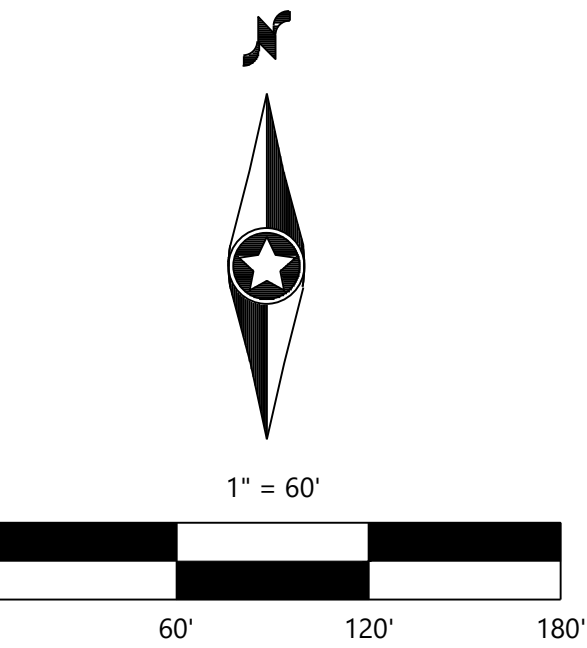
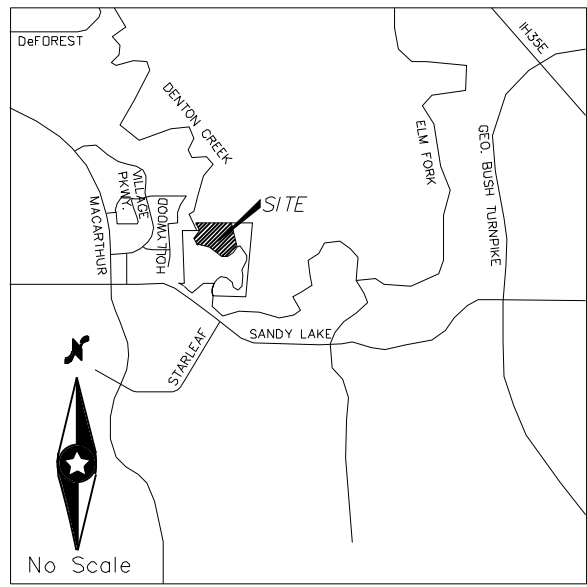
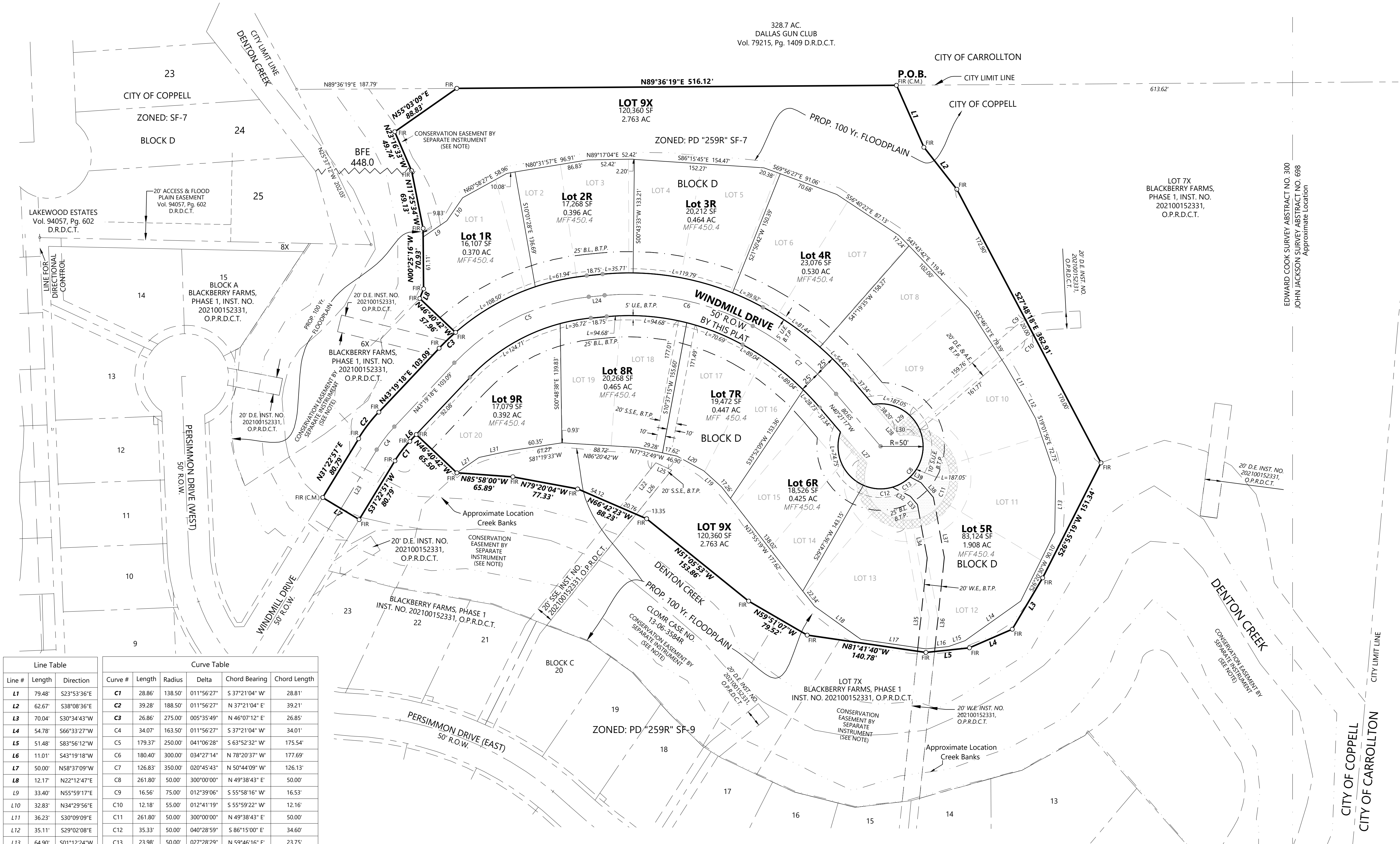




