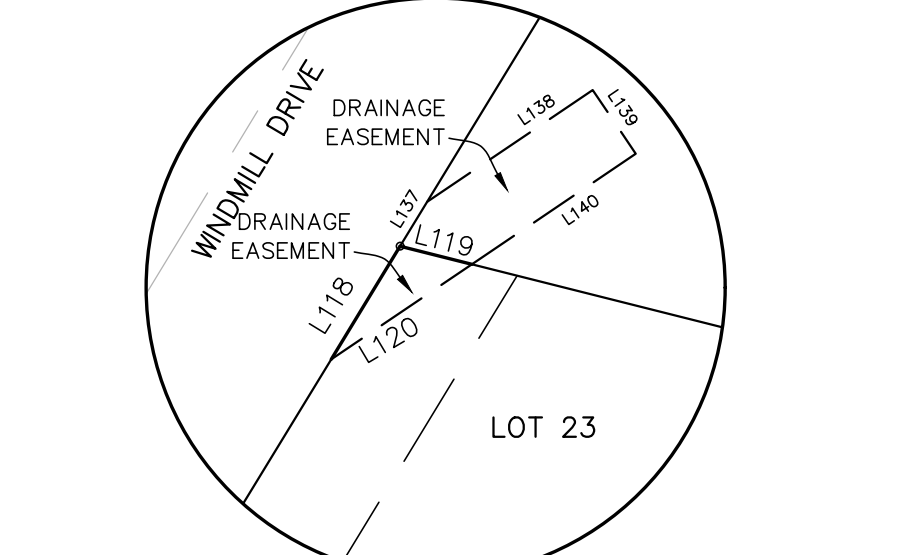
SCALE: 1"=100'

**NOTES:**

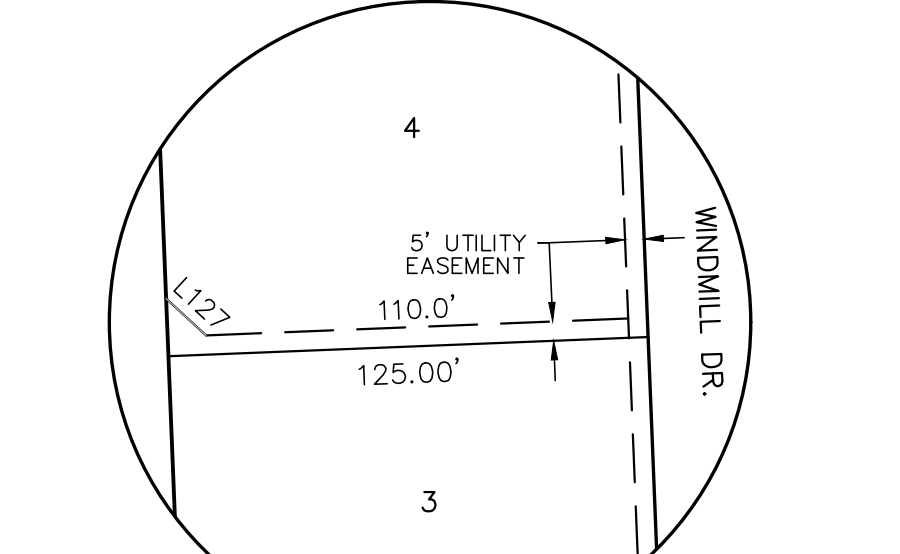
1. ALL COMMON AREAS INCLUDING SCREENING WALLS & LANDSCAPING AND ALL DRAINAGE EASEMENTS WITHIN COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
2. THE 100 YR FLOODPLAIN AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
3. RETAINING WALLS ARE TO BE CONSTRUCTED OF STONE AND 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.
4. SCREENING WALLS TO BE CONSTRUCTED OF STONE AND ARE TO BE 6 TO 8 FEET IN HEIGHT.
5. 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.
6. THE SIDE BUILDING LINE ADJACENT TO THE STREET ON LOTS 1 & 15, BLOCK A, LOTS 1, 6 & 11 OF BLOCK B AND LOT 23 OF BLOCK C SHALL BE A BUILDING AND FENCE SETBACK.
7. THE PRIVATE DRAINAGE EASEMENT ON LOT 8X SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8. THE BASIS OF BEARING IS DERIVED FROM THE EAST LINE OF LAKEWOOD ESTATES, RECORDED IN VOLUME 94057, PAGE 602, D.R.D.C.T.
9. THE CITY OF COPPELL SHALL NOT BE RESPONSIBLE IN ANY FORM FOR THE RETAINING WALL ABOVE THE STORM DRAIN. 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.
10. THIS SUBDIVISION PLAT IS NOT SUBJECT TO SECTION 13-9-1.6-20 OF THE SUBDIVISION ORDINANCE REQUIRING AN EROSION HAZARD SETBACK ALONG THE FLOOD PLAIN AREAS.



