

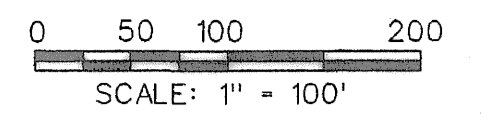
$\Delta = 00^{\circ}11'49''$   
 $R = 4601.00'$   
 $T = 7.91'$   
 $L = 15.82'$   
 $C = 15.82'$   
 $B = S53^{\circ}58'02''E$

SET CONCRETE MONUMENT  
 CITY OF ROCKWALL GRID  
 SYSTEM COORDINATES  
 X Y  
 2596044.292 7043840.108  
 ELEV = 490.5

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 |

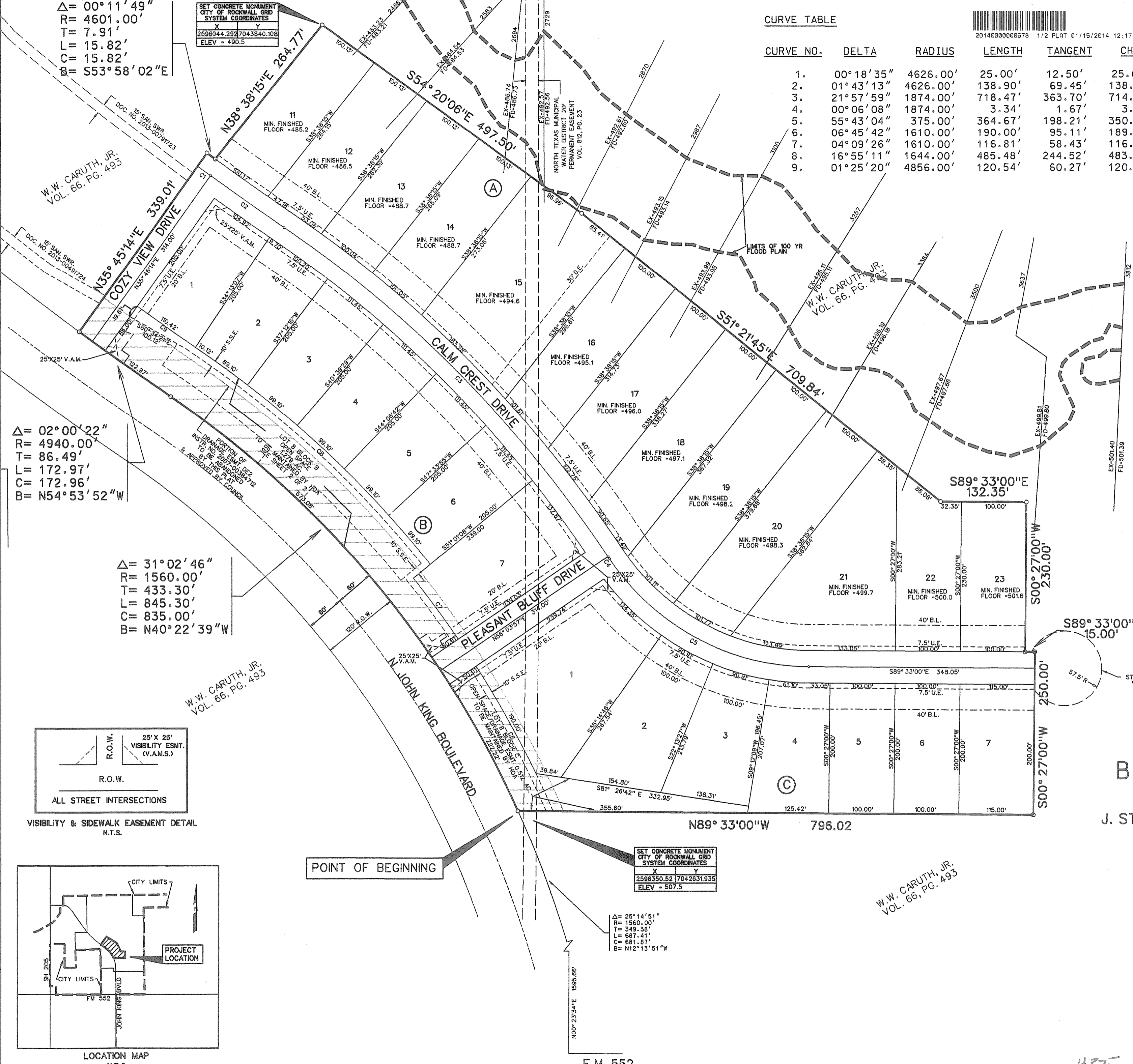
2014000000573 1/2 PLAT 01/15/2014 12:17:53 PM  
 SCALE: 1" = 100'



