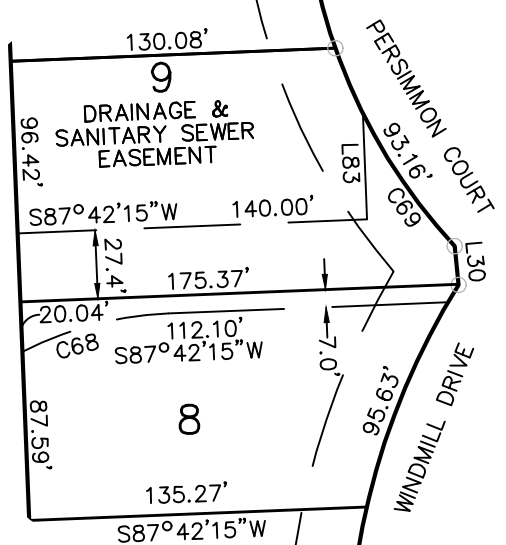


VICINITY MAP LEGEND

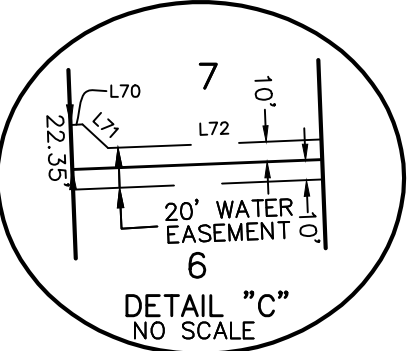
- FIR Found Iron Rod
SIR Set 5/8 inch Iron Rod
Street Name Change
100 Yr. Flood Elevation
MFF Minimum Finish Floor (2 feet above 100 year flood elevation)
PDE Private Drainage Easement
BFE Base Flood Elevation
B&FS Building and Fence Setback Line
BL Building Setback Line

NOTES:

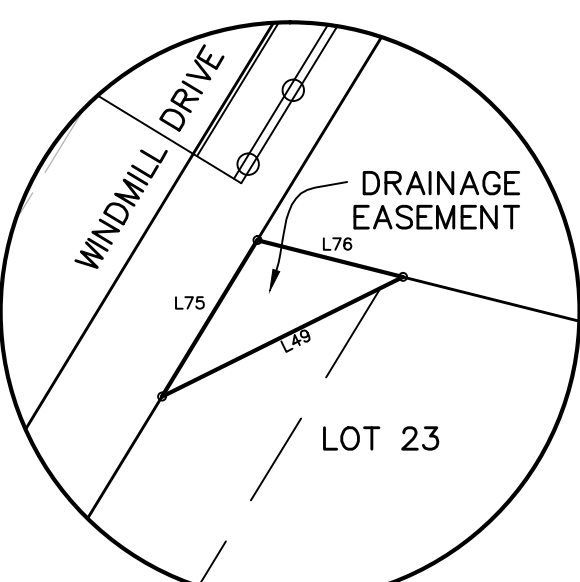
- ALL COMMON AREAS INCLUDING SCREENING WALLS & LANDSCAPING AND ALL DRAINAGE EASEMENTS WITHIN COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- THE 100 YR FLOODPLAIN AREA SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- RETAINING WALLS ARE TO BE CONSTRUCTED OF STONE AND MAINTAINED 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 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. NO PARKING MARKINGS SHALL BE PLACED AROUND LOT 2X, BLOCK C.
- THE SIDE BUILDING LINE ADJACENT TO THE STREET ON LOTS 1 & 16, BLOCK A, LOTS 1, 6 & 11 OF BLOCK B AND LOT 23 OF BLOCK C SHALL BE A BUILDING AND FENCE SETBACK.
- PER PD CONDITIONS, THE FOLLOWING ITEMS ARE SHOWN ON THIS PLAT:
 - SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO ALL COMMON AREAS AND AT TIME OF HOUSE CONSTRUCTION ON ALL SINGLE FAMILY LOTS.
 - DETACHED BUILDINGS AND HARDSCAPES SHALL BE PERMITTED IN FRONT YARD, BUT MUST BE BEHIND THE TWENTY-FIVE (25) FOOT FRONT BUILDING SETBACK.
 - THE CENTER ISLAND IN THE CUL-DE-SAC AT THE EAST END OF PERSIMMON DRIVE SHALL BE CONSTRUCTED OF COBBLESTONE PATTERNED CONCRETE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THE 15-FOOT PAVED ALLEY, ADJACENT AND CONNECTED TO SANDY LAKE ROAD, MUST REMAIN OPEN AT ALL TIMES. IF CLOSED, THE GATES MUST BE EQUIPPED WITH A KNOX BOX.



