



**CASE COVER SHEET**

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

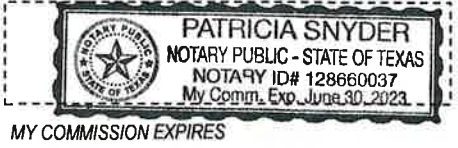
## NOTARY VERIFICATION [REQUIRED]

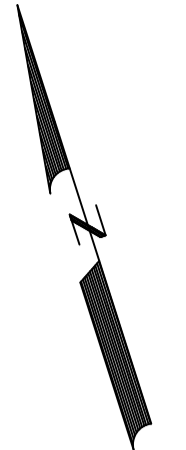
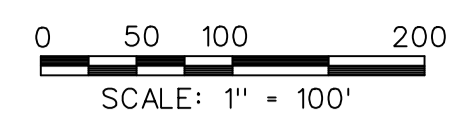
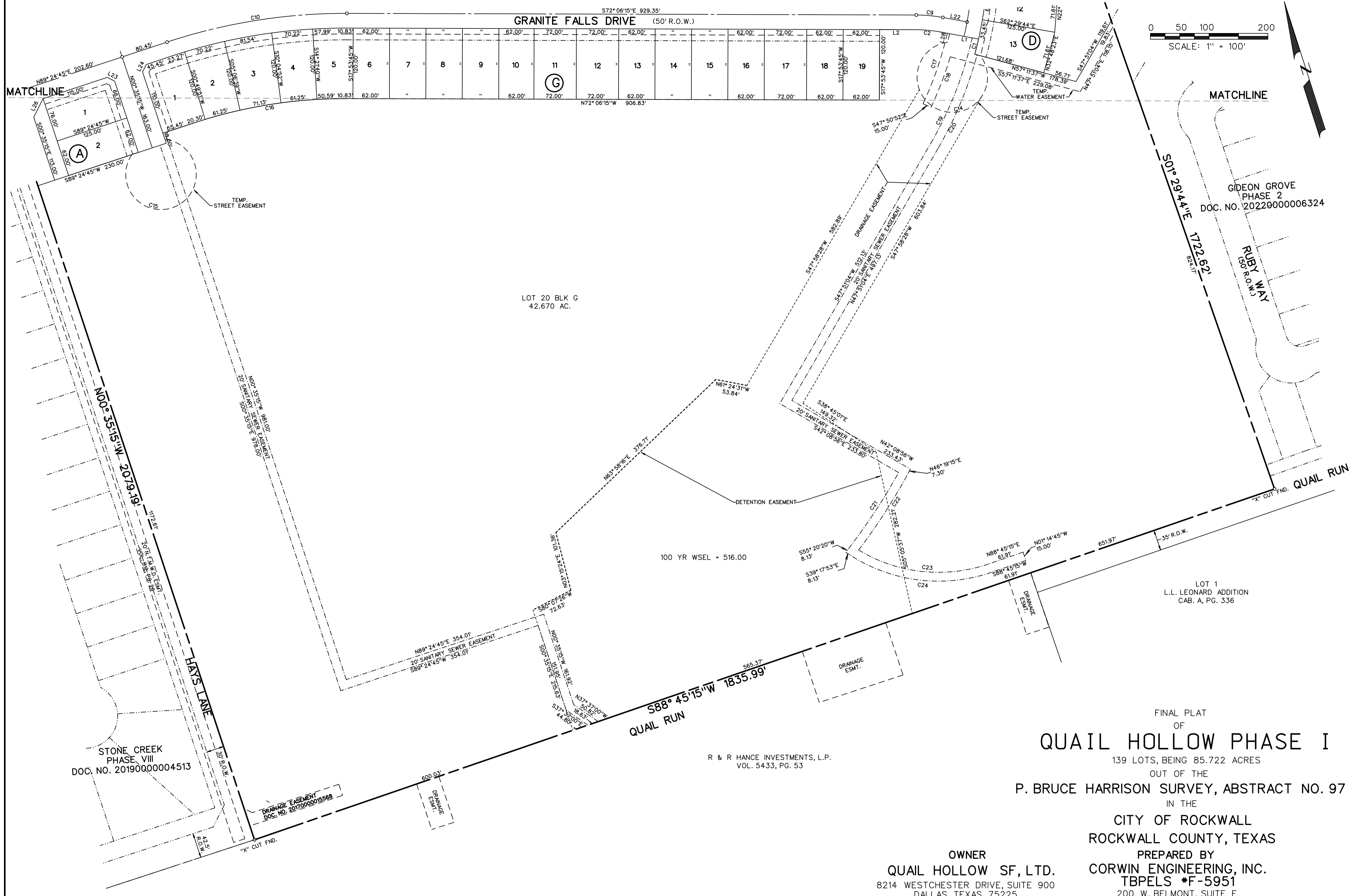
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





FINAL PLAT  
OF  
**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JANUARY 2023

OWNER  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

R & R HANCE INVESTMENTS, L.P.  
VOL. 5433, PG. 53

STONE CREEK  
PHASE VIII  
DOC. NO. 2019000004513

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
**CASE NO. P2023-XXX**

JOHN KING BOULEVARD (120' R.O.W.)

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598714.057	7037865.106
ELEV = 538.7	

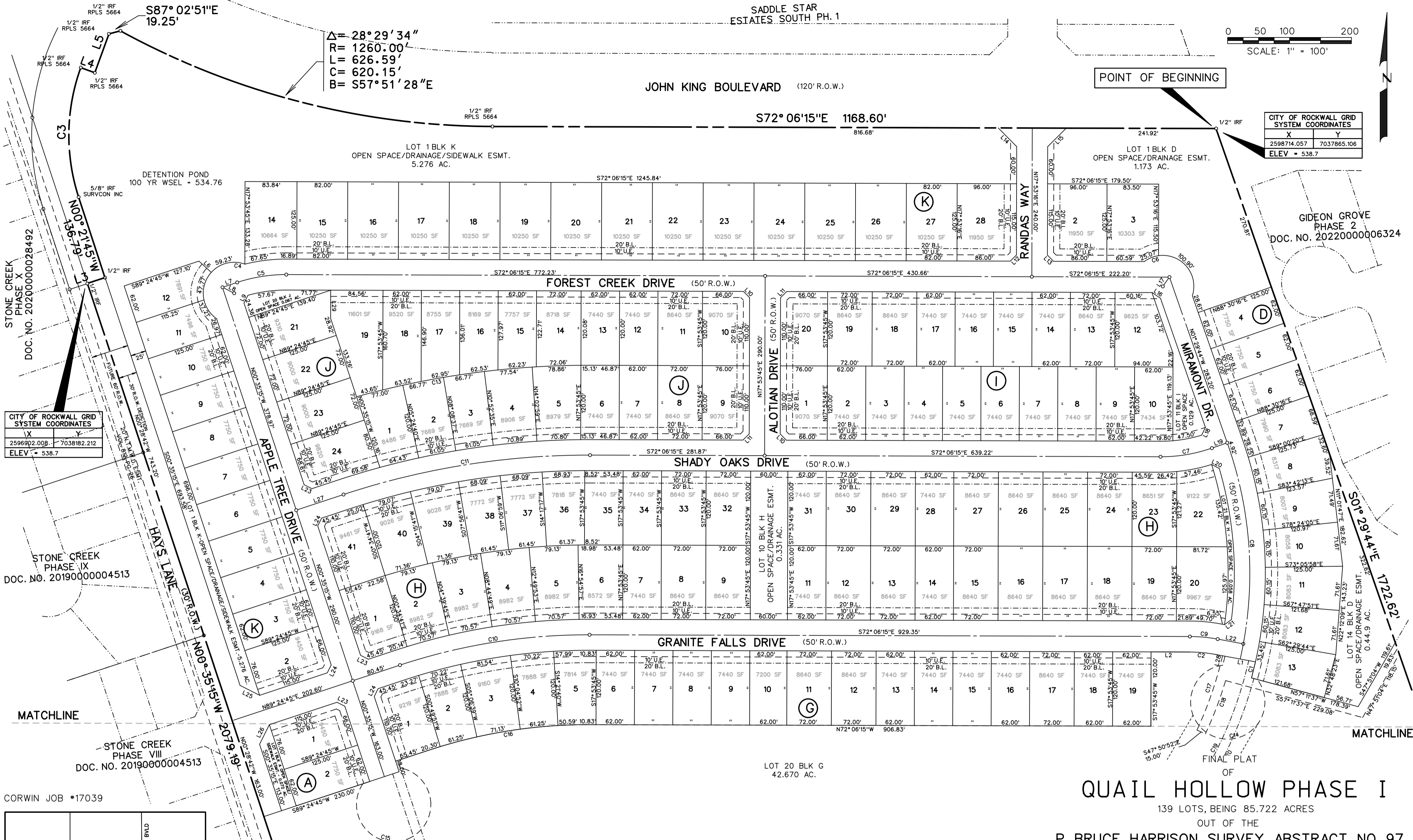
$$\Delta = 28^{\circ}29'34''$$

$$R = 1260.00'$$

$$L = 626.59'$$

$$C = 620.15'$$

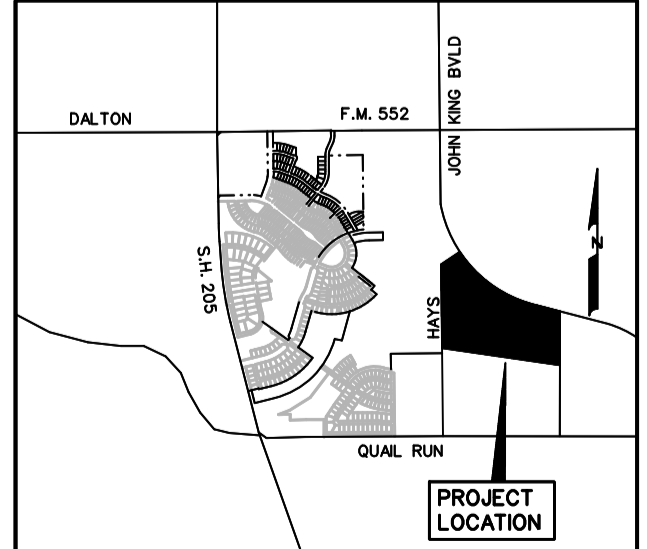
$$B = 557^{\circ}51'28''E$$



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596902.008	7038182.212
ELEV = 538.7	

MATCHLINE  
STONE CREEK PHASE VIII  
DOC. NO. 20190000004513

CORWIN JOB #17039



- NOTES**
- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. in the Deed 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.  
D.E. - Drainage Easement.  
S.S.E. - Sanitary Sewer Easement.
  - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
  - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
  - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

**OWNER**  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
CASE NO. P2023-XXX

**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
IN THE

**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS #F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JANUARY 2023 SCALE 1" = 100'

**LEGAL DESCRIPTION**

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being part of a 85.7256 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 85.7256 acre tract and being in the south line of John King Boulevard (120' R.O.W.), also being the northwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. 2022000006324 in the Plat Records of Rockwall County, Texas:

THENCE, South 01° 29' 44" East, along the east line of said 85.7256 acre tract and the west line of said Gideon Grove Phase 2, for a distance of 1722.62 feet, to an "X" cut found at the southeast corner of said 85.7256 acre tract and being the southwest corner of said Gideon Grove Phase 2 and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records:

THENCE, South 88° 45' 15" West, along the south line of said 85.7256 acre tract and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said 85.7256 acre tract and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 2019000004513 in said Plat Records:

THENCE, North 00° 35' 15" West, along the west line of said 85.7256 acre tract and the east line of said Stone Creek Phase VIII, at 1480.61 feet, passing the northeast corner of said Stone Creek Phase VIII same being the southeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc. No. 2019000004513 in said Plat Records, at 1791.72 feet, passing the northeast corner of said Stone Creek Phase IX and being the southeast corner of Stone Creek X, an addition to the City of Rockwall, as described in Doc. No. 2020000028492 in said Plat Records and continuing for a total distance of 2079.19 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 40' 38" East, departing the east line of said Stone Creek X and continuing with said west line, for a distance of 28.47 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 21' 45" West, continuing along said west line, for a distance of 136.79 feet, to a 5/8 inch iron rod found with cap stamped "Survcon Inc", being on a curve to the right, having a radius of 320.00 feet, a central angle of 38° 06' 44";

THENCE, continuing along said west line and with said curve to the right for an arc distance of 212.86 feet (Chord Bearing North 18° 41' 37" East- 208.96 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 52° 15' 01" East, continuing along said west line, for a distance of 24.00 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664"

THENCE, North 37° 44' 59" East, continuing along said west line, for a distance of 66.65 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 87° 02' 51" East, continuing along said west line, for a distance of 19.25 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664", being the most northerly northwest corner of said 85.7256 acre tract and being in the south line of said John King Boulevard same being on a curve to the left, having a radius of 1260.00 feet, a central angle of 28° 29' 34";

THENCE, along the north line of said 85.7256 acre tract and the south line of said John King Boulevard with said curve to the left for an arc distance of 626.56 feet (Chord Bearing South 57° 51' 28" East 620.15 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664", at the point of tangency;

THENCE, South 72° 06' 15" East, continuing along said north and south lines, for a distance of 1168.60 feet, to the POINT OF BEGINNING and containing 85.722 acres of land.

**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 QUAIL HOLLOW 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 QUAIL HOLLOW 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:

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.

