



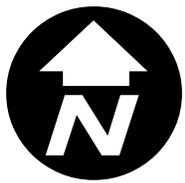
P2016-006- BREEZY HILL VII  
PRELIMINARY PLAT - LOCATION MAP = 



# City of Rockwall

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

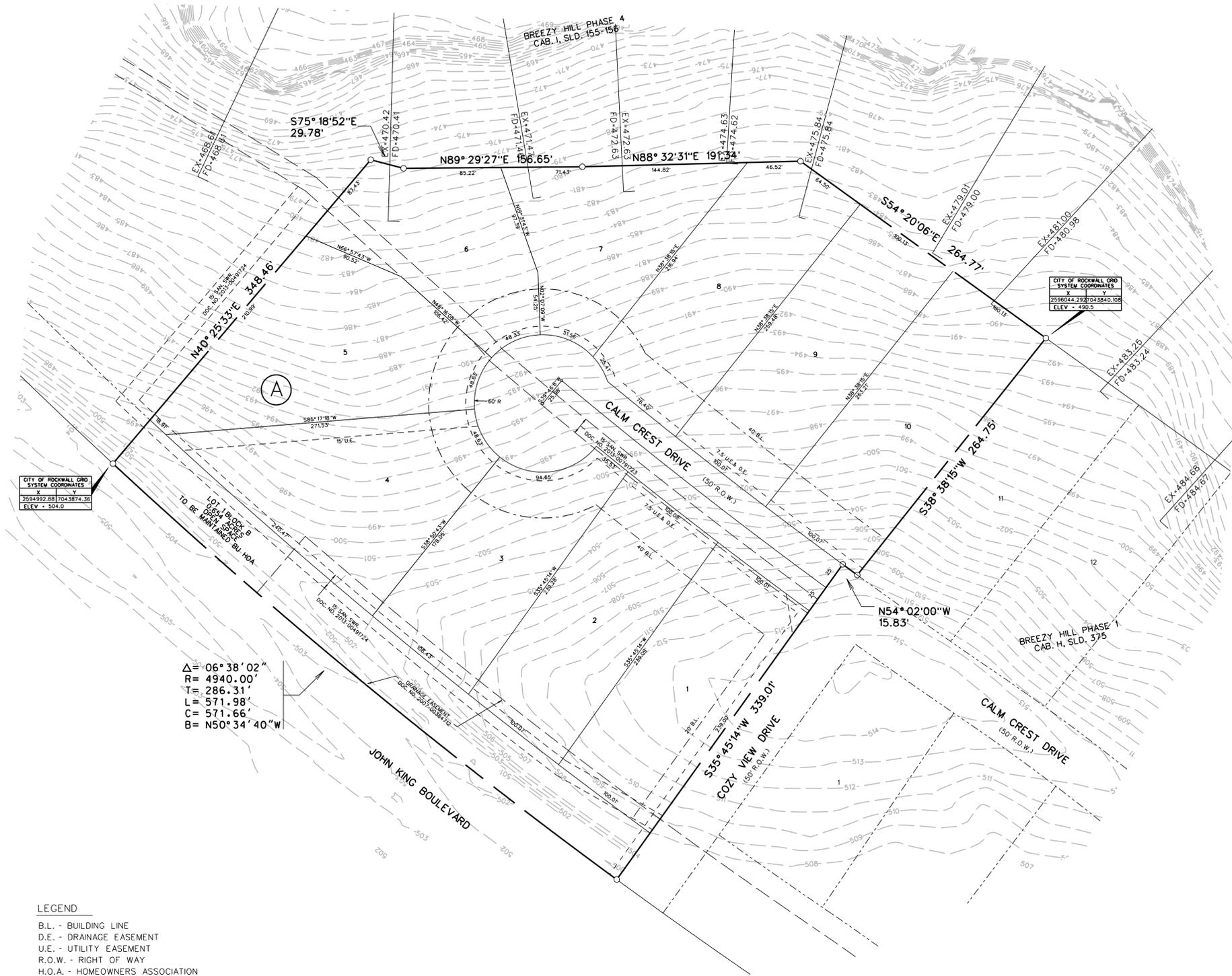


Reviewed for preliminary Approval:

Planning & Zoning Commission Chairman \_\_\_\_\_ Date \_\_\_\_\_

Approved for Preparation of Final Plat: \_\_\_\_\_

Mayor, City of Rockwall \_\_\_\_\_ Date \_\_\_\_\_



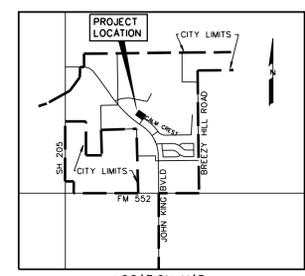
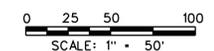
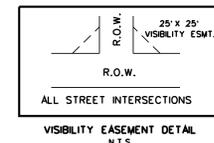
CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2534992.88	7043874.36
ELEV = 504.0	

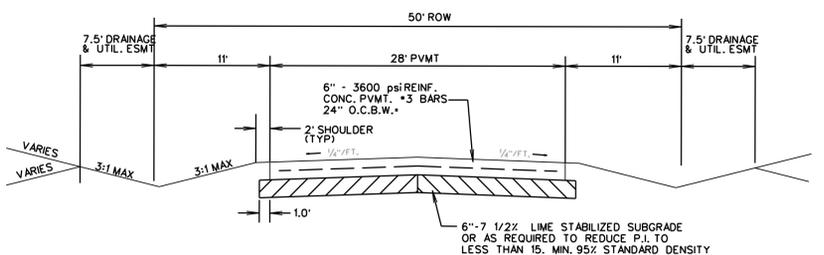
CITY OF ROCKWALL GRID SYSTEM COORDINATES

X	Y
2596044.232	7043840.028
ELEV = 490.5	

$\Delta = 06^{\circ} 38' 02''$   
 $R = 4940.00'$   
 $T = 286.31'$   
 $L = 571.98'$   
 $C = 571.66'$   
 $B = N50^{\circ} 34' 40'' W$



- LEGEND**
- B.L. - BUILDING LINE
  - D.E. - DRAINAGE EASEMENT
  - U.E. - UTILITY EASEMENT
  - R.O.W. - RIGHT OF WAY
  - H.O.A. - HOMEOWNERS ASSOCIATION



TYPICAL PAVEMENT SECTION  
N.T.S.

\*MIN. 6.5 SACK MIX IF HAND PLACED  
6.0 SACK IF MACHINE PLACED

**BREEZY HILL PHASE 7**

Block A	Lot	SF
	1	23902
	2	23917
	3	21509
	4	27383
	5	29925
	6	20133
	7	20006
	8	25046
	9	26152
	10	26417

NOTE:  
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT  
OF  
**BREEZY HILL PHASE VII**  
LOTS 1-10, BLOCK A  
BEING 6.802 ACRES  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187