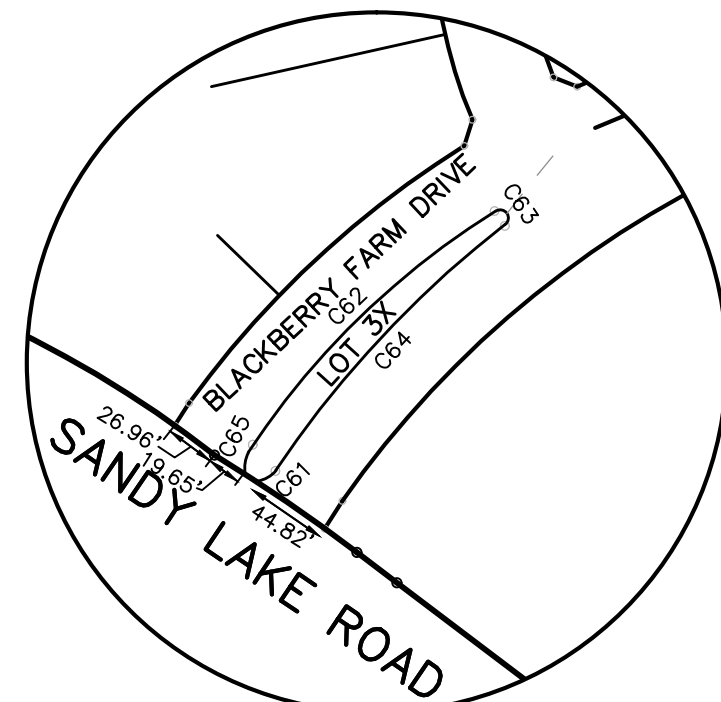
DETAIL "A"
NOT TO SCALE



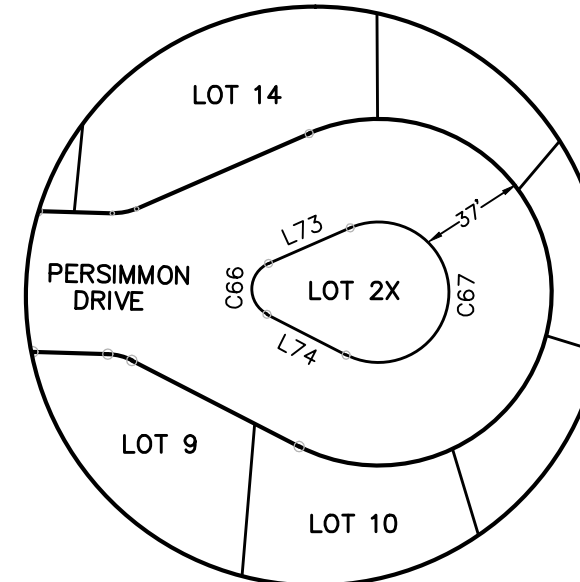
DETAIL "C"