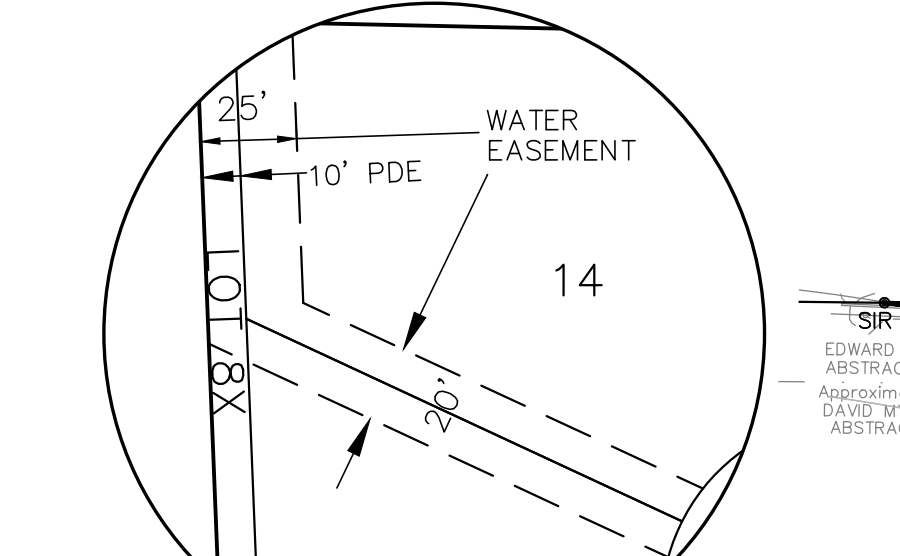
DETAIL "A"  
SCALE: 1"=60'



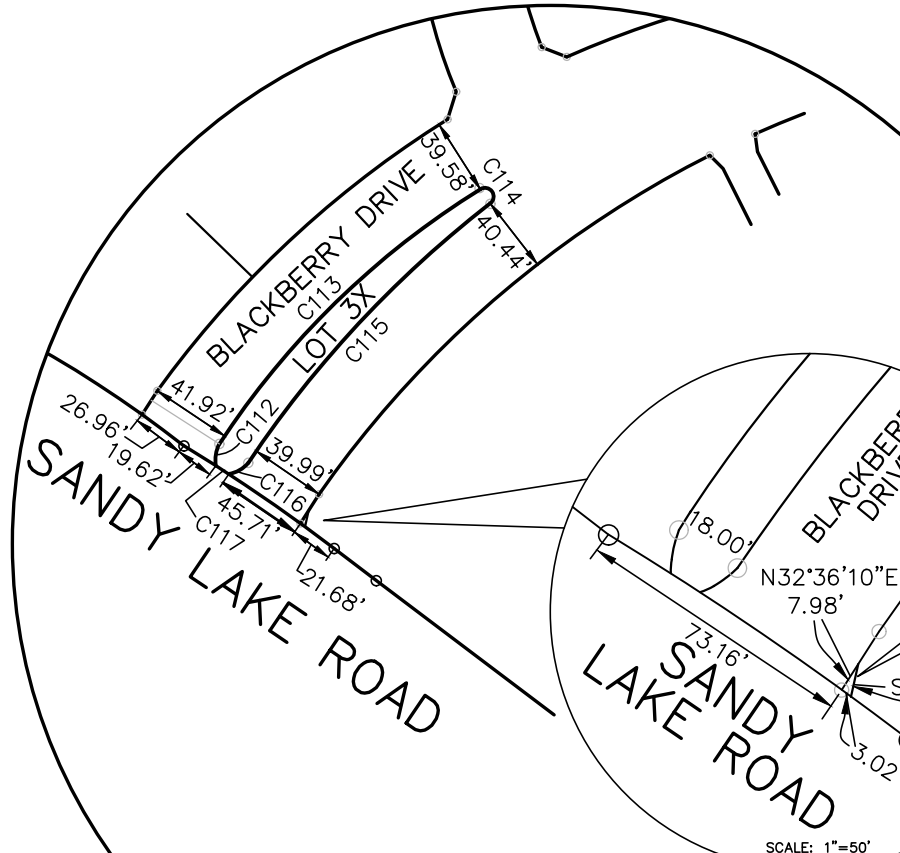
DETAIL "B"  
SCALE: 1"=50'