QUAIL HOLLOW SF, LTD.  
a Texas limited partnership  
By: QUAIL HOLLOW 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer

**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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 61° 44' 56" W	66.60'
2.	N 72° 06' 14" E	62.50'
3.	N 89° 38' 08" E	28.47'
4.	S 52° 15' 01" E	24.00'
5.	N 37° 44' 59" E	66.65'
6.	S 30° 04' 15" E	27.00'
7.	N 89° 24' 45" E	25.00'
8.	S 45° 35' 15" E	21.21'
9.	N 45° 03' 24" E	13.99'
10.	S 27° 06' 15" E	14.14'
11.	N 62° 53' 45" E	14.14'
12.	N 62° 53' 30" E	14.14'
13.	S 27° 06' 29" E	14.14'
14.	S 27° 06' 44" E	42.43'
15.	N 62° 53' 16" E	42.43'
16.	S 36° 48' 00" E	16.32'
17.	N 53° 12' 00" E	18.36'
18.	N 43° 59' 32" E	14.02'
19.	N 88° 30' 16" E	26.15'
20.	S 44° 51' 39" E	13.95'
21.	N 71° 49' 07" E	13.78'
22.	S 61° 44' 56" E	42.08'
23.	S 45° 35' 15" E	14.14'
24.	N 44° 24' 45" E	14.14'
25.	S 45° 35' 15" E	35.36'
26.	N 44° 24' 45" E	35.36'
27.	N 89° 24' 45" E	80.45'
28.	N 31° 20' 59" E	14.88'
29.	N 17° 53' 45" E	45.42'

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	02° 21' 04"	650.00'	26.67'	26.67'	N31° 37' 51"E
2.	10° 21' 35"	225.00'	40.68'	40.63'	N66° 55' 44"W
3.	38° 06' 44"	320.00'	212.86'	208.96'	N18° 41' 37"E
4.	165° 15' 13"	50.00'	144.21'	99.17'	N45° 10' 10"E
5.	18° 29' 00"	250.00'	80.65'	80.30'	S81° 20' 45"E
6.	144° 20' 54"	50.00'	125.97'	95.20'	S36° 48' 00"E
7.	19° 23' 29"	250.00'	84.61'	84.21'	S81° 48' 00"E
8.	32° 02' 21"	625.00'	349.49'	344.96'	N14° 31' 26"E
9.	10° 21' 19"	250.00'	45.18'	45.12'	S66° 55' 36"E
10.	18° 29' 00"	965.00'	311.30'	309.96'	S81° 20' 45"E
11.	18° 29' 00"	1225.00'	404.86'	403.10'	S81° 20' 45"E
12.	18° 29' 00"	1110.00'	358.08'	356.53'	S81° 20' 45"E
13.	15° 38' 09"	1400.00'	382.06'	380.87'	S79° 55' 20"E
14.	60° 26' 58"	60.00'	313.69'	60.41'	S49° 45' 35"E
15.	62° 16' 58"	50.00'	311.77'	62.06'	N82° 53' 44"E
16.	18° 29' 00"	820.00'	264.53'	263.38'	N81° 20' 45"W
17.	12° 27' 08"	593.50'	128.99'	128.73'	S36° 53' 29"W
18.	08° 24' 41"	613.50'	90.07'	89.99'	N38° 52' 49"E
19.	17° 20' 56"	636.50'	192.73'	191.99'	S39° 10' 35"W
20.	15° 02' 40"	656.50'	172.38'	171.89'	N40° 19' 43"E
21.	08° 28' 32"	1028.00'	152.07'	151.93'	S51° 06' 04"W
22.	08° 24' 41"	1048.00'	153.89'	153.75'	N50° 31' 39"E
23.	49° 34' 00"	250.00'	224.93'	217.98'	N66° 27' 46"W
24.	51° 56' 53"	280.00'	253.87'	245.26'	S65° 16' 19"E

FINAL PLAT  
OF  
**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
**OWNER**  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945  
**PREPARED BY**  
**CORWIN ENGINEERING, INC.**  
**TBPELS \*F-5951**  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JANUARY 2023



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

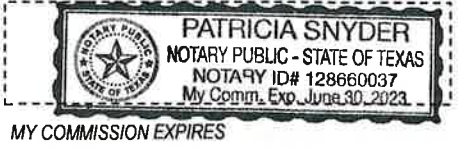
## NOTARY VERIFICATION [REQUIRED]

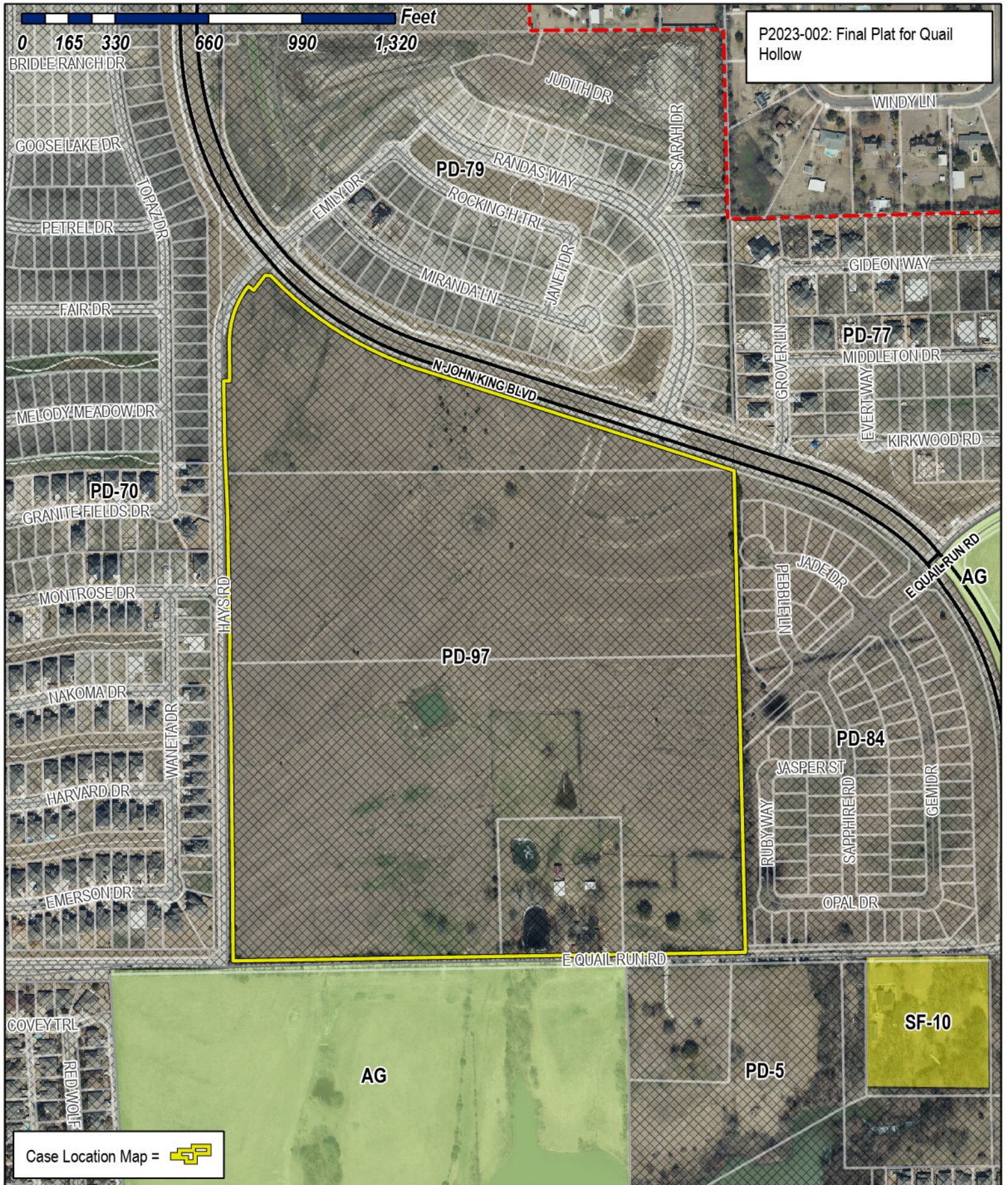
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."


GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





P2023-002: Final Plat for Quail Hollow

Case Location Map = 

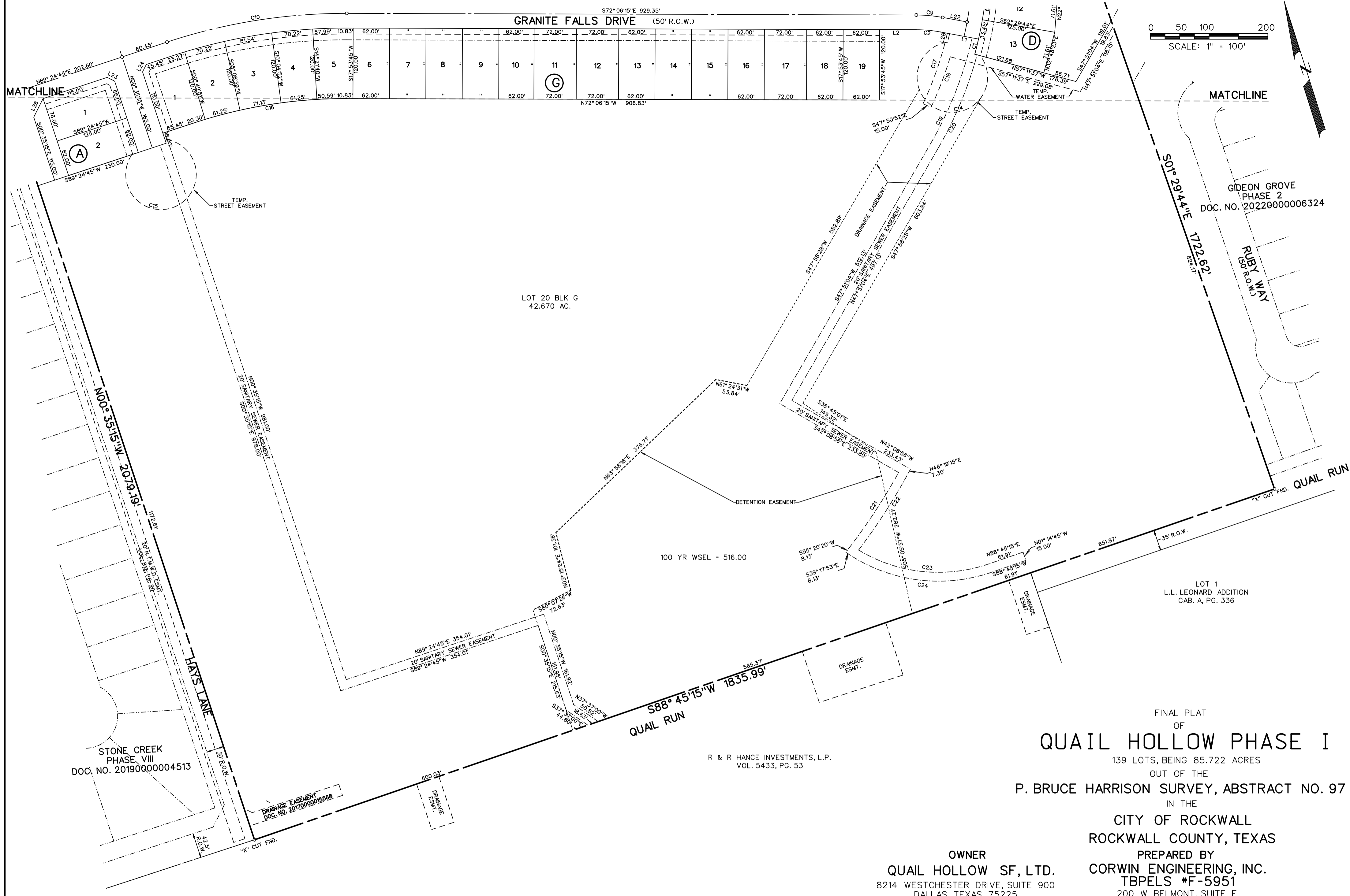


# City of Rockwall

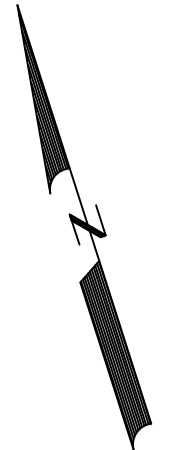
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





0 50 100 200  
SCALE: 1" = 100'



GRANITE FALLS DRIVE (50' R.O.W.)

LOT 20 BLK G  
42.670 AC.

GIDEON GROVE  
PHASE 2  
DOC. NO. 20229000006324

LOT 1  
L.L. LEONARD ADDITION  
CAB. A, PG. 336

STONE CREEK  
PHASE VIII  
DOC. NO. 20190000004513

R & R HANCE INVESTMENTS, L.P.  
VOL. 5433, PG. 53

FINAL PLAT  
OF  
**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
CASE NO. P2023-XXX

JANUARY 2023

SHEET 2 OF 3



JOHN KING BOULEVARD (120' R.O.W.)

