

10.758  
ACRE TRACT  
CLERKS FILE NO.  
2015000004156

LOT 13, BLOCK C  
OPEN SPACE 7-D.E.  
0.066 ACRES  
MAINTAINED BY HOA

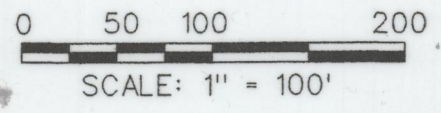
DRAINAGE AND  
DETENTION EASEMENT  
DOC. NO. 2016000018056

CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
X  
Y  
2596134.85 7044896.34  
ELEV = 500.0

BREEZY HILL PHASE IV  
CAB. I, SLIDES 155-158  
KETTEN DRIVE  
(50' R.O.W.)

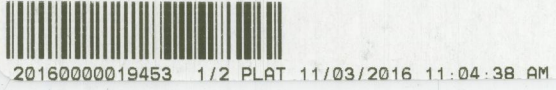
**J 0217**  
FINAL PLAT  
OF  
**BREEZY HILL  
PHASE V**  
79 LOTS, BEING 25.598 ACRES  
SITUATED IN THE  
**J. STRICKLAND SURVEY, ABSTRACT NO. 187**  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
OWNER  
**BH PHASE V 80's POD, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
AUGUST 2016 SCALE 1" = 100'

39.298 ACRE TRACT  
CLERKS FILE NO. 20130000498882



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	08°29'51"	350.00'	51.91'	26.00'	51.86'	S37°32'17"W
2.	07°35'12"	300.00'	39.72'	19.89'	36.69'	S37°59'36"W
3.	26°00'29"	275.00'	124.83'	63.51'	123.76'	N68°48'15"W
4.	07°35'17"	325.00'	43.04'	21.55'	43.01'	N37°59'33"E
5.	22°46'07"	325.00'	129.15'	65.44'	128.30'	N30°24'09"E
6.	06°17'27"	1525.00'	167.44'	83.08'	167.36'	N15°52'21"E
7.	52°25'05"	675.00'	617.53'	332.27'	596.22'	S38°23'37"E
8.	76°51'49"	275.00'	368.92'	218.21'	341.87'	S50°36'59"E

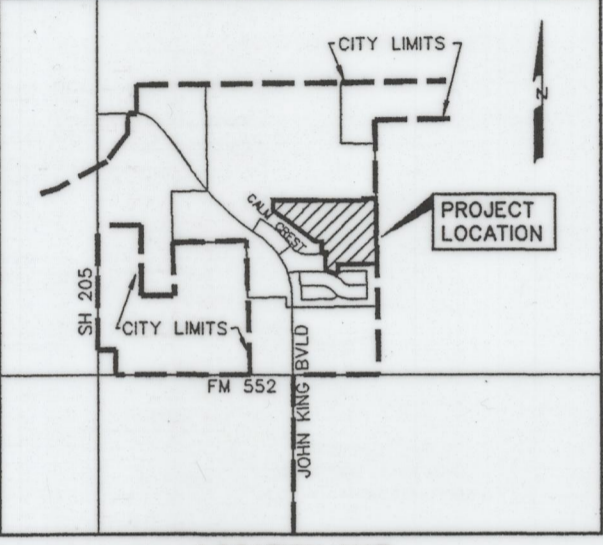
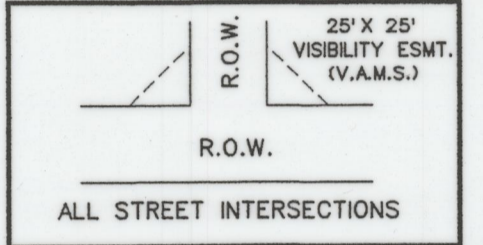


LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 19°01'05" E	67.17'
2.	N 19°01'05" E	2.61'
3.	N 43°47'14" W	21.90'
4.	N 43°47'14" W	27.34'

NOTES

- 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 Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement  
W.E. - Water line Easement  
S.S.E. - Sanitary Sewer Easement  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement  
H.O.A. - Homeowners Association  
↓ - Street Name Change
- All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
- No building permits will be issued until all public improvements are accepted by the City.
- Lot 5, Block L, No fencing on or across existing NTMWD easement.



Δ = 51°50'07"  
R = 825.00'  
T = 400.91'  
L = 746.37'  
C = 721.18'  
B = S38°06'08"E

Δ = 76°51'49"  
R = 125.00'  
T = 99.19'  
L = 167.69'  
C = 155.40'  
B = S50°36'59"E

Δ = 51°19'22"  
R = 525.00'  
T = 252.23'  
L = 470.27'  
C = 454.71'  
B = N35°32'19"W

Δ = 52°20'46"  
R = 300.00'  
T = 147.44'  
L = 274.08'  
C = 264.65'  
B = N43°22'32"W

CITY OF ROCKWALL  
TRACT A - 20.451 ACRE TRACT  
DOC. NO. 2014000018339

CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
X  
Y  
2596766.29 7044009.13  
ELEV = 516.0

TOTAL LOTS 79  
TOTAL ACRES 25.598

Breezy Hill Phase V  
79 Lots, Being 25.598 acres  
Final Plat