



**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 \_\_\_\_\_

SUBDIVISION

Quail Hollow Phase 2

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION

South of Quail Hollow Ph. 1

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

42.742

LOTS [CURRENT]

111

LOTS [PROPOSED] \_\_\_\_\_

- 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]

OWNER

Quail Hollow SF, LTD.

APPLICANT

Corwin Engineering

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Adam Buczek [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 \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF February, 2026. 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."

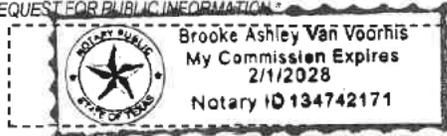
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10<sup>th</sup> DAY OF February, 2026

OWNER'S SIGNATURE

*Adam Buczek*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Brooke Ashley Van Voorhis*



MY COMMISSION EXPIRES 2/1/2028



# CHECKLIST FOR PLAT SUBMITTALS

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

**Case Type:**

- Minor/Amending Plat
- Final Plat
- Master Plat
- Replat
- Preliminary Plat
- Vacation Plat

**Case Number**

**Reviewed By:**

**Review Date:**

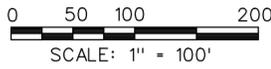
**GENERAL REFERENCE:** Chapter 38.7, *Subdivision and Platting Procedures*, of the Municipal Code of Ordinances

**NOTES:** The requirements listed below are applicable to all platting case types, unless otherwise indicated in the '[ ]' below the requirement description. On the checklist below a Replat, Minor Subdivision Plat, and Vacation Plat would be required to meet all the same requirements as a Final Plat.

Requirements	✓ = OK	N/A	Comments
Case Number	<input type="checkbox"/>	<input type="checkbox"/>	The case number will be provided by staff and placed in the lower right-hand corner of all new submittals.
Items Necessary for Plat Review:			
✓ Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	[Final Plat, Preliminary Plat & Master Plat]
✓ Treescape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Final Plat & Preliminary Plat]
✓ Parks and Open Space Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat & Master Plat]
✓ Preliminary Drainage Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat]
✓ Preliminary Utility Plan	<input type="checkbox"/>	<input type="checkbox"/>	If Applicable [Preliminary Plat]
✓ Plat Reinstatement Request	<input type="checkbox"/>	<input type="checkbox"/>	Check w/ Planning Staff
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Two (2) large (18" x 24") <b>folded</b> copies and one (1) PDF digital copy of each plat is required at the time of submittal.
Engineering Information [Final Plat]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide accurate plat dimensions with all engineering information necessary to reproduce the plat on the ground. <b>ENGINEERING SUBMITTAL AND APPROVAL REQUIRED PRIOR TO SUBMITTING AN APPLICATION FOR FINAL PLAT.</b>
Title Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate title block information in the lower right-hand corner as referenced in Chapter 38.7, <i>Subdivision and Platting Procedures</i> , of the Municipal Code of Ordinances.
Owner, Developer, and/or Surveyor/Engineer (Name/Address/Phone Number/Date of Preparation)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	This includes the names and addresses of the subdividers, record owner, land planner, engineer and/or surveyor. The date of plat preparation should also be put in the lower right-hand corner.
Survey Monuments/State Plane Coordinates	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The location of the development is required to be tied to a Rockwall monument, or tie two (2) corners to state plane coordinates (NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the city at an appropriate scale to determine the general location of the area being platted.
North Point or North Arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north on all plans, unless the scale of the drawings or scope of the project requires a different position.
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Subdivision plats should be drawn to an Engineering Scale of 1"=50', 1"=100', etc...
Subdivision (Boundary, Acreage, and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the subdivision boundary lines, and acreage and square footage. For Master Plats provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing adjoining developments.
Lot and Block (Designation, Width, Depth and Area)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each lot and block by number or letter. For each lot indicate the square footage and acreage or provide a calculation sheet. Also provide a total lot count.
Dwelling Units/Population Density [Preliminary & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the proposed number of <i>Dwelling Units</i> and the proposed <i>Population Density</i> (i.e. the total number of <i>Dwelling Units</i> /Total Acreage = <i>Population Density</i> ).
Building Setbacks (Residential Plats <u>ONLY</u> )	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the building lines where adjacent to a street.
Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all existing and proposed easements relative to the site and include the type, purpose and width.

