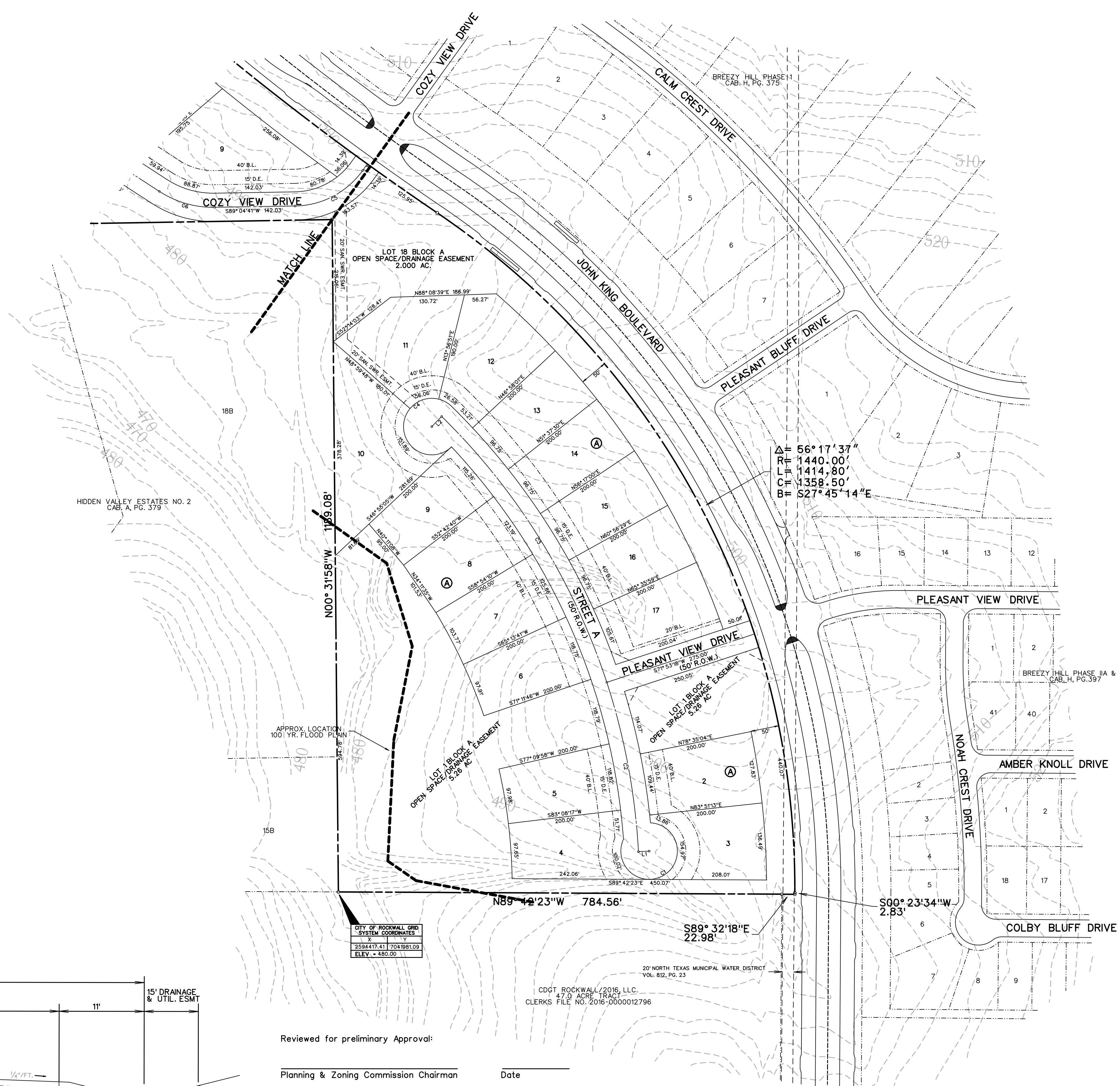
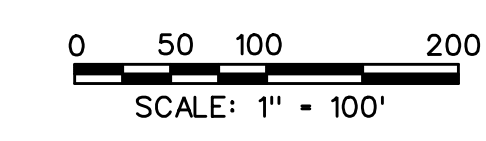


City of Rockwall

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.





- 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:**
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 - HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE, DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

