
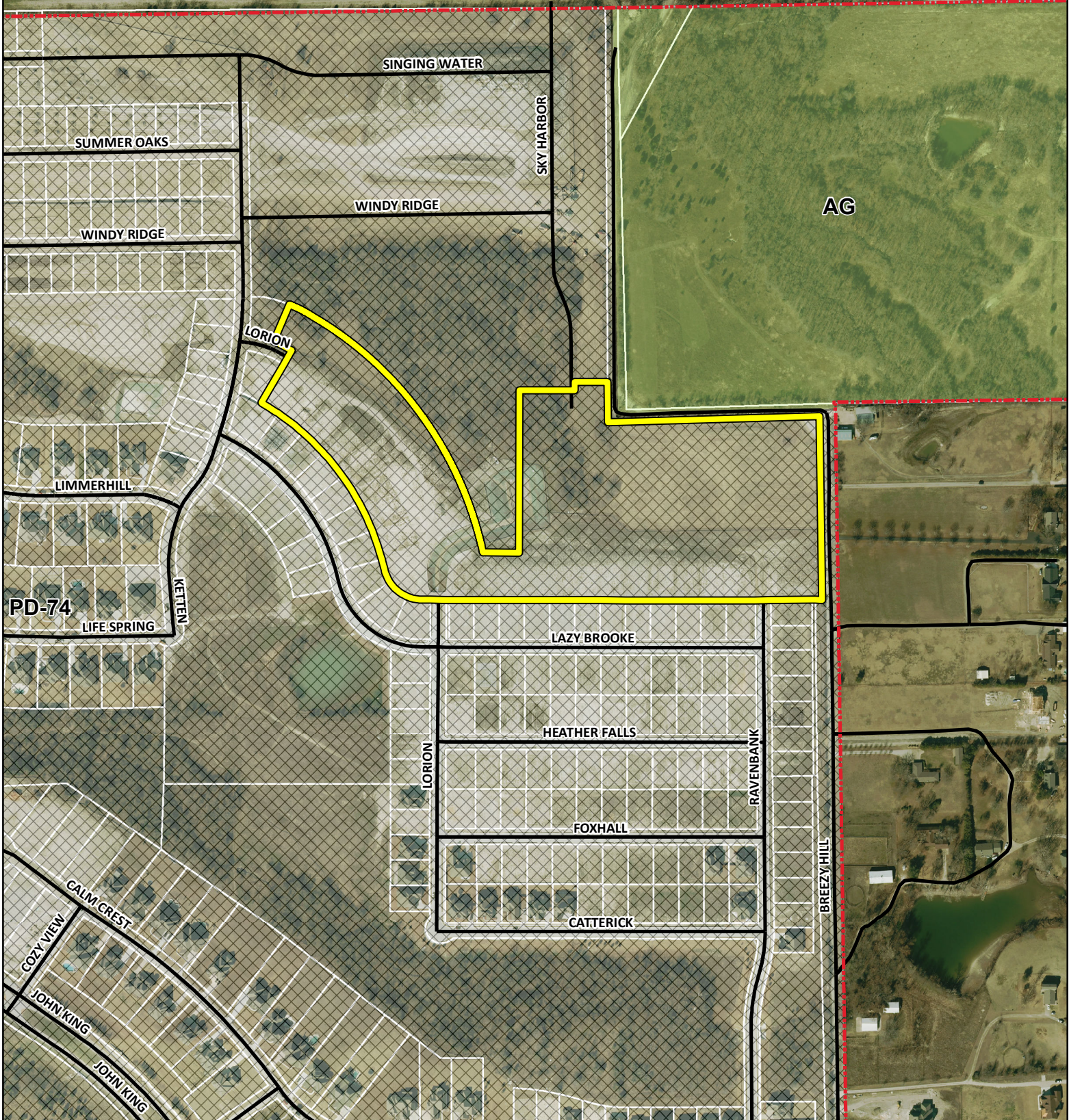


0 130 260 520 780 1,040 Feet

P2018-041 - BREEZY HILL, PHASE XI
PRELIMINARY PLAT - LOCATION MAP = 



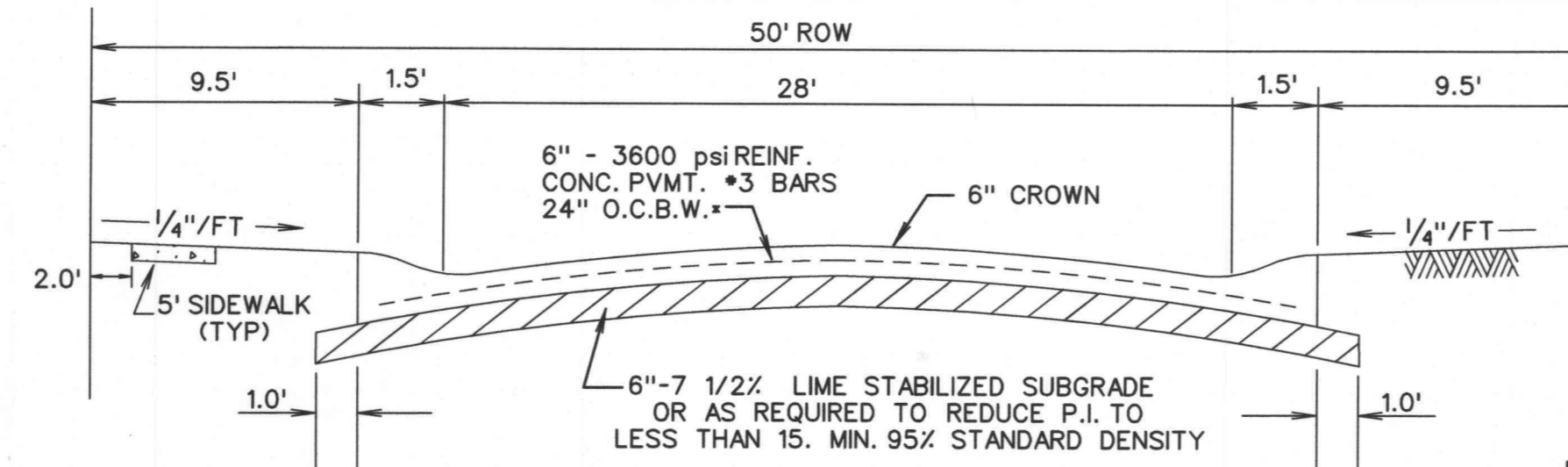
City of Rockwall

