



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # P2019-040 P&Z DATE 12/10/19 CC DATE 12/10/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE
PLANNING & ZONING CASE NO. 2019-046

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

Master Plat (\$100.00 + \$15.00 Acre)¹

Preliminary Plat (\$200.00 + \$15.00 Acre)¹

Final Plat (\$300.00 + \$20.00 Acre)¹

Replat (\$300.00 + \$20.00 Acre)¹

Amending or Minor Plat (\$150.00)

Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

Site Plan (\$250.00 + \$20.00 Acre)¹

Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

Zoning Change (\$200.00 + \$15.00 Acre)¹

Specific Use Permit (\$200.00 + \$15.00 Acre)¹

PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

Tree Removal (\$75.00)

Variance Request (\$100.00)

Notes:
¹ In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address: _____

Subdivision: Breezy Hill Phase 11 Lot: _____ Block: _____

General Location: North of Breezy Hill Phase 5

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: _____ Current Use: _____

Proposed Zoning: _____ Proposed Use: Single family development

Acreage: 23.849 Lots [Current]: _____ Lots [Proposed]: 78

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>BH Phase 11, Ltd.</u>	<input type="checkbox"/> Applicant	<u>Corwin Engineering, Inc.</u>
Contact Person	<u>John Arnold</u>	Contact Person	<u>Chase Finch</u>
Address	<u>8214 Westchester Dr., Ste. 710</u>	Address	<u>200 W. Belmont. Ste. E</u>
City, State & Zip	<u>Dallas, Tx 75225</u>	City, State & Zip	<u>Allen, Tx 75013</u>
Phone	<u>214-552-4945</u>	Phone	<u>972-396-1200</u>
E-Mail	<u>jarnold@skorburgcompany.com</u>	E-Mail	<u>cfinch@corwinengineering.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared John Arnold [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 776.98, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of November, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

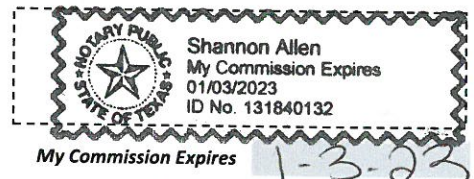
Given under my hand and seal of office on this the 12th day of November, 20 19.

Owner's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]





**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 11/18/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Thursday, 11/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/26/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: P2019-046
Project Name: Breezy Hill Phase XI
Project Type: PLAT
Applicant Name: CORWIN ENGINEERING, INC.
Owner Name: BH Phase 11, Ltd.
Project Description:



RECEIPT


Project Number: P2019-046
Job Address: BREEZY HILLS RD
ROCKWALL, TX 75087

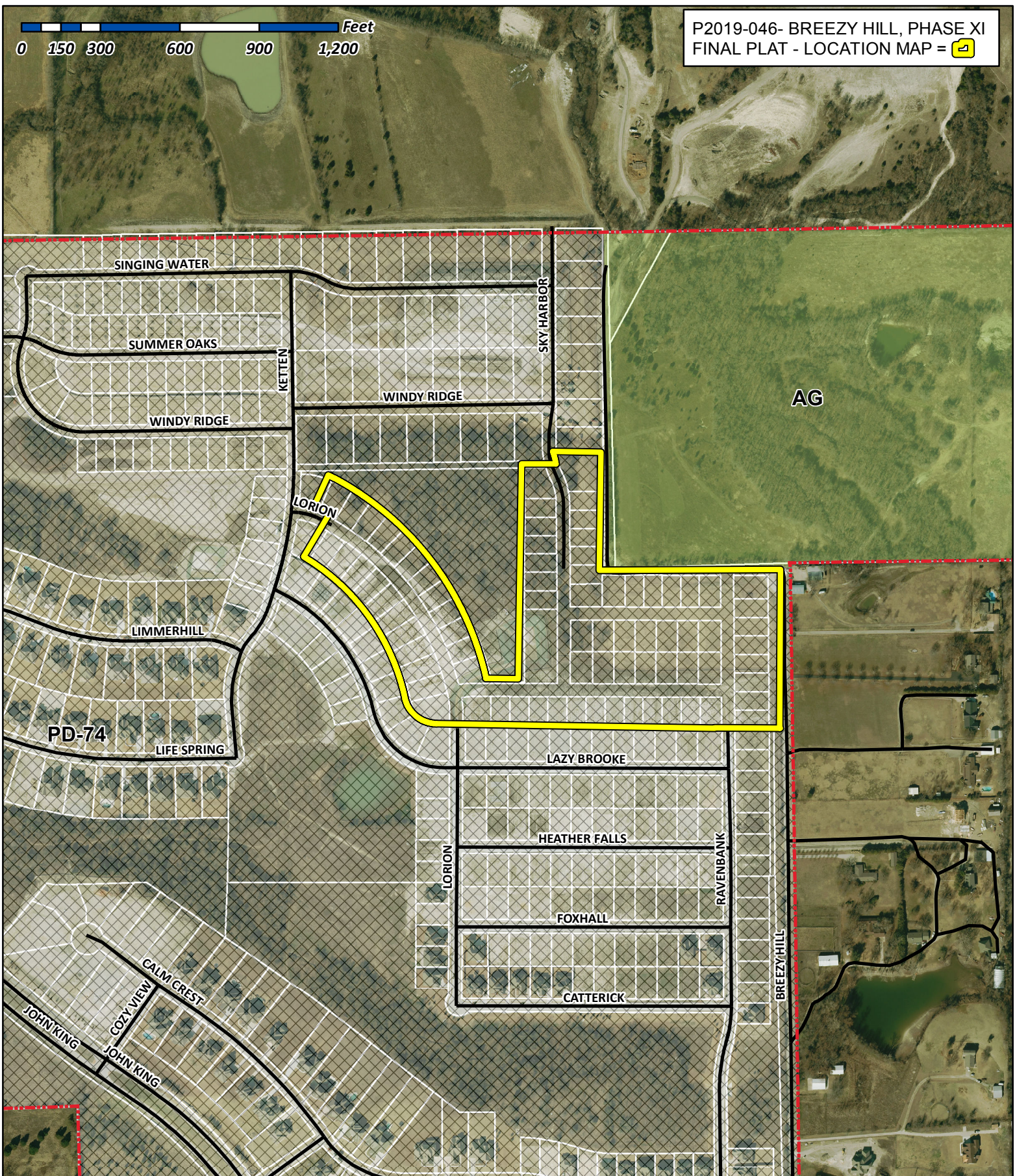
Receipt Number: B87442
Printed: 11/18/2019 3:26 pm

Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 776.98

Total Fees Paid: \$ 776.98
Date Paid: 11/18/2019 12:00:00AM
Paid By: BH PHASE XI, Ltd.
Pay Method: CHECK 1005
Received By: DG

0 150 300 600 900 1,200 Feet

P2019-046- BREEZY HILL, PHASE XI
FINAL PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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 39.298 acre tract, as described in Clerks File No. 20130000498882, in the Deed Records of Rockwall County, Texas and being all of a 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy Hill Phase V, as addition to the City of Rockwall, as described in a Cab. J, Pg. 27 in the Plat Records of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being in Breezy Hill Road (Variable R.O.W.):

THENCE, North 89°43'54" West, along the north line of said Breezy Hill Phase V, for a distance of 244.79 feet, to a 1/2 inch iron rod found:

THENCE, South 00°16'06" West, continuing along said north line, for a distance of 1.16 feet, to a 1/2 inch iron rod found:

THENCE, North 89°02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 125.00 feet, a central angle of 76°51'49":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 167.69 feet (Chord Bearing North 50°36'59" West 155.40 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 825.00 feet, a central angle of 46°53'29":

THENCE, continuing along said north line and said with curve to the left for an arc distance of 675.19 feet (Chord Bearing North 35°37'50" West 656.50 feet), to a 1/2 inch iron rod found at the most southerly southeast corner of Breezy Hill Phase VI, an addition to the City of Rockwall, as described in Cab. J, Pg. 291 in said Plat Records:

THENCE, North 30°55'26" East, departing said north line and along the east line of said Breezy Hill Phase VI, for a distance of 191.00 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1016.00 feet, a central angle of 02°27'58":

