



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

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- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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

Northeast corner of said Hays Lane and Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

42.742

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS

8214 Westchester Dr. Ste. 900

ADDRESS

200 W. Belmont, Ste. E

CITY, STATE & ZIP

Dallas, Tx 75202

CITY, STATE & ZIP

Allen, Texas 75013

PHONE

214-522-4945

PHONE

972-396-1200

E-MAIL

jarnold@skorburgcompany.com

E-MAIL

cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

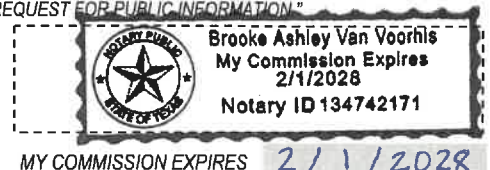
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,154.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 2025. 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."

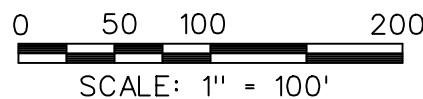
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF March, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

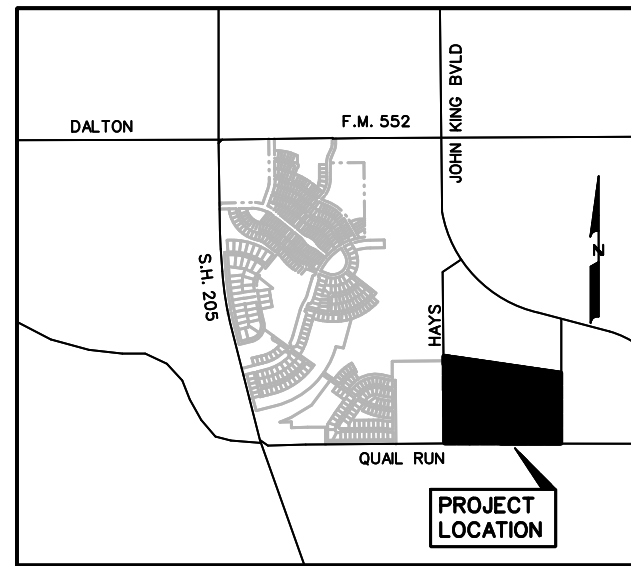


MY COMMISSION EXPIRES 2/1/2028



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. Building Line.
C.C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.E. - Sanitary Easement.
F.E. - Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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.



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
CASE NO. P2024-xxx

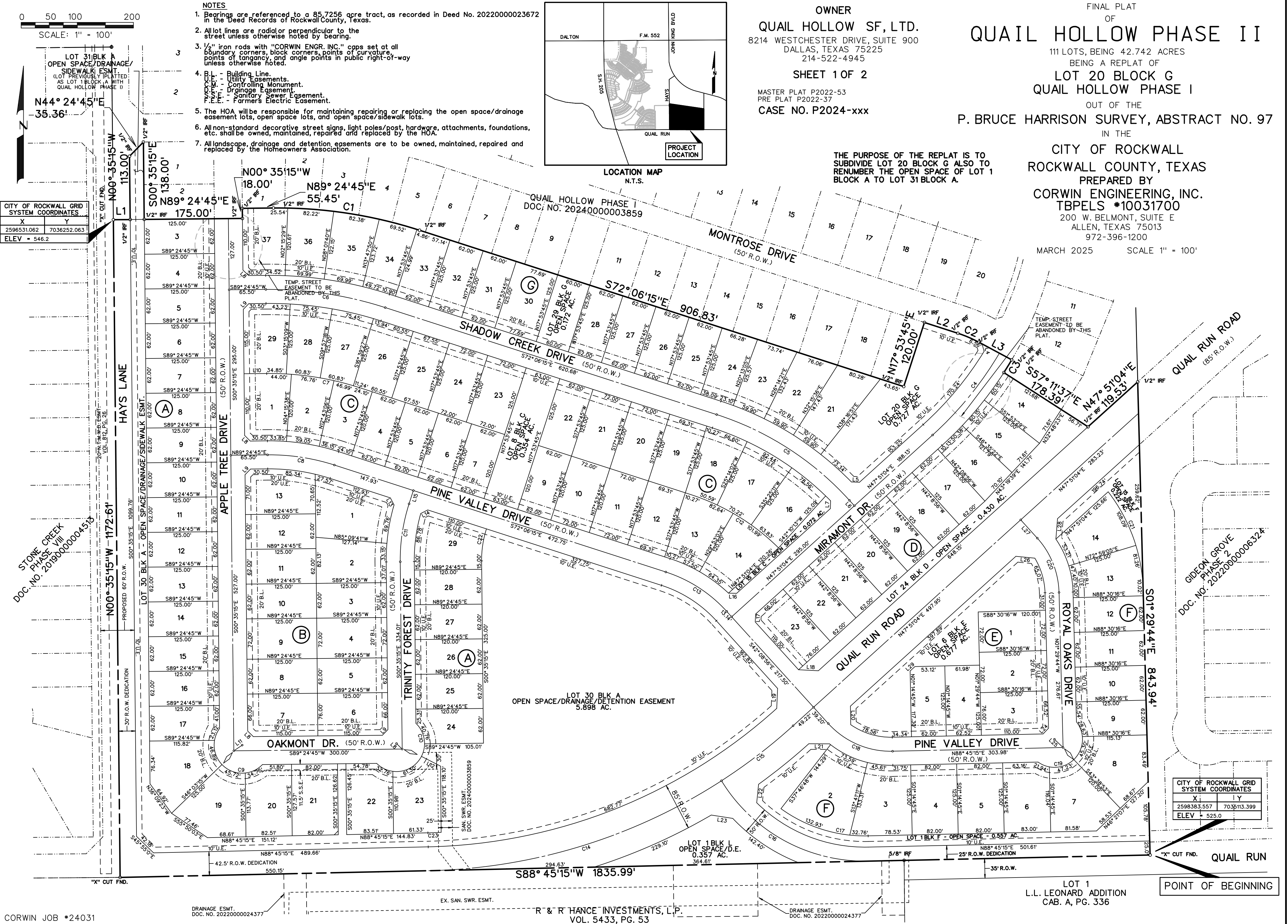
FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.742 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE