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

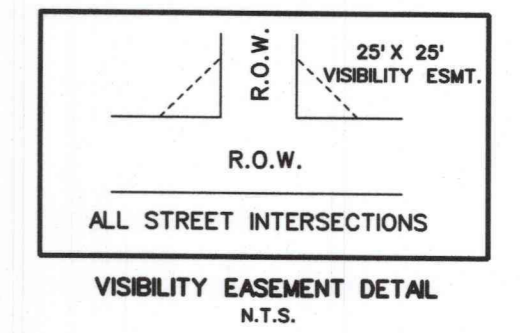
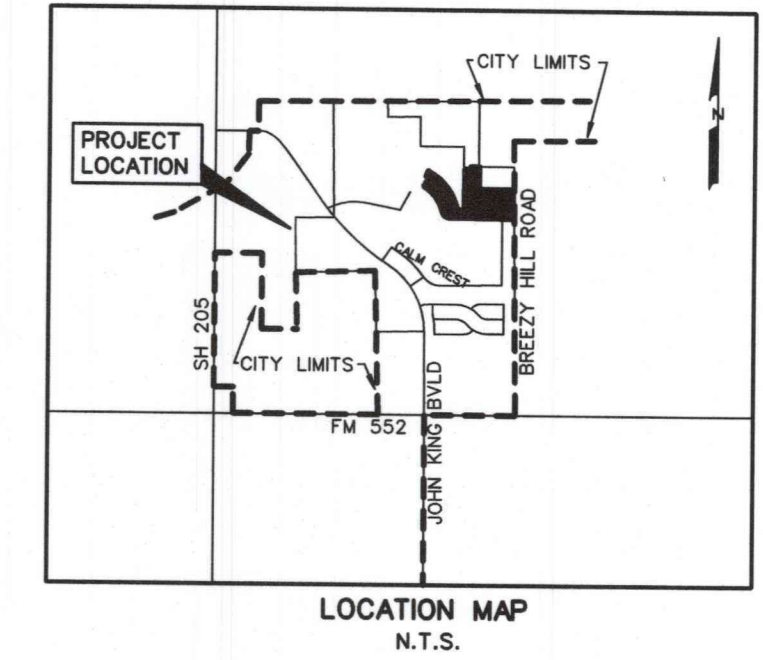
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



