OWNER'S CERTIFICATE LEGAL DESCRIPTION Recommended for Final Approval: BEING, a tract of land situated in the J. Strickland Survey, Abstract No. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: 187 in the City of Rockwall, Rockwall County, Texas, being out of a STATE OF TEXAS 405.184 acre tract, as described in Clerks File No. 2007-00375392 in COUNTY OF ROCKWALL the Deed Records of Rockwall County, Texas and being more particularly We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY Planning & Zoning Commission Date HILL PHASE VIII, subdivision to the City of Rockwall, Texas, and whose name is subscribed described as follows: hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein BEGINNING, at a 1/2 inch iron rod found at the most northerly northeast expressed. We further certify that all other parties who have a mortgage or lien interest in the 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_______, 2020. corner of said 405.184 acre tract and being the northwest corner of a BREEZY HILL PHASE VIII. subdivision have been notified and signed this plat. 2.64 acre tract, as described in Doc. No. 20130000499663, in said Deed Records, same being in the south line of a 219.944 acre tract, as described We understand and do hereby reserve the easement strips shown on this plat for the purposes This approval shall be invalid unless the approved plat for such addition is recorded in the office of the in Doc. No. 20130000499663, in said Deed Records; stated and for the mutual use and accommodation of all utilities desiring to use or using same. We County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final also understand the following: THENCE, South 00° 57'23" West, along the east line of said 405.184 acre tract and the west line of said 2.64 acre tract, for a distance 1. No buildings shall be constructed or placed upon, over, or across the utility easements as WITNESS OUR HANDS, this ______day of _____, 2020. described herein. of 844.54 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc."; 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with THENCE, North 89°02'37" West, departing said east and west lines, for construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap Mayor, City of Rockwall City Secretary easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a either adding to or removing all or part of their respective system without the necessity of, at any radius of 225.00 feet, a central angle of 12° 28'10"; time, procuring the permission of anyone. THENCE, along said curve to the left for an arc distance of 48.97 feet 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or (Chord Bearing South 14°00'23" East - 48.87 feet), to a 1/2 inch iron occasioned by the establishment of grade of streets in the subdivision. rod set with a yellow cap stamped "Corwin Eng. Inc."; 4. The developer and subdivision engineer shall bear total responsibility for storm drain THENCE, North 89° 39'37" West, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and northeast corner of a 6.705 acre tract, as described in Clerks File No. drainage controls such that properties within the drainage area are not adversely affected by storm 20150000004156 in said Deed Records; drainage from the development. 6. No house dwelling unit. or other structure shall be constructed on any lot in this addition by the THENCE, North 89° 39'50" West, along the north line of said 6.705 acre tract, owner or any other person until the developer and/or owner has complied with all requirements of for a distance of 850.79 feet, to a 1/2 inch iron rod found at the northwest the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the corner of said 6.705 acre tract and being in the east line of Breezy Hill Phase VI, an entire block on the street or streets on which property abuts, including the actual installation of addition to the City of Rockwall, as described in Cab. J, Pg. 291 in the Plat Records streets with the required base and paving, curb and gutter, water and sewer, drainage structures, of Rockwall County, Texas, being on a curve to the left, having a radius of 1550.00. storm structures, storm sewers, and alleys, all according to the specifications of the City of a central angle of 01° 20'20"; THENCE, along the east line of said Breezy Hill Phase VI and with said curve to the Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the