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

MARCH 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
2596531.062	7036252.063
ELEV = 546.2	



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	



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E-MAIL

jarnold@skorburgcompany.com

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cfinch@corwinengineering.com

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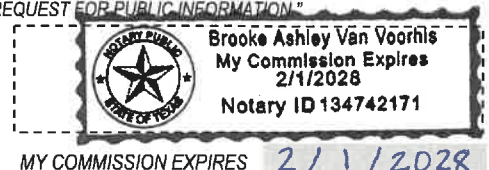
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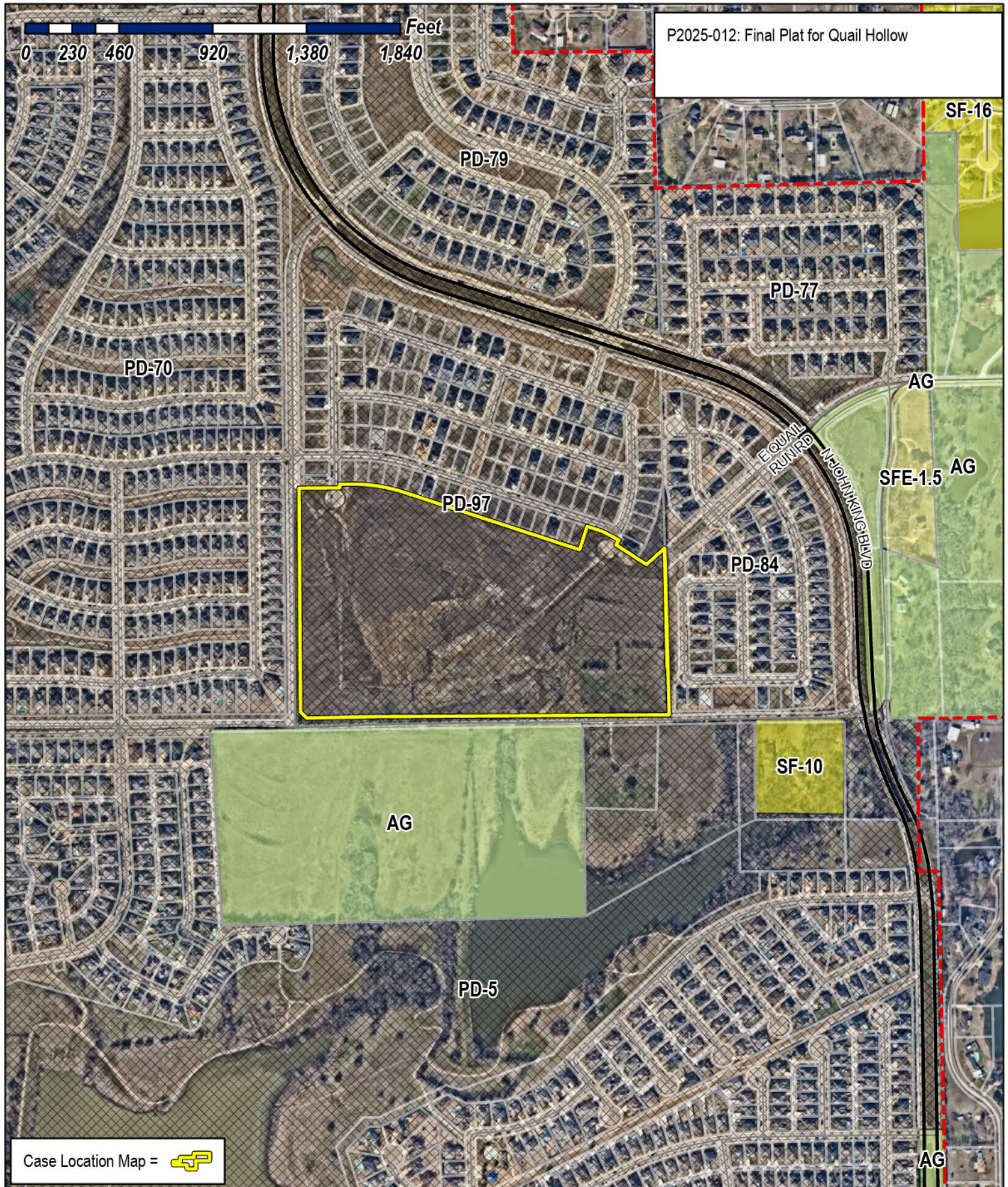
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Case Location Map = 

