
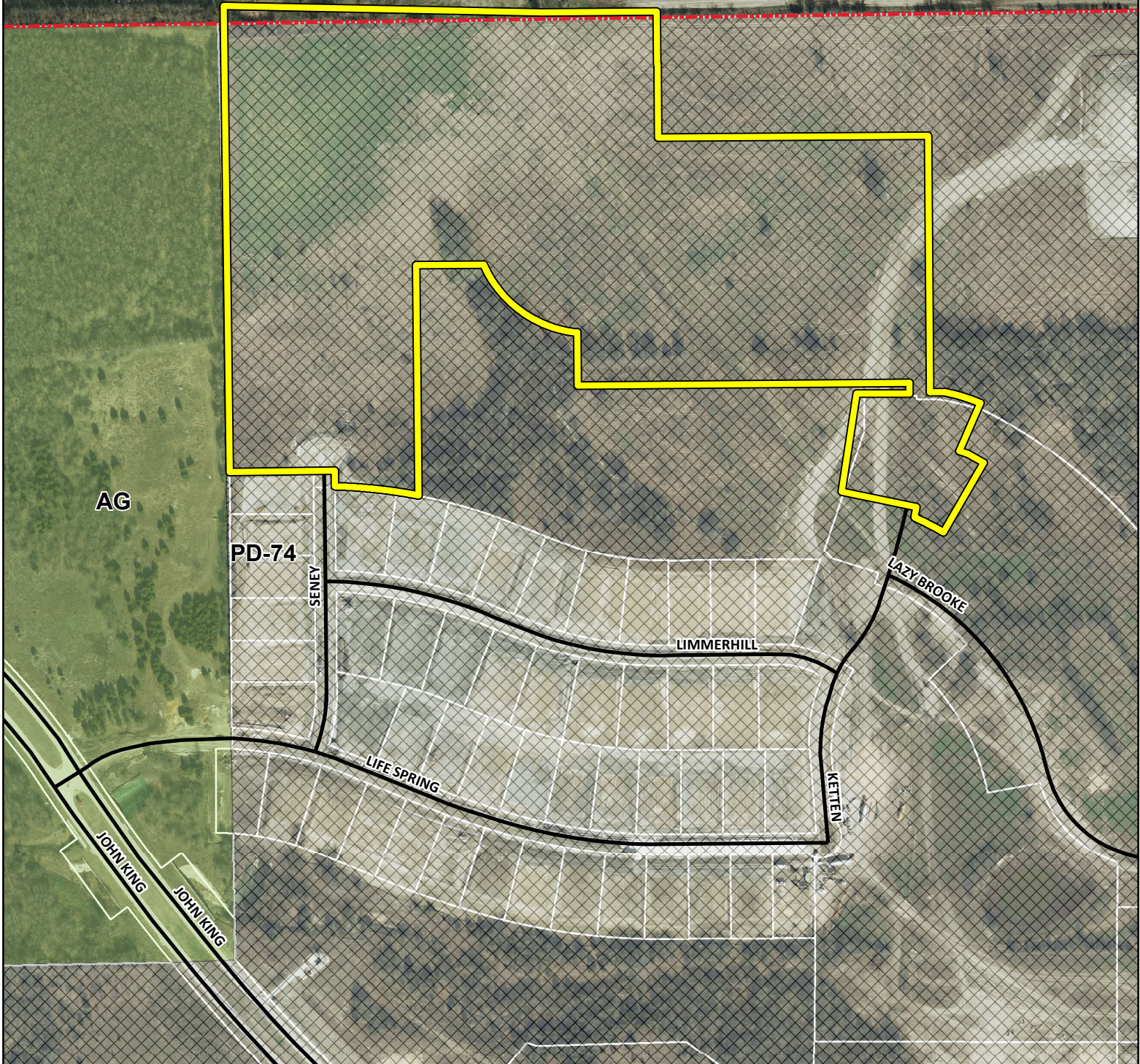


P2016-007- BREEZY HILL VI  
PRELIMINARY PLAT - LOCATION MAP = 



# 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.





CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	01°02'21"	1550.00'	28.11'	14.06'	28.11'	S01°53'42"W
2.	12°48'03"	400.00'	89.37'	44.87'	89.18'	S72°16'09"E
3.	04°19'35"	275.00'	20.77'	10.39'	20.76'	S63°42'20"E
4.	00°57'20"	1500.00'	25.01'	12.51'	25.01'	N02°11'51"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°39'50" E	34.47'

Reviewed for preliminary Approval:

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

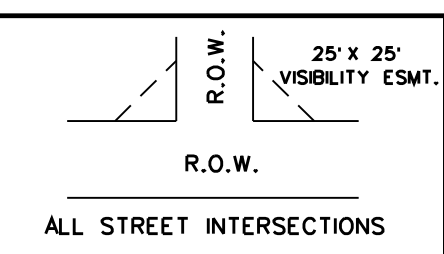
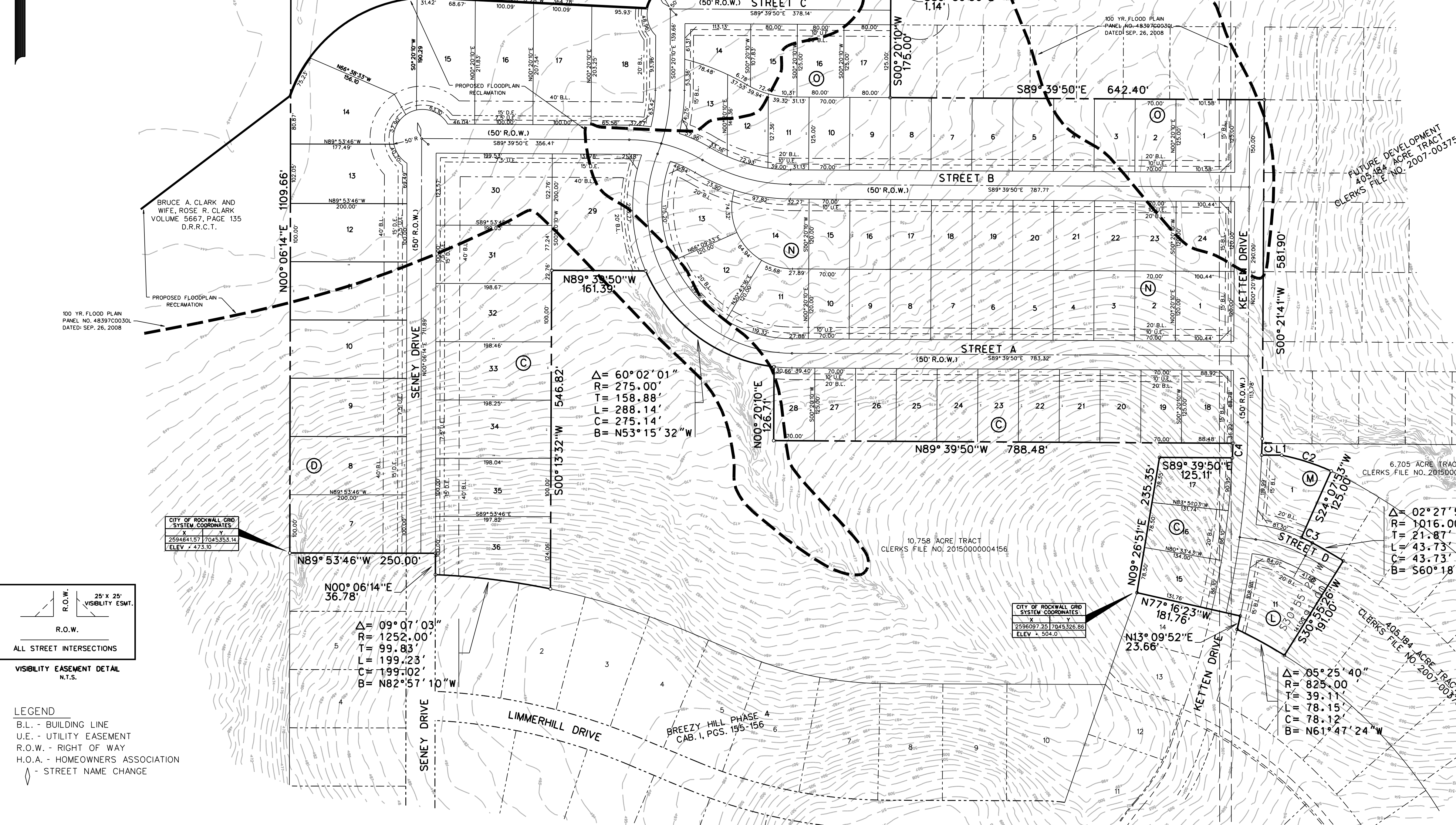
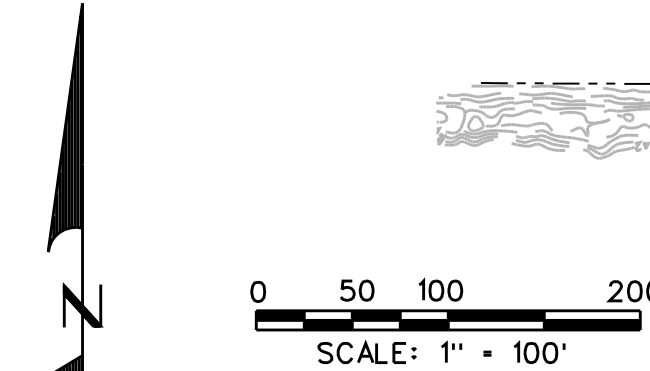
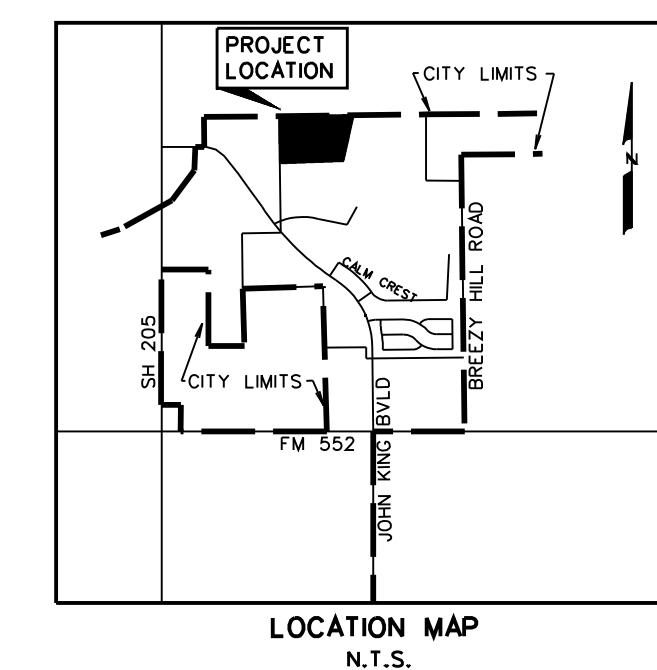
Approved for Preparation of Final Plat:

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

BREEZY HILL PHASE 6

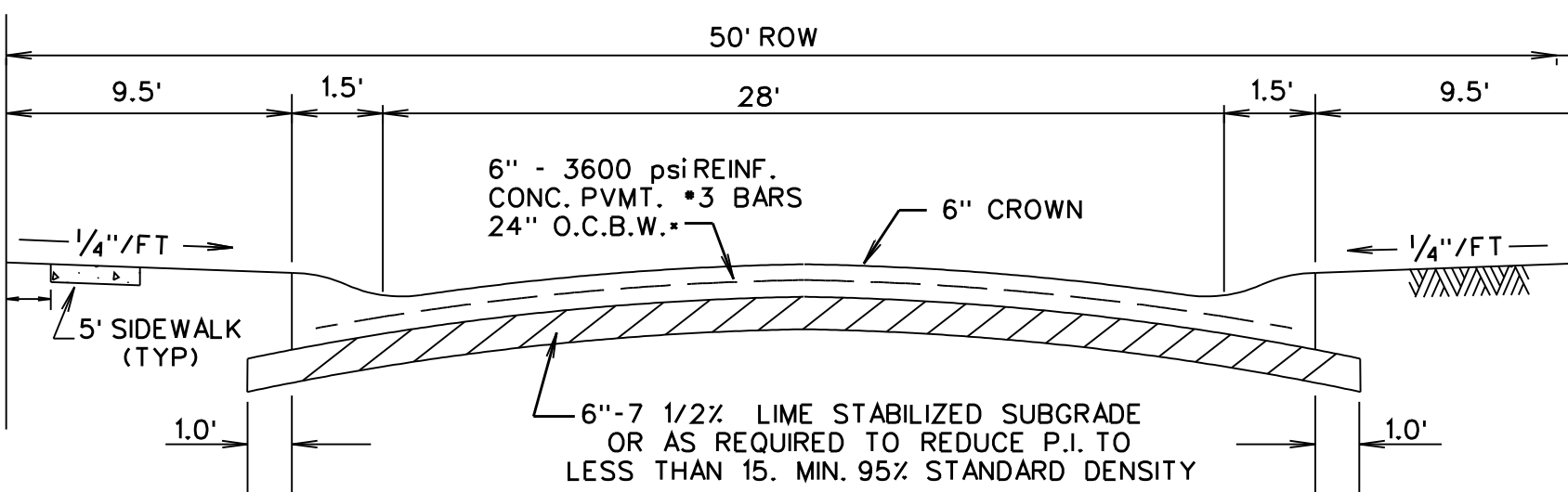
Block C		Block D		Block L		Block N		Block O	
Lot	SF	Lot	SF	Lot	SF	Lot	SF	Lot	SF
15	10964	7	20000	11	16253	1	12052	1	12697
16	10963	8	20000	Block M		2	8400	2	8750
17	10868	9	20000	Lot	SF	3	8400	3	8750
18	11109	10	20000	1	12631	4	8400	4	8750
19	8750	11	20000	5	8400	5	8400	5	8750
20	8750	12	20000	6	8400	6	8400	6	8750
21	8750	13	19934	7	8400	7	8400	7	8750
22	8750	14	21333	8	8400	8	8400	8	8750
23	8750	15	20346	9	8400	9	8400	9	8750
24	8750	16	20968	10	8400	10	8400	10	8750
25	8750	17	20539	11	13846	11	8780		
26	8750	18	21496	12	12246	12	9398		
27	8750	19*	156344	13	14890	13	10288		
28	8767	20	10000	14	14065	14	9196		
29	28955	21	10000	15	8400	15	9610		
30	24544			16	8400	16	10000		
31	19883			17	8400	17	10000		
32	19856			18	8400				
33	19835			19	8400				
34	19814			20	8400				
35	19792			21	8400				
36	21623			22	8400				
				23	8400				
				24	12052				