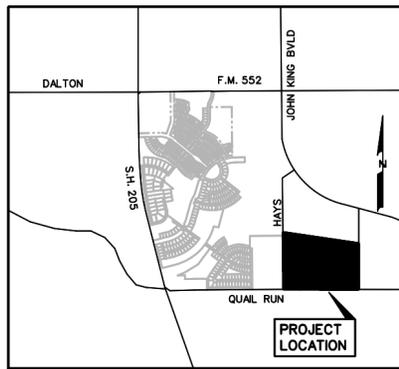
City Limits/Limits of the Extraterritorial Jurisdiction (ETJ)	<input type="checkbox"/>	<input type="checkbox"/>	If contiguous with the area being platted or if visible on the vicinity map, the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) should be clearly labeled.
Utilities (P) [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed utilities. Include the size and type of each.
Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide all the proposed and platted property lines.
Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all proposed and existing streets with the proposed or approved names. For Master Plats indicate the existing arterials and collector streets to serve the land to be platted consistent with the Thoroughfare Plan or proposed amendments.
Right-Of-Way and Centerline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the right-of-way width and street centerline for each street both within and adjacent to the development.
Additional Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and dimensions of any proposed right-of-way dedication.
Corner Clips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing and proposed corner clips and any subsequent dedication.
Median Openings [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locate and identify existing and/or proposed median openings and left turn channelization.
Topographical Contours [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Topographical information and physical features to include contours at 2-foot intervals.
Drainage Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show all drainage areas and all proposed storm drainages areas with sizes if applicable.
Wooded Areas [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundaries of all Wooded Areas or dense tree clusters.
Zoning and Land Use Information [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the <i>Zoning</i> classifications, and the existing and proposed <i>Land Uses</i> .
Existing Man-Made Features [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate all significant man-made features such as railroad, roads, buildings, utilities or other physical structures as shown on USGS topographic maps, utility company records and city records when such features affect the plans.
Parks and Open Space [Preliminary Plat & Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identify the dimensions, names, and description of all existing and proposed public and private <i>Parks and Open Spaces</i> . Also, indicate the dimensions, names, and descriptions of all schools and other public uses. A <i>Master Plat</i> shall be accompanied by a <i>Parks and Open Space Plan</i> that shows all proposed trails, parks and open space and any proposed amenities for these private and public uses of land and indicate the phase of completion.
Proposed Improvements [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate how the proposed improvements would relate to those in the surrounding area.
Water Sources [Preliminary Plat]	<input type="checkbox"/>	<input type="checkbox"/>	Indicate water sources inside the city limits or in the extraterritorial jurisdiction (ETJ).
Sewage Disposal [Preliminary Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate sewage disposal method inside the city limits or in the extraterritorial jurisdiction (ETJ).
Adjacent Properties	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record owners of contiguous parcels of subdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats adjoining platted land by record name and by deed record volume and page.
Phasing Plan [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Delineation of the boundary of each phase for a proposed subdivision, the order of the development of each phase, and a schedule for the development of each phase.
Dedication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the boundary lines, dimensions and descriptions, of spaces to be dedicated for public use of the inhabitants of the development.
Flood Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show 100-Year & 50-Year floodplain and floodway boundaries (if applicable).
Wetlands and Waters of the U.S	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the boundary lines of delineated Wetlands and Water of the United States (WOTUS) (if applicable).
Statement of Service [Master Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide a detailed statement of how the proposed subdivision will be served by water, wastewater, roadway and drainage facilities that have adequate capacity to serve the development.
Legal Description	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Place the Legal Description (Metes and Bounds Description/Field Notes) where indicated in the Owner's Certificate per the application packet.
General Notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the following General Notes provided in the <i>Standard Plat Wording</i> section of the application packet: (1) Subdivider's Statement (2) Public Improvement Statement (3) Drainage and Detention Easements (4) Fire Lanes (5) Street Appurtenances

Purpose [Conveyance Plat]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the purpose of the conveyance plat under the General Notes section of the plat.
Owner's Certificate of Dedication	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the Owner's Certificate of Dedication for all public right-of-way, easements, parks and open space, and other public uses provided in the <i>Standard Plat Wording</i> section of the application packet.
Notary Public Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block is provided in the <i>Standard Plat Wording</i> section of the application packet.
Surveyor's/Registered Engineer Certificate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Required to have the seal and signature of surveyor or registered engineer responsible for the surveying the development and/or the preparation of the plat. The Surveyor's/Registered Engineer Certificate is provided in the <i>Standard Plat Wording</i> section of the application packet.
Profiles and Cross Sections for Floodplains	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Profiles and cross sections of all floodplains shall be shown on the subdivision plat at a minimum distance of 300-feet in order to determine that the subdivision plat will function in accordance with the City's <i>Standards of Design and Construction</i> . These profiles and cross sections shall contain the elevations and source of data for the information provided (if applicable).
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the appropriate standard signature block(s) for approval of the plat provided in the <i>Standard Plat Wording</i> section of the application packet.
Compliance with Preliminary Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the plat comply with all the special requirements developed in the preliminary plat review?
Review Plans with Franchise Utility Companies	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is the applicant's responsibility to review the proposed plans and plat with any private utility companies such as electric, gas, cable, trash and telecommunications companies.



**NOTES**

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 2022000023672 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.
- Building Line.  
Utility Easements.  
Controlling Monument.  
Drainage Easement.  
Sanitary Sewer Easement.  
Farmers Electric Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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

**SHEET 1 OF 2**

MASTER PLAT P2022-53  
 PRE PLAT P2022-37

**THE PURPOSE OF THIS AMENDING PLAT IS TO REVISE THE 20' U.E. NOTATION TO READ 20' B.L. ON LOT 29 BLOCK A AND LOTS 1, 13 BLOCK B.**