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598714.057	7037865.106
ELEV = 538.7	

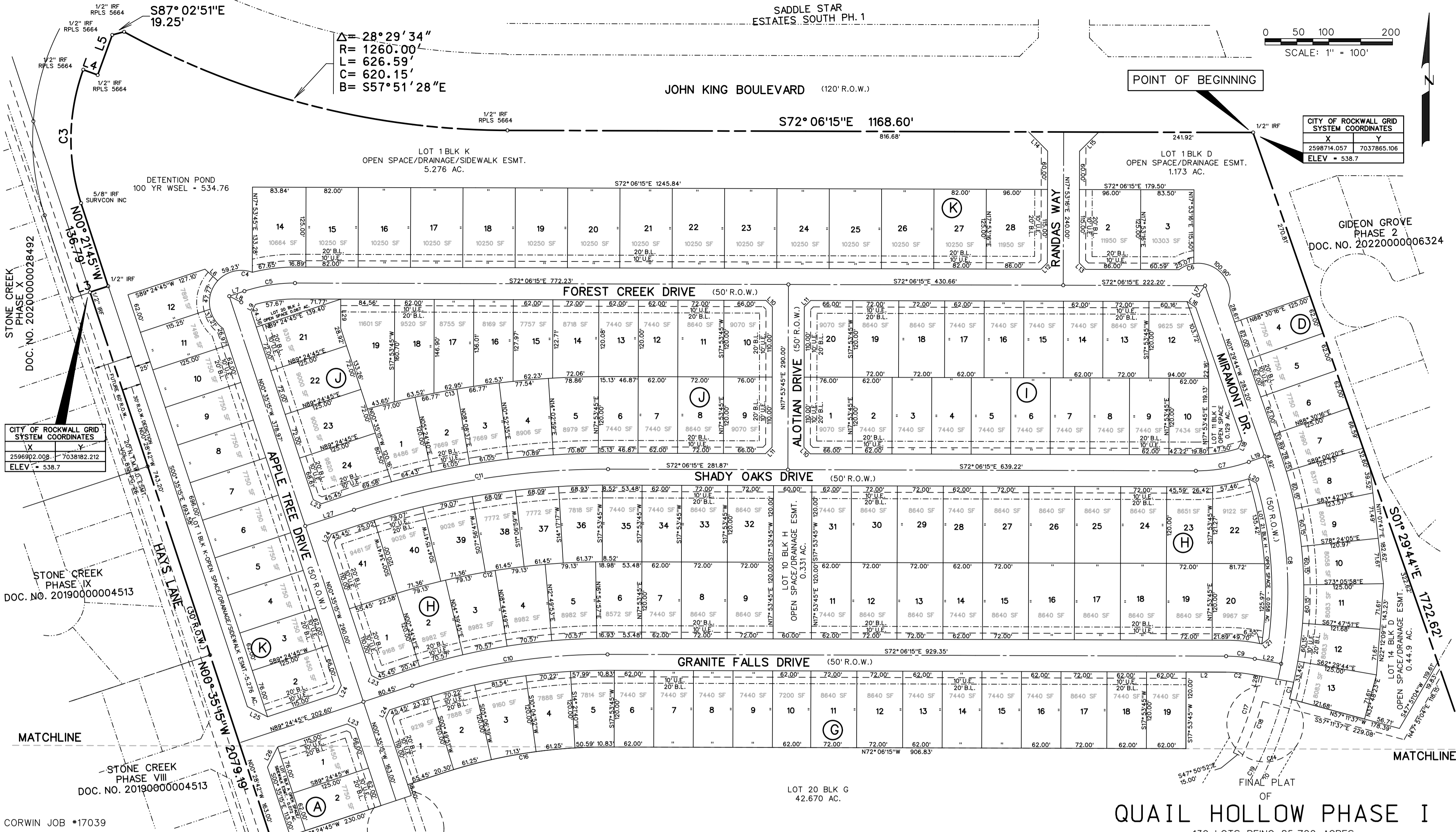
$$\Delta = 28^{\circ}29'34''$$

$$R = 1260.00'$$

$$L = 626.59'$$

$$C = 620.15'$$

$$B = 557^{\circ}51'28''E$$

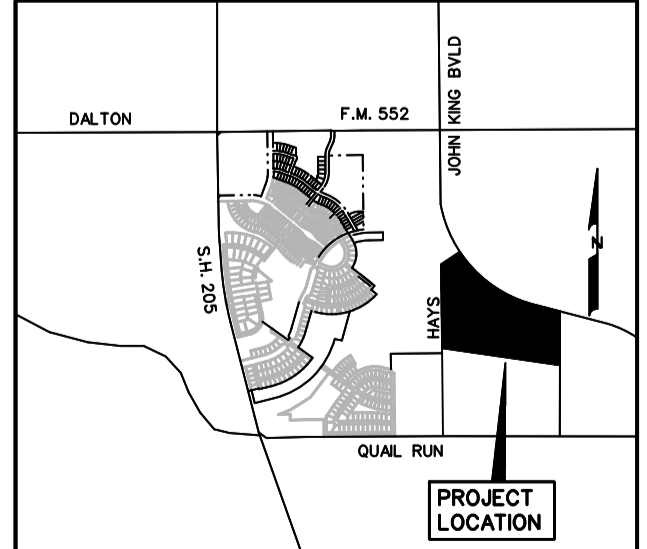


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596902.008	7038182.212
ELEV = 538.7	

STONE CREEK PHASE IX  
DOC. NO. 20190000004513

STONE CREEK PHASE VIII  
DOC. NO. 20190000004513

CORWIN JOB #17039



**NOTES**

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. in the Deed 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.  
D.E. - Drainage Easement.  
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LOT 20 BLK G  
42.670 AC.

**OWNER**  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
CASE NO. P2023-XXX

**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
IN THE

**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS #F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JANUARY 2023 SCALE 1" = 100'

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being part of a 85.7256 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 85.7256 acre tract and being in the south line of John King Boulevard (120' R.O.W.), also being the northwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. 2022000006324 in the Plat Records of Rockwall County, Texas:

THENCE, South 01° 29' 44" East, along the east line of said 85.7256 acre tract and the west line of said Gideon Grove Phase 2, for a distance of 1722.62 feet, to an "X" cut found at the southeast corner of said 85.7256 acre tract and being the southwest corner of said Gideon Grove Phase 2 and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records:

THENCE, South 88° 45' 15" West, along the south line of said 85.7256 acre tract and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said 85.7256 acre tract and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 2019000004513 in said Plat Records:

THENCE, North 00° 35' 15" West, along the west line of said 85.7256 acre tract and the east line of said Stone Creek Phase VIII, at 1480.61 feet, passing the northeast corner of said Stone Creek Phase VIII same being the southeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc. No. 2019000004513 in said Plat Records, at 1791.72 feet, passing the northeast corner of said Stone Creek Phase IX and being the southeast corner of Stone Creek X, an addition to the City of Rockwall, as described in Doc. No. 2020000028492 in said Plat Records and continuing for a total distance of 2079.19 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 40' 38" East, departing the east line of said Stone Creek X and continuing with said west line, for a distance of 28.47 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 21' 45" West, continuing along said west line, for a distance of 136.79 feet, to a 5/8 inch iron rod found with cap stamped "Survcon Inc", being on a curve to the right, having a radius of 320.00 feet, a central angle of 38° 06' 44":

THENCE, continuing along said west line and with said curve to the right for an arc distance of 212.86 feet (Chord Bearing North 18° 41' 37" East- 208.96 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664":

THENCE, South 52° 15' 01" East, continuing along said west line, for a distance of 24.00 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664"

THENCE, North 37° 44' 59" East, continuing along said west line, for a distance of 66.65 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664":

THENCE, South 87° 02' 51" East, continuing along said west line, for a distance of 19.25 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664", being the most northerly northwest corner of said 85.7256 acre tract and being in the south line of said John King Boulevard same being on a curve to the left, having a radius of 1260.00 feet, a central angle of 28° 29' 34":

THENCE, along the north line of said 85.7256 acre tract and the south line of said John King Boulevard with said curve to the left for an arc distance of 626.56 feet (Chord Bearing South 57° 51' 28" East 620.15 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664", at the point of tangency:

THENCE, South 72° 06' 15" East, continuing along said north and south lines, for a distance of 1168.60 feet, to the POINT OF BEGINNING and containing 85.722 acres of land.

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 QUAIL HOLLOW 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 QUAIL HOLLOW 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:

- 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.

QUAIL HOLLOW SF, LTD.
a Texas limited partnership
By: QUAIL HOLLOW 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall City Secretary City Engineer

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

LINE TABLE

Table with columns: LINE NO., BEARING, DISTANCE. Contains 29 rows of survey data.

CURVE TABLE

Table with columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 24 rows of curve data.

FINAL PLAT
OF
QUAIL HOLLOW PHASE I
139 LOTS, BEING 85.722 ACRES
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS \*F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MASTER PLAT P2022-53

PRE PLAT P2022-37

CASE NO. P2023-XXX

JANUARY 2023

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 1/27/2023

PROJECT NUMBER: P2023-002  
PROJECT NAME: Final Plat for Quail Hollow  
SITE ADDRESS/LOCATIONS: 1244 E QUAIL RUN RD

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/27/2023	Approved w/ Comments

01/27/2023: P2023-002: Final Plat for Quail Hollow

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 96 (PD-96) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and generally located at the southeast corner of the intersection of Hays Road and John King Boulevard.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (P2023-002) in the lower right-hand corner of all pages on future submittals.

M.4 Final Plat does not match subsequent Site Plan submittal. Please revise one or the other to match.

M.5 There is no Lot 13, Block K. Please revise numbering.

M.6 Lot 12, Block K does not meet lot width requirements of Planned Development 96. Please revise to include width at build line or revise to meet standards.

M.7 Lot 13, Block D does not meet lot width requirements of Planned Development 96. Please revise to include width at build line or revise to meet standards.

M.8 Provide the centerline for both John King Boulevard and Hays Lane.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: January 31, 2023  
 Parks Board: February 7, 2023  
 Planning and Zoning Commission: February 14, 2023  
 City Council: February 21, 2023

I.11 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed. Plats must be filed before any building permits are approved.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review

- 01/26/2023: - Label 10' Utility easement and 20' Setback
- Detention and drainage easement.
  - Wider easements are needed for the deeper sanitary sewer mains. The width is 2 times the depth, rounded up to the nearest 5'.
  - No utilities in detention & drainage easement. Detention and drainage easement looks to be incorrect.
  - Dedication information is needed before recording.
  - Call out width. 20' water easement.
  - Call out minimum FFE based on detention pond.
  - Show and label detention & drainage easement with 100 year water surface elevation. Keep in mind no structures (signage) can be in easement so you may want to delineate the detention and drainage easements inside the open space lot.
  - Utility easements needed along ROW.
  - Show limits of detention pond easement.
  - Sidewalk/trail easement needed along John King.
  - Label Distances and Show distance break on all lots.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

No Comments

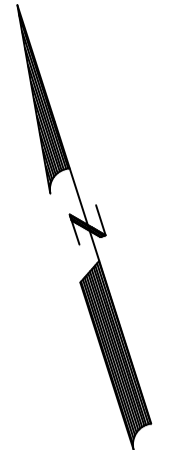
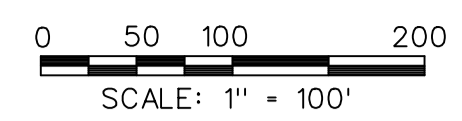
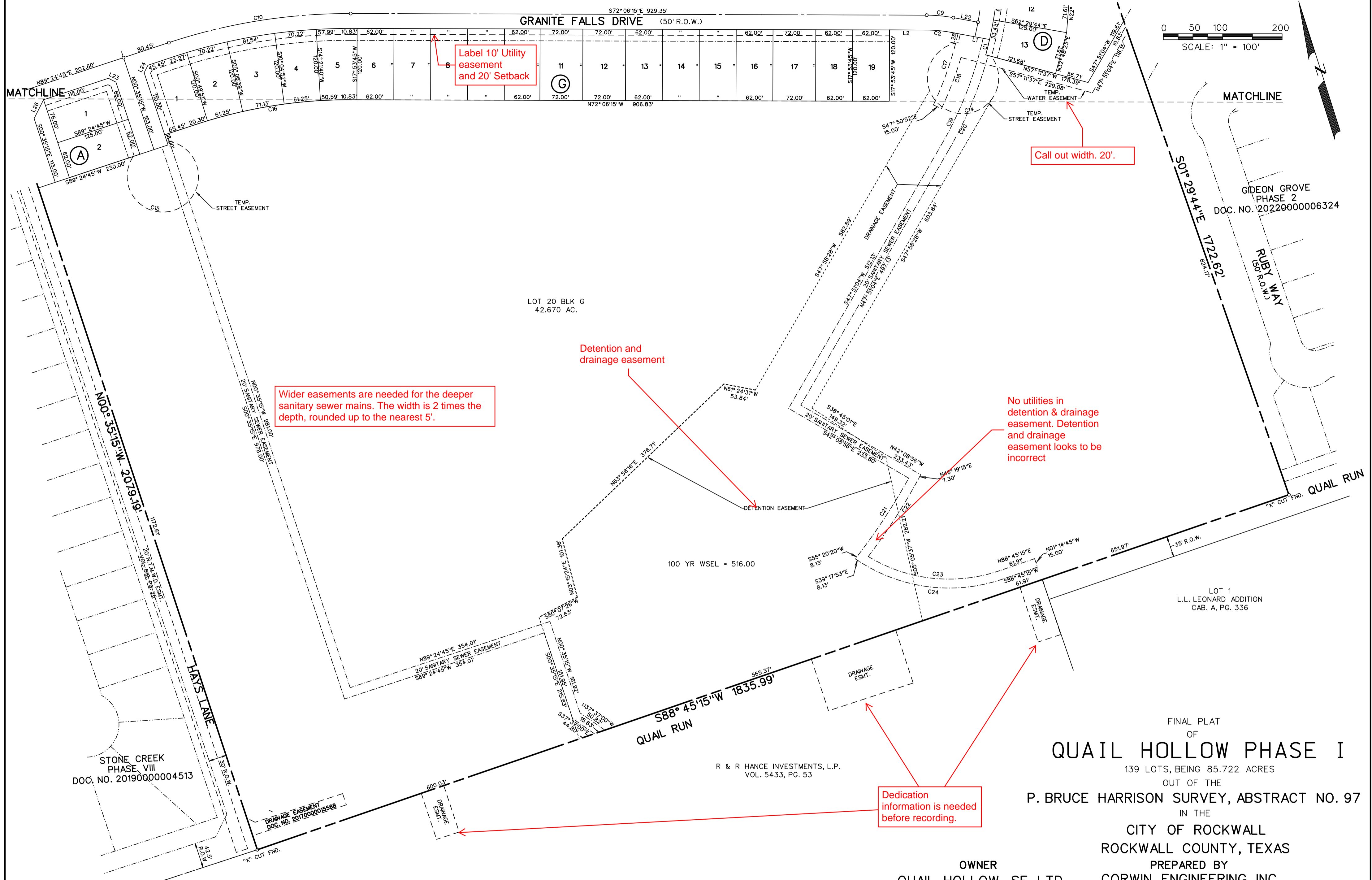
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

01/23/2023: 1. P2023-002  
 Park District 5  
 Cash In Lieu of Land: \$516.00 x 250 lots = \$129,000.00  
 Pro Rata Equipment Fee: \$489.00 x 250 lots = \$122,250.00

Total per lot x lots = \$1005.00 x 205 lots = \$251,250.00



GRANITE FALLS DRIVE (50' R.O.W.)