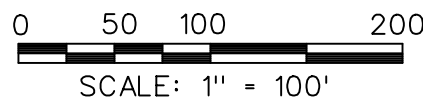


City of Rockwall

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

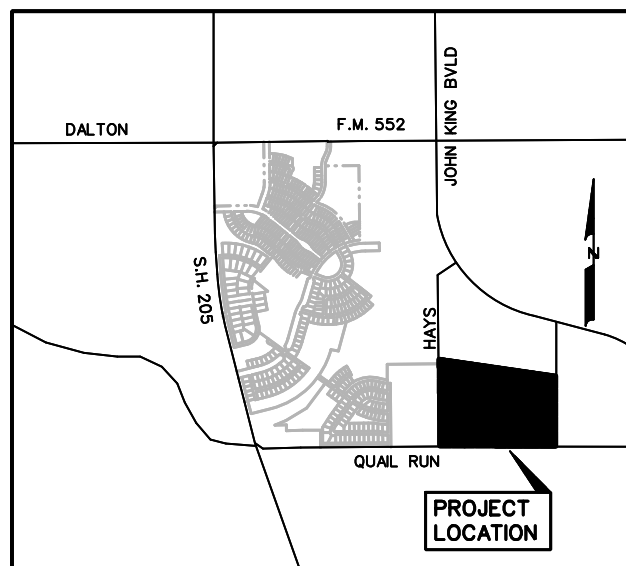
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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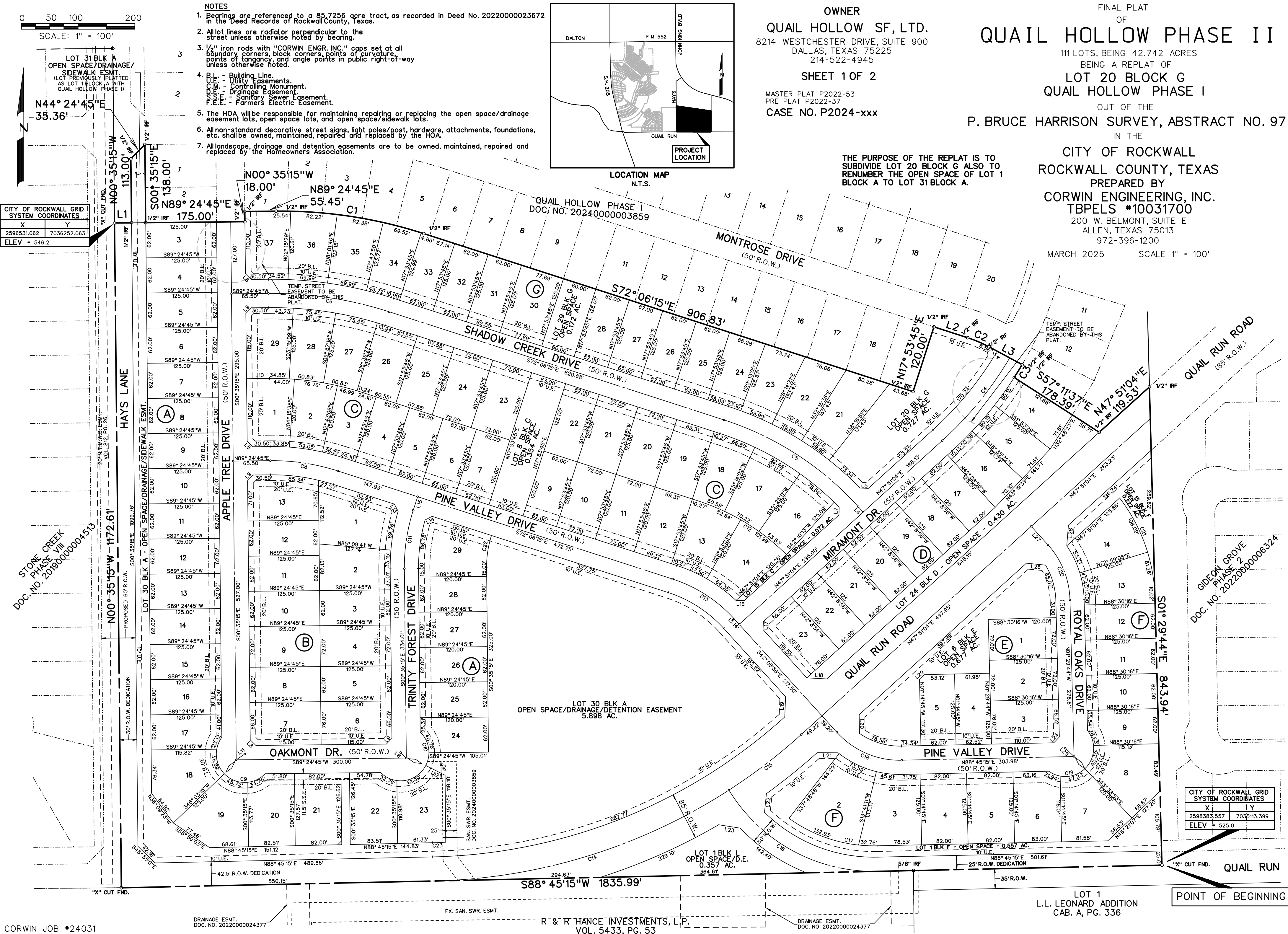
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CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
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ELEV = 525.0	