0 50 100 200
SCALE: 1" = 100'

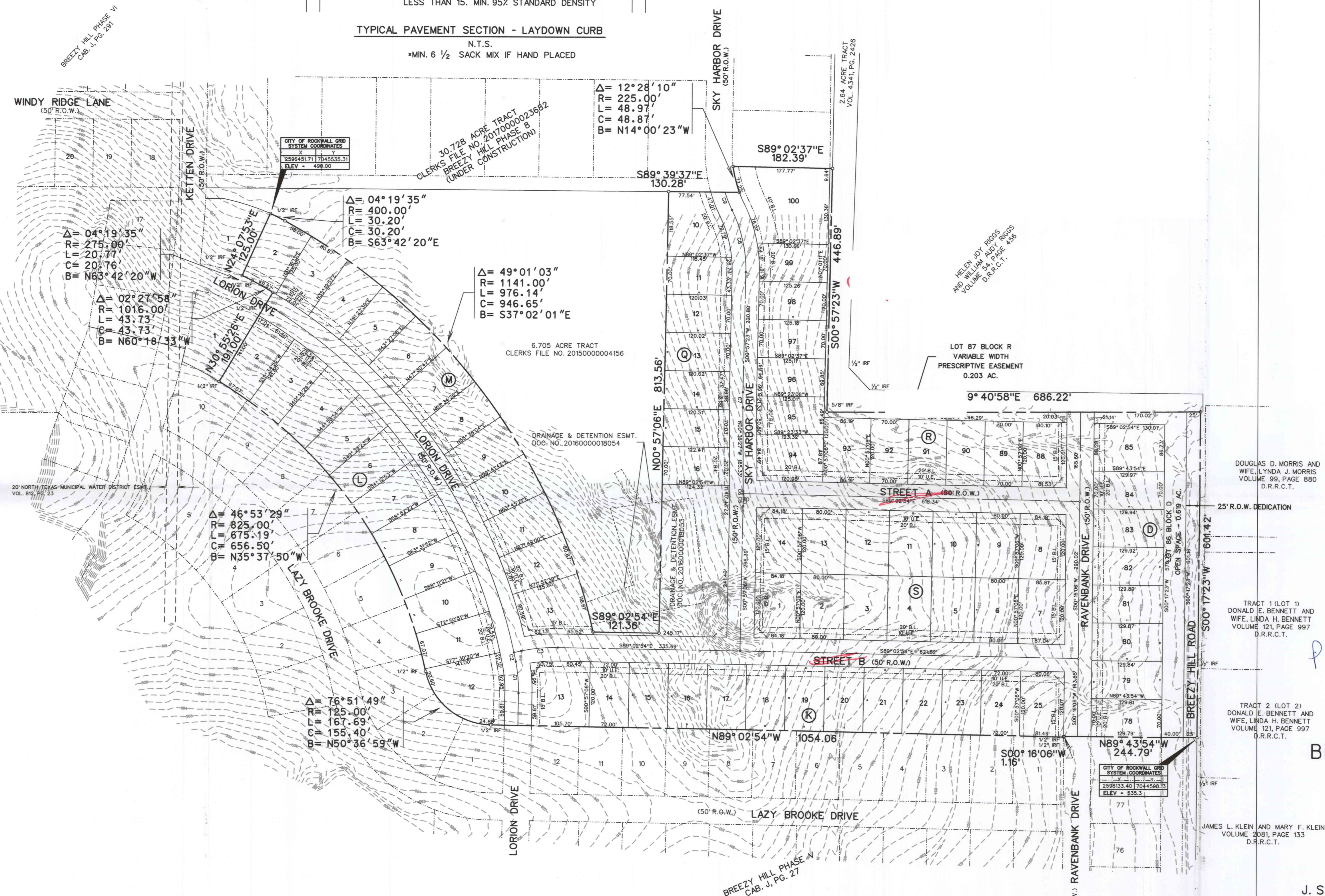


TYPICAL PAVEMENT SECTION - LAYDOWN CURB
N.T.S.
MIN. 6 1/2 SACK MIX IF HAND PLACED



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°55'43"	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°07'38"	250.00'	118.36'	117.26'	N12°36'23"W
9.	08°03'59"	250.00'	35.20'	35.17'	N22°08'14"W



P 2018-041

PRELIMINARY PLAT
OF
BREEZY HILL PHASE XI

LOTS 78-85, BLOCK D
LOTS 13-25, BLOCK K
LOTS 2-12, BLOCK L
LOTS 2-13, BLOCK M
LOTS 10-16, BLOCK Q
LOTS 88-100, BLOCK R
LOTS 1-14, BLOCK S
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.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

Reviewed for preliminary Approval:
Planning & Zoning Commission Chairman _____ Date _____

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 _____ of _____, 2018.
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.

