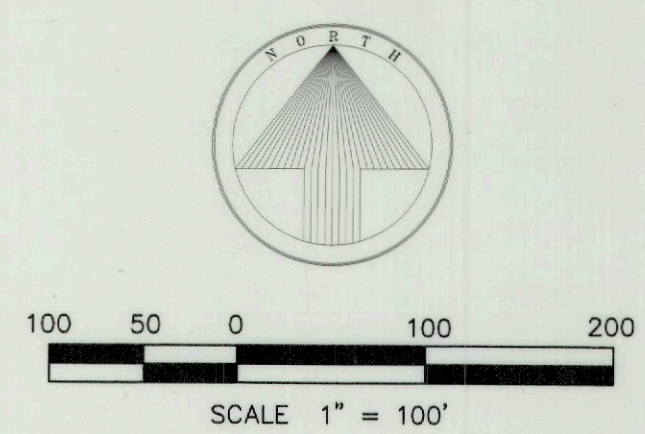


- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CMT> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 OE Oncon Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VE Visibility Easement
 P.R.R.C.T. = Plat Records of Rockwall County, Texas
 D.R.R.C.T. = Deed Records of Rockwall County, Texas



**FINAL PLAT
 PARK HILLS**

LOTS 1-23, BLOCK A; LOTS 1-5, BLOCK B;
 LOTS 1-27, BLOCK C; LOTS 1-53, BLOCK D;
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
 LOT 1, BLOCK G

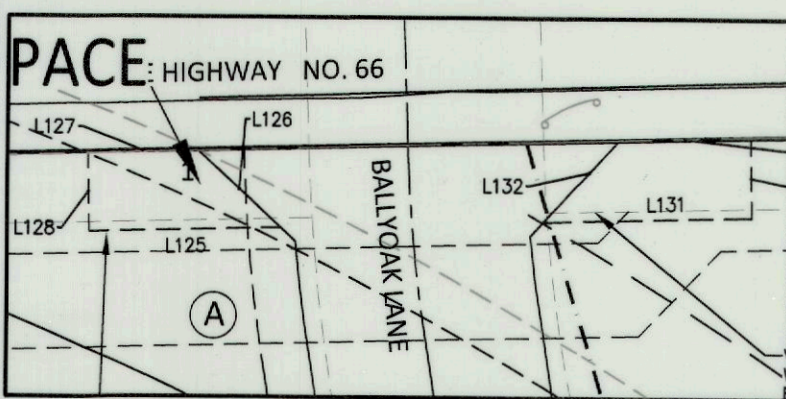
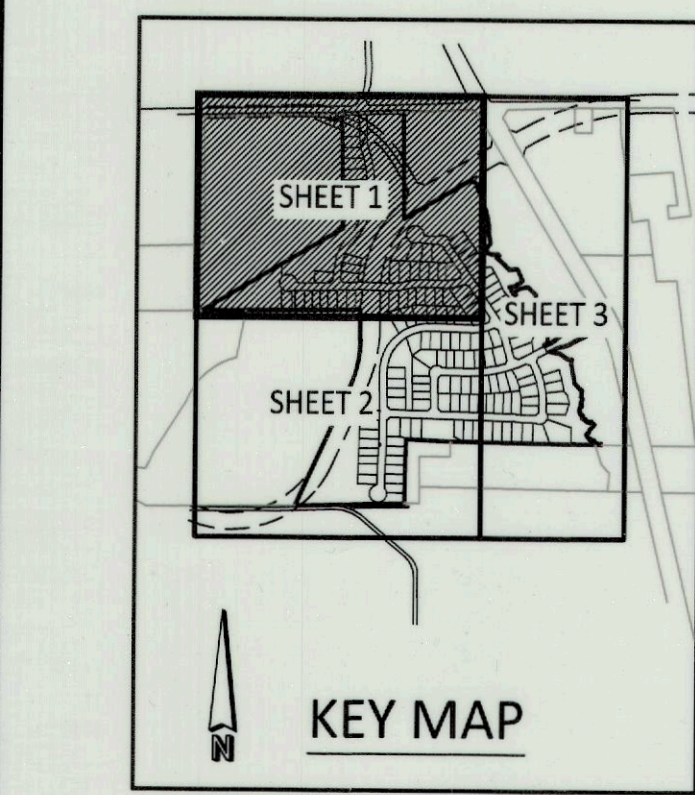
65.601 ACRES OR 2,857,580 SF

**144 SINGLE FAMILY LOTS AND
 14 OPEN SPACE LOTS**

SITUATED WITHIN
 TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2023-012

OCTOBER 7, 2024
 EXIST. ZONING: PD-98
 LAND USE: SF
 SHEET 1 OF 6



BASIS OF BEARING:
 BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983. ALL DIMENSIONS ARE GROUND DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT COMBINED FACTOR (PCF) OF 0.9998538864.

Owner/Applicant:
 Qualico Developments (U.S.), Inc.
 6950 TPC Drive, Suite 350
 McKinney, Texas 75070
 Phone: 469-659-6150

Owner/Applicant:
 Rockwall Property Corporation
 2235 Ridge Road, Suite 201
 Rockwall, Texas 75087
 Phone: 214-801-6157
 Contact: Bill Bricker

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE



**JOHNSON VOLK
 CONSULTING**

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

MATCH LINE - SHEET 1 OF 6

MUNICIPAL PARK ADDITION
CABINET 8, SLIDE 49
P.R.R.C.T.

CITY OF ROCKWALL
VOLUME 2163, PAGE 96
D.R.R.C.T.

ZONED: LI

FLOODPLAIN LIMIT &
DRAINAGE EASEMENT
ZONE "A" FEMA
FIRM PANEL NO.
483970040L

APPROXIMATE LIMIT
PROP. 100 YR FLOODPLAIN
PER CORWIN FLOOD STUDY
DATED JUNE 2023

20' WATERLINE EASEMENT
NORTH TEXAS MUNICIPAL WATER
DISTRICT
VOL. 756, PG. 277
D.R.R.C.T.

