

**LEGAL DESCRIPTION**

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187, in the City of Rockwall, Rockwall County, Texas, being all of a 21.857 acre tract, as described in Clerks File No. 2012-467951 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

**BEGINNING**, at a 1/2 inch iron rod set at the southwest corner of said 21.857 acre tract, being in the east line of John King Boulevard (120' R.O.W.)

**THENCE**, along the east line of said John King Boulevard and the west line of said 21.857 acre tract, being on a curve to the left, having a radius of 1560.00 feet, a central angle of 31° 02' 46", and a tangent of 433.30 feet; **THENCE**, continuing along said lines and with said curve to the left for an arc distance of 845.30 feet (Chord Bearing North 40° 22' 39" West - 835.00 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 4840.00 feet, a central angle of 02° 00' 22", and a tangent of 86.49 feet;

**THENCE**, continuing along said lines and with said curve to the right for an arc distance of 172.86 feet (Chord Bearing North 54° 53' 52" West - 172.96 feet), to a 1/2 inch iron rod set at the northwest corner of said 21.857 acre tract;

**THENCE**, North 35° 45' 14" East, departing the east line of said John King Boulevard and along the north line of said 21.857 acre tract, for a distance of 339.01 feet, to a 1/2 inch iron rod set on a curve to the left, having a radius of 4601.00 feet, a central angle of 00° 11' 49", and a tangent of 7.91 feet;

**THENCE**, continuing along said north line, to a 1/2 inch iron rod set at the northeast corner of said 21.857 acre tract, bearing South 53° 58' 02" East - 15.82 feet;

**THENCE**, North 38° 38' 15" East, continuing along said north line, for a distance of 264.77 feet, to a 1/2 inch iron rod set at the northeast corner of said 21.857 acre tract;

**THENCE**, South 54° 20' 06" East, along the east line of said 21.857 acre tract, for a distance of 497.50 feet, to a 1/2 inch iron rod set;

**THENCE**, South 51° 21' 45" East, continuing along said north line, for a distance of 709.84 feet, to a 1/2 inch iron rod set;

**THENCE**, South 89° 33' 00" East, continuing along said north line, for a distance of 132.35 feet, to a 1/2 inch iron rod set at the northeast corner of said 21.857 acre tract;

**THENCE**, South 00° 27' 00" West, along the east line of said 21.857 acre tract, for a distance of 230.00 feet, to a 1/2 inch iron rod set;

**THENCE**, South 89° 33' 00" East, continuing along said east line, for a distance of 15.00 feet, to a 1/2 inch iron rod set;

**THENCE**, South 00° 27' 00" West, continuing along said east line, for a distance of 250.00 feet, to a 1/2 inch iron rod set at the southeast corner of said 21.857 acre tract;

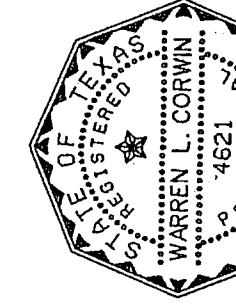
**THENCE**, North 89° 33' 00" West, along the south line of said 21.857 acre tract, for a distance of 796.02 feet, to the **POINT OF BEGINNING** and containing 21.857 acres of land.

**SURVEYOR CERTIFICATE**

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of a survey on the ground survey made under my direction and supervision and all corners are as shown thereon and there are no errors or omissions of any kind in the plat shown hereon and that the same has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the 2nd day of Dec., 2013.

*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4821

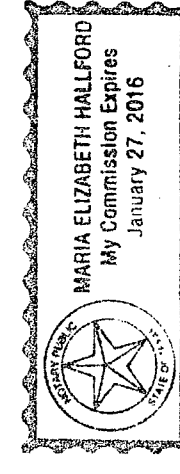


**THE STATE OF TEXAS**  
**COUNTY OF COLLIN**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally 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 purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this 2nd day of Dec., 2013.

*Paul Seibert*  
Paul Seibert  
Notary Public in and for the State of Texas

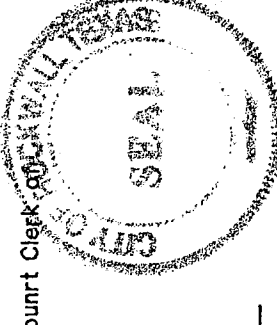


APPROVED  
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of January, 2013.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 15th day of January, 2013.