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

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

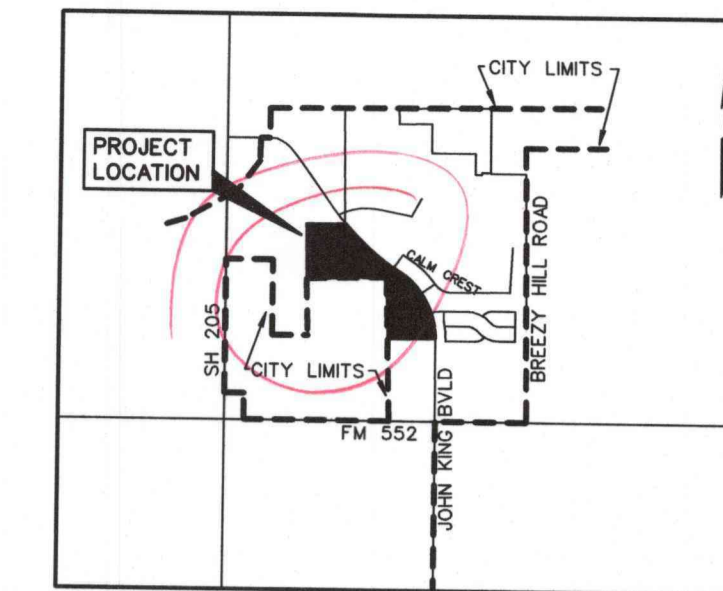
NOTES:
ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type C, D, G)

TOTAL ACRES 23.849
TOTAL RESIDENTIAL LOTS 78
DENSITY 3.270

NOVEMBER 2018 SCALE 1" = 100'

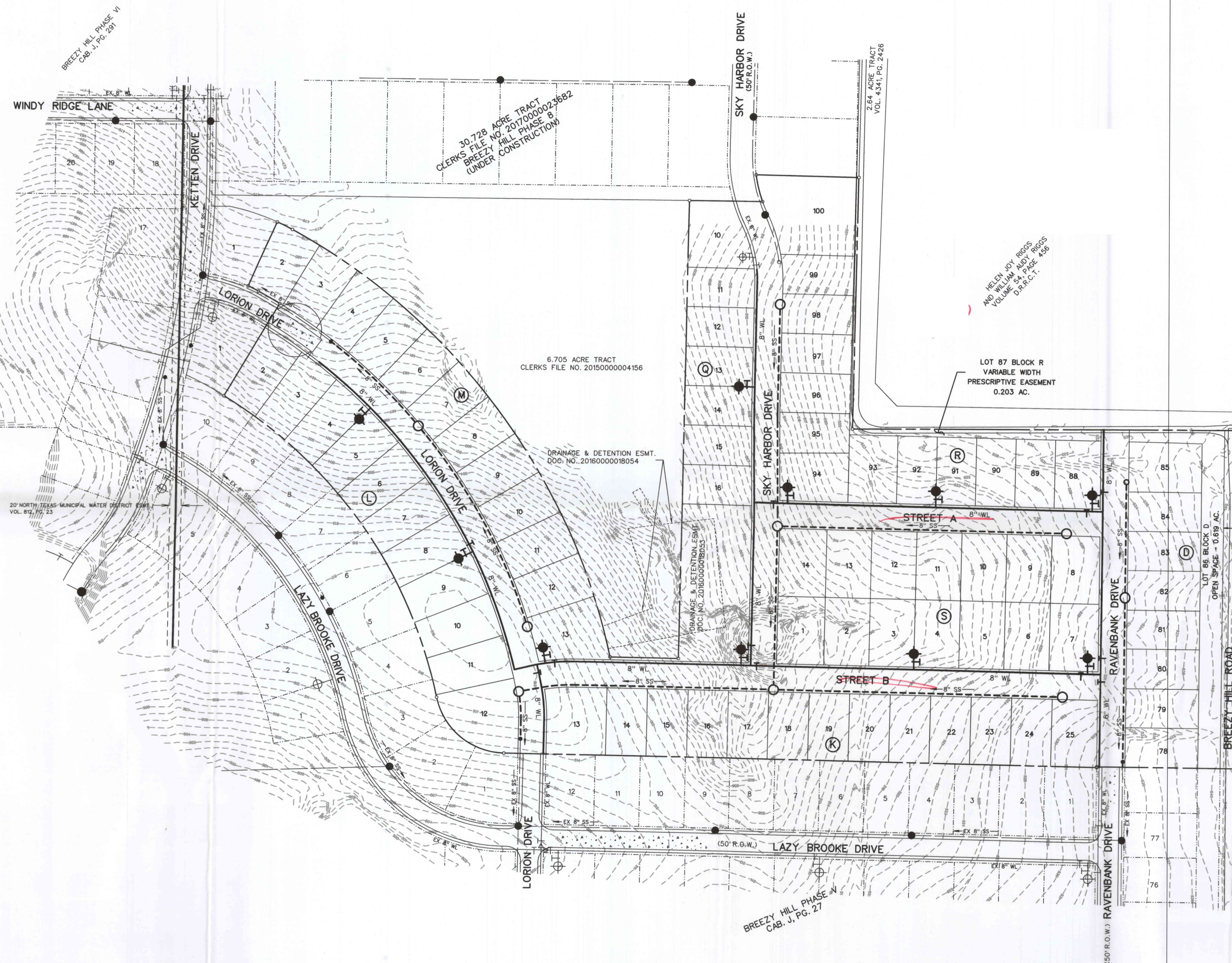
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SCALE: 1" = 100'