15' ONCOR
ELECTRIC
EASEMENT
DOC. NO.
20240000005587

FUTURE S.H. 66
(VARIABLE R.O.W.)

15' ONCOR
ELECTRIC
EASEMENT
DOC. NO.
20240000005587

30' LANDSCAPE
BUFFER
BY PLAT

EROSION
HAZARD
SETBACK
BY PLAT

VARIABLE WIDTH
DRAINAGE &
DETENTION ESMT
BY PLAT

20' PRIVATE DE
BY PLAT

15' ONCOR
ELECTRIC
EASEMENT
DOC. NO.
20240000005587

20' UE
BY THIS
PLAT

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

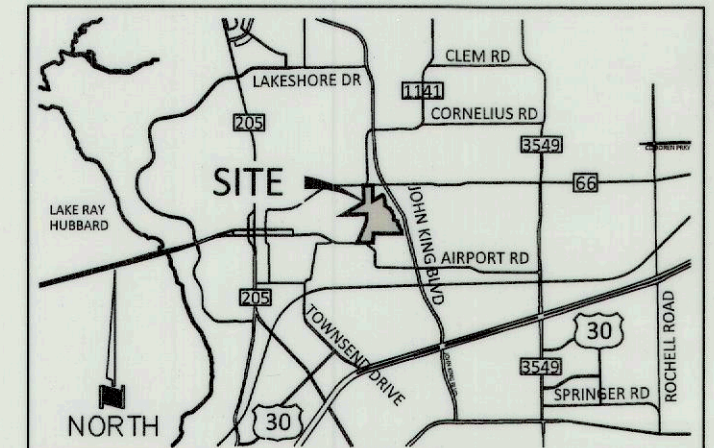
Owner/Applicant:
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2235 Ridge Road, Suite 201
Rockwall, Texas 75074
Phone: 214-801-6157
Contact: Bill Bricker

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704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

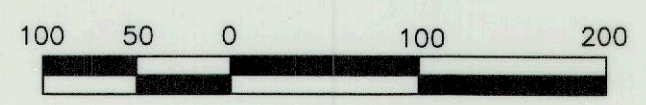
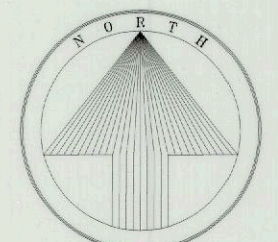
BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NORTH
AMERICAN DATUM OF 1983. ALL DIMENSIONS ARE GROUND
DISTANCE, MULTIPLY THE GROUND DISTANCE BY THE PROJECT
COMBINED FACTOR (PCF) OF 0.9998538864.

MATCH LINE - SHEET 3 OF 6



LEGEND

- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
OE Oncor Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
P.R.R.C.T.= Plat Records of Rockwall County, Texas
D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 100'

FINAL PLAT PARK HILLS

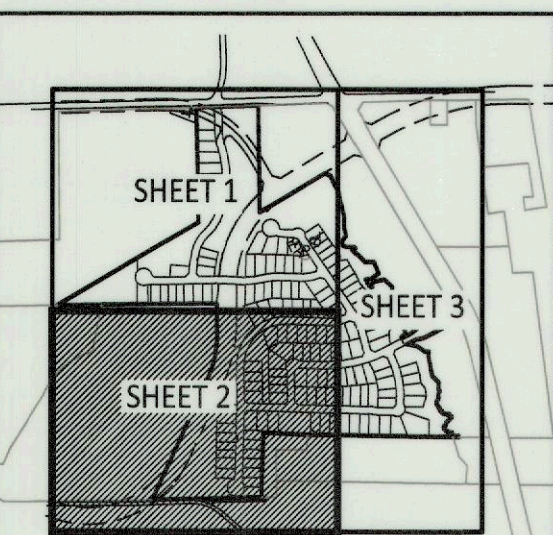
LOTS 1-23, BLOCK A; LOTS 1-5, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-53, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
LOT 1, BLOCK G
65.601 ACRES OR 2,857,580 SF
144 SINGLE FAMILY LOTS AND
14 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

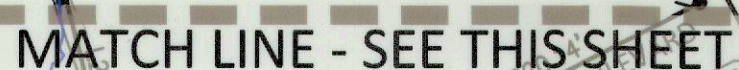
P2023-012

OCTOBER 7, 2024
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 2 OF 6



KEY MAP

~~MATCHLINE - SHEET 1 OF 6~~



97.167 ACRE TRACT
ROCKWALL PROPERTY
CORPORATION
VOLUME 444, PAGE 146
D B R C T

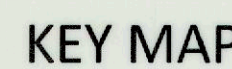
Owner/Applicant:
Rockwall Property Corporation
2235 Ridge Road, Suite 201
Rockwall, Texas 75087
Phone: 214-801-6157
Contact: Bill Bricker



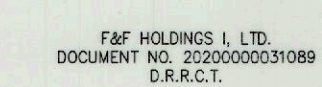
**JOHNSON VOLK
CONSULTING**

704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

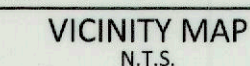
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



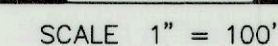
D.R.R.C.T.



FLOODPLAIN LIMIT &
DRAINAGE EASEMENT
ZONE "A" FEMA
FIRM PANEL NO.
48397C0040L



- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)



LOTS 1-23, BLOCK A; LOTS 1-5, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-53, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
LOT 1, BLOCK G
65.601 ACRES OR 2,857,580 SF
144 SINGLE FAMILY LOTS AND
14 OPEN SPACE LOTS
SITUATED WITHIN

