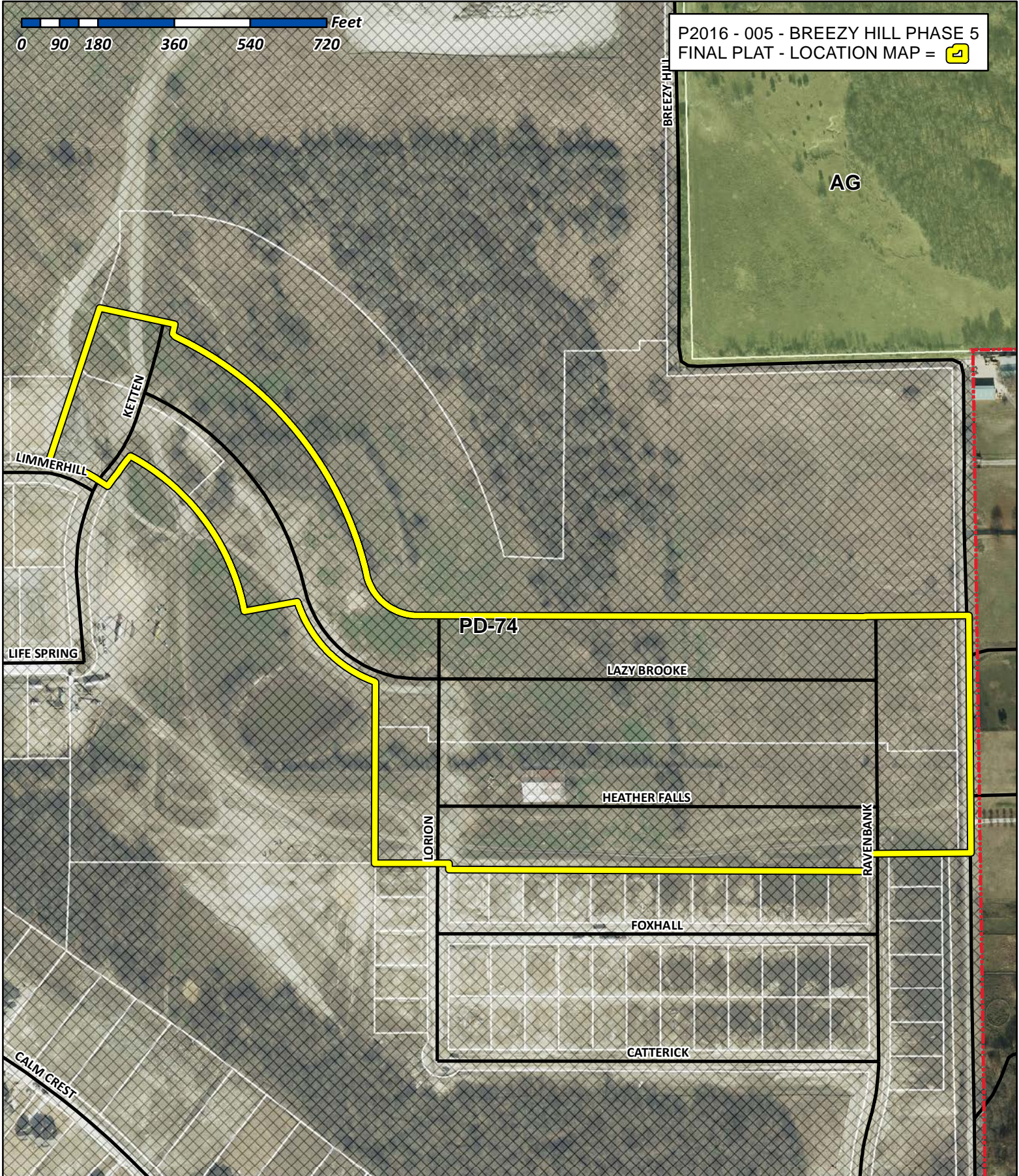


0 90 180 360 540 720 Feet

P2016 - 005 - BREEZY HILL PHASE 5  
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