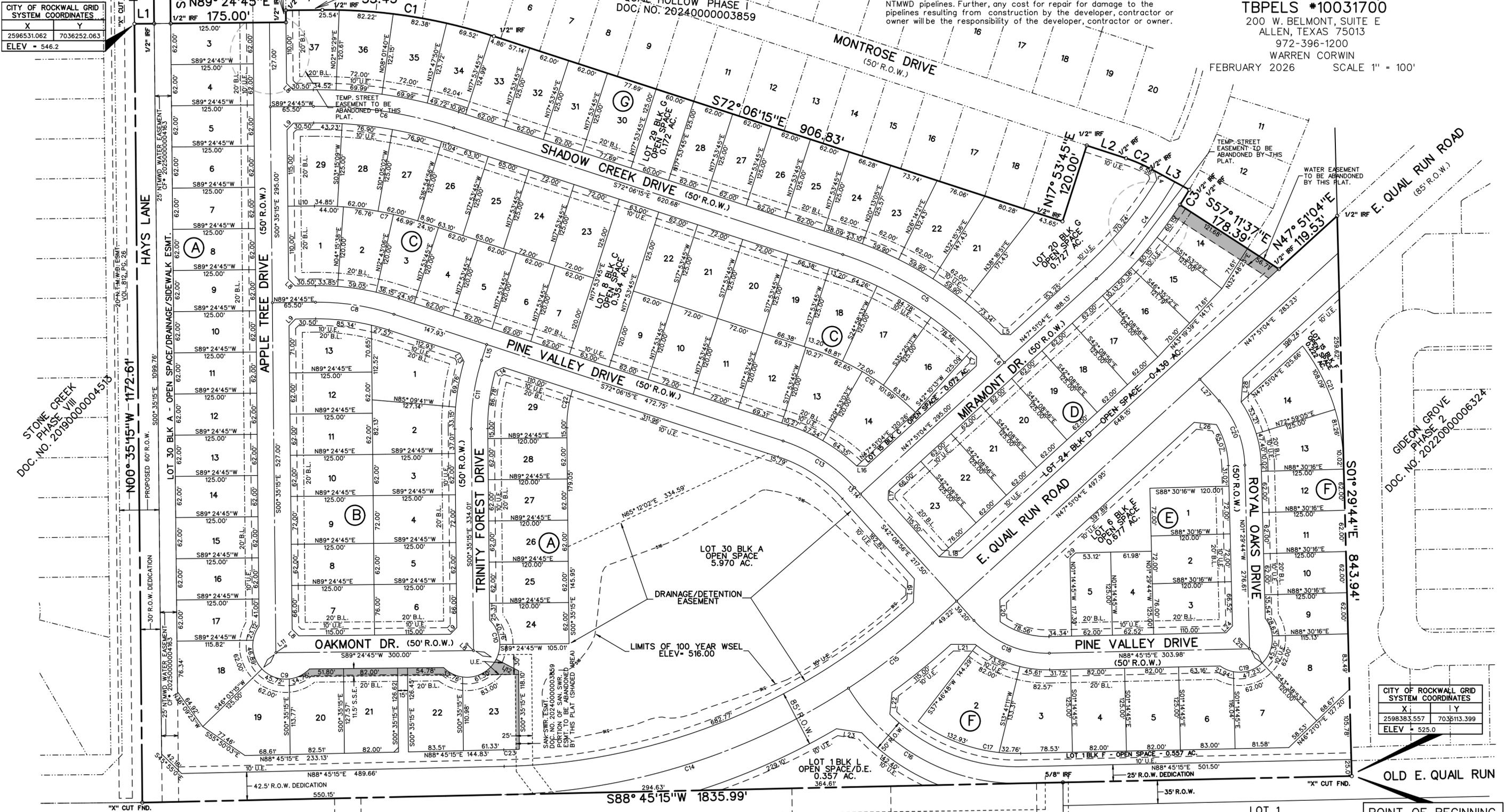
AMENDING PLAT  
 OF  
**QUAIL HOLLOW PHASE II**  
 111 LOTS, BEING 42.742 ACRES  
 BEING A REPLAT OF  
**LOT 20 BLOCK G  
 QUAIL HOLLOW PHASE I**  
 OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
 IN THE

**CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS**  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 TBPELS #10031700

200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 WARREN CORWIN  
 FEBRUARY 2026 SCALE 1" = 100'

The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees except what was agreed to) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

X	Y
2596531.062	7036252.063
ELEV = 546.2	



X	Y
2598383.557	7035113.399
ELEV = 525.0	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the QUAIL HOLLOW PHASE II 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. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE II subdivision have been notified and signed this plat. I (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. I (we) also understand the following:

(1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer/property owner 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 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; 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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

John Arnold  
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 \_\_\_\_\_ 2026.

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'
29.	S 47°51'04" W	11.75'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

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 all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 20240000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X" cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 20220000006324 in said Plat Records 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 Lot 20 Block G 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 Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, 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 Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89°24'45" East, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.);

THENCE, North 00°35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found;

THENCE, North 44°24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.);

THENCE, South 00°35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G;

THENCE, North 89°24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18°29'00";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 264.53 feet (Chord Bearing South 81°20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 72°06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found;

THENCE, North 17°53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, South 72°06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10°21'35";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66°55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 61°44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02°21'04";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31°37'51" West - 26.67 feet), to a 1/2 inch iron rod found;

THENCE, South 57°11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found;

THENCE, North 47°51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2;

THENCE, South 01°29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

Subdivider's Statement:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

Public Improvement Statement:

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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

Drainage and Detention Easements:

The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

Fire Lanes:

All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

Street Appurtenances:

All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED: I hereby certify that the above and forgoing subdivision plat being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, WARREN CORWIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

AMENDING PLAT  
OF

QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.742 ACRES

BEING A REPLAT OF

LOT 20 BLOCK G  
QUAIL HOLLOW PHASE I

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 #10031700

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

FEBRUARY 2026

MASTER PLAT P2022-53  
PRE PLAT P2022-37  
CASE NO. P2025-012

SHEET 2 OF 2



# 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 \_\_\_\_\_

SUBDIVISION

Quail Hollow Phase 2

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION

South of Quail Hollow Ph. 1

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

42.742

LOTS [CURRENT]

111

LOTS [PROPOSED] \_\_\_\_\_

**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]

OWNER

Quail Hollow SF, LTD.