OCTOBER 7, 2024
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 3 OF 6

OCTOBER 7, 2024
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 3 OF 6

Line Table		
Line	Length	Direction
L1	40.60	S89° 21' 48"E
L2	64.89	S25° 06' 25"E
L3	51.80	S31° 25' 37"E
L4	55.61	S9° 09' 13"E
L5	49.61	S16° 55' 05"E
L6	72.99	S11° 15' 46"E
L7	58.98	S0° 37' 34"E
L8	65.18	S10° 15' 15"E
L9	39.04	S38° 36' 26"W
L10	31.12	S8° 12' 45"E
L11	22.18	S64° 09' 47"E
L12	50.25	N88° 15' 31"E
L13	11.99	S36° 15' 14"E
L14	19.98	S47° 52' 26"W
L15	69.96	S4° 50' 45"E
L16	44.81	S42° 29' 55"E
L17	57.43	N85° 31' 53"E
L18	83.07	S22° 46' 37"E
L19	8.34	S69° 46' 05"W
L20	12.04	S33° 50' 14"W
L21	19.99	S61° 26' 15"W
L22	12.58	S52° 36' 59"W
L23	11.33	S61° 56' 23"W
L24	10.36	S74° 48' 26"W
L25	17.06	S84° 09' 12"W
L26	9.15	S70° 40' 12"W
L27	12.75	S75° 03' 07"E
L28	7.19	S21° 04' 29"W
L29	4.30	S30° 01' 05"E
L30	13.69	S15° 48' 57"E
L31	9.31	S50° 33' 06"E
L32	8.25	S13° 57' 22"E
L33	9.47	S86° 43' 21"E
L34	65.23	S2° 04' 28"E
L35	25.00	N1° 14' 53"W
L36	15.39	S22° 50' 48"W
L37	86.48	S88° 27' 55"E
L38	77.75	S20° 01' 20"E
L39	44.07	N27° 24' 26"W
L41	113.76	S88° 27' 55"E
L42	17.00	N88° 22' 04"W
L43	12.44	N55° 47' 40"E
L44	28.74	N47° 26' 59"W
L46	29.47	S46° 12' 57"W
L47	26.98	S43° 39' 22"E
L48	6.69	S88° 45' 07"W
L49	37.31	N67° 20' 11"W
L50	25.61	N15° 58' 42"E
L51	30.30	N74° 58' 04"W
L52	26.83	N13° 40' 06"E
L53	28.46	N74° 48' 07"W
L54	32.36	N20° 01' 20"W
L55	27.66	N26° 13' 25"E
L56	32.36	S20° 01' 20"E
L57	27.66	N66° 16' 04"W
L59	18.92	N16° 08' 24"E
L60	18.46	N70° 57' 16"W
L61	35.86	S82° 35' 34"W
L62	28.28	N17° 35' 38"E
L63	27.89	N73° 13' 08"W
L64	28.11	N46° 10' 45"E
L65	3.88	S88° 27' 55"E
L66	17.93	S88° 27' 55"E
L67	27.70	N45° 22' 18"E
L68	28.85	S44° 37' 42"E
L69	27.71	N45° 22' 02"E
L70	28.90	N44° 43' 30"W
L71	28.31	S46° 35' 01"W
L72	10.61	S22° 52' 40"E
L73	23.23	N24° 23' 30"E
L74	23.39	N88° 22' 04"W
L75	23.50	N54° 21' 56"W

Line Table		
Line	Length	Direction
L76	29.15	N87° 11' 23"W
L77	1.46	N1° 32' 05"E
L78	8.54	N1° 32' 05"E
L79	77.80	N16° 57' 28"E
L80	53.70	N11° 48' 15"W
L81	39.95	N39° 43' 05"W
L82	26.28	N27° 24' 26"W
L83	67.86	S6° 02' 04"E
L84	13.63	S6° 02' 04"E
L85	34.78	S28° 45' 30"W
L86	22.92	S3° 57' 54"E
L87	34.60	S12° 49' 43"E
L88	68.69	S52° 08' 24"E
L89	70.81	S63° 05' 21"E
L90	36.88	S47° 30' 47"E
L91	26.13	S43° 06' 53"E
L92	28.53	S43° 06' 53"E
L93	24.20	S23° 52' 46"E
L94	38.04	S30° 09' 15"E
L95	47.55	N86° 10' 29"E
L96	29.15	S4° 49' 15"W
L97	40.25	S22° 05' 32"E
L98	52.90	S44° 46' 36"E
L99	52.00	S34° 12' 20"E
L100	52.00	S34° 12' 20"E
L101	32.84	S70° 54' 01"W
L102	24.65	N75° 10' 57"E
L103	30.65	N89° 07' 35"E
L104	22.44	S88° 45' 07"W
L105	1.50	S89° 07' 50"E
L106	10.26	S9° 53' 27"E
L107	9.32	S43° 29' 03"W
L108	178.23	S88° 29' 03"W
L109	20.00	S1° 18' 48"E
L110	186.58	N88° 29' 03"E
L111	25.16	N43° 29' 03"E
L112	46.57	N88° 29' 03"E
L113	140.42	N88° 29' 03"E
L114	75.24	N1° 30' 57"W
L115	142.15	N43° 41' 12"E
L116	10.84	S1° 18' 48"E
L117	114.72	S43° 41' 12"W
L118	66.91	S1° 30' 57"E
L119	137.73	N88° 44' 58"W
L120	48.73	N1° 18' 48"W
L121	154.65	S68° 44' 58"E
L122	281.11	S73° 16' 41"E
L123	47.23	S0° 56' 16"E
L124	297.21	N73° 16' 41"W
L125	40.62	N88° 29' 03"E
L126	24.44	N47° 26' 59"W
L127	23.06	S88° 29' 03"W
L128	17.00	S1° 30' 57"E
L129	27.94	N88° 29' 03"E
L130	17.00	S1° 30' 57"E
L131	44.35	S88° 29' 03"W
L132	23.63	N42° 28' 16"E
L133	121.86	S52° 30' 09"E
L134	203.70	S31° 01' 44"E
L135	12.39	S85° 48' 10"W
L136	274.42	N71° 41' 50"W
L137	254.93	S71° 41' 50"E
L138	201.36	N31° 01' 44"W
L139	105.54	N52° 30' 09"W
L140	20.00	N28° 27' 11"E
L141	9.09	S61° 32' 49"E
L142	13.22	S71° 57' 31"E
L143	77.03	N78° 02' 29"E
L144	10.25	N64° 34' 54"E
L145	85.56	N59° 29' 56"E
L146	13.66	S60° 43' 15"E
L147	86.20	N29° 16' 54"E

