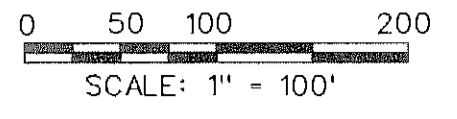


CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	00° 18' 35"	4626.00'	25.00'	12.50'	25.00'	N54° 01' 32" W
2.	01° 43' 13"	4626.00'	138.90'	69.45'	138.89'	S55° 02' 26" E
3.	21° 57' 59"	1874.00'	718.47'	363.70'	714.04'	S44° 55' 03" E
4.	00° 06' 08"	1874.00'	3.34'	1.67'	3.34'	S33° 53' 00" E
5.	55° 43' 04"	375.00'	364.67'	198.21'	350.47'	S61° 41' 28" E
6.	06° 45' 42"	1610.00'	190.00'	95.11'	189.89'	S29° 39' 50" E
7.	04° 09' 26"	1610.00'	116.81'	58.43'	116.79'	S36° 54' 09" E
8.	16° 55' 11"	1644.00'	485.48'	244.52'	483.72'	N47° 26' 27" W
9.	01° 25' 20"	4856.00'	120.54'	60.27'	120.54'	N55° 11' 23" W



NOTES

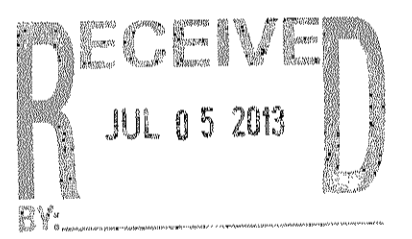
- Bearing are referenced to Stone Creek Phase I, an addition to the City of Rockwall as described in Volume G, Pages 359-365.
- All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
- 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block 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
MIN FF - Minimum Finished Floor Elevation
H.O.A. - Homeowners Association
S.S.E. - Sanitary Sewer Easement
- 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.

$\Delta = 00^{\circ} 11' 49''$
 $R = 4601.00'$
 $T = 7.91'$
 $L = 15.82'$
 $C = 15.82'$
 $B = S53^{\circ} 58' 02'' E$

$\Delta = 02^{\circ} 00' 22''$
 $R = 4940.00'$
 $T = 86.49'$
 $L = 172.97'$
 $C = 172.96'$
 $B = N54^{\circ} 53' 52'' W$

$\Delta = 31^{\circ} 02' 46''$
 $R = 1560.00'$
 $T = 433.30'$
 $L = 845.30'$
 $C = 835.00'$
 $B = N40^{\circ} 22' 39'' W$

TOTAL LOTS 27
 TOTAL ACRES 21.845



PD SITE PLAN
 OF
BREEZY HILL PHASE I
 OUT OF THE
 J. STRICKLAND SURVEY, ABSTRACT NO. 187

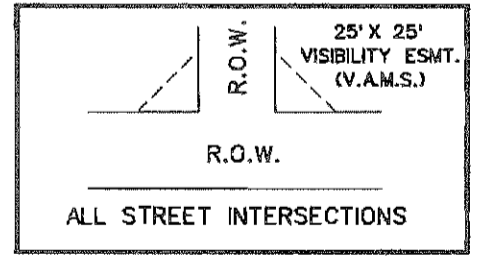
IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 OWNER

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

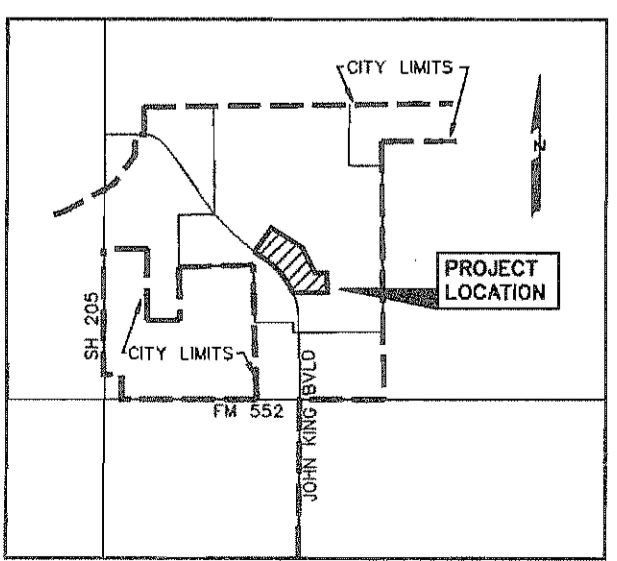
PREPARED BY
CORWIN ENGINEERING, INC.
 200 W. BELMONT, SUITE E
 ALLEN, TEXAS 75013
 972-396-1200

JUNE 2013 SCALE 1" = 100'

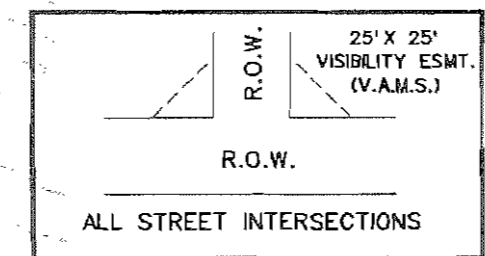
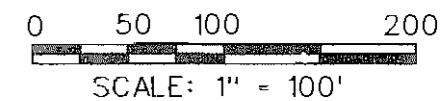
CASE# SP2013-013



VISIBILITY & SIDEWALK EASEMENT DETAIL N.T.S.



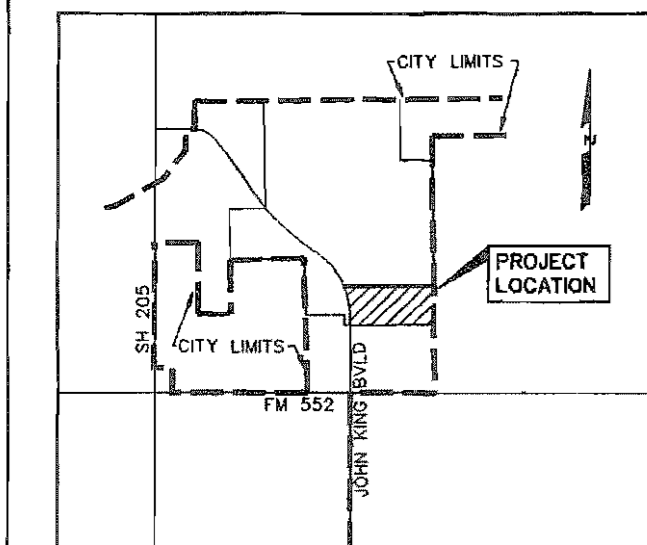
LOCATION MAP N.T.S.



SET CONCRETE MONUMENT CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
ELEV -	

$\Delta = 25^{\circ}14'51''$
 $R = 1560.00'$
 $T = 349.38'$
 $L = 687.41'$
 $C = 681.87'$
 $B = N12^{\circ}13'51''W$

PORTION OF
 DRAINAGE EASEMENT DE2
 INSTR. NO. 2007-00384712
 TO BE ABANDONED BY
 THIS PLAT & APPROVED
 BY COUNCIL



- NOTES**
- Bearing are referenced to Stone Creek Phase I, an addition to the City of Rockwall as described in Volume G, Pages 359-365.
 - 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
- Street Name Change
 - 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.

405.184 ACRE TRACT
 CLERKS FILE NO. 2007-00378392

TOTAL LOTS 128
 TOTAL ACRES 35.817

OWNERS
 BH PHASE IIA SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945
 BH PHASE IIB SF, LTD.
 8214 WESTCHESTER DRIVE, SUITE 710
 DALLAS, TEXAS 75225
 214-522-4945

