
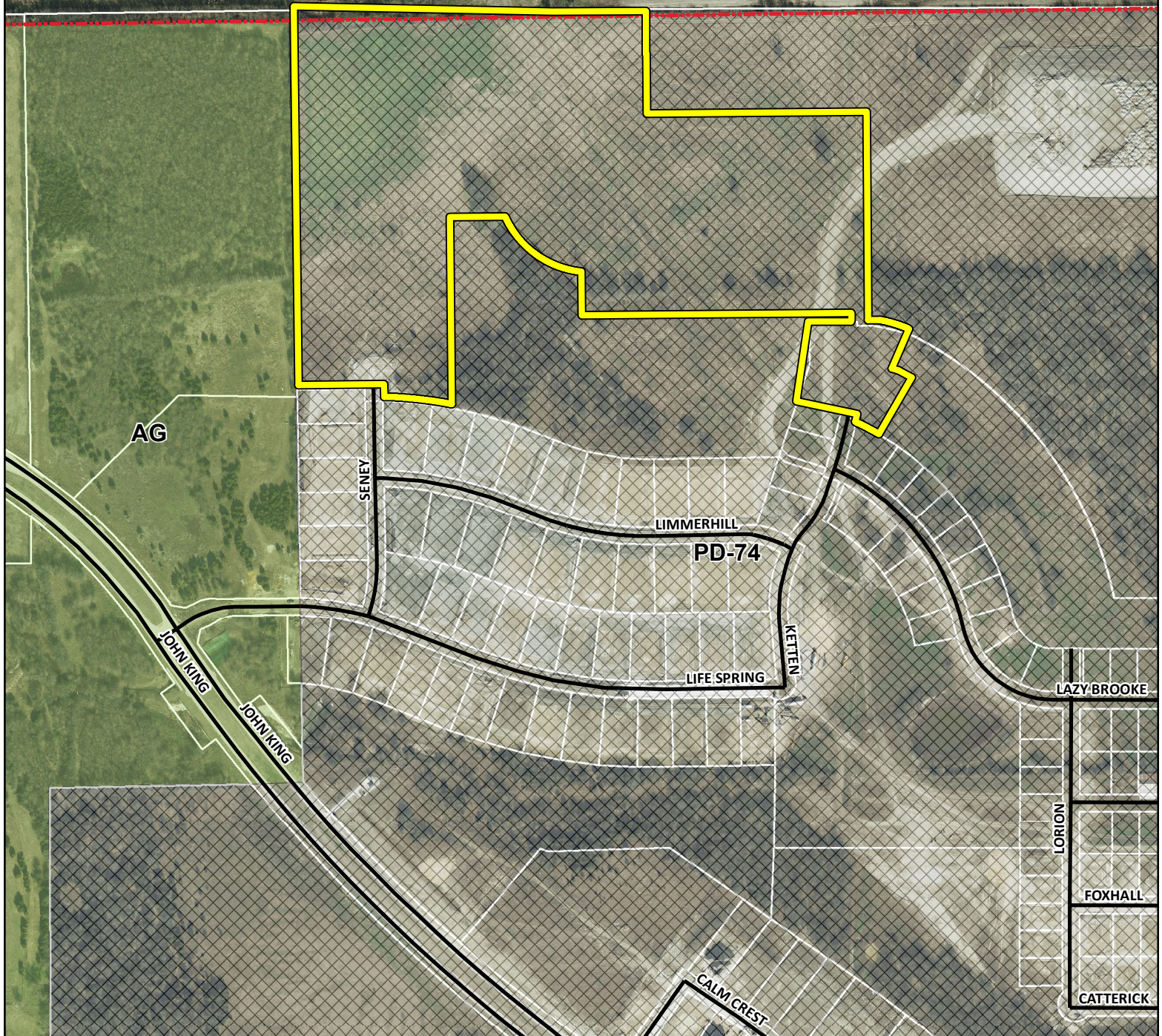


0 130 260 520 780 1,040 Feet

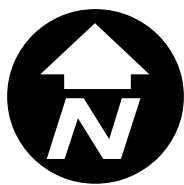
P2017-022- BREEZY HILL PHASE VI  
FINAL PLAT - LOCATION MAP = 