PRELIMINARY PLAT
OF
BREEZY HILL PHASE XII
LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES

OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187

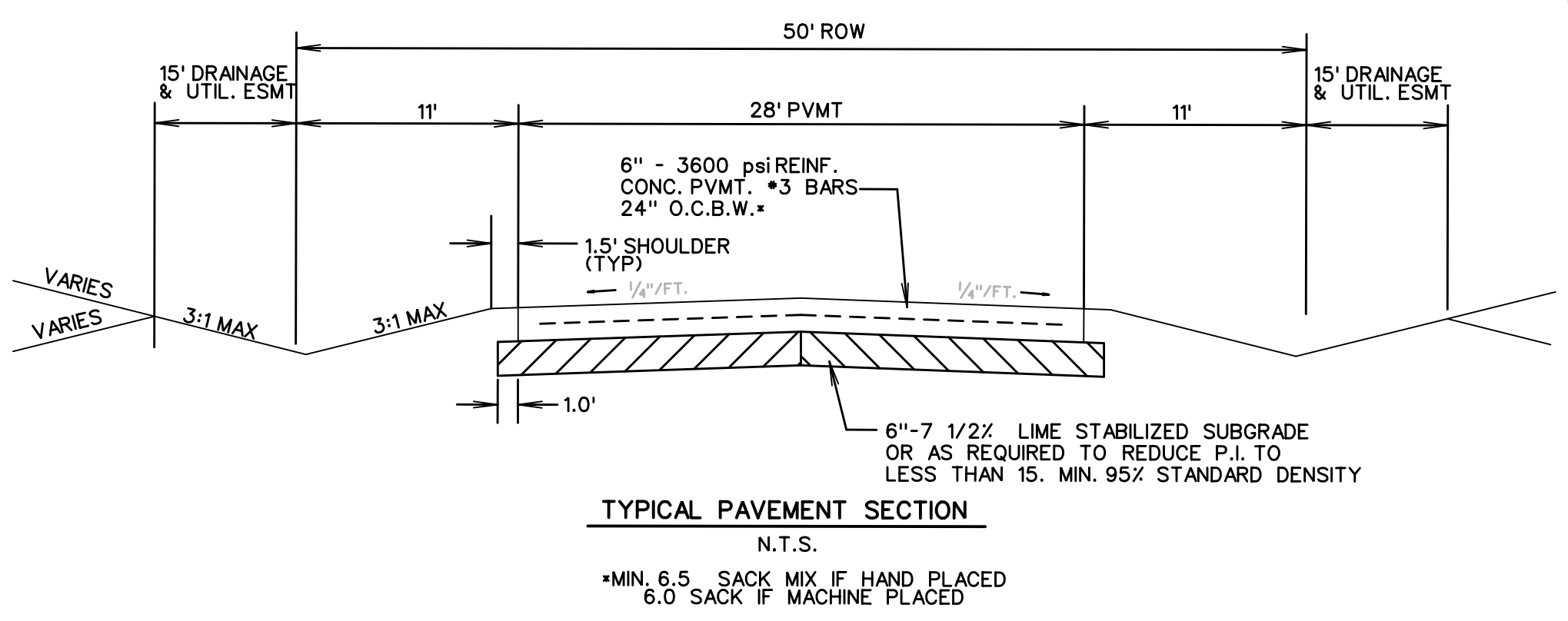
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
OWNER
BH WEST PODS, LTD.
8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

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 DJ

TOTAL ACRES	44.525
TOTAL RESIDENTIAL LOTS	35
DENSITY	1.272

NOVEMBER 2018 SCALE 1" = 100'



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

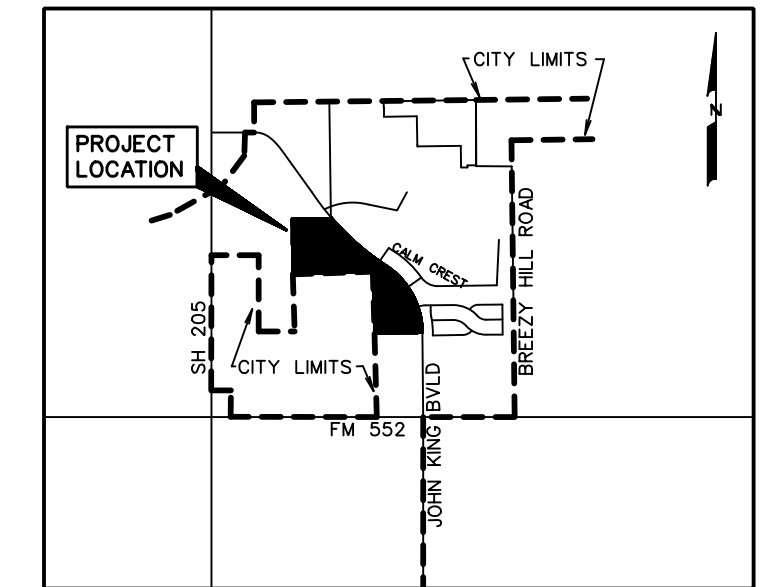
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall, on the _____ of _____, 2018.
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

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

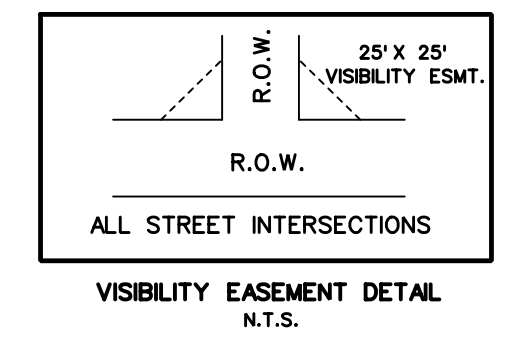
CDGT ROCKWALL 2016, L.L.C.
47.0 ACRE TRACT
CLERKS FILE NO. 2016-000012796
20' NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 812, PG. 23

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
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Y = 7041881.09
ELEV. = 480.00