APPLICANT

Corwin Engineering

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Adam Buczek [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 \$ 150.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13<sup>th</sup> DAY OF February, 2026. 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."

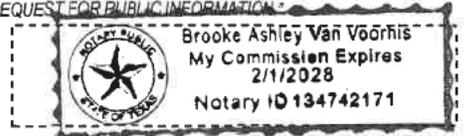
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10<sup>th</sup> DAY OF February, 2026

OWNER'S SIGNATURE

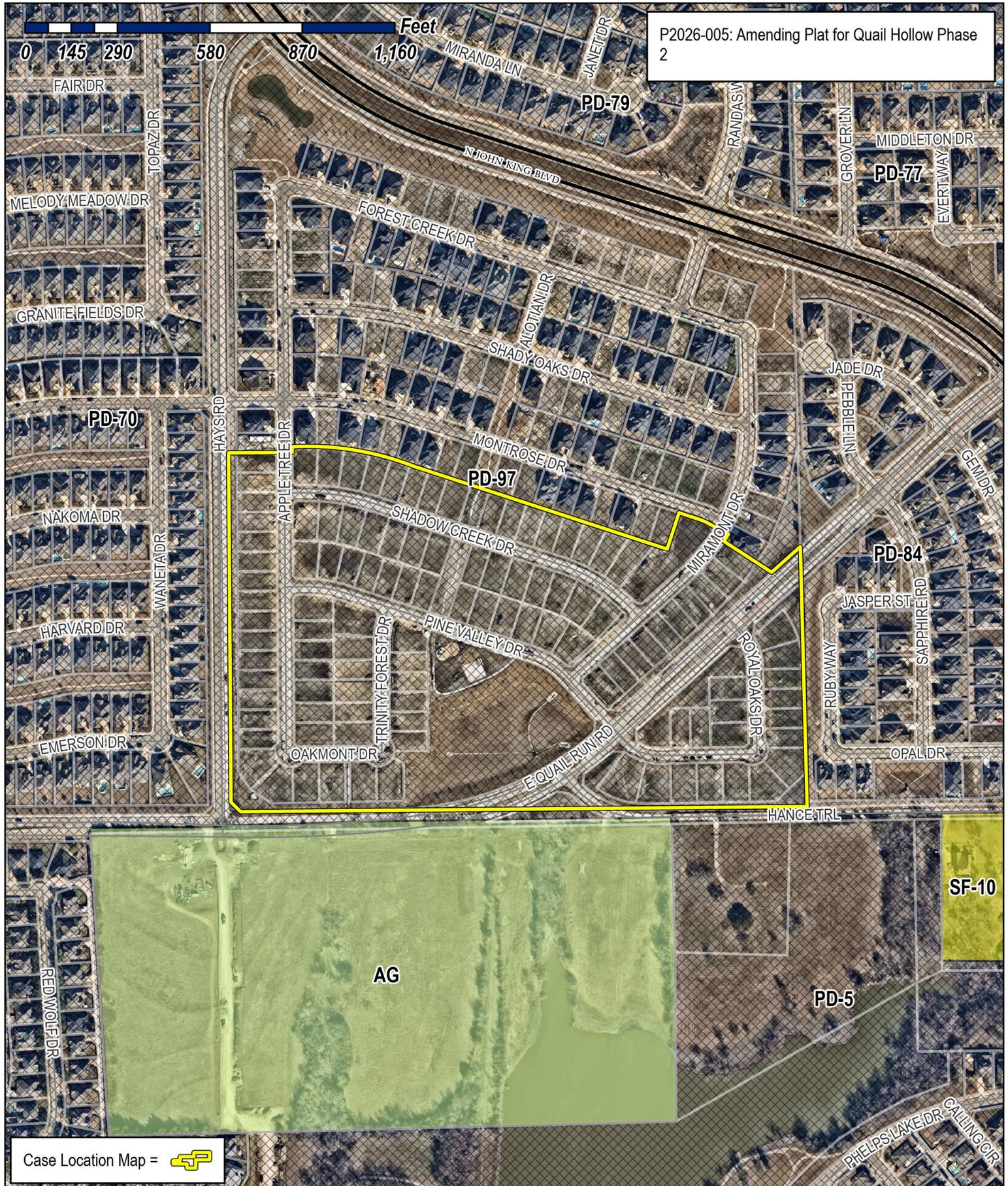
*Adam Buczek*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Brooke Ashley Van Voorhis*



