

DONG WON KANG  
VOL. 4703, PG. 1402

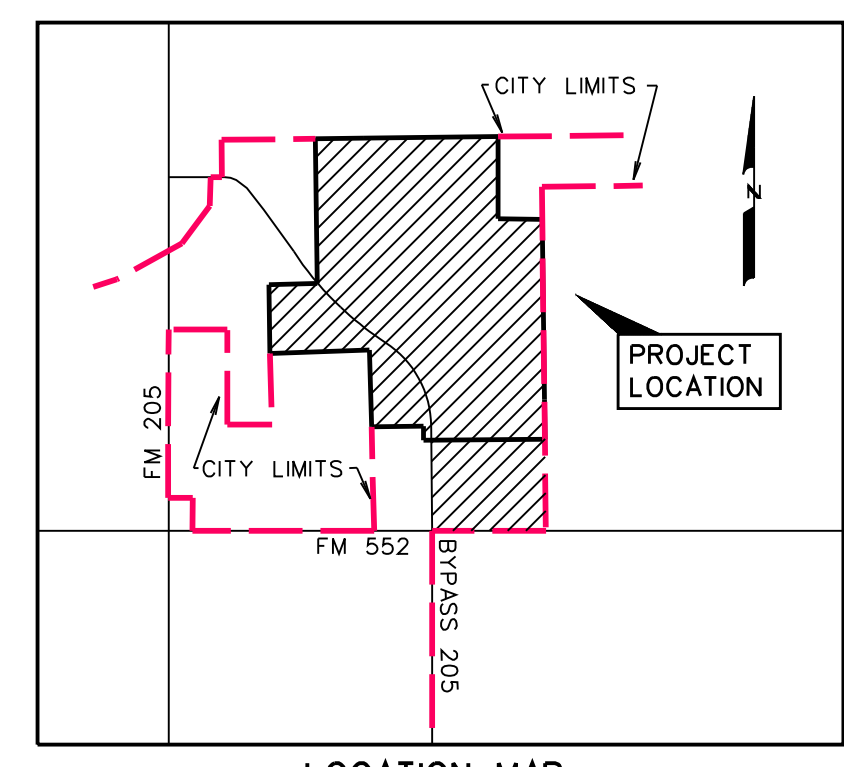
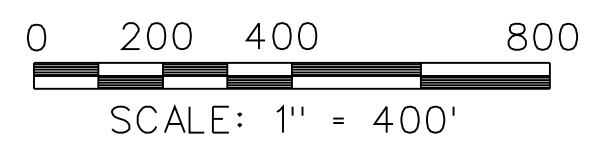
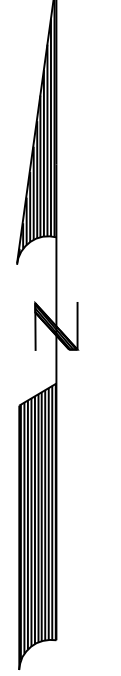
BRUCE CLARK  
VOL. 102, PG. 1010