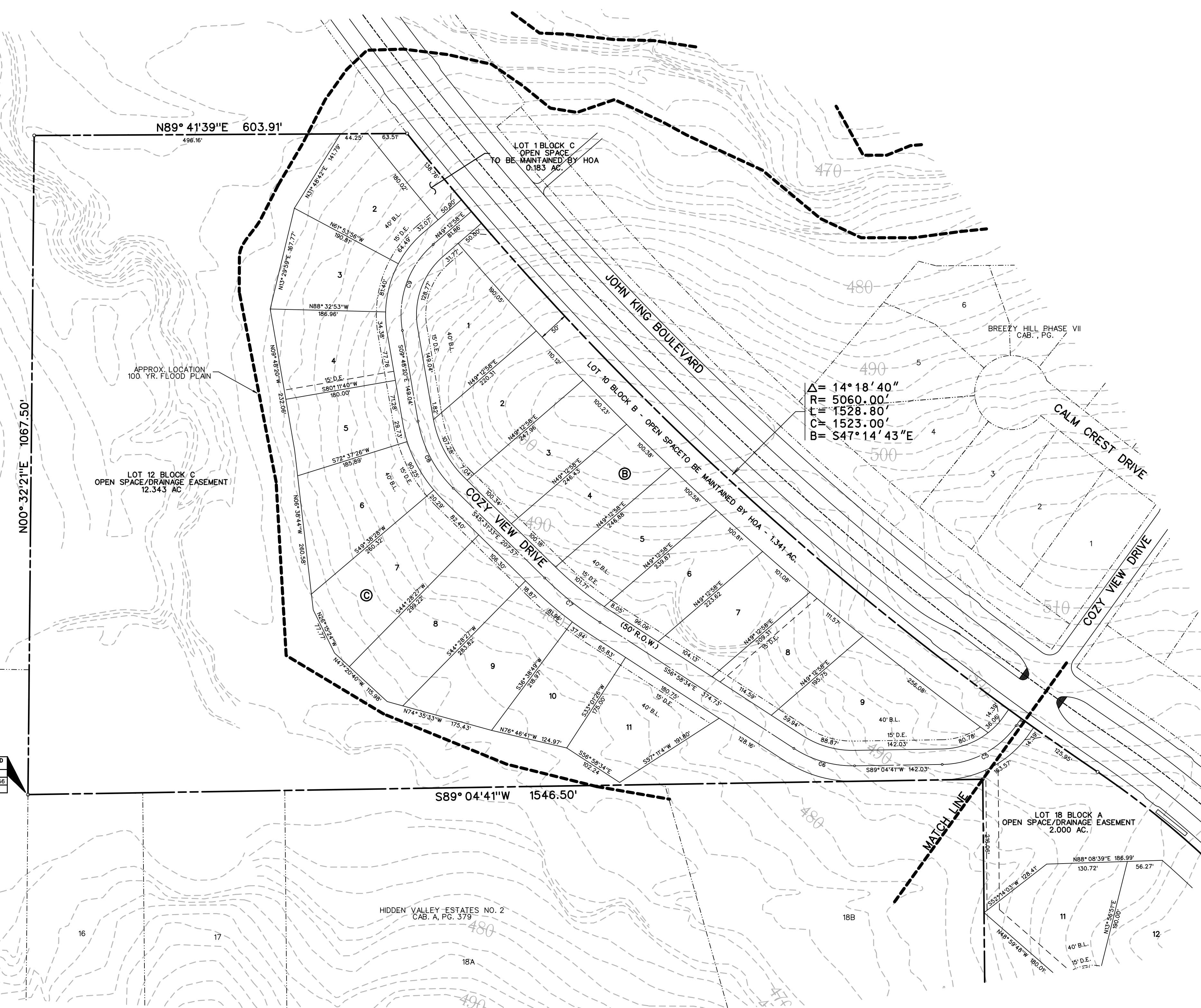
0 50 100 200
SCALE: 1" = 100'



LOCATION MAP
N.T.S.



VISIBILITY EASEMENT DETAIL
N.T.S.



$\Delta = 14^\circ 18' 40''$
 $R = 5060.00'$
 $L = 1528.80'$
 $C = 1523.00'$
 $B = S47^\circ 14' 43'' E$

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	67°48'17"	50.00'	254.99'	55.78'	N58°48'45"E
2.	15°01'41"	1165.0'	305.57'	304.69'	S10°35'52"E
3.	27°29'00"	1165.0'	558.82'	553.48'	N31°51'12"W
4.	91°15'24"	50.00'	234.52'	71.48'	S00°02'00"W
5.	53°33'09"	150.00'	140.20'	135.15'	S62°18'06"W
6.	33°56'45"	175.00'	103.68'	102.17'	N73°56'57"W
7.	11°27'01"	575.00'	114.91'	114.72'	N51°15'04"W
8.	35°43'13"	200.00'	124.69'	122.68'	N27°39'57"W
9.	59°01'19"	150.00'	154.52'	147.78'	N19°42'19"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 86°54'29" E	18.91'
2.	S 44°24'18" W	25.00'
3.	S 35°31'32" W	14.21'

CITY OF ROCKWALL GRID SYSTEM COORDINATES
250+932.71 704+365.56
ELEV. = 480.00

BREEZY HILL PHASE XII					
Block A		Block B		Block C	
Lot	SF	Lot	SF	Lot	SF
1*	229342	1	29726	1*	7970
2	23726	2	26401	2	26280
3	21698	3	24702	3	22572
4	22125	4	24629	4	23530
5	21679	5	24499	5	20434
6	21665	6	23160	6	28777
7	22962	7	21629	7	33213
8	22570	8	22265	8	31489
9	21105	9	35673	9	29368
10	35842	10	58442	10	21585
11	28263	11		11	24761
12	27746			12*	537688
13	20978				
14	20975				
15	20975				
16	20975				
17	23317				
18*	87122				