*Paul Seibert*  
Paul Seibert  
City Secretary



**OWNERS CERTIFICATE**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THE CITY OF ROCKWALL

The undersigned owners of this land shown on this plat, and designated herein as the BREEZY HILL PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereon, hereby irrevocably and exclusively dedicate to the use of the public forever, streets, alleys, parks, water courses, and any public utility shall at all times have the right of ingress or egress to, from and upon the said BREEZY HILL PHASE I, subdivision that other parties who have a mortgage or lien interest in the BREEZY HILL PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the maintenance and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep reserved all part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way encroach or interfere with the 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 easement strips, either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall shall be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage control such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner thereof, or any other person, who is the owner of the lot, or any other person, who is the owner of the entire block on which the lot is located, or any other person, who is the owner of any lot in the subdivision, until the streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, according to the specifications of the City of Rockwall or

Unit on escrow deposit, sufficient to pay for the cost of such improvements, as determined by the City of Rockwall, and the City of Rockwall shall be responsible for the installation thereof within the time stated in the bond, which time shall be fixed by the City Council of the City of Rockwall.

We further acknowledge that the dedications and/or excisions made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will be self-sufficient and that the dedications and/or excisions made herein are proportional to the dedication of excisions made herein.

A Texas limited partnership  
BREEZY HILL 405, LTD.  
By: BREEZY HILL 405, LTD. GP Corporation,  
A Texas Corporation, its General Partner

*Richard M. Stierberg*  
Richard M. Stierberg  
President

Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF DALLAS  
I, the undersigned authority, on this day personally appeared RICHARD M. STIERBERG, 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 purposes and considerations therein stated.

Given upon my hand and seal of office this 16th day of May, 2013.  
Notary Public in and for the State of Texas  
MAY 9 2013  
MAY 9 2013

STATE OF TEXAS  
COUNTY OF DALLAS  
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 acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein stated.  
Given upon my hand and seal of office this 16th day of May, 2013.

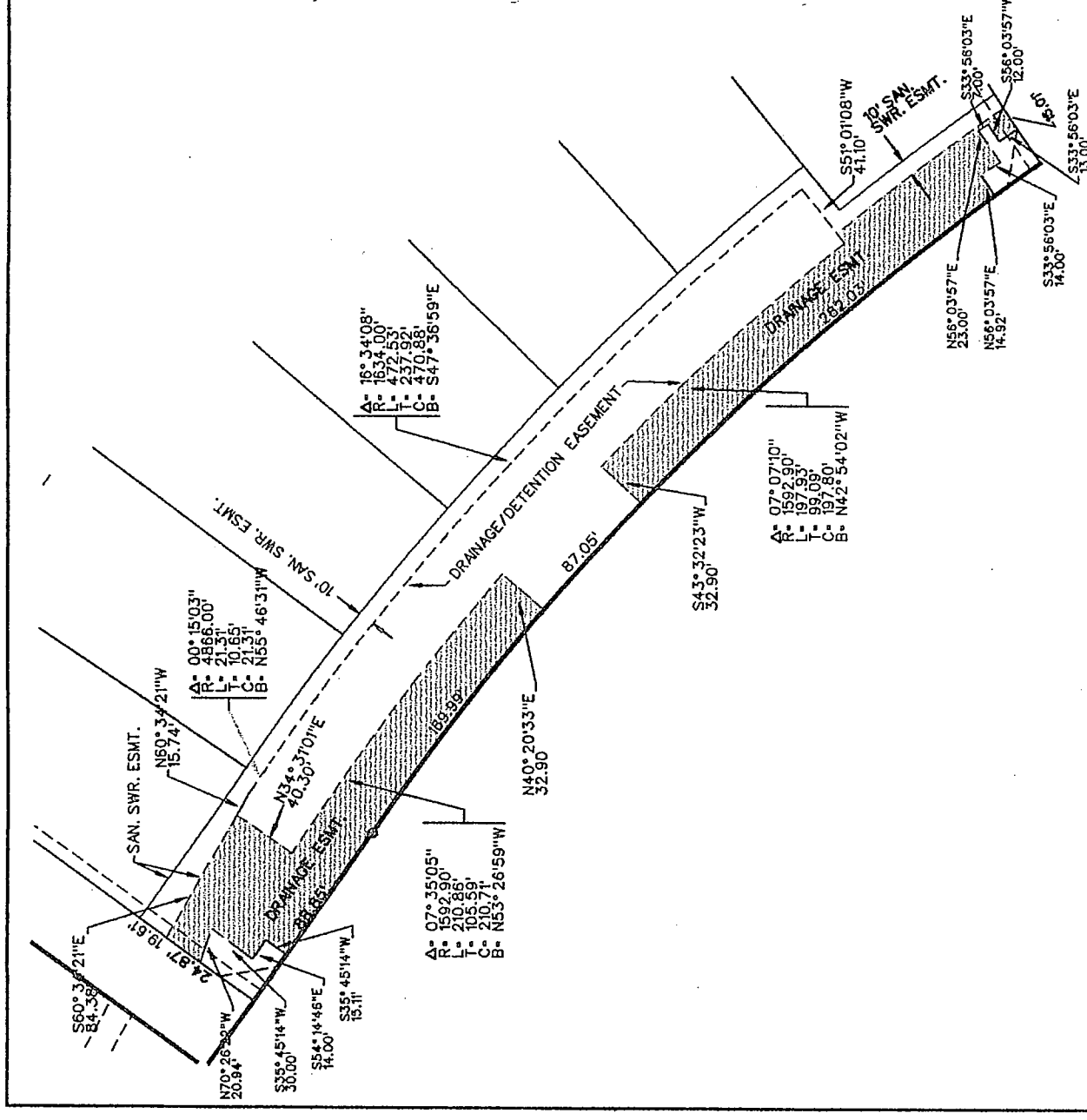
Notary Public in and for the State of Texas My Commission Expires: May 9, 2013  
MAY 9 2013  
MAY 9 2013