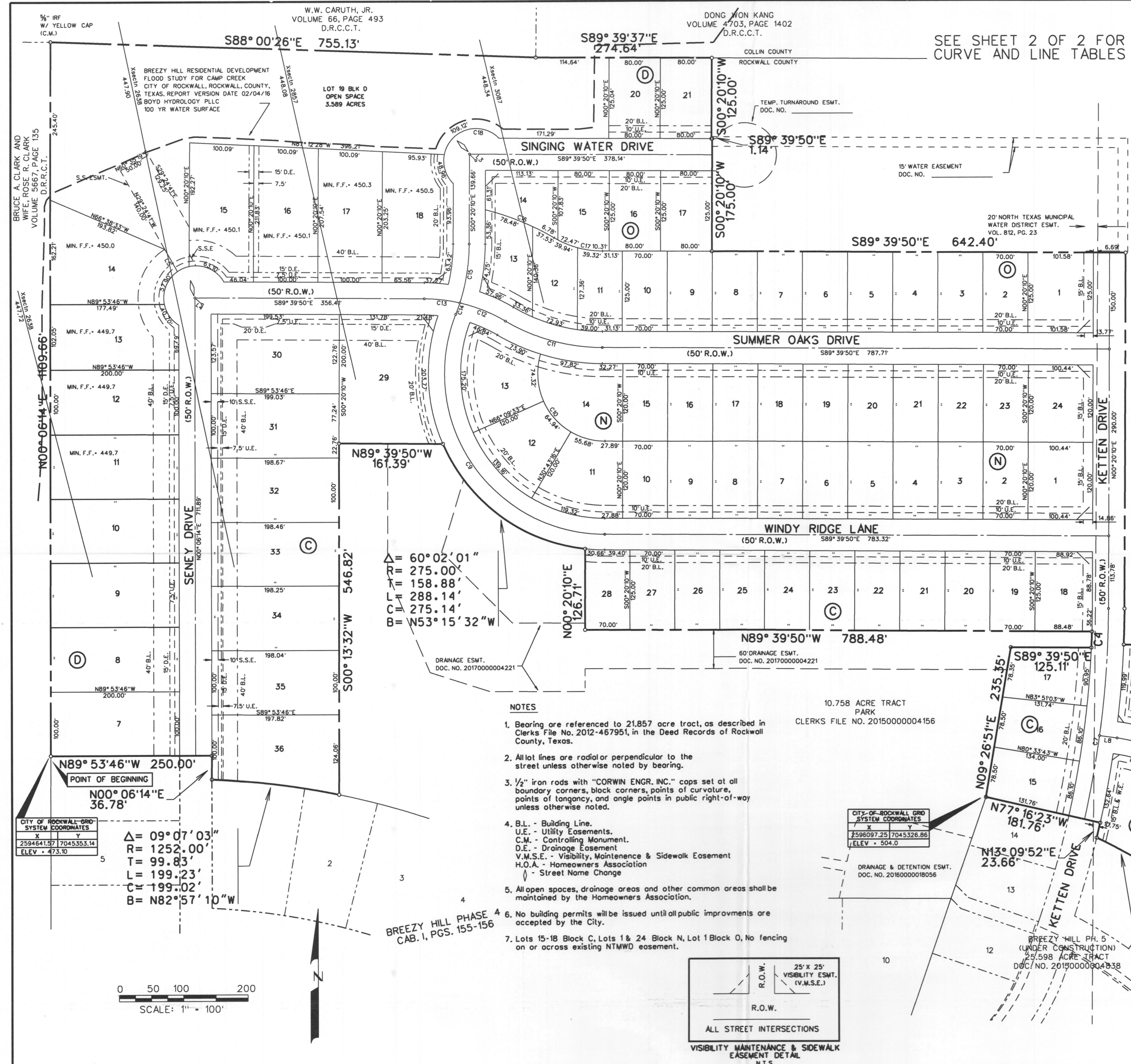
## City of Rockwall

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

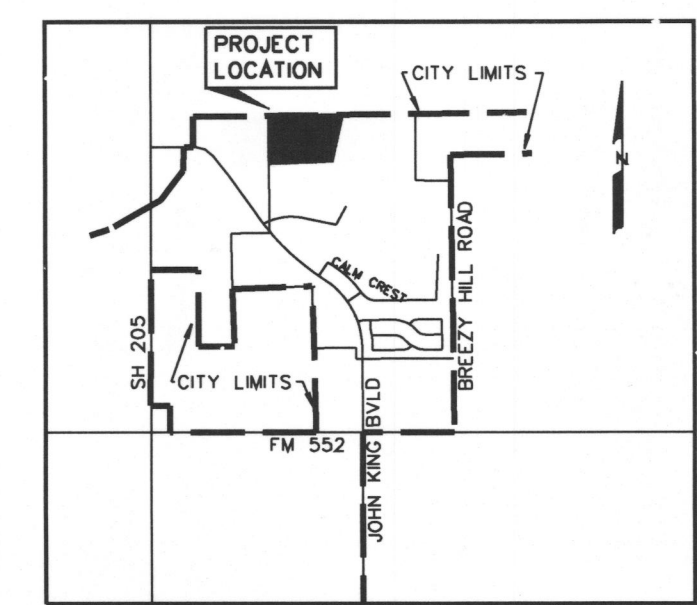
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







FINAL PLAT  
OF  
**BREEZY HILL PHASE VI**  
79 LOTS, BEING 32.022 ACRES  
OUT OF THE  
**J. STRICKLAND SURVEY, ABSTRACT NO. 187**  
IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
**OWNER**  
**BH PHASE VI, SF, 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  
DECEMBER 2016 SCALE 1" = 100'



LOCATION MAP  
N.T.S.

$\Delta = 12^\circ 48' 03''$   
 $R = 400.00'$   
 $T = 44.87'$   
 $L = 89.37'$   
 $C = 89.18'$   
 $B = S72^\circ 16' 09'' E$

6.705 ACRE TRACT  
CLERKS FILE NO. 20150000004156

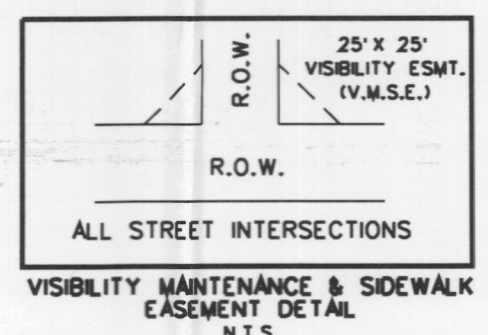
$\Delta = 02^\circ 27' 58''$   
 $R = 1016.00'$   
 $T = 21.87'$   
 $L = 43.73'$   
 $C = 43.73'$   
 $B = S60^\circ 18' 33'' E$

405.184 ACRE TRACT  
CLERKS FILE NO. 2007-00375392

CASE •XXXX

DRIVEWAY CULVERT SIZE REQUIREMENTS			
Block	Lot	Pipe Size (in)	No. of Barrels
C	29	18	1
C	30	24	2
C	31	24	2
C	32	21	2
C	33	21	2
C	34	21	2
C	35	21	2
C	36	24	1
D	7	18	1
D	8	18	1
D	9	18	1
D	10	21	1
D	11	21	1
D	12	24	1
D	13	24	1
D	14	24	1
D	15	21	2
D	16	18	1
D	17	18	1
D	18	18	1

- NOTES**
- Bearing are referenced to 21.857 acre tract, as described in Clerks File No. 2012-467951, in the Deed Records of Rockwall County, Texas.
  - All lot lines are radiator 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.M.S.E. - 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.
  - Lots 15-18 Block C, Lots 1 & 24 Block N, Lot 1 Block O, No fencing on or across existing NTMWD easement.