HELEN JOY RIGGS  
VOL. 54, PG. 456

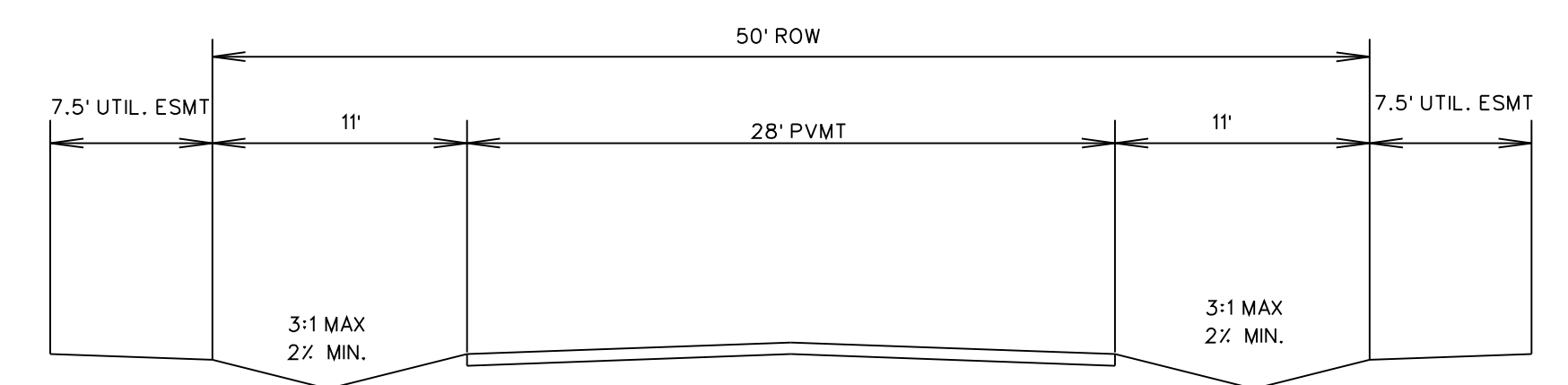


HIDDEN VALLEY ESTATES NO. 2  
VOL. A, PG. 379

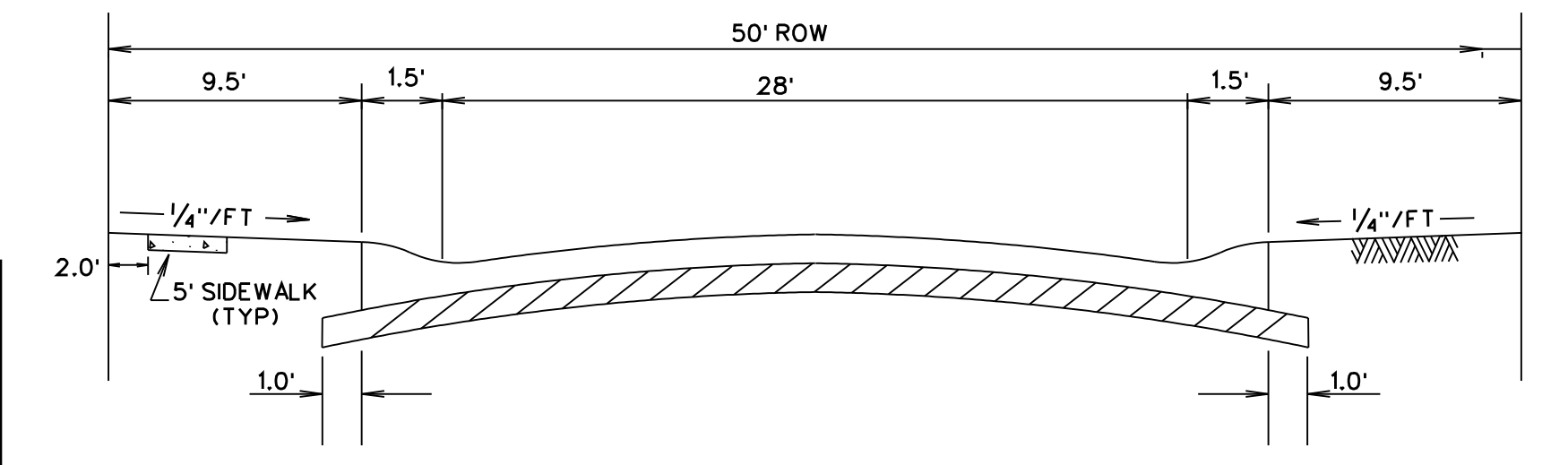
LARRY HANCE  
VOL. 769, PG. 168



LOCATION MAP  
N.T.S.