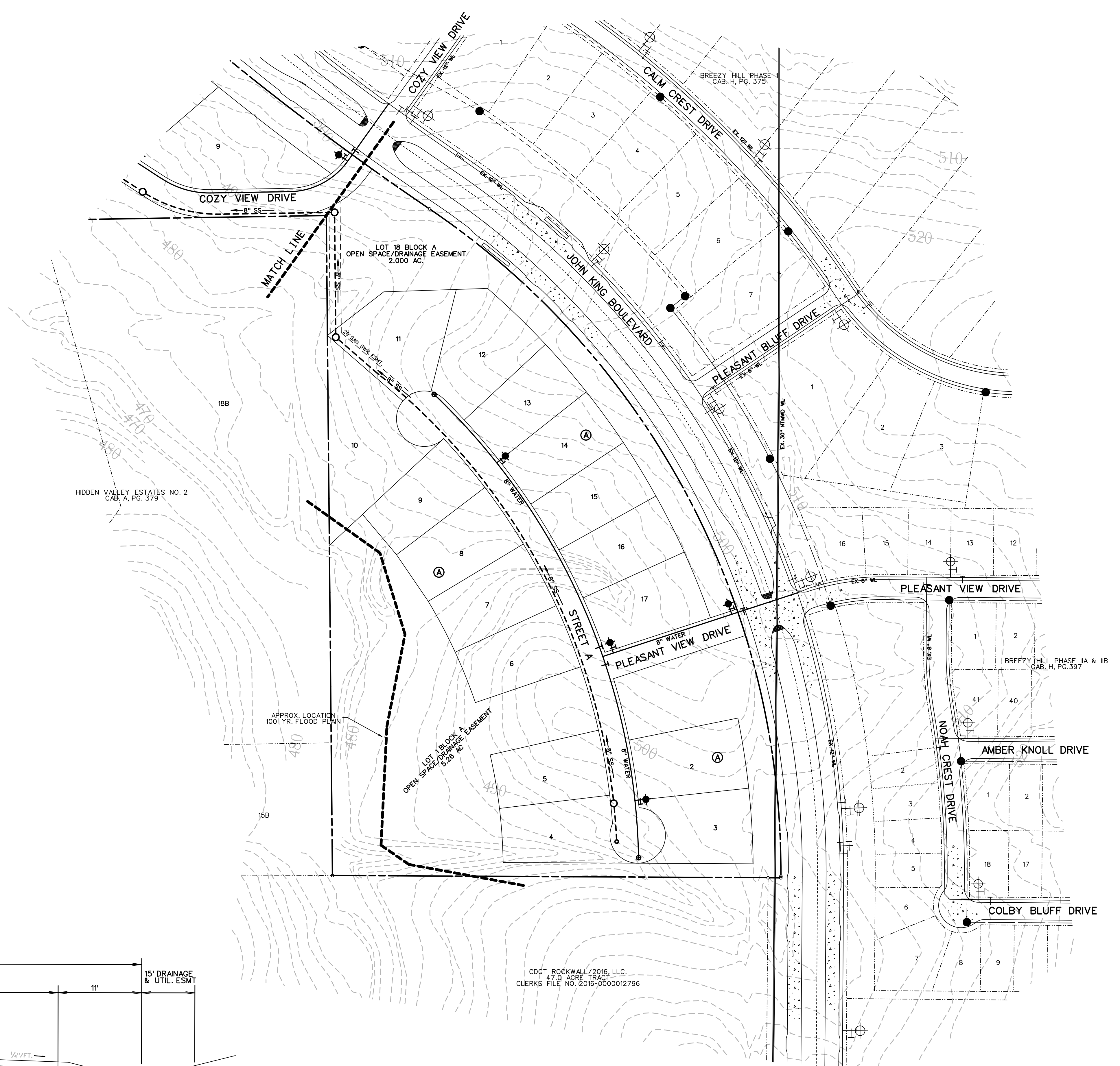
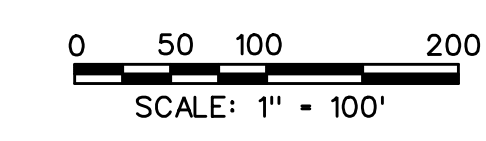
* Denotes Open Space

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

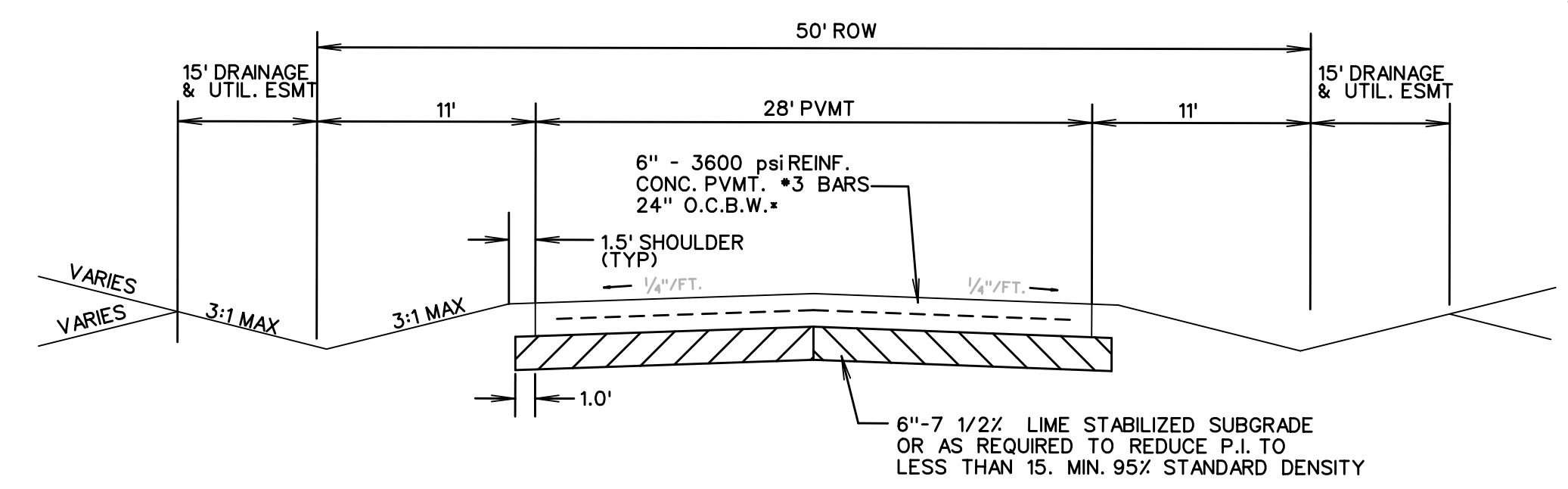
NOTES:
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Zoning: Planned Development District (PD-74)
Single Family Residential (Lot Type DJ)
TOTAL ACRES **44.525**
TOTAL RESIDENTIAL LOTS **35**
DENSITY **1.272**

