

0 50 100 200
SCALE: 1" = 100'

BREEZY HILL RESIDENTIAL DEVELOPMENT
FLOOD STUDY FOR CAMP CREEK
CITY OF ROCKWALL, ROCKWALL, COUNTY,
TEXAS. REPORT VERSION DATE 02/04/16
BOYD HYDROLOGY PLLC
100 YR WATER SURFACE

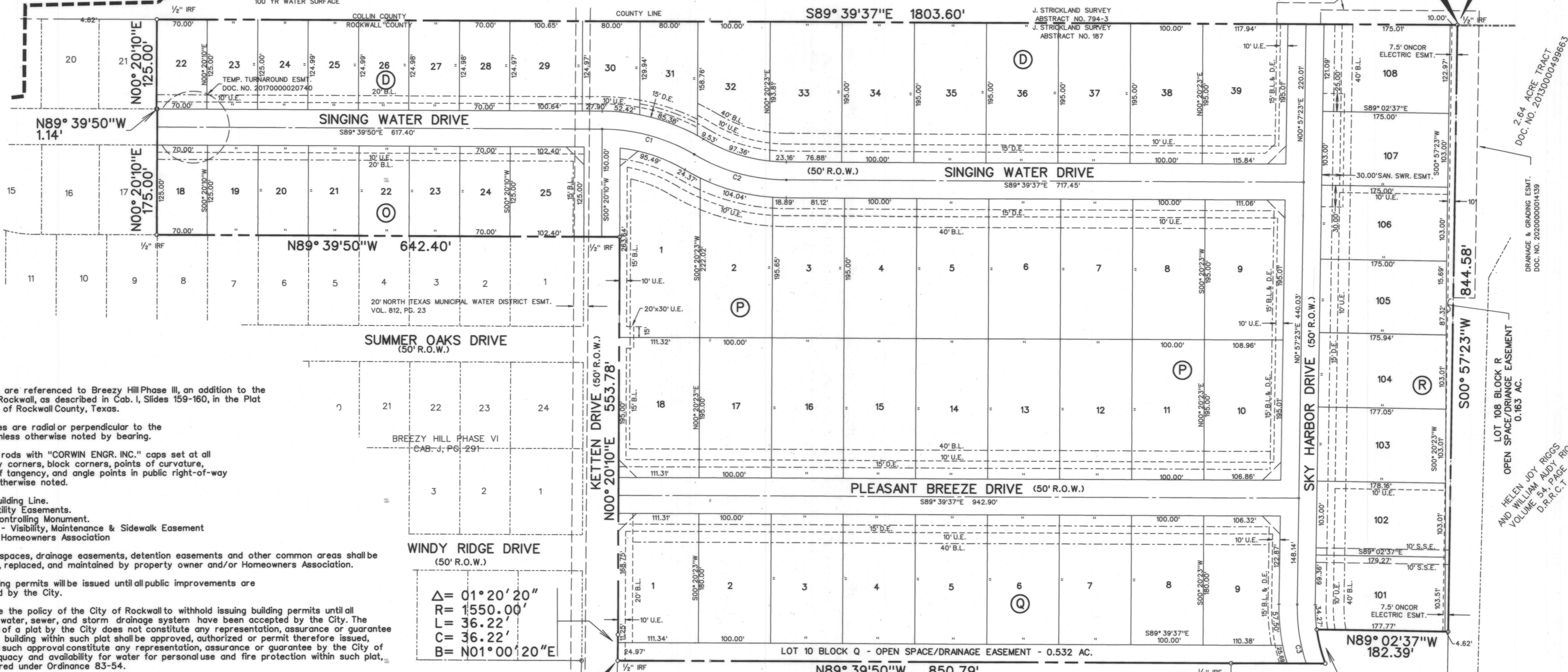
2020000021395 1/2 PLAT 09/11/2020 09:17:44 AM

CHARLES WILLIAM SINKS
219.944 ACRE TRACT
DOC. NO. 20130000499663

DRAINAGE & GRADING ESMT.
DOC. NO. 20200701001003970

CITY OF ROCKWALL GRID
SYSTEM COORDINATES
2597442.15 7046484.86
ELEV = 481.00

POINT OF BEGINNING



NOTES

- Bearings are referenced to Breezy Hill Phase III, an addition to the City of Rockwall, as described in Cab. I, Slides 159-160, in the Plat Records of Rockwall County, Texas.
- 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.
V.A.M.S. - Visibility, Maintenance & Sidewalk Easement
H.O.A. - Homeowners Association
- All open spaces, drainage easements, detention easements and other common areas shall be repaired, replaced, and maintained by property owner and/or Homeowners Association.
- No building permits will be issued until all public improvements are accepted by the City.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer, and storm drainage system 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.