NOTES

- Bearing are referenced to a 21.857 acre tract, as described in Clerks File No. 2012-467951.
- 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.

TOTAL LOTS 27  
 TOTAL ACRES 21.845

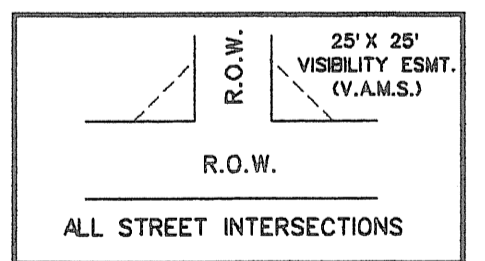


$\Delta = 02^{\circ}00'22''$   
 $R = 4940.00'$   
 $T = 86.49'$   
 $L = 172.97'$   
 $C = 172.96'$   
 $B = N54^{\circ}53'52''W$

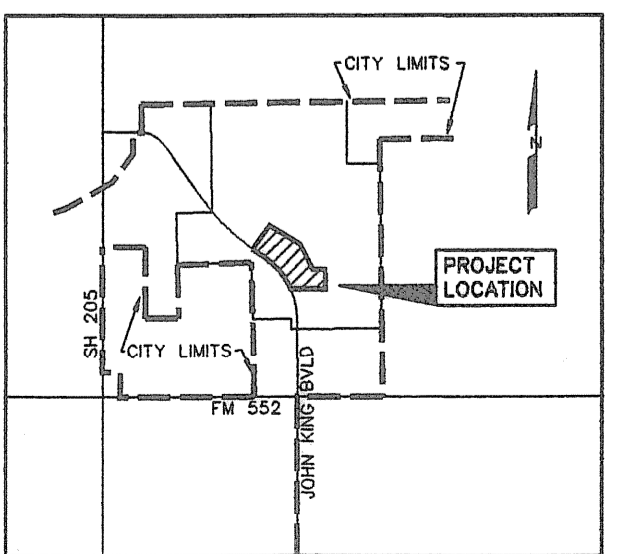
$\Delta = 31^{\circ}02'46''$   
 $R = 1560.00'$   
 $T = 433.30'$   
 $L = 845.30'$   
 $C = 835.00'$   
 $B = N40^{\circ}22'39''W$

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

SET CONCRETE MONUMENT  
 CITY OF ROCKWALL GRID  
 SYSTEM COORDINATES  
 X Y  
 2596350.52 7042631.935  
 ELEV = 507.5



VISIBILITY & SIDEWALK EASEMENT DETAIL N.T.S.



LOCATION MAP N.T.S.

FINAL PLAT  
 OF  
**BREEZY HILL PHASE I**  
 OUT OF THE  
 J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER  
**BREEZY HILL 405, 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

JULY 2013 SCALE 1" = 100'

H375

\sigin\2013\pl\at.dgn 12/2/2013 2:22:58 PM

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being all of a 21.857 acre tract, as described in Clerks File No. 2012-467951 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod set at the southwest corner of said 21.857 acre tract, being in the east line of John King Boulevard (120' R.O.W.)

