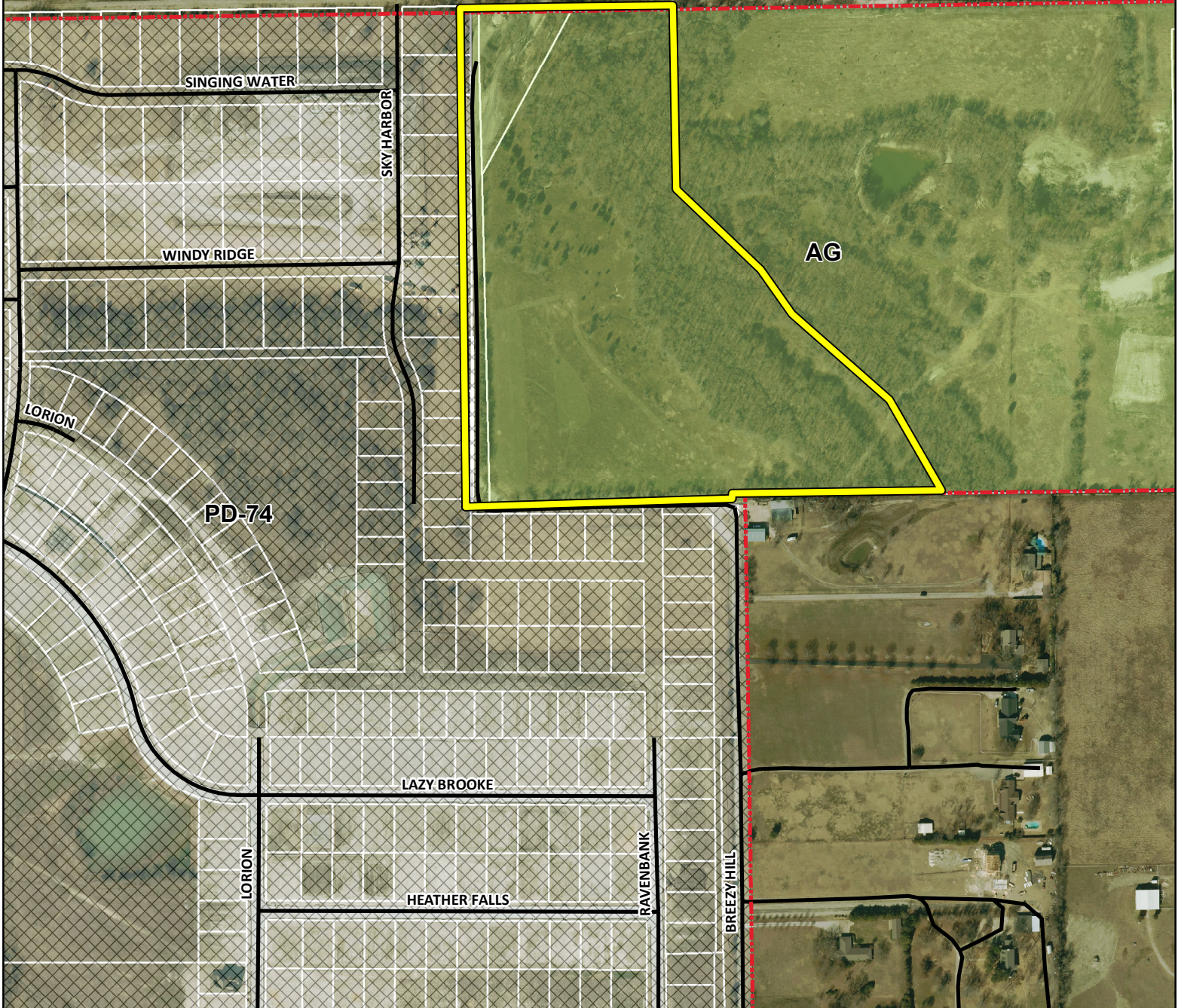


0 120 240 480 720 960 Feet

P2020-007 - BREEZY HILL LANE ADDITION
FINAL PLAT - LOCATION MAP = 