OW, 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 QUAL 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 QUAL 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 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/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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Utilian 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 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 _____, 2025.

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'

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, 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" West, 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 left 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.

Recommended for Final Approval:

Planning & Zoning Commission
Date

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 _____ day of _____, 2025.

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 _____ day of _____, 2025.

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 platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2025.

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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

FINAL PLAT
OF
QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.472 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

MASTER PLAT P2022-53
PRE PLAT P2022-37
MARCH 2025

CASE NO. P2024-XXX

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 4/24/2025

PROJECT NUMBER: P2025-012
PROJECT NAME: Final Plat for Quail Hollow
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/23/2025	Needs Review

04/23/2025: P2025-012: Final Plat for Quail Hollow Phase 2

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, and generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (P2025-012) in the lower right-hand corner of all pages on future submittals.

M.5 The proposed final plat has 17 lots that require the setback to be provided at the front build line. (PD-97; Ordinance No. 22-44)

- Lots 34-36, Block G
- Lots 18 & 19, Block A [These also do not meet the 20% reduced front lot width at the property line.]
- Lot 23, Block A [Does not meet rear lot width as well]
- Lots 21 – 24, Block G
- Lots 14-16, Block D [Does not meet rear lot width as well]
- Lots 7 & 8, Block F [These also do not meet the 20% reduced front lot width at the property line.]
- Lots 2 & 3, Block F

M.6 Lots 16 & 17, Block C do not meet the lot width requirement on the rear property line. (PD-97; Ordinance No. 22-44)

M.7 Provide the names, addresses of the engineer/surveyor that prepared the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Provide Line L29. It is not provided on the line table.

M.9 Please remove the notary for the surveyor; the surveyor's seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please use the Standard City Signature Block for Final Plats as depicted in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please include the General Notes from the Subdivision Ordinance Section 38-7(1)(A)(1)(b). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Provide the Owner's Certificate provided in the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 Provide the Surveyors'/Registered Engineer Certificate that is provided in the attached standard plat wording. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.15 Due to the amount of lots not meeting the width requirements of this PD, please be aware there will be another set of comments sent after revisions are provided. Please try to send revisions as soon as possible for staff to review the revisions quickly and provide the second set of comments.

I.16 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: April 29, 2025

Parks Board: May 6, 2025

Planning and Zoning: May 13, 2025

City Council: May 19, 2025

I.17 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.18 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/22/2025	Approved w/ Comments

04/22/2025: 1. Show and label NTMWD easement

2. Need to clean up and abandon all used easements. Make sure no used easements aren't in any lot and are the correct "shape".

3. Need to delineate and label the detention & drainage easement in Lot 30, Blk A because playground area isn't allowed in detention easement.

4. Show limits and call out elevation of 100-yr WSEL.

5. Sanitary sewer easement may not be on residential lot.

6. Width? 20' minimum for easement.

7. Need to label...should be 20' DE and open space owned by HOA.

8. Utility easement needed.

9. City shall rename this road. For now call it "Old E. Quail Run"

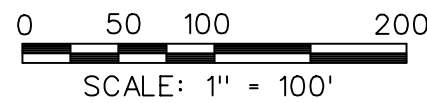
10. East Quail Run Road.