THENCE, along the east line of said John King Boulevard and the west line of said 21.857 acre tract, being on a curve to the left, having a radius of 1560.00 feet, a central angle of 31° 02' 46", and a tangent of 433.30 feet;

THENCE, continuing along said lines and with said curve to the left for an arc distance of 845.30 feet (Chord Bearing North 40° 22' 39" West - 835.00 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 4940.00 feet, a central angle of 02° 00' 22", and a tangent of 86.49 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 172.96 feet (Chord Bearing North 54° 53' 52" West - 172.96 feet), to a 1/2 inch iron rod set at the northwest corner of said 21.857 acre tract;

THENCE, North 35° 45' 14" East, departing the east line of said John King Boulevard and along the north line of said 21.857 acre tract, for a distance of 339.01 feet, to a 1/2 inch iron rod set on a curve to the left, having a radius of 4601.00 feet, a central angle of 00° 11' 49", and a tangent of 7.91 feet;

THENCE, continuing along said north line and with said curve to the left for an arc distance of 15.82 feet (Chord Bearing South 53° 58' 02" East - 15.82 feet);

THENCE, North 38° 38' 15" East, continuing along said north line, for a distance of 264.77 feet, to a 1/2 inch iron rod set at the northeast corner of said 21.857 acre tract;

THENCE, South 54° 20' 06" East, along the east line of said 21.857 acre tract, for a distance of 497.50 feet, to a 1/2 inch iron rod set;

THENCE, South 51° 21' 45" East, continuing along said north line, for a distance of 709.84 feet, to a 1/2 inch iron rod set;

THENCE, South 89° 33' 00" East, continuing along said north line, for a distance of 132.35 feet, to 1/2 inch iron rod set at the northeast corner of said 21.857 acre tract;

THENCE, South 00° 27' 00" West, along the east line of said 21.857 acre tract, for a distance of 230.00 feet, to a 1/2 inch iron rod set;

THENCE, South 89° 33' 00" East, continuing along said east line, for a distance of 15.00 feet, to a 1/2 inch iron rod set;

THENCE, South 00° 27' 00" West, continuing along said east line, for a distance of 250.00 feet, to a 1/2 inch iron rod set at the southeast corner of said 21.857 acre tract;

THENCE, North 89° 33' 00" West, along the south line of said 21.857 acre tract, for a distance of 796.02 feet, to the POINT OF BEGINNING and containing 21.845 acres of land.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 2<sup>nd</sup> day of Dec., 2013.

*Warren L. Corwin*  
WARREN L. CORWIN  
R.P.L.S. No. 4621

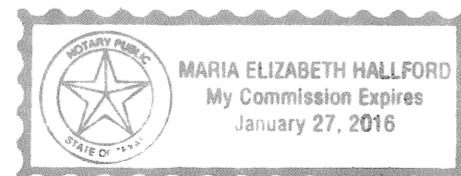


THE STATE OF TEXAS  
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 2<sup>nd</sup> day of Dec., 2013.

*Maria E. Hallford*  
Notary Public in and for the State of Texas



Recommended for Final Approval:

*Paul Sweet*  
Planning & Zoning Commission

7/9/2013  
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 15<sup>th</sup> day of January, 2013.

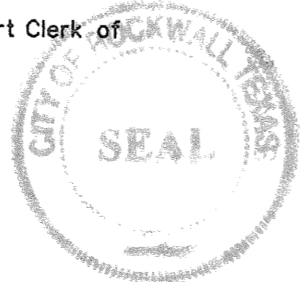
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 15<sup>th</sup> day of January, 2013.

*Paul Sweet*  
Mayor, City of Rockwall

*Maria E. Hallford*  
City Secretary

*Ann Williams*  
City Engineer



OWNER'S CERTIFICATE

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 PHASE I, subdivision 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 PHASE I, subdivision have been notified and signed this plat.

We 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. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.

BREEZY HILL 405, LTD.,  
a Texas limited partnership  
By: BREEZY HILL 405, LTD. GP Corporation,  
a Texas corporation, its General Partner

Richard M. Skorburg  
President

Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 16<sup>th</sup> day of December, 2013.