Line Table		
Line	Length	Direction
L148	15.10	N14° 17' 26"E
L149	28.18	N59° 30' 28"E
L150	37.58	S14° 17' 26"W
L151	88.83	S29° 16' 54"W
L152	48.53	S60° 43' 17"E
L153	53.70	S10° 56' 41"W
L154	31.90	S55° 47' 40"W
L155	50.03	N87° 54' 48"W
L156	19.15	S78° 02' 29"W
L157	13.90	S18° 02' 29"W
L158	16.91	N18° 02' 29"E
L159	41.70	S78° 02' 29"W
L160	20.40	N71° 57' 31"W
L161	10.91	N61° 32' 49"W
L162	20.00	S87° 37' 52"W
L163	37.85	N2° 22' 08"E
L164	20.00	S87° 37' 52"E
L165	37.85	S2° 22' 08"W
L166	20.00	N87° 37' 52"W
L167	31.96	N2° 22' 08"E
L168	20.00	S87° 37' 52"E
L169	31.96	S2° 22' 08"W
L170	22.93	S59° 30' 28"W
L171	355.26	N1° 12' 23"W
L172	20.00	N89° 07' 35"E
L173	343.92	S1° 12' 23"E
L174	36.65	S85° 18' 07"W
L175	73.94	N4° 41' 53"W
L176	22.36	N31° 15' 47"W
L177	41.59	N4° 41' 53"W
L178	20.35	N85° 21' 14"W
L179	6.27	N88° 22' 04"W
L180	2.88	N44° 03' 25"E
L181	48.29	S40° 46' 49"E
L182	6.65	S88° 22' 04"E
L183	14.35	N85° 34' 22"E
L184	61.27	S52° 54' 31"E
L185	24.19	S56° 18' 36"E
L186	72.34	S84° 12' 59"E
L187	20.00	S5° 47' 01"W
L188	72.34	N84° 12' 59"W
L189	110.76	S23° 40' 39"E
L190	23.80	N0° 56' 16"W
L193	7.88	S9° 57' 07"E
L194	8.97	N88° 59' 44"E
L195	19.57	N14° 15' 00"W
L196	13.50	N42° 11' 35"E
L197	19.00	N62° 02' 36"E
L198	12.52	N75° 11' 13"E
L199	49.22	N79° 58' 06"E
L200	2.30	S42° 22' 14"E
L201	72.07	S47° 09' 28"E
L202	57.76	S2° 46' 29"W
L203	71.66	N81° 26' 15"E
L204	30.72	S32° 45' 32"E
L205	110.24	S13° 40' 00"E
L206	12.51	S5° 55' 22"W
L207	46.67	S11° 41' 53"E
L208	34.88	S53° 25' 21"W
L209	8.90	S20° 12' 22"E
L211	62.92	S56° 28' 11"E
L212	28.55	S87° 49' 07"E
L213	28.02	S5° 58' 08"W
L214	46.33	S10° 07' 55"E
L215	88.76	S10° 56' 13"E
L216	66.83	S42° 32' 37"E
L217	37.66	S5° 48' 00"W
L218	17.39	S27° 06' 51"E
L219	22.44	S22° 38' 47"W
L220	13.38	S9° 56' 32"W
L221	10.13	S40° 37' 19"E
L222	8.20	S15° 27' 47"W