NO SCALE



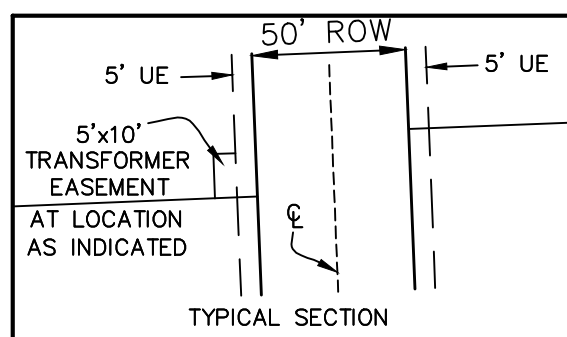
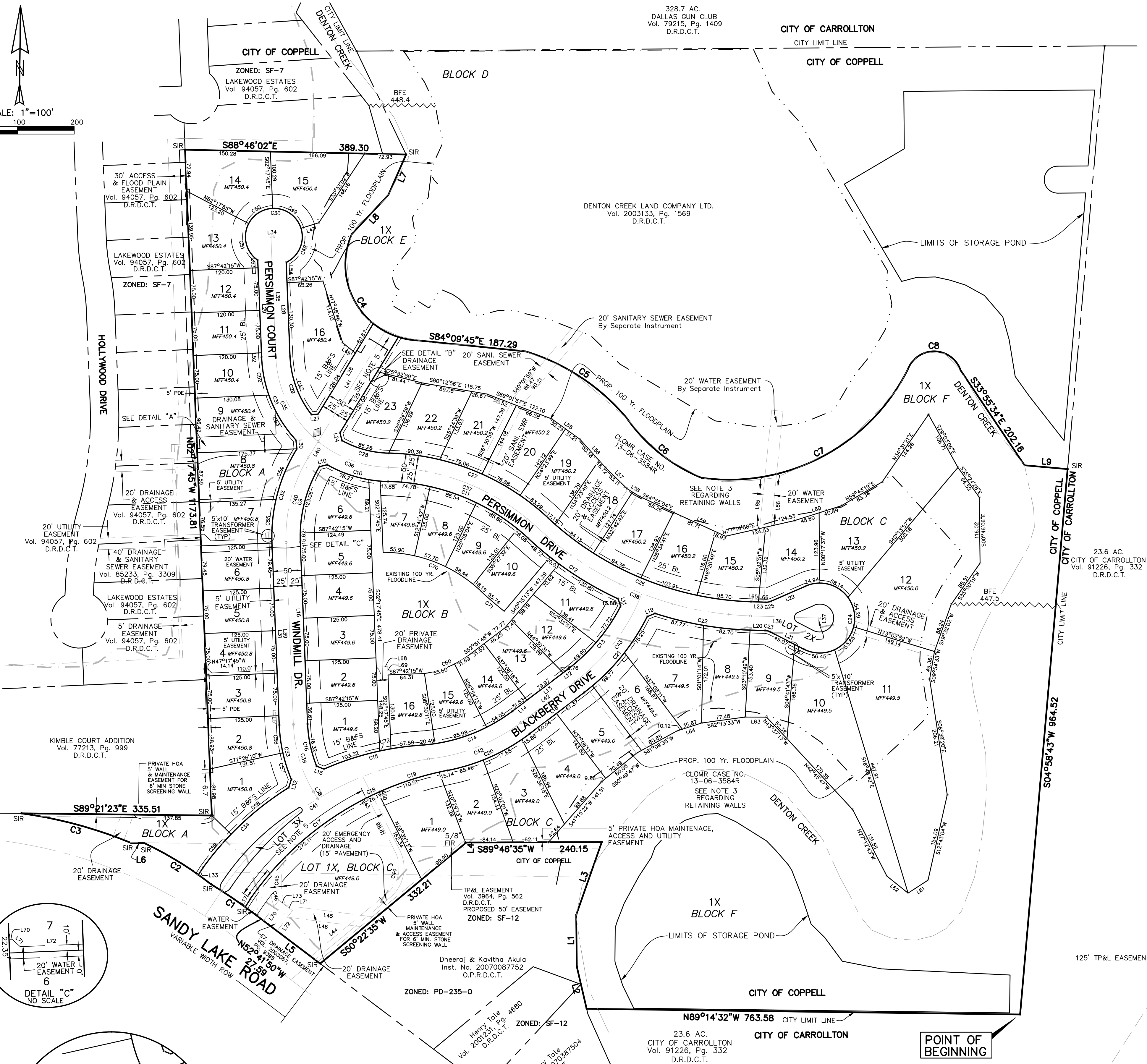
DETAIL "B"
NOT TO SCALE