LOCATION MAP
N.T.S.

LEGEND

- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- EXIST. STORM SEWER



PRELIMINARY
WATER & SANITARY SEWER
OF
BREEZY HILL PHASE XI

LOTS 78-85, BLOCK D
LOTS 13-25, BLOCK K
LOTS 2-12, BLOCK L
LOTS 2-13, BLOCK M
LOTS 10-16, BLOCK Q
LOTS 88-100, BLOCK R
LOTS 1-14, BLOCK S
BEING 23.849 ACRES
OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

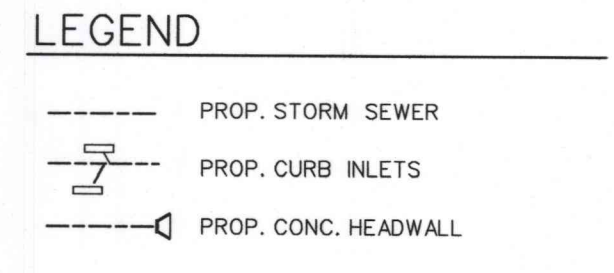
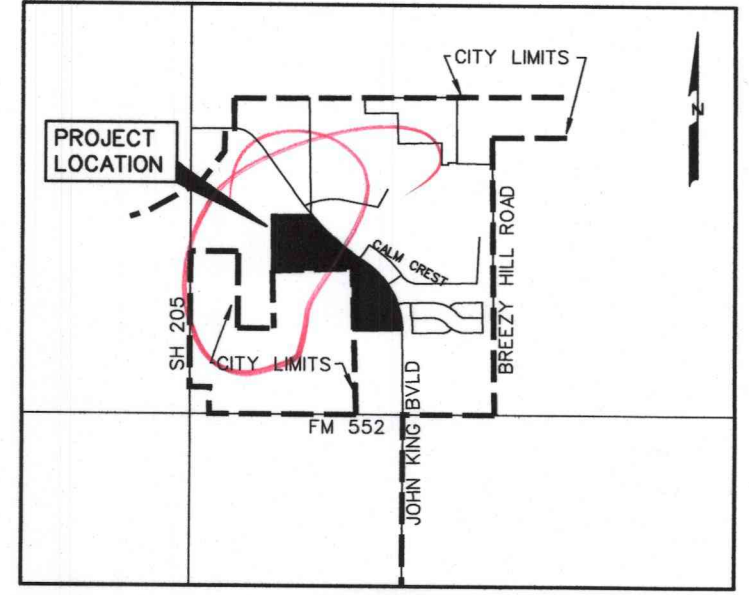