MY COMMISSION EXPIRES 2/1/2028



P2026-005: Amending Plat for Quail Hollow Phase 2

Case Location Map = 

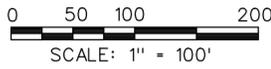


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

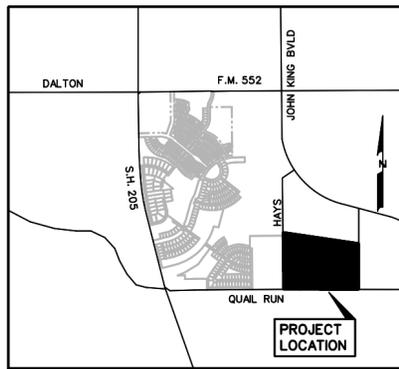
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





**NOTES**

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 2022000023672 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.
- Building Line.  
Utility Easements.  
Controlling Monument.  
Drainage Easement.  
Sanitary Sewer Easement.  
Farmers Electric Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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

**SHEET 1 OF 2**

MASTER PLAT P2022-53  
 PRE PLAT P2022-37

THE PURPOSE OF THIS AMENDING PLAT IS TO REVISE THE 20' U.E. NOTATION TO READ 20' B.L. ON LOT 29 BLOCK A AND LOTS 1, 13 BLOCK B.

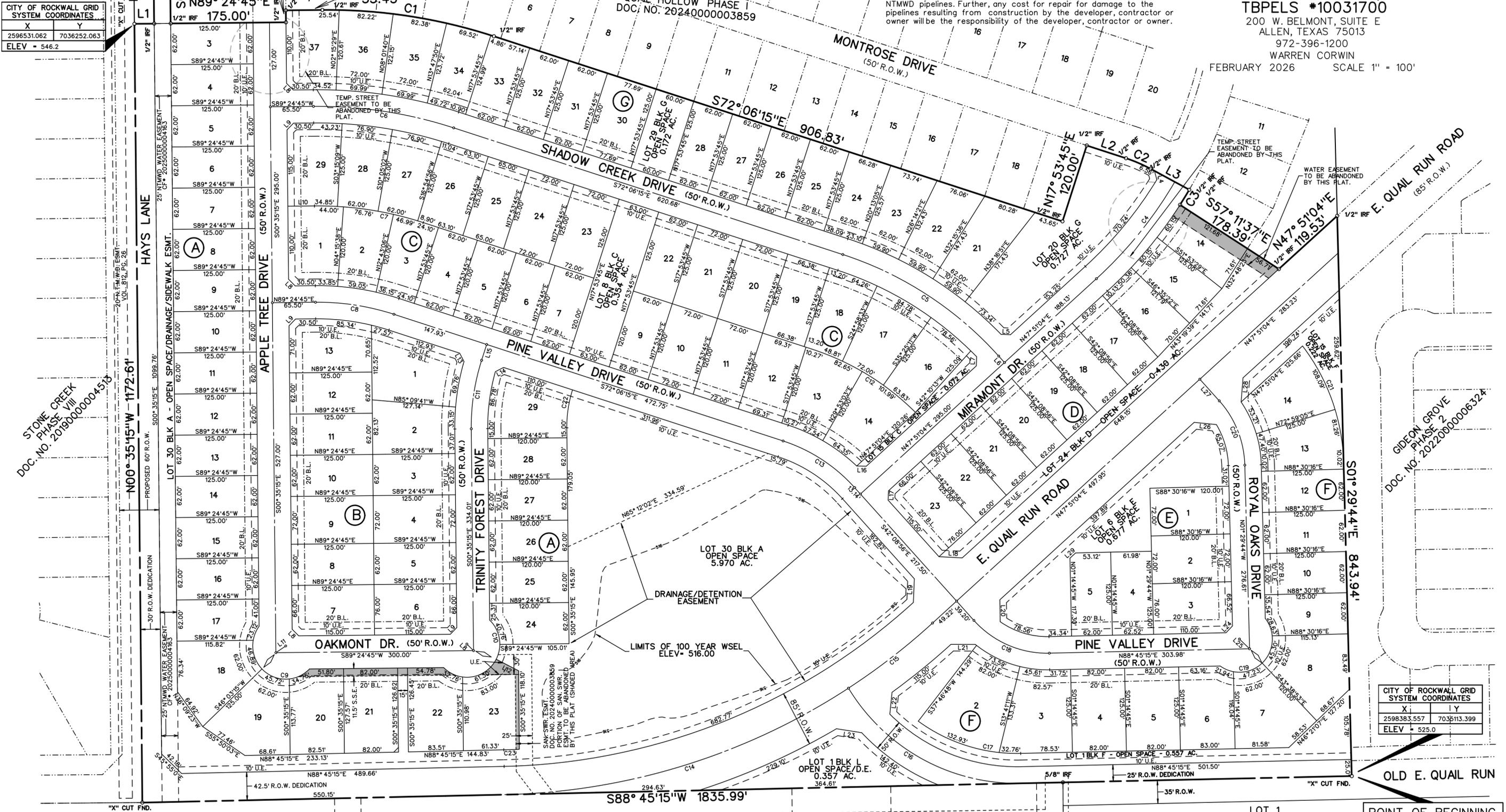
AMENDING PLAT  
 OF  
**QUAIL HOLLOW PHASE II**  
 111 LOTS, BEING 42.742 ACRES  
 BEING A REPLAT OF  
**LOT 20 BLOCK G  
 QUAIL HOLLOW PHASE I**  
 OUT OF THE  
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
 IN THE

**CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS**  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 TBPELS #10031700

200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 WARREN CORWIN  
 FEBRUARY 2026 SCALE 1" = 100'

The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees except what was agreed to) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596531.062	7036252.063
ELEV = 546.2	



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7036113.399
ELEV = 525.0	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the QUAIL HOLLOW PHASE II 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. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE II subdivision have been notified and signed this plat. I (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. I (we) also understand the following:

(1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer/property owner 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 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; 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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

John Arnold  
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 \_\_\_\_\_ 2026.