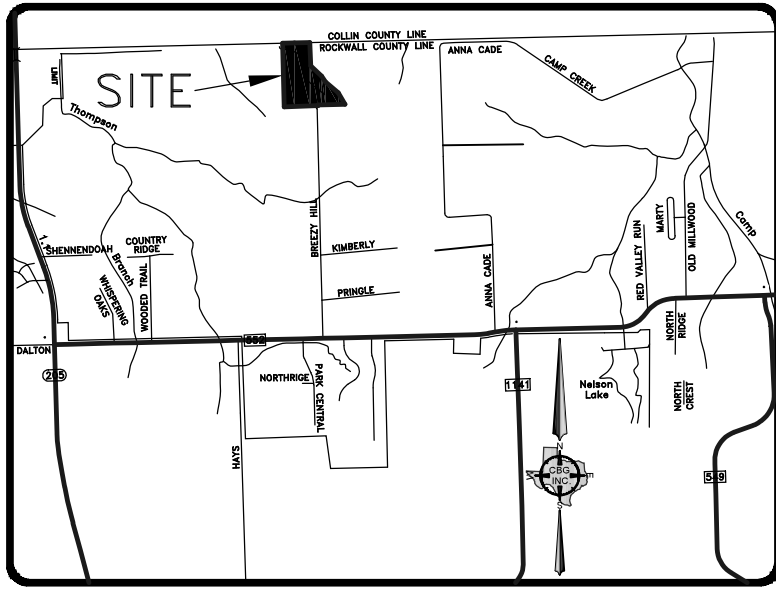


City of Rockwall

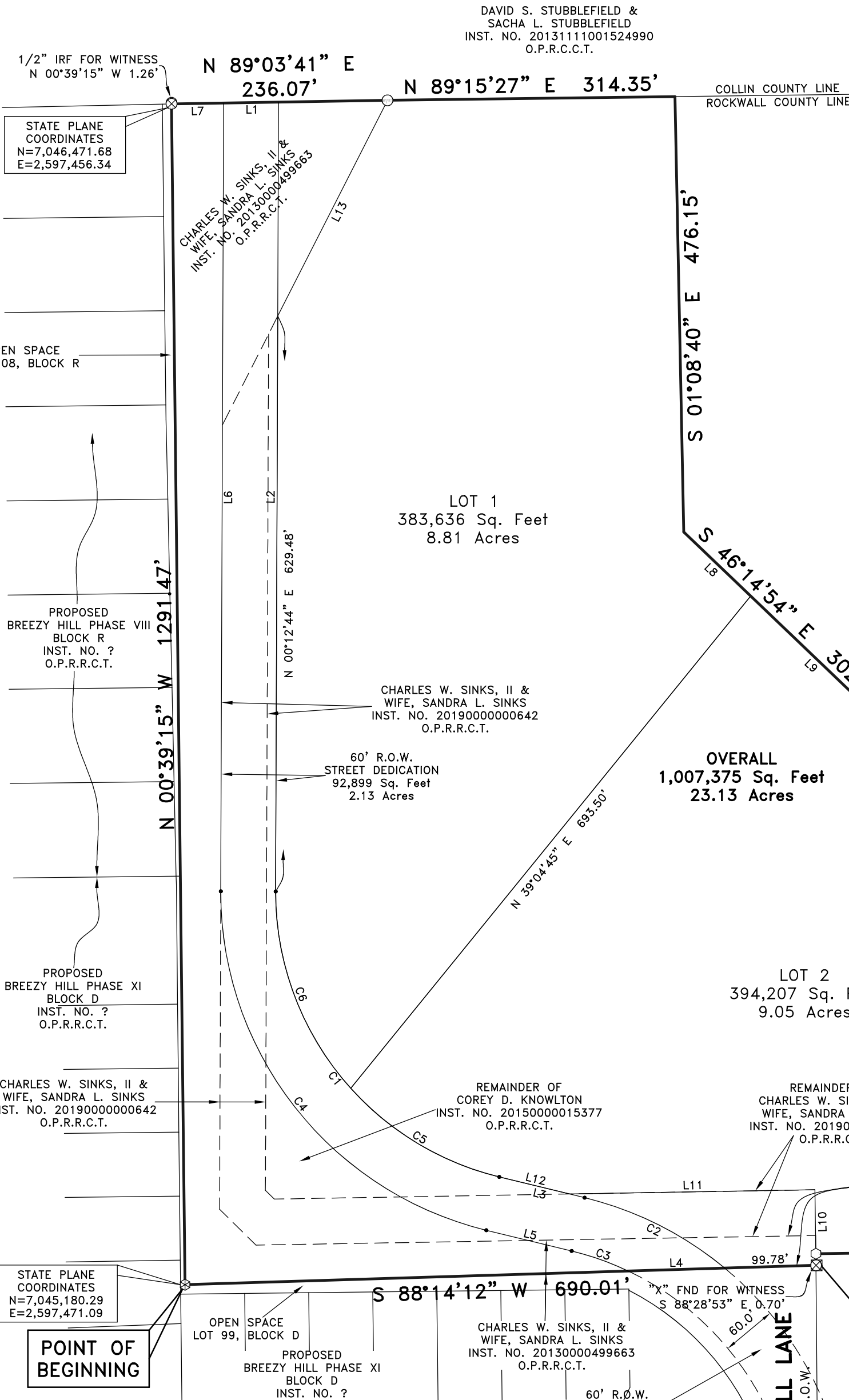
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