PRELIMINARY PLAT
OF
BREEZY HILL PHASE XII
LOTS 1-17, BLOCK A
LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
OUT OF THE
J. STRICKLAND SURVEY, ABSTRACT NO. 187
IN THE
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ROCKWALL COUNTY, TEXAS
OWNER
BH WEST PODS, 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
NOVEMBER 2018 SCALE 1" = 100'



CDGT ROCKWALL (2016), LLC.
 47.0 ACRE TRACT
 CLERKS FILE NO. 2016-000012796



TYPICAL PAVEMENT SECTION
 N.T.S.
 *MIN. 6.5 SACK MIX IF HAND PLACED
 6.0 SACK IF MACHINE PLACED

PRELIMINARY
 WATER & SANITARY SEWER PLAN
 OF
BREEZY HILL PHASE XII
 LOTS 1-17, BLOCK A
 LOTS 1-9, BLOCK B
 LOTS 1-11, BLOCK C
 BEING 44.525 ACRES

OUT OF THE
 J. STRICKLAND SURVEY, ABSTRACT NO. 187

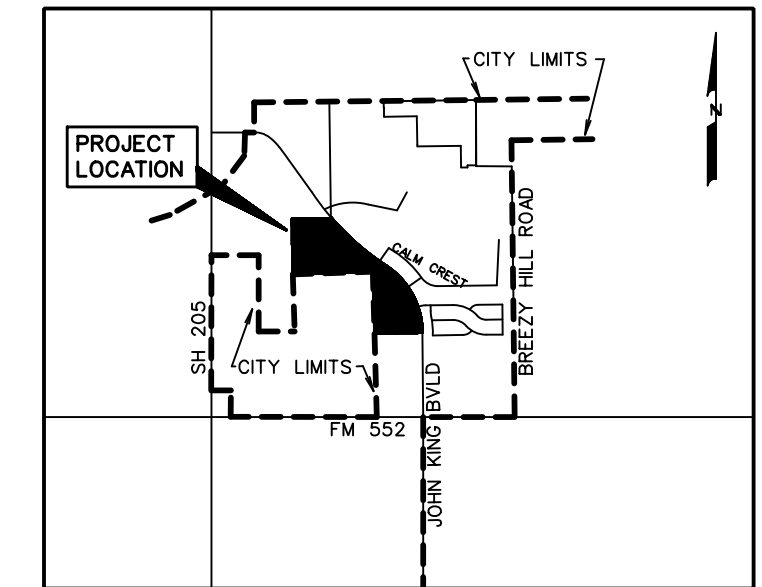
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 Single Family Residential (Lot Type C, F & G)

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TOTAL RESIDENTIAL LOTS	35
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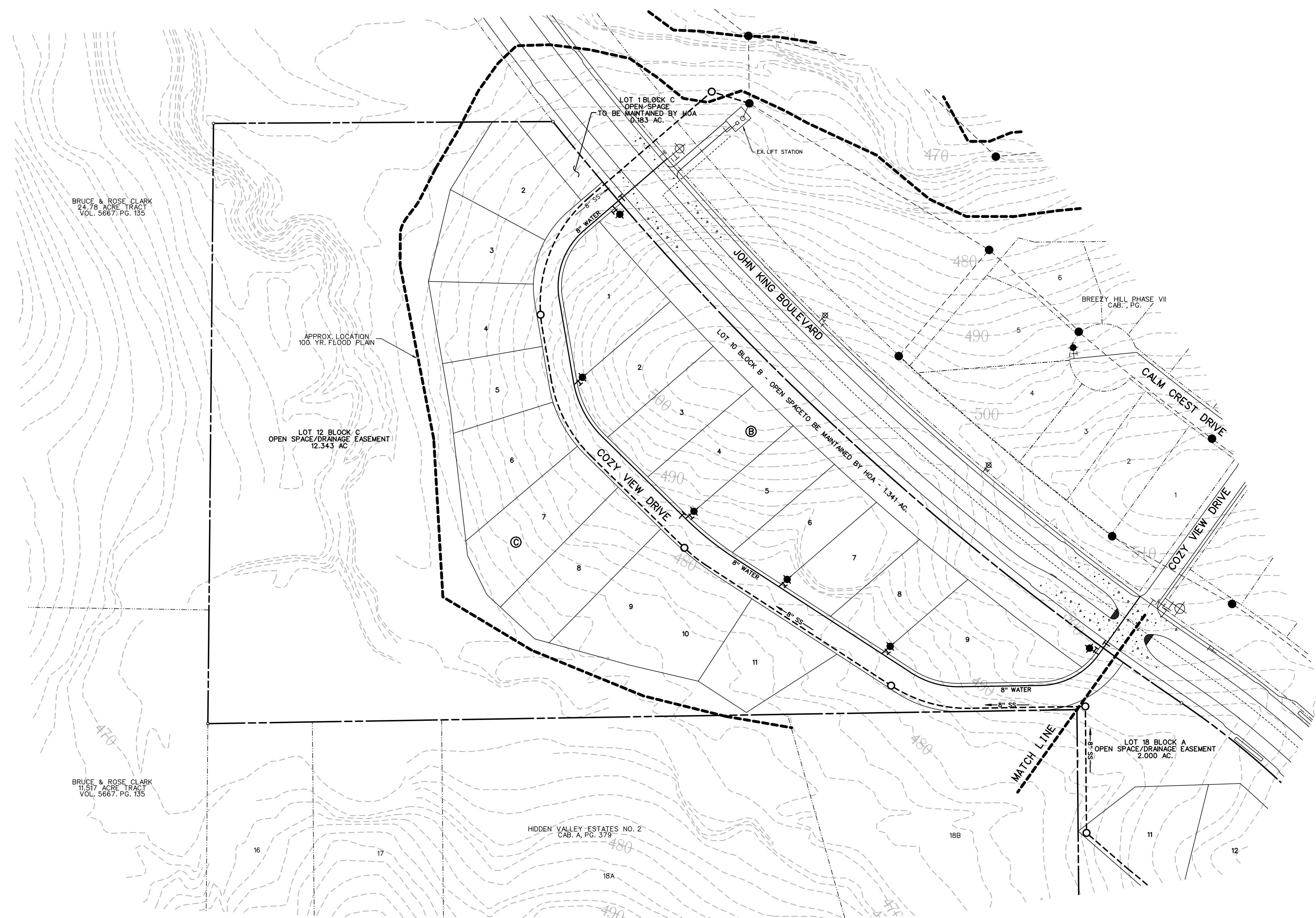
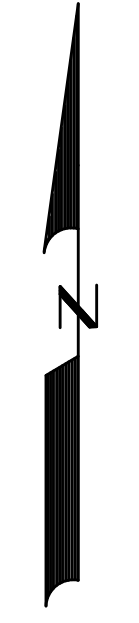
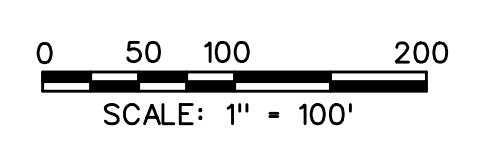
NOVEMBER 2018 SCALE 1" = 100'