MATCHLINE

S01°29'44"E  
1722.62'

GIDEON GROVE  
PHASE 2  
DOC. NO. 20229000006324

RUBY WAY  
(50' R.O.W.)

QUAL RUN  
"X" CUT FND.

LOT 20 BLK G  
42.670 AC.

Wider easements are needed for the deeper sanitary sewer mains. The width is 2 times the depth, rounded up to the nearest 5'.

Detention and drainage easement

No utilities in detention & drainage easement. Detention and drainage easement looks to be incorrect

Dedication information is needed before recording.

100 YR WSEL = 516.00

LOT 1  
L.L. LEONARD ADDITION  
CAB. A, PG. 336

FINAL PLAT  
OF  
**QUAIL HOLLOW PHASE I**

139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97  
IN THE

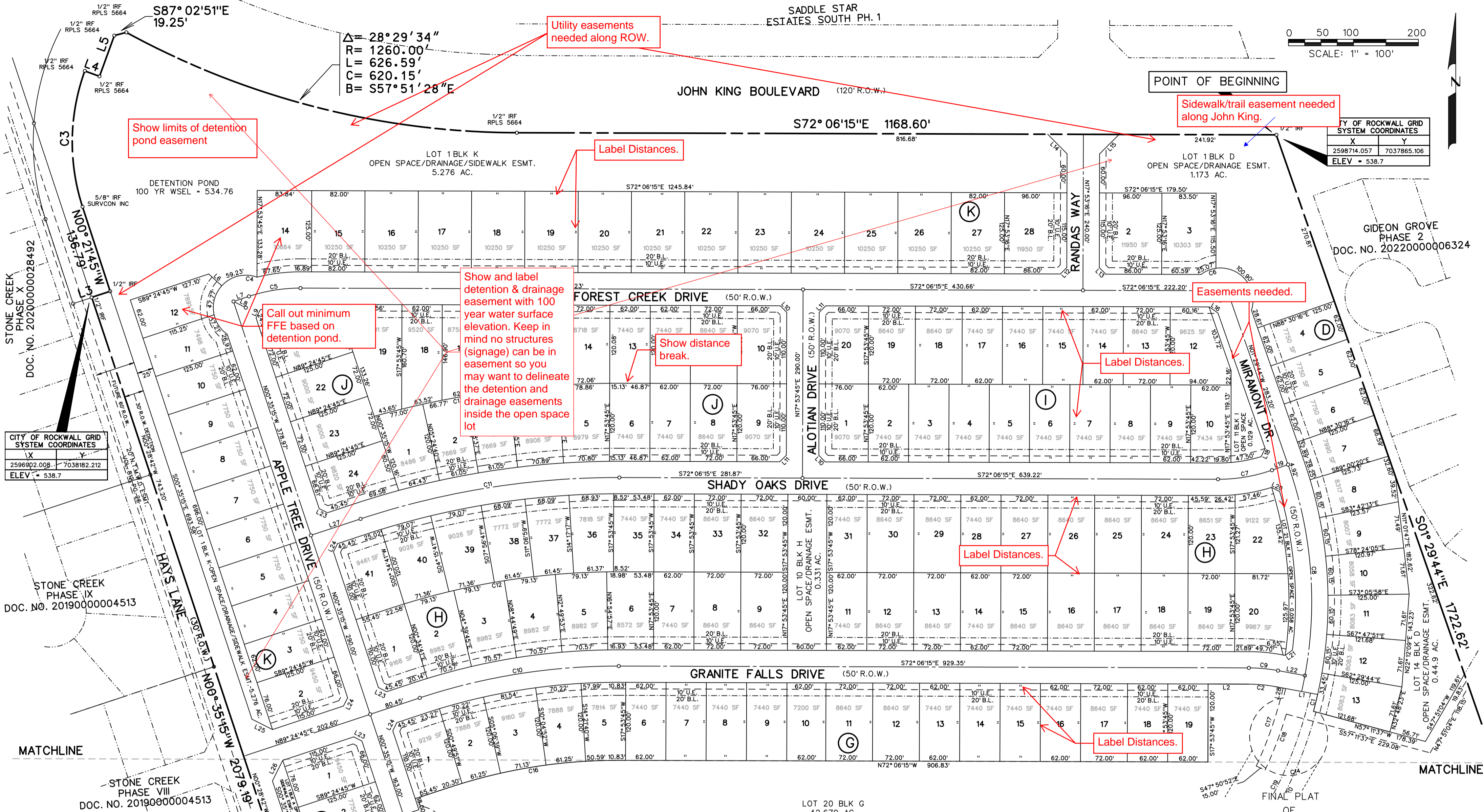
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

OWNER  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
CASE NO. P2023-XXX

JANUARY 2023



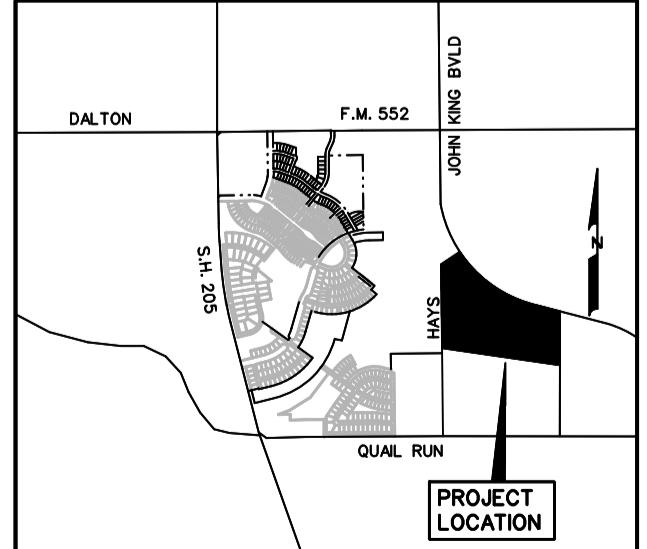
CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596902.008	7038182.212
ELEV. = 538.7	

POINT OF BEGINNING	
X	Y
2598714.057	7037865.106
ELEV. = 538.7	

STONE CREEK PHASE IX  
DOC. NO. 20190000004513

STONE CREEK PHASE VIII  
DOC. NO. 20190000004513

CORWIN JOB #17039



- NOTES**
- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. in the Deed 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.  
D.E. - Drainage Easement.  
S.S.E. - Sanitary Sewer Easement.
  - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
  - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
  - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

**OWNER**  
**QUAIL HOLLOW SF, LTD.**  
 8214 WESTCHESTER DRIVE, SUITE 900  
 DALLAS, TEXAS 75225  
 214-522-4945

MASTER PLAT P2022-53  
 PRE PLAT P2022-37  
**CASE NO. P2023-XXX**

JANUARY 2023 SCALE 1" = 100'

# QUAIL HOLLOW PHASE I

139 LOTS, BEING 85.722 ACRES  
 OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
 IN THE

**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 TBPELS #F-5951

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



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

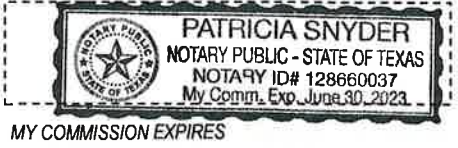
## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

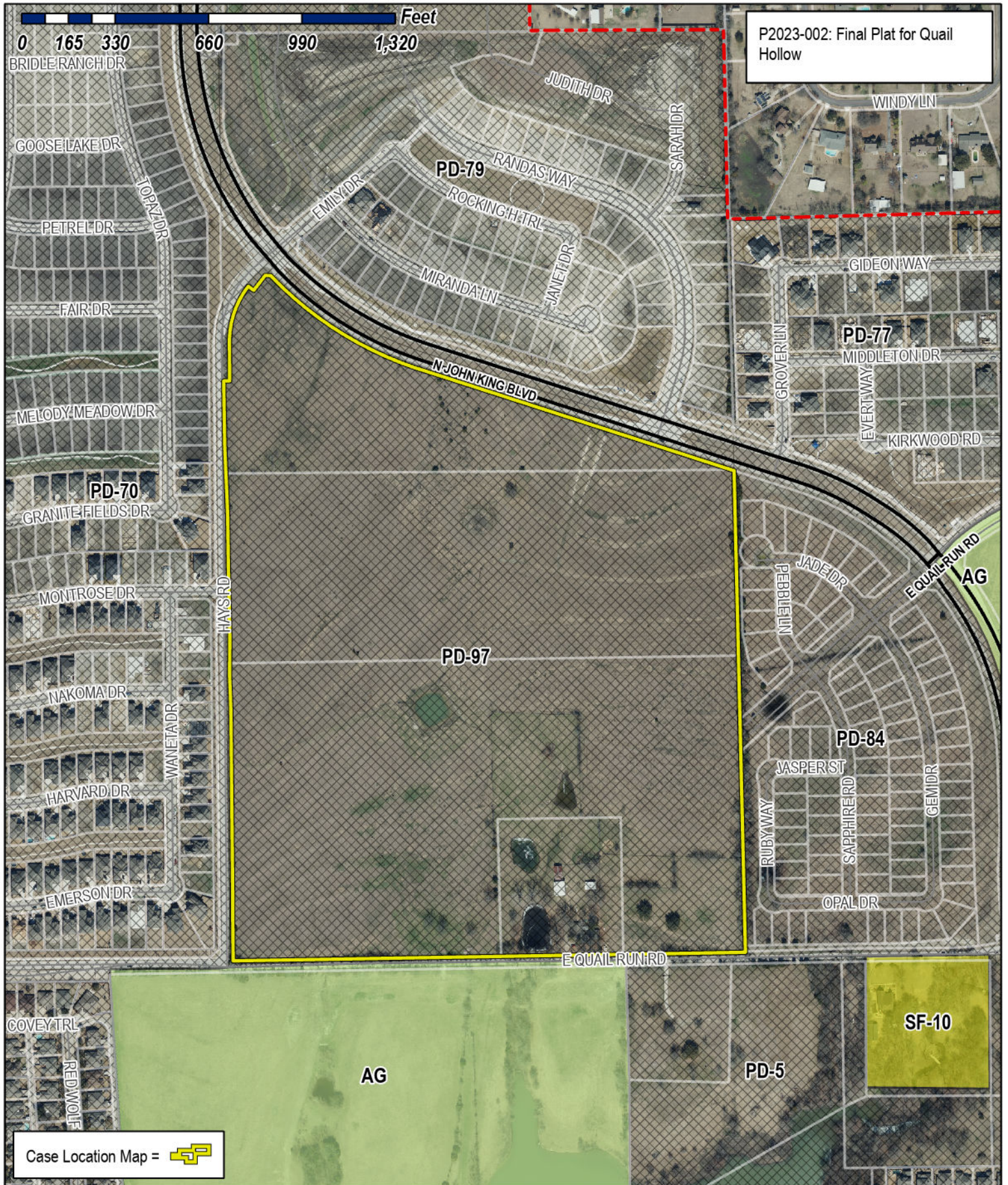
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023


OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]