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'
29.	S 47°51'04" W	11.75'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

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 all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 20240000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X" cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 20220000006324 in said Plat Records 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 Lot 20 Block G 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 Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, 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 Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89°24'45" East, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.);

THENCE, North 00°35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found;

THENCE, North 44°24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.);

THENCE, South 00°35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G;

THENCE, North 89°24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found;

THENCE, North 00°35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found;

THENCE, North 89°24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18°29'00";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 264.53 feet (Chord Bearing South 81°20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 72°06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found;

THENCE, North 17°53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found;

THENCE, South 72°06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10°21'35";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66°55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency;

THENCE, South 61°44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02°21'04";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31°37'51" West - 26.67 feet), to a 1/2 inch iron rod found;

THENCE, South 57°11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found;

THENCE, North 47°51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2;

THENCE, South 01°29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

Subdivider's Statement:

Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

Public Improvement Statement:

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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

Drainage and Detention Easements:

The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

Fire Lanes:

All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

Street Appurtenances:

All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED: I hereby certify that the above and forgoing subdivision plat being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL

\_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, WARREN CORWIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

AMENDING PLAT  
OF

QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.742 ACRES

BEING A REPLAT OF

LOT 20 BLOCK G  
QUAIL HOLLOW PHASE I

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 #10031700

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

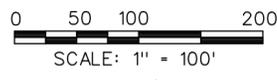
WARREN CORWIN

FEBRUARY 2026

MASTER PLAT P2022-53  
PRE PLAT P2022-37

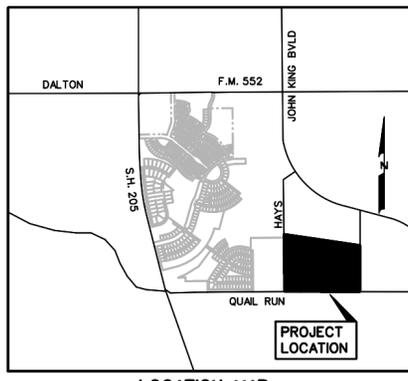
CASE NO. P2025-012

SHEET 2 OF 2



**NOTES**

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 2022000023672 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 tangency, and angle points in public right-of-way unless otherwise noted.
- Building Line. Utility Easements. Controlling Monument. Drainage Easement. Sanitary Sewer Easement. Farmers Electric Easement.
- The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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  
**SHEET 1 OF 2**

**AMENDING PLAT**  
 OF  
**QUAIL HOLLOW PHASE II**  
 111 LOTS, BEING 42.742 ACRES  
 BEING A REPLAT OF  
**LOT 20 BLOCK G**  
**QUAIL HOLLOW PHASE I**  
 OUT OF THE

MASTER PLAT P2022-53  
 PRE PLAT P2022-37

**THE PURPOSE OF THIS AMENDING PLAT IS TO REVISE THE 20' U.E. NOTATION TO READ 20' B.L. ON LOT 29 BLOCK A AND LOTS 1,13 BLOCK B.**