VICINITY MAP - NOT TO SCALE

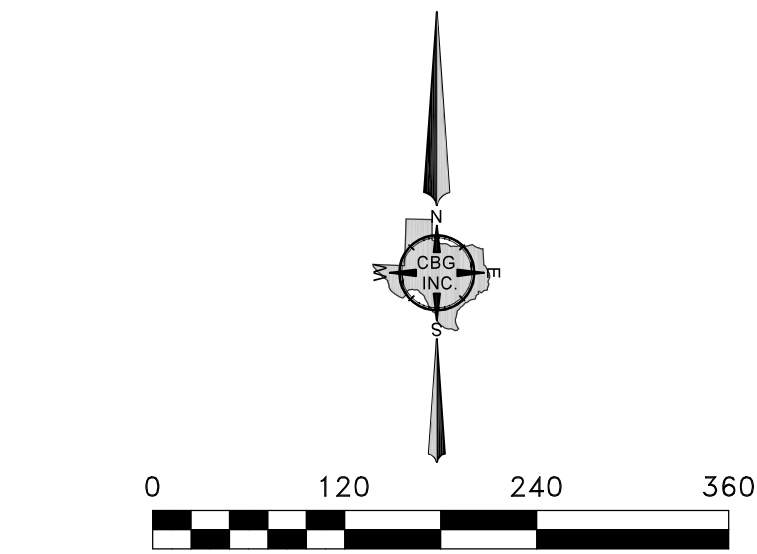


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	427.54'	320.00'	76°33'03"	S 38°03'47" E	396.44'
C2	172.95'	380.00'	26°04'36"	S 63°18'01" E	171.46'
C3	65.80'	320.00'	11°46'53"	N 70°26'52" W	65.68'
C4	507.70'	380.00'	76°33'03"	N 38°03'47" W	470.78'
C5	192.05'	320.00'	34°23'13"	N 59°08'42" W	189.18'
C6	235.49'	320.00'	42°09'50"	N 20°52'11" W	230.21'

LINE	BEARING	DISTANCE
L1	N 89°03'41" E	60.01'
L2	S 00°12'44" W	863.30'
L3	S 76°20'19" E	96.00'
L4	S 88°14'12" W	105.50'
L5	N 76°20'19" W	96.00'
L6	N 00°12'44" E	862.10'
L7	N 89°03'41" E	57.02'
L8	S 46°14'54" E	101.26'
L9	S 46°14'54" E	201.36'
L10	N 00°52'13" W	69.94'
L11	S 89°00'48" W	268.29'
L12	N 76°20'19" W	79.01'
L13	N 26°57'07" E	264.50'

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 3) THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS & 60 FOOT RIGHT OF WAY DEDICATION.
- 4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0030L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.



