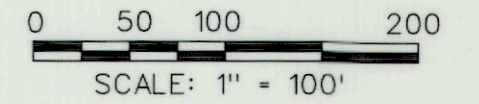


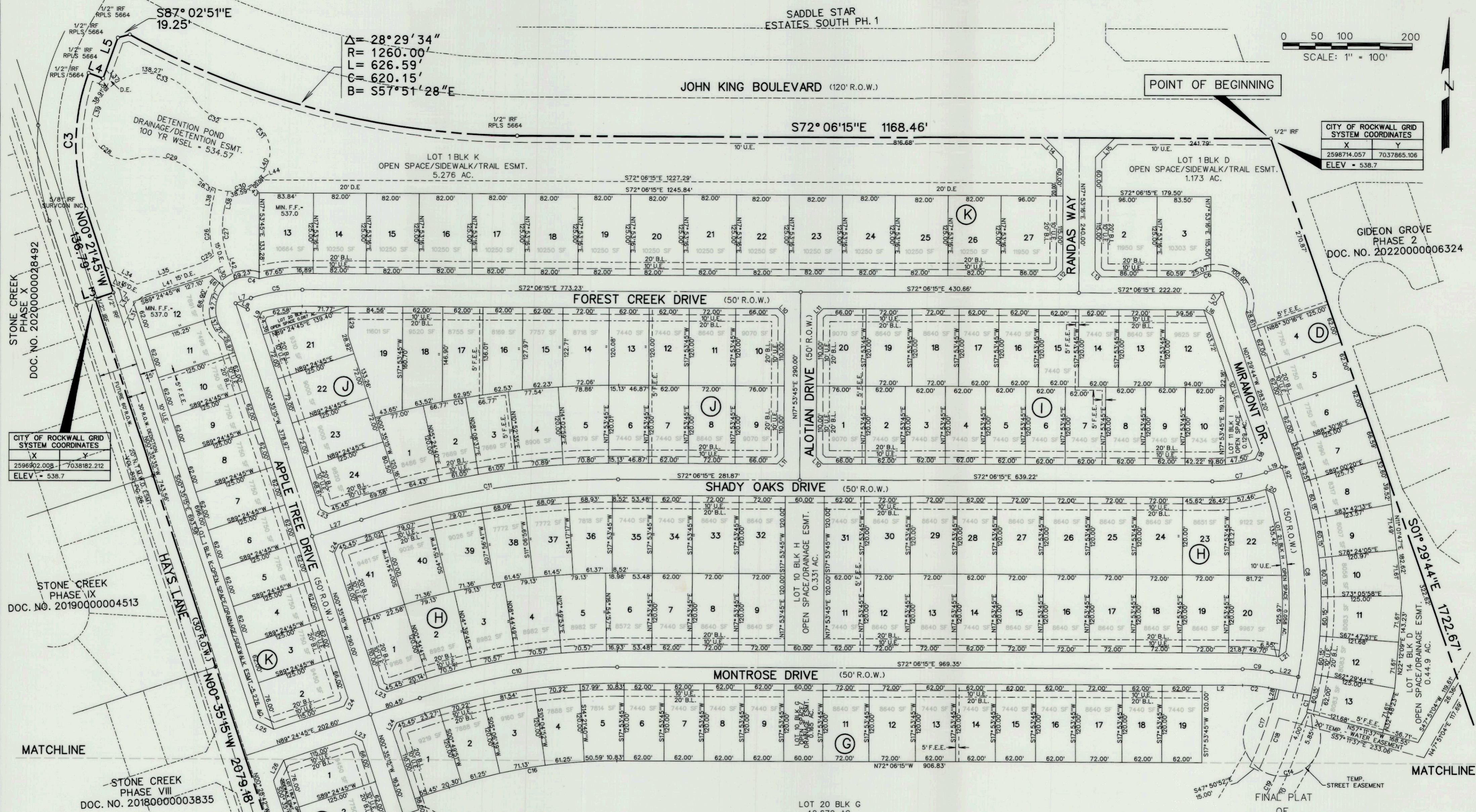
SADDLE STAR
ESTATES SOUTH PH. 1



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

POINT OF BEGINNING

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596974.057	7037865.106
ELEV. = 538.7	

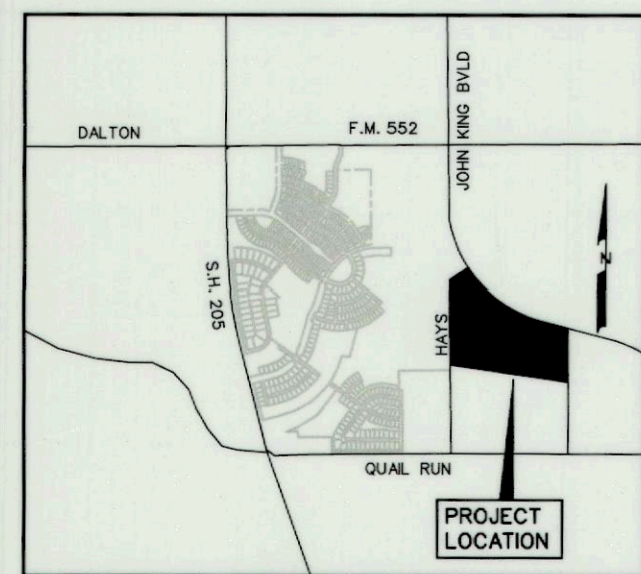


CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596902.008	7038182.212
ELEV. = 538.7	

STONE CREEK
PHASE IX
DOC. NO. 20190000004513

STONE CREEK
PHASE VIII
DOC. NO. 20180000003835

CORWIN JOB #17039



LOCATION MAP
N.T.S.