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 streets, water, sewer and storm drainage systems shall be a condition of the issuance of any building permit within such plat shall be approved, authorized, or permit therefore, issuance of any building permit or constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personnel and fire protection within such plat, as required under Ordinance 85-54.

Filed and Recorded  
Official Public Records  
Rockwall County, Texas  
01/19/2014 12:17:53 PM  
2013-000003273

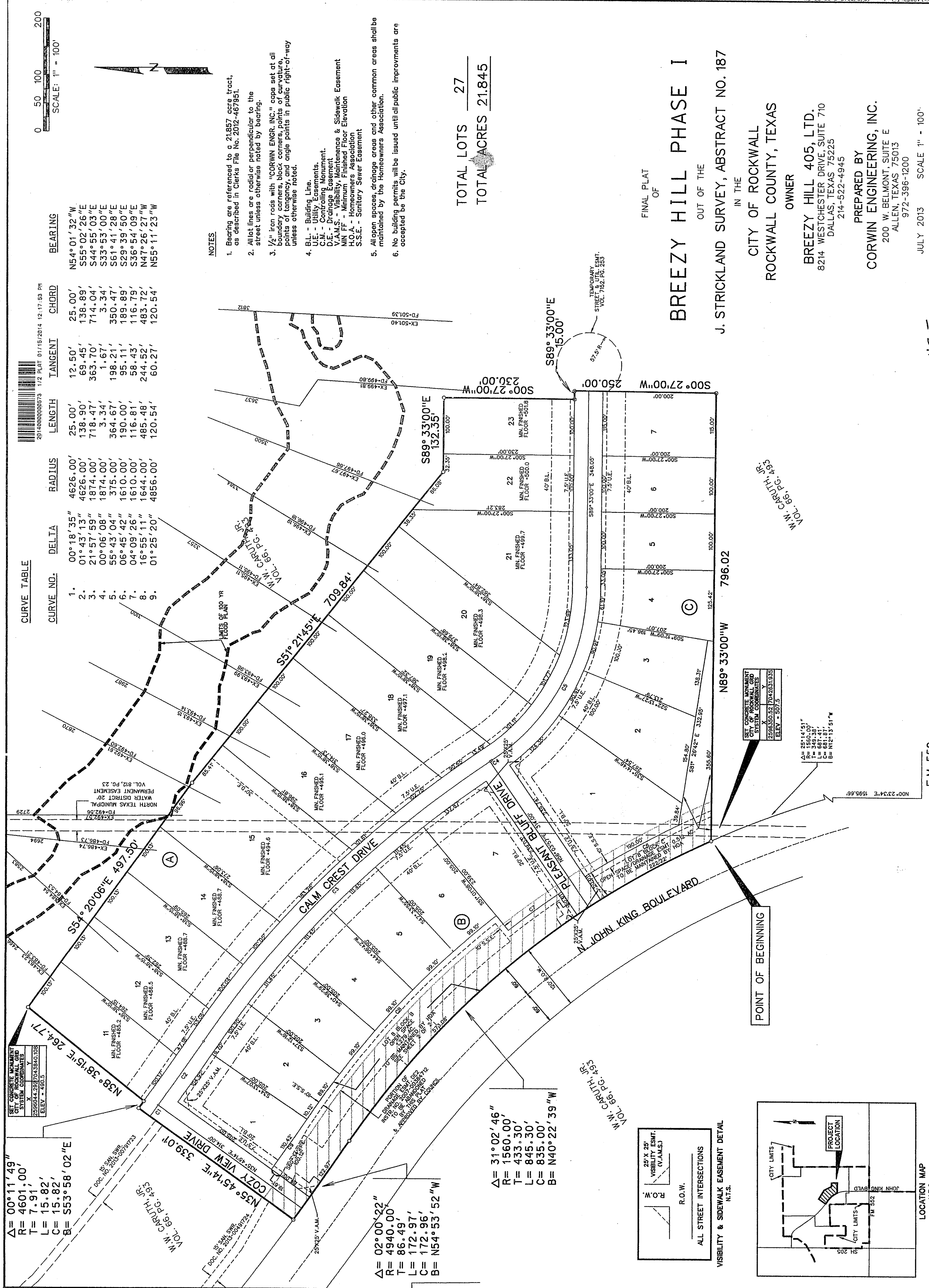


*Stierberg*



EASEMENT DETAIL  
LOT 8 BLOCK B  
SCALE 1" = 100'  
H376