11. Utility easement.

12. Must abandon 20' water line easement.

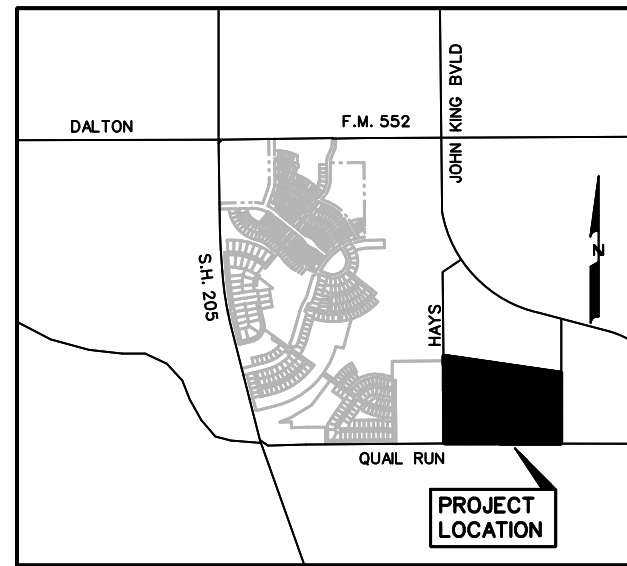
13. Add these notes.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved w/ Comments
04/23/2025: Please send updated CAD (.dwg) file for Phase 2 so addressing can begin.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved w/ Comments
No Comments			



NOTES

- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. 20220000023672 in the Deed Records of Rockwall County, Texas.
- Allot 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
CASE NO. P2024-xxx

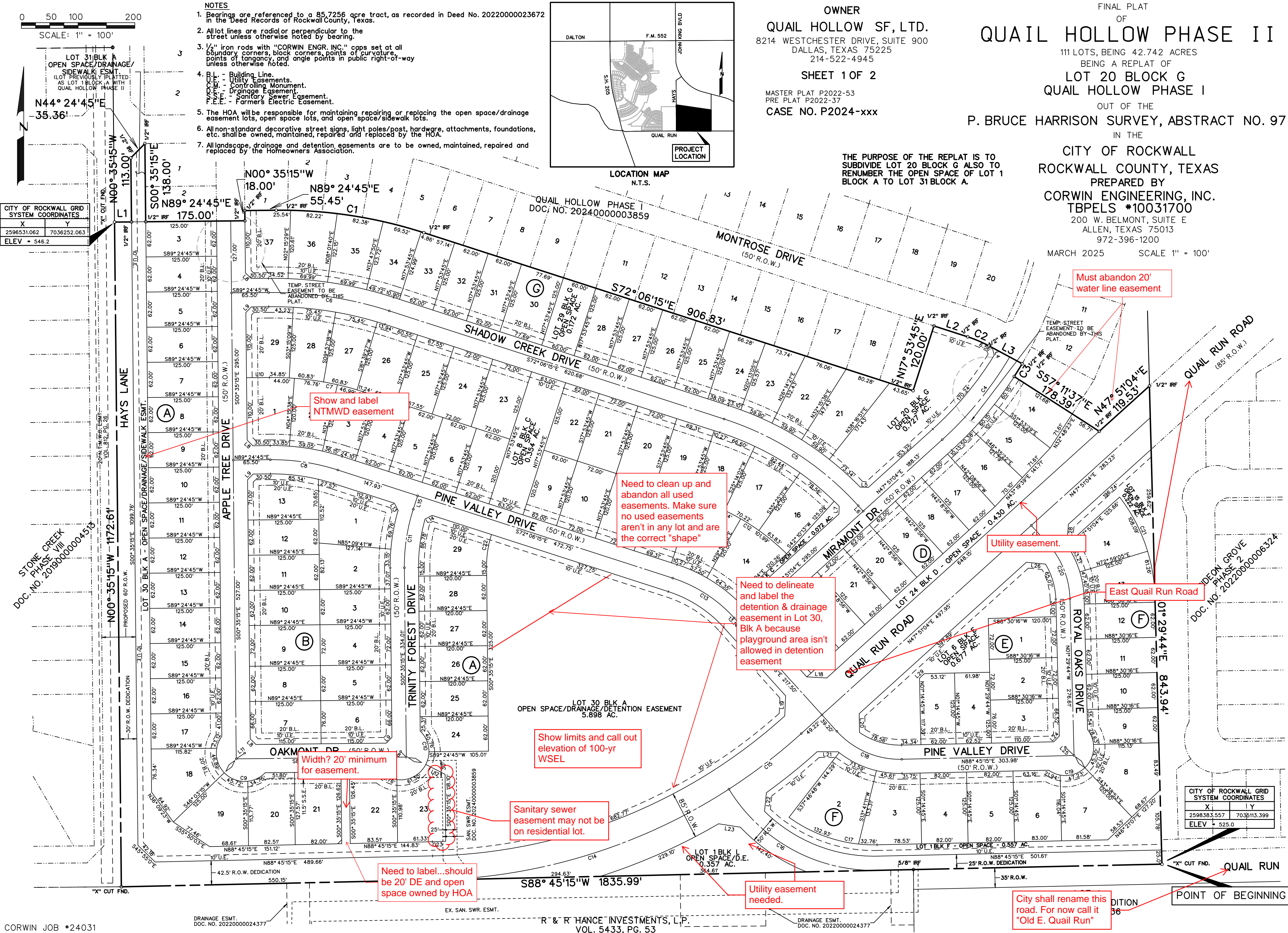
FINAL PLAT
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P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 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
2596531.062	7036252.063
ELEV = 546.2	



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

OW, 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 QUAL 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 QUAL 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 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/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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Utilian 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 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 _____, 2025.