RURAL STREET SECTION  
N.T.S.  
100'x200' LOTS



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

**LEGEND**

TYPICAL LOT SIZES

TYPE A - [NOTE A]	[Orange Box]	- Between 199 and 211 lots (60's) [NOTE A]
TYPE B - [NOTE A]	[Yellow Box]	- Between 107 and 119 lots (70's) [NOTE A]
TYPE C -	[Purple Box]	- 326 LOTS (80's)
TYPE D -	[Blue Box]	- 98 LOTS (100's)
	[Green Box]	- PUBLIC OPEN SPACE/ LANDSCAPE BUFFER

Note A: The total maximum lots in the PD will be 742 lots. 39 lots on this exhibit shall be removed from the Type "A" and/or Type "B" lots within Phase VII-A as the area depicted with diagonal lines.

RESIDENTIAL OPEN SPACE

Number	Acres	OPEN SPACE CREDITS	Comments
1	11.5	11.5	Open Space
2	1.3	1.3	Open Space
3	7.5	7.5	Open Space
4	0.8	0.8	Open Space
5	5.0	5.0	Open Space
6	3.5	3.5	Open Space
7	7.1	7.1	Open Space
8	32.5	32.5	Open Space
9	9.4	9.4	Open Space
10	0.7	0.7	Open Space
11	6.6	6.6	Floodplain
12	11.9	5.9*	Floodplain
13	1.4	0.7*	Floodplain
14	0.2	0.2	Open Space
15	1.6	1.6	Amenity Center
16	1.2	1.2	Open Space
17	0.8	0.8	Open Space
18	0.09	0.09	Open Space
<b>TOTAL</b>	<b>103.1 AC.</b>	<b>96.4 AC.</b>	

\* indicates 50% Credit for Flood Plain  
 TOTAL RESIDENTIAL ACRES - 371.45 AC.  
 JOHN KING R.O.W. - 8.7 AC.  
 NET ACRES - 362.75 AC.  
 20% required Open Space per PD - 72.55 AC.  
 TOTAL RETAIL - 33.7 AC.  
 JOHN KING R.O.W. - 4.5 AC.  
 NET RETAIL ACRES - 29.2 AC.  
 20% required Open Space per PD - 5.8 AC

NOTE:

BETWEEN CONSTRUCTION OF PHASES TEMPORARY TURNAROUNDS WILL BE PLACED AS NEEDED TO ACCOMMODATE FIRE PROTECTION.

FEMA FLOODPLAIN PANEL NO. 48397C0030L

THE 33.7 ACRE TRACT DESIGNATED AS "RETAIL TRACT" WILL REQUIRE A SEPARATE PD DEVELOPMENT PLAN AND IS INCLUDED IN THE AREA COVERED BY THIS MASTER PLAT.

RETAIL TRACT	33.7 ac.
RESIDENTIAL TRACT	371.45 ac.

TOTAL ACRES	405.15
TOTAL RESIDENTIAL LOTS	742
RESIDENTIAL DENSITY	2.0

ZONED: PLANNED DEVELOPMENT DISTRICT 74 (PD-74)

MASTER PLAT  
OF  
**BREEZY HILL**  
OUT OF THE  
J. STRICKLAND SURVEY, ABSTRACT NO. 187  
T.R. BAILEY SURVEY, ABSTRACT NO. 30

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNERS  
**BREEZY HILL 405, LTD.**  
8214 WESTCHESTER, SUITE 710  
DALLAS, TEXAS 75225  
214-522-4945

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

JUNE 2014 SCALE 1" = 400'

Infrastructure Statement

Drainage Facilities:  
There are natural drainage ways within the project and detention will be required.

Sanitary Sewer Facilities:  
This site will utilize lift stations and force mains to send the sewer flows to the existing sewer trunk line located at the intersection of FM 552 and Highway 205

Water Facilities:  
There is an existing water line located in FM 552. A new 16" water line will be constructed along John King Boulevard north of FM 552 to service this tract.

Roadway Facilities:  
The west side of the project is bounded by John King Boulevard, the south side is bounded by FM 552, the east side is bounded by Breezy Hill Road.