

26.320 ACRE TRACT
CLERKS FILE NO. 20140000011556

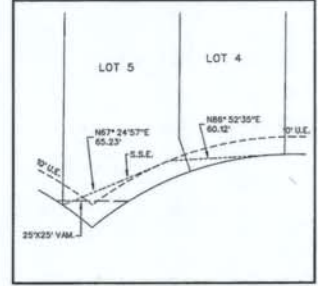
TEMPORARY STREET AND
UTILITY ESMT. BY SEPARATE
INSTRUMENT
DOC. NO. 20100000000272

CURVE TABLE

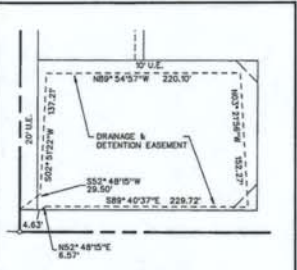
CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	40°40'12"	150.00'	106.47'	55.59'	104.25'	N20°08'14"W
2.	49°00'14"	150.00'	128.29'	68.37'	124.42'	N64°58'27"W
3.	40°59'46"	150.00'	107.33'	56.08'	106.05'	N70°01'33"E
4.	163°51'55"	50.00'	143.00'	—	99.01'	S45°15'37"W

LINE TABLE

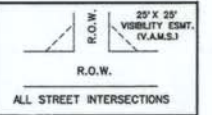
LINE NO.	BEARING	DISTANCE
1.	N 49°31'40" E	22.58'
2.	N 89°28'34" W	54.47'
3.	N 19°02'59" W	20.00'
4.	N 44°44'23" W	21.24'



EASEMENT DETAIL
LOT 4 & 5 BLOCK D
SCALE 1" = 50'



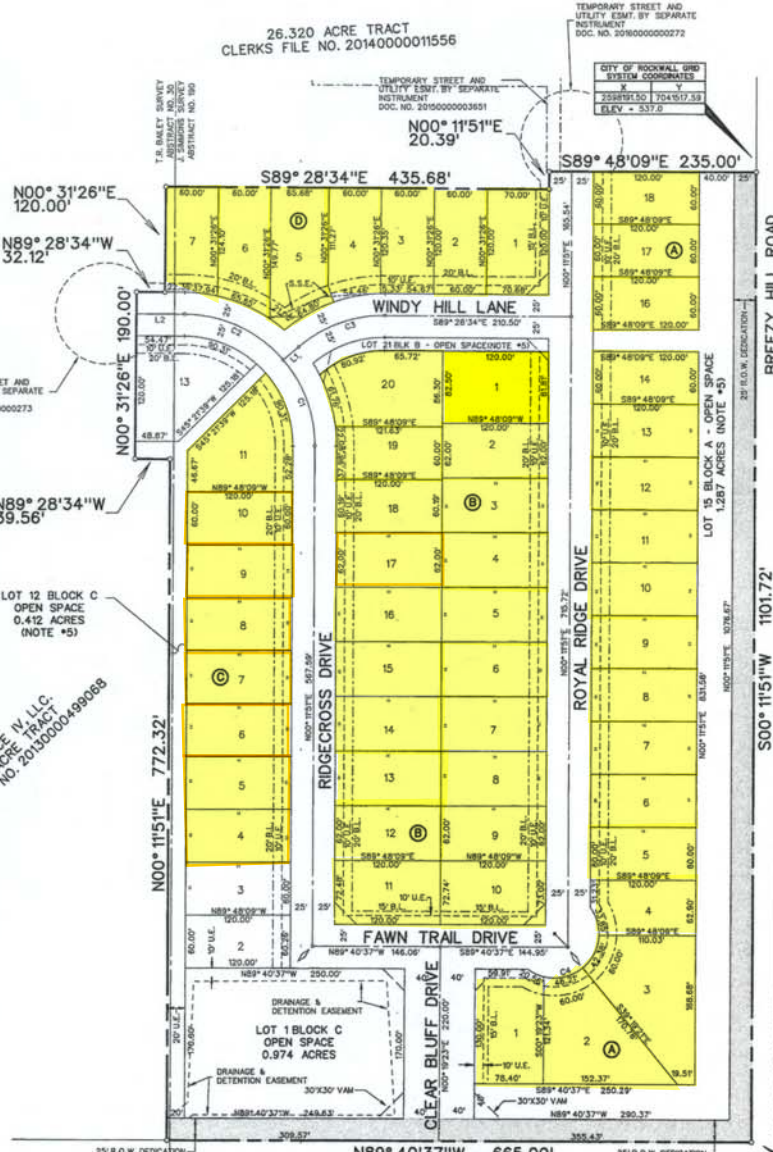
DRAINAGE & DETENTION EASEMENT DETAIL
LOT 1 BLOCK C
SCALE 1" = 100'



VISIBILITY & SIDEWALK EASEMENT DETAIL
N.T.S.

- NOTES
- Bearing are referenced to Breezy Hill Phase 2, as described in Cab. H, Pg. 397, 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.
S.S.E. - Sanitary Sewer Easement
C.M. - Controlling Monument.
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
- 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.

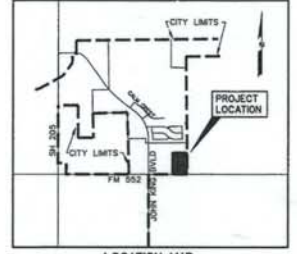
BH BALANCE IV, L.L.C.
55.501 ACRE TRACT
CLERKS FILE NO. 20130000499058



CITY OF ROCKWALL GRID
SYSTEM COORDINATES
X Y
2308200.85 70440401.82
ELEV = 524.8

SKYVIEW COUNTRY ESTATES NO. 2
CABINET A SLIDE 296
P.R.R.C.T.

SKYVIEW COUNTRY ESTATES NO. 3
CABINET A SLIDE 304
P.R.R.C.T.



I-30I
FINAL PLAT
OF

BREEZY HILL PHASE IX-A

55 LOTS, BEING 16.805 ACRES
SITUATED IN THE
T.R. BAILEY SURVEY, ABSTRACT NO. 30
J. SIMMONS SURVEY, ABSTRACT NO. 190

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 IX SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JANUARY 2016 SCALE 1" = 100'

TOTAL LOTS 55
TOTAL ACRES 16.805

CASE #P2015-023 SHEET 1 OF 2

Breezy Hill
Phase IX - A
Final plat

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