LEGEND:

- = 1/2 INCH IRON ROD FOUND
- ⊗ = 5/8 INCH IRON ROD FOUND
- ⊠ = "X" FOUND IN CONCRETE
- ⊙ = 1/2 INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING"
- = 3/8 INCH IRON ROD FOUND
- ⊕ = POINT FOR CORNER
- CM CONTROLLING MONUMENT
- VOL VOLUME
- PG PAGE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- INST. NO. INSTRUMENT NUMBER
- O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS

OWNER: CHARLES W. SINKS, II & SANDRA L. SINKS
 555 SINKS ROAD
 ROCKWALL, TEXAS 75032
 PHONE:

OWNER: COREY D. KNOWLTON
 3453 PR 2558
 ROYCE CITY, TEXAS 75189
 PHONE:

PLANNING & SURVEYING
 Main Office
 12025 Shiloh Road, Ste. 230
 Dallas, TX 75228
 P 214.349.9485
 F 214.349.2216
 Firm No. 10168800
 www.cbgingctx.com

SCALE: 1"=120' / DATE: 2/12/2020 / JOB NO. 1513780-PLAT / DRAWN BY: TO

CASE NO. _____

PRELIMINARY PLAT
BREEZY HILL LANE ADDITION
 LOTS 1 & 2, BLOCK A
 1,007,375 SQ.FT. / 23.13 ACRES
 JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Corey D. Knowlton, Charles W. Sinks, II and Sandra L. Sinks BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows: Being a tract of land situated in the Joseph Strickland Survey, Abstract No. 187, Rockwall County, Texas and being a portion of a tract of land conveyed to Corey D. Knowlton by deed recorded in Instrument No. 20150000015377, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles Sinks, II and Sandra Lynn Sinks by deed recorded in Instrument No. 20130000499663, Official Public Records, Rockwall County, Texas, and being a tract of land conveyed to Charles W. Sinks, II and wife, Sandra L. Sinks by deed recorded in Instrument No. 20190000000642, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of said Sinks tract (20130000499663);

THENCE North 00 degrees 39 minutes 15 seconds West along the West line of said Sinks tract (20130000499663), a distance of 1291.47 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the South line of a tract of land conveyed to David S. Stubblefield and Sacha L. Stubblefield by deed recorded in Instrument No. 20131111001524990, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod bears, North 00 degrees 39 minutes 15 seconds West, a distance of 1.26 feet for witness;

THENCE North 89 degrees 03 minutes 41 seconds East along the South line of said Stubblefield tract, a distance of 236.07 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 15 minutes 27 seconds East along the South line of said Stubblefield tract, a distance of 314.35 feet to a point for corner;

THENCE South 01 degrees 08 minutes 40 seconds East, a distance of 476.15 feet to a point for corner;

THENCE South 46 degrees 14 minutes 54 seconds East, a distance of 302.62 feet to a point for corner;

THENCE South 35 degrees 13 minutes 22 seconds East, a distance of 140.64 feet to a point for corner;

THENCE South 48 degrees 35 minutes 02 seconds East, a distance of 336.41 feet to a point for corner;

THENCE South 29 degrees 47 minutes 48 seconds East, a distance of 271.03 feet to a point for corner, said corner being the Northwest corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 94, Page 318, Deed Records, Rockwall County, Texas, said corner being the Northeast corner of a tract of land conveyed to Douglas D. Morris and wife, Lynda J. Morris by deed recorded in Volume 136, Page 110, Deed Records, Rockwall County, Texas;

THENCE South 89 degrees 12 minutes 42 seconds West along the North line of said Morris tract (136,110), a distance of 542.27 feet to a 3/8 inch iron rod found for corner, said corner being the Northwest corner of said Morris tract (136,110);

THENCE South 00 degrees 28 minutes 42 seconds East along the West line of said Morris tract (136,110), a distance of 12.67 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of said Sinks tract (20130000499663), from which a "X" found bears, South 88 degrees 28 minutes 53 seconds East, a distance of 0.70 feet for witness;

THENCE South 88 degrees 14 minutes 12 seconds West along the South line of said Sinks tract (20130000499663), a distance of 690.01 feet to the POINT OF BEGINNING and containing 1,007,375 square feet or 23.13 acres of land.