DETAIL LOT 3X
NOT TO SCALE



DETAIL LOT 2X
NOT TO SCALE



TYPICAL SECTION

LINE AND CURVE TABLES

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C1	94.83	904.87	6°00'15"	N 55°39'50" W	94.78
C2	137.36	610.29	12°53'46"	N 58°19'43" W	137.07
C3	201.06	775.00	14°51'53"	N 74°54'26" W	200.50
C4	263.32	133.62	112°54'41"	S 32°32'53" E	222.73
C5	217.04	373.08	33°19'58"	S 56°30'31" E	214.00
C6	170.20	296.34	32°54'26"	S 51°26'41" E	167.87
C7	436.44	352.25	70°59'25"	N 62°25'11" E	409.05
C8	122.63	49.48	141°59'51"	N 89°43'34" E	93.57
C9	138.67	241.12	32°57'06"	S 14°10'48" W	136.77
C10	112.44	228.00	28°15'20"	N 74°36'07" W	111.30
C11	273.20	375.00	41°44'32"	N 67°51'31" W	267.20
C12	190.54	600.00	18°11'44"	N 56°05'07" W	189.74
C13	147.62	331.44	25°31'07"	N 40°06'15" E	146.40
C14	170.53	300.23	32°32'39"	N 69°08'08" E	168.25
C15	181.15	510.56	20°19'43"	N 76°23'40" E	180.20
C16	76.32	225.00	19°26'07"	S 12°03'30" E	75.96
C17	272.11	550.00	28°20'50"	S 49°03'56" W	269.35
C18	26.11	550.00	2°43'12"	S 64°35'57" W	26.11
C19	125.65	550.00	13°05'21"	S 72°30'13" W	125.37
C20	158.97	350.23	26°00'22"	S 65°58'55" W	157.61
C21	175.02	381.44	26°17'23"	S 39°43'07" W	173.49
C22	170.46	600.00	16°16'42"	N 80°01'09" W	169.89
C23	8.86	20.00	25°22'37"	N 75°28'11" W	8.79
C24	247.67	61.50	230°44'10"	S 1°50'30" W	111.14
C25	8.86	20.00	25°22'37"	N 79°09'12" E	8.79
C26	395.21	550.00	41°10'14"	S 67°34'22" E	386.76
C27	309.63	425.00	41°44'32"	S 67°51'31" E	302.83
C28	86.26	178.00	27°46'00"	S 74°50'48" E	85.42
C29	110.98	178.00	35°43'23"	S 20°18'38" E	109.19
C30	261.41	50.00	299°33'05"	S 85°38'43" E	50.34
C31	161.23	228.00	40°30'59"	N 22°33'15" W	157.89
C32	174.07	291.12	34°15'35"	N 14°51'02" E	171.49
C33	98.57	275.00	20°32'09"	N 12°33'50" W	98.04
C34	208.27	538.55	22°09'29"	N 46°55'33" E	206.98
C35	171.33	203.00	48°21'22"	N 26°35'36" W	166.29
C36	134.49	203.05	37°56'57"	N 69°45'02" W	132.04

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist
C37	291.42	400.00	41°44'32"	N 67°51'31" W	285.01
C38	413.17	575.00	41°10'14"	N 67°34'22" W	404.34
C39	125.04	250.00	28°39'26"	S 16°37'28" E	123.74
C40	156.42	266.12	33°40'36"	S 14°32'33" W	154.18
C41	445.03	531.43	47°58'49"	S 57°28'49" W	432.14
C42	176.83	325.23	31°09'07"	S 68°33'49" W	174.66
C43	195.82	356.44	31°28'34"	S 37°07'32" W	193.36
C44	80.67	60.00	77°01'48"	N 11°51'41" E	74.73
C45	90.10	114.99	44°53'37"	N 1°12'18" E	87.81
C46	59.95	135.00	25°26'42"	S 6°15'45" E	59.46
C47	110.98	178.00	35°43'23"	S 20°18'38" E	109.19
C48	71.12	50.00	81°29'55"	S 23°22'52" W	65.28
C49	65.39	50.00	74°55'54"	S 54°50'03" E	60.83
C50	52.36	50.00	59°59'55"	N 57°42'02" E	50.00
C51	72.54	50.00	83°07'20"	N 13°51'35" W	66.34
C52	68.06	228.00	17°06'16"	N 10°50'03" W	67.81
C53	93.16	228.00	23°24'43"	N 31°06'23" W	92.52
C54	96.61	291.12	19°00'53"	N 22°28'23" E	96.17
C55	77.46	291.12	15°14'42"	N 6°20'36" E	77.23
C56	49.28	275.00	10°16'05"	N 7°25'48" W	49.22
C57	49.28	275.00	10°16'05"	N 17°41'52" W	49.22
C58	130.97	538.55	13°56'03"	N 51°02'16" E	130.65
C59	77.30	538.55	8°13'26"	N 39°57'31" E	77.23
C60	87.57	175.23	28°38'00"	N 67°10'49" E	86.66
C61	12.15	16.73	41°37'24"	N 60°18'58" E	11.89
C62	191.42	438.53	25°00'35"	S 45°42'10" W	189.90
C63	13.65	4.50	173°47'10"	N 34°47'13" W	8.99
C64	185.51	576.58	18°26'03"	S 42°59'57" W	184.71
C65	11.84	18.60	36°28'12"	S 8°53'40" W	11.64
C66	38.03	16.86	129°14'46"	N 1°50'30" E	30.46
C67	169.70	42.15	230°42'37"	S 1°50'30" W	76.17
C68	60.91	140.00	24°55'42"	S 75°14'24" W	60.43
C69	188.19	250.00	43°07'46"	N 68°33'08" W	183.78
C70	55.74	725.00	4°24'17"	S 49°11'24" E	55.72
C71	20.24	510.56	2°16'15"	N 78°57'38" E	20.24