BREEZY HILL PHASE 2A & 2B

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

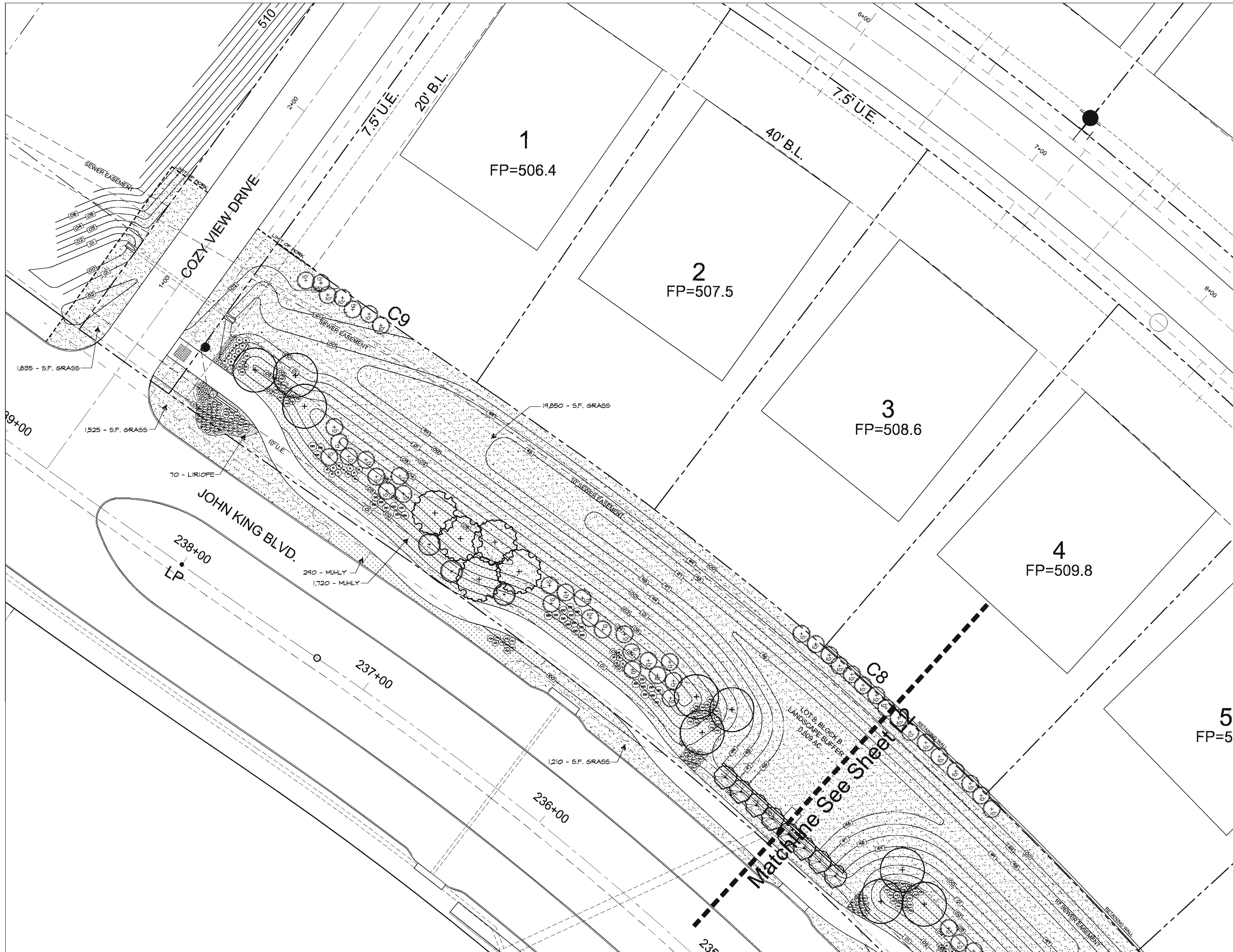
IN THE
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

PREPARED BY
 CORWIN ENGINEERING, INC.

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

JUNE 2013 SCALE 1" = 100'

CASE# SP2013-013



LARGE TREES	
SYMBOL	COMMON NAME
	CEDAR ELM
	LIVE OAK
	CHINKAPIN OAK
	CEDAR (12' H.)
	CEDAR (10' H.)

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE
	MUSKOGEE GRAPE MYRTLE
	MEXICAN PLUM
	DESERT WILLOW
	OKLAHOMA RED BUD

SHRUBS	
SYMBOL	COMMON NAME
	ABELIA
	RED ROSE
	BUTTERFLY BUSH
	FEATHER GRASS
	ADAGIO GRASS
	SIDE OATS GRAMA
	RED SALVIA
	RED YUCCA
	GULF MUHLY
	HAMELN GRASS

TURF GRASS GROUNDCOVER	
SYMBOL	COMMON NAME
	BERMUDA GRASS
	LIRIOPE

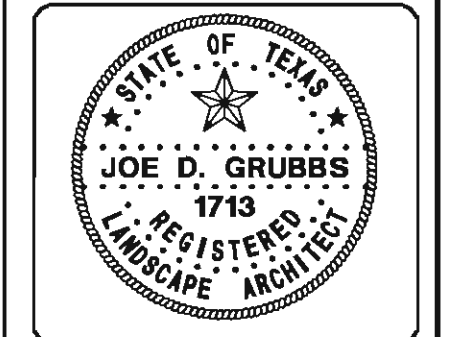
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Revisions:	
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CONSTRUCTION
Job No.
13116
Scale
1" = 20'-0"
Drawn By:
JDG
Date
6-10-2013

Breezy Hill

Phase 1A & 2A

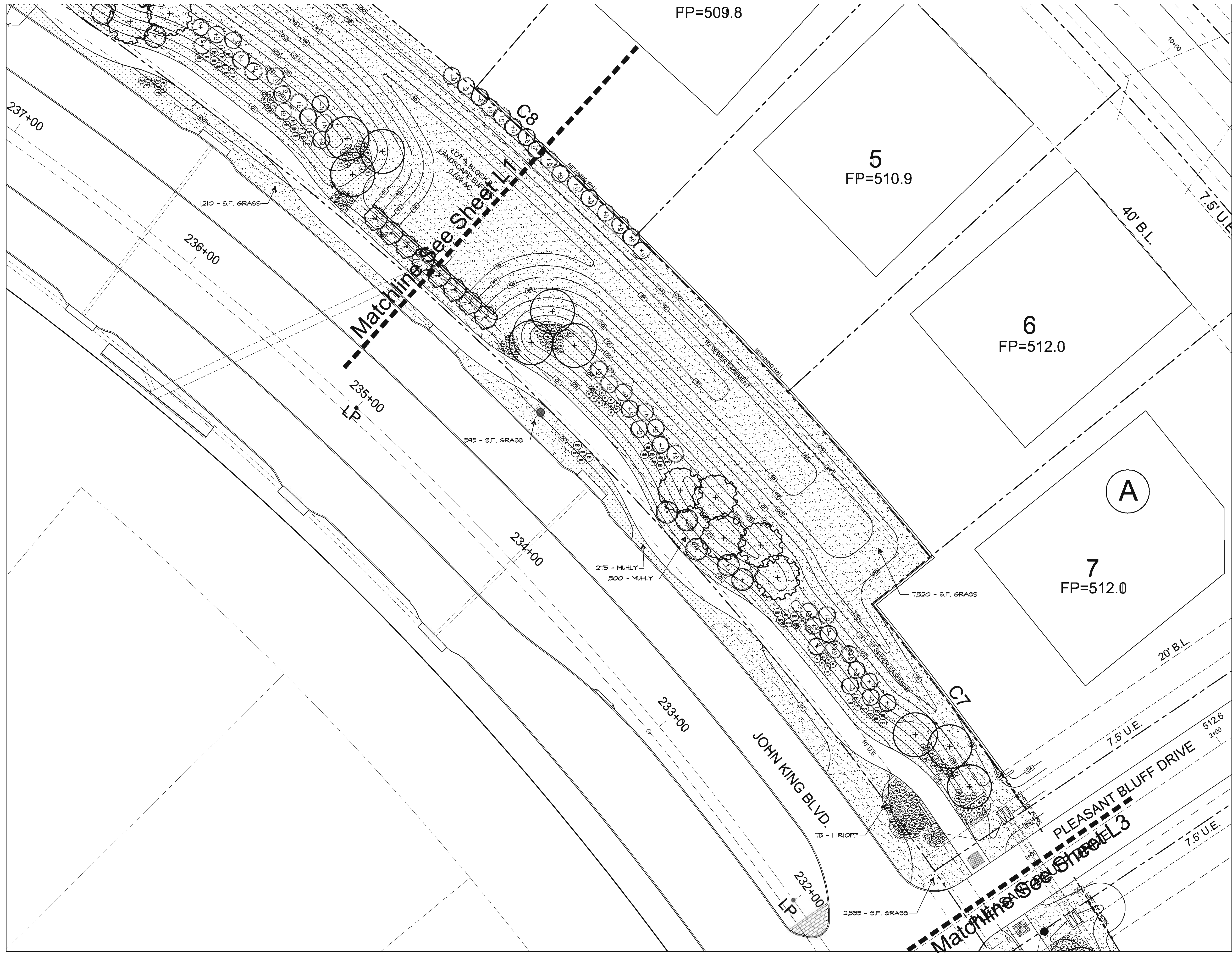
Rockwall Texas



Landscape Plan

Sheet Title:
Sheet Number:
L1
of L6 Sheets





LARGE TREES	
SYMBOL	COMMON NAME
	CEDAR ELM
	LIVE OAK
	CHINQUAPIN OAK
	CEDAR (12' H.)
	CEDAR (10' H.)

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE
	MUSKOGEE GRAPE MYRTLE
	MEXICAN PLUM
	DESERT WILLOW
	OKLAHOMA RED BUD

SHRUBS	
SYMBOL	COMMON NAME
	ABELIA
	RED ROSE
	BUTTERFLY BUSH
	FEATHER GRASS
	ADAGIO GRASS
	SIDE OATS GRAMA
	RED SALVIA
	RED YUCCA
	GULF MUHLY
	HAMELN GRASS

TURF GRASS GROUNDCOVER	
SYMBOL	COMMON NAME
	BERMUDA GRASS
	LIRIOPE

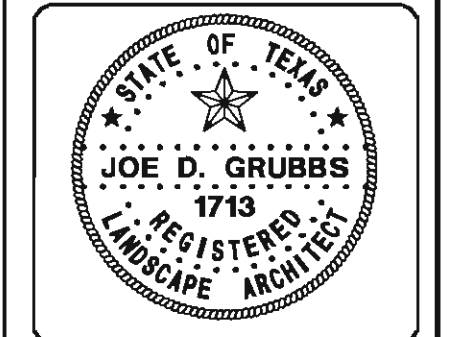
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Revisions:	
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CONSTRUCTION
Job No.
13116
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1" = 20'-0"
Drawn By:
JDS
Date
6-10-2013

