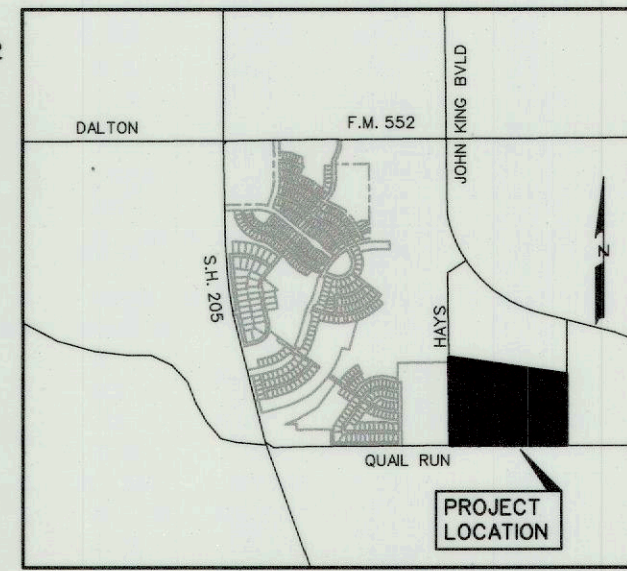


0 50 100 200  
SCALE: 1" = 100'

# NOTES

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 20220000023672 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.  
O.E. - Orange Easement.  
S.E. - Sanitary Sewer Easement.  
F.E. - 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.

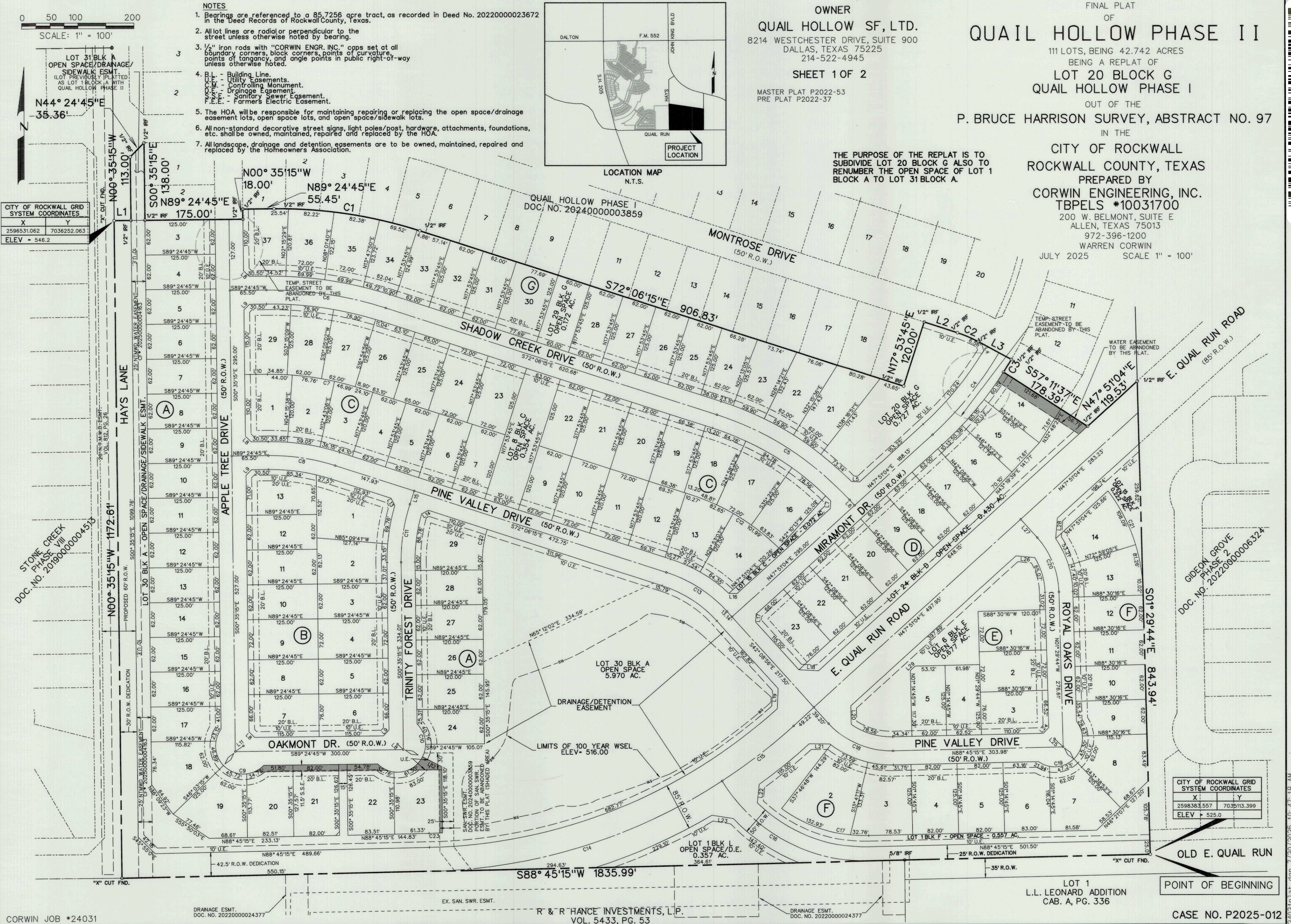


OWNER  
QUAIL HOLLOW SF, LTD.  
8214 WESTCHESTER DRIVE, SUITE 900  
DALLAS, TEXAS 75225  
214-522-4945  
SHEET 1 OF 2  
MASTER PLAT P2022-53  
PRE PLAT P2022-37

FINAL 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  
JULY 2025 SCALE 1" = 100'

THE PURPOSE OF THE REPLAT IS TO  
SUBDIVIDE LOT 20 BLOCK G ALSO TO  
RENUMBER THE OPEN SPACE OF LOT 1  
BLOCK A TO LOT 31 BLOCK A.



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
259633.557	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 30th day of July, 2025.

Notary Public in and for the State of Texas My Commission Expires: 2/1/2028

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", on 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 19th day of May, 2025.

MAYOR OF THE CITY OF ROCKWALL

CITY SECRETARY



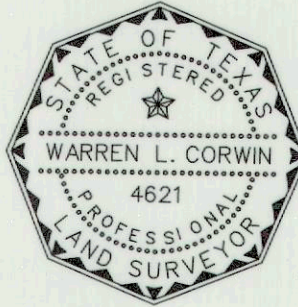
PLANNING AND ZONING COMMISSION CHAIRMAN

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



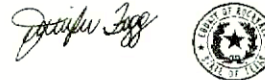
THE STATE OF TEXAS

COUNTY OF ROCKWALL

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Rockwall County, Texas.

20250000015631 PLAT  
08/28/2025 11:32:50 AM Total Fees: \$98.00

Jennifer Fogg, County Clerk  
Rockwall County, TX



FINAL 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

JULY 2025

MASTER PLAT P2022-53

PRE PLAT P2022-37

CASE NO. P2025-012

SHEET 2 OF 2