P2023-002: Final Plat for Quail Hollow

Case Location Map = 

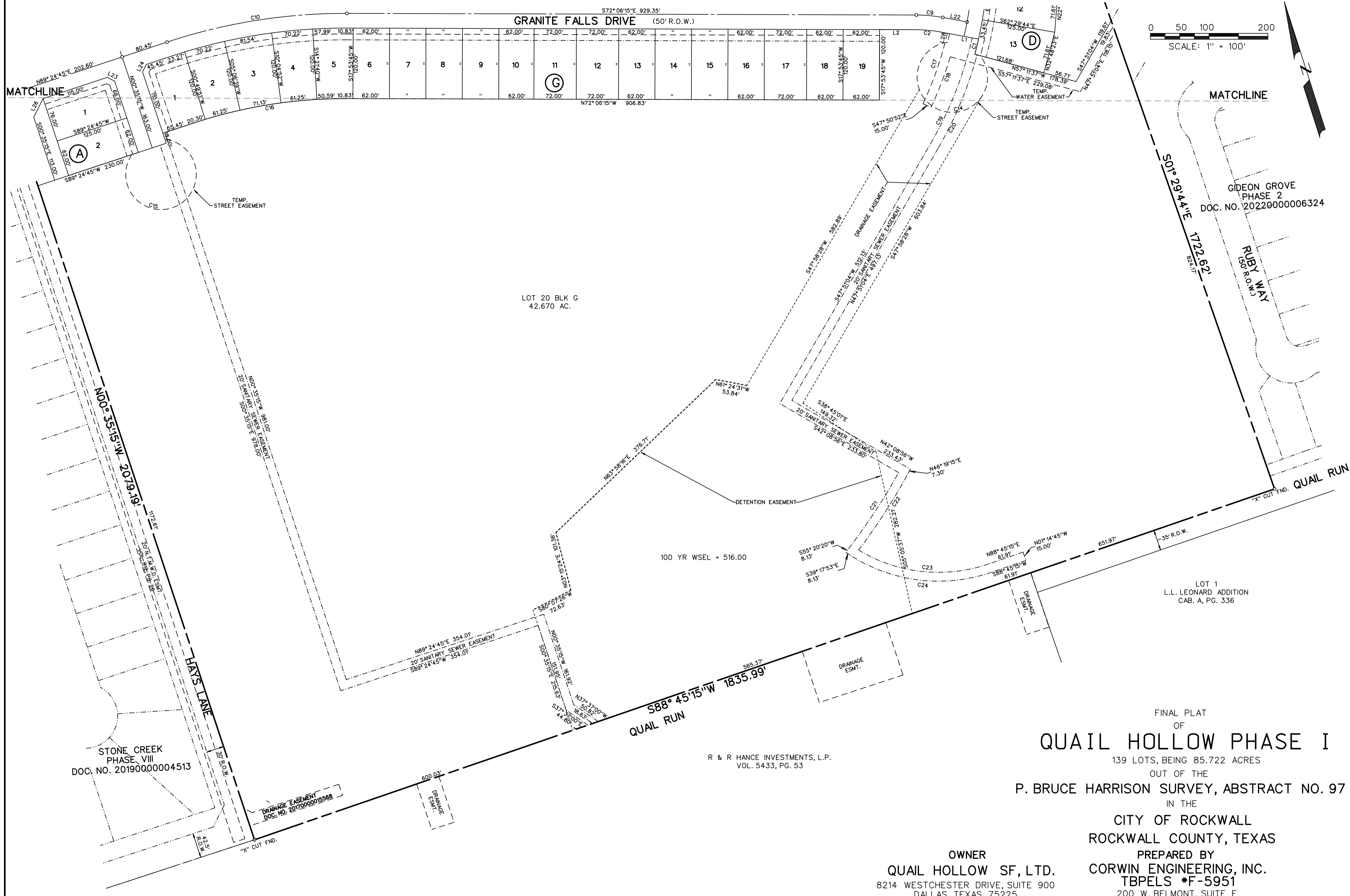


# City of Rockwall

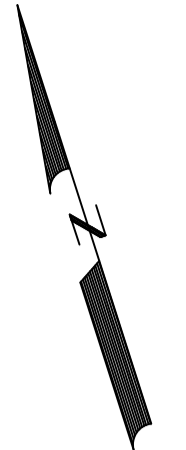
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





0 50 100 200  
SCALE: 1" = 100'



GRANITE FALLS DRIVE (50' R.O.W.)

LOT 20 BLK G  
42.670 AC.

GIDEON GROVE  
PHASE 2  
DOC. NO. 20229000006324

LOT 1  
L.L. LEONARD ADDITION  
CAB. A, PG. 336

STONE CREEK  
PHASE VIII  
DOC. NO. 20190000004513

R & R HANCE INVESTMENTS, L.P.  
VOL. 5433, PG. 53

FINAL PLAT  
OF  
**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

OWNER  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
CASE NO. P2023-XXX

JANUARY 2023

SHEET 2 OF 3

JOHN KING BOULEVARD (120' R.O.W.)

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598714.057	7037865.106
ELEV = 538.7	

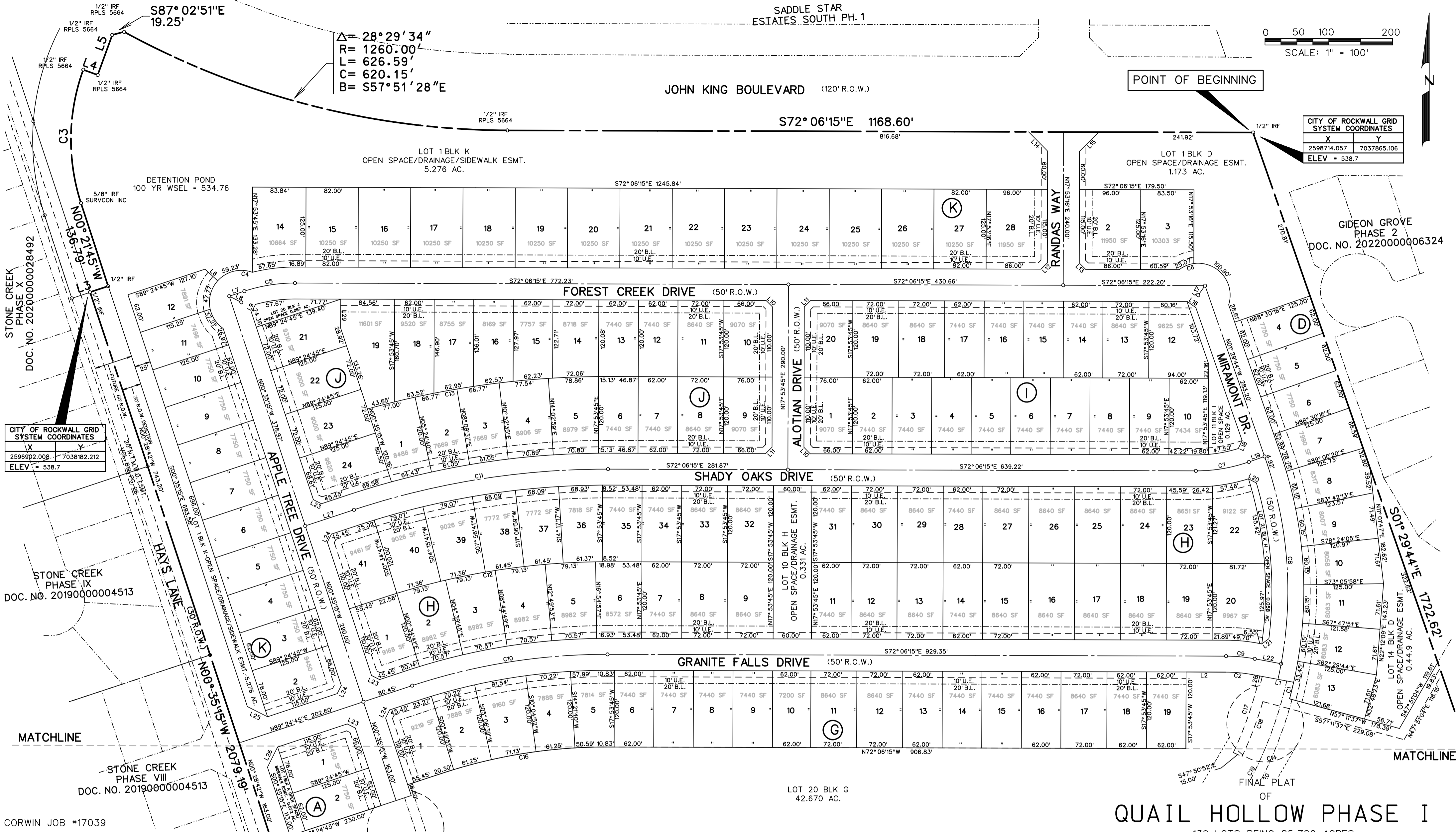
$$\Delta = 28^{\circ}29'34''$$

$$R = 1260.00'$$

$$L = 626.59'$$

$$C = 620.15'$$

$$B = 557^{\circ}51'28''E$$



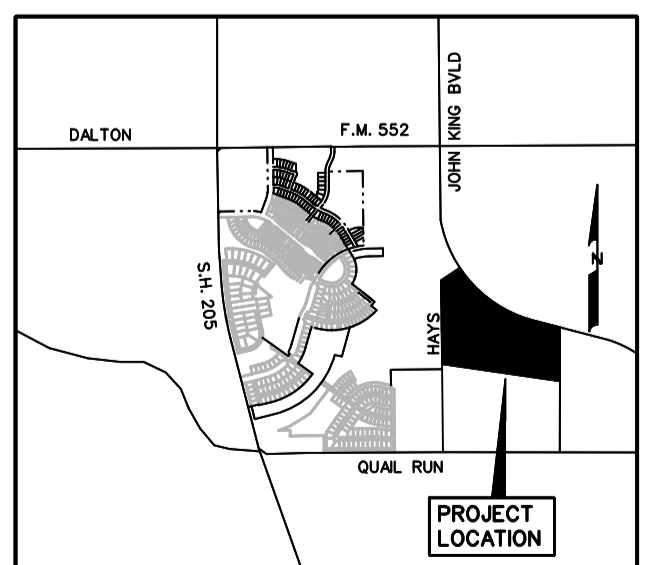
CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596902.008	7038182.212
ELEV = 538.7	

STONE CREEK PHASE IX  
DOC. NO. 20190000004513

MATCHLINE

STONE CREEK PHASE VIII  
DOC. NO. 20190000004513

CORWIN JOB #17039



**NOTES**

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. in the Deed 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.  
D.E. - Drainage Easement.  
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LOT 20 BLK G  
42.670 AC.

**OWNER**  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
CASE NO. P2023-XXX

**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
IN THE

**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS #F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JANUARY 2023 SCALE 1" = 100'

**LEGAL DESCRIPTION**

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being part of a 85.7256 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 85.7256 acre tract and being in the south line of John King Boulevard (120' R.O.W.), also being the northwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. 2022000006324 in the Plat Records of Rockwall County, Texas:

THENCE, South 01° 29' 44" East, along the east line of said 85.7256 acre tract and the west line of said Gideon Grove Phase 2, for a distance of 1722.62 feet, to an "X" cut found at the southeast corner of said 85.7256 acre tract and being the southwest corner of said Gideon Grove Phase 2 and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records:

THENCE, South 88° 45' 15" West, along the south line of said 85.7256 acre tract and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said 85.7256 acre tract and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 2019000004513 in said Plat Records:

THENCE, North 00° 35' 15" West, along the west line of said 85.7256 acre tract and the east line of said Stone Creek Phase VIII, at 1480.61 feet, passing the northeast corner of said Stone Creek Phase VIII same being the southeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc. No. 2019000004513 in said Plat Records, at 1791.72 feet, passing the northeast corner of said Stone Creek Phase IX and being the southeast corner of Stone Creek X, an addition to the City of Rockwall, as described in Doc. No. 2020000028492 in said Plat Records and continuing for a total distance of 2079.19 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 40' 38" East, departing the east line of said Stone Creek X and continuing with said west line, for a distance of 28.47 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 21' 45" West, continuing along said west line, for a distance of 136.79 feet, to a 5/8 inch iron rod found with cap stamped "Survcon Inc", being on a curve to the right, having a radius of 320.00 feet, a central angle of 38° 06' 44";

THENCE, continuing along said west line and with said curve to the right for an arc distance of 212.86 feet (Chord Bearing North 18° 41' 37" East- 208.96 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 52° 15' 01" East, continuing along said west line, for a distance of 24.00 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664"

THENCE, North 37° 44' 59" East, continuing along said west line, for a distance of 66.65 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 87° 02' 51" East, continuing along said west line, for a distance of 19.25 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664", being the most northerly northwest corner of said 85.7256 acre tract and being in the south line of said John King Boulevard same being on a curve to the left, having a radius of 1260.00 feet, a central angle of 28° 29' 34";

THENCE, along the north line of said 85.7256 acre tract and the south line of said John King Boulevard with said curve to the left for an arc distance of 626.56 feet (Chord Bearing South 57° 51' 28" East 620.15 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664", at the point of tangency;

THENCE, South 72° 06' 15" East, continuing along said north and south lines, for a distance of 1168.60 feet, to the POINT OF BEGINNING and containing 85.722 acres of land.

**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 QUAIL HOLLOW 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 QUAIL HOLLOW 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:

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.