Breezy Hill

Phase 1A & 2A

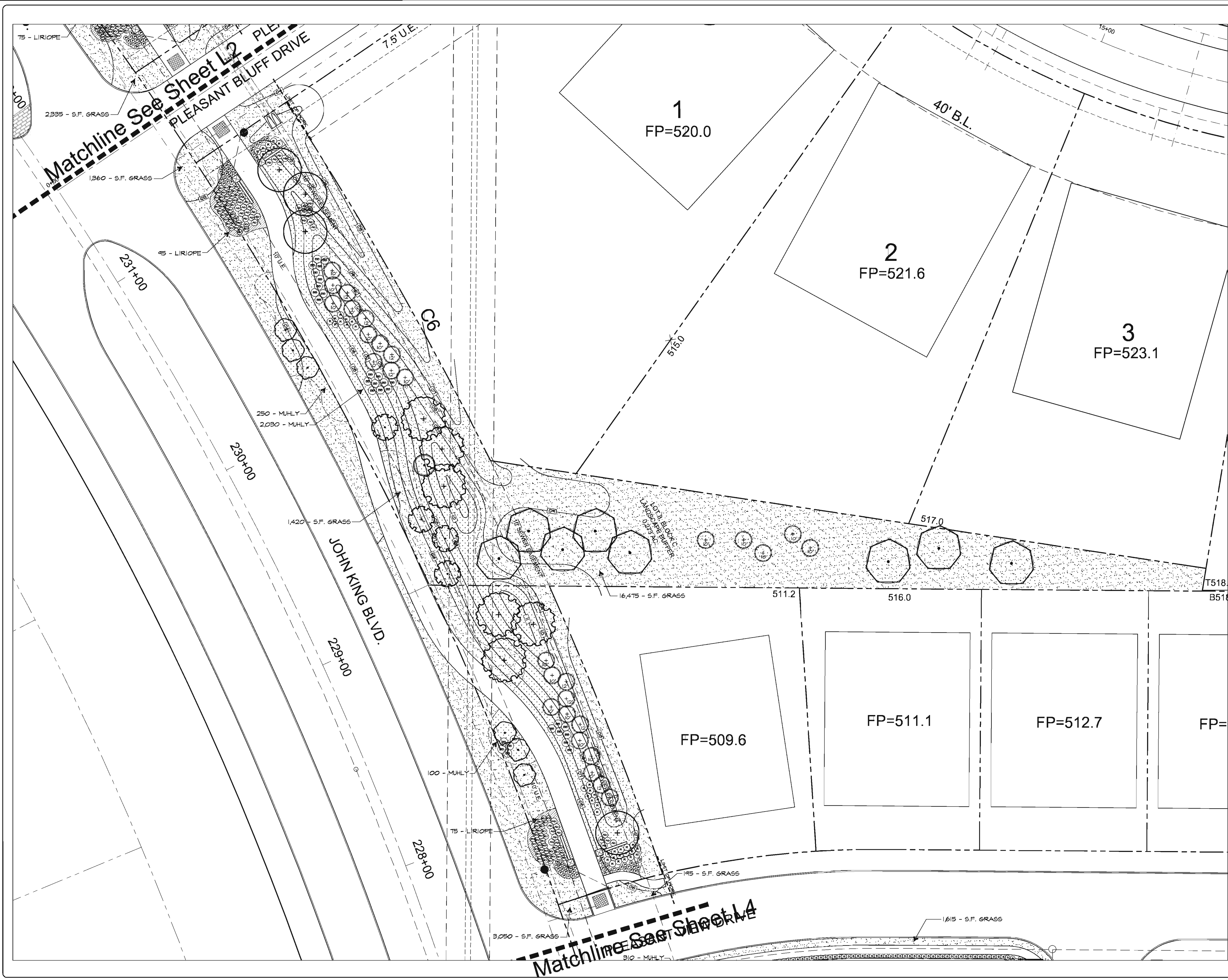
Rockwall Texas



Landscape Plan

Sheet Title:
Sheet Number:
L2
of L6 Sheets





LARGE TREES	
SYMBOL	COMMON NAME
	CEDAR ELM
	LIVE OAK
	CHINKAPIN OAK
	CEDAR (12' H.)
	CEDAR (10' H.)

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE
	MUSKOGEE GRAPE MYRTLE
	MEXICAN PLUM
	DESERT WILLOW
	OKLAHOMA RED BUD

SHRUBS	
SYMBOL	COMMON NAME
	ABELIA
	RED ROSE
	BUTTERFLY BUSH
	FEATHER GRASS
	ADAGIO GRASS
	SIDE OATS GRAMA
	RED SALVIA
	RED YUCCA
	GULF MUHLY
	HAMELN GRASS

TURF GRASS GROUNDCOVER	
SYMBOL	COMMON NAME
	BERMUDA GRASS
	LIRIOPE

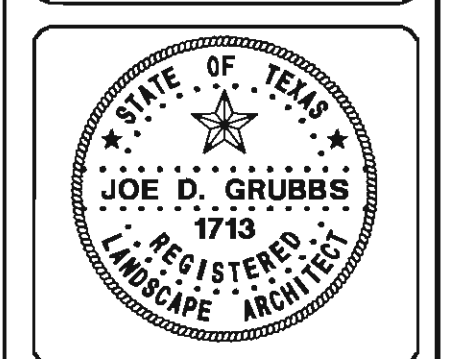
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Revisions:	
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1" = 20'-0"
Drawn By:
JDS
Date
6-10-2013

Breezy Hill

Phase 1A & 2A

Rockwall Texas

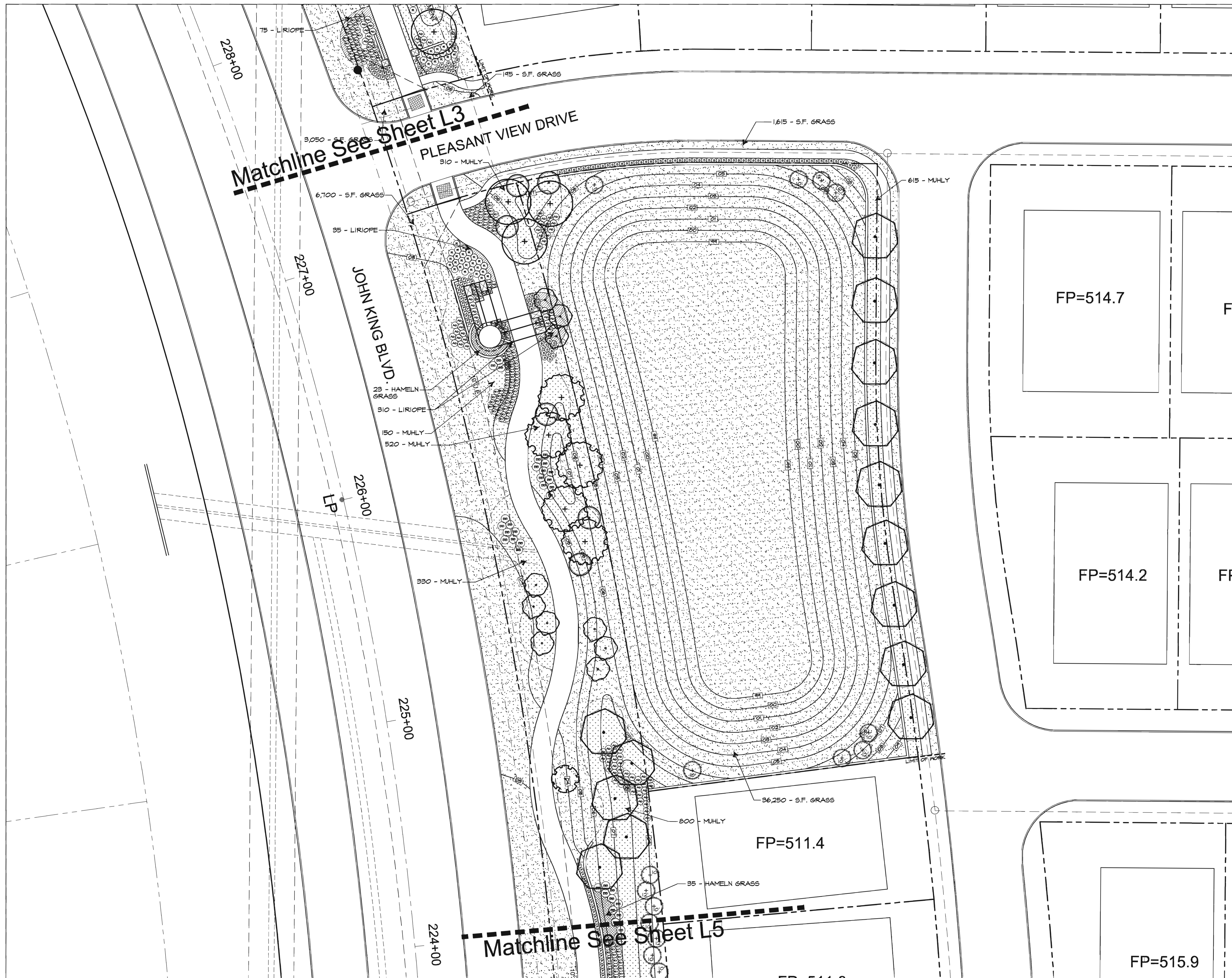


Landscape Plan

Sheet Number:
L3
of L6 Sheets



Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



LARGE TREES	
SYMBOL	COMMON NAME
	CEDAR ELM
	LIVE OAK
	CHINKAPIN OAK
	CEDAR (12' H.)
	CEDAR (10' H.)