THENCE, continuing along said east line and with curve to the left for an arc distance of 43.73 feet (Chord Bearing North 60°18'33" West 43.73 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 275.00 feet, a central angle of 04°19'35":

THENCE, continuing along said east line and with said curve to the left for an arc distance of 20.77 feet (Chord Bearing North 63°42'20" West 20.76 feet), to a 1/2 inch iron rod found:

THENCE, North 24°07'53" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found in the south line of a 6.705 acre tract, as described in Clerks File No. 2015000004156 in said Deed Records and being in the north line of said 39.298 acre tract being on a curve to the right, having a radius 400.00 feet, a central angle of 04°19'35":

THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre tract with curve to the right for an arc distance of 30.20 feet (Chord Bearing South 63°42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1141.00 feet, a central angle of 49°01'03":

THENCE, continuing along said lines and with said curve to the right for an arc distance of 976.14 feet (Chord Bearing South 37°02'01" East 946.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said 6.705 acre tract:

THENCE, South 89°02'54" East, continuing along said lines, for an arc distance of 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell corner of said 39.298 acre tract:

THENCE, North 00°57'06" East, along the east line of said 6.705 acre tract and a west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line of a 30.728 acre tract, as described in Clerks File No. 20170000023682, in said Deed Records same being the northeast corner of said 2.944 acre tract:

THENCE, South 89°39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 12°28'10":

THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14°00'23" West 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in the west line of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Collin County, Texas:

THENCE, South 00°57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract:

THENCE, North 89°40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southeast corner of said 2.64 acre tract being in said Breezy Hill Road same being in the east line of said 39.298 acre tract:

THENCE, South 00°17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the BREEZY HILL PHASE XI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereon, 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 XI, 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 ascribed 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.
7. The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for Vehicular traffic on public Streets/Roads within the public right-of-way. This agreement in no way constitutes a change in that authority and does not constitute any delegation of that authority of the Association.

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 exaction's made herein.

Breezy Hill Phase XI a Texas limited partnership By: Breezy Hill Phase 11 GP Corporation, a Texas corporation, its General Partner

John Arnold Director Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 2019.

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 2019.

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 person 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 2019.

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 2019.

Mayor, City of Rockwall City Secretary City Engineer

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 this day of 2019.

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 2019.

Notary Public in and for the State of Texas

FINAL PLAT OF BREEZY HILL PHASE XI

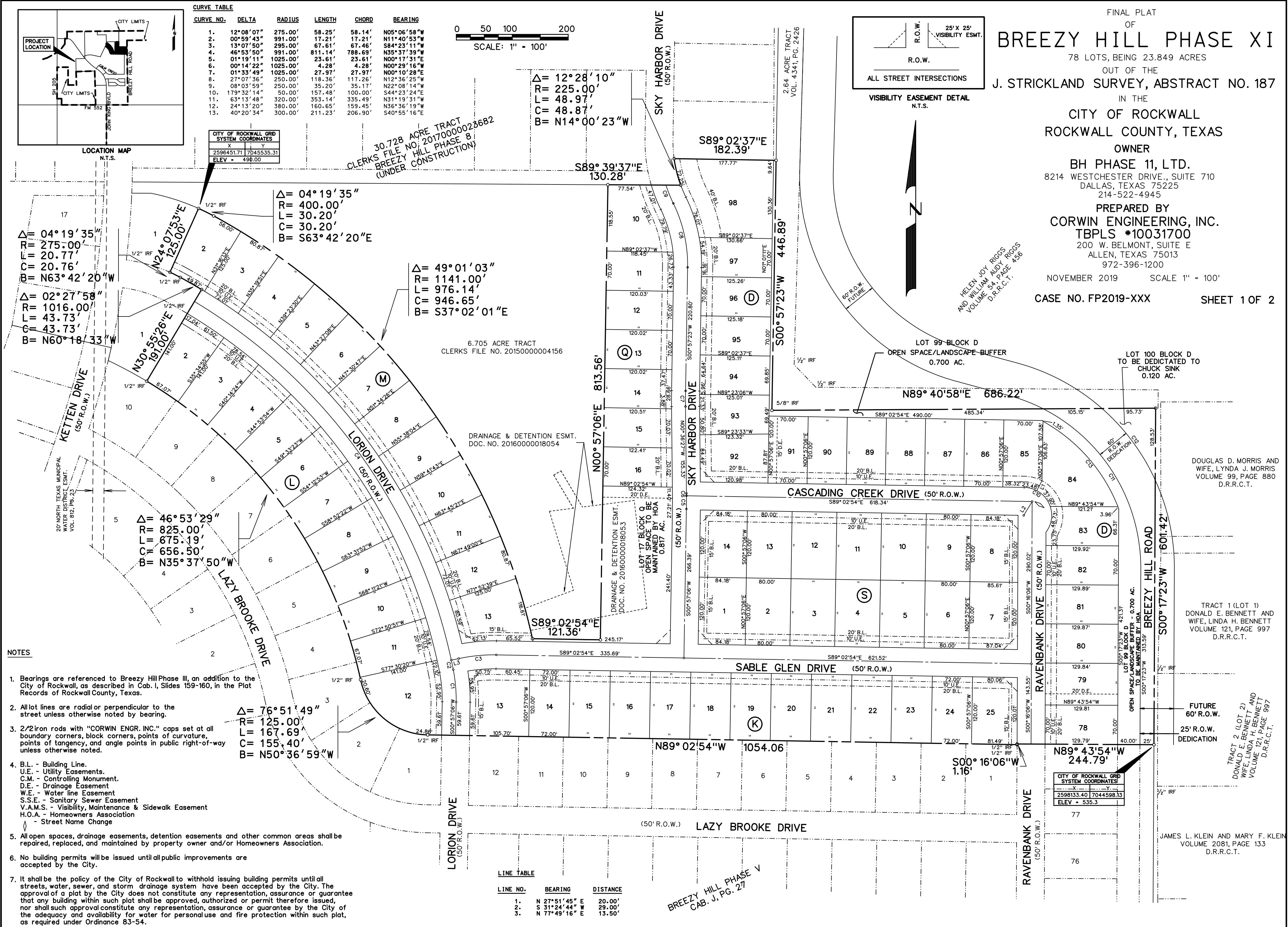
78 LOTS, BEING 23.849 ACRES OUT OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER BH PHASE 11, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 214-522-4945

PREPARED BY CORWIN ENGINEERING, INC. TBPLS #10031700 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200

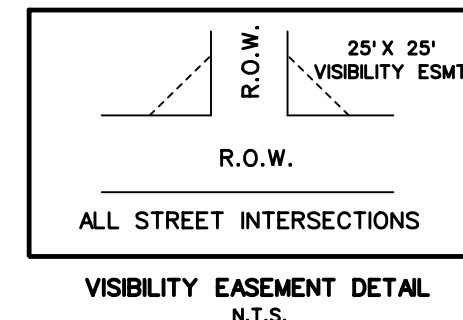
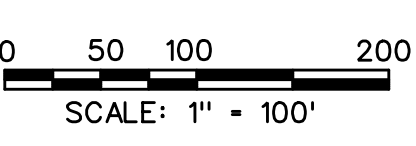
NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX SHEET 1 OF 2



CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 15 rows of curve data.



FINAL PLAT OF BREEZY HILL PHASE XI

78 LOTS, BEING 23.849 ACRES OUT OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER BH PHASE 11, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 214-522-4945

PREPARED BY CORWIN ENGINEERING, INC. TBPLS #10031700 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200

NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX SHEET 1 OF 2

- 1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, Texas, as described in a Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 2 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.
4. B.L. - Building Line. U.E. - Utility Easements. C.M. - Controlling Monument. D.E. - Drainage Easement. W.E. - Water line Easement. S.S.E. - Sanitary Sewer Easement. V.A.M.S. - Visibility, Maintenance & Sidewalk Easement. H.O.A. - Homeowners Association. S - Street Name Change.
5. All open spaces, drainage easements, detention easements and other common areas shall be 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.
7. 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 person use and fire protection within such plat, as required under Ordinance 83-54.

LINE TABLE

Table with columns: LINE NO., BEARING, DISTANCE. Contains 3 rows of line data.

