LEGAL DESCRIPTION OWNER'S CERTIFICATE BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Recommended for Final Approval: Rockwall, Rockwall County, Texas, being out of a 39.298 acre tract, as described in Clerks File No. 20130000498882 in the Deed Records of Rockwall County, Texas and being all of a NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly STATE OF TEXAS COUNTY OF ROCKWALL Planning & Zoning Commission Date We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy Hill Phase V, HILL PHASE XI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, as addition to the City of Rockwall, as described in a Cab. J. Pg. 27 in the Plat Records hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being easements and public places thereon shown on the purpose and consideration thereinexpressed. Thereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2020. in Breezy Hill Road (Variable R.O.W.); We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE XI, subdivision have been notified and signed this plat. THENCE, North 89° 43'54" West, along the north line of said Breezy Hill Phase V, This approval shall be invalid unless the approved plat for such addition is recorded in the office of the for a distance of 244.79 feet, to a 1+2 inch iron rod found; Count Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also THENCE, South 00° 16'06" West, continuing along said north line, for a distance of understand the following; 1.16 feet to a 1\*2 inch iron rod found; WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020. 1. No buildings shall be constructed or placed upon, over, or across the utility easements asdescribed herein. THENCE, North 89°02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, right, having a radius of 125.00 feet, a central angle of 76° 51'49"; fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; THENCE, continuing along said north line and with said curve to the right for an arc distance Mayor, City of Rockwall and any public utility shall at all times have the right of ingress or egress to, from and upon the said City Secretary City Engineer of 167.69 feet (Chord Bearing North 50° 36'59" West 155.40 feet), to a 1/2 inch easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and iron rod found at the point of reverse curvature of a curve to the left, having a radius either adding to or removing all or part of their respective system without the necessity of, at any of 825.00 feet, a central angle of 46° 53'29"; time, procuring the permission of anyone. THENCE, continuing along said north line and said with curve to the left for an arc distance 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or of 675.19 feet (Chord Bearing North 35° 37'50" West 656.50 feet), to a 1/2 inch iron occasioned by the establishment of grade of streets in the subdivision. rod found at the most southerly southeast corner of Breezy Hill Phase VI, an addition to the City of Rockwall, as described in Cab. J Pg. 291 in said Plat Records; SURVEYOR CERTIFICATE 4. The developer and subdivision engineer shall bear total responsibility for storm drain THENCE, North 30° 55'26" East, departing said north line and along the east line of I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an said Breezy Hill Phase VI, for a distance of 191.00 feet, to a 1/2 inch iron rod found on 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there a curve to the left, having a radius of 1016.00 feet, a central angle of 02° 27'58"; drainage controls such that properties within the drainage area are not adversely affected by storm are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of drainage from the development. THENCE, continuing along said east line and with curve to the left for an arc distance of Rockwall, Texas. 43.73 feet (Chord Bearing North 60° 18'33" West 43.73 feet), to a 1/2 inch iron 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the rod found at the point of compound curvature of a curve to the left, having a radius of DATED the this \_\_\_\_\_ day of \_\_\_\_\_\_, 2020. owner or any other person until the developer and/or owner has complied with all requirements of 275.00 feet, a central angle of 04° 19'35"; the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of THENCE, continuing along said east line and with said curve to the left for an arc distance streets with the required base and paving, curb and gutter, water and sewer, drainage structures, of 20.77 feet (Chord Bearing North 63° 42'20" West 20.76 feet), to a 1/2 inch storm structures, storm sewers, and alleys, all according to the specifications of the City of WARREN L. CORWIN Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as R.P.L.S. No. 4621 determined by the city's engineer and/or city administrator, computed on a private commercial rate THENCE, North 24°07'53" East, continuing along said east line, for a distance of basis, has been made with the city secretary, accompanied by an agreement signed by the developer 125.00 feet, to a 1/2 inch iron rod found in the south line of a 6.705 acre tract, as and/or owner, authorizing the city to make such improvements at prevailing private commercial rates. THE STATE OF TEXAS