$\Delta = 01^{\circ}20'20''$
 $R = 1550.00'$
 $L = 36.22'$
 $C = 36.22'$
 $B = N01^{\circ}00'20''E$

$\Delta = 12^{\circ}28'10''$
 $R = 225.00'$
 $L = 48.97'$
 $C = 48.87'$
 $B = S14^{\circ}00'23''E$

FINAL PLAT
OF
BREEZY HILL PHASE VIII

61 LOTS, BEING 27.840 ACRES
OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER

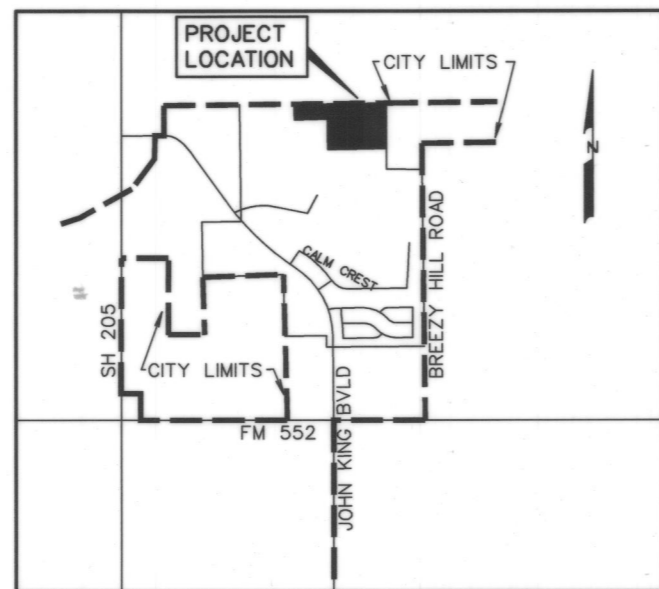
BH PHASE 8, LTD.

8214 WESTCHESTER DRIVE., SUITE 710
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPLS #10031700

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

JULY 2020 SCALE 1" = 100'

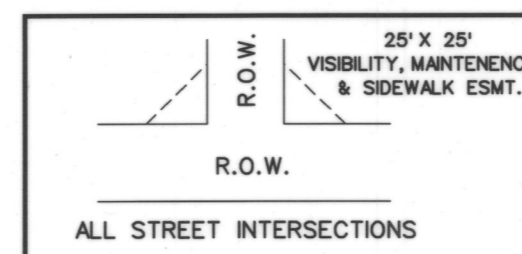


LOCATION MAP
N.T.S.

405.184 ACRE TRACT
TRACT 1
CLERKS FILE NO. 2007-00375392

6.705 ACRE TRACT
CLERKS FILE NO. 20150000004156

2.94 ACRE TRACT
DOC. NO. 20180000010717



VISIBILITY, MAINTENANCE & SIDEWALK EASEMENT DETAIL
N.T.S.

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	30°41'40"	250.00'	133.93'	132.33'	S74°19'00"E
2.	30°41'28"	250.00'	133.91'	132.32'	S74°18'53"E
3.	19°03'37"	250.00'	83.17'	82.78'	S08°34'26"E

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 out of a 405.184 acre tract, as described in Clerks File No. 2007-00375392 in the Deed Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the most northerly northeast corner of said 405.184 acre tract and being the northwest corner of a 2.64 acre tract, as described in Doc. No. 20130000499663, in said Deed Records, same being in the south line of a 219.944 acre tract, as described in Doc. No. 20130000499663, in said Deed Records:

THENCE, South 00° 57' 23" West, along the east line of said 405.184 acre tract and the west line of said 2.64 acre tract, for a distance of 844.54 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89° 02' 37" West, departing said east and west lines, for a distance of 182.39 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 225.00 feet, a central angle of 12° 28' 10":

THENCE, along said curve to the left for an arc distance of 48.97 feet (Chord Bearing South 14° 00' 23" East - 48.87 feet), to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.":

THENCE, North 89° 39' 37" West, for a distance of 130.28 feet, to a 1/2 inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of a 6.705 acre tract, as described in Clerks File No. 20150000004156 in said Deed Records:

THENCE, North 89° 39' 50" West, along the north line of said 6.705 acre tract, for a distance of 850.79 feet, to a 1/2 inch iron rod found at the northwest corner of said 6.705 acre tract and being in the east line of Breezy Hill Phase VI, an addition to the City of Rockwall, as described in Cab. J, Pg. 291 in the Plat Records of Rockwall County, Texas, being on a curve to the left, having a radius of 1550.00, a central angle of 01° 20' 20":

THENCE, along the east line of said Breezy Hill Phase VI and with said curve to the left for an arc distance of 36.22 feet (Chord Bearing North 01° 00' 20" East - 36.22 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, North 00° 20' 10" East, continuing along said east line, for a distance of 553.78 feet, to a 1/2 inch iron rod found at the most easterly northeast corner of said Breezy Hill Phase VI:

THENCE, North 89° 39' 50" West, along a north line of said Breezy Hill Phase VI, for a distance of 642.40 feet, to a 1/2 inch iron rod found at an ell corner of said Breezy Hill Phase VI:

THENCE, North 00° 20' 10" East, along the east line of said Breezy Hill Phase VI, for a distance of 175.00 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 39' 50" West, continuing along said east line, for a distance of 1.14 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 20' 10" East, continuing along said east line, for a distance of 125.00 feet, to a 1/2 inch iron rod found at the most northerly northeast corner of said Breezy Hill Phase VI and being in the north line of said 405.184 acre tract and being in the south line of said 219.944 acre tract:

THENCE, South 89° 39' 37" East, along the north line of said 405.184 acre tract and the south line of said 219.944 acre tract, for a distance of 1803.60 feet, to the POINT OF BEGINNING and containing 27.840 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 22 day of July, 2020.

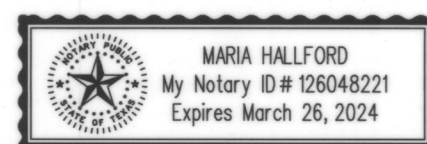
WARREN L. CORWIN
R.P.L.S. No. 4621



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 22 day of July, 2020.



Maria Hallford
Notary Public in and for the State of Texas

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 VIII, 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 VIII, 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:

- 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.

BH PHASE 8, LTD.
a Texas limited partnership
By: BH PHASE 8 GP Corporation,
a Texas corporation, its General Partner

John Arnold
Director

Mortgage or Lien Interest

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, 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 6th day of August, 2020.

Notary Public in and for the State of Texas My Commission Expires: 6/30/2023

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared Eric Sonneborn 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 6th day of August, 2020.

Notary Public in and for the State of Texas My Commission Expires: 08-19-2021

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.

Recommended for Final Approval:

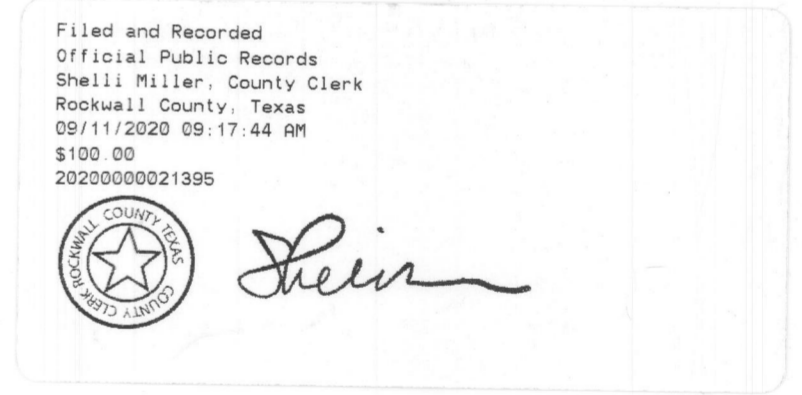
Planning & Zoning Commission Date 9-8-2020

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 ___, 2020.

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 8th day of September, 2020.

Signatures of Mayor, City Secretary, and City Engineer.



FINAL PLAT OF BREEZY HILL PHASE VIII 61 LOTS, BEING 27.840 ACRES OUT OF THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 IN THE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS OWNER

BH PHASE 8, LTD. 8214 WESTCHESTER DRIVE., SUITE 710 DALLAS, TEXAS 75225 214-522-4945

PREPARED BY CORWIN ENGINEERING, INC. TBPLS #10031700 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200 JULY 2020