City of Rockwall
Project Plan Review History



Project Number P2019-046	Owner BH Phase 11, Ltd.	Applied 11/18/2019 DG
Project Name Breezy Hill Phase XI	Applicant CORWIN ENGINEERING, INC.	Approved
Type PLAT		Closed
Subtype FINAL		Expired
Status Staff Review		Status
Site Address BREEZY HILLS RD	City, State Zip ROCKWALL, TX 75087	Zoning
Subdivision BREEZY HILL, PHASE XI	Tract 7-6	Block NULL
		Lot No 7-6
		Parcel No 0187-0000-0007-06-0R
		General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/18/2019	11/25/2019	11/18/2019		APPROVED	
ENGINEERING	Sarah Johnston	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	
FIRE	Ariana Hargrove	11/18/2019	11/25/2019	11/20/2019	2	APPROVED	
GIS	Lance Singleton	11/18/2019	11/25/2019				
PLANNING	Korey Brooks	11/18/2019	11/25/2019	11/22/2019	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
------------------------	---------	------	-----	----------	----------------	---------

P2019-046; Breezy Hill, Phase XI Addition
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a preliminary plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-046) in the lower right-hand corner of all pages on future submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

- (1) Please label the Point of Beginning
- (2) Please show and label landscape buffer adjacent to BH Road.
- (3) Please provide signature line for Chuck Sink
- (4) Please review and confirm lot count


Lot Types	A	B	C	D	E	F	G	TOTAL
Phase I			27				27	
Phase IIA and IIB	49	78						127
Phase III	23	48					71	
Phase IV			51				51	
Phase V		79					79	
Phase VI	42	17	20				79	
Phase VII				10				10
Phase IXA	53							53
Phase X	39		40			79		
Phase VIII			3			32	26	61
Phase XI					1	77	78	
TOTAL	141	143	147	108	40	33	103	715
ORDINANCE	164	131	137	140	40	44	94	750
REMAINING	23	-12	-10	32	0	11	-9	35

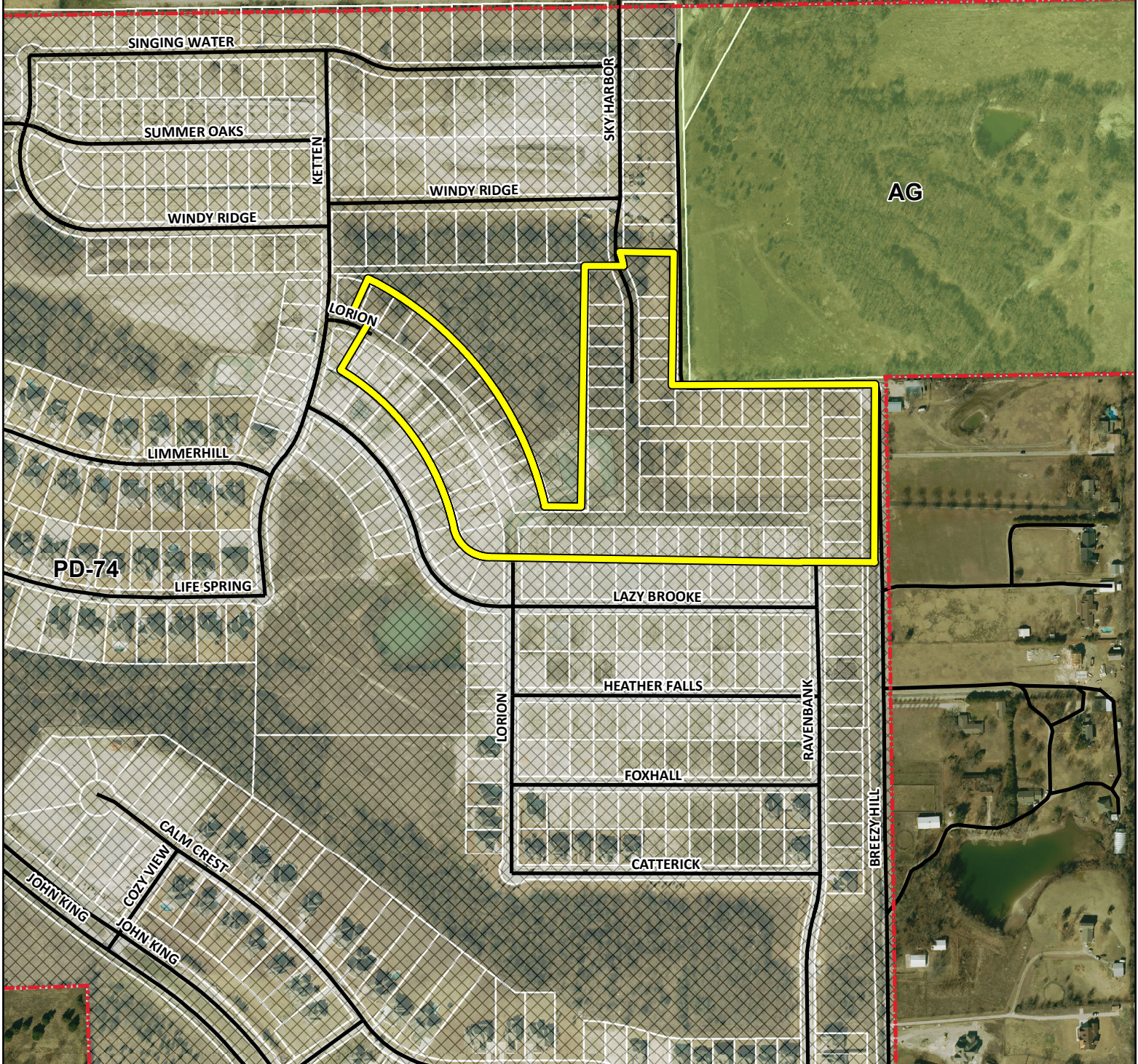
I.6 Please note that failure to address all comments provided by staff by 5:00 PM on December 3, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested.

- o Revisions for this case will be due on December 3, 2019;
- o The Planning & Zoning Worksession is November 26, 2019.
- o The Park Board Meeting for this case is December 3, 2019
- o The Planning and Zoning Commission Meeting for this case is December 10, 2019
- o The City Council Meeting for this case is December 16, 2019.

0 150 300 600 900 1,200 Feet

P2019-046- BREEZY HILL, PHASE XI
FINAL PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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 39.298 acre tract, as described in Clerks File No. 20130000498882, in the Deed Records of Rockwall County, Texas and being all of a 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy Hill Phase V, as addition to the City of Rockwall, as described in a Cab. J, Pg. 27 in the Plat Records of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being in Breezy Hill Road (Variable R.O.W.):

THENCE, North 89°43'54" West, along the north line of said Breezy Hill Phase V, for a distance of 244.79 feet, to a 1/2 inch iron rod found:

THENCE, South 00°16'06" West, continuing along said north line, for a distance of 1.16 feet, to a 1/2 inch iron rod found:

THENCE, North 89°02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 125.00 feet, a central angle of 76°51'49":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 167.69 feet (Chord Bearing North 50°36'59" West 155.40 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 825.00 feet, a central angle of 46°53'29":

THENCE, continuing along said north line and said with curve to the left for an arc distance of 675.19 feet (Chord Bearing North 35°37'50" West 656.50 feet), to a 1/2 inch iron rod found at the most southerly southeast corner of Breezy Hill Phase V, an addition to the City of Rockwall, as described in Cab. J, Pg. 291 in said Plat Records:

THENCE, North 30°55'26" East, departing said north line and along the east line of said Breezy Hill Phase V, for a distance of 191.00 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1016.00 feet, a central angle of 02°27'58":

THENCE, continuing along said east line and with curve to the left for an arc distance of 43.73 feet (Chord Bearing North 60°18'33" West 43.73 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 275.00 feet, a central angle of 04°19'35":

THENCE, continuing along said east line and with said curve to the left for an arc distance of 20.77 feet (Chord Bearing North 63°42'20" West 20.76 feet), to a 1/2 inch iron rod found:

THENCE, North 24°07'53" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found in the south line of a 6.705 acre tract, as described in Clerks File No. 2015000004156 in said Deed Records and being in the north line of said 39.298 acre tract being on a curve to the right, having a radius of 400.00 feet, a central angle of 04°19'35":

THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre tract with curve to the right for an arc distance of 30.20 feet (Chord Bearing South 63°42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1141.00 feet, a central angle of 49°01'03":

THENCE, continuing along said lines and with said curve to the right for an arc distance of 976.14 feet (Chord Bearing South 37°02'01" East 946.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said 6.705 acre tract:

THENCE, South 89°02'54" East, continuing along said lines, for an arc distance of 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell corner of said 39.298 acre tract:

THENCE, North 00°57'06" East, along the east line of said 6.705 acre tract and a west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line of a 30.728 acre tract, as described in Clerks File No. 20170000023682, in said Deed Records same being the northeast corner of said 2.944 acre tract:

THENCE, South 89°39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 12°28'10":

THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14°00'23" West 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in the west line of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Collin County, Texas:

THENCE, South 00°57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract:

THENCE, North 89°40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southeast corner of said 2.64 acre tract being in said Breezy Hill Road same being in the east line of said 39.298 acre tract:

THENCE, South 00°17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner(s) of the land shown on this plat, and designated herein as the BREEZY HILL PHASE XI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereon, 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 XI, 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.
7. The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for Vehicular traffic on public Streets/Roads within the public right-of-way. This agreement in no way constitutes a change in that authority and does not constitute any delegation of that authority of the Association.

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 exaction's made herein.

Breezy Hill Phase 11
a Texas limited partnership
By: Breezy Hill Phase 11 GP Corporation,
a Texas corporation, its General Partner

John Arnold Mortgage or Lien Interest
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 2019.

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 2019.

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 person 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 on an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of 2019.

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 2019.

Mayor, City of Rockwall City Secretary City Engineer

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 this day of 2019.

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 2019.

Notary Public in and for the State of Texas

FINAL PLAT
OF
BREEZY HILL PHASE XI

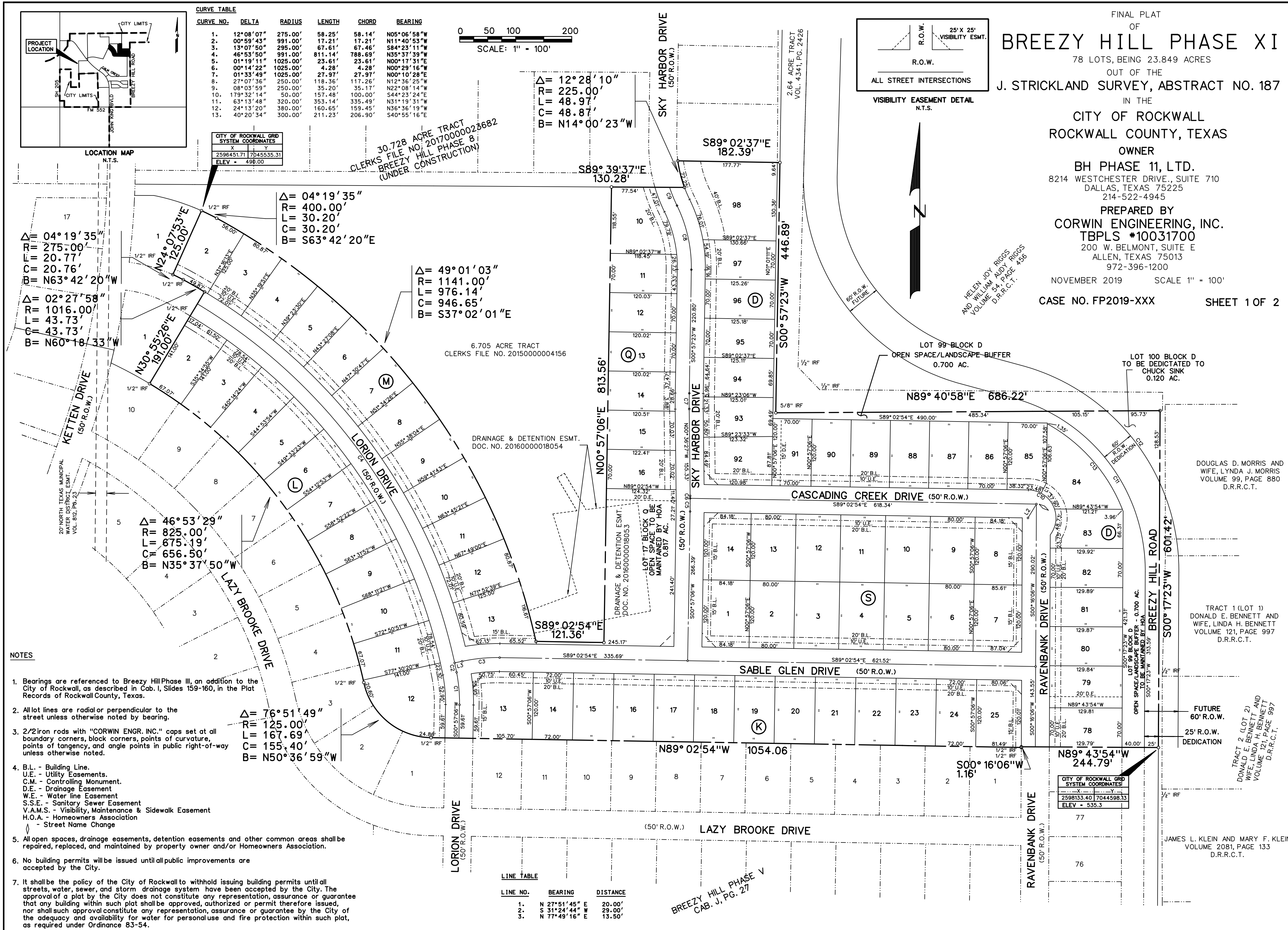
78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

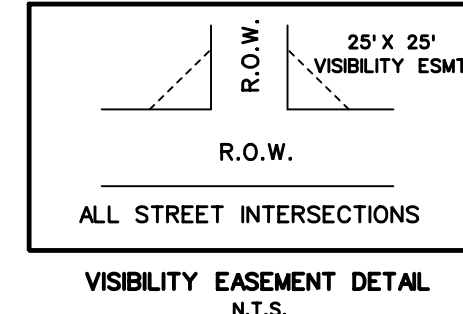
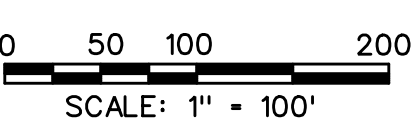
NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX SHEET 1 OF 2



CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 15 rows of curve data.



FINAL PLAT
OF
BREEZY HILL PHASE XI

78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE, SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX SHEET 1 OF 2

- 1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, Texas, as described in a Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 2 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.
4. B.L. - Building Line
U.E. - Utility Easements
C.M. - Controlling Monument
D.E. - Drainage Easement
W.E. - Water Line Easement
S.S.E. - Sanitary Sewer Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
H.O.A. - Homeowners Association
S - Street Name Change
5. All open spaces, drainage easements, detention easements and other common areas shall be 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.
7. 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 person use and fire protection within such plat, as required under Ordinance 83-54.

LINE TABLE

Table with columns: LINE NO., BEARING, DISTANCE. Contains 3 rows of line data.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

DATE: December 10, 2019

APPLICANT: Chase Finch; *Corwin Engineering, Inc.*

CASE NUMBER: P2019-046; *Breezy Hill, Phase XI*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

PLAT INFORMATION

- The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

Lot Types	A	B	C	D	E	F	G
Typical Lot Frontage (Feet)	60'	70'	80'	100'	60'	100'	70'
Typical Lot Depth (Feet)	120'	120'	125'	200'	110'	180'	120'
Minimum Lot Size (Sq. Ft.)	7,200 SF	8,400 SF	10,000 SF	20,000 SF	7,200 SF	18,000 SF	8,400 SF
Number of Units	164	131	137	140	40	44	94
Dwelling Unit %	21.86%	17.46%	18.27%	18.67%	5.34%	5.87%	12.53%

- The applicant is requesting to *final plat* Phase XI of the Breezy Hill Subdivision for the purpose of laying out 78 lots on a ~23.849-acre portion of the 371.45-acre subdivision. The 78 proposed lots will be constructed to the *Type 'G'* standards (*all standards are displayed in the table above*).
- On December 3, 2019 the Parks and Recreation Board reviewed the *final plat* and made a recommendation to approve the plat with the following conditions:
 - The developer is to pay the pro-rata equipment fees required in the amount of \$19,890 [*i.e.* 78 Lots @ \$255.00 Per Lot].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the*

Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.


- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

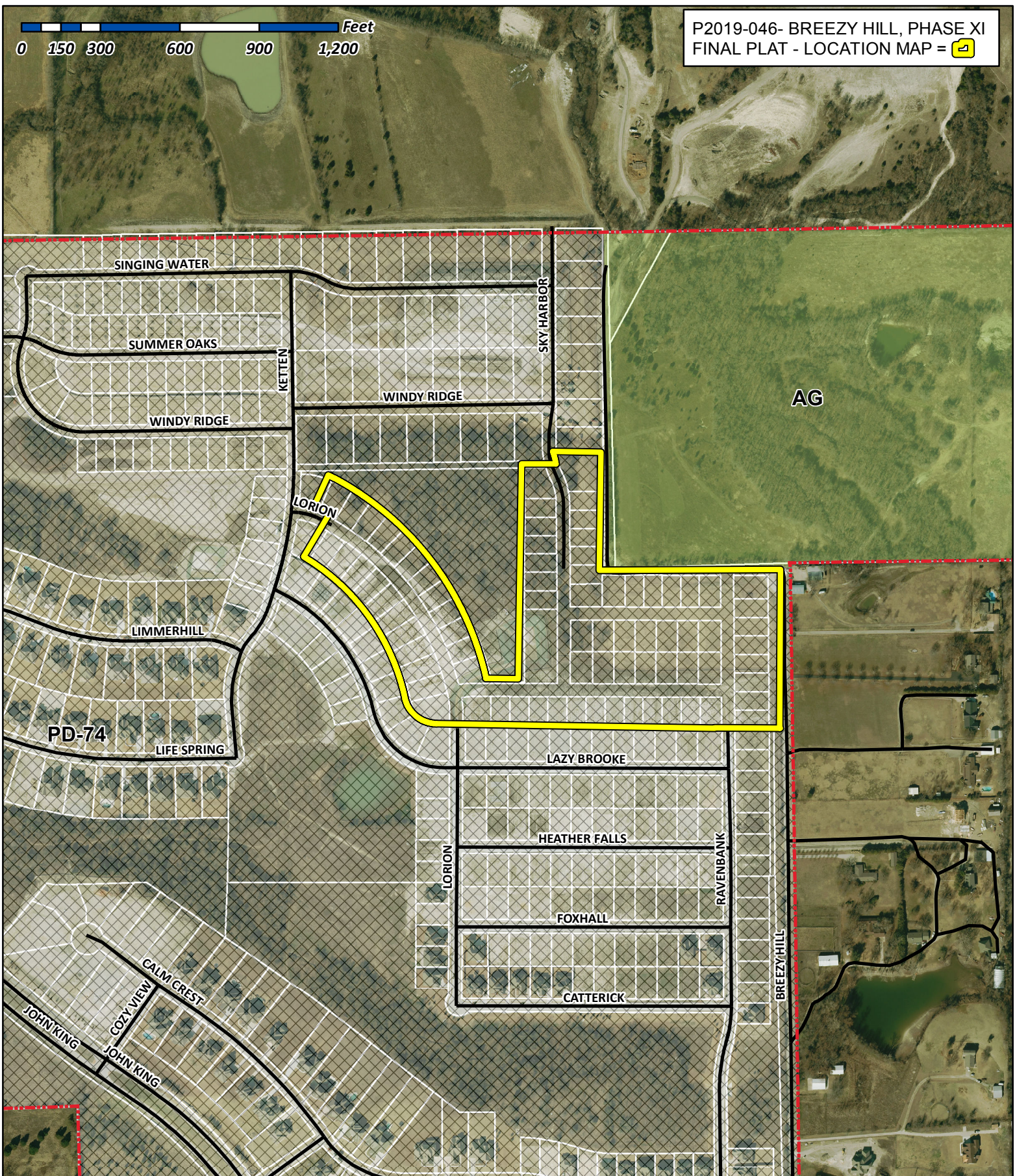
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Breezy Hill, Phase XI*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

0 150 300 600 900 1,200 Feet

P2019-046- BREEZY HILL, PHASE XI
FINAL PLAT - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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 39.298 acre tract, as described in Clerks File No. 20130000498882, in the Deed Records of Rockwall County, Texas and being all of a 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy Hill Phase V, as addition to the City of Rockwall, as described in a Cab. J, Pg. 27 in the Plat Records of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being in Breezy Hill Road (Variable R.O.W.):

THENCE, North 89°43'54" West, along the north line of said Breezy Hill Phase V, for a distance of 244.79 feet, to a 1/2 inch iron rod found:

THENCE, South 00°16'06" West, continuing along said north line, for a distance of 1.16 feet, to a 1/2 inch iron rod found:

THENCE, North 89°02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 125.00 feet, a central angle of 76°51'49":

THENCE, continuing along said north line and with said curve to the right for an arc distance of 167.69 feet (Chord Bearing North 50°36'59" West 155.40 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 825.00 feet, a central angle of 46°53'29":

THENCE, continuing along said north line and said with curve to the left for an arc distance of 675.19 feet (Chord Bearing North 35°37'50" West 656.50 feet), to a 1/2 inch iron rod found at the most southerly southeast corner of Breezy Hill Phase V, an addition to the City of Rockwall, as described in Cab. J, Pg. 291 in said Plat Records:

THENCE, North 30°55'26" East, departing said north line and along the east line of said Breezy Hill Phase V, for a distance of 191.00 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1016.00 feet, a central angle of 02°27'58":

THENCE, continuing along said east line and with curve to the left for an arc distance of 43.73 feet (Chord Bearing North 60°18'33" West 43.73 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 275.00 feet, a central angle of 04°19'35":

THENCE, continuing along said east line and with said curve to the left for an arc distance of 20.77 feet (Chord Bearing North 63°42'20" West 20.76 feet), to a 1/2 inch iron rod found:

THENCE, North 24°07'53" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found in the south line of a 6.705 acre tract, as described in Clerks File No. 2015000004156 in said Deed Records and being in the north line of said 39.298 acre tract being on a curve to the right, having a radius 400.00 feet, a central angle of 04°19'35":

THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre tract with curve to the right for an arc distance of 30.20 feet (Chord Bearing South 63°42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1141.00 feet, a central angle of 49°01'03":

THENCE, continuing along said lines and with said curve to the right for an arc distance of 976.14 feet (Chord Bearing South 37°02'01" East 946.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said 6.705 acre tract:

THENCE, South 89°02'54" East, continuing along said lines, for an arc distance of 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell corner of said 39.298 acre tract:

THENCE, North 00°57'06" East, along the east line of said 6.705 acre tract and a west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line of a 30.728 acre tract, as described in Clerks File No. 20170000023682, in said Deed Records same being the northeast corner of said 2.944 acre tract:

THENCE, South 89°39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 12°28'10":

THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14°00'23" West 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, South 89°02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in the west line of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Collin County, Texas:

THENCE, South 00°57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract:

THENCE, North 89°40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the southeast corner of said 2.64 acre tract being in said Breezy Hill Road same being in the east line of said 39.298 acre tract:

THENCE, South 00°17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the BREEZY HILL PHASE XI, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereon, 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 XI, 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.
7. The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related to the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for Vehicular traffic on public Streets/Roads within the public right-of-way. This agreement in no way constitutes a change in that authority and does not constitute any delegation of that authority of the Association.

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 exaction's made herein.

Breezy Hill Phase XI a Texas limited partnership By: Breezy Hill Phase 11 GP Corporation, a Texas corporation, its General Partner

John Arnold Director Mortgage or Lien Interest

STATE OF TEXAS COUNTY OF DALLAS Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 2019.

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 2019.

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 person 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 on an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of 2019.

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 2019.

Mayor, City of Rockwall City Secretary City Engineer

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 this day of 2019.

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 2019.