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'

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, 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" West, 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 left 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.

GENERAL NOTES [Please add this to any other notes included on the plat.]

- (1) *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.
- (2) *Public Improvement Statement.* It shall be the policy of the City of Rockwall to withhold issuing buildings 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.
- (3) *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.
- (4) *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.
- (5) *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).

Recommended for Final Approval:

Planning & Zoning Commission

Date

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 _____ day of _____, 2025.

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 _____ day of _____, 2025.

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 platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2025.

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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

Add these notes

FINAL PLAT
OF
QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.472 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

MARCH 2025

MASTER PLAT P2022-53
PRE PLAT P2022-37

CASE NO. P2024-XXX

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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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

Northeast corner of said Hays Lane and Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

42.742

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS

8214 Westchester Dr. Ste. 900

ADDRESS

200 W. Belmont, Ste. E

CITY, STATE & ZIP

Dallas, Tx 75202

CITY, STATE & ZIP

Allen, Texas 75013

PHONE

214-522-4945

PHONE

972-396-1200

E-MAIL

jarnold@skorburgcompany.com

E-MAIL

cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

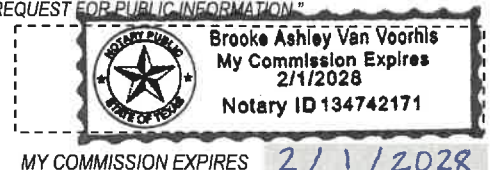
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,154.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 2025. 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."

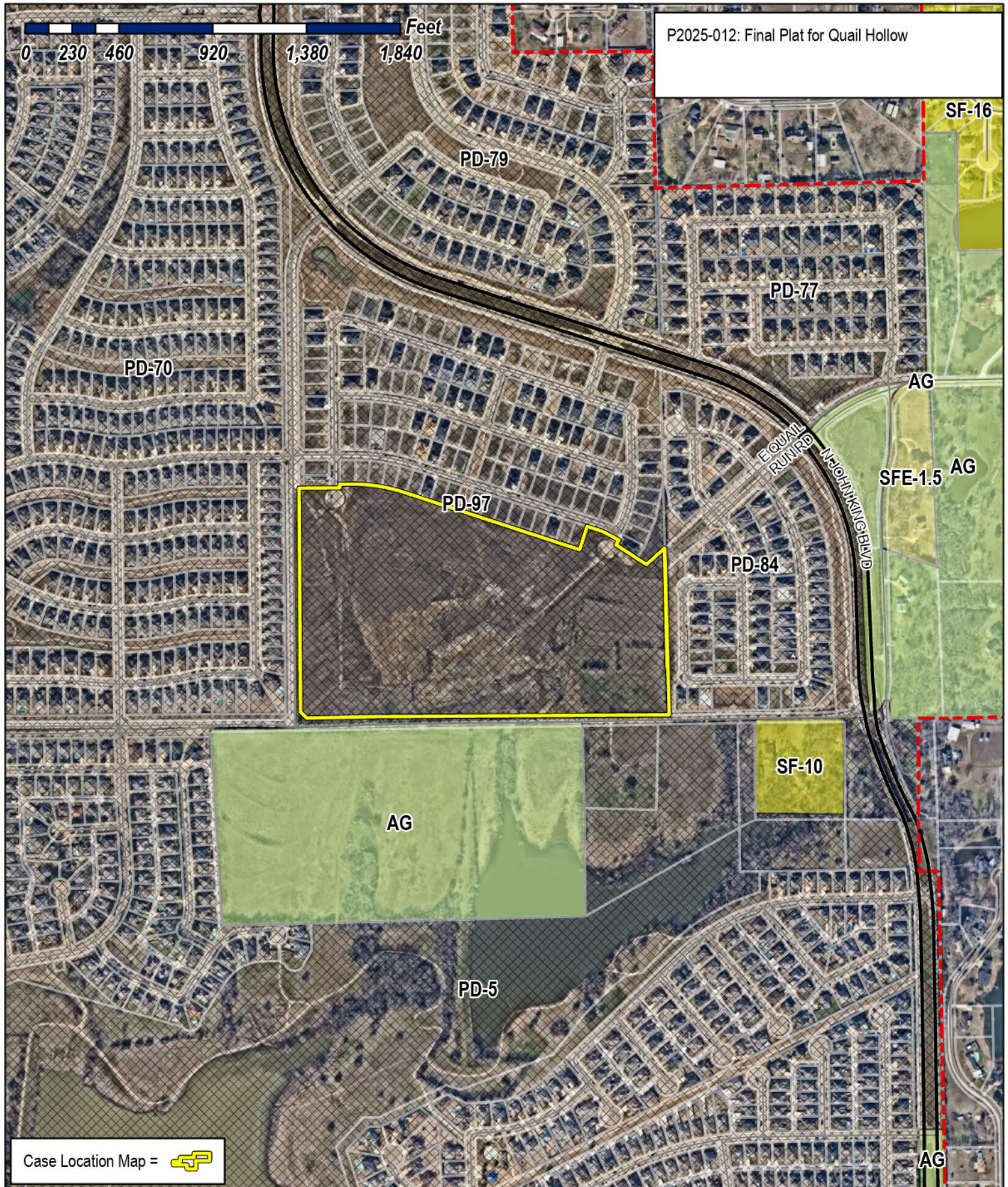
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF March, 2025.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 2/1/2028



