

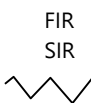
Line Table		
Line #	Length	Direction
L1	79.48'	S23°53'36"E
L2	62.67'	S38°08'36"E
L3	70.04'	S30°34'43"W
L4	54.78'	S66°33'27"W
L5	51.48'	S83°56'12"W
L6	11.01'	S43°19'18"W
L7	50.00'	N58°37'09"W
L8	12.17'	N22°12'47"E
L9	33.40'	N55°59'17"E
L10	32.83'	N34°29'56"E
L11	36.23'	S30°09'09"E
L12	35.11'	S29°02'08"E
L13	64.90'	S01°12'24"W
L14	80.11'	S54°34'33"W
L15	20.67'	S70°31'21"W
L16	26.54'	S83°56'12"W
L17	0.16'	N81°41'40"W
L18	76.77'	N81°41'40"W
L19	67.25'	N54°28'57"W
L20	28.21'	N47°39'29"W
L21	35.56'	N61°33'25"W
L22	31.75'	S55°09'07"W
L23	80.80'	S31°23'10"W
L24	18.75'	N84°25'46"E
L25	37.82'	S05°57'11"W

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	28.86'	138.50'	011°56'27"	5 37°21'04" W 28.81'
C2	39.28'	188.50'	011°56'27"	N 37°21'04" E 39.21'
C3	26.86'	275.00'	005°35'49"	N 46°07'12" E 26.85'
C4	34.07'	163.50'	011°56'27"	S 37°21'04" W 34.01'
C5	179.37'	250.00'	041°06'28"	S 63°52'32" W 175.54'
C6	180.40'	300.00'	034°27'14"	N 78°20'37" W 177.69'
C7	126.83'	350.00'	020°45'43"	N 50°44'09" W 126.13'
C8	261.80'	500.00'	300°00'00"	N 49°38'43" E 50.00'

GROSS LOT DENSITY: 20 LOTS/9.209 ACRES = 2.172 LOTS/AC.
NET OF LOT 9X: 20 LOTS/6.446 ACRES = 3.102 LOTS/AC.

CONSERVATION EASEMENT NOTE

- CONSERVATION EASEMENT RECORDED IN INST. NO. O.P.R.D.C.T.
- ACCESS OVER THE PUBLIC EASEMENTS IS ALLOWED FOR MAINTENANCE OF THE CONSERVATION EASEMENT AREA.
- THERE SHALL BE NO DUMPING OR PUMPING OF WATER FROM THE RESIDENTIAL LOTS INTO THE CONSERVATION EASEMENT AREAS.
- A PRIVATE PEDESTRIAN TRAIL MAY BE CONSTRUCTED WITHIN THE CONSERVATION EASEMENT AREA FOR USE OF THE RESIDENTS AND GUESTS. MAINTENANCE OF THE TRAIL WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



LEGEND

Found 5/8 inch Iron Rod with yellow plastic cap stamped "WESTWOOD PS"
Set 5/8 inch Iron Rod with yellow plastic cap stamped "WESTWOOD PS"
100 Yr. Flood Elevation
Minimum Finish Floor (2 feet above 100 year flood elevation)
POINT OF BEGINNING
A.E. Access Easement
D.E. Drainage Easement
S.S.E. Sanitary Sewer Easement
U.E. Utility Easement
By This Plat
S.U.E. Mutual Access and Utility Easement
M.A.U.E. Mutual Access and Utility Easement
B.F.E. Base Flood Elevation
INST. NO. 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
Point of Curve / Point of Tangency