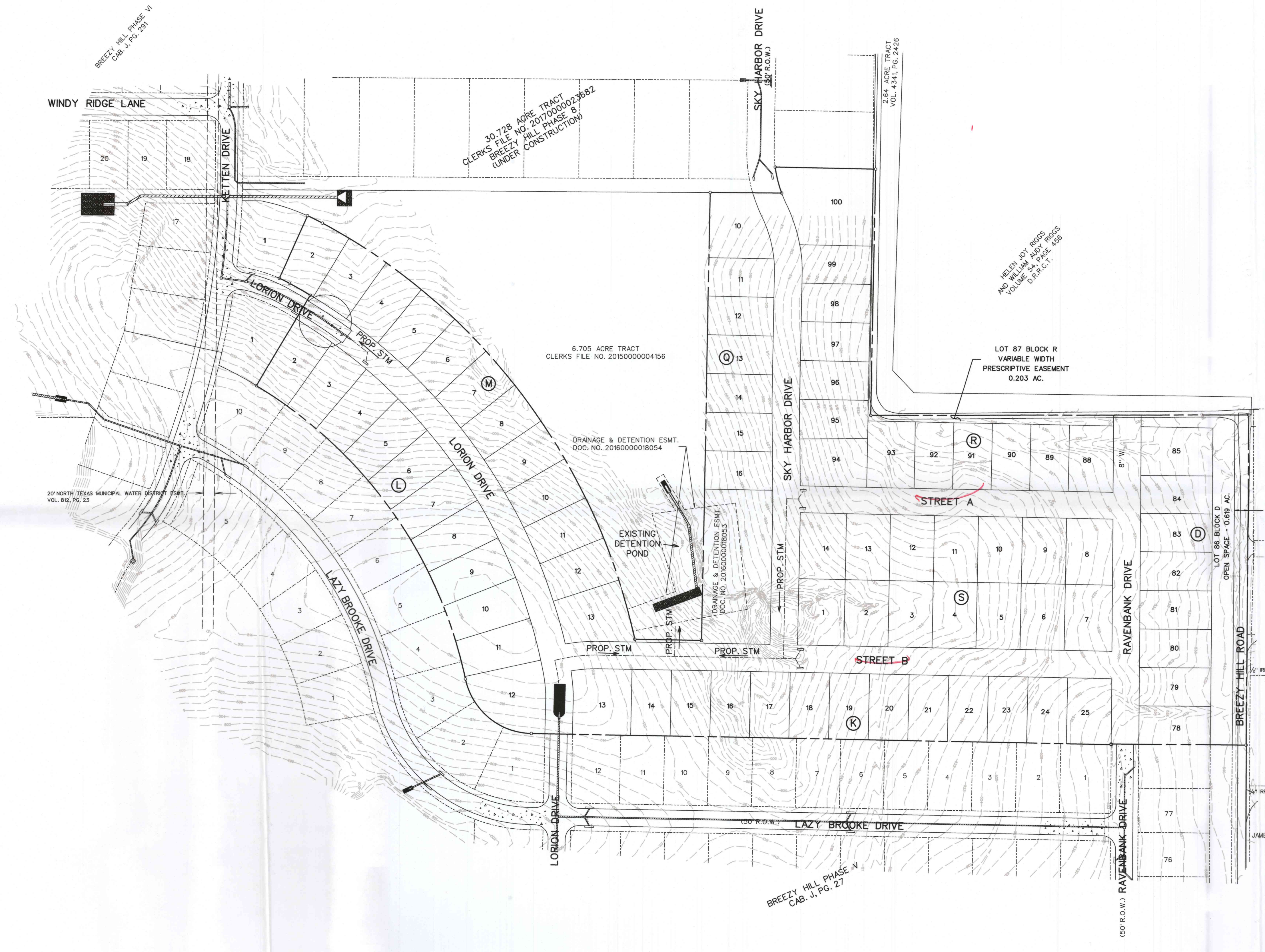
IN THE
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NOVEMBER 2018 SCALE 1" = 100'

0 50 100 200
SCALE: 1" = 100'



PRELIMINARY DRAINAGE PLAN
OF
BREEZY HILL PHASE XI

LOTS 78-85, BLOCK D
LOTS 13-25, BLOCK K
LOTS 2-12, BLOCK L
LOTS 2-13, BLOCK M
LOTS 10-16, BLOCK Q
LOTS 88-100, BLOCK R
LOTS 1-14, BLOCK S
BEING 23.849 ACRES

OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

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