QUAIL HOLLOW SF, LTD.  
a Texas limited partnership  
By: QUAIL HOLLOW 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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Mayor, City of Rockwall City Secretary City Engineer

**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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1.	N 61° 44' 56" W	66.60'
2.	N 72° 06' 14" E	62.50'
3.	N 89° 38' 08" E	28.47'
4.	S 52° 15' 01" E	24.00'
5.	N 37° 44' 59" E	66.65'
6.	S 30° 04' 15" E	27.00'
7.	N 89° 24' 45" E	25.00'
8.	S 45° 35' 15" E	21.21'
9.	N 45° 03' 24" E	13.99'
10.	S 27° 06' 15" E	14.14'
11.	N 62° 53' 45" E	14.14'
12.	N 62° 53' 30" E	14.14'
13.	S 27° 06' 29" E	14.14'
14.	S 27° 06' 44" E	42.43'
15.	N 62° 53' 16" E	42.43'
16.	S 36° 48' 00" E	16.32'
17.	N 53° 12' 00" E	18.36'
18.	N 43° 59' 32" E	14.02'
19.	N 88° 30' 16" E	26.15'
20.	S 44° 51' 39" E	13.95'
21.	N 71° 49' 07" E	13.78'
22.	S 61° 44' 56" E	42.08'
23.	S 45° 35' 15" E	14.14'
24.	N 44° 24' 45" E	14.14'
25.	S 45° 35' 15" E	35.36'
26.	N 44° 24' 45" E	35.36'
27.	N 89° 24' 45" E	80.45'
28.	N 31° 20' 59" E	14.88'
29.	N 17° 53' 45" E	45.42'

**CURVE TABLE**

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	02° 21' 04"	650.00'	26.67'	26.67'	N31° 37' 51"E
2.	10° 21' 35"	225.00'	40.68'	40.63'	N66° 55' 44"W
3.	38° 06' 44"	320.00'	212.86'	208.96'	N18° 41' 37"E
4.	165° 15' 13"	50.00'	144.21'	99.17'	N45° 10' 10"E
5.	18° 29' 00"	250.00'	80.65'	80.30'	S81° 20' 45"E
6.	144° 20' 54"	50.00'	125.97'	95.20'	S36° 48' 00"E
7.	19° 23' 29"	250.00'	84.61'	84.21'	S81° 48' 00"E
8.	32° 02' 21"	625.00'	349.49'	344.96'	N14° 31' 26"E
9.	10° 21' 19"	250.00'	45.18'	45.12'	S66° 55' 36"E
10.	18° 29' 00"	965.00'	311.30'	309.96'	S81° 20' 45"E
11.	18° 29' 00"	1225.00'	404.86'	403.10'	S81° 20' 45"E
12.	18° 29' 00"	1110.00'	358.08'	356.53'	S81° 20' 45"E
13.	15° 38' 09"	1400.00'	382.06'	380.87'	S79° 55' 20"E
14.	60° 26' 58"	60.00'	313.69'	60.41'	S49° 45' 35"E
15.	62° 16' 58"	50.00'	311.77'	62.06'	N82° 53' 44"E
16.	18° 29' 00"	820.00'	264.53'	263.38'	N81° 20' 45"W
17.	12° 27' 08"	593.50'	128.99'	128.73'	S36° 53' 29"W
18.	08° 24' 41"	613.50'	90.07'	89.99'	N38° 52' 49"E
19.	17° 20' 56"	636.50'	192.73'	191.99'	S39° 10' 35"W
20.	15° 02' 40"	656.50'	172.38'	171.89'	N40° 19' 43"E
21.	08° 28' 32"	1028.00'	152.07'	151.93'	S51° 06' 04"W
22.	08° 24' 41"	1048.00'	153.89'	153.75'	N50° 31' 39"E
23.	49° 34' 00"	250.00'	224.93'	217.98'	N66° 27' 46"W
24.	51° 56' 53"	280.00'	253.87'	245.26'	S65° 16' 19"E

FINAL PLAT  
OF  
**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
**OWNER**  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945  
**PREPARED BY**  
**CORWIN ENGINEERING, INC.**  
TBPELS \*F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
JANUARY 2023



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** February 28, 2023  
**APPLICANT:** Humberto Johnson Jr, PE; Skorborg Company  
**CASE NUMBER:** P2023-002; *Final Plat for the Quail Hollow Subdivision*

---

### SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorborg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for an 85.63-acre tract of land (*i.e. Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97*) for the purpose of establishing the Quail Hollow Subdivision. The proposed subdivision will consist of 250 single-family residential lots that are zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses. In addition to this Final Plat, the applicant has concurrently submitted a Site Plan [Case No. SP2023-001] that includes the proposed Landscape and Hardscape Plans for the subdivision.
- Background. The subject property was annexed on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved Ordinance No. 22-44 rezoning the subject property from an Agricultural (AG) District to Planned Development District 97 (PD-97). On September 19, 2022, the City Council approved a Preliminary Plat [Case No. P2022-037] and Master Plat [Case No. P2022-039] for the subject property. On November 7, 2022, the City Council approved a revised Master Plat [Case No. P2022-039], which changed the phasing lines established on the previous Master Plat.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for Quail Hollow Subdivision staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

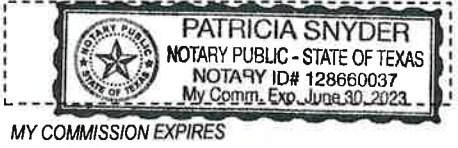
## NOTARY VERIFICATION [REQUIRED]

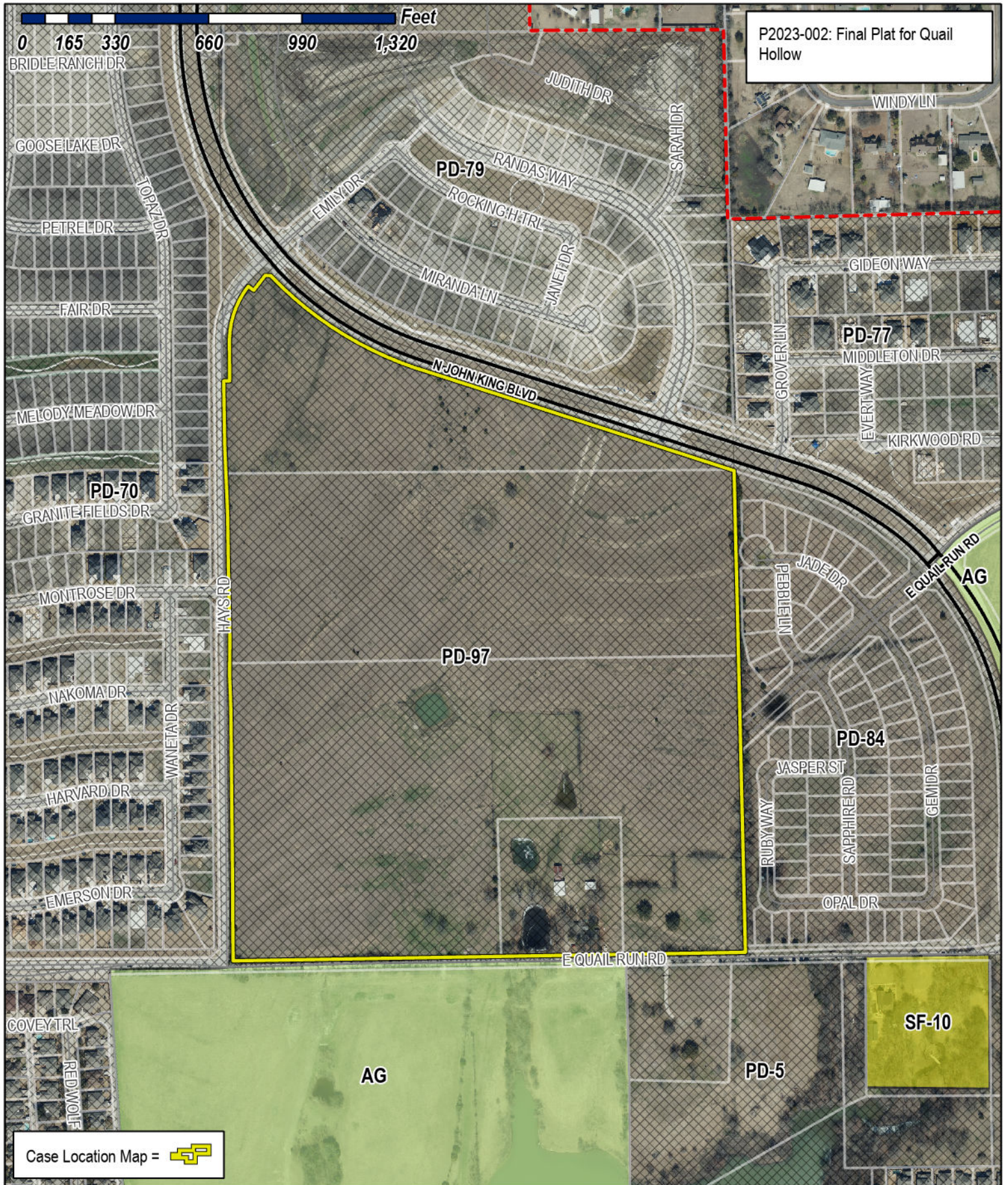
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





P2023-002: Final Plat for Quail Hollow

Case Location Map = 



# City of Rockwall

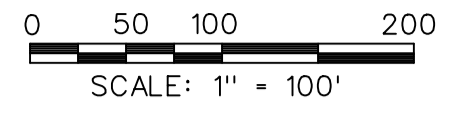
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.





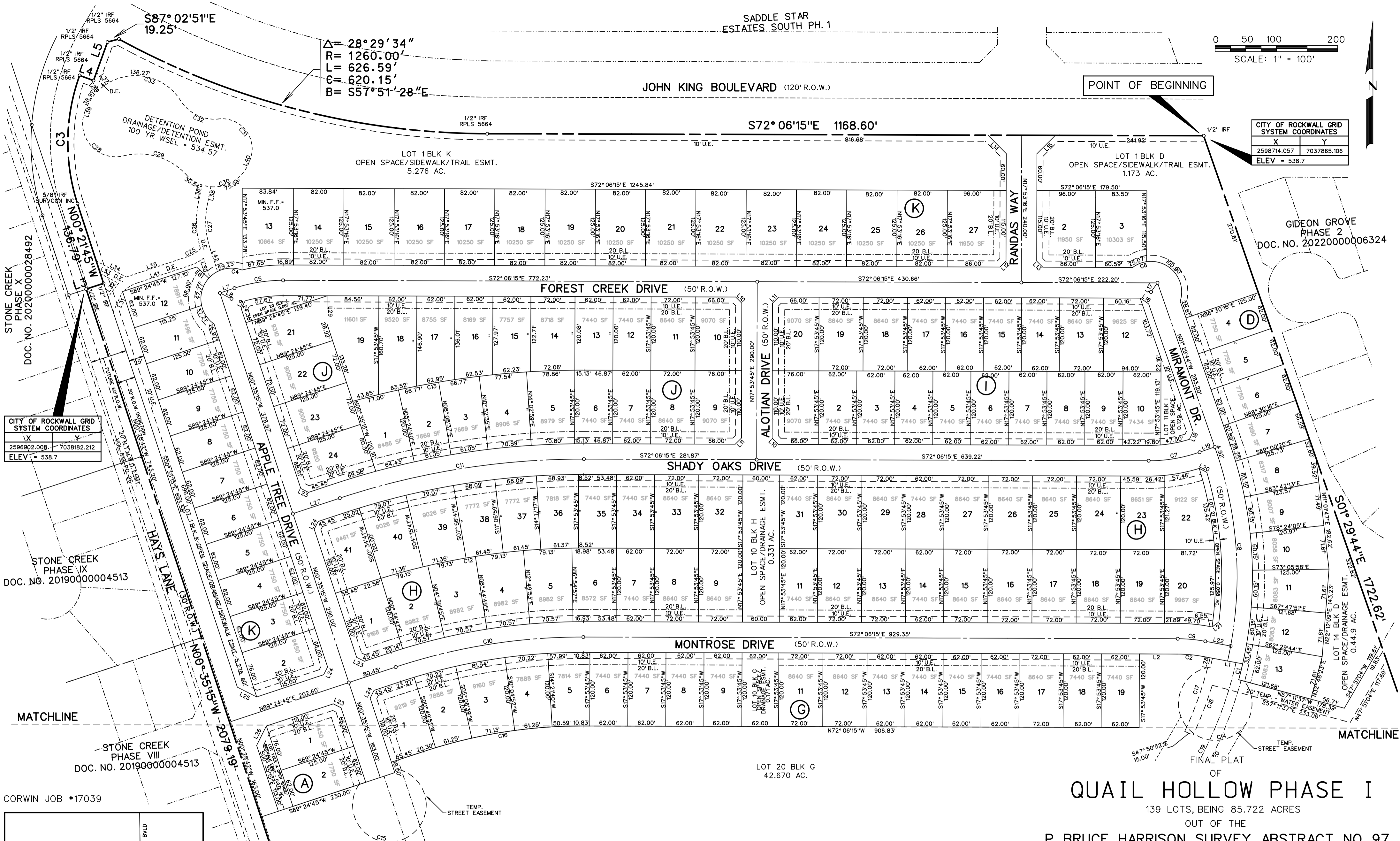
SADDLE STAR  
ESTATES SOUTH PH. 1



JOHN KING BOULEVARD (120' R.O.W.)