LOCATION MAP
N.T.S.

LEGEND

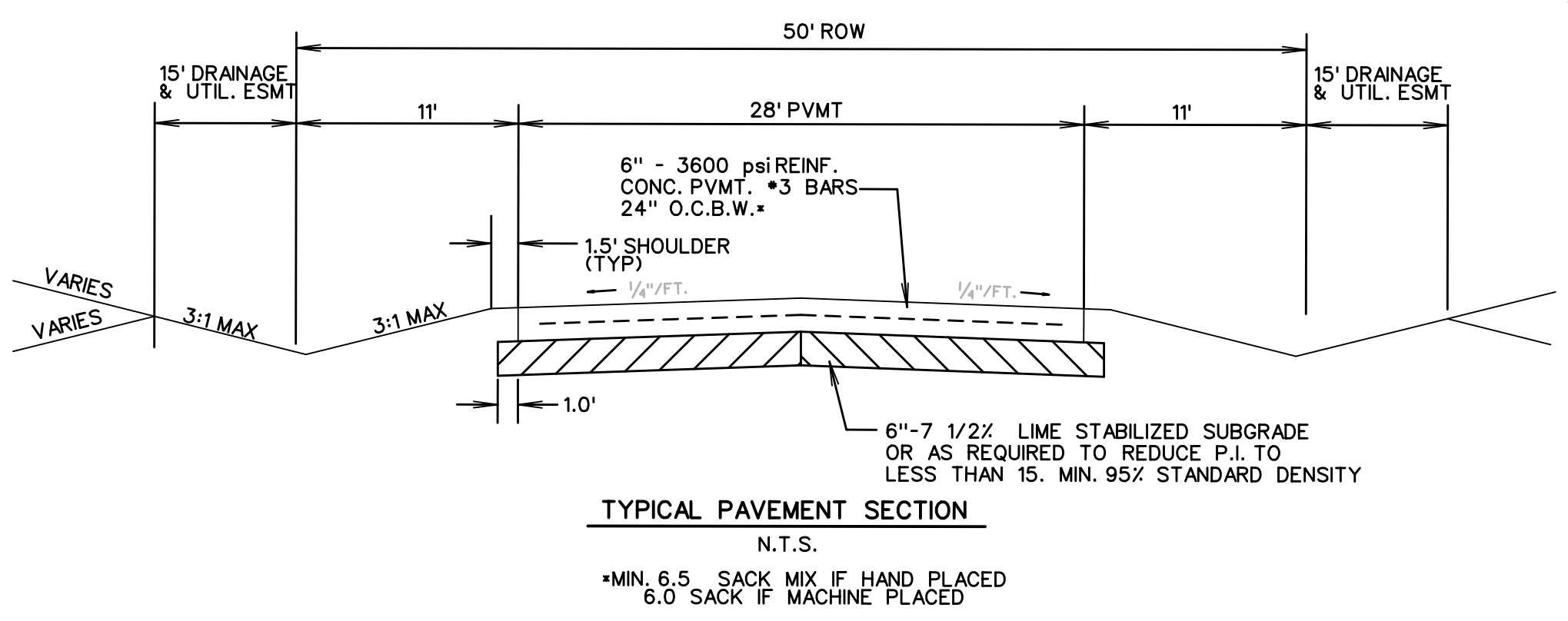
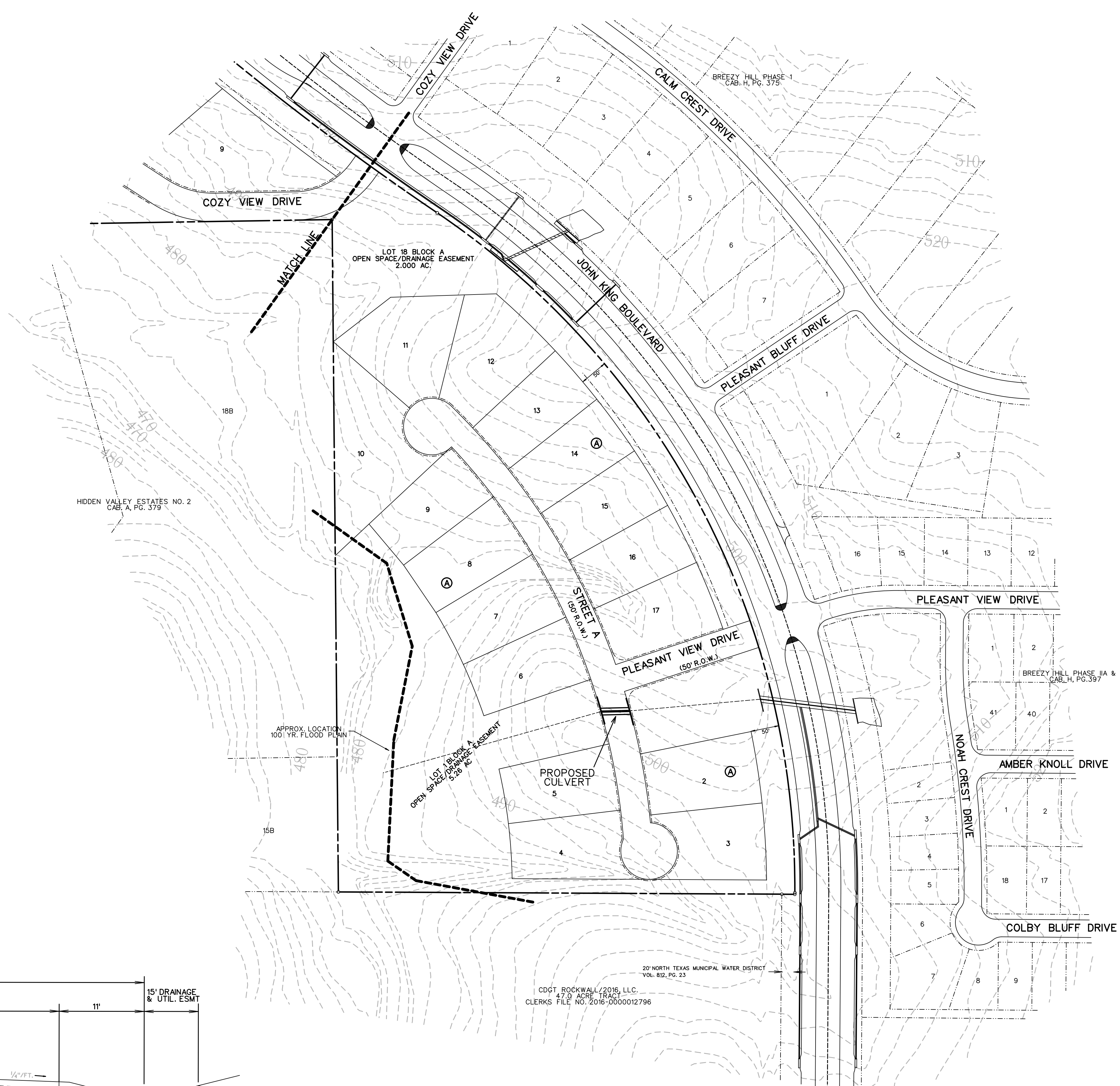
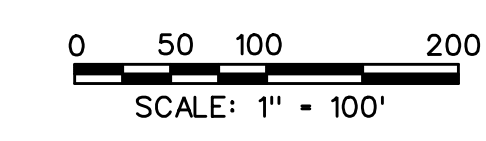
- PROP. WATER LINE
- PROP. FIRE HYDRANT AND VALVE
- PROP. GATE VALVE
- PROP. FLUSH VALVE
- EXIST. WATER LINE
- EXIST. FIRE HYDRANT AND VALVE
- PROP. SANITARY SEWER
- PROP. MANHOLE
- PROP. CLEANOUT