LEGAL DESCRIPTION

WHEREAS, BH PHASE VI, SF, LTD., a tract of land situated in the J. Strickland Survey, Abstract No. 187 in the City of Rockwall, Rockwall County, Texas, being out of Tract 1, as described in Clerks File No. 20130000498889 in the Deed Records of Rockwall County, Texas and a 39.298 acre tract, as described in Clerks File No. 20130000498882 in said Deed Records and being more particularly described as follows:

BEGINNING, at an "x" cut set at the northwest corner of Breezy Hill Phase 4, an addition to the City of Rockwall, Texas, as described in Cob. 1, Pgs. 155-156, in the plat records of Rockwall County, Texas, also being in the east line of a 31.012 acre tract, as described in Vol. 6934, Pg. 206, in said Deed Records, same being in the west line of said Tract 1:

THENCE, North 00°06'14" East, along the west line of said Tract 1 and the east line of said 31.012 acre tract, for a distance 1109.66 feet, to a ¾ inch iron rod found at the northwest corner of said Tract 1 and the northeast corner of said 31.012 acre tract;

THENCE, South 88°00'26" East, along the north line of said Tract 1, for a distance of 755.13 feet, to a ½ inch iron rod found;

THENCE, South 89°39'37" East, continuing along said north line, for a distance of 274.64 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°20'10" West, departing said north line, for a distance of 125.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°39'50" East, for a distance of 1.14 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°20'10" West, for a distance of 175.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°39'50" East, for a distance of 642.40 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 00°20'10" West, for a distance of 553.78 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", being at a tangent curve to the right, having a radius of 1550.00 feet, a central angle of 02°04'43" and a tangent of 28.12 feet;

THENCE, along said curve at 8.10 feet, passing the northwest corner of a 6.705 acre tract, as described in Clerks File No. 20150000004156, in said Deed Records, for an total arc distance of 56.23 feet Chord Bearing South 01°22'31" West - 56.22 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the most westerly southwest corner of said 6.705 acre tract;

THENCE, South 89°39'50" East, along the south line of said 6.705 acre tract, for a distance of 34.47 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 400.00 feet, a central angle of 12°48'03", and a tangent of 44.87 feet;

THENCE, continuing along said curve, and said south line for an arc distance of 89.37 feet (Chord Bearing South 72°16'09" East - 89.18 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 24°07'53" West, departing said south line, at 17.70 feet, passing a point in the north line of said 39.298 acre tract and continuing for a distance of 125.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve the right, having a radius of 275.00 feet, a central angle of 04°19'35", and a tangent of 10.39 feet;

THENCE, continuing along said curve to the right for an arc distance of 20.77 feet (Chord Bearing South 63°42'20" East - 20.76 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the point of compound curvature of a curve to the right, having a radius of 1016.00 feet, a central angle of 02°27'58", and a tangent of 21.87 feet;

THENCE, along said curve to the right for an arc distance of 43.73 feet (Chord Bearing South 60°18'33" East - 43.73 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 30°55'26" West, for a distance of 191.00 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of a 25.598 acre tract, as described in Clerk File No. 20150000004858, in said Deed Records and being in the south line of said 39.298 acre tract, being on a non-tangent curve to the left, having a radius of 825.00 feet, a central angle of 05°25'40", and a tangent of 39.11 feet;

THENCE, continuing along the north of said 25.598 acre tract and the south line of said 39.298 acre tract and with said curve to the left for an arc distance of 78.15 feet (Chord Bearing North 61°47'24" West - 78.12 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 13°09'52" East, continuing along said north and south lines, for a distance of 23.66 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 77°16'23" West, continuing along said north and south lines, for a distance of 181.76 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said 25.598 acre tract also being in the west line of said 39.298 acre tract same being in the east line of a 10.758 acre tract, as described in Clerks File No. 20150000004156, in said Deed Records;

THENCE, North 09°26'51" East, along the east line of said 10.758 acre tract, for a distance of 235.35 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, South 89°39'50" East, continuing along said east line and at 1.36 feet, passing the northwest corner of said 39.298 acre tract, for a total distance of 125.11 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the left, having a radius of 1500.00 feet, a central angle of 00°57'20", and a tangent of 12.51 feet;

THENCE, departing the north line of said 39.298 acre tract and continuing along said east line, and with said curve to the left for an arc distance of 25.01 feet (Chord Bearing North 02°11'51" East - 25.01 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northeast corner of said 10.758 acre tract;

THENCE, North 89°39'50" West, along the north line of said 10.758 acre tract, for a distance of 788.48 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°20'10" East, continuing along said north line of said 10.758 acre tract, for a distance of 126.71 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", on a non-tangent curve to the right, having a radius of 275.00 feet, a central angle of 60°02'01", and a tangent of 158.88 feet;