LEGEND

- 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  
BFE 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  
B.L. Building Line  
P. HOA Private Home Owner's Association  
W.E. Point of Curve / Point of Tangency  
Water Easement  
23.6 AC.  
CITY OF CARROLLTON  
Vol. 91226, Pg. 332  
D.R.D.C.T.

**THE PURPOSE OF THIS REPLAT IS TO REPLAT THE LOTS AND ABANDON EASEMENTS, BUILDING LINES, AND THE RIGHT-OF-WAY OF WINDMILL DRIVE, SHADED HEREON AND DEDICATED BY PRIOR INSTRUMENT NO. 2022105000826, O.P.R.D.C.T., BY THIS PLAT.**

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                                       |

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

REPLAT  
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. 2022105000826  
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

9.209 ACRES JUNE 09, 2022 Job No. 0008335.00 BLACKBERRY FARMS, PHASE 2

OWNER/DEVELOPER

HBBL DEVELOPMENT, INC.

C/O THE HOLMES BUILDERS

225 E. SH 121

Coppell, Texas 75019

214-488-5200

FAX 214-488-5255

ENGINEER/SURVEYOR

**Westwood**

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400

TulFinn (888) 937-5150 Plano, TX 75093

Westwood Professional Services, Inc.

TBPE Firm Reg. No. 11736 westwoodps.com

TBPLS Firm Reg. No. 10074301

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 \_\_\_\_\_, 2022.



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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022, 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., 2022.

\_\_\_\_\_  
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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
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, 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

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 of a called 46.071 tract of land described as Tract 1 conveyed to HBBL Development, Inc. by deed recorded in Instrument No. 202100285676, of the Official Public Records of Dallas County, Texas, and being all of Lots 1-20, Block D, Lot 9X, and the right-of-way of Windmill Drive, Blackberry Farms, Phase 2, an addition to the City of Coppell, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 2022105000826, of said Official Public Records, and being more particularly described by metes and bounds as follows (The bearing basis for this description is a bearing of N 021745" 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. 202100152331 of the Official Public Records of Dallas County, Texas and the northeast corner of said Lot 9X; 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 Lot 9X, 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 a corner;
- 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 a corner;
- 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 a corner in the northerly side of Denton Creek;
- THENCE, continuing along the northerly line of said Lot 7X, of Blackberry Farm Addition, the following courses and distances with the northerly and easterly side of Denton Creek:
  - 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 a corner;
  - 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 a corner;
  - 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 a corner;
  - 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 a corner;
  - 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 a corner;
  - 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 a corner;
  - 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 a corner;
  - 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 a corner;
  - 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 a corner;
  - 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 the west corner of said Lot 9X and the southeast corner of said Lot 20, Block D;

THENCE N 46°40'42" W, departing the said common line between said Lot 9X and Lot 7X, along a common line between said Lot 20, Block D, and said Lot 7X, 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 the southwest corner of said Lot 20, Block D; said point being in the westerly right-of-way line of Windmill Drive, a 50-foot right-of-way;

THENCE, S 43°19'18" W, departing the said common line between said Lot 20, Block D and Lot 7X, along the said east line of Windmill Drive and the west line of said Lot 7X, 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;

THENCE, continuing along the said east line of Windmill Drive and the said west line of Lot 7X, the following courses and distances:

- Southwesterly, 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;

THENCE N 58°37'09" W, departing the said east line of Windmill Drive and the said west line of Lot 7X, over and across said 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 in the west line of said Windmill Drive; said point being in the easterly line of Lot 6X, of said Blackberry Farm Addition, Phase 1;

THENCE, along the said east line of Lot 6X, of Blackberry Farm Addition, Phase 1 and said west line of Windmill Drive, 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 138.50 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, at a distance of 61.11 feet passing the northwest corner of said Lot 1, Block D, and the southwest corner of said Lot 9X, continuing along the common line between said Lot 6X and said Lot 9X, in all a total distance of 70.93 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;

THENCE, continuing along the common line between said Lot 6X and said Lot 9X, the following courses and distances;

- 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 Lot 9X; 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 of Lot 6X and Lot 9X, along the common line between said Lot 9X 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. is the owner 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 platting ordinances, rules, regulations and resolutions of the City of Coppell, Texas.

Executed this the \_\_\_\_ day of \_\_\_\_\_, 2022.

BY: HBBL Development, Inc.

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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public, State of Texas

THE PURPOSE OF THIS REPLAT IS TO REPLAT  
THE LOTS AND ABANDON EASEMENTS,  
BUILDING LINES, AND THE RIGHT-OF-WAY OF  
WINDMILL DRIVE, SHADED HEREON AND  
DEDICATED BY PRIOR INSTRUMENT NO.  
2022105000826, O.P.R.D.C.T., BY THIS PLAT.

REPLAT  
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. 2022105000826  
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

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

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