Case Location Map = 

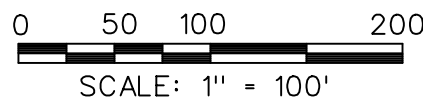


City of Rockwall

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

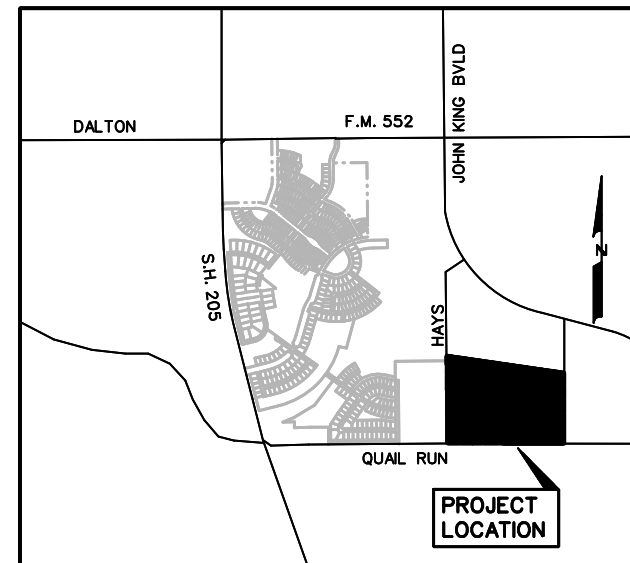
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





NOTES

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. Building Line.
Utility Easements.
Controlling Monument.
Drainage Easement.
Sanitary Sewer Easement.
Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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.



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
CASE NO. P2024-xxx

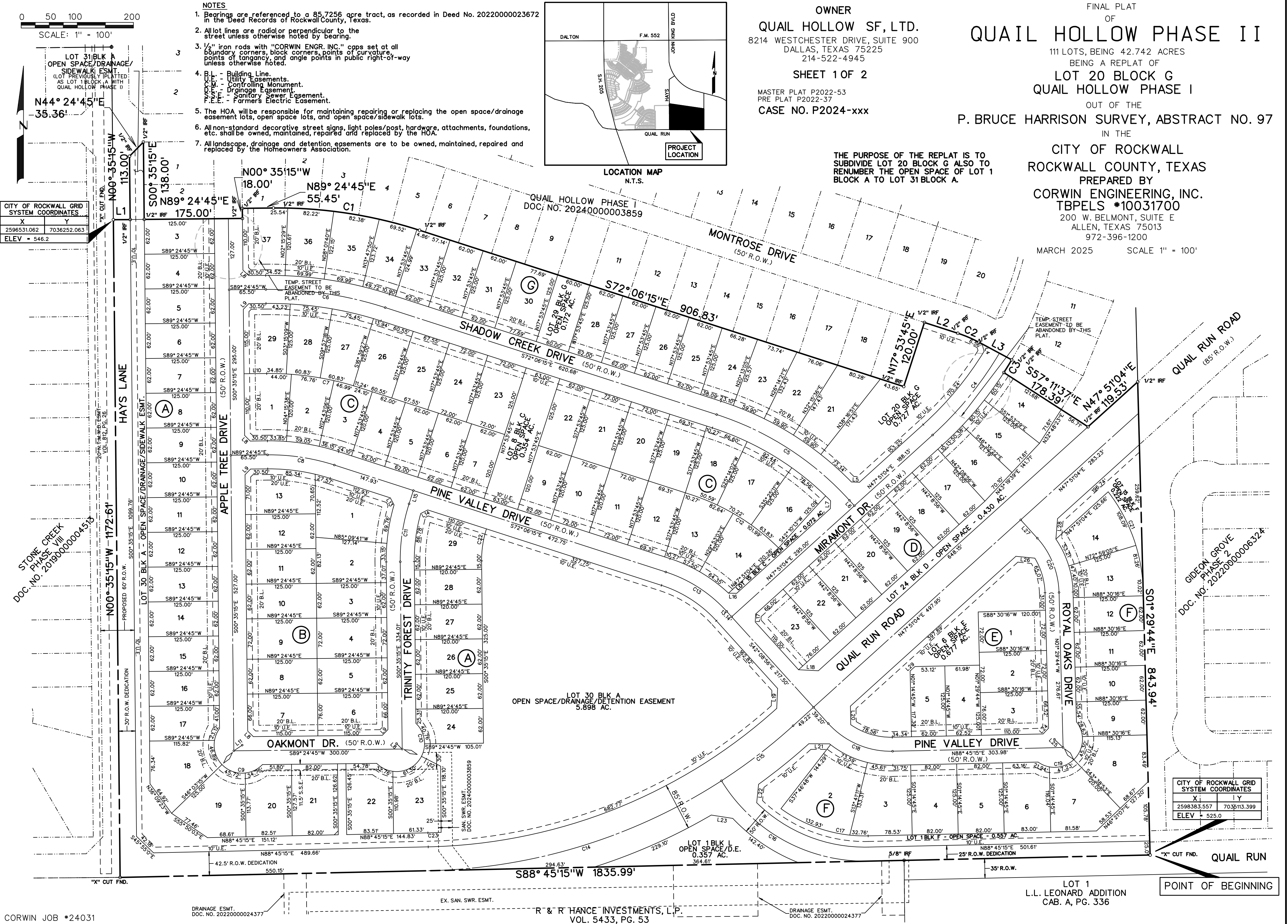
FINAL PLAT
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111 LOTS, BEING 42.742 ACRES
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OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
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CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #10031700
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