PD CONDITIONS APPLY TO BLACKBERRY FARM PHASE 1 AND 2:
A. THE EXTERIOR OF A MAXIMUM OF 18 SINGLE FAMILY RESIDENCES IN THIS DEVELOPMENT SHALL BE PERMITTED TO BE CONSTRUCTED WITH STUCCO EXTERIOR FINISH IN LIEU OF MASONRY AS PROVIDED IN THE COMPREHENSIVE ZONING ORDINANCE. STUCCO AS USED IN THIS ORDINANCE SHALL BE DEFINED AS CONTINUOUS PLASTER OR MORTAR OF SEVEN EIGHTHS (7/8") OF AN INCH THICKNESS OVER WOOD FRAME WITH METAL LATH AND ELASTOMERIC TOPCOAT. ALL SINGLE-FAMILY RESIDENCES PERMITTED TO BE OF STUCCO MATERIAL OR PLASTER SHALL BE OF EARTH TONE COLOR.
B. MINIMUM 25-FOOT FRONT BUILDING LINE SHALL BE PROVIDED FOR ALL SINGLE-FAMILY LOTS.
C. HOMES TO BE BUILT ON LOT 1 AND LOT 20 IN BLOCK D SHALL HAVE A MINIMUM SIZE OF 2,800 SQUARE FEET.
D. THERE WILL BE A MINIMUM SIDE YARD SETBACK OF 5 FEET ON LOTS 1 THROUGH 20, BLOCK D.
E. SIDEWALKS WILL BE CONSTRUCTED AT TIME OF HOUSE CONSTRUCTION ON ALL SINGLE FAMILY LOTS.
F. NO ALLEY SHALL BE REQUIRED FOR ANY LOTS WITHIN THE DEVELOPMENT.
G. HARDSCAPES CONSISTING OF MASONRY, WOOD, STUCCO WHERE HOME IS STUCCO, AND/OR DECORATIVE METAL COURTYARD WINGWALLS AND SCREENING MAY BE CONSTRUCTED AND MAINTAINED TO A MAXIMUM HEIGHT OF EIGHT (8) FEET SHALL BE PERMITTED IN FRONT YARD BUT MUST BE BEHIND THE 25-FOOT FRONT BUILDING SETBACK AND SHALL BE AN INTEGRAL ARCHITECTURAL COMPONENT OF THE PRIMARY STRUCTURE.
H. THE CENTER ISLAND IN THE CUL-DE-SAC AT THE EAST END OF KNOWN AS PERSIMMON DRIVE SHALL BE CONSTRUCTED OF COBBLESTONE PATTERNED CONCRETE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
I. NO BUILDING PERMITS SHALL BE ISSUED FOR HOME CONSTRUCTION PRIOR TO THE FILING OF THE FINAL PLAT, CONSERVATION EASEMENT AND HOA COVENANTS.
J. PRIOR TO FILING OF THE FINAL PLAT FOR PHASE 1, PERMITS SHALL BE APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS AND THE CONSERVATION EASEMENT SHALL BE ESTABLISHED.
K. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE FIRST STRUCTURE (INCLUDING THE FARM HOUSE ON COMMON LOT 20), PROOF OF THE INITIAL PAYMENT FOR THE ESTABLISHMENT OF THE CONSERVATION EASEMENT SHALL BE SUBMITTED TO THE CITY OF COPPELL, ESTIMATED TO BE \$92,000. THEREAFTER, AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THE REMAINING 18 SINGLE FAMILY HOMES IN PHASE 1, VERIFICATION OF PAYMENT OF THE REMAINING BALANCE OF THE \$300,000, ESTIMATED TO BE \$3,852 ON A PER LOT SHALL BE SUBMITTED TO THE CITY OF COPPELL.
L. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE STABILIZATION ALONG THE CREEK BANK OF DENTON CREEK FROM BROSSON. EACH LOT OWNER SHALL BE NOTIFIED AND PROVIDED A HOLD HARMLESS AGREEMENT BY SEPARATE INSTRUMENT THAT THE CITY AND DEVELOPERS ARE NOT LIABLE FOR FUTURE EROSION OF THE CREEK BANK. THE DEVELOPER SHALL DEDICATE A CONSERVATION EASEMENT TO A THIRD-PARTY LAND CONSERVANCY FOR THE PURPOSES OF MONITORING AND ENFORCING THE INTEGRITY OF THE STEAM BANKS. NOTICE OF THE PROVISIONS SHALL BE NOTED ON THE FINAL PLAT. THE CONSERVATION EASEMENT WILL BE EXECUTED AND FILED PRIOR TO FILING THE FINAL PLAT.
M. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN THE STORAGE BASINS/PONDS BEING CONSTRUCTED WITH THE DEVELOPMENT AS WELL AS ALL COMMON LOTS, FARM HOUSE HOMEOWNERS ASSOCIATION COVENANTS DECLARATIONS AND RESTRICTIONS.
N. THE HOA DOCUMENTS SHALL REFLECT A MINIMUM 40-YEAR TERMINATION CLAUSE.
O. TREE MITIGATION FEES OF \$125,000 MUST BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMIT OR CONSTRUCTION.
P. PARK FEES ARE REQUIRED IN THE AMOUNT OF \$1,285 PER LOT SHALL BE PAID BY THE TIME OF ISSUANCE OF ANY RESIDENTIAL BUILDING PERMIT.
Q. THE CREEK CROSSING BRIDGE SHALL BE A CONCRETE SINGLE ARCH CULVERT WITH A STONE PATTERN AND TEXTURED CONCRETE OR NATURAL STONE VENEER AND A STEEL RAIL ON A REINFORCED CONCRETE BASE AS SHOWN ON EXHIBIT E, ATTACHED HERETO.
R. THIS PROJECT IS NOT SUBJECT TO THE EROSION HAZARD SETBACK PER CITY ORDINANCE, SEC. 19-9-1, G20.
S. RETAINING WALLS ARE TO BE CONSTRUCTED OF STONE AND MAINTAINED BY THE LOT OWNER AS ILLUSTRATED ON EXHIBIT F, ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE. IF THE OWNER FAILS TO MAINTAIN THE WALL, THE HOMEOWNERS ASSOCIATION HAS THE RIGHT TO REPAIR THE WALL AND ASSESS THE SUBDIVISION ENTRANCE WILL NOT BE USED OR OCCUPIED AS A RESIDENCE OR RETAIL BUSINESS, EXCEPT OCCASIONAL SALES OF SEASONAL BOTANICAL GARDENING MATERIALS WHICH MAY OCCUR FOR FOUR (4) TIMES A YEAR FOR TWO CONSECUTIVE WEEKS (14 DAYS).
T. THE DEVELOPMENT OF LOT 2X AND THE ENTRY FEATURES SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE FIRST HOME.
U. THE DEVELOPMENT AND MAINTENANCE OF LOT 2X SHALL BE IN ACCORDANCE WITH SECTION 2(1) OF THIS ORDINANCE.