Notary Public in and for the State of Texas My Commission Expires: May 9, 2017



STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ 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 \_\_\_\_\_, 2013.

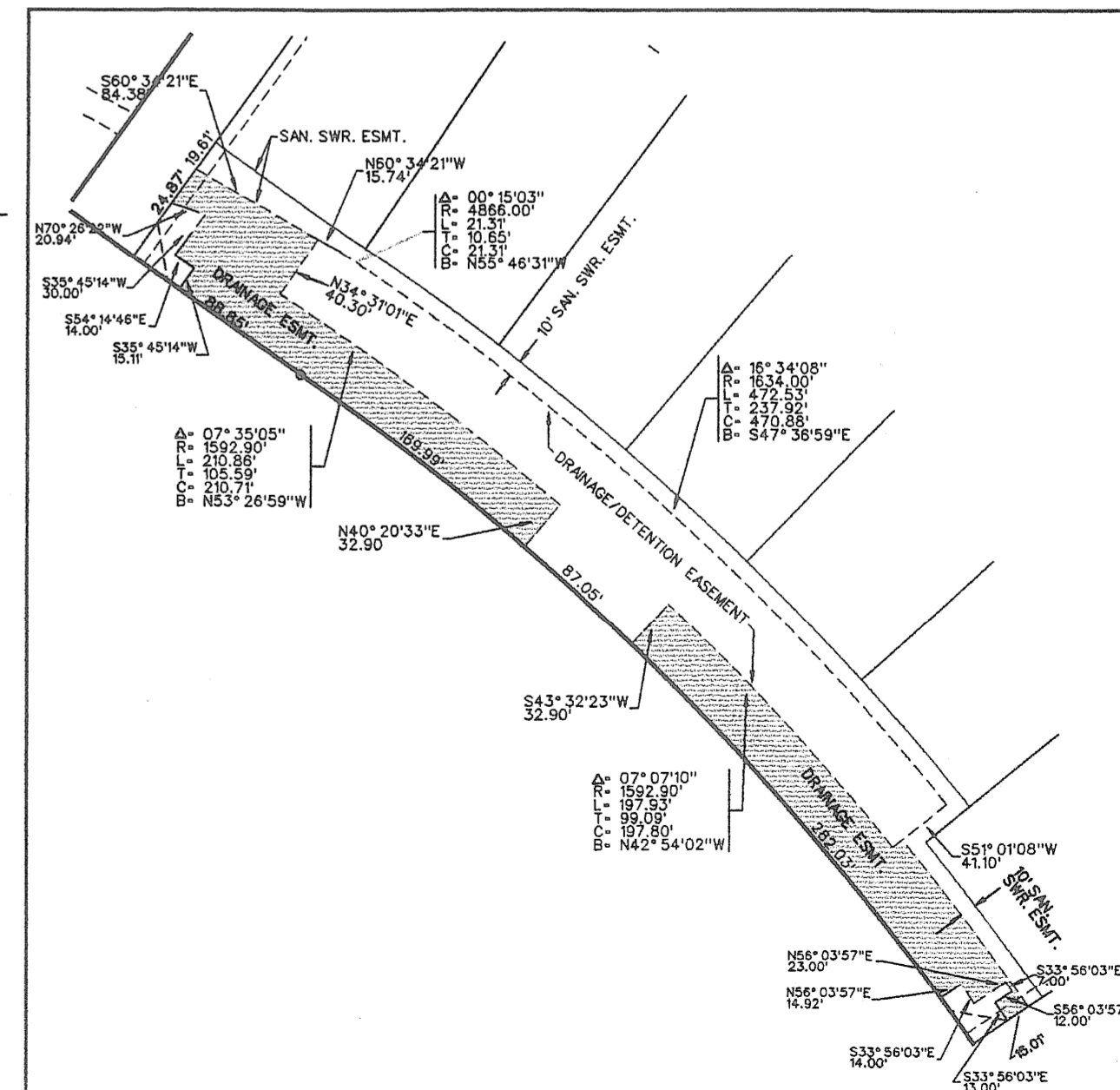
Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

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.