Line Table		
Line	Length	Direction
L223	4.23	S29° 47' 35"W
L224	12.73	S51° 46' 12"W
L225	10.60	S5° 22' 12"W
L226	11.67	S4° 52' 36"E
L227	6.45	S21° 43' 23"E
L228	2.39	S4° 31' 23"W
L229	5.61	S55° 11' 10"E
L230	11.31	S16° 26' 05"E
L231	6.01	N89° 23' 53"E
L232	7.28	S31° 13' 54"E
L233	9.81	S3° 32' 14"W
L234	5.38	S8° 44' 56"E
L235	3.61	S88° 19' 31"E
L236	3.35	S0° 39' 01"E
L237	7.79	S58° 04' 25"E
L238	7.07	N81° 02' 47"E
L239	7.00	S4° 14' 35"E
L240	5.00	S30° 01' 27"E
L241	5.01	S81° 52' 24"E
L242	6.09	S35° 24' 39"E
L243	3.33	S63° 43' 02"E
L244	7.77	N69° 33' 10"E
L245	10.55	S78° 10' 33"E
L246	6.68	S7° 54' 12"E
L247	5.90	N19° 28' 40"E
L248	2.68	N42° 50' 56"E
L249	6.29	N80° 45' 14"E
L250	1.43	S45° 12' 19"E
L251	10.05	S5° 36' 36"E
L252	9.15	S60° 55' 42"E
L253	5.34	S87° 37' 12"E
L254	5.81	S23° 23' 23"E
L255	26.10	S42° 30' 58"W
L256	17.81	S52° 49' 10"W
L257	21.66	S22° 33' 43"W
L258	6.88	S5° 28' 06"W
L259	6.87	S85° 10' 35"W
L260	8.92	S40° 54' 20"W
L261	5.82	S7° 37' 31"E
L262	10.67	S28° 21' 00"E
L263	13.07	S35° 13' 48"E
L264	2.70	S65° 39' 32"E
L265	9.74	N85° 09' 33"E
L266	9.74	S4° 35' 18"W
L267	0.76	S50° 42' 40"E
L268	28.88	S87° 43' 57"E
L269	15.02	S6° 12' 28"E
L270	4.48	S39° 38' 33"E
L271	7.73	S67° 30' 52"E
L272	6.98	S89° 27' 04"E
L273	3.50	S59° 50' 32"E
L274	10.09	S82° 14' 47"E
L275	5.96	N72° 14' 21"E
L276	4.38	N81° 05' 03"E
L277	42.81	S34° 01' 35"E
L278	43.73	S56° 04' 05"E
L279	97.95	S39° 27' 32"E
L280	59.97	S22° 29' 20"E
L281	74.33	S25° 19' 31"E
L282	34.47	S76° 20' 49"W
L283	77.31	S49° 03' 40"E
L284	66.35	S47° 01' 58"E
L285	25.26	S51° 32' 53"W
L286	12.48	S0° 20' 13"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	40.71	300.00	007°46'27"	40.67	S05° 57' 41"E
C2	48.41	325.00	008°32'06"	48.37	N05° 34' 51"W
C3	73.40	250.00	016°49'18"	73.14	S09° 43' 27"E
C4	508.93	675.00	043°11'57"	496.96	N03° 27' 52"E
C5	100.42	250.00	023°00'49"	99.74	N36° 34' 15"E
C6	154.43	250.00	035°23'34"	151.99	S30° 22' 52"W
C7	188.19	988.00	010°54'48"	187.90	S07° 13' 41"W
C8	18.94	300.00	003°37'01"	18.93	N89° 26' 22"W
C9	133.38	500.00	015°17'05"	132.99	N84° 43' 36"E
C10	136.19	540.00	014°27'02"	135.83	S84° 18' 34"W
C11	150.33	250.00	034°27'13"	148.08	N74° 18' 29"E
C12	92.99	250.00	021°18'43"	92.46	S77° 48' 33"E
C13	33.15	35.00	054°15'35"	31.92	N61° 20' 07"W
C14	149.06	355.00	024°03'27"	147.97	N22° 10' 36"W
C15	72.38	420.00	009°52'27"	72.29	S15° 05' 06"E
C16	283.31	575.00	028°13'51"	280.46	N13° 17' 31"W
C17	55.41	35.00	090°42'41"	49.80	N46° 10' 45"E
C18	32.42	300.00	006°11'30"	32.40	S85° 22' 10"E
C19	32.42	300.00	006°11'30"	32.40	N85° 22' 10"W
C20	56.40	35.00	092°19'34"	50.49	S45° 22' 18"W
C21	419.26	830.00	028°56'31"	414.82	N77° 03' 50"E
C22	11.42	250.00	002°37'02"	11.42	S00° 19' 26"W
C23	476.36	295.00	092°31'11"	426.26	S45° 16' 30"W
C24	155.95	250.00	035°44'25"	153.43	N73° 39' 53"E
C25	6.02	20.50	016°49'29"	6.00	S80° 20' 23"W
C26	87.50	57.50	087°11'25"	79.30	S03° 07' 58"W
C27	26.75	20.50	074°45'45"	24.89	S53° 52' 00"E
C28	20.52	325.00	003°37'01"	20.51	N89° 26' 22"W
C29	17.36	275.00	003°37'01"	17.36	N89° 26' 22"W
C30	26.44	525.00	002°53'07"	26.43	N89° 04' 25"W
C31	23.52	475.00	002°50'15"	23.52	S89° 02' 59"E
C32	6.45	10.00	036°58'24"	6.34	S84° 23' 43"W
C33	197.67	57.50	196°58'07"	113.74	S79° 23' 05"W
C34	14.23	10.00	081°33'24"	13.06	S42° 54' 34"E
C35	5.86	10.00	033°33'26"	5.77	N47° 45' 22"E
C36	91.30	50.00	104°37'28"	79.14	N69° 42' 37"W
C37	5.86	10.00	033°33'26"	5.77	S17° 25' 37"E
C38	5.31	10.00	030°26'20"	5.25	N16° 00' 39"W
C39	44.10	50.00	050°32'05"	42.68	S65° 38' 01"W
C40	6.46	10.00	036°59'16"	6.34	S69° 58' 17"E
C41	54.94	200.00	015°44'26"	54.77	N54° 43' 21"E
C42	54.94	200.00	015°44'26"	54.77	N54° 43' 21"E
C43	54.94	200.00	015°44'26"	54.77	S70° 27' 47"W
C44	54.94	200.00	015°44'26"	54.77	S70° 27' 47"W
C45	5.86	10.00	033°33'26"	5.77	S15° 57' 19"E
C46	44.29	50.00	050°44'52"	42.85	N43° 56' 11"E
C47	4.70	10.00	026°55'00"	4.65	S05° 00' 25"E
C48	35.12	325.00	006°11'30"	35.10	S85° 22' 10"E
C49	19.08	275.00	003°58'26"	19.07	N84° 15' 39"W
C50	10.64	275.00	002°13'02"	10.64	N87° 21' 24"W

FIELD NOTE DESCRIPTION

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas, being all those tracts of land described in Deed to Qualico Developments (US), INC., as recorded in Document No. 20220000022769 and Document No. 20240000001439 Deed Records, Rockwall County, and being a portion of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2002, Page 1050, Deed Records Rockwall County, Texas, said tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Qualico Developments tract Document No. 20220000022769 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 163, Deed Records, Rockwall County, Texas,

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Qualico Developments tract,

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Qualico Developments tract and east line of said OAK CREEK Addition, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner,

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner,

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner,

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner,

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner,

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner,

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for the north corner of that tract of land referred to as Tract 1, as described in the of the above-mentioned Qualico Developments (US), INC., Document No. 20240000001439, said point being a common corner of the of the above-mentioned Rockwall Property Corporation tract.

THENCE with the common line of said tracts the following four (4) courses and distances:

South 11 degrees 15 minutes 46 seconds East, a distance of 72.99 feet to a point for corner,

South 00 degrees 37 minutes 34 seconds East, a distance of 58.98 feet to a point for corner,

South 10 degrees 15 minutes 15 seconds East, a distance of 65.18 feet to a point for corner,

South 38 degrees 36 minutes 26 seconds West, a distance of 39.04 feet to a point for the south corner of said Tract 1 and common corner of said Rockwall Property Corporation tract,

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 31.12 feet to a point for corner,

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 22.18 feet to a point for the west corner of that tract of land referred to as Tract 2, as described in the of the above-mentioned Qualico Developments (US), INC., Document No. 20240000001439, said point being a common corner of the of the above-mentioned Rockwall Property Corporation tract.