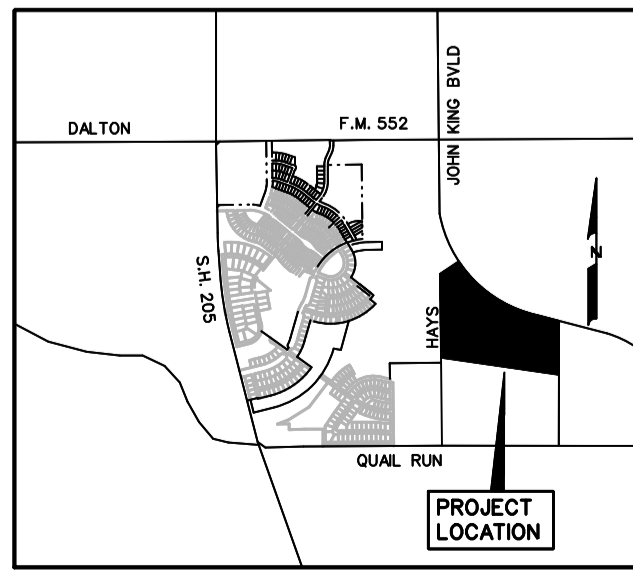
POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2598714.057	7037865.106	538.7



CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2596902.008	7038182.212	538.7

CORWIN JOB #17039



NOTES

- Bearings are referenced to a 85,7256 acre tract, as recorded in Deed No. in the Deed 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." cps 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.  
C.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement.  
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining or replacing the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

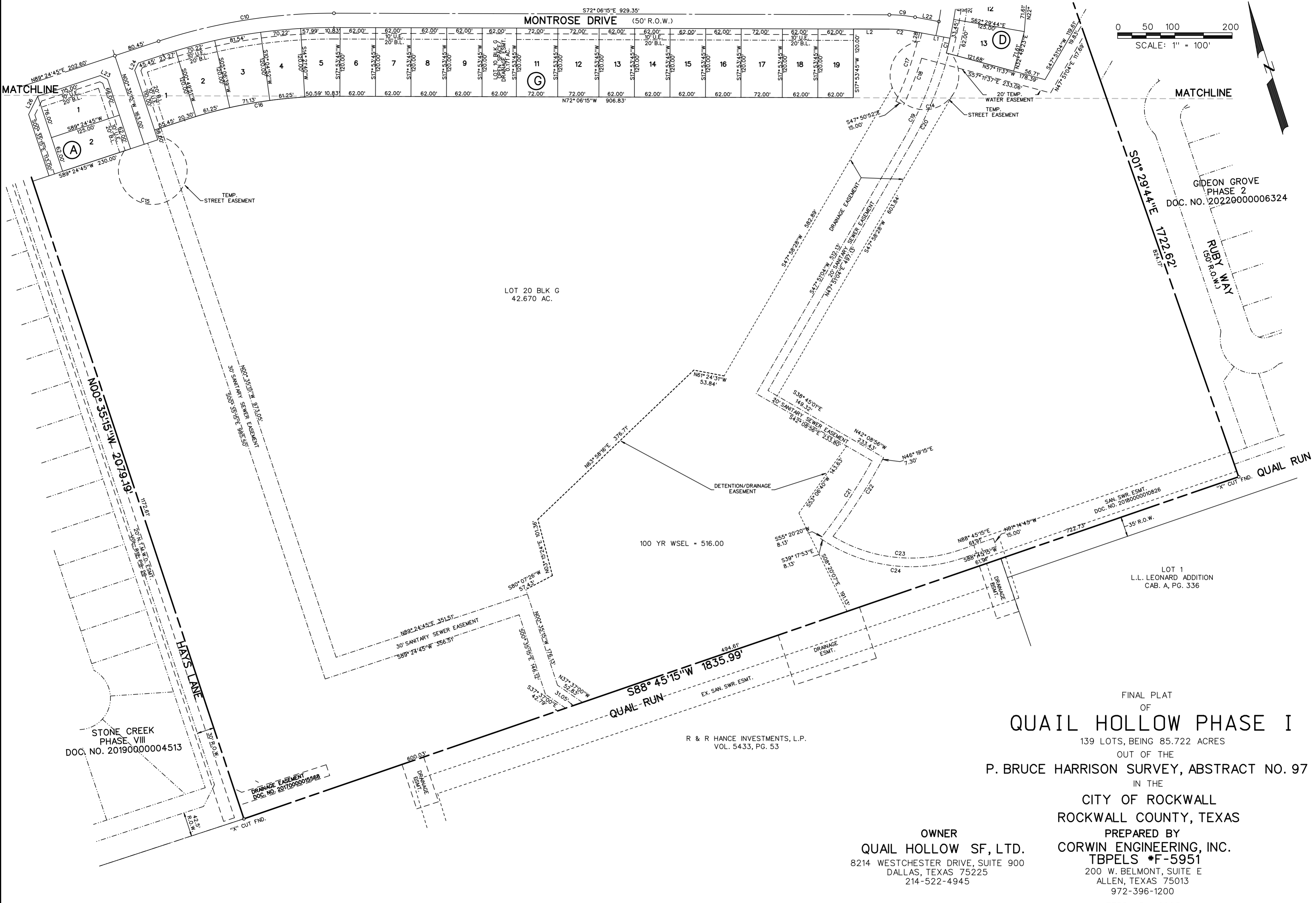
OWNER  
**QUAIL HOLLOW SF, LTD.**  
 8214 WESTCHESTER DRIVE, SUITE 900  
 DALLAS, TEXAS 75225  
 214-522-4945

MASTER PLAT P2022-53  
 PRE PLAT P2022-37  
**CASE NO. P2023-002**  
 FEBRUARY 2023  
 SCALE 1" = 100'  
**SHEET 1 OF 3**

# QUAIL HOLLOW PHASE I

139 LOTS, BEING 85.722 ACRES  
 OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
 IN THE

CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 TBPELS #F-5951  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200



FINAL PLAT  
OF  
**QUAIL HOLLOW PHASE I**  
139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

**OWNER**  
**QUAIL HOLLOW SF, LTD.**  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

PREPARED BY  
**CORWIN ENGINEERING, INC.**  
TBPELS #F-5951  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
**CASE NO. P2023-002**

FEBRUARY 2023

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being part of a 85.7256 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 85.7256 acre tract and being in the south line of John King Boulevard (120' R.O.W.), also being the northwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. 20220000006324 in the Plat Records of Rockwall County, Texas:

THENCE, South 01° 29'44" East, along the east line of said 85.7256 acre tract and the west line of said Gideon Grove Phase 2, for a distance of 1722.62 feet, to an "X" cut found at the southeast corner of said 85.7256 acre tract and being the southwest corner of said Gideon Grove Phase 2 and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records:

THENCE, South 88° 45'15" West, along the south line of said 85.7256 acre tract and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said 85.7256 acre tract and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records:

THENCE, North 00° 35'15" West, along the west line of said 85.7256 acre tract and the east line of said Stone Creek Phase VIII, at 1480.61 feet, passing the northeast corner of said Stone Creek Phase VIII same being the southeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records, at 1791.72 feet, passing the northeast corner of said Stone Creek Phase IX and being the southeast corner of Stone Creek X, an addition to the City of Rockwall, as described in Doc. No. 20200000028492 in said Plat Records and continuing for a total distance of 2079.19 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 40'38" East, departing the east line of said Stone Creek X and continuing with said west line, for a distance of 28.47 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 21'45" West, continuing along said west line, for a distance of 136.79 feet, to a 5/8 inch iron rod found with cap stamped "Survcon Inc", being on a curve to the right, having a radius of 320.00 feet, a central angle of 38° 06'44";

THENCE, continuing along said west line and with said curve to the right for an arc distance of 212.86 feet (Chord Bearing North 18° 41'37" East- 208.96 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 52° 15'01" East, continuing along said west line, for a distance of 24.00 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, North 37° 44'59" East, continuing along said west line, for a distance of 66.65 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 87° 02'51" East, continuing along said west line, for a distance of 19.25 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664", being the most northerly northwest corner of said 85.7256 acre tract and being in the south line of said John King Boulevard same being on a curve to the left, having a radius of 1260.00 feet, a central angle of 28° 29'34";

THENCE, along the north line of said 85.7256 acre tract and the south line of said John King Boulevard with said curve to the left for an arc distance of 626.56 feet (Chord Bearing South 57° 51'28" East 620.15 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664", at the point of tangency;

THENCE, South 72° 06'15" East, continuing along said north and south lines, for a distance of 1168.60 feet, to the POINT OF BEGINNING and containing 85.722 acres of land.

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 QUAIL HOLLOW 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 QUAIL HOLLOW 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:

- 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.

QUAIL HOLLOW SF, LTD. a Texas limited partnership By: QUAIL HOLLOW GP Corporation, a Texas corporation, its General Partner

John Arnold Mortgage or Lien Interest Director

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall City Secretary City Engineer

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

LINE TABLE

Table with 3 columns: LINE NO., BEARING, DISTANCE. Lists 42 line segments with bearings and distances.

CURVE TABLE

Table with 6 columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Lists 33 curve segments with various geometric data.

FINAL PLAT OF QUAIL HOLLOW PHASE I

139 LOTS, BEING 85.722 ACRES OUT OF THE P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97 IN THE

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER QUAIL HOLLOW SF, LTD.

8214 WESTCHESTER DRIVE, SUITE 900 DALLAS, TEXAS 75225 214-522-4945

PREPARED BY CORWIN ENGINEERING, INC. TBPELS \*F-5951

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

MASTER PLAT P2022-53 PRE PLAT P2022-37

FEBRUARY 2023

CASE NO. P2023-002

SHEET 3 OF 3



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**PLANNING AND ZONING DEPARTMENT**  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** March 6, 2023  
**APPLICANT:** Humberto Johnson Jr, PE; Skorborg Company  
**CASE NUMBER:** P2023-002; *Final Plat for the Quail Hollow Subdivision*

---

**SUMMARY**

Discuss and consider a request by Humberto Johnson, Jr. of the Skorborg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a *Final Plat* for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

**PLAT INFORMATION**

- ☑ **Purpose.** The applicant is requesting the approval of a *Final Plat* for an 85.63-acre tract of land (*i.e. Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97*) for the purpose of establishing the Quail Hollow Subdivision. The proposed subdivision will consist of 250 single-family residential lots that are zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses. In addition to this *Final Plat*, the applicant has concurrently submitted a *Site Plan* [Case No. SP2023-001] that includes the proposed *Landscape and Hardscape Plans* for the subdivision.
- ☑ **Background.** The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 97 (PD-97). On September 19, 2022, the City Council approved a *Preliminary Plat* [Case No. P2022-037] and *Master Plat* [Case No. P2022-039] for the subject property. On November 7, 2022, the City Council approved a revised *Master Plat* [Case No. P2022-039], which changed the phasing lines established on the previous *Master Plat*.
- ☑ **Conformance to the Subdivision Ordinance.** The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the *Conditions of Approval* section of this case memo.
- ☑ **Conditional Approval.** Conditional approval of this *Final Plat* by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the *Final Plat* for *Quail Hollow Subdivision* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On February 28, 2023, the Planning and Zoning Commission approved a recommendation of approval for the Final Plat by a vote of 5-0, with Commissioners Hustings and Llewellyn absent.



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1244 e quail run rd rockwall texas 75087

SUBDIVISION LOT BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG	CURRENT USE	AG
PROPOSED ZONING	PD	PROPOSED USE	PD
ACREAGE	85.629	LOTS [CURRENT]	1
		LOTS [PROPOSED]	250

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Quail Hollow SF LTD.	<input checked="" type="checkbox"/> APPLICANT	Skorburg Company
CONTACT PERSON	John Arnold	CONTACT PERSON	Humberto Johnson Jr, PE
ADDRESS	8214 westchester Dr STE 900	ADDRESS	8214 westchester Dr STE 900
CITY, STATE & ZIP	Dallas, Tx 75225	CITY, STATE & ZIP	Dallas, Tx 75225
PHONE	214-535-2090	PHONE	682-225-5834
E-MAIL	jarnold@skorburgcompany.com	E-MAIL	jrjohnson@skorburgcompany.com

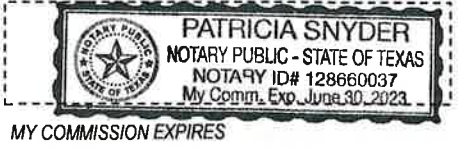
## NOTARY VERIFICATION [REQUIRED]