Filed and Recorded  
Official Public Records  
Shelli Miller, County Clerk  
Rockwall County, Texas  
01/15/2014 12:17:53 PM  
\$100.00  
20140000000573



*Shelli Miller*



EASEMENT DETAIL  
LOT 8 BLOCK B  
SCALE 1" = 100'

H376

$\Delta = 00^{\circ}11'49''$   
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SET CONCRETE MONUMENT  
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 X Y  
 2596044.292 7043840.108  
 ELEV = 490.5

CURVE TABLE

2014000002875 1/2 PLAT 03/05/2014 01:52:11 PM

0 50 100 200  
 SCALE: 1" = 100'

| CURVE NO. | DELTA     | RADIUS   | LENGTH  | TANGENT | CHORD   | BEARING     |
|-----------|-----------|----------|---------|---------|---------|-------------|
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$\Delta = 31^{\circ}02'46''$   
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 $B = N40^{\circ}22'39''W$

TOTAL LOTS 27  
 TOTAL ACRES 21.845

THE PURPOSE OF THIS REPLAT IS TO REVISED THE OWNERSHIP NAME.

REPLAT OF  
**BREEZY HILL PHASE I**

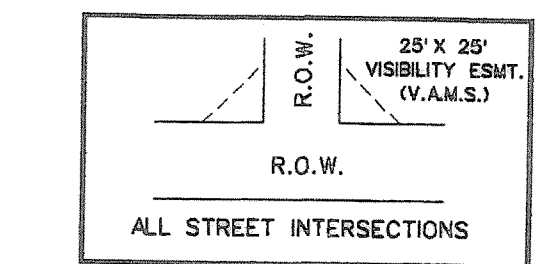
OUT OF THE  
 J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER

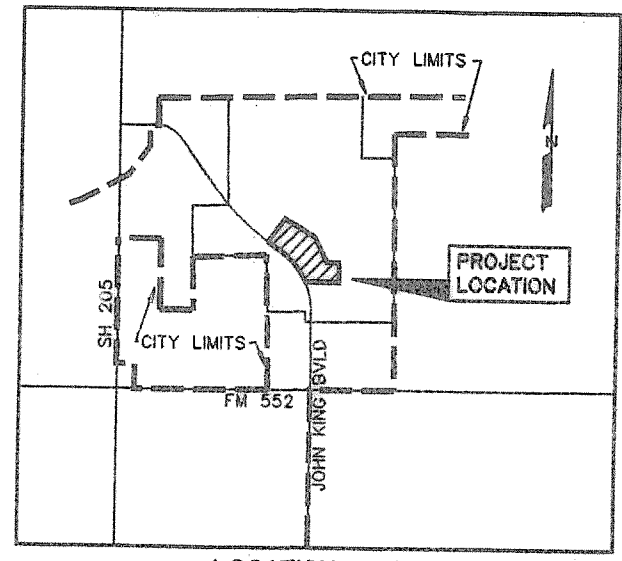
BH PHASE ISF, LTD.  
 8214 WESTCHESTER DRIVE, SUITE 710  
 DALLAS, TEXAS 75225  
 214-522-4945

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

FEBRUARY 2014 SCALE 1" = 100'



VISIBILITY & SIDEWALK EASEMENT DETAIL N.T.S.



LOCATION MAP N.T.S.

POINT OF BEGINNING

SET CONCRETE MONUMENT  
 CITY OF ROCKWALL GRID  
 SYSTEM COORDINATES  
 X Y  
 2596350.52 7042631.938  
 ELEV = 507.5

$\Delta = 25^{\circ}14'51''$   
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 $T = 349.36'$   
 $L = 687.41'$   
 $C = 681.81'$   
 $B = N12^{\circ}13'51''W$

F.M. 552

H-395

...:\gn\12003\plat.dgn 2/17/2014 11:14:29 AM

LEGAL DESCRIPTION

BEING, a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being all of a 21.857 acre tract, as described in Clerks File No. 2012-467951 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod set at the southwest corner of said 21.857 acre tract, being in the east line of John King Boulevard (120' R.O.W.)