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE
	MUSKOGEE GRAPE MYRTLE
	MEXICAN PLUM
	DESERT WILLOW
	OKLAHOMA RED BUD

SHRUBS	
SYMBOL	COMMON NAME
	ABELIA
	RED ROSE
	BUTTERFLY BUSH
	FEATHER GRASS
	ADAGIO GRASS
	SIDE OATS GRAMA
	RED SALVIA
	RED YUCCA
	GULF MUHLY
	HAMELN GRASS

TURF GRASS GROUNDCOVER	
SYMBOL	COMMON NAME
	BERMUDA GRASS
	LIRIOPE

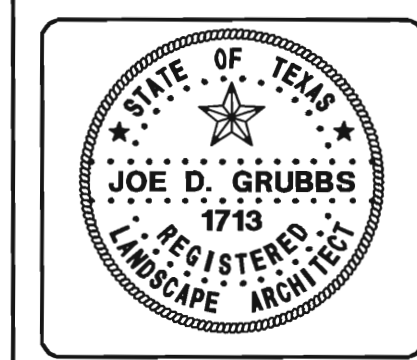
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Revisions:	
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Issued For:
CONSTRUCTION
 Job No.
 13116
 Scale
 1" = 20'-0"
 Drawn By:
 JDS
 Date
 6-10-2013

Breezy Hill

Phase 1A & 2A

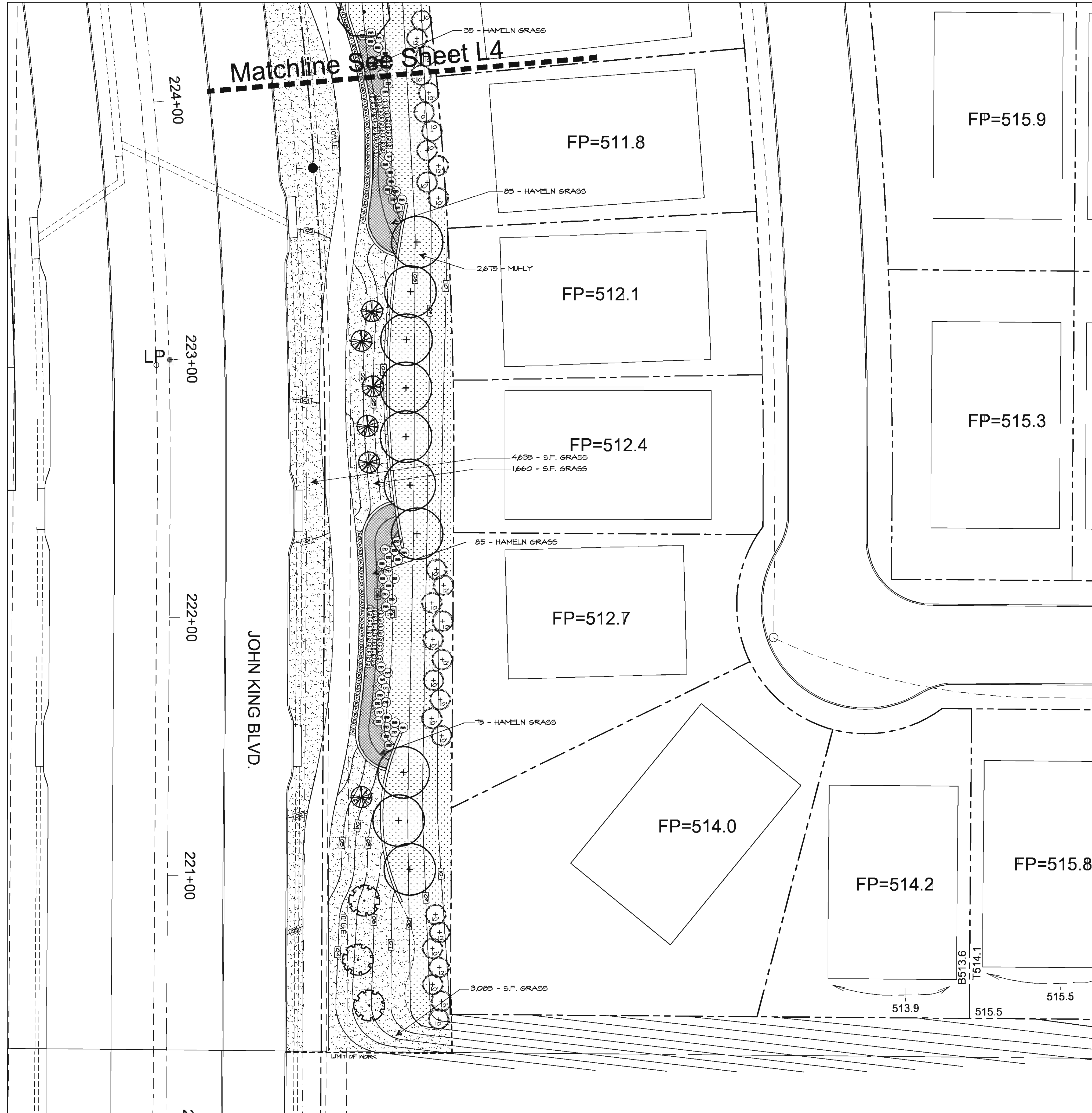
Rockwall Texas



Landscape Plan

Sheet Title:
 Sheet Number:
L4
 of L6 Sheets





LARGE TREES	
SYMBOL	COMMON NAME
	CEDAR ELM
	LIVE OAK
	CHINKAPIN OAK
	CEDAR (12' H.)
	CEDAR (10' H.)

ORNAMENTAL TREES	
SYMBOL	COMMON NAME
	CHEROKEE GRAPE MYRTLE
	MUSKOGEE GRAPE MYRTLE
	MEXICAN PLUM
	DESERT WILLOW
	OKLAHOMA RED BUD

SHRUBS	
SYMBOL	COMMON NAME
	ABELIA
	RED ROSE
	BUTTERFLY BUSH
	FEATHER GRASS
	ADAGIO GRASS
	SIDE OATS GRAMA
	RED SALVIA
	RED YUCCA
	GULF MUHLY
	HAMELN GRASS

TURF GRASS GROUNDCOVER	
SYMBOL	COMMON NAME
	BERMUDA GRASS
	LIRIOPE

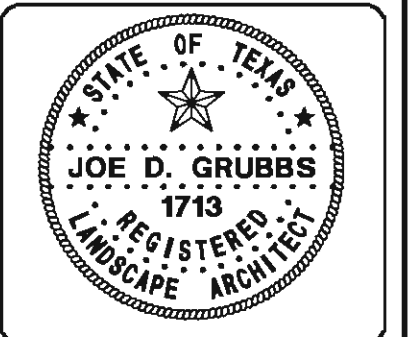
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Job No.
13116
Scale
1" = 20'-0"
Drawn By:
JDG
Date
6-10-2013