THENCE, continuing along said north line and with said curve to the right for an arc distance of 288.14 feet (Chord Bearing North 53°15'32" West - 275.14 feet), to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89°39'50" West, continuing along said north line , for a distance of 161.39 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", at the northwest corner of said 10.758 acre tract;

THENCE, South 00°13'32" West, along the west line of said 10.758 acre tract, for a distance of 546.82 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.", in the north line of said Breezy Hill Phase 4, being on a curve to the left, having a radius of 1252.00 feet, a central angle of 09°07'03", and a tangent of 99.83 feet;

THENCE, along the north line of said Breezy Hill Phase 4 and with said curve to the left for an arc distance of 199.23 feet (Chord Bearing North 82°57'10" West - 199.02 feet), to a ½ inch iron found with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 00°06'14" East, continuing along said north line, for a distance of 36.78 feet, to a ½ inch iron rod set with a yellow cap stamped "Corwin Eng. Inc.";

THENCE, North 89°53'46" West, continuing along said north line, for a distance of 250.00 feet, to the POINT OF BEGINNING and containing 32.020 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

THE STATE OF TEXAS  
COUNTY OF COLLIN

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

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 pcrson 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 \_\_\_\_\_, 2017.

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 VI, 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 VI, 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 VISF, LTD.  
a Texas limited partnership  
By: BH PHASE VISF, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

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 \_\_\_\_\_, 2017.

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.

Recommended for Final Approval:

Planning & 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 \_\_\_\_\_, 2017.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Mayor, City of Rockwall

City Secretary

City Engineer

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	S 89°39'50" E	34.47'
2.	S 82°13'34" E	27.59'
3.	S 44°39'50" E	14.14'
4.	S 48°43'42" E	15.26'
5.	S 29°24'41" E	40.10'
6.	N 70°25'50" E	14.69'
7.	S 68°27'25" E	13.82'
8.	N 82°13'34" W	27.59'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1.	01°02'21"	1550.00'	28.11'	14.06'	28.11'	S01°53'42"W
2.	12°48'03"	400.00'	89.37'	44.87'	89.18'	S72°16'09"E
3.	04°19'35"	275.00'	20.77'	10.39'	20.76'	S63°42'20"E
4.	00°57'20"	1500.00'	25.01'	12.51'	25.01'	N02°11'51"E
5.	20°41'02"	250.00'	90.25'	45.62'	89.76'	S71°53'03"E
6.	03°28'36"	991.00'	60.13'	30.08'	60.12'	S59°48'14"E
7.	04°57'12"	1525.00'	131.84'	65.96'	131.79'	N10°15'01"E
8.	07°26'16"	1525.00'	197.96'	99.12'	197.82'	N04°03'18"E
9.	111°21'41"	250.00'	485.91'	366.22'	412.95'	N33°59'00"W
10.	106°22'47"	105.00'	194.95'	140.30'	168.13'	N36°28'26"W
11.	30°16'22"	300.00'	158.51'	81.15'	159.67'	N74°31'39"W
12.	17°31'47"	250.00'	76.49'	38.55'	76.19'	N68°09'22"W
13.	12°44'34"	250.00'	55.60'	27.92'	55.49'	N83°17'33"W
14.	03°36'16"	300.00'	18.87'	9.43'	18.87'	N19°53'43"E
15.	17°45'25"	300.00'	92.97'	46.86'	90.91'	N09°12'53"E
16.	16°37'00"	400.00'	116.01'	58.41'	115.60'	S67°41'58"E
17.	30°16'22"	150.00'	79.25'	40.58'	78.33'	S74°31'39"E
18.	178°51'14"	50.00'	158.08'	----	100.00'	N45°20'10"E
19.	151°47'15"	50.00'	181.70'	----	96.98'	N46°13'48"E
20.	20°41'02"	250.00'	90.25'	45.62'	89.76'	S71°53'03"E
21.	02°27'58"	991.00'	42.66'	21.33'	42.65'	S60°18'33"E

FINAL PLAT

OF

BREEZY HILL PHASE VI

79 LOTS, BEING 32.020 ACRES

OUT OF THE

J. STRICKLAND SURVEY, ABSTRACT NO. 187

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

BH PHASE VI, SF, 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

CASE #XXXX

DECEMBER 2016

SCALE 1" = 100'