THENCE, along the east line of said John King Boulevard and the west line of said 21.857 acre tract, being on a curve to the left, having a radius of 1560.00 feet, a central angle of 31° 02' 46", and a tangent of 433.30 feet;

THENCE, continuing along said lines and with said curve to the left for an arc distance of 845.30 feet (Chord Bearing North 40° 22' 39" West - 835.00 feet), to a 1/2 inch iron rod set at the point of reverse curvature of a curve to the right, having a radius of 4940.00 feet, a central angle of 02° 00' 22", and a tangent of 86.49 feet;

THENCE, continuing along said lines and with said curve to the right for an arc distance of 172.96 feet (Chord Bearing North 54° 53' 52" West - 172.96 feet), to a 1/2 inch iron rod set at the northwest corner of said 21.857 acre tract;

THENCE, North 35° 45' 14" East, departing the east line of said John King Boulevard and along the north line of said 21.857 acre tract, for a distance of 339.01 feet, to a 1/2 inch iron rod set on a curve to the left, having a radius of 4601.00 feet, a central angle of 00° 11' 49", and a tangent of 7.91 feet;

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THENCE, South 54° 20' 06" East, along the east line of said 21.857 acre tract, for a distance of 497.50 feet, to a 1/2 inch iron rod set;

THENCE, South 51° 21' 45" East, continuing along said north line, for a distance of 709.84 feet, to a 1/2 inch iron rod set;

THENCE, South 89° 33' 00" East, continuing along said north line, for a distance of 132.35 feet, to 1/2 inch iron rod set at the northeast corner of said 21.857 acre tract;

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OWNER'S CERTIFICATE

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 PHASE I, subdivision 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 PHASE I, subdivision have been notified and signed this plat.

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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.
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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 exactions 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.

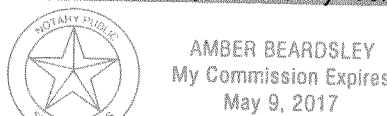
BH PHASE I SF, LTD., a Texas limited partnership
BH Phase I SF GP Corporation, a Texas corporation, its General Partner

Richard M. Skorburg
President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day personally appeared RICHARD M. SKORBURG, 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 26 day of February, 2014.

Notary Public in and for the State of Texas. My Commission Expires: May 9, 2017



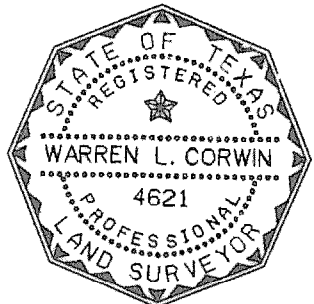
NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within 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.

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 19th day of Feb., 2014.

Warren L. Corwin
WARREN L. CORWIN
R.P.L.S. No. 4621



THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_ day of \_\_\_, 2014.

Notary Public in and for the State of Texas

Recommended for Final Approval:

Planning & Zoning Commission

Date

7/9/2013

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 15th day of July, 2013.

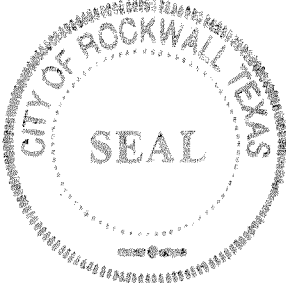
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 3rd day of March, 2014.