Breezy Hill

Phase 1A & 2A

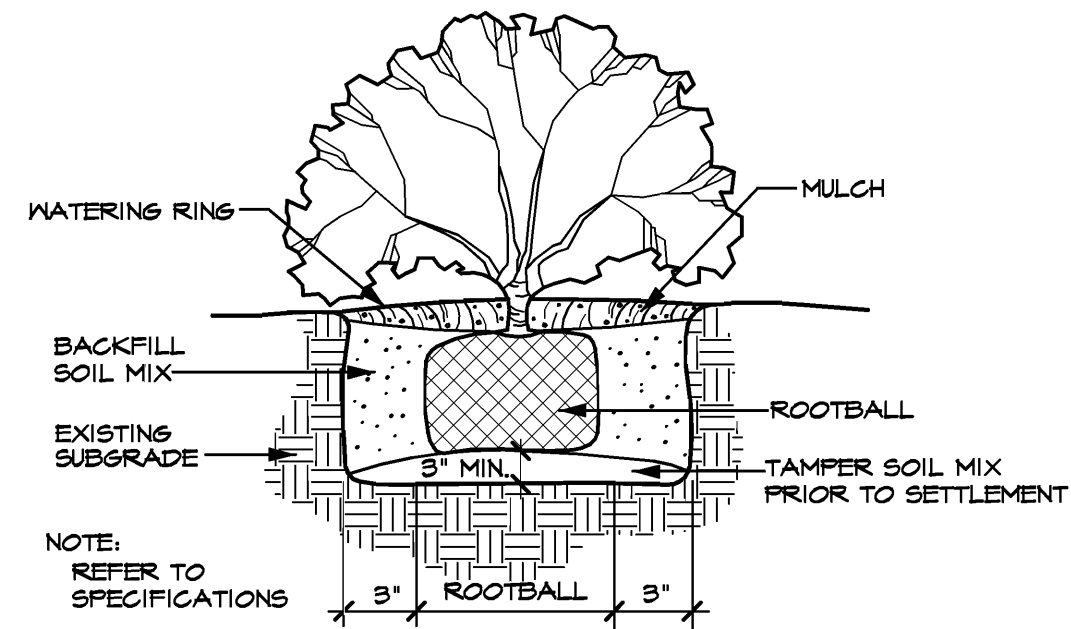
Rockwall Texas



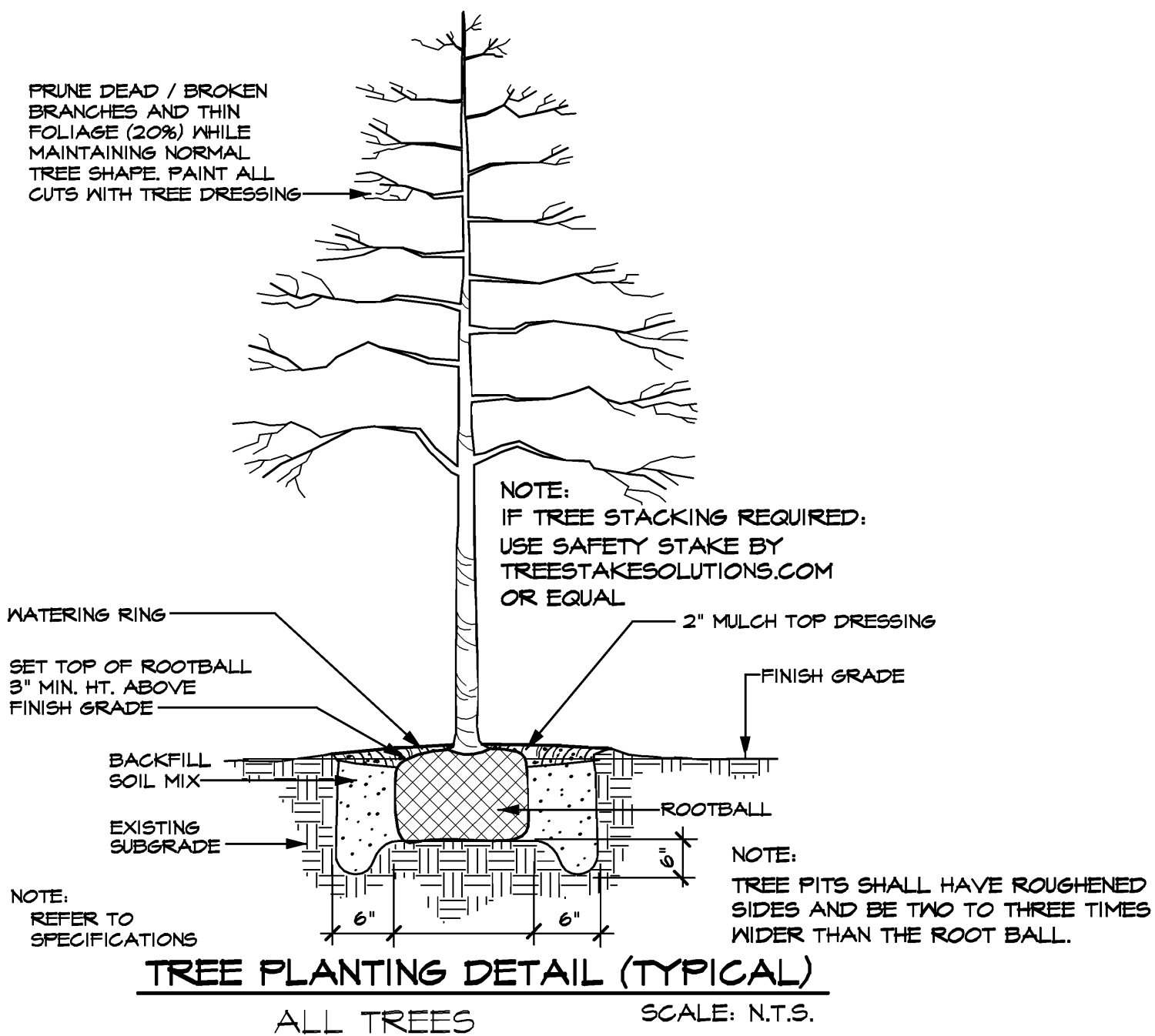
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Sheet Title:
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L5
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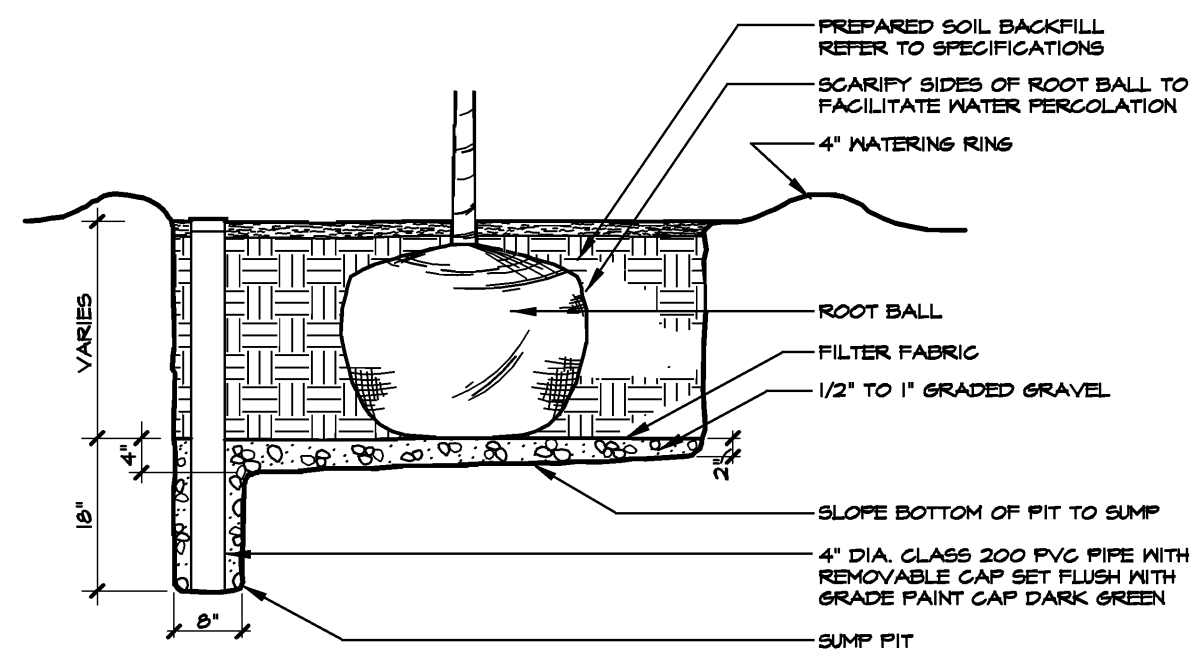




SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



TREE PLANTING DETAIL (TYPICAL)
ALL TREES SCALE: N.T.S.



TREE SUMP DETAIL (TYPICAL)
ALL TREES SCALE: N.T.S.

LARGE TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
22		CEDAR ELM	Cedar Elm	<i>Ulmus crassifolia</i>	3" caliper, 8'-10' Ht./ 3'-4' spread, B&B, straight trunk
29		LIVE OAK	Live Oak	<i>Quercus virginiana</i>	3" caliper, 8'-10' Ht./ 3'-4' spread, B&B, straight trunk
21		CHINKAPIN OAK	Chinkapin Oak	<i>Quercus muhlenbergii</i>	3" caliper, 8'-10' Ht./ 3'-4' spread, B&B, straight trunk
34		CEDAR	Eastern Red Cedar	<i>Juniperus virginiana</i>	12' height / 6' spread B&B, straight trunk
93		CEDAR	Eastern Red Cedar	<i>Juniperus virginiana</i>	10' height / 5' spread B&B, straight trunk

ORNAMENTAL TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
13		CRAPE MYRTLE (RED)	Cherokee Grape Myrtle	<i>Lagerstroemia indica 'Cherokee'</i>	1/2" caliper per trunk, 3 trunk minimum, 7' Ht./3' spread, 30 gallon container
11		CRAPE MYRTLE (LAVENDER)	Muskogee Grape Myrtle	<i>Lagerstroemia indica 'Muskogee'</i>	1" caliper per trunk, 3 trunk minimum, 10' Ht./3' spread, 43 gallon container
6		MEXICAN PLUM	Mexican Plum	<i>Prunus mexicana</i>	1 1/2" caliper trunk, 7' Ht./3' spread, B&B or container
8		DESERT WILLOW	Desert Willow	<i>Chilopsis linearis</i>	1/2" caliper per trunk, 3 trunk minimum, 7' Ht./3' spread, 30 gallon container
15		OKLAHOMA RED BUD	Oklahoma Redbud	<i>Cercis canadensis 'Oklahoma'</i>	1 1/2" caliper trunk, 7' Ht./3' spread, 30 gallon

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
230		ABELIA	Edvard Goucher Abelia	<i>Abelia grandiflora 'Edvard Goucher'</i>	3 gallon, 18"-20" Ht./18"-20" spread, full, bushy, specimen
125		RED ROSE	Red Knockout Rose	<i>Rosa 'Radrazz'</i>	3 gallon, 20"-24" Ht./18"-20" spread, full, bushy, specimen
164		BUTTERFLY BUSH	Black Knight Butterfly Bush	<i>Buddleia spp. 'Black Knight'</i>	3 gallon, 20"-24" Ht./18"-20" spread, full, bushy, specimen
221		FEATHER GRASS	Mexican Feather Grass	<i>Stipa tenuisima</i>	1 gallon, 15" Ht./15" spread, full, bushy to ground
3		ADASIO GRASS	Adagio Maiden Grass	<i>Miscanthus sinensis 'Adagio'</i>	3 gallon, 24" Ht./20" spread, full, bushy to ground
22		SIDE OATS	Side Oats Grama	<i>Bouteloua curtipendula</i>	3 gallon, 18" Ht./15" spread, full, bushy to ground
90		RED SALVIA	Salvia Greggii	<i>Salvia greggii</i>	1 gallon, 15" Ht./15" spread, full, bushy to ground
306		RED YUCCA	Red Yucca	<i>Hesperaloe parviflora</i>	3 gallon, 18"-20" Ht./18"-20" spread, full, bushy, specimen
11565		GULF MUHLY	Gulf Coast Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gallon, 18"-20" Ht./18"-20" spread, full, bushy, specimen
303		HAMELN GRASS	Hameln Grass	<i>Pennisetum alopecuroides</i>	1 gallon, 18" Ht./15" spread, full, bushy to ground, planted @ 30" O.C.