- EXIST. SANITARY SEWER
- EXIST. MANHOLE
- PROP. STORM SEWER
- PROP. CURB INLETS
- PROP. CONC. HEADWALL



PRELIMINARY
WATER & SANITARY SEWER PLAN
OF
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LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
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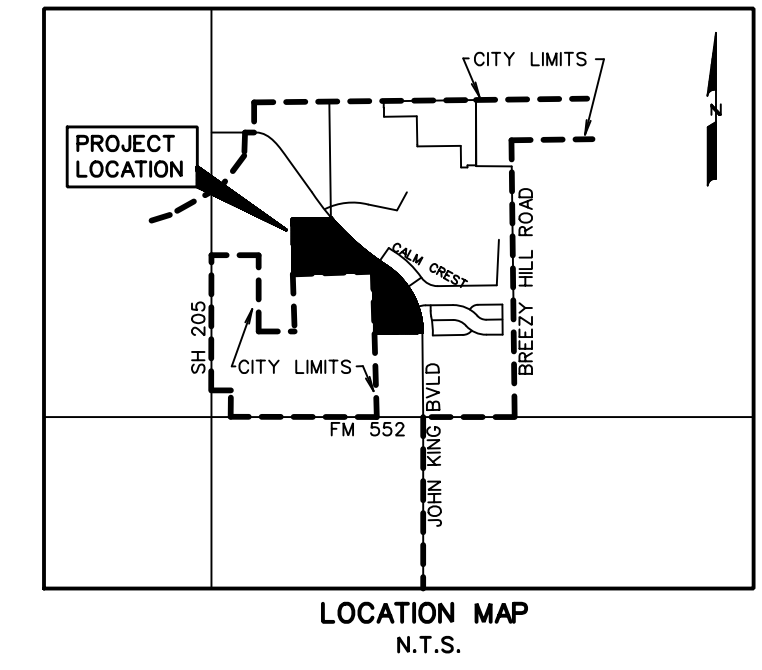