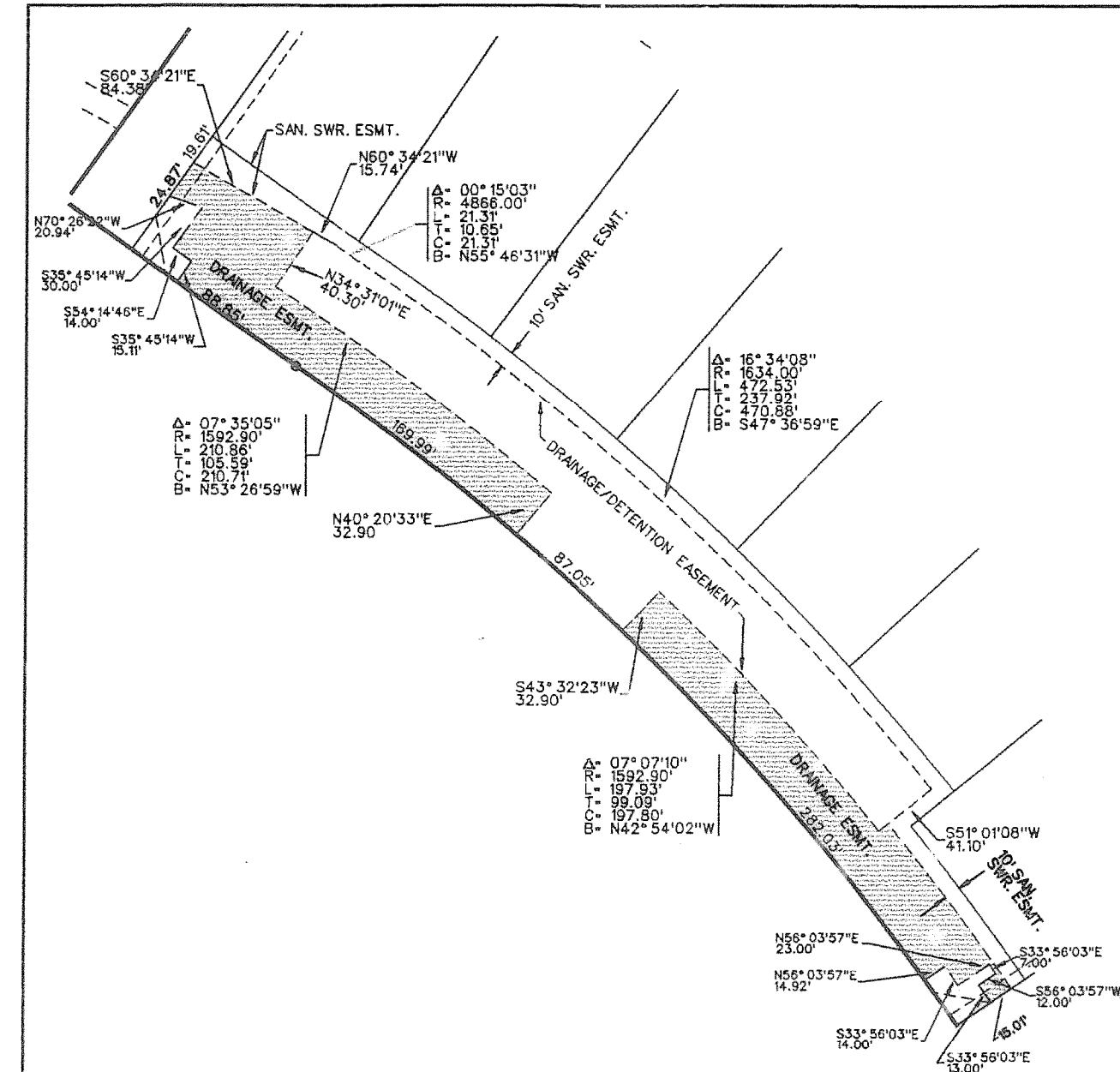
Paul Sweet
Mayor, City of Rockwall

Kristy Johnson
City Secretary

Amy Williams
City Engineer



Filed and Recorded
Official Public Records
Shelli Miller, County Clerk
Rockwall County, Texas
03/05/2014 01:52:11 PM
\$100.00
2014000002875



EASEMENT DETAIL
LOT B BLOCK B
SCALE 1" = 100'

H-396