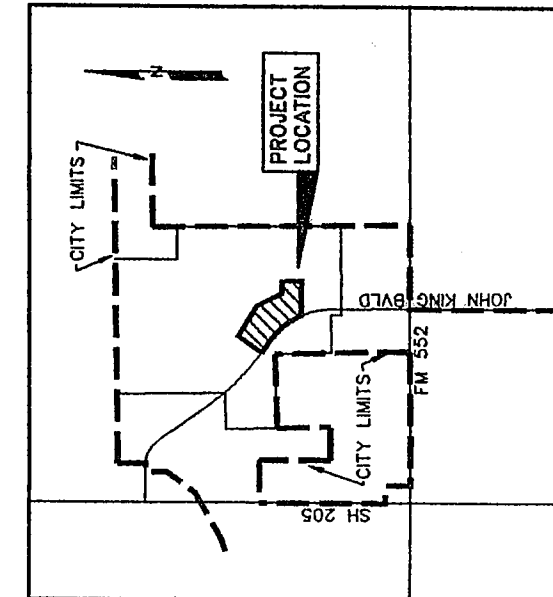
CASE #P2013-023  
SHEET 2 OF 2



TOTAL LOTS 27  
TOTAL ACRES 21.845

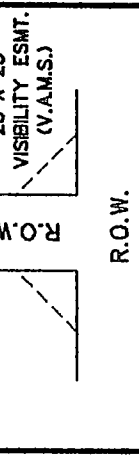
FINAL PLAT OF  
**BREEZY HILL PHASE I**  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
BREEZY HILL 405, LTD.  
8214 WESTCHESTER DRIVE, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

WITNESSES  
JULY 2013 SCALE 1" = 100'  
CASE #P2013-023  
SHEET 1 OF 2



VISIBILITY & SIDEWALK EASEMENT DETAIL  
N.T.S.

ALL STREET INTERSECTIONS



25' X 25' VISIBILITY TRIANGLE (V.A.M.S.)

W.M. CANTLIF, JR.  
REG. PG. 493

POINT OF BEGINNING

F.M. 552

CASE #P2013-023  
SHEET 1 OF 2