

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WARREN L. CORWIN, of the County of Collin, State of Texas, the undersigned owner of the land shown on this plat and designated herein as the BREEZY HILL PHASE VII, subdivision to the City of Rockwall, Texas, and whose name is subscribed to this plat, do hereby certify that the above and foregoing plat of the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 _____ day of _____, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer

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 Tract 2, as described in Clerks File No. 20130000488894 in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner, Breezy Hill Phase I, on addition to the City of Rockwall, Texas, as shown in Plat No. 20130000488894 in the Plat Records of Rockwall County, Texas and being the most easterly corner of said tract 2;

THENCE, South 38° 56' 16" West, along the west line of said Breezy Hill Phase I, for a distance of 15.83 feet to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 54° 02' 02" West, continuing along said west line, for a distance of 15.83 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 35° 45' 14" West, continuing along said west line, for a distance of 359.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 50° 34' 40" West - 571.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 50° 34' 40" West - 571.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 40° 24' 53" East, departing said north line and along the south line of said Breezy Hill Phase 4, for a distance of 348.16 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 78° 58' 52" East, continuing along said north line, for a distance of 29.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 88° 22' 23" East, continuing along said south line, for a distance of 158.55 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 54° 02' 00" West, continuing along said south line, for a distance of 191.34 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 54° 02' 00" West, continuing along said south line, for a distance of 264.77 feet, to the POINT OF BEGINNING and containing 6.802 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 plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the _____ day of _____, 2016.

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

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 _____, 2016.

Notary Public in and for the State of Texas

Recommended for Final Approval

Planning & Zoning Commission

Date

APPROVED: _____
I hereby certify that the above and foregoing plat of the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2016.

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 _____ day of _____, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer

Notary Public in and for the State of Texas

Richard M. Scarborough
President

Richard M. Scarborough
President

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD M. SCARBOROUGH, 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 _____, 2016.

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 RICHARD M. SCARBOROUGH, 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 _____, 2016.

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

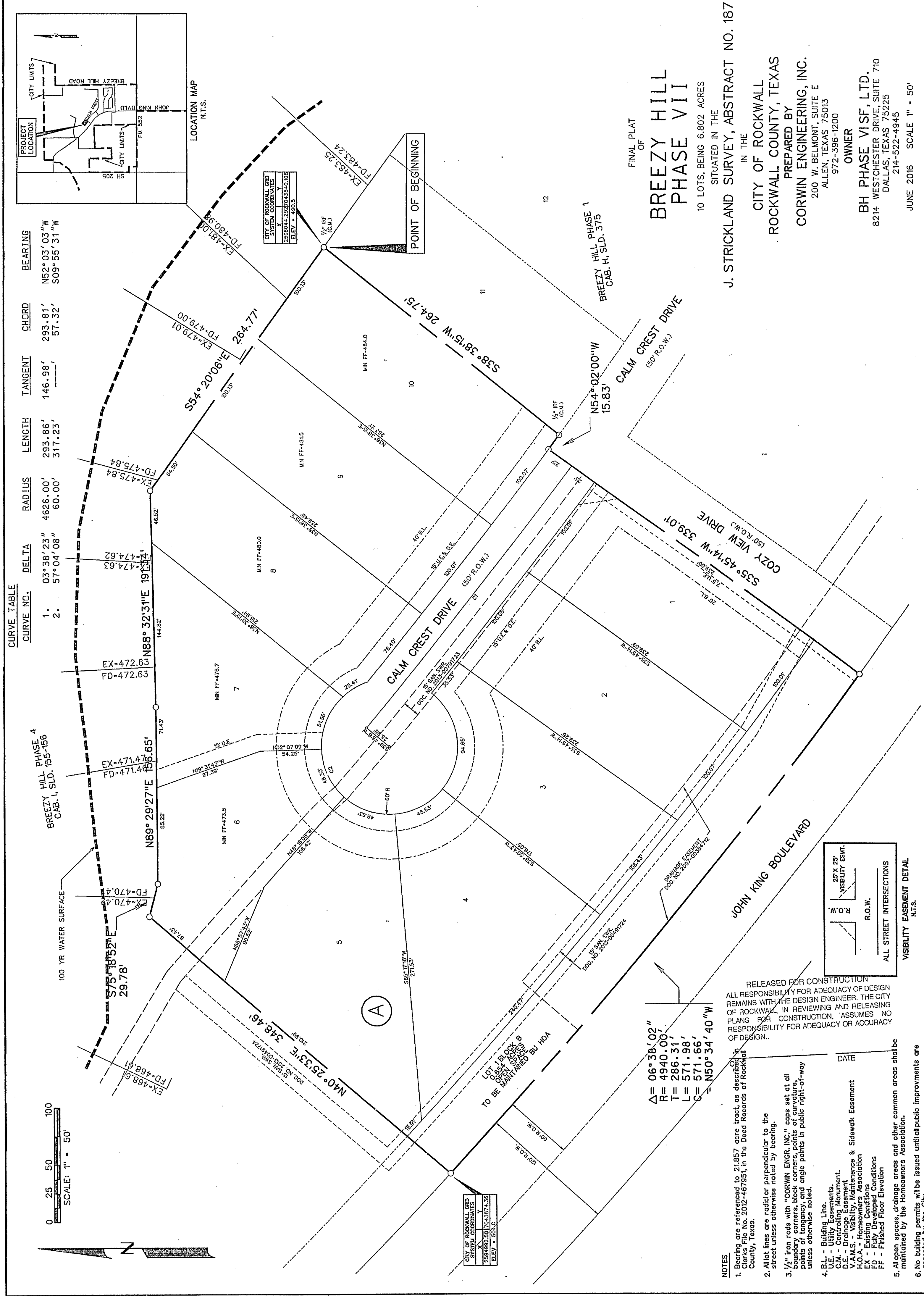
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all conditions of the subdivision plat are met. The undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged 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 _____, 2016.

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

FINAL PLAT
OF
**BREEZY HILL
PHASE VII**
10 LOTS, BEING 6.802 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 VI, SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945
JUNE 2016

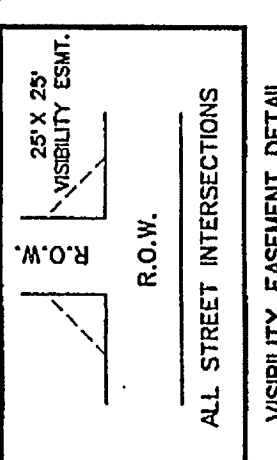
CASE #P2016-XXX

SHEET 2 OF 2



RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE CITY
OF ROCKWALL, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION AND RELEASING
RESPONSIBILITY FOR ADEQUACY OR ACCURACY
OF DESIGN.

- 1. Bearing are referenced to 21.857 acre tract, as described in Clerk's File No. 2012-487951, in the Deed Records of Rockwall County, Texas.
- 2. All lot lines are radial or perpendicular to the street unless otherwise noted by steering.
- 3. 1/2" iron rods with "CORWIN ENGR. INC." caps set at all points of tangency and angle points in public right-of-way unless otherwise noted.
- 4. B.L. - Building Line.
U.L. - Utility Easements
D.E. - Drainage Easement
V.M.A.S. - Visibility, Maintenance & Sidewalk Easement
E.A.S. - Existing Area Section
EX - Existing Conditions
FD - Fully Developed Conditions
FF - Finished Floor Elevation
- 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 improvements are accepted by the City.



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OWNER
BH PHASE VI, SF, LTD.
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DALLAS, TEXAS 75225
214-522-4945
JUNE 2016 SCALE 1" = 50'

CASE #P2016-XXX SHEET 1 OF 2