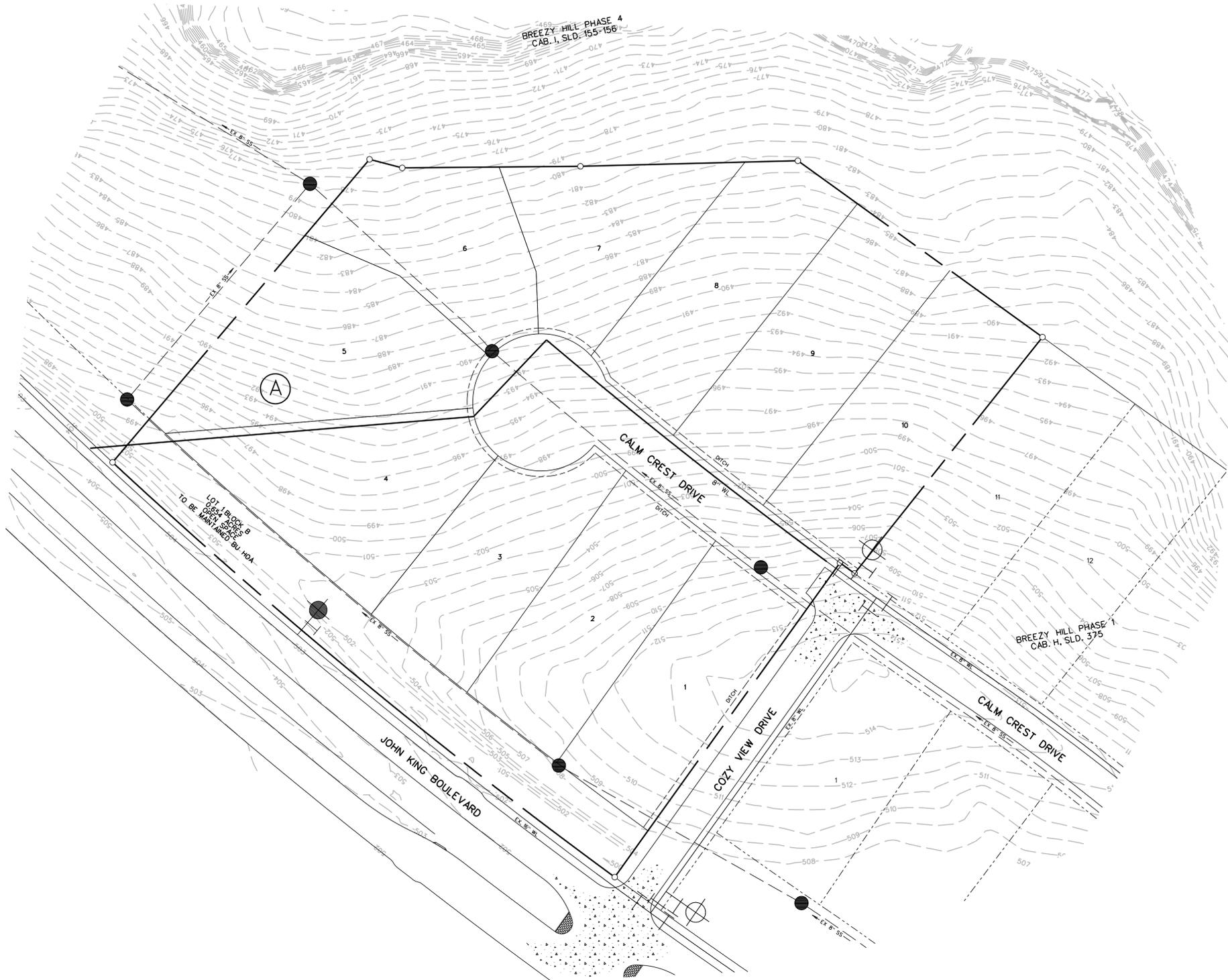
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
BH PHASE I, SF, LTD.  
8214 WESTCHESTER DRIVE., SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

Zoning: Planned Development District (PD-74)  
Single Family Residential [Lot Type D]

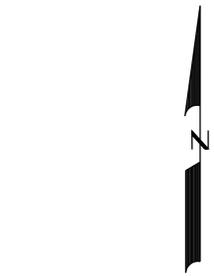
TOTAL ACRES	6.802
TOTAL RESIDENTIAL LOTS	10
DENSITY	1.47

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

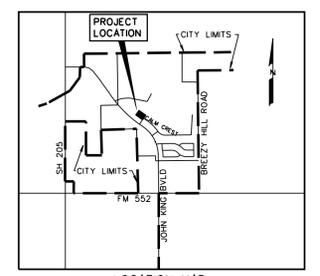
FEBRUARY 2016 SCALE 1" = 50'



- LEGEND**
- PROP. WATER LINE
  - H— PROP. FIRE HYDRANT AND VALVE
  - T— PROP. GATE VALVE
  - ⊗— PROP. FLUSH VALVE
  - |— EXIST. WATER LINE
  - H— EXIST. FIRE HYDRANT AND VALVE
  - |— PROP. SANITARY SEWER
  - PROP. MANHOLE
  - PROP. CLEANOUT
  - EXIST. SANITARY SEWER
  - EXIST. MANHOLE
  - PROP. STORM SEWER
  - Z— PROP. CURB INLETS
  - PROP. CONC. HEADWALL



0 25 50 100  
SCALE: 1" = 50'



PRELIMINARY  
WATER, DRAINAGE & SANITARY SEWER PLAN  
OF  
**BREEZY HILL PHASE VII**  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
BH PHASE I, SF, LTD.  
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FEBRUARY 2016 SCALE 1" = 50'