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.
- THE PRIVATE DRAINAGE EASEMENT ON LOT 8X SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THE BASIS OF BEARING IS DERIVED FROM THE EAST LINE OF LAKEWOOD ESTATES, RECORDED IN VOLUME 94057, PAGE 602, D.R.D.C.T.
- THE CITY OF COPPELL SHALL NOT BE RESPONSIBLE IN ANY FORM FOR THE RETAINING WALLS ABOVE THE STORM DRAINS. SHOULD THE CITY NEED TO PERFORM MAINTENANCE OR UPGRADES IN THE DRAINAGE EASEMENT IT SHALL BE THE HOA (OR HOME OWNER'S) RESPONSIBILITY TO MAKE ANY REPAIRS TO THE WALL.
- THIS SUBDIVISION IS SUBJECT TO THE ORDINANCE PROVISIONS FOR (PD-259R SF-7 AND SF-9).

OWNER/DEVELOPER
DENTON CREEK LAND CO. LTD
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 2740 Dallas Parkway, Suite 280
Toll Free: (888) 937-5150 Plano, TX 75093
westwoodps.com
Westwood Professional Services, Inc.
TDP: Firm Reg. No. 11736
TBPLS Firm Reg. No. 10074301

SITE DATA TABLE

EXISTING ZONING: PD 259
PROPOSED ZONING: PD "259R" SF-7
PROPOSED USE: SINGLE FAMILY
NO. OF LOTS: 20 LOTS*
MINIMUM LOT AREA: 7500 SF
MINIMUM LOT WIDTH:
(AT FRONT BLDG. LINE): 65 FEET
MINIMUM LOT DEPTH: 100 FEET
MAXIMUM LOT COVERAGE: 40%(2 STORY) and 48%(1 STORY)
MINIMUM DWELLING SIZE: 2,400 SF
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.