described in Clerks File No. 20150000004156 in said Deed Records and being in the north or have the same made by a contractor and pay for the same out of the escrow deposit, should COUNTY OF COLLIN line of said 39.298 acre tract being on a curve to the right, having a radius 400.00 feet, the developer and/or owner fail or refuse to install the required improvements within the time stated a central angle of 04° 19'35"; in such written agreement, but in no case shall the City be obligated to make such improvements itself. BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally Such deposit may be used by the owner and/or developer as progress payments as the work progresses appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre in making such improvements by making certified requisitions to the city secretary, supported by evidence tract with said curve to the right for an arc distance of 30.20 feet (Chord Bearing of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary purposes and considerations therein expressed. South 63° 42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the thereof within the time stated in the bond, which time shall be fixed by the city council of the City of WITNESS MY HAND AND SEAL OF OFFICE, this the day of , 2020. right, having a radius of 1141.00 feet, a central angle of 49° 01'03"; THENCE, continuing along said lines and with said curve to the right for an arc distance of 7. The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, 976.14 feet (Chord Bearing South 37° 02'01" East 946.65 feet), to a 1/2 inch iron hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest Notary Public in and for the State of Texas to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and corner of said 6.705 acre tract; all maintenance cost related the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for Vehicular traffic on public Streets/Roads within the public right-of-way. This THENCE, South 89° 02'54" East, continuing along said lines, for an arc distance of agreement in no way constitutes a change in that authority and does not constitute any delegation of that 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell authority of the Association. corner of said 39.298 acre tract; We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will THENCE, North 00° 57'06" East, along the east line of said 6.705 acre tract and a comport with the present and future growth needs of the City; we, our successors and west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said assigns hereby waive any claim, damage, or cause of action that we may have as a result of the 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total dedication of exaction's made herein. distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Ena. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line Breezy Hill Phase XI, Ltd. of a 30.728 acre tract, as described Clerks File No. 20170000023682, in said Deed Records a Texas limited partnership same being the northwest corner of said 2.944 acre tract; By: Breezy Hill Phase XIGP Corporation, a Texas corporation, its General Partner THENCE, South 89° 39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, FINAL PLAT having a radius of 225.00 feet, a central angle of 12° 28'10"; Mortgage or Lien Interest THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14°00'23" West 48.87 feet), to a 1/2 inch BREEZY HILL PHASE XI Director iron rod set with a yellow cap stamped "Corwin Eng. Inc."; STATE OF TEXAS 78 LOTS, BEING 23.849 ACRES COUNTY OF DALLAS THENCE, South 89°02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast OUT OF THE Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and J. STRICKLAND SURVEY, ABSTRACT NO. 187 corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in acknowledged to me that he executed the same for the purpose and consideration therein stated. the west line of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Given upon my hand and seal of office this day of IN THE Notary Public in and for the State of Texas My Commission Expires: CITY OF ROCKWALL THENCE, South 00° 57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract STATE OF TEXAS and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract; ROCKWALL COUNTY, TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared CHUCK SINK, known to me to be the person whose name is subscribed to the foregoing instrument, and OWNER THENCE, North 89° 40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 acknowledged to me that he executed the same for the purpose and consideration therein stated. feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the southeast corner BH PHASE XI, LTD. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020. of said 2.64 acre tract being in said Breezy Hill Road same being in the east line of said 39.298 acre tract; 8214 WESTCHESTER DRIVE., SUITE 710 Notary Public in and for the State of Texas My Commission Expires:\_ THENCE, South 00° 17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land. DALLAS, TEXAS 75225 STATE OF TEXAS 214-522-4945 COUNTY OF DALLAS PREPARED BY Before me, the undersigned authority, on this day personally appeared\_\_\_\_\_known to me to be the person whose name is subscribed to the foregoing instrument, and CORWIN ENGINEERING, INC. acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this\_\_\_\_\_day of\_\_ TBPLS #10031700 200 W. BELMONT, SUITE E Notary Public in and for the State of Texas My Commission Expires: \_ ALLEN, TEXAS 75013 972-396-1200 NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of OCTOBER 2020