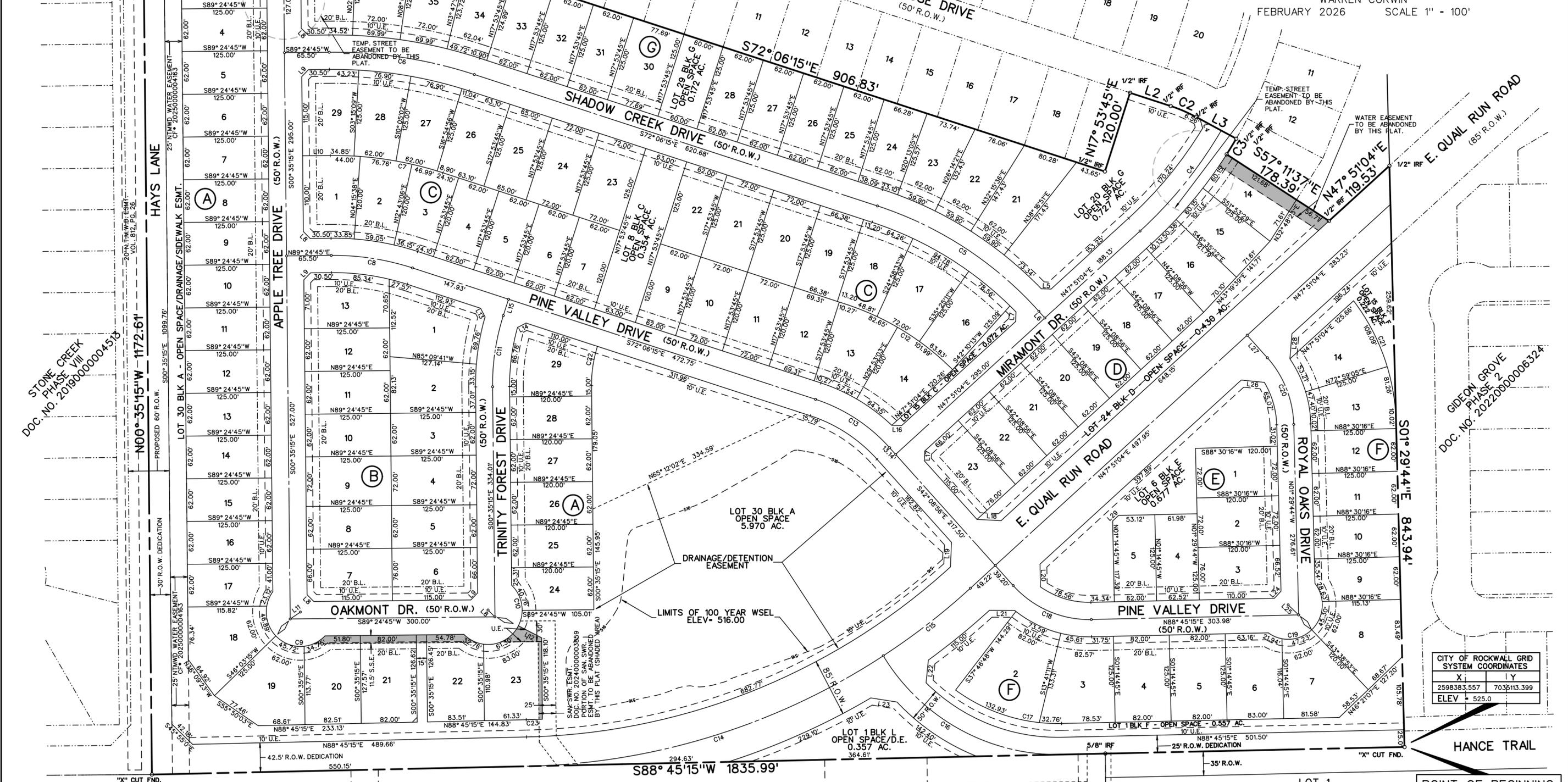
**P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97**  
 IN THE

**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
**TBPELS #10031700**

200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 WARREN CORWIN  
 FEBRUARY 2026 SCALE 1" = 100'

The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees except what was agreed to) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596531.062	7036252.063
ELEV = 548.2	



CORWIN JOB #24031

DRAINAGE ESMT.  
 DOC. NO. 2022000024377

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

DRAINAGE ESMT.  
 DOC. NO. 2022000024377

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

POINT OF BEGINNING

CASE NO. P2026-005

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7036113.399
ELEV = 525.0	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the QUAIL HOLLOW PHASE II 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. I (we) further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE II subdivision have been notified and signed this plat. I (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. I (we) also understand the following:

(1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site 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 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/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.

(5) The developer/property owner 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 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; 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.

I (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; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

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

John Arnold  
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 \_\_\_\_\_ 2026.

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

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°24'45" E	30.00'
2.	S 72°06'15" E	62.50'
3.	S 61°44'56" E	66.60'
4.	N 15°19'00" W	13.78'
5.	N 87°59'25" E	14.35'
6.	N 42°08'56" W	13.14'
7.	S 01°54'51" W	13.92'
8.	S 45°35'15" E	14.14'
9.	S 44°24'45" W	14.14'
10.	S 89°24'45" W	40.50'
11.	N 55°43'21" E	18.03'
12.	S 62°47'54" E	38.18'
13.	S 27°30'38" E	14.24'
14.	N 62°24'51" E	14.02'
15.	S 17°53'45" W	25.00'
16.	S 88°52'46" E	14.59'
17.	S 02°51'04" W	14.14'
18.	S 87°08'56" E	35.36'
19.	N 02°29'36" E	35.58'
20.	S 01°03'01" E	33.18'
21.	S 89°38'33" E	37.00'
22.	S 05°51'22" W	33.15'
23.	S 81°00'26" E	38.85'
24.	N 43°37'45" E	14.11'
25.	N 46°22'15" W	21.26'
26.	S 84°29'46" E	33.83'
27.	N 42°08'56" W	44.02'
28.	S 04°36'08" W	36.49'
29.	S 47°51'04" W	11.75'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	18°29'00"	820.00'	264.53'	263.38'	S81°20'45"E
2.	10°21'35"	225.00'	40.68'	40.63'	S66°55'44"E
3.	02°21'04"	650.00'	26.67'	26.67'	S31°37'51"W
4.	17°18'27"	625.00'	188.80'	188.08'	S39°11'50"W
5.	29°57'19"	545.00'	284.93'	281.70'	N57°07'36"W
6.	18°29'00"	670.00'	216.14'	215.20'	N81°20'45"W
7.	18°29'00"	520.00'	167.75'	167.02'	S81°20'45"E
8.	18°29'00"	375.00'	120.97'	120.45'	S81°20'45"E
9.	172°26'34"	50.00'	150.48'	99.78'	S49°56'21"E
10.	178°51'14"	50.00'	158.08'	99.99'	N44°24'45"E
11.	18°29'00"	325.00'	104.84'	104.39'	S08°39'15"W
12.	26°46'57"	395.00'	184.64'	182.96'	S58°42'46"E
13.	29°57'19"	250.00'	130.70'	129.22'	S57°07'36"E
14.	31°40'18"	1000.00'	552.78'	545.77'	N72°55'05"E
15.	09°13'53"	1000.00'	161.12'	160.94'	N52°28'00"E
16.	59°45'49"	300.00'	312.92'	298.93'	S61°21'51"E
17.	37°13'38"	255.00'	165.68'	162.78'	N72°37'56"W
18.	49°05'49"	150.00'	128.54'	124.64'	S66°41'51"E
19.	163°59'22"	50.00'	143.10'	99.03'	N43°37'45"E
20.	40°39'12"	150.00'	106.43'	104.21'	S21°49'20"E
21.	36°09'50"	300.00'	189.35'	186.23'	S19°34'39"E
22.	18°29'00"	180.00'	58.07'	57.82'	N08°39'15"E
23.	01°27'19"	932.50'	23.68'	23.68'	N88°01'35"E

