

QUAIL RUN VALLEY NO. 2 CAB. E. SLD. 185

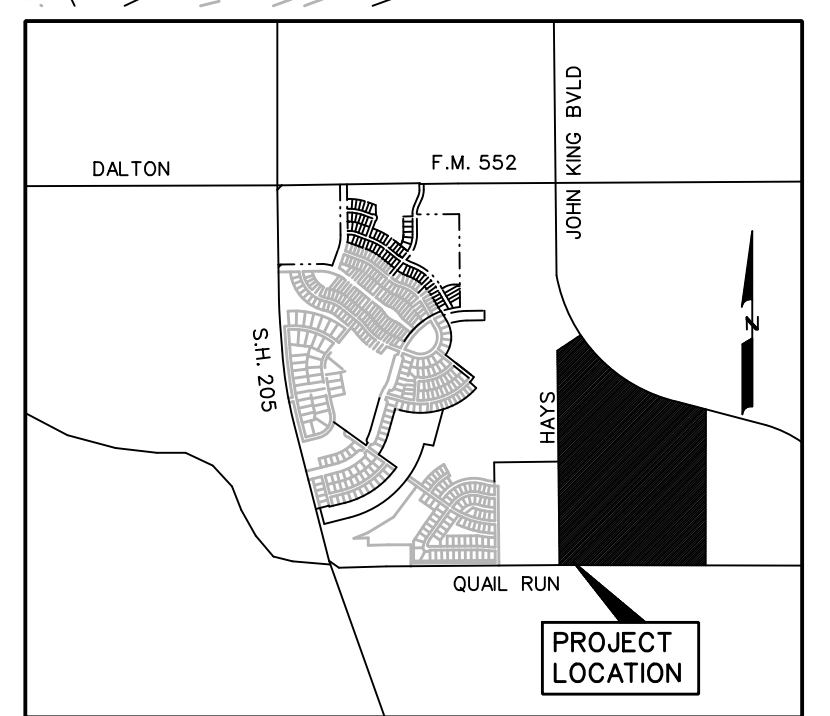
WANETA DRIVE (50' R.O.W.)

STONE CREEK PHASE VIII DOC. NO. 20190000004513

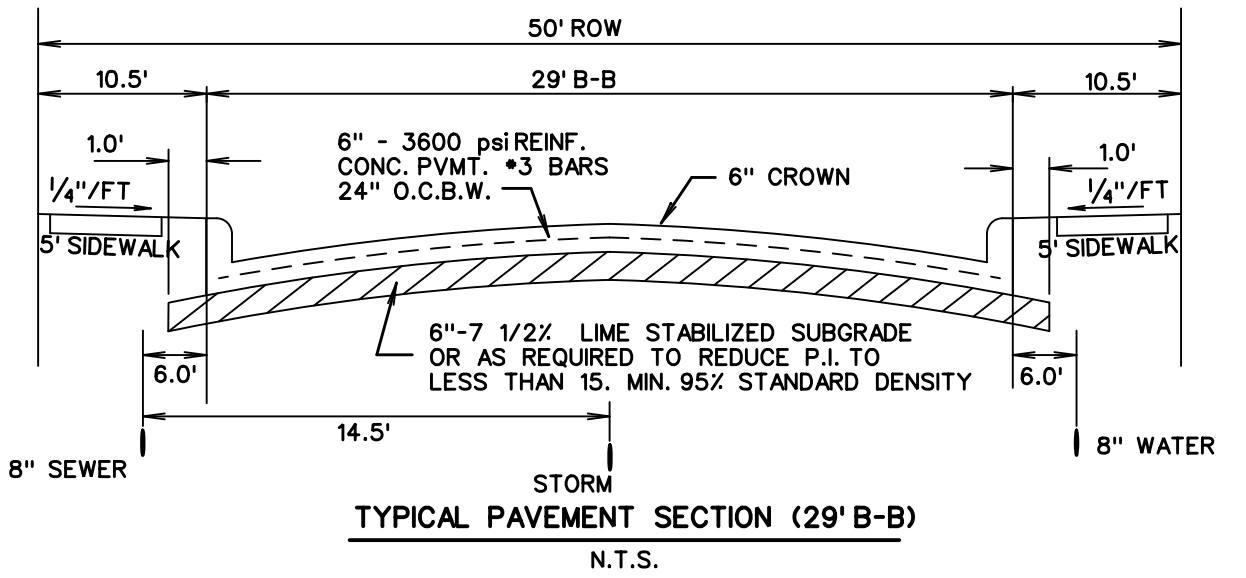
CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2598335.719 Y 7037154.253
ELEV = 538.7

STONE CREEK PHASE X DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



$\Delta = 38^{\circ}06'45''$
 $R = 320.00'$
 $L = 212.86'$
 $C = 208.96'$
 $B = N18^{\circ}43'59''W$



$\Delta = 28^{\circ}29'34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^{\circ}49'05''E$

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89°40'38" E	28.47'
2.	N 00°19'22" W	136.79'
3.	S 52°47'38" E	24.00'
4.	N 37°47'22" E	66.65'
5.	S 87°00'28" E	19.25'

PD SITE PLAN OF QUAIL HOLLOW

- LOTS 1-31, BLOCK A
- LOTS 1-13, BLOCK B
- LOTS 1-29, BLOCK C
- LOTS 1-24, BLOCK D
- LOTS 1-7, BLOCK E
- LOTS 1-15, BLOCK F
- LOTS 1-36, BLOCK G
- LOTS 1-41, BLOCK H
- LOTS 1-21, BLOCK I
- LOTS 1-24, BLOCK J
- LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17

PHASE I LOTS 139
PHASE II LOTS 111
OUT OF THE J.A. RAMSEY SURVEY, ABSTRACT NO. 186

IN THE CITY OF ROCKWALL, TEXAS

DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

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

JANUARY 2023 SCALE 1" = 100'

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

CASE *P2022-53
CASE *P2023-001

77.5'x40' DRAINAGE EASEMENT

R & R MANICE INVESTMENTS S.L.P. VOL. 5-433, PG. 53

77.5'x150' DRAINAGE EASEMENT

77.5'x40' DRAINAGE EASEMENT

MICHEL & JENNIFER WILKINSON Doc. No. 2020-000003578

CITY OF ROCKWALL GRID SYSTEM COORDINATES
X 2598387.341 Y 7036150.262
ELEV = 523.0

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH DOC. NO. 2019000006883

SADDLE STAR ESTATES SOUTH PHASE ONE DOC. NO. 20200000028575

