
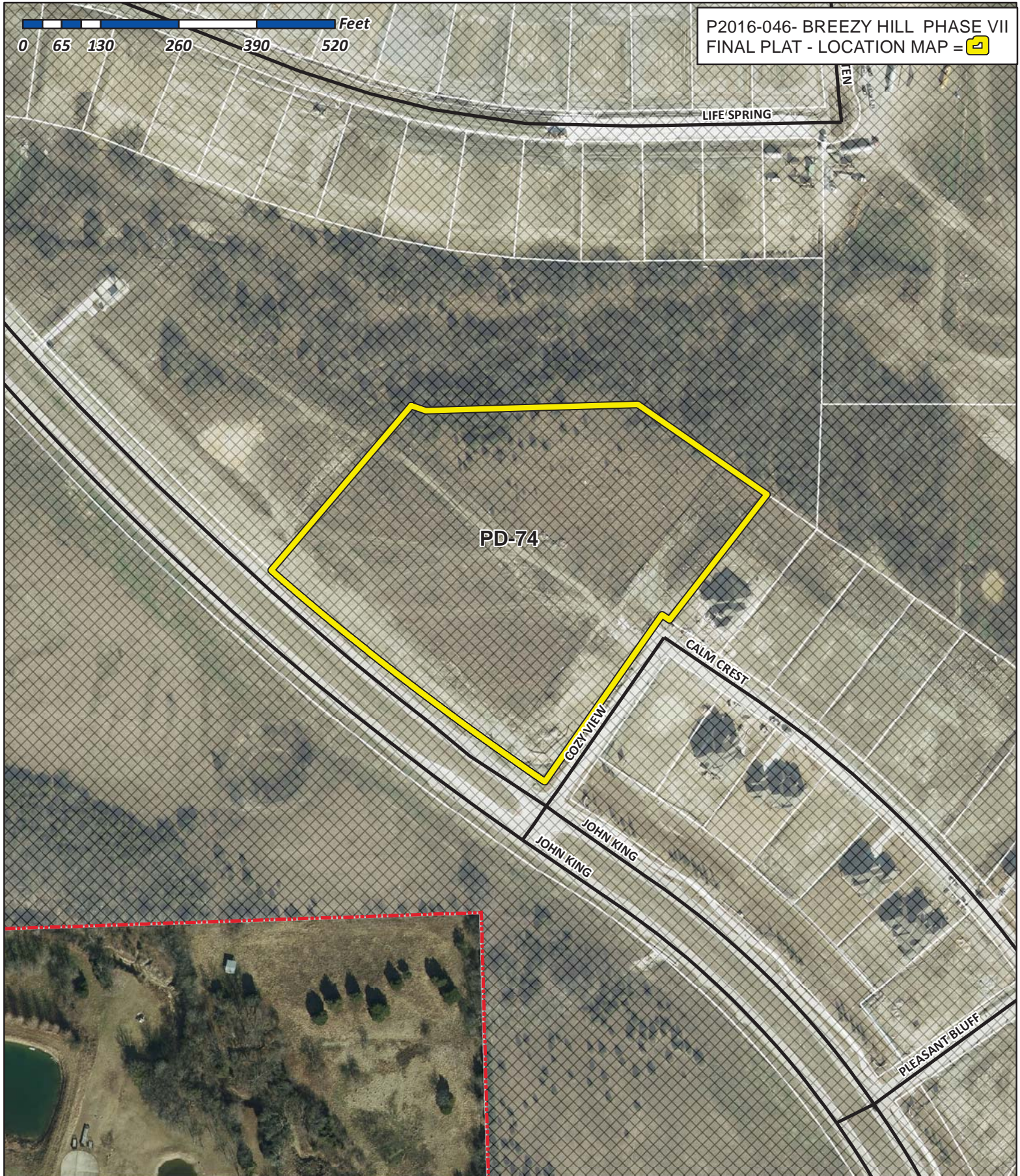


0 65 130 260 390 520 Feet

P2016-046- BREEZY HILL PHASE VII  
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](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.	03°38'23"	4626.00'	293.86'	146.98'	293.81'	N52°03'03"W
2.	57°04'08"	60.00'	317.23'	-----'	57.32'	S09°55'31"W

0 25 50 100  
SCALE: 1" = 50'



LOCATION MAP  
N.T.S.

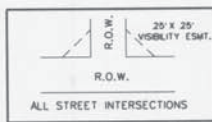
CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
X Y  
228682.28 2043874.30  
ELEV. = 504.0

POINT OF BEGINNING

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

NOTES

- Bearing are referenced to 21857 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.  
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement.  
H.O.A. - Homeowners Association
- 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.



ALL STREET INTERSECTIONS  
VISIBILITY EASEMENT DETAIL  
N.T.S.

FINAL PLAT  
OF  
**BREEZY HILL  
PHASE VII**

10 LOTS, BEING 6.802 ACRES  
SITUATED IN THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OWNER

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

JUNE 2016 SCALE 1" = 50'

CASE #P2016-XXX SHEET 1 OF 2

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 plot, and designated herein as the BREEZY HILL PHASE VII, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever of 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 VII, subdivision have been notified and signed this plot.

We understand and do hereby reserve the easement strips shown on this plot 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, 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 exactions 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 VI, SF, LTD.  
a Texas limited partnership  
By BH PHASE VI, GP Corporation,  
a Texas corporation, its General Partner

Richard M. Skorborg  
President

Mortgage or Lien Interest

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 \_\_\_\_\_, 2016.

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

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plot by the City does not constitute any representation, assurance or guarantee that any building within such plot 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 plot, as required under Ordinance 83-84.

Recommended for Final Approval:

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

APPROVED

I hereby certify that the above and foregoing plot of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

This approval shall be invalid unless the approved plot 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 \_\_\_\_\_, 2016.

Mayor, City of Rockwall

City Secretary

City Engineer

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of Tract 2, as described in Clerks File No. 20130000498884 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northwest corner Breezy Hill Phase I, an addition to the City of Rockwall, as described in Cob. H, Pgs. 375-376 in the Plat Records of Rockwall County, Texas and being the most easterly corner of said Tract 2;

THENCE, South 38° 38' 15" West, along the west line of said Breezy Hill Phase I, for a distance of 264.75 feet, to a 1/2 inch iron rod found;

THENCE, North 54° 02' 00" West, continuing along said west line, for a distance of 15.83 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 35° 45' 14" West, continuing along said west line, for a distance of 339.01 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the most westerly southwest corner of said Breezy Hill Phase I, being in the north line John King Boulevard (120' R.O.W.), being in a curve to the right, having a radius of 4940.00 feet, a central angle of 06° 38' 02", and a tangent of 286.31 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 571.98 feet (Chord Bearing North 50° 34' 40" West - 571.66 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.," at the most southerly southwest corner of Breezy Hill Phase 4, an addition to the City of Rockwall, as described in Cob. L, Pgs. 155-156 in said Plat Records;

THENCE, North 40° 25' 33" East, departing said north line and along the south line of said Breezy Hill Phase 4, for a distance of 348.46 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 75° 18' 52" East, continuing along said south line, for a distance of 29.78 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 89° 29' 27" East, continuing along said south line, for a distance of 156.65 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, North 88° 32' 31" East, continuing along said south line, for a distance of 191.34 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.;"

THENCE, South 54° 20' 06" East, continuing along said south line, for a distance of 264.77 feet, to the POINT OF BEGINNING and containing 6.802 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plot 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 plot 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 \_\_\_\_\_, 2016.

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 \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

FINAL PLAT  
OF  
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PHASE VII**  
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