Line Table		
Line #	Length	Direction
L1	91.00	N0°38'25"W
L2	76.45	N13°08'25"W
L3	136.06	N19°21'15"E
L4	1.35	S1°03'42"W
L5	116.06	N52°55'36"W
L6	23.24	N89°21'23"W
L7	77.94	S23°43'31"W
L8	94.13	S43°01'59"W
L9	76.22	S85°01'17"E
L10	14.27	S76°18'47"W
L11	13.88	N19°35'24"W
L12	8.76	N52°51'49"E
L13	79.97	N52°51'49"E
L14	31.53	N52°51'49"E
L15	13.98	S68°41'24"E
L16	321.09	S2°17'45"E
L17	18.07	S32°36'10"W
L18	121.40	S52°51'49"W
L19	15.01	S67°12'37"W
L20	26.61	N88°09'30"W

Line Table		
Line #	Length	Direction
L21	66.83	N62°46'53"W
L22	66.83	N66°27'53"E
L23	26.61	S88°09'30"E
L24	14.05	S13°59'11"E
L25	197.35	S31°22'51"W
L26	186.71	N31°22'51"E
L27	11.64	N85°47'58"E
L28	165.94	S2°17'45"E
L29	171.30	N2°17'45"W
L30	15.65	N5°33'08"W
L31	320.92	N2°17'45"W
L32	15.05	N17°19'54"E
L33	14.74	N32°36'10"E
L34	5.00	N87°42'15"E
L35	211.72	N2°17'45"W
L36	121.91	N88°09'30"W
L37	1.00	N1°50'30"E
L38	14.30	S30°57'11"E
L39	320.83	S2°17'45"E
L40	33.84	S31°22'51"W

Line Table		
Line #	Length	Direction
L41	226.77	S31°22'51"W
L42	121.40	S52°51'49"W
L43	9.78	N44°51'20"W
L44	173.37	N50°22'35"E
L45	153.90	N82°34'59"W
L46	129.37	N82°34'59"W
L47	33.03	S72°37'54"W
L48	28.65	N50°57'09"W
L49	31.07	N63°33'38"E
L50	9.37	N7°40'39"W
L51	16.47	N2°17'45"W
L52	7.94	N2°17'45"W
L53	13.35	N2°17'45"W
L54	35.64	S2°17'45"E
L55	61.51	S54°19'42"E
L56	66.91	S42°04'49"E
L57	53.11	S45°35'20"E
L58	26.08	S57°47'35"E
L59	100.68	S65°18'35"E
L60	86.49	N72°22'17"E

Line Table		
Line #	Length	Direction
L61	41.84	S57°03'09"W
L62	47.91	N51°16'02"W
L63	37.50	N89°39'31"W
L64	45.79	S72°03'44"W
L65	13.09	S88°09'30"E
L66	13.53	S88°09'30"E
L67	17.76	N62°46'53"W
L68	20.00	N87°42'15"E
L69	15.00	S2°17'45"E
L70	5.95	N87°42'15"E
L71	17.46	S47°17'45"E
L72	106.88	N87°42'15"E
L73	21.15	N31°22'51"E
L74	17.33	S75°52'59"E