THENCE with the common line of said tracts the following three (3) courses and distances:

North 88 degrees 15 minutes 31 seconds East, a distance of 50.25 feet to a point for corner,

South 36 degrees 15 minutes 14 seconds East, a distance of 11.99 feet to a point for corner,

South 47 degrees 52 minutes 26 seconds West, a distance of 19.98 feet to a point for the south corner of said Tract 2, and being a common corner of the of the above-mentioned Rockwall Property Corporation tract.

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 69.96 feet to a point for corner,

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner,

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 57.43 feet to a point for the most easterly north corner of that tract of land referred to as Tract 3, as described in the of the above-mentioned Qualico Developments (US), INC., Document No. 20240000001439, said point being a common corner of the of the above-mentioned Rockwall Property Corporation tract.

THENCE South 22 degrees 46 minutes 37 seconds East, with the common line of said tracts, a distance of 83.07 feet to a point for the most easterly north corner of that tract of land referred to as Tract 1, described in the Deed to Rockwall Property Corporation, Document No. 20240000001438, Deed Record Rockwall County, Texas, said point being a common corner of the of the above-mentioned Qualico Developments (US), INC. tract.

THENCE with the common line of said tracts the following twenty-two (22) courses and distances:

South 69 degrees 46 minutes 05 seconds West, a distance of 8.34 feet to a point for corner,

South 33 degrees 50 minutes 14 seconds West, a distance of 12.04 feet to a point for corner,

South 61 degrees 26 minutes 15 seconds West, a distance of 19.99 feet to a point for corner,

South 52 degrees 38 minutes 59 seconds West, a distance of 12.58 feet to a point for corner,

South 61 degrees 56 minutes 23 seconds West, a distance of 11.33 feet to a point for corner,

South 74 degrees 48 minutes 26 seconds West, a distance of 10.36 feet to a point for corner,

South 84 degrees 09 minutes 12 seconds West, a distance of 17.06 feet to a point for corner,

South 70 degrees 40 minutes 12 seconds West, a distance of 9.15 feet to a point for corner,

South 75 degrees 03 minutes 07 seconds East, a distance of 12.75 feet to a point for corner,

South 21 degrees 04 minutes 29 seconds West, a distance of 7.19 feet to a point for corner,

South 30 degrees 01 minutes 05 seconds East, a distance of 4.30 feet to a point for corner,

South 15 degrees 46 minutes 57 seconds East, a distance of 13.69 feet to a point for corner,

South 50 degrees 33 minutes 06 seconds East, a distance of 9.31 feet to a point for corner,

South 13 degrees 57 minutes 22 seconds East, a distance of 8.25 feet to a point for corner,

South 86 degrees 43 minutes 21 seconds East, a distance of 9.47 feet to a point for corner,

South 09 degrees 57 minutes 07 seconds East, a distance of 7.88 feet to a point for corner,

North 88 degrees 59 minutes 44 seconds East, a distance of 8.97 feet to a point for corner,

North 14 degrees 15 minutes 00 seconds West, a distance of 19.57 feet to a point for corner,

North 42 degrees 11 minutes 35 seconds East, a distance of 13.50 feet to a point for corner,

North 62 degrees 02 minutes 36 seconds East, a distance of 19.00 feet to a point for corner,

North 75 degrees 11 minutes 13 seconds East, a distance of 12.52 feet to a point for corner,

North 79 degrees 58 minutes 06 seconds East, a distance of 49.22 feet to a point for corner,

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 2.30 feet to a point for corner,

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 72.07 feet to a point for corner,

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner,

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for the north corner of that tract of land referred to as Tract 4, as described in the of the above-mentioned Qualico Developments (US), INC., Document No. 20240000001439, said point being a common corner of the of the above-mentioned Rockwall Property Corporation tract, recorded in Volume 2002, Page 1050.

THENCE with the common line of said tracts the following three (3) courses and distances:

South 32 degrees 45 minutes 32 seconds East, a distance of 30.72 feet to a point for corner,

South 13 degrees 40 minutes 00 seconds East, a distance of 110.24 feet to a point for corner,

South 05 degrees 55 minutes 22 seconds West, a distance of 12.51 feet to a point for the south corner of said Qualico Developments (US), INC. tract and common corner of said Rockwall Property Corporation tract, recorded in Volume 2002, Page 1050.

THENCE South 11 degrees 41 minutes 53 seconds East, with the common line of said tracts, a distance of 46.67 feet to a point for corner,

THENCE South 53 degrees 25 minutes 21 seconds West, continuing with said common line, a distance of 34.88 feet to a point for corner,

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 8.90 feet to a point in the common line of said tracts for corner.

THENCE leaving said common line, over and across said Rockwall Property Corporation tract recorded in Volume 2002, Page 1050, the following eleven (11) courses and distances:

North 62 degrees 35 minutes 34 seconds East, for a distance of 49.54 feet to the beginning of a curve, to the left having a central angle of 15 degrees 44 minutes 26 seconds, a radius of 200.00 feet, and a chord bearing and distance of North 54 degrees 43 minutes 21 seconds East, 54.77 feet,

With said curve to the left, an arc distance of 54.94 feet to a point for corner at the beginning of a curve to the right having a central angle of 15 degrees 44 minutes 26 seconds, a radius of 200.00 feet, and a chord bearing and distance of North 54 degrees 43 minutes 21 seconds East, 54.77 feet.

With said curve to the right an arc distance of 54.94 feet to a point for corner.

North 62 degrees 35 minutes 34 seconds East, a distance of 220.14 feet to a point for corner.

North 16 degrees 08 minutes 24 seconds East, a distance of 18.92 feet to a point for corner in the southerly line of Highway 205 Bypass, a.k.a. John King Boulevard, at the beginning of a curve to the right, having a central angle of 05 degrees 23 minutes 03 seconds, a radius of 1140.00 feet, and chord bearing and distance of South 27 degrees 14 minutes 16 seconds East, 107.09 feet.

With said curve to the right and southerly line, an arc distance of 107.13 feet to a point for corner.