\* Indicates Common Area



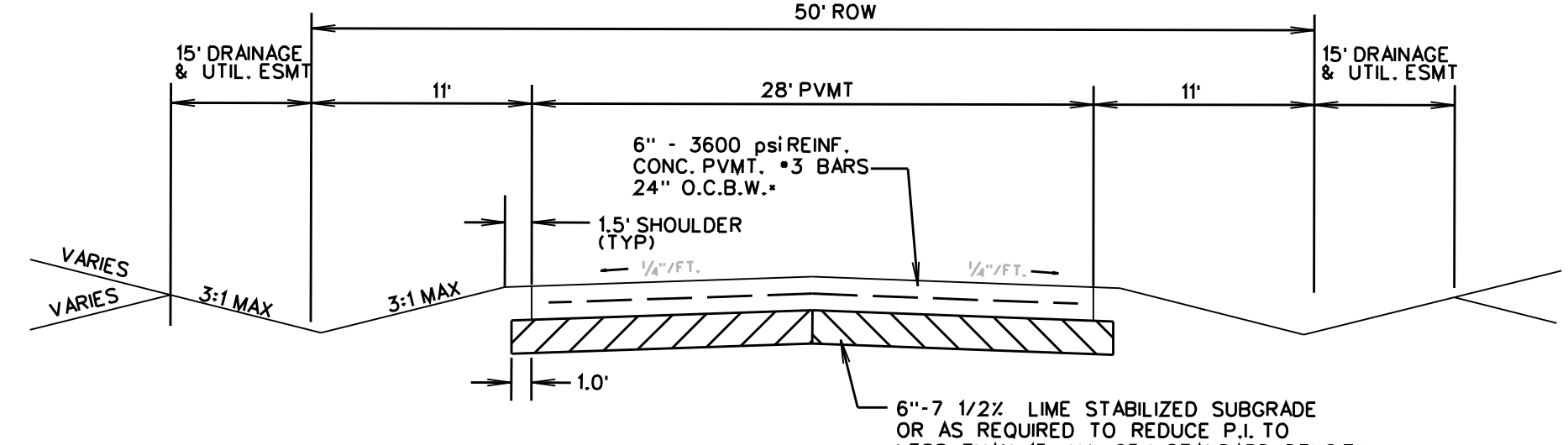
VISIBILITY EASEMENT DETAIL N.T.S.

- LEGEND
- B.L. - BUILDING LINE
  - U.E. - UTILITY EASEMENT
  - R.O.W. - RIGHT OF WAY
  - H.O.A. - HOMEOWNERS ASSOCIATION
  - - STREET NAME CHANGE



TYPICAL PAVEMENT SECTION - LAYDOWN CURB N.T.S.

\*MIN. 6 1/2 SACK MIX IF HAND PLACED



TYPICAL PAVEMENT SECTION N.T.S.

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

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

PRELIMINARY PLAT  
OF  
**BREEZY HILL PHASE VI**  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187

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

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

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

TOTAL ACRES	32.020
TOTAL RESIDENTIAL LOTS	79
DENSITY	2.46

FEBRUARY 2016 SCALE 1" = 100'