SEE SHEET 2 FOR LEGAL DESCRIPTION
& OWNER'S DEDICATION

SHEET 1 OF 2

FINAL PLAT

BLACKBERRY FARM ADDITION, PHASE 1
LOTS 1-16 & 1X, BLOCK A, LOTS 1-16 & 1X, BLOCK B
& LOTS 1-23 & 1X, BLOCK C,
LOT 1X, BLOCK E & LOT 1X, BLOCK F
AND COMMON LOTS 2X AND 3X

BEING A 36.500 ACRE TRACT IN THE
EDWARD A. CROW 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 North Dallas Pkwy., Ste. 280 Plano, TX 75093
Phone (214) 473-4640 Toll Free (888) 937-5150
TBPB Firm Reg. No. 11758 TBPB Firm Reg. No. 10074301

FILED _____ INSTRUMENT NO. _____ O.P.R.D.C.T. _____

JUNE 22, 2016
JOB #10542

LOT AREA TABLE

BLOCK/LOT	AREA (SF)
A/1	12609
A/2	9774
A/3	9375
A/4	9375
A/5	9375
A/6	9931
A/7	10072
A/8	13361
A/9	13328
A/10	9223
A/11	9000
A/12	9000
A/13	11684
A/14	15434
A/15	14648
A/16	17976
A/1X	15564
B/1	12644
B/2	9375
B/3	9375
B/4	9375
B/5	9372
B/6	11805
B/7	9035
B/8	9015
B/9	9015
B/10	9231
B/11	10426
B/12	9333
B/13	9020
B/14	9302
B/15	9489
B/16	9033
B/1X	45305
C/1	16146
C/2	11309
C/3	14747
C/4	13778
C/5	11378
C/6	12288
C/7	16383
C/8	12838
C/9	12152
C/10	32449
C/11	52178
C/12	40840
C/13	31835
C/14	12752
C/15	11744
C/16	11482
C/17	11258
C/18	10812
C/19	11242
C/20	12114
C/21	11137
C/22	11437
C/23	12143
C/1X	40720
C/2X	2386
C/3X	3065
E/1X	25184
F/1X	536313

GROSS DENSITY/
LOTS PER ACRE
SF—9 1.52 LOTS/AC

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.

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 _____, 2016.

FOR REVIEW ONLY
NOT FOR RECORDING

L. LYNN KADLECK
Registered Professional
Land Surveyor No. 3952

STATE OF TEXAS }
COUNTY OF DALLAS }

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 _____, 2016.

Notary Public, State of Texas

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 _____, Lot ____, Block ____, an addition to the City of Coppell was submitted to the Planning and Zoning Commission on the ____ day of _____, 2016, 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., 2016.

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 _____, 2016.

Ken Griffin, P.E.
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.

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;
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 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;

- 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 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;

- 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 CERTIFICATION (CONT.)

- northeasterly along said arc, an arc distance of 436.44 feet along a non-tangent curve to the left of which the radius point lies N07°54'54"E a radius of 352.25 feet, and having a central angle of 70°59'25" to a point for a corner;

- easterly along said arc, an arc distance of 122.63 feet along a non-tangent curve to the right of which the radius point lies S71°16'21"E a radius of 49.48 feet, and having a central angle of 141°59'51" to a point for a corner;

- S 33°55'34" E, a distance of 202.16 feet to a point for a corner;

- S 85°01'17" E, a distance of 76.22 feet to a set 5/8" iron rod for a corner in the west line of the above said City of Carrollton 23.6 acre tract;

THENCE, S 04°58'43" W, with the common line of the said Denton Creek Land Company tract and the said City of Carrollton 23.6 acre tract, a distance of 964.52 feet to the Point of Beginning and Containing 1,589,951 square feet or 36.500 acres of land.

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 I**, 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 prvate 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 _____, 2016.

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 _____, 2016.

Notary Public, State of Texas

SHEET 2 OF 2
FINAL PLAT
BLACKBERRY FARM ADDITION, PHASE 1
LOTS 1–16 & 1X, BLOCK A, LOTS 1–16 & 1X, BLOCK B
& LOTS 1–23 & 1X, BLOCK C,
LOT 1X, BLOCK E & LOT 1X, BLOCK F
AND COMMON LOTS 2X AND 3X
BEING A 36.500 ACRE TRACT IN THE
EDWARD A. CROW 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

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