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 out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod set at the most northerly northwest corner of a 21.857 acre tract, as described in Clerks File No. 2012-467951, in said Deed Records:

THENCE, North 54° 20'06" West, for a distance of 264.77 feet, to a ½ inch iron rod set:

THENCE, South 88° 32'31" West, for a distance of 191.34 feet, to a ½ inch iron rod set:

THENCE, South 89° 29'27" West, for a distance of 156.65 feet, to a ½ inch iron rod set:

THENCE, North 75° 18'52" West, for a distance of 29.78 feet, to a ½ inch iron rod set:

THENCE, South 40° 25'33" West, for a distance of 348.46 feet, to a ½ inch iron rod set in the north line of John King Boulevard (120' R.O.W.), being on a non-tangent curve to the right, having a radius of 4940.00 feet, a central angle of 07° 43'05", and a tangent of 333.23 feet:

THENCE, continuing along said north line and with said curve to the right for an arc distance of 665.45 feet (Chord Bearing North 43° 24'06" West - 664.94 feet), to a ½ inch iron rod set:

THENCE, North 50° 27'27" East, continuing along said north line, for a distance of 60.00 feet, to a ½ inch iron rod set on a non-tangent curve to the right, having a radius of 4880.00 feet, a central angle of 00° 55'23", and a tangent of 39.31 feet:

THENCE, continuing along said north line and with said curve to the right for an arc distance of 78.62 feet (Chord Bearing North 39° 04'52" West - 78.62 feet), to a ½ inch iron rod set in the west line of said 405.184 acre tract:

THENCE, North 00° 06'14" East, departing said north line and with said west line, for a distance of 189.98 feet, to a ½ inch iron rod set on a curve to the left for an arc distance of 600.00 feet, a central angle of 03° 46'15", and a tangent of 19.75 feet:

THENCE, departing said west line and with said curve to the left for an arc distance of 39.49 feet (Chord Bearing North 87° 53'20" West - 39.48 feet), to a ½ inch iron rod set:

THENCE, North 00° 13'32" East, for a distance of 200.00 feet, to a½inch iron rod set in the south line of Life Springs Drive (Variable R.O.W.), an addition to the City of Rockwall, as described in Cab. I, Slide 25, in said Plat Records, being on a curve to the right, having a radius of 800.00 feet, a central angle of 02° 47'48", and a tangent of 19.53 feet:

THENCE, along said south line and with said curve to the left for an arc distance of 39.05 feet (Chord Bearing South 88° 22'34" East - 39.05 feet), to a ½ inch iron rod found being the southeast corner of said Life Springs Drive and being in the west line of said 405.184 acre tract:

THENCE, North 00° 06'14" East, along the west line of said 405.184 acre tract, for a distance of 658.09 feet, to a ½ inch iron rod set:

THENCE, North 89° 53'46" West, departing said west line, for a distance of 250.00 feet, to a ½ inch iron rod set:

THENCE, South 00° 06'14" West, for a distance of 36.78 feet, to a ½ inch iron rod set on a curve to the right, having a radius of 1252.00 feet, a central angle of 20° 11'34", and a tangent of 222.93 feet:

THENCE, along said curve to the right for an arc distance of 441.25 feet (Chord Bearing South 77° 24'55" East - 438.97 feet), to a ½ inch iron rod set at the point of tangency:

THENCE, South 67° 19'07" East, for a distance of 107.05 feet, to a ½ inch iron rod set at the point of curvature of a curve to the left, having a radius of 648.00 feet, a central angle of 28° 26'02", and a tangent of 128.51 feet:

THENCE, along said curve to the left for an arc distance of 253.72 feet (Chord Bearing South 78° 32'08" East - 252.10 feet), to a ½ inch iron rod set at the point of tangency:

THENCE, South 89° 45'09" East, for a distance of 375.92 feet, to a ½ inch iron rod set:

THENCE, South 19° 01'05" West, for a distance of 214.02 feet, to a ½ inch iron rod set on a curve to the right, having a radius of 275.00 feet, a central angle of 26° 00'29", and a tangent of 63.51 feet:

THENCE, along said curve to the right for an arc distance of 124.83 feet (Chord Bearing South 68° 48'15" East - 123.76 feet), to a ½ inch iron rod set at the point of tangency:

THENCE, South 55° 48'00" East, for a distance of 27.09 feet, to a ½ inch iron rod set on a curve to the left, having a radius of 300.00 feet, a central angle of 38° 09'20", and a tangent of 103.75 feet:

THENCE, along said curve to the left for an arc distance of 199.78 feet (Chord Bearing South 15° 07'20" West - 196.11 feet), to a ½ inch iron rod set at the point of tangency:

THENCE, South 03° 57'20" East, for a distance of 176.06 feet, to a ½ inch iron rod set on a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 149° 07'33":

THENCE, along said curve to the right for an arc distance of 130.14 feet (Chord Bearing South 34° 44'15" West - 96.39 feet), to a ½ inch iron rod set:

THENCE, South 00° 14'51" West, for a distance of 657.23 feet, to a ½ inch iron rod set in the north line of said 21.857 acre tract:

THENCE, North 54° 20'06" West, along the north line of said 21.857 acre tract, for a distance of 119.03 feet, to the POINT OF BEGINNING and containing 41.321 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an 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 been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED this _____ day of _____, 2014.

WARREN L. CORWIN
R.P.L.S. No. 4621

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 the _____ day of _____, 2014.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owners of the land shown on this plat, and designated herein as the BREEZY HILL PHASE 4, subdivision to the City of Rockwall, Texas, and whose name is subscribed 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 expressed. We further certify that all other parties who have a mortgage or lien interest in the BREEZY HILL PHASE 4, 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 mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

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 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 for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the 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, 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 and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such 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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal 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.

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 assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE IV, SF, LTD.
a Texas limited partnership
By: BH PHASE III SF, GP Corporation,
a Texas corporation, its General Partner

Richard M. Skorburg
President

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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. Given upon my hand and seal of office this _____ day of _____, 2014.

Notary Public in and for the State of Texas My Commission Expires: _____

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 for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2014.

Notary Public in and for the State of Texas My Commission Expires: _____

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 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 the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Recommended for Final Approval:

Planning & Zoning Commission Date

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 _____ day of _____, 2014.

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

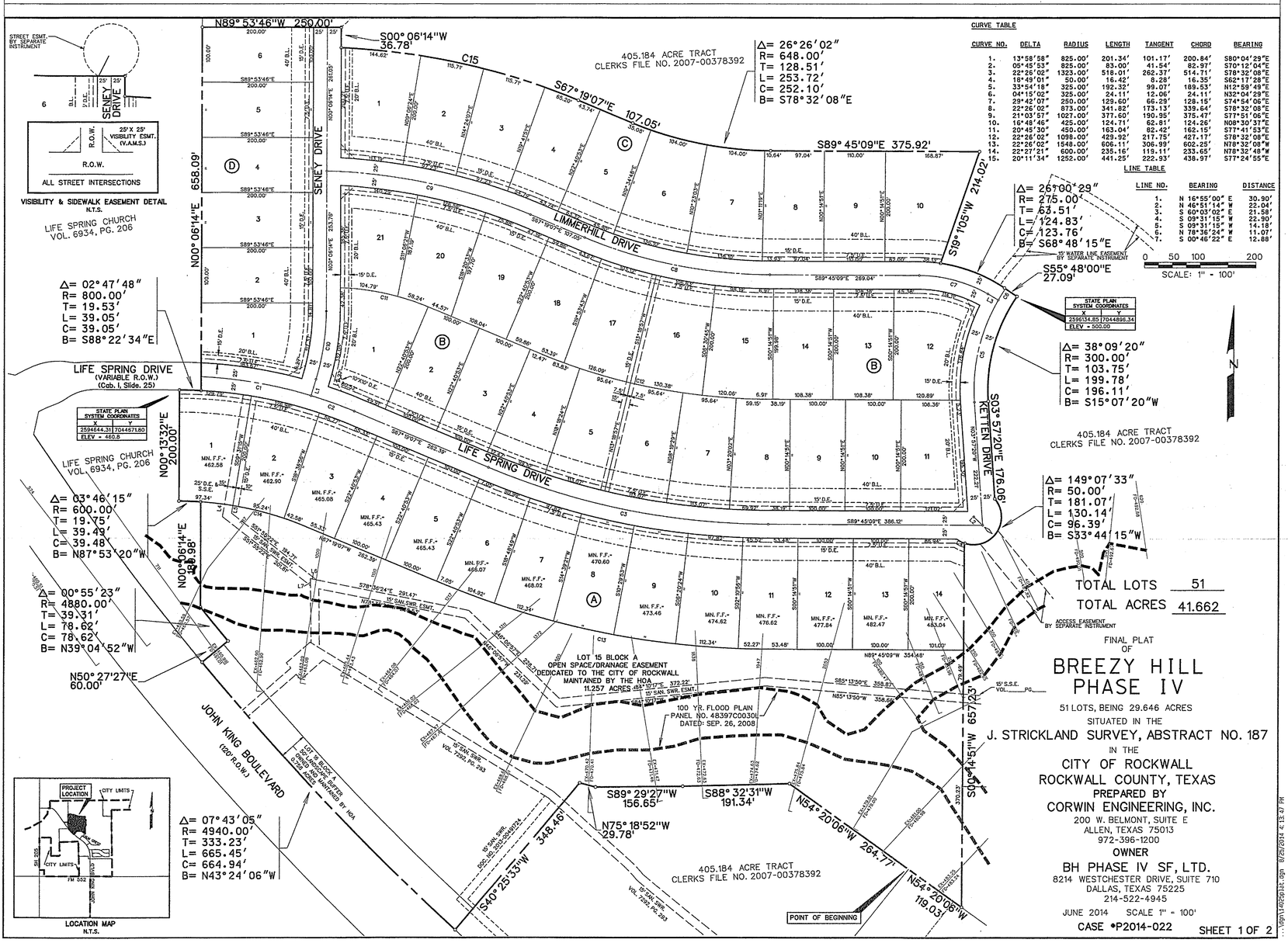
WITNESS OUR HANDS, this _____ day of _____, 2014.