NOTES

1. Bearings are referenced to a 85,7256 acre tract, as recorded in Deed No. 20220000023672 in the Deed Records of Rockwall County, Texas.
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 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.
4. B.L. - Building Line.
U.E. - Utility Easements.
C.C.E. - Controlling Monument.
D.E. - Drainage Easement.
S.S.E. - Sanitary Sewer Easement.
F.E.E. - Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
6. All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
7. All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

LOT 20 BLK G
42.670 AC.

QUAIL HOLLOW PHASE I

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

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

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

MASTER PLAT P2022-53
PRE PLAT P2022-37

FEBRUARY 2024

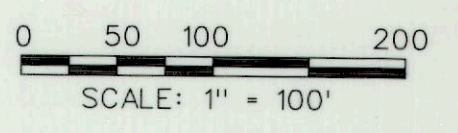
SCALE 1" = 100'

CASE NO. P2023-002

SHEET 1 OF 3

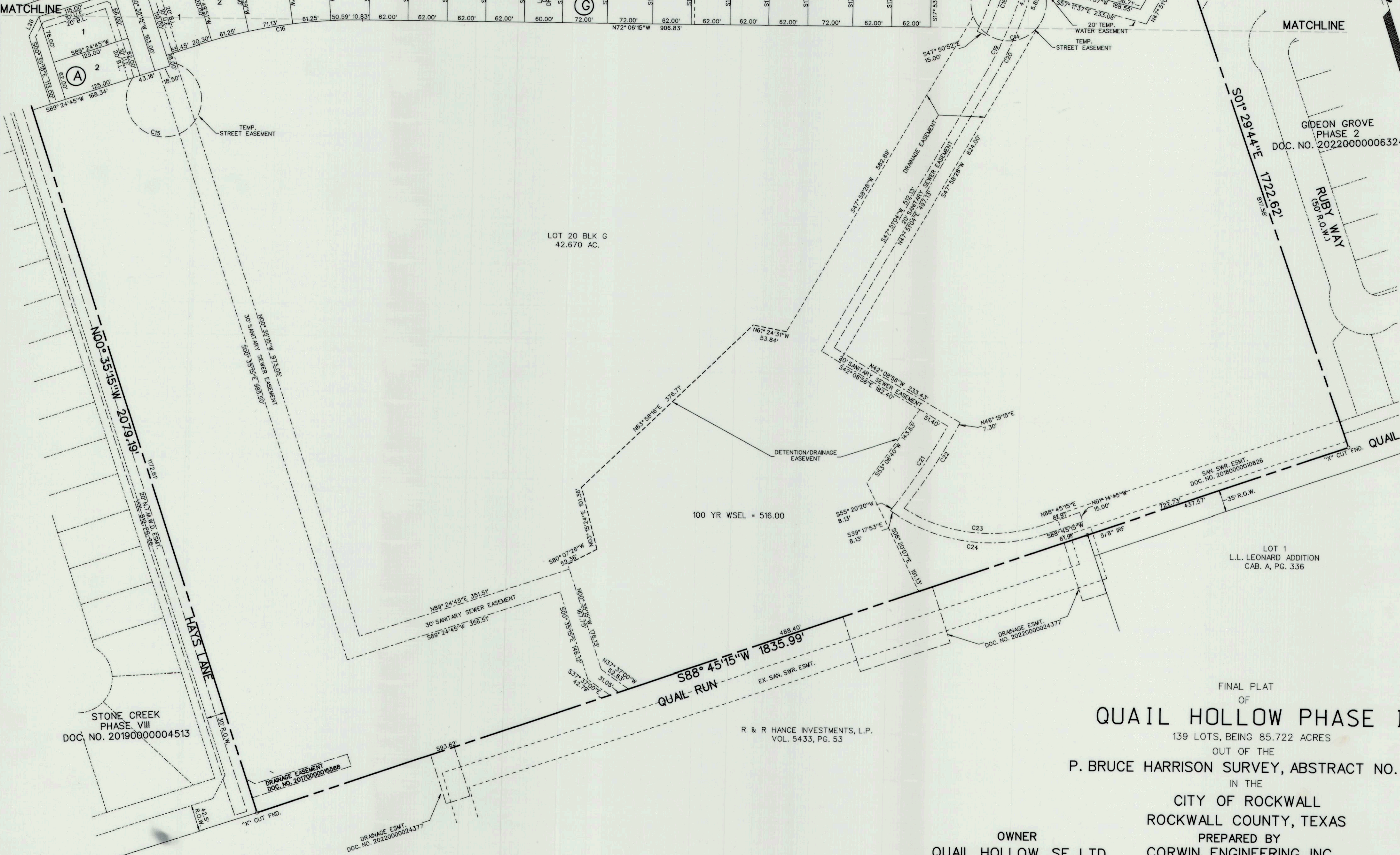
2024000003835 1/3 PLAT 03/06/2024 02:34:08 PM 23003plat.dgn 2/6/2024 11:07:36 AM

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



MATCHLINE

MATCHLINE



LOT 20 BLK G
42.670 AC.