North 70 degrees 57 minutes 16 seconds West, leaving said southerly line, a distance of 18.46 feet to a point for corner.

South 62 degrees 35 minutes 34 seconds West, a distance of 220.14 feet to a point for corner at the beginning of a curve to the right, having a central angle of 15 degrees 44 minutes 26 seconds, a radius of 200.00 feet, and a chord bearing and distance of South 70 degrees 27 minutes 47 seconds West, 54.77 feet.

With said curve to the right an arc distance of 54.94 feet to a point for corner at the beginning of a curve to the left, having a central angle of 15 degrees 44 minutes 26 seconds, a radius of 200.00 feet, and chord bearing and distance of South 70 degrees 27 minutes 47 seconds West for a distance of 54.77 feet.

With said curve to the left and arc distance of 54.94 feet to a point for corner.

South 62 degrees 35 minutes 34 seconds West, a distance of 35.86 feet, returning to a point for corner in the common line of the above mentioned Qualico Developments (US), INC. tract and common corner of said Rockwall Property Corporation tract, recorded in Volume 2002, Page 1050.

THENCE, South 79 degrees 08 minutes 23 seconds East, continuing with said common line, a distance of 66.86 feet to a point for corner.

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner,

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner,

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner,

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner,

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner,

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner,

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner,

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 17.39 feet to a point for the north corner of that tract of land referred to as Tract 2, described in the Deed to Rockwall Property Corporation, Document No. 20240000001438, Deed Record Rockwall County, Texas, said point being a common corner of the of the above-mentioned Qualico Developments (US), INC. tract.

THENCE with the common line of said tracts the following fifty-nine (59) courses and distances:

South 22 degrees 38 minutes 47 seconds West, a distance of 22.44 feet to a point for corner,

South 09 degrees 56 minutes 32 seconds West, a distance of 13.38 feet to a point for corner,

South 40 degrees 37 minutes 19 seconds East, a distance of 10.13 feet to a point for corner,

South 15 degrees 27 minutes 47 seconds West, a distance of 8.20 feet to a point for corner,

South 29 degrees 47 minutes 35 seconds West, a distance of 4.23 feet to a point for corner,

South 51 degrees 46 minutes 12 seconds West, a distance of 12.73 feet to a point for corner,

South 05 degrees 22 minutes 12 seconds West, a distance of 10.60 feet to a point for corner,

South 04 degrees 52 minutes 36 seconds East, a distance of 11.67 feet to a point for corner,

South 21 degrees 43 minutes 23 seconds East, a distance of 6.45 feet to a point for corner,

South 04 degrees 31 minutes 23 seconds West, a distance of 2.39 feet to a point for corner,

South 55 degrees 11 minutes 10 seconds East, a distance of 5.61 feet to a point for corner,

South 16 degrees 26 minutes 05 seconds East, a distance of 11.31 feet to a point for corner,

North 89 degrees 23 minutes 53 seconds East, a distance of 6.01 feet to a point for corner,

South 31 degrees 13 minutes 54 seconds East, a distance of 7.28 feet to a point for corner,

South 03 degrees 32 minutes 14 seconds West, a distance of 9.81 feet to a point for corner,

South 08 degrees 44 minutes 56 seconds East, a distance of 5.38 feet to a point for corner,

South 68 degrees 19 minutes 31 seconds East, a distance of 3.61 feet to a point for corner,

South 00 degrees 39 minutes 01 seconds East, a distance of 3.35 feet to a point for corner,

South 58 degrees 04 minutes 25 seconds East, a distance of 7.79 feet to a point for corner,

North 81 degrees 02 minutes 47 seconds East, a distance of 7.07 feet to a point for corner,

South 04 degrees 14 minutes 35 seconds East, a distance of 7.00 feet to a point for corner,

South 30 degrees 01 minutes 27 seconds East, a distance of 5.00 feet to a point for corner,

South 81 degrees 52 minutes 24 seconds East, a distance of 5.01 feet to a point for corner,

South 35 degrees 24 minutes 39 seconds East, a distance of 6.09 feet to a point for corner,

South 63 degrees 43 minutes 02 seconds East, a distance of 3.33 feet to a point for corner,

North 69 degrees 33 minutes 10 seconds East, a distance of 7.77 feet to a point for corner,

South 78 degrees 10 minutes 33 seconds East, a distance of 10.55 feet to a point for corner,

South 07 degrees 54 minutes 12 seconds East, a distance of 6.68 feet to a point for corner,

North 19 degrees 28 minutes 40 seconds East, a distance of 5.90 feet to a point for corner,

North 42 degrees 50 minutes 56 seconds East, a distance of 2.68 feet to a point for corner,

North 80 degrees 45 minutes 14 seconds East, a distance of 6.29 feet to a point for corner,

South 45 degrees 12 minutes 19 seconds East, a distance of 1.43 feet to a point for corner,

South 05 degrees 36 minutes 36 seconds East, a distance of 10.05 feet to a point for corner,

South 60 degrees 55 minutes 42 seconds East, a distance of 9.15 feet to a point for corner,

South 87 degrees 37 minutes 12 seconds East, a distance of 5.34 feet to a point for corner,

South 23 degrees 23 minutes 23 seconds East, a distance of 5.81 feet to a point for corner,

South 42 degrees 30 minutes 58 seconds West, a distance of 26.10 feet to a point for corner,

South 52 degrees 49 minutes 10 seconds West, a distance of 17.81 feet to a point for corner,

South 22 degrees 33 minutes 43 seconds West, a distance of 21.66 feet to a point for corner,

South 05 degrees 28 minutes 06 seconds West, a distance of 6.88 feet to a point for corner,

South 85 degrees 10 minutes 35 seconds West, a distance of 6.87 feet to a point for corner,

South 40 degrees 54 minutes 20 seconds West, a distance of 8.92 feet to a point for corner,

South 07 degrees 37 minutes 31 seconds East, a distance of 5.82 feet to a point for corner,

South 28 degrees 21 minutes 00 seconds East, a distance of 10.67 feet to a point for corner,