Mayor, City of Rockwall City Secretary City Engineer

NOTES

1. Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. ½" 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.
4. B.L. - Building Line.
   U.E. - Utility Easements.
   C.M. - Controlling Monument.
   D.E. - Drainage Easement
   S.S.E. - Sanitary Sewer Easement
   V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
   H.O.A. - Homeowners Association
   ◊ - Street Name Change
5. All open spaces, drainage areas and other common areas shall be maintained by the Homeowners Association.
6. No building permits will be issued until all public improvments are accepted by the City.

FINAL PLAT
OF
BREEZY HILL PHASE IV
51 LOTS, BEING 29.646 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 IV SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JUNE 2014 SCALE 1" = 100'
CASE #P2014-022 SHEET 2 OF 2



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	13°58'58"	825.00'	201.34'	101.17'	200.84'	S80°04'29"E
2.	05°45'53"	825.00'	83.00'	41.54'	82.97'	S70°12'04"E
3.	22°25'02"	1323.00'	518.01'	262.37'	514.71'	S78°32'08"E
4.	18°49'01"	50.00'	16.42'	8.28'	16.35'	S62°17'28"E
5.	33°54'18"	325.00'	192.32'	99.07'	189.53'	N12°59'49"E
6.	04°15'02"	325.00'	24.11'	12.06'	24.11'	N32°04'29"E
7.	29°42'07"	250.00'	129.60'	66.29'	128.15'	S74°54'06"E
8.	22°26'02"	873.00'	341.82'	173.13'	339.64'	S78°32'08"E
9.	21°03'57"	1027.00'	377.60'	190.95'	375.47'	S77°51'06"E
10.	16°48'46"	425.00'	124.71'	62.81'	124.26'	N08°30'37"E
11.	20°45'30"	450.00'	163.04'	82.42'	162.15'	S77°41'53"E
12.	22°26'02"	1098.00'	429.92'	217.75'	427.17'	S78°32'08"E
13.	22°26'02"	1548.00'	606.11'	306.99'	602.25'	N78°32'08"W
14.	22°27'21"	600.00'	235.16'	119.11'	233.65'	N78°32'48"W
15.	20°11'34"	1252.00'	441.25'	222.93'	438.97'	S77°24'55"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 16°55'00" E	30.90'
2.	N 46°51'14" W	22.04'
3.	S 60°03'02" E	21.58'
4.	S 09°31'15" W	22.90'
5.	S 09°31'15" W	14.18'
6.	N 78°36'24" W	11.07'
7.	S 00°46'22" E	12.88'

SCALE: 1" = 100'