Notary Public in and for the State of Texas

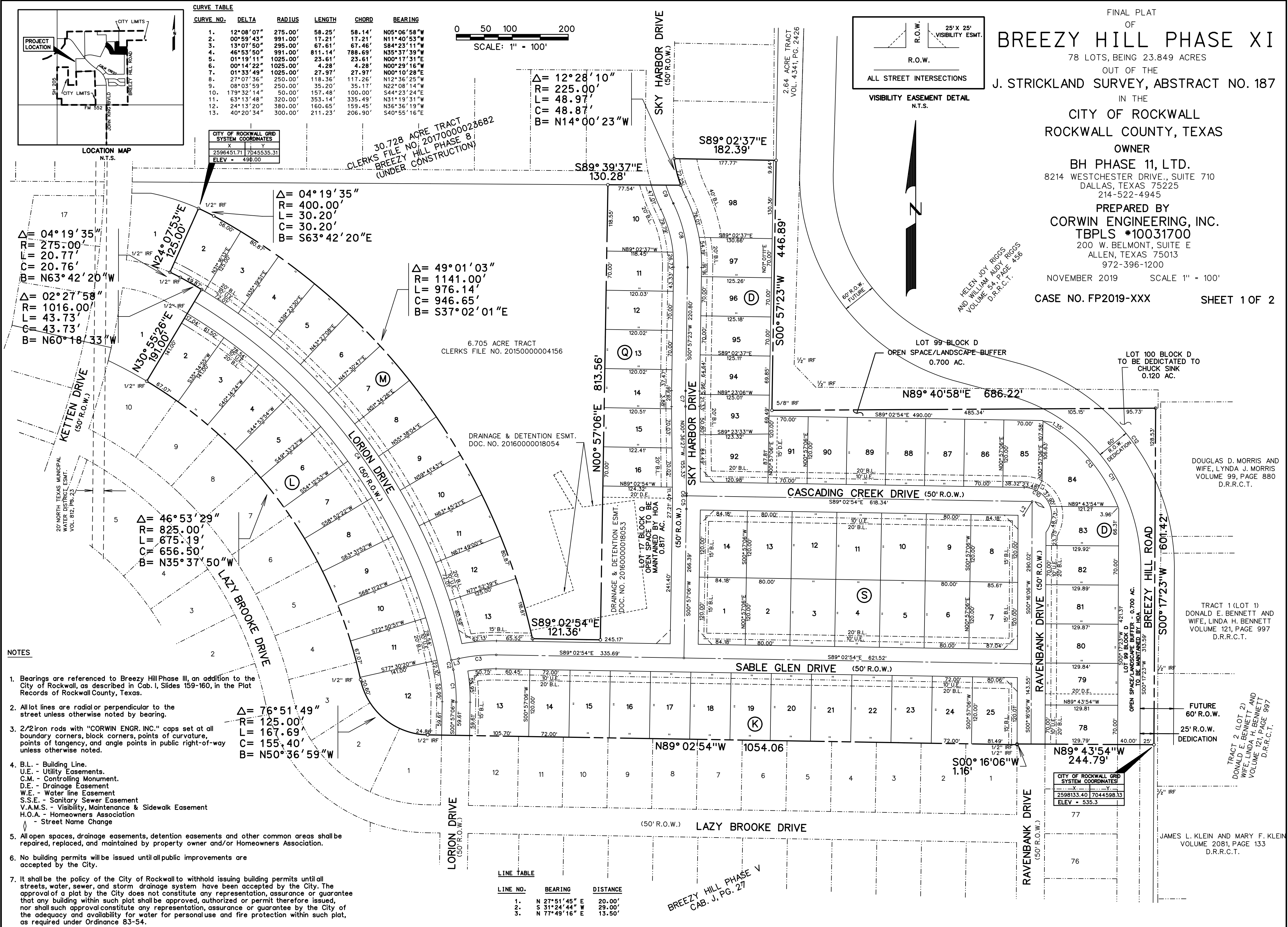
FINAL PLAT OF BREEZY HILL PHASE XI

78 LOTS, BEING 23.849 ACRES OUT OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER BH PHASE 11, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 214-522-4945

PREPARED BY CORWIN ENGINEERING, INC. TBPLS #10031700 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200

NOVEMBER 2019 SCALE 1" = 100' CASE NO. FP2019-XXX SHEET 1 OF 2



- 1. Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, Texas, as described in a Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 2 1/2 inch 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. W.E. - Water Line Easement. S.S.E. - Sanitary Sewer Easement. V.A.M.S. - Visibility, Maintenance & Sidewalk Easement. H.O.A. - Homeowners Association. S - Street Name Change.
5. All open spaces, drainage easements, detention easements and other common areas shall be 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.
7. 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 person use and fire protection within such plat, as required under Ordinance 83-54.



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: December 16, 2019

APPLICANT: Chase Finch; *Corwin Engineering, Inc.*

CASE NUMBER: P2019-046; *Breezy Hill, Phase XI*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of BH Phase 11, LTD for the approval of a final plat for the Breezy Hill, Phase XI containing 78 single-family lots on a 23.849-acre tract of land identified as a portion of Tract 7 and all of Tract 7-06 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses, generally located adjacent to Breezy Hill Road north of the intersection of Breezy Hill Road and FM-552, and take any action necessary.

PLAT INFORMATION

- The Breezy Hill Subdivision is a master planned community that will provide approximately 405-acres of residential and commercial development. The residential subdivision will be composed of 750 single-family lots on 371.45-acres of land, and be broken down per the lot mix indicated in Planned Development District 74 (PD-74). The lot mix in this Planned Development District is as follows.

<i>Lot Types</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G</i>
<i>Typical Lot Frontage (Feet)</i>	60'	70'	80'	100'	60'	100'	70'
<i>Typical Lot Depth (Feet)</i>	120'	120'	125'	200'	110'	180'	120'
<i>Minimum Lot Size (Sq. Ft.)</i>	7,200 SF	8,400 SF	10,000 SF	20,000 SF	7,200 SF	18,000 SF	8,400 SF
<i>Number of Units</i>	164	131	137	140	40	44	94
<i>Dwelling Unit %</i>	21.86%	17.46%	18.27%	18.67%	5.34%	5.87%	12.53%

- The applicant is requesting to *final plat* Phase XI of the Breezy Hill Subdivision for the purpose of laying out 78 lots on a ~23.849-acre portion of the 371.45-acre subdivision. The 78 proposed lots will be constructed to the *Type 'G'* standards (*all standards are displayed in the table above*).
- On December 3, 2019 the Parks and Recreation Board reviewed the *final plat* and made a recommendation to approve the plat with the following conditions:
 - The developer is to pay the pro-rata equipment fees required in the amount of \$19,890 [*i.e.* 78 Lots @ \$255.00 Per Lot].
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the*

Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL


If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Breezy Hill, Phase XI*, staff would propose the following conditions of approval:

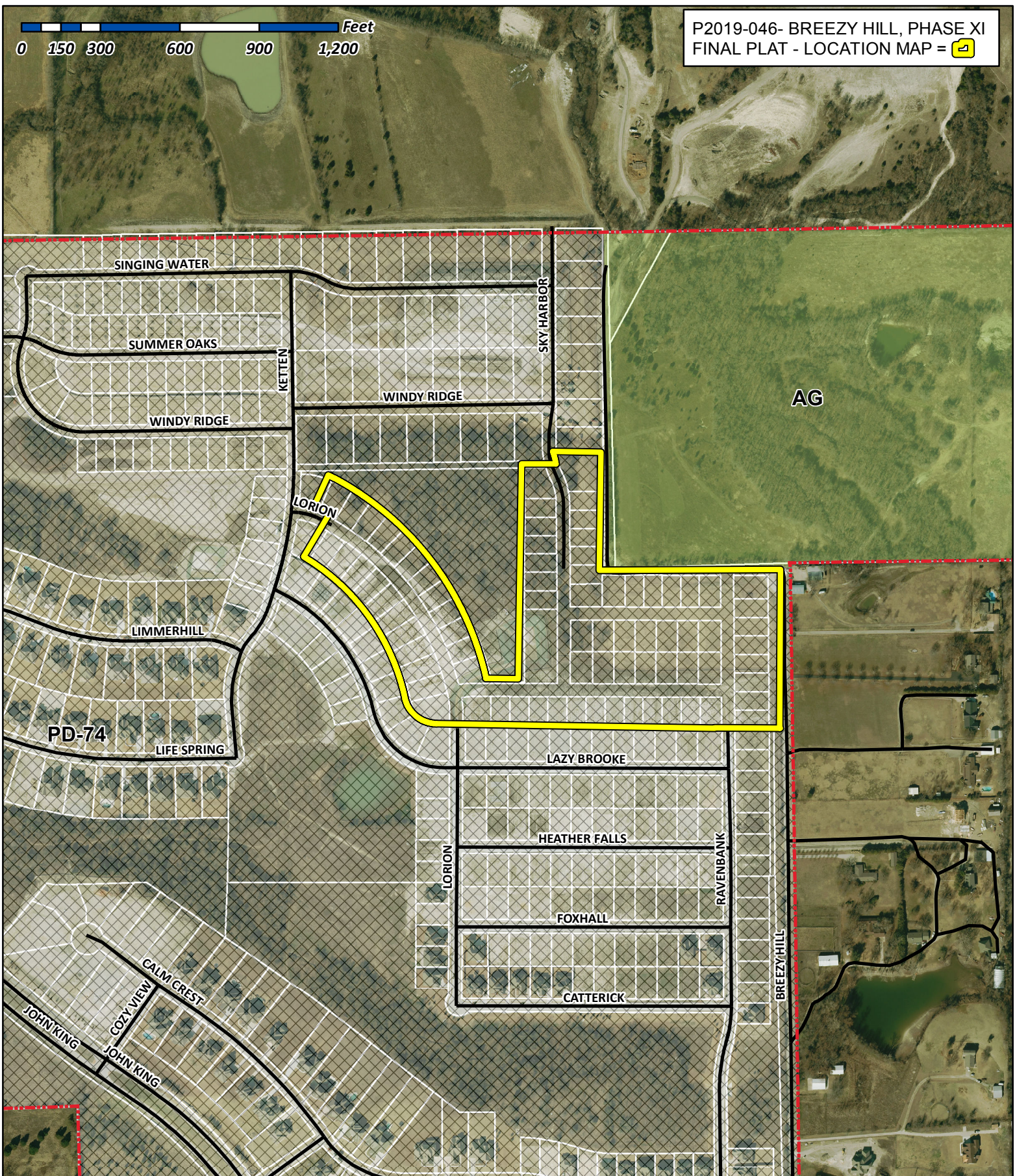
- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) The development shall adhere to the recommendations of the Parks and Recreation Board;
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On December 10, 2019, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-0, with Commission Moeller absent.

0 150 300 600 900 1,200 Feet

P2019-046- BREEZY HILL, PHASE XI
FINAL PLAT - LOCATION MAP = 

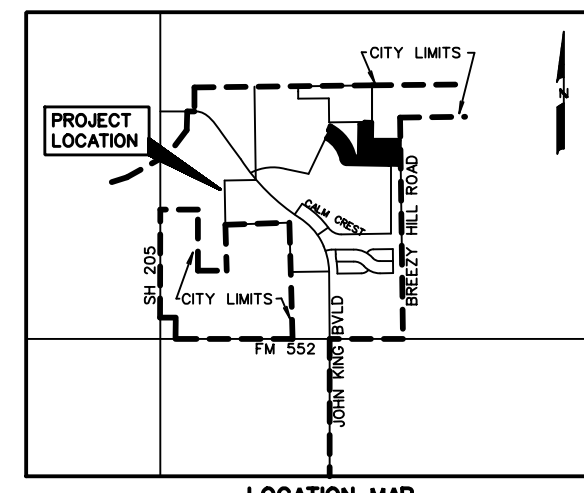


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

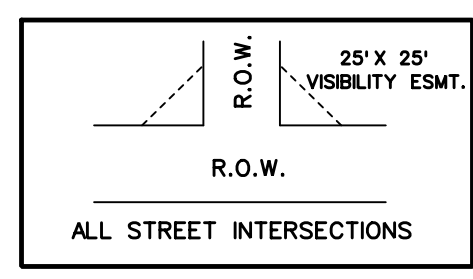
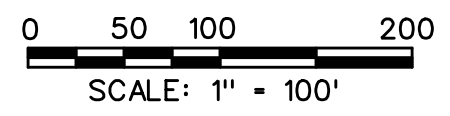
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	12°08'07"	275.00'	58.25'	58.14'	N05°06'58"W
2.	00°59'43"	991.00'	17.21'	17.21'	N11°40'53"W
3.	13°07'50"	295.00'	67.61'	67.46'	S84°23'11"W
4.	46°53'50"	991.00'	811.14'	788.69'	N35°37'39"W
5.	01°19'11"	1025.00'	23.61'	23.61'	N00°17'31"E
6.	00°14'22"	1025.00'	4.28'	4.28'	N00°29'16"W
7.	01°33'49"	1025.00'	27.97'	27.97'	N00°10'28"E
8.	27°01'36"	250.00'	118.36'	117.26'	N12°36'25"W
9.	08°03'59"	250.00'	35.20'	35.17'	N22°08'14"W
10.	17°32'14"	50.00'	157.48'	100.00'	S44°23'24"E
11.	63°13'48"	320.00'	353.14'	335.49'	N31°19'31"W
12.	24°13'20"	380.00'	160.65'	159.45'	N36°36'19"W
13.	40°20'34"	300.00'	211.23'	206.90'	S40°55'16"E



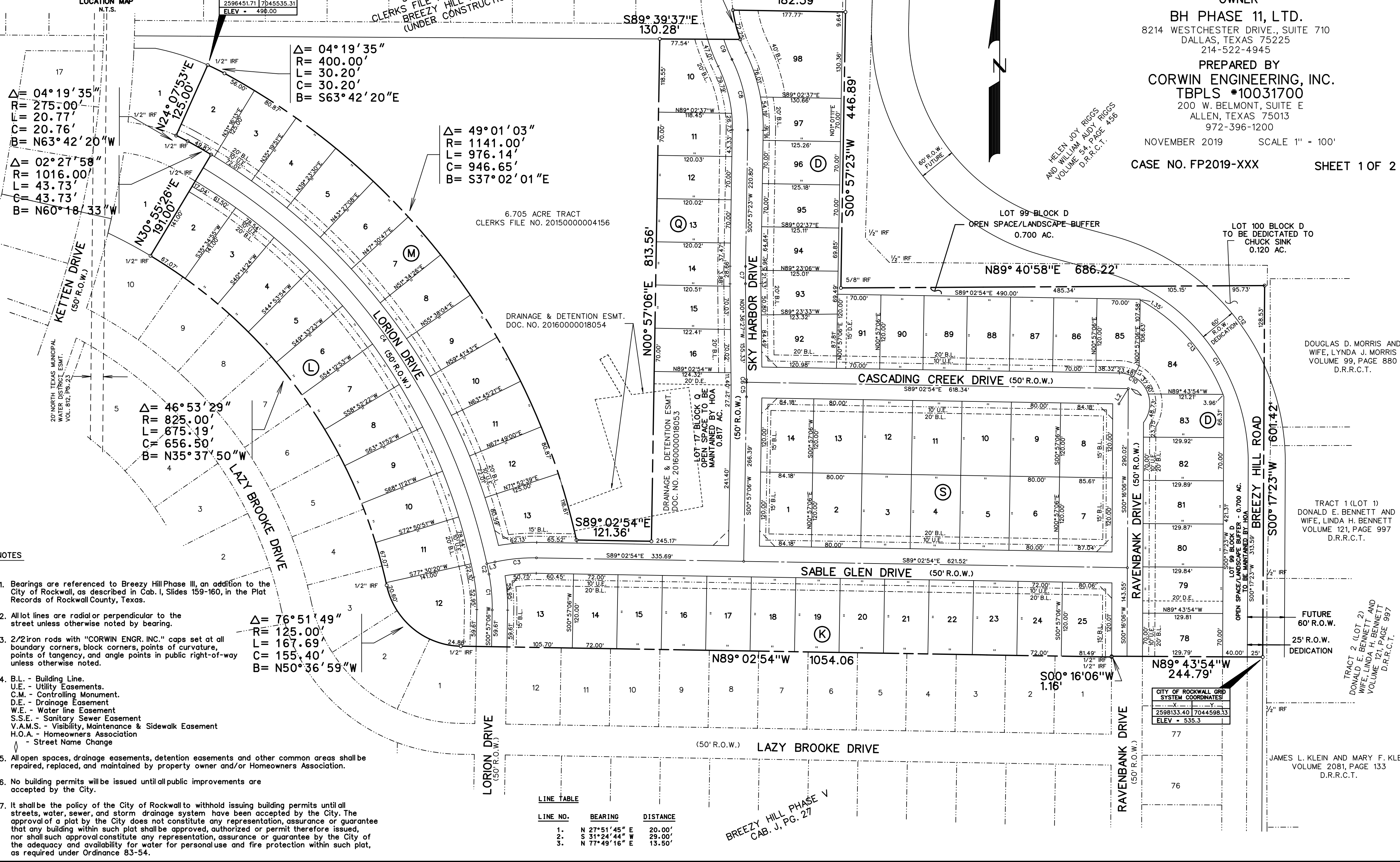
FINAL PLAT
OF
BREEZY HILL PHASE XI
78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'