100 YR WSEL = 516.00

GIDEON GROVE
PHASE 2
DOC. NO. 2022000006324

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

STONE CREEK
PHASE VIII
DOC. NO. 2019000004513

FINAL PLAT OF QUAIL HOLLOW PHASE I

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

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

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

FEBRUARY 2024

23003p.lat.dgn 2/6/2024 11:07:43 AM

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being part of a 85.7256 acre tract, as described in Clerks File No. 20220000023672 in the Deed Records of Rockwall County, Texas being more particularly described as follows:

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

THENCE, South 01° 29' 44" East, along the east line of said 85.7256 acre tract and the west line of said Gideon Grove Phase 2, for a distance of 1722.67 feet, to an "X" cut found in concrete at the southeast corner of said 85.7256 acre tract and being the southwest corner of said Gideon Grove Phase 2 and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records;

THENCE, South 88° 45' 15" West, along the south line of said 85.7256 acre tract and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found in concrete at the southwest corner of said 85.7256 acre tract and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 2018000003835 in said Plat Records;

THENCE, North 00° 35' 15" West, along the west line of said 85.7256 acre tract and the east line of said Stone Creek Phase VIII, at 1480.61 feet, passing the northeast corner of said Stone Creek Phase VIII same being the southeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records, at 1791.72 feet, passing the northeast corner of said Stone Creek Phase IX and being the southeast corner of Stone Creek X, an addition to the City of Rockwall, as described in Doc. No. 20200000028492 in said Plat Records and continuing for a total distance of 2079.18 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 38' 08" East, departing the east line of said Stone Creek X and continuing with said west line, for a distance of 29.78 feet, to a 1/2 inch iron rod found;

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

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

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

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

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

THENCE, along the north line of said 85.7256 acre tract and the south line of said John King Boulevard with said curve to the left for an arc distance of 626.59 feet (Chord Bearing South 57° 51' 28" East 620.15 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664", at the point of tangency;

THENCE, South 72° 06' 15" East, continuing along said north and south lines, for a distance of 1168.46 feet, to the POINT OF BEGINNING and containing 85.722 acres of land.

LINE TABLE

Table with columns: LINE NO., BEARING, DISTANCE. Contains 44 line items describing the boundary of the tract.

CURVE TABLE

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

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL We the undersigned owner's of the land shown on this plat, and designated herein as the QUAIL HOLLOW PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

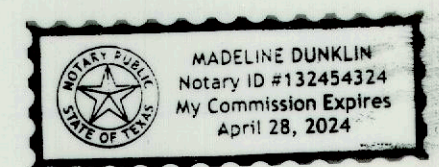
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing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

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

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

QUAIL HOLLOW SF, LTD. a Texas limited partnership By: QUAIL HOLLOW 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 7th day of February, 2024.

Notary Public in and for the State of Texas My Commission Expires: 4-28-24

Madeline Dunklin

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

Filed and Recorded Official Public Records Jennifer Fogg, County Clerk Rockwall County, Texas 03/06/2024 02:34:09 PM \$147.00 20240000003859

Jennifer Fogg

Recommended for Final Approval:

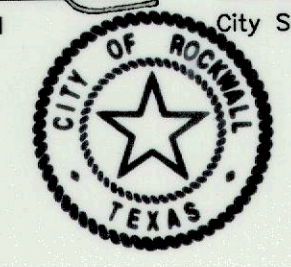
Planning & Zoning Commission Date 3.6.2024

APPROVED I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 6th day of March, 2024.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 6th day of March, 2024.

Mayor, City of Rockwall City Secretary City Engineer



SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the plotting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this 6th day of Feb, 2024.

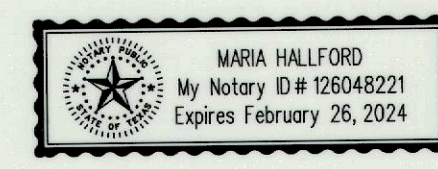
Warren L. Corwin WARREN L. CORWIN R.P.L.S. No. 4621



THE STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the 6th day of Feb, 2024.



Maria Hallford Notary Public in and for the State of Texas

FINAL PLAT OF QUAIL HOLLOW PHASE I

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

CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

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

PREPARED BY CORWIN ENGINEERING, INC. TBPELS #10031700 200 W. BELMONT, SUITE E ALLEN, TEXAS 75013 972-396-1200

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