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 plat, and designated herein as the **BREEZY HILL LANE ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all 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 LANE ADDITION, LOTS 1 & 2, BLOCK A** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (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, all 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 exaction's 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.

By: _____
Corey D. Knowlton, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Corey D. Knowlton, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

By: _____
Charles W. Sinks, II, (Owner) Sandra L. Sinks, (Owner)

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Charles W. Sinks, II, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Sandra L. Sinks, 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 _____, _____.

By: _____

printed name: _____
Notary Public in and for the State of Texas

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 plat by the City does not constitute any representation, assurance or guarantee that any building within such plat 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 plat, as required under Ordinance 83-54.

OWNER: CHARLES W. SINKS, II & SANDRA L. SINKS
555 SINKS ROAD
ROCWALL, TEXAS 75032
PHONE:

OWNER: COREY D. KNOWLTON
3453 PR 2558
ROYCE CITY, TEXAS 75189
PHONE:

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the _____ day of _____, _____.

RELEASED FOR REVIEW 2/13/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission Date _____

APPROVED

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 ____ day of _____.

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.

WITNESS OUR HANDS, this ____ day of _____, _____.

Mayor, City of Rockwall

City Secretary

City Engineer

**PRELIMINARY PLAT
BREEZY HILL LANE ADDITION
LOTS 1 & 2, BLOCK A
1,007,375 SQ.FT. / 23.13 ACRES
JOSEPH STRICKLAND SURVEY, ABSTRACT NO. 187
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**



Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 2/14/2020 9:00:43 AM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Site 1 - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,033,822.5839'

East: 2,590,027.2387'

Segment# 1: Line

Course: S88° 14' 12.30"W

Length: 690.01'

North: 7,033,801.3526'

East: 2,589,337.5555'

Segment# 2: Line

Course: N0° 39' 15.36"W

Length: 1,291.47'

North: 7,035,092.7384'

East: 2,589,322.8083'

Segment# 3: Line

Course: N89° 03' 41.11"E

Length: 236.07'

North: 7,035,096.6053'

East: 2,589,558.8467'

Segment# 4: Line

Course: N89° 15' 27.08"E

Length: 314.35'

North: 7,035,100.6788'

East: 2,589,873.1703'

Segment# 5: Line

Course: S1° 08' 39.66"E

Length: 476.15'

North: 7,034,624.6238'

East: 2,589,882.6796'

Segment# 6: Line

Course: S46° 14' 53.73"E

Length: 302.62'

North: 7,034,415.3514'

East: 2,590,101.2751'

Segment# 7: Line

Course: S35° 13' 22.34"E

Length: 140.64'

North: 7,034,300.4605'

East: 2,590,182.3904'

Segment# 8: Line

Course: S48° 35' 01.78"E

Length: 336.41'

North: 7,034,077.9174'

East: 2,590,434.6724'

Segment# 9: Line

Course: S29° 47' 48.32"E

Length: 271.03'

North: 7,033,842.7193'

East: 2,590,569.3540'

Segment# 10: Line

Course: S89° 12' 42.34"W

Length: 542.27'

North: 7,033,835.2593'

East: 2,590,027.1353'

Segment# 11: Line

Course: S0° 28' 42.03"E

Length: 12.67'

North: 7,033,822.5898'

East: 2,590,027.2410'

Perimeter: 4,613.70'

Area: 1,007,374.75Sq.Ft.

Error Closure: 0.0063

Course: N21° 39' 14.38"E

Error North : 0.00582

East: 0.00231

Precision 1: 732,331.75