CASE NO. FP2019-XXX SHEET 1 OF 2



- NOTES**
- 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 Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 2/2" 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
C.M. - Controlling Monument
D.E. - Drainage Easement
W.E. - Water Line Easement
S.S.E. - Sanitary Sewer Easement
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
H.O.A. - Homeowners Association
◇ - Street Name Change
 - All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association.
 - No building permits will be issued until all public improvements are accepted by the City.
 - 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 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.

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 27°51'45" E	20.00'
2.	S 31°24'44" W	29.00'
3.	N 77°49'16" E	13.50'

CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2598133.40	7044598.13
ELEV = 535.3	

DOUGLAS D. MORRIS AND WIFE, LYNDA J. MORRIS
VOLUME 99, PAGE 880
D.R.R.C.T.

TRACT 1 (LOT 1)
DONALD E. BENNETT AND WIFE, LINDA H. BENNETT
VOLUME 121, PAGE 997
D.R.R.C.T.

FUTURE 60' R.O.W.
25' R.O.W. DEDICATION
TRACT 2 (LOT 2)
DONALD E. BENNETT AND WIFE, LINDA H. BENNETT
VOLUME 121, PAGE 997
D.R.R.C.T.

JAMES L. KLEIN AND MARY F. KLEIN
VOLUME 2081, PAGE 133
D.R.R.C.T.

BREEZY HILL PHASE V
CAB. J, PG. 27

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 39.298 acre tract, as described in Clerks File No. 20130000498882 in the Deed Records of Rockwall County, Texas and being all of a 2.944 acre tract, as described in Clerks File No. 20180000010717 and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of Breezy HillPhase V, as addition to the City of Rockwall, as described in a Cab. J, Pg. 27 in the Plat Records of Rockwall County, Texas and being in the east line of said 39.298 acre tract same being in Breezy HillRoad (Variable R.O.W.):

THENCE, North 89° 43'54" West, along the north line of said Breezy HillPhase V, for a distance of 244.79 feet, to a 1/2 inch iron rod found;

THENCE, South 00° 16'06" West, continuing along said north line, for a distance of 1.16 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 02'54" West, continuing along said north line, for a distance of 1054.06 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 125.00 feet, a central angle of 76° 51'49";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 167.69 feet (Chord Bearing North 50° 36'59" West 155.40 feet), to a 1/2 inch iron rod found at the point of reverse curvature of a curve to the left, having a radius of 825.00 feet, a central angle of 46° 53'29";

THENCE, continuing along said north line and said with curve to the left for an arc distance of 675.19 feet (Chord Bearing North 35° 37'50" West 656.50 feet), to a 1/2 inch iron rod found at the most southerly southeast corner of Breezy HillPhase VI, an addition to the City of Rockwall, as described in Cab. J Pg. 291 in said Plat Records;

THENCE, North 30° 55'26" East, departing said north line and along the east line of said Breezy HillPhase VI, for a distance of 191.00 feet, to a 1/2 inch iron rod found on a curve to the left, having a radius of 1016.00 feet, a central angle of 02° 27'58";

THENCE, continuing along said east line and with curve to the left for an arc distance of 43.73 feet (Chord Bearing North 60° 18'33" West 43.73 feet), to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, having a radius of 275.00 feet, a central angle of 04° 19'35";

THENCE, continuing along said east line and with said curve to the left for an arc distance of 20.77 feet (Chord Bearing North 63° 42'20" West 20.76 feet), to a 1/2 inch iron rod found;

THENCE, North 24° 07'53" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found in the east line of a 6.705 acre tract, as described in Clerks File No. 20150000004156 in said Deed Records and being in the north line of said 39.298 acre tract being on a curve to the right, having a radius 400.00 feet, a central angle of 04° 19'35";

THENCE, along the south line of said 6.705 acre tract and north line of said 39.298 acre tract with said curve to the right for an arc distance of 30.20 feet (Chord Bearing South 63° 42'20" East 30.20 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1141.00 feet, a central angle of 49° 01'03";

THENCE, continuing along said lines and with said curve to the right for an arc distance of 976.14 feet (Chord Bearing South 37° 02'01" East 946.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southwest corner of said 6.705 acre tract;

THENCE, South 89° 02'54" East, continuing along said lines, for an arc distance of 121.36 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most southerly southeast corner of said 6.705 acre tract and being an interior ell corner of said 39.298 acre tract;

THENCE, North 00° 57'06" East, along the east line of said 6.705 acre tract and a west line of said 39.298 acre tract, at 390.00 feet, passing the southwest corner of said 2.944 acre tract and a northwest corner of said 39.298 acre tract, continuing for a total distance of 813.56 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 6.705 acre tract and being in the south line of a 30.728 acre tract, as described Clerks File No. 20170000023682, in said Deed Records same being the northwest corner of said 2.944 acre tract;

THENCE, South 89° 39'37" East, along the south line of said 30.728 acre tract and the north line of said 2.944 acre tract, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 225.00 feet, a central angle of 12° 28'10";

THENCE, continuing along said north and south lines and with said curve to the right for an arc distance of 48.97 feet (Chord Bearing North 14° 00'23" West 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89° 02'37" East, continuing along said lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 2.944 acre tract and being an ell corner of said 30.728 acre tract being in the west line of a 2.64 acre tract, as described in Vol. 4341, Pg. 2426, in the Deed Records of Collin County, Texas;

THENCE, South 00° 57'23" West, along east line of said 2.944 acre tract, at 430.02 feet, passing the southeast corner of said 2.944 acre tract and an ell corner of said 39.298 acre tract and continuing with the west line of said 2.64 acre tract, for a total distance of 446.89 feet, to a 5/8 inch iron rod found at the southwest corner of said 2.64 acre tract;

THENCE, North 89° 40'58" East, along the south line of said 2.64 acre tract, for a distance of 686.22 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc." at the southeast corner of said 2.64 acre tract being in said Breezy HillRoad same being in the east line of said 39.298 acre tract;

THENCE, South 00° 17'23" West, along the east line of said 39.298 acre tract and Breezy Hill Road, for a distance of 601.42 feet, to the POINT OF BEGINNING and containing 23.849 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE XI, 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 XI, 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.

7. The Homeowners Association is responsible for maintaining all non-standard decorative signs, poles/post, hardware or other non standard items. The City of Rockwall has no maintenance or other responsibility related to these items. The City of Rockwall and the Homeowners Association agree the association will bear any and all maintenance cost related the said improvements. The City has the statutory authority to install and maintain Traffic Control Devices for Vehicular traffic on public Streets/Roads within the public right-of-way. This agreement in no way constitutes a change in that authority and does not constitute any delegation of that authority of the Association.

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 exaction's made herein.

Breezy HillPhase 11
a Texas limited partnership
By: Breezy HillPhase 11 GP Corporation,
a Texas corporation, its General Partner

John Arnold Mortgage or Lien Interest
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 _____, 2019.

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 _____, 2019.

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 _____, 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

Mayor, City of Rockwall City Secretary City Engineer

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 the this _____ day of _____, 2019.

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 _____, 2019.

Notary Public in and for the State of Texas

FINAL PLAT
OF
BREEZY HILL PHASE XI
78 LOTS, BEING 23.849 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
BH PHASE 11, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2019 SCALE 1" = 100'