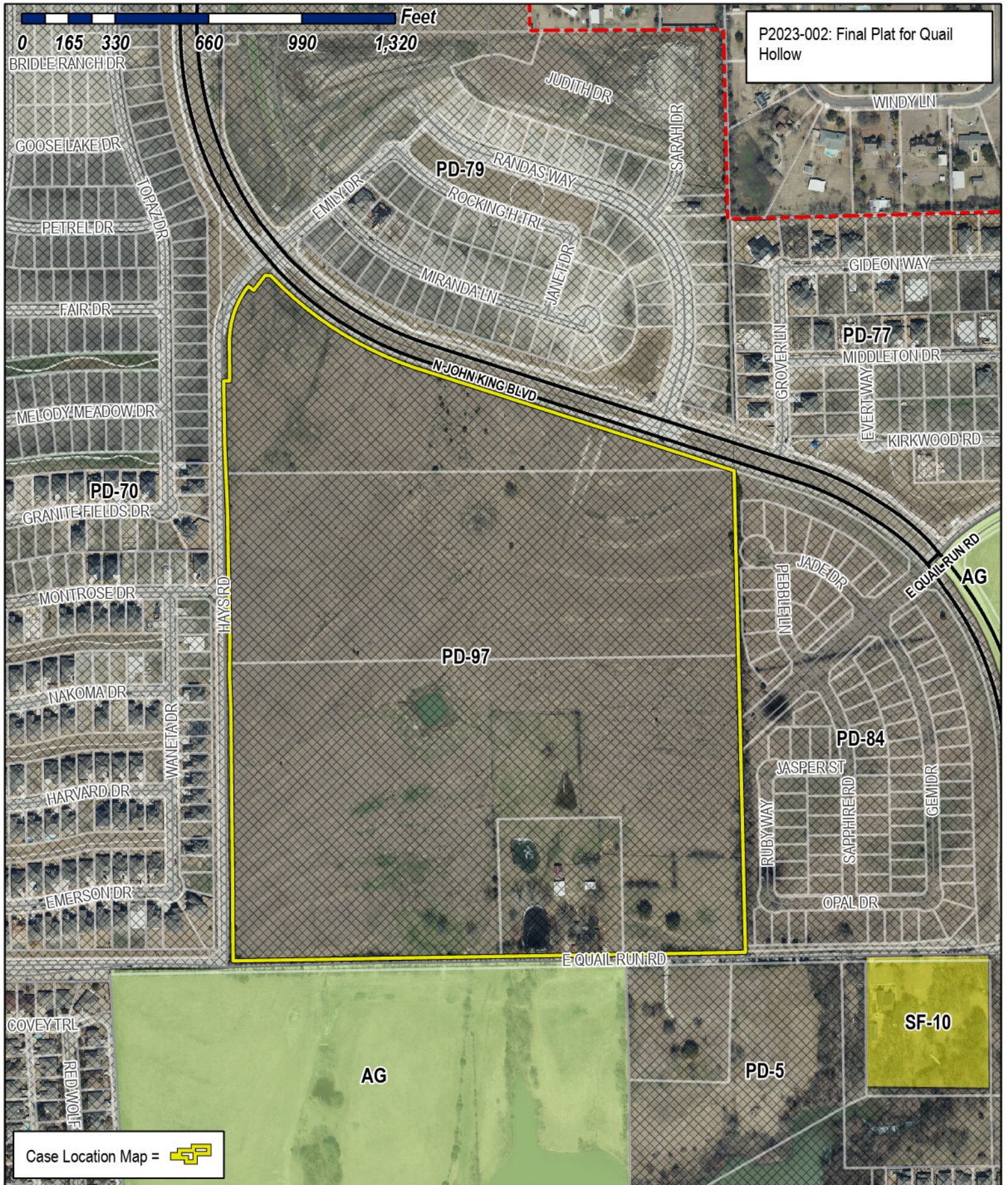
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 42,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023

OWNER'S SIGNATURE [Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





P2023-002: Final Plat for Quail Hollow

Case Location Map = 



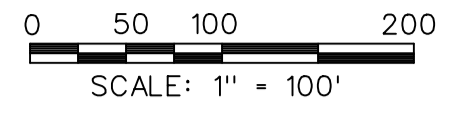
# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): 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.



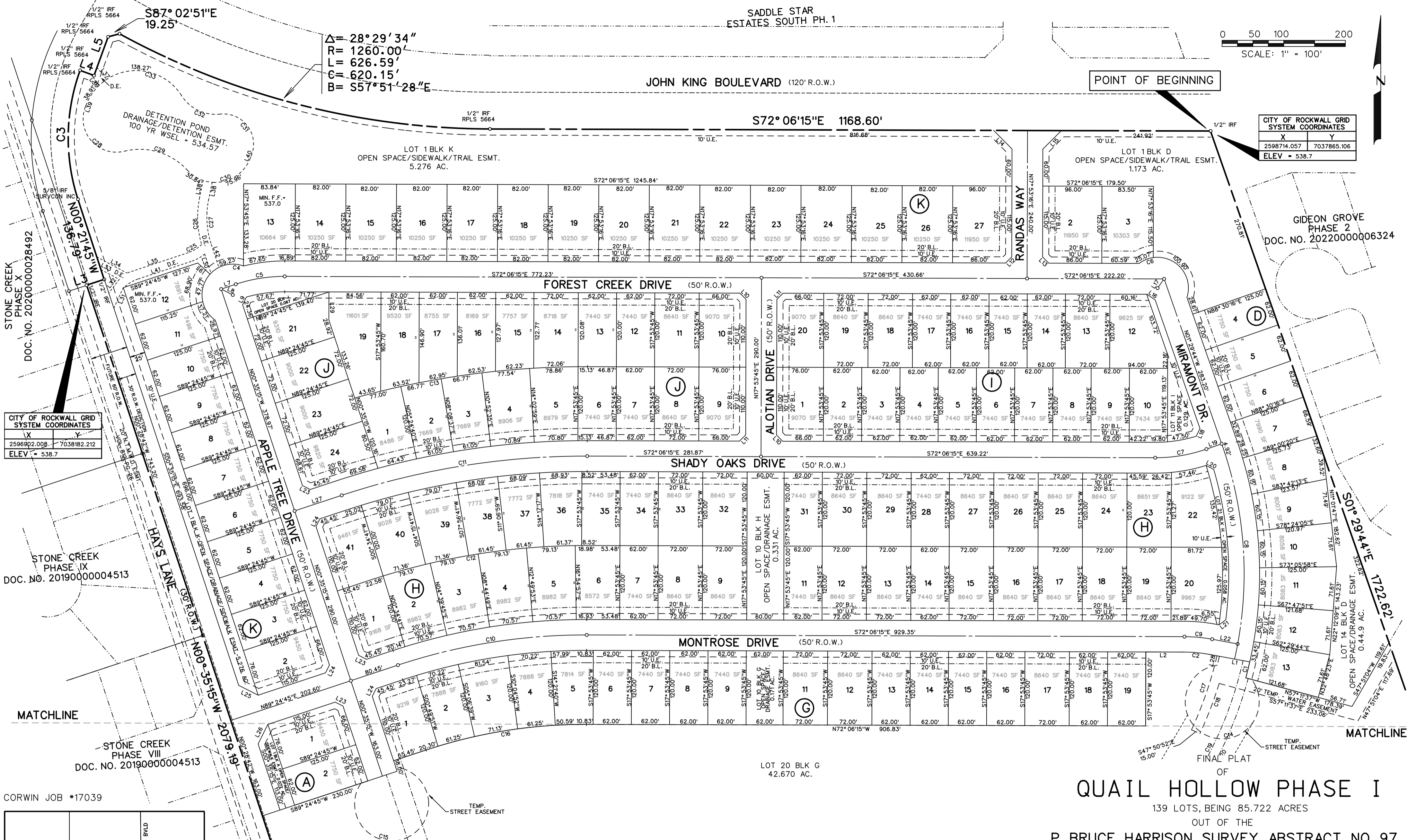
SADDLE STAR  
ESTATES SOUTH PH. 1



JOHN KING BOULEVARD (120' R.O.W.)

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2598714.057	7037865.106	538.7



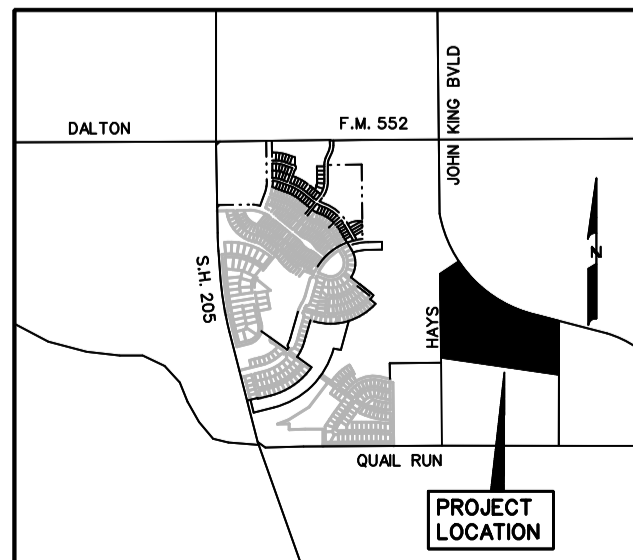
CITY OF ROCKWALL GRID SYSTEM COORDINATES		
X	Y	ELEV
2596902.008	7038182.212	538.7

STONE CREEK PHASE IX  
DOC. NO. 20190000004513

MATCHLINE

STONE CREEK PHASE VIII  
DOC. NO. 20190000004513

CORWIN JOB #17039



NOTES

- Bearings are referenced to a 85,7256 acre tract, as recorded in Deed No. in the Deed 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.  
C.E. - Utility Easements.  
C.M. - Controlling Monument.  
D.E. - Drainage Easement.  
S.S.E. - Sanitary Sewer Easement.
- The HOA will be responsible for maintaining or replacing the open space/drainage easement lots.
- All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
- All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LOT 20 BLK G  
42.670 AC.

# QUAIL HOLLOW PHASE I

139 LOTS, BEING 85.722 ACRES  
OUT OF THE  
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97  
IN THE

CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
PREPARED BY  
CORWIN ENGINEERING, INC.  
TBPELS #F-5951

OWNER  
QUAIL HOLLOW SF, LTD.  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200  
FEBRUARY 2023  
SCALE 1" = 100'  
CASE NO. P2023-002  
SHEET 1 OF 3





LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being part of a 85.7256 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 85.7256 acre tract and being in the south line of John King Boulevard (120' R.O.W.), also being the northwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. 20220000006324 in the Plat Records of Rockwall County, Texas:

THENCE, South 01° 29'44" East, along the east line of said 85.7256 acre tract and the west line of said Gideon Grove Phase 2, for a distance of 1722.62 feet, to an "X" cut found at the southeast corner of said 85.7256 acre tract and being the southwest corner of said Gideon Grove Phase 2 and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records:

THENCE, South 88° 45'15" West, along the south line of said 85.7256 acre tract and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said 85.7256 acre tract and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records:

THENCE, North 00° 35'15" West, along the west line of said 85.7256 acre tract and the east line of said Stone Creek Phase VIII, at 1480.61 feet, passing the northeast corner of said Stone Creek Phase VIII same being the southeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records, at 1791.72 feet, passing the northeast corner of said Stone Creek Phase IX and being the southeast corner of Stone Creek X, an addition to the City of Rockwall, as described in Doc. No. 20200000028492 in said Plat Records and continuing for a total distance of 2079.19 feet, to a 1/2 inch iron rod found:

THENCE, North 89° 40'38" East, departing the east line of said Stone Creek X and continuing with said west line, for a distance of 28.47 feet, to a 1/2 inch iron rod found:

THENCE, North 00° 21'45" West, continuing along said west line, for a distance of 136.79 feet, to a 5/8 inch iron rod found with cap stamped "Survcon Inc", being on a curve to the right, having a radius of 320.00 feet, a central angle of 38° 06'44";

THENCE, continuing along said west line and with said curve to the right for an arc distance of 212.86 feet (Chord Bearing North 18° 41'37" East- 208.96 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 52° 15'01" East, continuing along said west line, for a distance of 24.00 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, North 37° 44'59" East, continuing along said west line, for a distance of 66.65 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 87° 02'51" East, continuing along said west line, for a distance of 19.25 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664", being the most northerly northwest corner of said 85.7256 acre tract and being in the south line of said John King Boulevard same being on a curve to the left, having a radius of 1260.00 feet, a central angle of 28° 29'34";

THENCE, along the north line of said 85.7256 acre tract and the south line of said John King Boulevard with said curve to the left for an arc distance of 626.56 feet (Chord Bearing South 57° 51'28" East 620.15 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664", at the point of tangency;

THENCE, South 72° 06'15" East, continuing along said north and south lines, for a distance of 1168.60 feet, to the POINT OF BEGINNING and containing 85.722 acres of land.

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 QUAIL HOLLOW 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 QUAIL HOLLOW 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:

- 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.

QUAIL HOLLOW SF, LTD. a Texas limited partnership By: QUAIL HOLLOW GP Corporation, a Texas corporation, its General Partner

John Arnold Mortgage or Lien Interest Director

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Mayor, City of Rockwall City Secretary City Engineer

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 \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

LINE TABLE

Table with 3 columns: LINE NO., BEARING, DISTANCE. Contains 42 line items with bearings and distances.

CURVE TABLE

Table with 6 columns: CURVE NO., DELTA, RADIUS, LENGTH, CHORD, BEARING. Contains 33 curve items with detailed geometric data.

FINAL PLAT OF QUAIL HOLLOW PHASE I

139 LOTS, BEING 85.722 ACRES OUT OF THE P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97 IN THE

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER QUAIL HOLLOW SF, LTD.

8214 WESTCHESTER DRIVE, SUITE 900 DALLAS, TEXAS 75225 214-522-4945

PREPARED BY CORWIN ENGINEERING, INC. TBPELS \*F-5951

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

MASTER PLAT P2022-53 PRE PLAT P2022-37

FEBRUARY 2023

CASE NO. P2023-002

SHEET 3 OF 3



DATE: March 7, 2023

TO: Humberto Johnson Jr, PE  
8214 Westchester Drive Suite 900  
Dallas, Texas 75225

CC: John Arnold  
8214 Westchester Drive Suite 900  
Dallas, Texas 75225

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2023-002; *Final Plat for the Quail Hollow Subdivision*

Humberto:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on March 6, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On February 28, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 5-0, with Commissioners Llewelyn and Hustings absent.

City Council

On March 6, 2023, the City Council approved a motion to approve the Final Plat with a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (See below) made out to the *Rockwall County Clerk's Office*.

**FILING FEES:**

**Mylars:** \$50.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$30.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between *September 1<sup>st</sup>* and *December 31<sup>st</sup>*, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department