left for an arc distance of 36.22 feet (Chord Bearing North 01° 00'20" East city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, 36.22 feet), to a 1/2 inch iron rod found at the point of tangency; authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer THENCE, North 00° 20'10" East, continuing along said east line, for a distance of and/or owner fail or refuse to install the required improvements within the time stated in such 553.78 feet, to a 1/2 inch iron rod found at the most easterly northeast corner written agreement, but in no case shall the City be obligated to make such improvements itself. Such of said Breezy Hill Phase VI; deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or THENCE, North 89° 39'50" West, along a north line of said Breezy Hill Phase VI, for a distance of 642.40 feet, to a 1/2 inch iron rod found at an ell corner of Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal said Breezy Hill Phase VI; to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. THENCE, North 00° 20'10" East, along the east line of said Breezy Hill Phase VI, for a distance of 175.00 feet, to a 1/2 inch iron rod found; 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 comport with the present and future growth needs of the City; we, our successors and THENCE, North 89° 39'50" West, continuing along said east line, for a distance assigns hereby waive any claim, damage, or cause of action that we may have as a result of the of 1.14 feet, to a 1/2 inch iron rod found; dedication of exactions made herein. THENCE, North 00° 20'10" East, continuing along said east line, for a distance BH PHASE 8, LTD. of 125.00 feet, to a 1/2 inch iron rod found at the most northerly northeast corner a Texas limited partnership of said Breezy Hill Phase VI and being in the north line of said 405.184 acre tract By: BH PHASE 8 GP Corporation. and being in the south line of said 219.944 acre tract; a Texas corporation, its General Partner THENCE, South 89° 39'37" East, along the north line of said 405.184 acre tract and the south line of said 219.944 acre tract, for a distance of 1803.60 feet, to the POINT OF BEGINNING and containing 27.840 acres of land. John Arnold Mortgage or Lien Interest STATE OF TEXAS COUNTY OF DALLAS FINAL PLAT Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, SURVEYOR CERTIFICATE 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 purpose and consideration therein stated. BREEZY HILL PHASE VIII I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an Given upon my hand and seal of office this day of on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has Notary Public in and for the State of Texas My Commission Expires: 61 LOTS, BEING 27.840 ACRES been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas. OUT OF THE STATE OF TEXAS J. STRICKLAND SURVEY, ABSTRACT NO. 187 DATED the this _____ day of _____, 2020. COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared_ IN THE 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 purpose and consideration therein stated. CITY OF ROCKWALL WARREN L. CORWIN Given upon my hand and seal of office this _____ day of ____ R.P.L.S. No. 4621 ROCKWALL COUNTY, TEXAS Notary Public in and for the State of Texas My Commission Expires: OWNER THE STATE OF TEXAS NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all COUNTY OF COLLIN streets, water, sewer and storm drainage systems have been accepted by the City. The approval of BH PHASE 8, LTD. 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 BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally 8214 WESTCHESTER DRIVE., SUITE 710 appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing constitute any representation, assurance or guarantee by the City of the adequacy and availability DALLAS, TEXAS 75225 instrument and acknowledged to me that he executed the same in the capacity therein stated and for the for water for personal use and fire protection within such plat, as required under Ordinance 83-54. 214-522-4945 purposes and considerations therein expressed. WITNESS MY HAND AND SEAL OF OFFICE, this the day of PREPARED BY CORWIN ENGINEERING, INC. TBPLS #10031700 Notary Public in and for the State of Texas 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 JULY 2020 CASE NO. P2018-042 DRAINAGE & GRADING ESMT BREEZY HILL RESIDENTIAL DEVELOPMENT