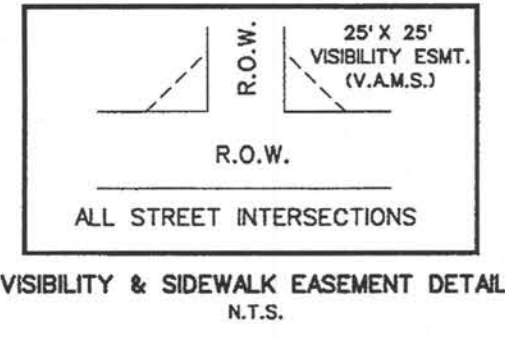
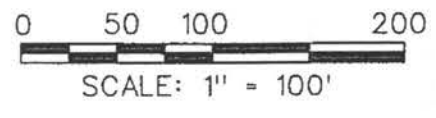
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





**NOTES**

- Bearing are referenced to 21,857 acre tract, as described in Clerks' File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
- B.L. - Building Line.  
U.E. - Utility Easements.  
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 areas and other common areas shall be maintained by the Homeowners Association.
- No building permits will be issued until all public improvements are accepted by the City.
- Lot 50, Block A, No fencing on or across existing NTMWD easement.

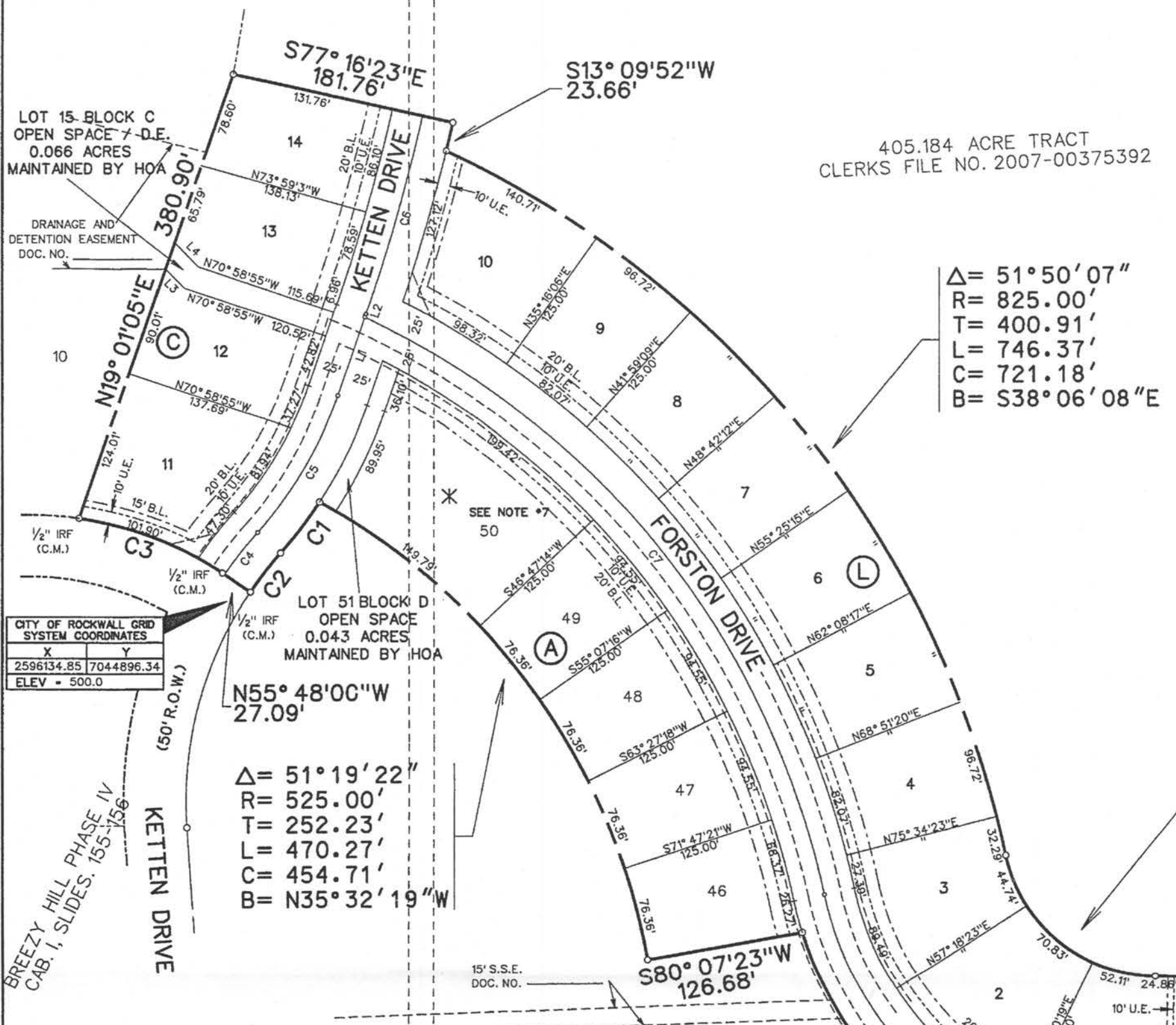
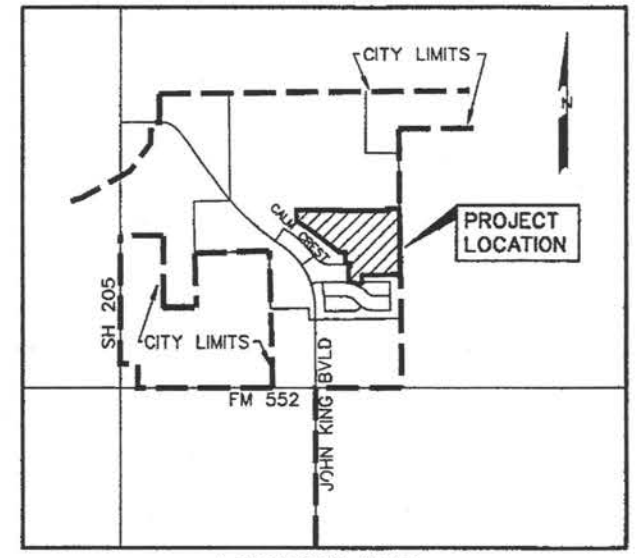