TURF GRASS / GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
121315		S.F. BERMDA	Common Bermuda Grass	<i>Cynodon dactylon</i>	
660		LIRIOPE	Liriope	<i>Liriope muscari</i>	4" pots, planted at 10" O.C.

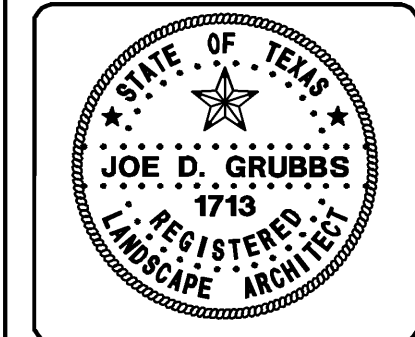
ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED. THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND TILLED TO THE DEPTH OF 4".
ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.

#	Revisions:	Date:

Issued For:
CONSTRUCTION
Job No.
13116
Scale

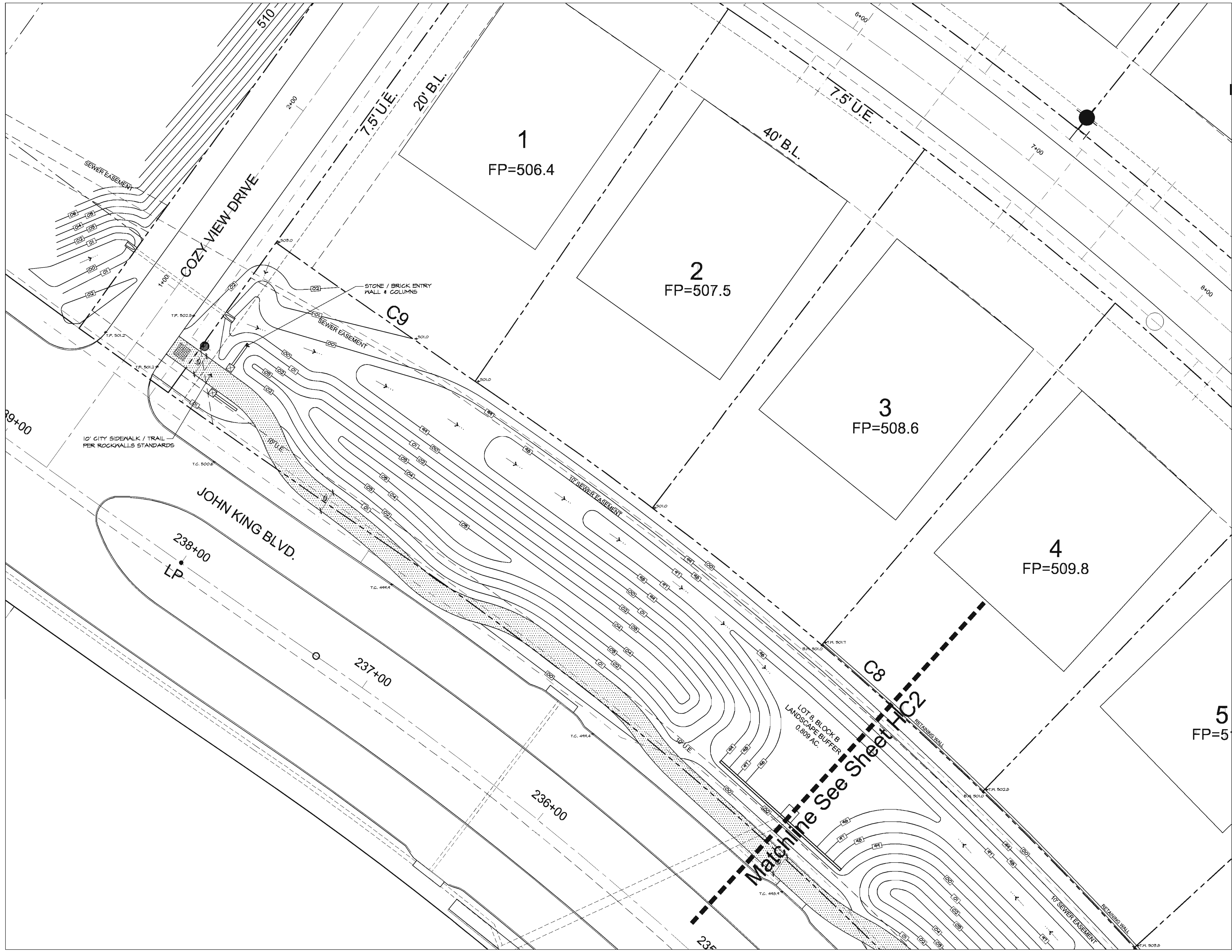
Drawn By:
JDG
Date
6-10-2013

Breezy Hill
Phase 1A & 2A
Rockwall Texas



Sheet Title:
Landscape Specifications

Sheet Number:
L6
of L6 Sheets



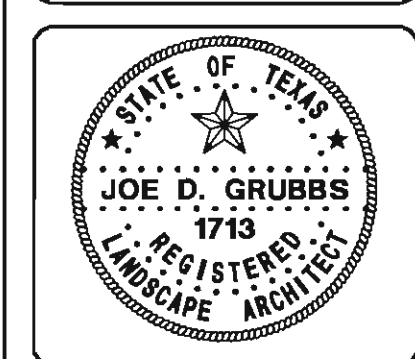
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CONSTRUCTION
 Job No.
 13116
 Scale
 1" = 20'-0"
 Drawn By:
 JDG
 Date
 6-10-2013

Breezy Hill

Phase 1A & 2A

Rockwall Texas



Sheet Title:

Hardscape Construction Plans

Sheet Number:
HC1
 of HC6 Sheets



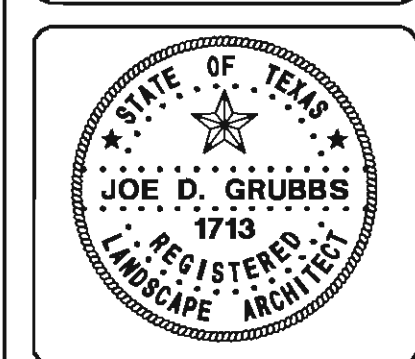
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Date
6-10-2013