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 all of Lot 20 Block G out of Quail Hollow Phase I, an addition to the City of Rockwall, as described in Clerks File No. 2024000003859 in the Plat Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at an "X" cut found at the southeast corner of Lot 20 Block G and being the southwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as described in Doc. No. 20220000006324 in said Plat Records 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 Lot 20 Block G 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 Lot 20 Block G and being the southeast corner of Stone Creek Phase VIII, 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 Lot 20 Block G and the east line of said Stone Creek Phase VIII, for a distance of 1172.61 feet, to an "X" cut found at the northwest corner of said Lot 20 Block G;

THENCE, North 89°24'45" East, departing said east and west lines and along the north line of said Lot 20 Block G, for a distance of 30.00 feet, to a 1/2 inch iron rod found in the east line Hays Lane (60' R.O.W.):

THENCE, North 00°35'15" West, along the east line of said Hays Lane, for a distance of 113.00 feet, to a 1/2 inch iron rod found:

THENCE, North 44°24'45" East, departing said Hays Lane, for a distance of 35.36 feet, to a 1/2 inch iron rod found in the south line of Montrose Drive (50' R.O.W.):

THENCE, South 00°35'15" East, departing said south line, for a distance of 138.00 feet, to a 1/2 inch iron rod found at the southwest corner of Lot 2 Block A out of said Quail Hollow Phase I and being in the north line of said Lot 20 Block G;

THENCE, North 89°24'45" East, along said north line, for a distance of 175.00 feet, to a 1/2 inch iron rod found:

THENCE, North 00°35'15" West, along said north line, for a distance of 18.00 feet, to a 1/2 inch iron rod found:

THENCE, North 89°24'45" East, continuing along said north line, for a distance of 55.45 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 820.00 feet, a central angle of 18°29'00";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 264.53 feet (Chord Bearing South 81°20'45" East - 263.38 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 72°06'15" East, continuing along said north line, for a distance of 906.83 feet, to a 1/2 inch iron rod found:

THENCE, North 17°53'45" East, continuing along said north line, for a distance of 120.00 feet, to a 1/2 inch iron rod found:

THENCE, South 72°06'15" East, continuing along said north line, for a distance of 62.50 feet, to a 1/2 inch iron rod found at the point of curvature of a curve to the right, having a radius of 225.00 feet, a central angle 10°21'35";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 40.68 feet (Chord Bearing South 66°55'44" East - 40.63 feet), to a 1/2 inch iron rod found at the point of tangency:

THENCE, South 61°44'56" East, continuing along said north line, for a distance of 66.60 feet, to a 1/2 inch iron rod found on a non-tangent curve to the right, having a radius of 650.00 feet, a central angle of 02°21'04";

THENCE, continuing along said north line and with said curve to the right for an arc distance of 26.67 feet (Chord Bearing South 31°37'51" West - 26.67 feet), to a 1/2 inch iron rod found:

THENCE, South 57°11'37" East, continuing along said north line, for a distance of 178.39 feet, to a 1/2 inch iron rod found:

THENCE, North 47°51'04" East, continuing along said north line, for a distance of 119.53 feet, to a 1/2 inch iron rod found at the northeast corner of said Lot 20 Block G and being in the west line of said Gideon Grove Phase 2:

THENCE, South 01°29'44" East, along the east line of Lot 20 Block G and the west line of said Gideon Grove Phase 2, for a distance of 843.94 feet, to the POINT OF BEGINNING and containing 42.742 acres of land.

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Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

Public Improvement Statement:

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 subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

Drainage and Detention Easements:

The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

Fire Lanes:

All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

Street Appurtenances:

All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED: I hereby certify that the above and forgoing subdivision plat being an addition to the City of Rockwall, Texas was approved by the city council of the City of Rockwall, Texas on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, WARREN CORWIN, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

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

AMENDING PLAT  
OF

QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.742 ACRES  
BEING A REPLAT OF

LOT 20 BLOCK G  
QUAIL HOLLOW PHASE I

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 #10031700

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

WARREN CORWIN

FEBRUARY 2026

MASTER PLAT P2022-53

PRE PLAT P2022-37

CASE NO. P2026-005



DATE: February 23, 2026

TO: Chase Finch  
200 W. Belmont, Suite E  
Allen, Texas 75013

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

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

SUBJECT: P2026-005; *Amending Plat for the Quail Hollow Phase 2*

Chase:

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 Director of Planning and Zoning on February 23, 2026. 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 Amending 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.

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:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of 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) 771-7745.

*Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.*

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

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