**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	08°29'51"	350.00'	51.91'	26.00'	51.86'	S37°32'17"W
2.	07°35'12"	300.00'	39.72'	19.89'	36.69'	S37°59'36"W
3.	26°00'29"	275.00'	124.83'	63.51'	123.76'	N68°48'15"W
4.	07°35'17"	325.00'	43.04'	21.55'	43.01'	N37°59'33"E
5.	22°46'07"	325.00'	129.15'	65.44'	128.30'	N30°24'09"E
6.	06°17'27"	1525.0'	167.44'	83.08'	167.36'	N15°52'21"E
7.	52°25'05"	675.00'	617.53'	332.27'	596.22'	S38°23'37"E
8.	76°51'40"	275.00'	368.92'	218.21'	341.87'	S50°36'59"E

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 19°01'05" E	67.17'
2.	N 19°01'05" E	2.61'
3.	N 43°47'14" W	21.90'
4.	N 43°47'14" W	27.34'



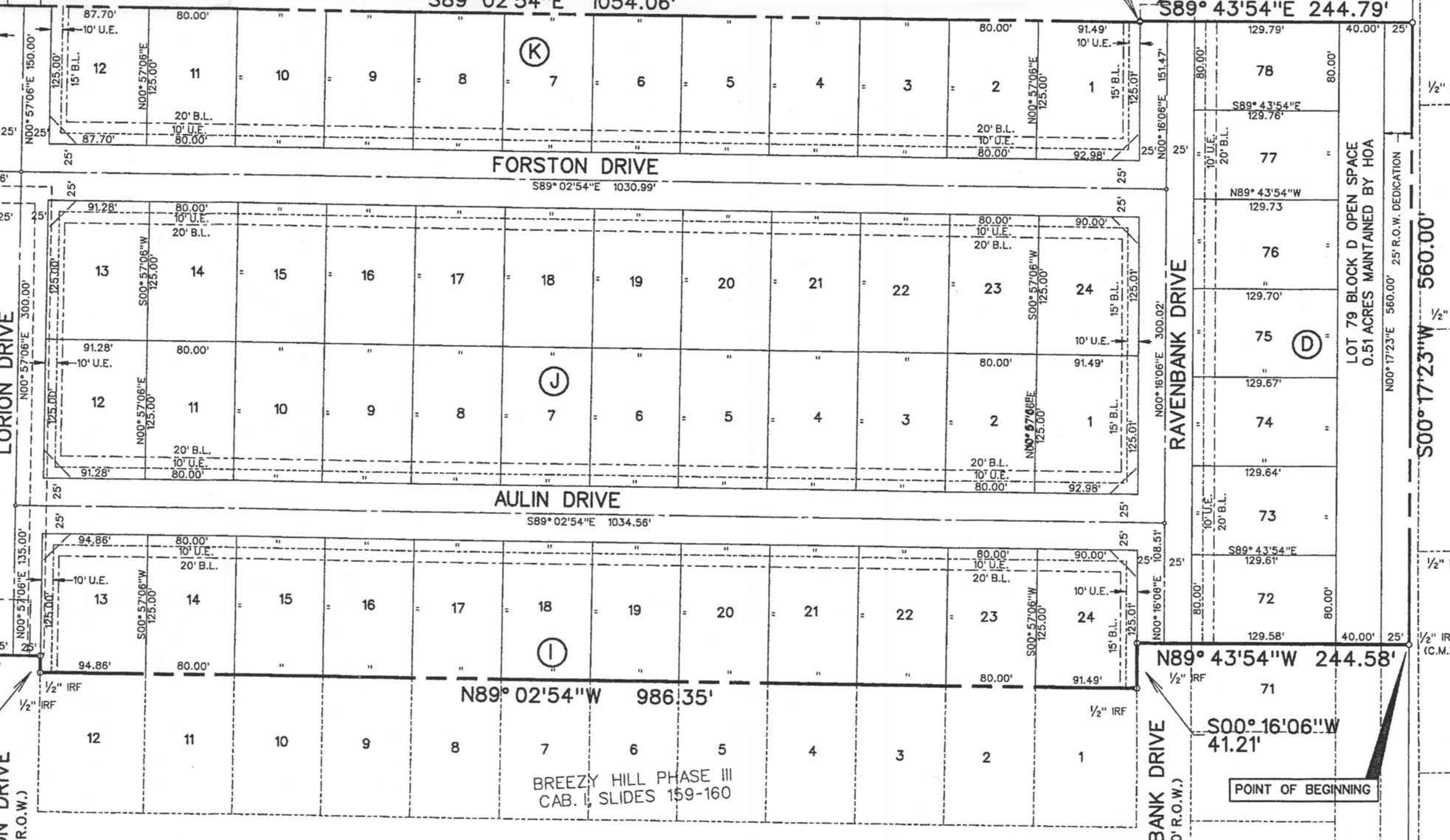
$\Delta = 76^\circ 51' 49''$   
 $R = 125.00'$   
 $T = 99.19'$   
 $L = 167.69'$   
 $C = 155.40'$   
 $B = S50^\circ 36' 59'' E$

$\Delta = 51^\circ 19' 22''$   
 $R = 525.00'$   
 $T = 252.23'$   
 $L = 470.27'$   
 $C = 454.71'$   
 $B = N35^\circ 32' 19'' W$

$\Delta = 52^\circ 20' 46''$   
 $R = 300.00'$   
 $T = 147.44'$   
 $L = 274.08'$   
 $C = 264.65'$   
 $B = N43^\circ 22' 32'' W$

FINAL PLAT OF  
**BREEZY HILL PHASE V**  
 79 LOTS, BEING 25.958 ACRES  
 SITUATED IN THE  
**J. STRICKLAND SURVEY, ABSTRACT NO. 187**  
 IN THE  
**CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS**  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 OWNER  
**BH PHASE III SF, LTD.**  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225  
 214-522-4945  
 DECEMBER 2015 SCALE 1" = 100'

TOTAL LOTS 79  
 TOTAL ACRES 25.958



CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2596766.29	7044009.13
ELEV = 516.0	



LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slds. 159-160, in the Plat Records of Rockwall County, Texas, and being in the east line of said 405.184 acre tract and in Breezy Hill Road;

THENCE, North 89° 43'54" West, along the north line of said Breezy Hill Phase III, for a distance of 244.58 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 00° 16'06" West, continuing along said north line, for a distance of 41.21 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 02'54" West, continuing along said north line, for a distance of 986.35 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 57'06" East, continuing along said north line, for a distance of 15.00 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 02'54" West, continuing along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found with a yellow cap stamped "Corwin Eng. Inc.," at the southeast corner of a 11.351 acre tract;

