

SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLES

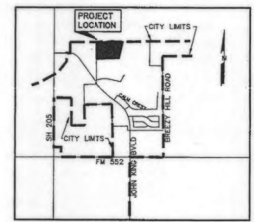
0 50 100 200
SCALE: 1" = 100'

5291
FINAL PLAT
OF
BREEZY HILL PHASE VI
79 LOTS, BEING 32.02 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH PHASE VI, SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

JANUARY 2018 SCALE 1" = 100'



LOCATION MAP
N.T.S.

W.V. CARLTH, JR.
VOLUME 66, PAGE 493
D.R.C.C.T.

DONG WON KANG
VOLUME 703, PAGE 1402
D.R.C.C.T.

20180000003939 1/2 PLAT 03/06/2018 11:45:48 AM

1/4" IRF
W/ YELLOW CAP
C.M. 80.00'

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL COUNTY,
TX. AS REPORT VERSION DATE 02/04/18
BY HYDROLOGY PLLC
DO YR WATER SURFACE

LOT 19 BLK D
OPEN SPACE/FLOOD PLAN
3.589 ACRES

S89° 39' 37" E
274.64'

TEMP. TURNAROUND ESMT.
DOC. NO. 20170000020743

15' WATER EASEMENT
DOC. NO. 20170000020739

20' NORTH TEXAS MUNICIPAL
WATER DISTRICT ESMT.
VOL. 812, PG. 23

50' NORTH TEXAS MUNICIPAL
WATER DISTRICT ESMT.
VOL. 812, PG. 23

60' DRAINAGE ESMT.
DOC. NO. 20170000004221

10.758 ACRE TRACT
PARK
CLERKS FILE NO. 20150000004156

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X
Y
ELEV = 504.0

DRAINAGE & DETENTION ESMT.
DOC. NO. 20180000010058

8.105 ACRE TRACT
CLERKS FILE NO. 201500000004158

405.184 ACRE TRACT
CLERKS FILE NO. 2007-00375392

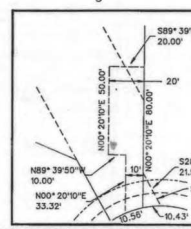
CASE #2017-022

NOTES

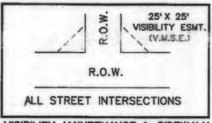
- Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" Iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, 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
V.M.S.E. - Visibility, Maintenance & Sidewalk Easement
O.E.D.C.E. - Oncor Electric Delivery Company 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 public improvements are accepted by the City.
- Lots 15-18 Block C, Lots 1 & 2 Block N, Lot 1 Block O, No fencing on or across existing NTMWD easement.

Δ = 09° 07' 03"
R = 1252.00'
T = 99.83'
L = 199.23'
C = 199.02'
B = N82° 57' 10" W

BREEZY HILL PHASE 4
CAB. I, PGS. 155-156



ONCOR ELECTRIC DELIVERY COMPANY EASEMENT
SCALE 1" = 50'



ALL STREET INTERSECTIONS
VISIBILITY MAINTENANCE & SIDEWALK
EASEMENT DETAIL
N.T.S.

Δ = 02° 27' 58"
R = 1016.00'
T = 21.87'
L = 43.73'
C = 43.73'
B = S60° 18' 33" E

Δ = 00° 52' 23"
R = 1550.00'
T = 11.83'
L = 23.66'
C = 23.66'
B = N13° 09' 52" E

Δ = 05° 25' 40"
R = 825.00'
T = 39.11'
L = 78.15'
C = 78.12'
B = N61° 47' 24" W

DRIVEWAY CULVERT SIZE REQUIREMENTS

Block	Lot	Pipe Size (in)	No. of Batters
C	28	18	1
C	30	24	2
C	31	24	2
C	32	21	2
C	33	21	2
C	34	21	2
C	35	21	2
C	36	24	1
D	7	18	1
D	8	18	1
D	9	18	1
D	10	21	1
D	11	21	1
D	12	24	1
D	13	24	1
D	14	24	1
D	15	21	2
D	16	18	1
D	17	18	1
D	18	18	1