a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval

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constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54. **CURVE TABLE** FINAL PLAT DRIVE CURVE NO. DELTA RADIUS **LENGTH** <u>CHORD</u> **BEARING** 50 100 25' X 25' 12°08′07″ NO5° 06' 58"W 275.00 58.25 R.0. BREEZY HILL PHASE XI VISIBILITY ESMT 00°59′43″ 13°07′50″ 991.00' 295.00' 17.21' 67.61' 17.21' 67.46' N11°40′53″W S84°23′11″W PROJECT LOCATION 2. 2.64 ACRE TRAC /OL. 4341, PG. 24 SCALE: 1" = 100' HARBOR (50' R.O.W.) 46°53′50″ 991.00' 811.14' N35°37'39"W 788.69 78 LOTS, BEING 23.849 ACRES 01°19′11″ 1025.00' 23.61 23.61 N00°17'31"E R.O.W. 00°14′22″ 1025.00' 4.28 4.28 NO0°29'16"W OUT OF THE 01°33′49″ 1025.00′ 27.97' 27.97' N00° 10′ 28″E  $\Delta = 12^{\circ}28'10''$ 27°07′36″ 08°03′59″ 126°11′12″ 63°13′48″ 24°13′20″ ALL STREET INTERSECTIONS 250.00' 118.36' 117.26' N12°36'25"W J. STRICKLAND SURVEY, ABSTRACT NO. 187 35.20′ 110.12′ 35.17' 89.17' 250.00' N22°08'14"W R = 225.00'50.00′ 320.00′ N25°57′18″W N31°19′31″W SKY VISIBILITY EASEMENT DETAIL L = 48.97335.49' 353.14' 30.728 ACRE TRACT
30.728 ACRE TRACT
2017000023682
CLERKS FILE HILL PHASE 8
CLERKS BREEZY CONSTRUCTION)
(UNDER CONSTRUCTION) 160.65 159.45 N36°36′19″W 380.00' N.T.S. C = 48.87CITY OF ROCKWALL 40° 20′ 34″ 300.00' 211.23 B= N14°00′23″W ROCKWALL COUNTY, TEXAS CITY OF ROCKWALL GRID SYSTEM COORDINATES LOT 9 BLOCK Q OPEN SPACE 0.054 AC. S89° 02'37"E 182.39' **OWNER** LOCATION MAP ELEV - 490.00 BH PHASE XI, LTD. S89° 39'37"E 130.28 8214 WESTCHESTER DRIVE., SUITE 710 DALLAS, TEXAS 75225  $\triangle = 04^{\circ}19'35''$ 214-522-4945 R = 400.00PREPARED BY L = 30.20'CORWIN ENGINEERING, INC. 188 C = 30.20'10 TBPLS #10031700  $\triangle = 04^{\circ}19'35$ B= S63°42′20″E 46 R = 275.00'200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 L = 20.77'97 972-396-1200 C = 20.76 $\triangle = 49^{\circ}01'03'$ B= N63°42′20″W OCTOBER 2020 R = 1141.00SCALE 1" = 100" 125.26 1/2" IRI L = 976.1423 96 D 120.03  $\Delta = 02^{\circ}27^{\circ}58''$ CASE NO. FP2019-046 SHEET 1 OF 2 C = 946.65ı∕ż'URF R = 1016.00B= S37° 02′ 01″E 12 3,0% 5 L = 43.73'125.18 <u>\$000</u> C= 43.73' 120.02 B= N60°18/33"W 95 LOT 99 BLOCK D 6.705 ACRE TRACT Q 13 CLERKS FILE NO. 20150000004156 OREN SPACE/LANDSCAPE BUFFER LOT 100 BLOCK D 0.700 AC. TO BE DEDICTATED TO CHUCK SINK 120.02'  $\psi$  $\bigcirc$ <u>√½". IRF</u>.. N89° 40'58"E 686.22" 10 120.51 93 S89° 02'54"E 490.00 DRAINAGE & DETENTION ESMT 5 DOC. NO. 20160000018054 91 90 85 Š N DOUGLAS D. MORRIS AND WIFE, LYNDA J. MORRIS VOLUME 99, PAGE 880 84 70.00 38.32 23.48 D.R.R.C.T. CASCADING CREEK DRIVE (50' R.O.W.) 10 20' D.E. OHO 얼HO N89° 43'54''W 121 14' 7.20  $\Delta = 46°53'29"$ 80.00' <u>84.18'</u> D a ROAD 601.4 R = 825.0083 11 L= 675.19 13 C = 656.50'6 B= N35°37<sup>1</sup>/50 82 BROOKE TRACT 1 (LOT 1) 10 DONALD E. BENNETT AND 13 WIFE, LINDA H, BENNETT 129.87 121.36° VOLUME 121, PAGE 997 NOTES D.R.R.C.T. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat 62.13 1. Bearings are referenced to Breezy Hill Phase III, an addition to the S89° 02'54"E 335.69" S89° 02'54"E 621.52' SABLE DRIVE Records of Rockwall County, Texas. (50' R.O.W.) 79 1/2" IRF 2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing. 12 3. 2/2" iron rods with "CORWIN ENGR. INC." caps set at all **FUTURE** boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way R = 125.0015  $\triangle = 76^{\circ}51'49''$ 19 20 21 22 23 24 25 60' R.O.W. unless otherwise noted. 25' R.O.W. L= 167.69 DEDICATION 4. B.L. - Building Line. U.E. - Utility Easements. 1/2" IRF C = 155.40'N89° 02!54"W 1054.06 N89° 43'54"W 244.79' B= N50°36′59″W 1/2" IRF C.M. - Controlling Monument ′ 16'06''₩ - Drainage Easement W.E. - Water line Easement 12 POINT OF BEGINNING 10 CITY OF ROCKWALL GRID SYSTEM COORDINATES S.S.E. - Sanitary Sewer Easement 5 V.A.M.S. - Visibility, Maintenance & Sidewalk Easement \_\_\_\_X.\_\_..\_\_Y.\_\_ 2598133.40 7044598.1 H.O.A. - Homeowners Association DRIVE Street Name Change DRIVE W.) **ELEV -** 535.3 5. All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association. LAZY BROOKE DRIVE LORION 6. No building permits will be issued until all public improvements are JAMES L.KLEIN AND MARY F.KLEIN accepted by the City. VOLUME 2081, PAGE 133 RAVENB, D.R.R.C.T. 7. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage system have been accepted by the City. The 76 approval of a plat by the City does not constitute any representation, assurance or guarantee LINE TABLE that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of BEARING the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54. DISTANCE LINE NO. 20.00 S 31°24'44" 8. All non-standard decorative street signs, poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA. CORWIN JOB #19014