DETAIL "C"  
SCALE: 1"=50'



DETAIL "D"  
SCALE: 1"=50'



DETAIL LOT 3X  
SCALE: 1"=100'



SEE SHEET 2 FOR LEGAL DESCRIPTION & OWNER'S DEDICATION  
SEE SHEET 3 FOR LINE AND CURVE TABLES & LOT AREAS  
SHEET 1 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"

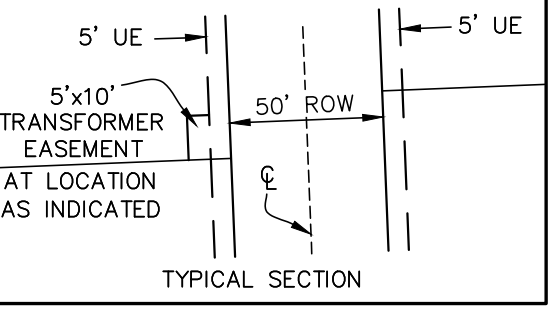
LOTS 1-20, BLOCK D  
AND COMMON LOT 9X  
**BLACKBERRY FARM ADDITION**  
BEING A 54.855 ACRE TRACT IN THE  
EDWARD A. COOK SURVEY, ABSTRACT NO. 300  
JOHN JACKSON SURVEY, ABSTRACT NO. 698  
DAVID MYERS SURVEY, ABSTRACT NO. 886  
COPPELL, DALLAS COUNTY, TEXAS  
OWNER/DEVELOPER  
DENTON CREEK LAND COMPANY, Ltd.  
BLACKBERRY FARM, Ltd.

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

**KADLECK & ASSOCIATES**  
a Division of **Westwood**

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Phone (214) 473-4840 Fax (972) 473-4840  
Toll Free (888) 937-5150  
TBP&E Firm Reg. No. 11756 TBP&E Firm Reg. No. 10074501

NO STRUCTURES EXIST.  
NEW STRUCTURES PROPOSED  
FOR RESIDENTIAL SUBDIVISION.



TYPICAL SECTION

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, L. LYNN KADLECK, 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 \_\_\_\_\_, 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.

Name Date
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.

Approved and Accepted:

Chairman, Planning and Zoning Commission Date
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 \_\_\_\_\_, 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, Texas;

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 for a corner;
- 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 corner;
- 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 non-tangent 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;
- Northwesteryly, 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;
- Northwesteryly, along said curve, an arc distance of 137.39 feet to a set 5/8 inch iron rod for a corner;
- N 89°21'23" 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 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;
- Northwesteryly 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 line 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 Creek;

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;
- Southeasteryly 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;
- Southeasteryly 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 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 \_\_\_\_\_, 2018.

BY: DENTON CREEK LAND COMPANY, LTD
BLACKBERRY FARM, LTD
BY: DOLCE INVESTMENTS, LLC,
its General Partner

Terry Holmes, Manager

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, 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
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
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FAX 214-488-5255
KADLECK & ASSOCIATES
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Phone (214) 473-4640 Toll Free (888) 937-5150
TSPS Firm Reg. No. 11756 TSPS Firm Reg. No. 10074391

LINE AND CURVE TABLES

Line Table with columns: Line #, Length, Direction. Rows 1-62.

Line Table with columns: Line #, Length, Direction. Rows 63-124.

Line Table with columns: Line #, Length, Direction. Rows 125-186.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Dist. Rows C1-C64.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Dist. Rows C65-C130.

LOT AREA TABLE

Lot Area Table - Block A with columns: Lot #, Area (SF), Area (Ac.). Rows 1-15.

Lot Area Table - Block B with columns: Lot #, Area (SF), Area (Ac.). Rows 1-16.

Lot Area Table - Block C with columns: Lot #, Area (SF), Area (Ac.). Rows 1-23.

Lot Area - Common Area Lots with columns: Lot #, Area (SF), Area (Ac.). Rows Lot 1X-Lot 9X.

Lot Area Table - Block D with columns: Lot #, Area (SF), Area (Ac.). Rows 1-20.

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
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