20' NORTH TEXAS MUNICIPAL WATER DISTRICT
VOL. 812, PG. 23

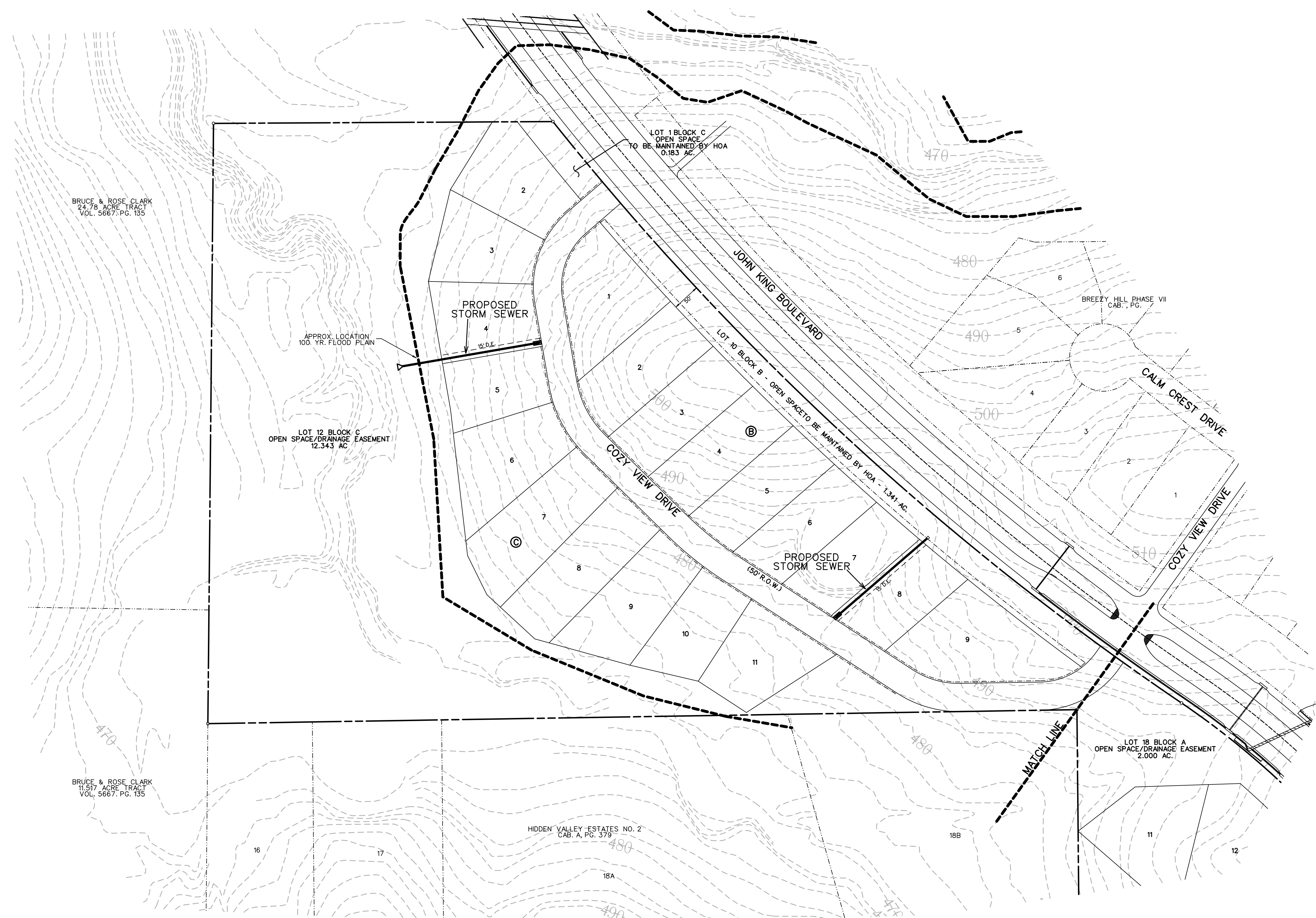
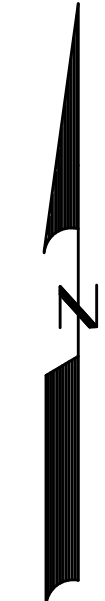
CDGT ROCKWALL 2016, L.L.C.
47.8 ACRE TRACT
CLERKS FILE NO. 2016-000012796

PRELIMINARY
DRAINAGE PLAN
OF
BREEZY HILL PHASE XII
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LOTS 1-9, BLOCK B
LOTS 1-11, BLOCK C
BEING 44.525 ACRES
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200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

NOVEMBER 2018 SCALE 1" = 100'



0 50 100 200
SCALE: 1" = 100'



LEGEND

	PROP. STORM SEWER
	PROP. CURB INLETS
	PROP. CONC. HEADWALL

PRELIMINARY
DRAINAGE PLAN
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