City Engineer

SHEET 2 OF 2

CORWIN JOB #17039

CITY OF ROCKWALL GRID SYSTEM COORDINATES CHARLES WILLIAM SINKS 50 FLOOD STUDY FOR CAMP CREEK POINT OF BEGINNING 219.944 ACRE TRACT DRAINAGE ESMT CITY OF ROCKWALL, ROCKWALL, COUNTY, 2597442.15 7046484. DOC. NO. 20130000499663 DOC. NO. 20200128000120680 TEXAS. REPORT VERSION DATE 02/04/16 SCALE: 1" = 100 ELEV - 481.00 BOYD HYDROLOGY PLLC 100 YR WATER SURFACE 1/2" IRF J. STRICKLAND SURVEY S89° 39'37"E 1803.60' COUNTY LINE ABSTRACT NO. 794-3 10.00 ABSTRACT NO. 187 7.5' ONCOR 5.00 **(D)** 20 22 23 24 27 30 108 TEMP. TURNAROUND ESMT 32 ∕DOC. NO. 20170000020740 33 SINGING WATER DRIVE N89° 39'50"W_ 1.14' S89° 39'50"E 617.40' 10' U.E. 20'10''E <u>__70.00'</u>__ -----107 (50' R.O.W.) SINGING WATER DRIVE 30.00'SAN SWR FSMT 18 22 23 24 N00° 0 40' B.L N89° 39'50''W 1/2" IRI 642.40' 3 84 20' NORTH TEXAS MUNICIPAL WATER DISTRICT ESMT 105 VOL. 812, PG. 23 ∠ 20'x30' U.E R.O. 57'23"W SUMMER OAKS DRIVE 100.001 108.96 ∞. ∞ ▶ P **NOTES** 104 **S00**° 1. 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 17 21 22 23 15 16 Records of Rockwall County, Texas. 13 12 2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing. BREEZY HILL PHASE VI 103 rCAB. J, PGi 291 − 3. ½" iron rods with "CORWIN ENGR. INC." caps set at all ____10'_U.E.___ boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted. PLEASANT BREEZE DRIVE (50' R.O.W.) 2 4. B.L. - Building Line. U.E. - Utility Easements. 00N S89° 39'37"E 942.90' C.M. - Controlling Monument. V.A.M.S. - Visibility, Maintenance & Sidewalk Easement H.O.A. - Homeowners Association WINDY RIDGE DRIVE 40' B.L. 5. All open spaces, drainage easements, detention easements and other common areas shall be (50' R.O.W.) repaired, replaced, and maintained by property owner and/or Homeowners Association. 6. No building permits will be issued until all public improvements are accepted by the City. 6 $\triangle = 01^{\circ}20'20''$ 101 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 7.5' ONCOR ELECTRIC ESMT.-R = 1550.00'L = 36.22'approval of 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 constitute any representation, assurance or guarantee by the City of S89° 39'37"E C = 36.22'N89° 02'37''W 182.39' -4.62¹ B= N01°00'20"E LOT 10 BLOCK Q - OPEN SPACE/DRAINAGE EASEMENT - 0.532 AC. 24.97' the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54. ½" IRF N89° 39'50"W 850.79 1∕2" IRF N89° 39'37"W CITY OF ROCKWALL GRID SYSTEM COORDINATES 130.28 |△= 12°28|′10<u>′</u> R = 225.00L = 48.97**ELEV =** 486.0 FINAL PLAT C = 48.87B= S14°00′23″E BREEZY HILL PHASE VIII 6.705 ACRE TRACT CLERKS FILE NO. 20150000004156 61 LOTS, BEING 27.840 ACRES OUT OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 405.184 ACRE TRACT TRACT 107-00375392 CLERKS FILE NO. 2007-00375392 IN THE 25' X 25' CITY OF ROCKWALL VISIBILITY, MAINTENENCE & SIDEWALK ESMT ROCKWALL COUNTY, TEXAS OWNER R.O.W. BH PHASE 8, LTD. ALL STREET INTERSECTIONS 8214 WESTCHESTER DRIVE., SUITE 710 VISIBILITY, MAINTENENCE & SIDEWALK EASEMENT DETAIL DALLAS, TEXAS 75225 214-522-4945 PREPARED BY CORWIN ENGINEERING, INC. CURVE TABLE CITY LIMITS \ TBPLS #10031700 **LENGTH BEARING** CURVE NO. <u>DELTA</u> **CHORD** RADIUS 200 W. BELMONT, SUITE E 39.298 ACRE TRACT 29.298 NO. 20130000498882 CLERKS FILE NO. 20130000498882 ALLEN, TEXAS 75013 30°41′40″ 250.00' 133.93' 132.33' S74°19′00″E 1. 972-396-1200 132.32' S74°18′53″E 2. 30°41′28″ 250.00' 133.91′ 19°03′37″ 82.78′ S08°34′26″E 250.00' 83.17′ JULY 2020 SCALE 1" = 100" LOCATION MAP

N.T.S.

CASE NO. P2018-042

SHEET 1 OF 2