THENCE, North 00° 57'06" East, departing said north line and along the east line of said 11.351 acre tract, for a distance of 427.21 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," being the northeast corner of said 11.351 acre tract and being on a non-tangent curve to the right, having a radius of 300.00 feet, a central angle of 52° 20'46", and a tangent of 147.44 feet;

THENCE, along the north line of said 11.351 acre tract and with said curve to the right for an arc distance of 274.08 feet (Chord Bearing North 43° 22'32" West - 264.65 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 80° 07'23" West, continuing along said north line, for a distance of 126.68 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," on a non-tangent curve to the left, having a radius of 525.00 feet, a central angle of 51° 19'22", and a tangent of 252.23 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 470.27 feet (Chord Bearing North 35° 32'19" West - 454.71 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the northwest corner of said 11.351 acre tract, being on a curve the right, having a radius of 350.00 feet, a central angle of 08° 29'51" and a tangent of 26.00 feet;

THENCE, along the west line of said 11.351 acre tract and with said curve to the right an arc distance of 51.91 feet (Chord Bearing South 37° 32'17" West - 51.86 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of reverse curvature of a curve to the left, having a radius of 300.00 feet, a central angle of 07° 35'12", and a tangent of 19.89 feet;

THENCE, continuing along said west line and with said curve to the left for an arc distance of 39.72 feet (Chord Bearing South 37° 59'36" West - 36.69 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the most easterly northeast corner Breezy Hill Phase IV, an addition to the City of Rockwall, as described in Cab. I, Slds. 155-156, in said Plat Records;

THENCE, North 55° 48'00" West, along the north line of said Breezy Hill Phase IV, for a distance of 27.09 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of curvature of a curve to the left, having a radius of 275.00 feet, a central angle of 26° 00'29", and a tangent of 63.51 feet (Chord Bearing North 68° 48'15" West - 123.76 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 19° 01'05" East, continuing along said north line, at 214.02 feet passing the most northerly northeast corner of said Breezy Hill Phase IV and continuing for a total distance of 380.90 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 77° 16'23" East, for a distance of 181.76 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 13° 09'52" West, for a distance of 23.66 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," on a curve to the right, having a radius of 825.00 feet, a central angle of 52° 19'09", and a tangent of 405.23 feet;

THENCE, along said curve to the right for an arc distance of 753.34 feet (Chord Bearing South 38° 20'40" East - 727.44 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of reverse curvature of a curve to the left, having a radius of 125.00 feet, a central angle of 76° 51'49", and a tangent of 99.19 feet;

THENCE, along said curve to the left for an arc distance of 167.69 feet (Chord Bearing South 50° 36'59" East - 155.40 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the point of tangency;

THENCE, South 89° 02'54" East, for a distance of 1054.06 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 00° 16'06" East, for a distance of 1.16 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 89° 43'54" East, for a distance of 244.79 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," in said Breezy Hill Road and the east line of said 405.184 acre tract;

THENCE, South 00° 17'23" West, along the east line of said 405.184 acre tract and with said Breezy Hill Road, for a distance of 560.00 feet, to the POINT OF BEGINNING and containing 25.598 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this \_\_\_\_ day of \_\_\_\_\_, 2015.

THE STATE OF TEXAS COUNTY OF COLLIN WARREN L. CORWIN R.P.L.S. No. 4621

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner" of the land shown on this plat, and designated herein as the BREEZY HILL PHASE V, 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 3, subdivision have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

BH PHASE V 80's POD, SF, LTD. a Texas limited partnership By: BH PHASE V 80's Pod SF, GP Corporation, a Texas corporation, its General Partner

Richard M. Skorborg Mortgage or Lien Interest President

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBORG, 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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

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 \_\_\_\_\_, 2015.

Mayor, City of Rockwall City Secretary City Engineer

FINAL PLAT OF BREEZY HILL PHASE V 71 LOTS, BEING 48.250 ACRES SITUATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS PREPARED BY CORWIN ENGINEERING, INC. 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 OWNER BH PHASE III SF, LTD. 8214 WESTCHESTER DRIVE, SUITE 710 DALLAS, TEXAS 75225 214-522-4945