Breezy Hill

Phase 1A & 2A

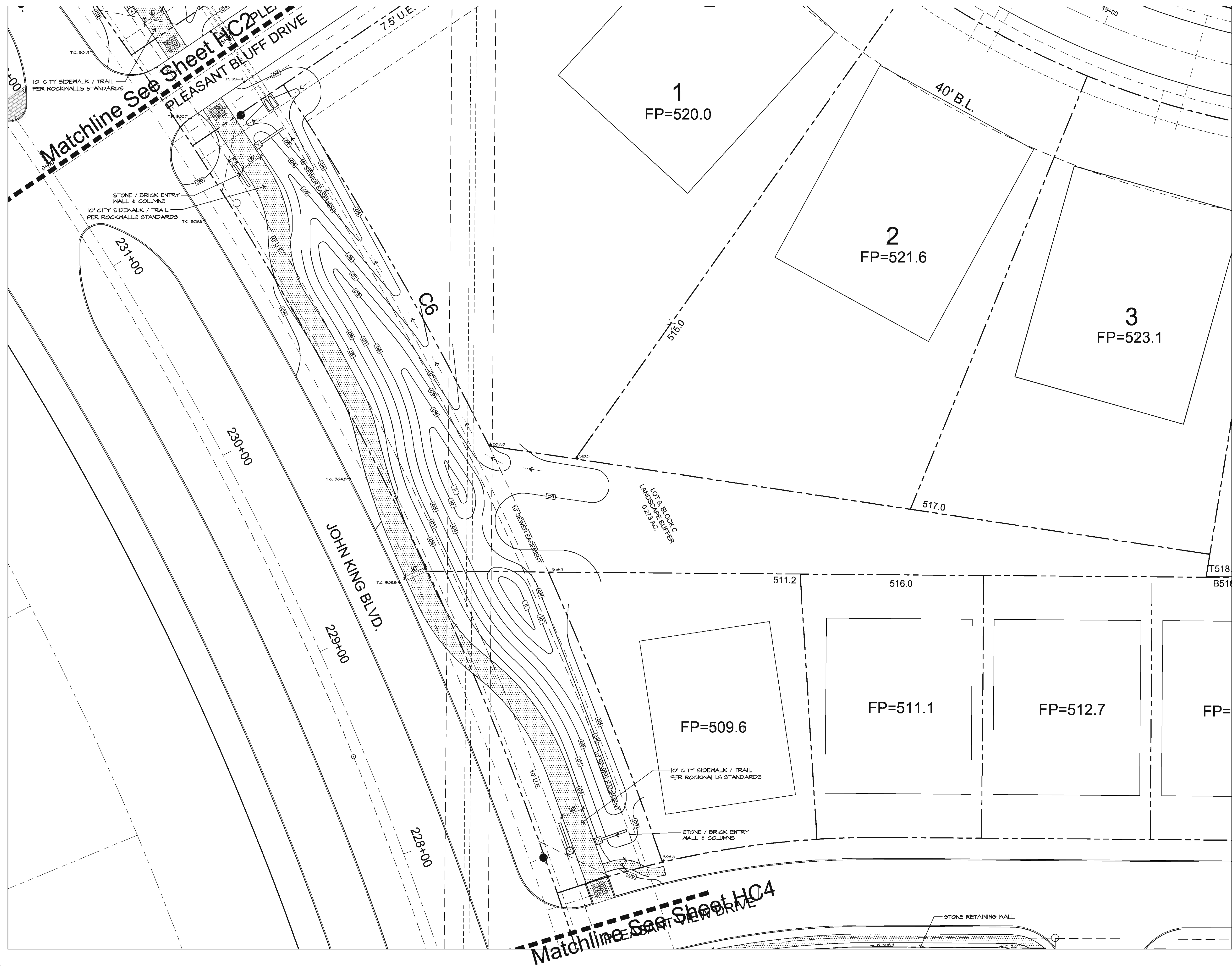
Rockwall Texas



Sheet Title:

Hardscape Construction Plans

Sheet Number:
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of HC6 Sheets



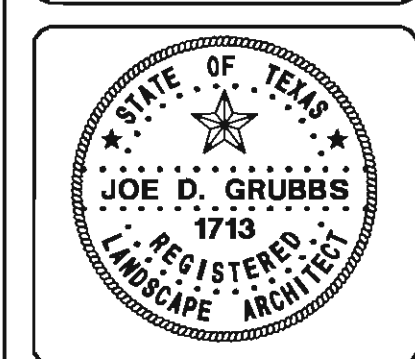
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1" = 20'-0"
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JDG
Date
6-10-2013

Breezy Hill

Phase 1A & 2A

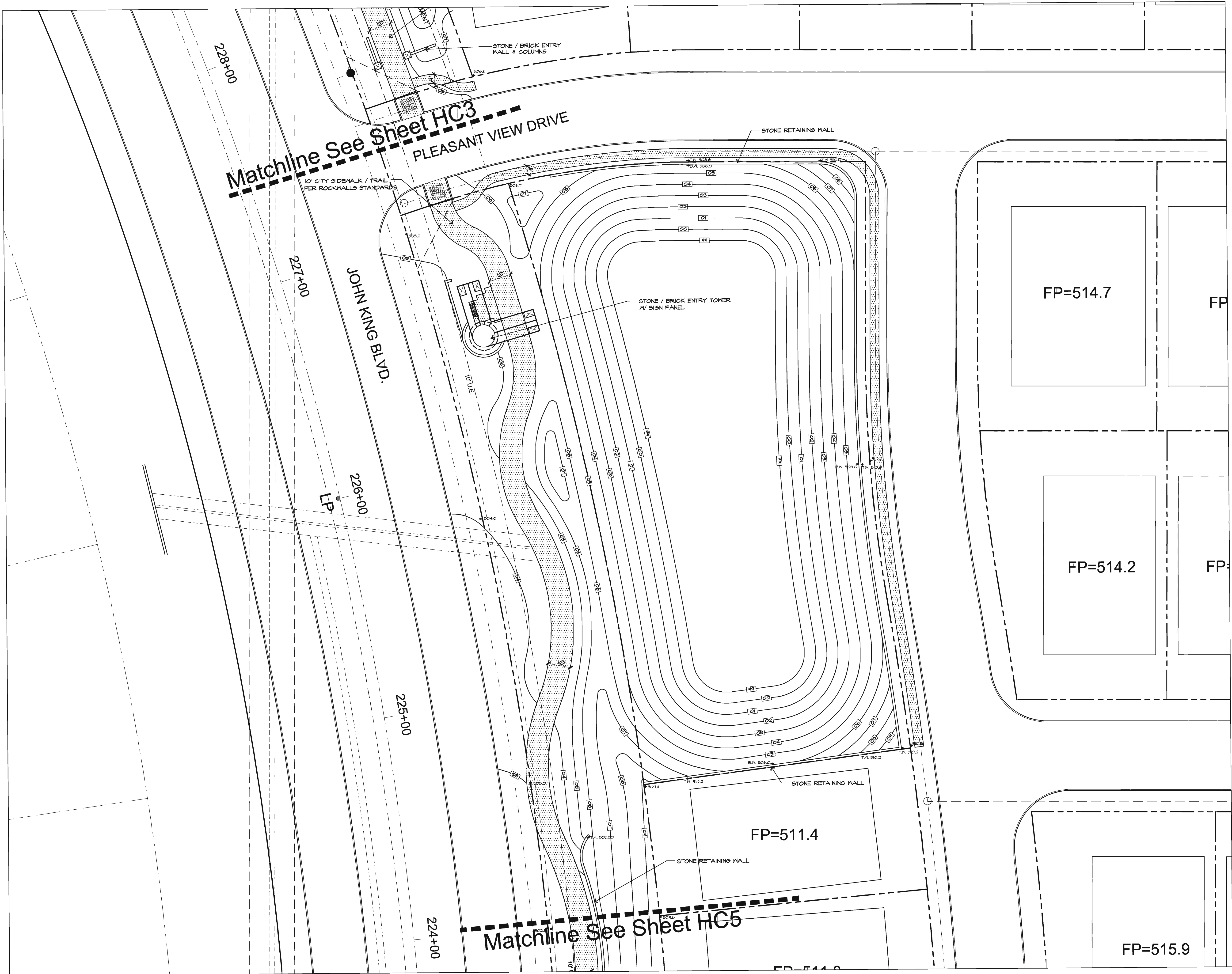
Rockwall Texas



Sheet Title:

Hardscape Construction Plans

Sheet Number:
HC3
of HC6 Sheets



Matchline See Sheet HC3
PLEASANT VIEW DRIVE

Matchline See Sheet HC5

JOHN KING BLVD.

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FP

FP=514.2

FP

FP=511.4

FP=515.9

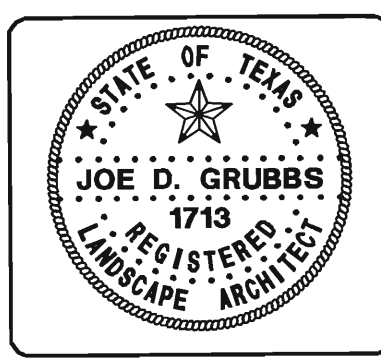
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CONSTRUCTION
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13116
Scale
1" = 20'-0"
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JDS
Date
6-10-2013

Breezy Hill

Phase 1A & 2A

Rockwall Texas



Sheet Title:

Hardscape Construction Plans

Sheet Number:
HC4
of HC6 Sheets



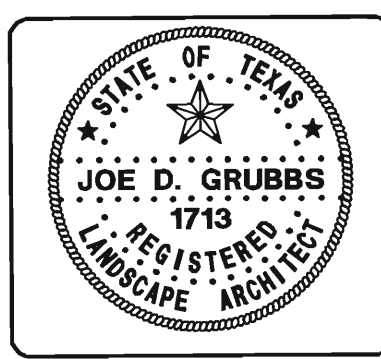
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CONSTRUCTION
 Job No.
 13116
 Scale
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 Drawn By:
 JDG
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 6-10-2013