FINAL PLAT BLACKBERRY FARM ADDITION, PHASE 2

LOTS 1-20 & 9X, BLOCK D
BEING A 9.209 ACRE TRACT IN THE
EDWARD A. COOK SURVEY, ABSTRACT NO. 300
COPPELL, DALLAS COUNTY, TEXAS
OWNER/DEVELOPER
DENTON CREEK LAND COMPANY, LTD.
225 E. SH 121 COPPELL, TEXAS 75019
214-488-5200 FAX 214-488-5255

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 _____, 2021.

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 _____, 2021.

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 _____, 2021, 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., 2021.

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 _____, 2021.

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

OWNER'S CERTIFICATION

WHEREAS, DENTON CREEK LAND COMPANY, LTD 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 Denton Creek Land Company, Ltd. by deed recorded in Volume 2003133, Page 1569, of the Deed 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 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. _____, of the Official Public Records of Dallas County, Texas; said point being in the common line between the said 46.071 acre tract and the 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 south line of the said 328.7 acre tract of land, over and across said Denton Creek Land Company, Ltd., tract, along the northerly and westerly lines of said Lot 7X, of Blackberry Fam Addition, Phase 1, 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 across the said Denton Creek Land Company, Ltd. Tract, 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 a corner;
 - N 46°40'42" W, a distance of 65.50 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;

THENCE, S 43°19'18" W, departing the northeast line of Denton Creek and continuing across the said Denton Creek Land Company, Ltd. Tract, 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 across the said Denton Creek Land Company, Ltd. Tract, the following courses and distances:

- Southwesteryly, along said curve, 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 the east corner of the northeast terminus of Windmill Drive, a 50-foot right-of-way;

THENCE N 58°37'09" W, departing the said northerly line of Lot 7X, along the said northeast terminus of 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 the west corner of the said northeast terminus of Windmill Drive; said point being in the easterly line of Lot 6X, of said Blackberry Farm Addition, Phase 1;

THENCE, departing the said northeast terminus of Windmill Drive, over and across said Denton Creek Land Company, Ltd., tract, along the easterly lines of said Lot 6X, of Blackberry Farm Addition, Phase 1, 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 188.50 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 a corner;
- 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;

THENCE, continuing across the said Denton Creek Land Company, Ltd. Tract, the following courses and distances with the northeasterly and easterly side of Denton Creek and said Lot 6X, Blackberry Farm Addition, Phase 1:

- 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, a distance of 70.93 feet to a found 5/8 inch iron rod with a yellow plastic cap stamped "WESTWOOD PS" for a corner;
- 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;

THENCE, N 55°03'09" E, departing the easterly side of Denton Creek and continuing across the said Denton Creek Land Company, Ltd. Tract, and along the said easterly line of Lot 6X, Blackberry Farm Addition, Phase 1, 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; said point being in the said common line between the 46.071 acre tract and the said 328.7 acre tract of land;

THENCE, N 89°36'19" E, departing the said easterly line of Lot 6X, Blackberry Farm Addition, Phase 1, along the said common line between the 46.071 acre tract and the 328.7 acre tract of land, 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, DENTON CREEK LAND COMPANY, LTD. are the owners 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 _____, 2021.

BY: DENTON CREEK LAND COMPANY, 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, General Partner of Denton Creek Land Company, Ltd., 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 _____, 2021.

Notary Public, State of Texas

FINAL PLAT
**BLACKBERRY FARM ADDITION,
PHASE 2**
LOTS 1-20 & 9X, BLOCK D
BEING A 9.209 ACRE TRACT IN THE
EDWARD A. COOK SURVEY, ABSTRACT NO. 300
COPPELL, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER
DENTON CREEK LAND COMPANY, LTD.

225 E. SH 121 COPPELL, TEXAS 75019

214-488-5200 FAX 214-488-5255

9.209 ACRES MARCH 04, 2021 JOB NO. 0008335.00 BLACKBERRY FARMS, PHASE 2

OWNER/DEVELOPER
DENTON CREEK LAND CO. LTD
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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Phone: (214) 473-4640 2740 Dallas Parkway, Suite 280
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