South 35 degrees 13 minutes 48 seconds East, a distance of 13.07 feet to a point for corner,

South 65 degrees 39 minutes 32 seconds East, a distance of 2.70 feet to a point for corner,

North 85 degrees 09 minutes 33 seconds East, a distance of 9.74 feet to a point for corner,

South 04 degrees 35 minutes 18 seconds West, a distance of 9.74 feet to a point for corner,

South 50 degrees 42 minutes 40 seconds East, a distance of 0.76 feet to a point for corner,

South 06 degrees 12 minutes 28 seconds East, a distance of 15.02 feet to a point for corner,

South 39 degrees 38 minutes 33 seconds East, a distance of 4.48 feet to a point for corner,

South 67 degrees 30 minutes 52 seconds East, a distance of 7.73 feet to a point for corner,

South 89 degrees 27 minutes 04 seconds East, a distance of 6.98 feet to a point for corner,

South 59 degrees 50 minutes 32 seconds East, a distance of 3.50 feet to a point for corner,

South 82 degrees 14 minutes 47 seconds East, a distance of 10.09 feet to a point for corner,

North 72 degrees 14 minutes 21 seconds East, a distance of 5.96 feet to a point for corner,

North 81 degrees 05 minutes 03 seconds East, a distance of 4.38 feet to a point for corner,

South 89 degrees 07 minutes 50 seconds East, a distance of 1.50 feet to a point for the south corner of the said Tract 2;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 10.26 feet to a point for corner in the common south line of said Qualico Developments tract and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds East, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 20200000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Qualico Developments tract;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Qualico Developments tract;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Qualico Developments tract and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Qualico Developments tract;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner,

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the **POINT OF BEGINNING** and containing 65.601 acres of land, more or less.

FINAL PLAT
PARK HILLS

LOTS 1-23, BLOCK A; LOTS 1-5, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-53, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;

LOT 1, BLOCK G
65.601 ACRES OR 2,857,580 SF
144 SINGLE FAMILY LOTS AND
14 OPEN SPACE LOTS
SITUATED WITHIN

TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2023-012

OCTOBER 7, 2024

EXIST. ZONING: PD-98
LAND USE: SF
SHEET 5 OF 6

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

OWNER'S CERTIFICATION:

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 PARK HILLS subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any 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 PARK HILLS 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 there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/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 of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exactions 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.

Signature John Vick
Name John Vick
Title Asst. Secretary

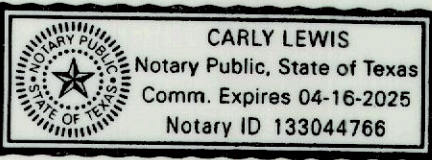
STATE OF TEXAS §
COUNTY OF Collin §

BEFORE ME, the undersigned authority, on this day personally appeared John Vick of QUALICO DEVELOPMENTS (U.S.), INC., 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 under my hand and seal of office, this 10th day of October, 2024.

Carly Lewis
Notary public in and for the State of Texas

4-16-25
My Commission Expires



Signature Charles W Bricker
Name Charles W Bricker
Title President

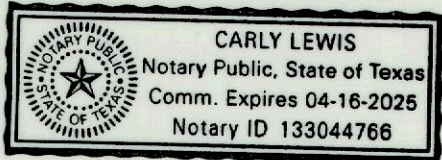
STATE OF TEXAS §
COUNTY OF Rockwall §

BEFORE ME, the undersigned authority, on this day personally appeared Charles W. Bricker of ROCKWALL PROPERTY CORPORATION, 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 under my hand and seal of office, this 9th day of October, 2024.

Carly Lewis
Notary public in and for the State of Texas

4-16-25
My Commission Expires



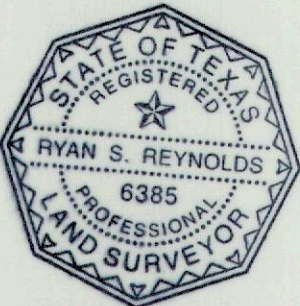
SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, 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.

RYAN S. REYNOLDS
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

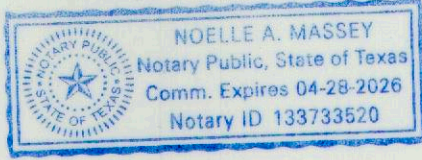
STATE OF TEXAS §
COUNTY OF COLLIN §



BEFORE ME, the undersigned authority, on this day personally appeared Ryan S. Reynolds, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration expressed and in the capacity therein stated.

Given under my hand and seal of office, this 8 day of October, 2024.

Noelle A. Massey
Notary public for and in the State of Texas



My commission expires: 4/28/26

APPROVED:

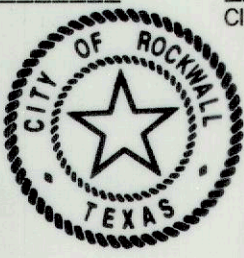
I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall on 19 day of June, 2023.

Mayor
MAYOR OF THE CITY OF ROCKWALL

Planning and Zoning Commission Chairman
PLANNING AND ZONING COMMISSION CHAIRMAN

City Secretary
CITY SECRETARY

City Engineer
CITY ENGINEER



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.

20240000019659 PLAT
11/06/2024 02:41:37 PM Total Fees: \$294.00

Jennifer Fogg, County Clerk
Rockwall County, TX

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Owner/Applicant:
Rockwall Property Corporation
2235 Ridge Road, Suite 201
Rockwall, Texas 75087
Phone: 214-801-6157
Contact: Bill Bricker

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

**FINAL PLAT
PARK HILLS**

LOTS 1-23, BLOCK A; LOTS 1-5, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-53, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
LOT 1, BLOCK G
65.601 ACRES OR 2,857,580 SF
144 SINGLE FAMILY LOTS AND
14 OPEN SPACE LOTS
SITUATED WITHIN
TRACT 6 AND PORTIONS OF TRACTS 1 AND 6-1 OF THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2023-012
OCTOBER 7, 2024
EXIST. ZONING: PD-98
LAND USE: SF
SHEET 6 OF 6