Breezy Hill

Phase 1A & 2A

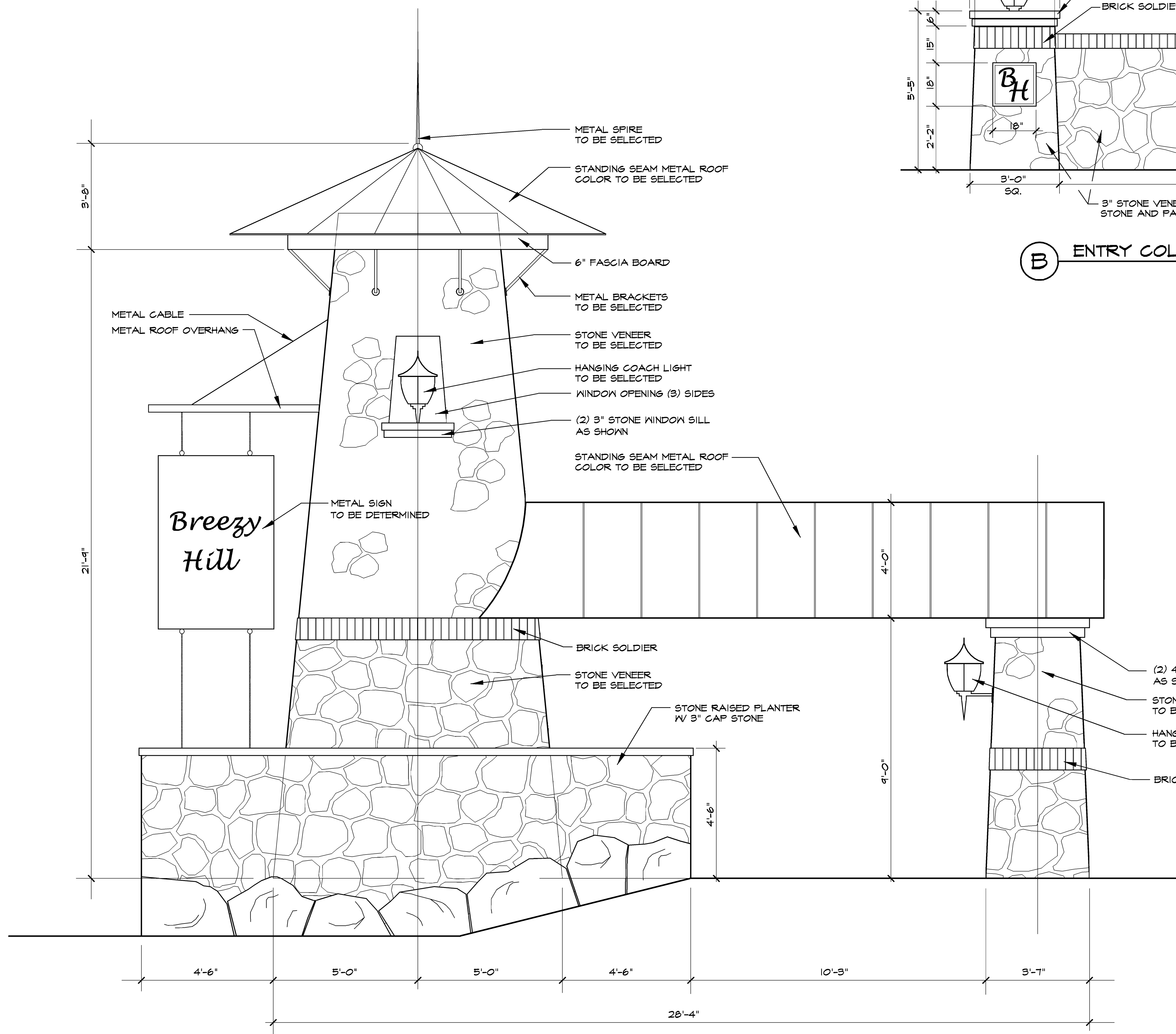
Rockwall Texas



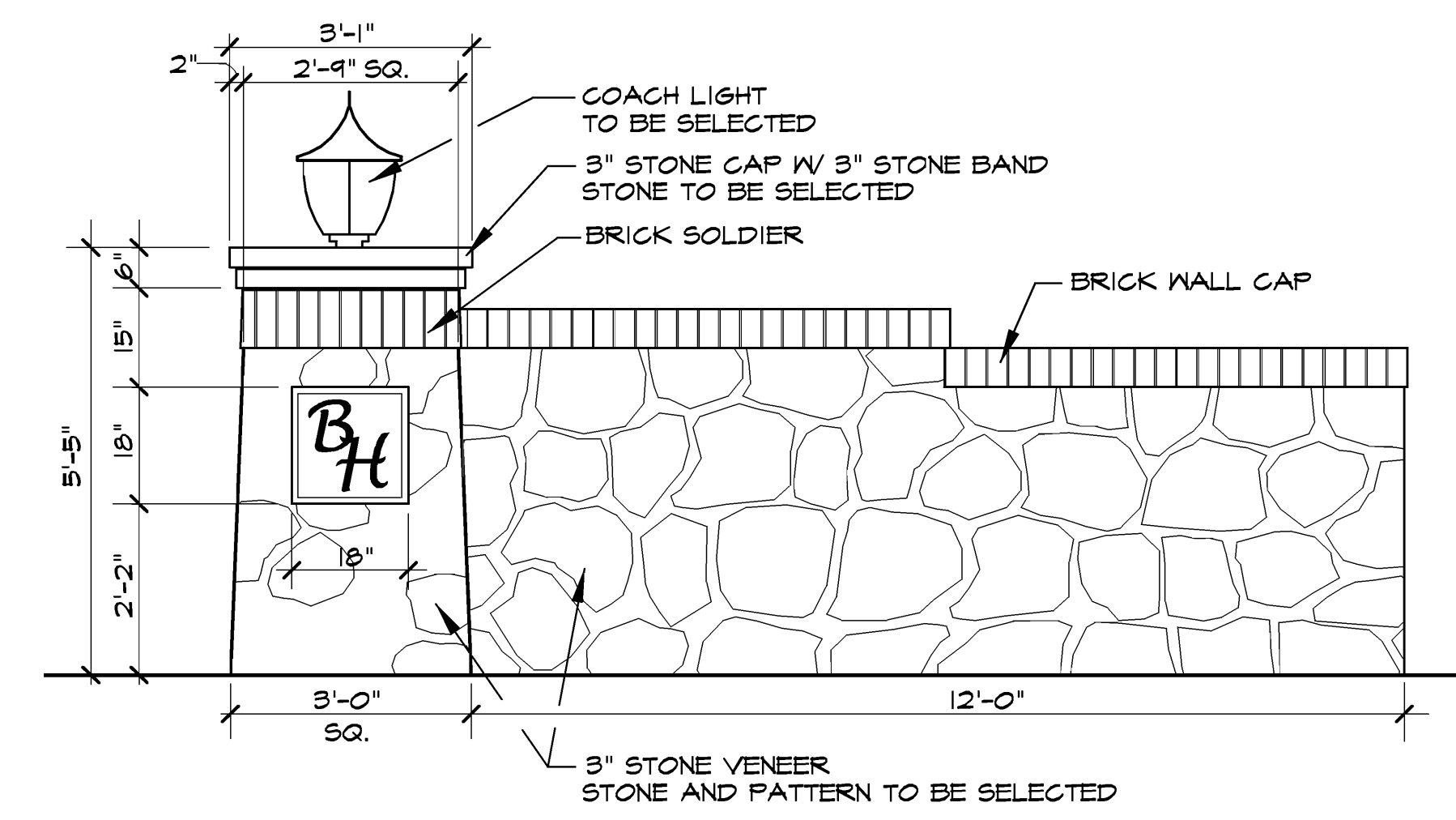
Sheet Title:

Hardscape Construction Plans

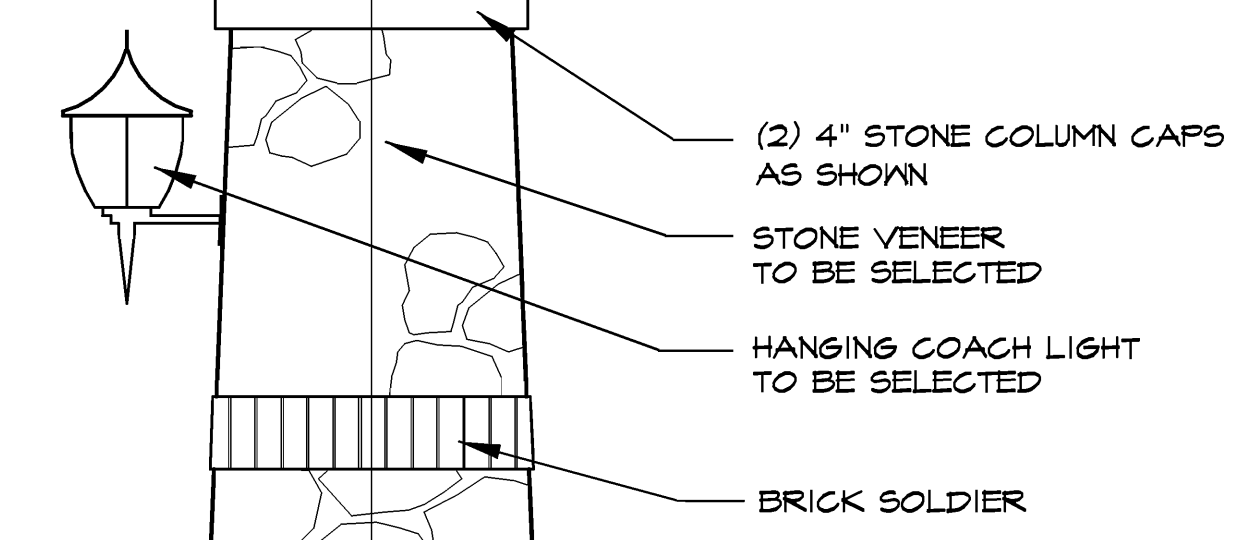
Sheet Number:
HC5
 of HC6 Sheets



(A) ENTRY TOWER & SIGN ELEVATION
SCALE: 1/2" = 1'-0"



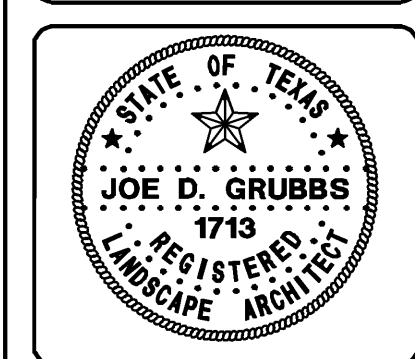
(B) ENTRY COLUMN & WALL
SCALE: 1/2" = 1'-0"



#	Revisions:	Date:

Issued For:	CONSTRUCTION
Job No.	13116
Scale	VARIES
Drawn By:	JDS
Date	6-10-2013

Breezy Hill
Phase 1A & 2A
Rockwall Texas



Sheet Title:
Hardscape Construction Details

Sheet Number:
HC6
of HC6 Sheets