MARCH 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
2596531.062	7036252.063
ELEV = 546.2	



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

OW, 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 QUAL 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 QUAL 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 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/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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Utilian 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 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 _____, 2025.

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'

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, 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" West, 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 left 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.

Recommended for Final Approval:

Planning & Zoning Commission

Date

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 _____ day of _____, 2025.

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 _____ day of _____, 2025.

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 platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2025.

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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

FINAL PLAT
OF
QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.472 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

MARCH 2025

MASTER PLAT P2022-53
PRE PLAT P2022-37

CASE NO. P2024-XXX

SHEET 2 OF 2



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: May 13, 2025
APPLICANT: Chase Finch; *Corwin Engineering*
CASE NUMBER: P2025-012; *Final Plat for Phase 2 of the Quail Hollow Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 42.742-acre parcel of land (i.e. Lot 20, Block G of Quail Hollow, Phase 1 Addition) for the purpose of establishing Phase 2 of the Quail Hollow Subdivision, which will consist of 111 single-family residential lots and eight (8) open space lots (i.e. Lot 30, Block A; Lot 1, Block L; Lot 6, Block E; Lot 15, Block F; Lot 24, Block D; Lot 20, Block G; Lot 15, Block C; Lot 8, Lot 29, Block G). Concurrently with this request, the applicant has submitted a PD Site Plan [Case No. SP2024-049] in accordance with the requirements of the Planned Development District Ordinance.
- ☑ Background. The subject property was annexed on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 15, 2022, the City Council approved Ordinance No. 22-44 rezoning the subject property from an Agricultural (AG) District to Planned Development District 97 (PD-97). On September 19, 2022, the City Council approved a Preliminary Plat [Case No. P2022-037] and Master Plat [Case No. P2022-039] for the subject property. On November 7, 2022, the City Council approved a revised Master Plat [Case No. P2022-039], which changed the phasing lines established on the previous Master Plat. On February 28, 2023, the Planning and Zoning Commission approved a Site Plan [Case No. SP2023-001] for Phase 1 of the Quail Hollow Subdivision. On March 6, 2023, the City Council approved a Final Plat [Case No. P2023-002] for Phase 1 of the Quail Hollow Subdivision.
- ☑ Parks Board. On December 3, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$82,574.01 (i.e. \$743.91 x 111 lots = \$82,574.01), and
 - (2) The property owner shall pay *Pro-Rata Equipment* fees of \$70,563.81 (i.e. \$635.71 x 111 lots = \$70,563.81).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final 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.



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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

Northeast corner of said Hays Lane and Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

42.742

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS

8214 Westchester Dr. Ste. 900

ADDRESS

200 W. Belmont, Ste. E

CITY, STATE & ZIP

Dallas, Tx 75202

CITY, STATE & ZIP

Allen, Texas 75013

PHONE

214-522-4945

PHONE

972-396-1200

E-MAIL

jarnold@skorburgcompany.com

E-MAIL

cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

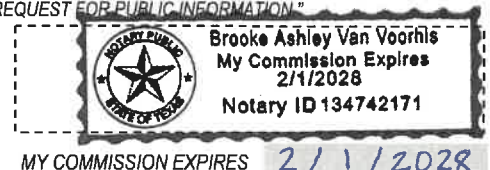
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,154.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 2025. 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."

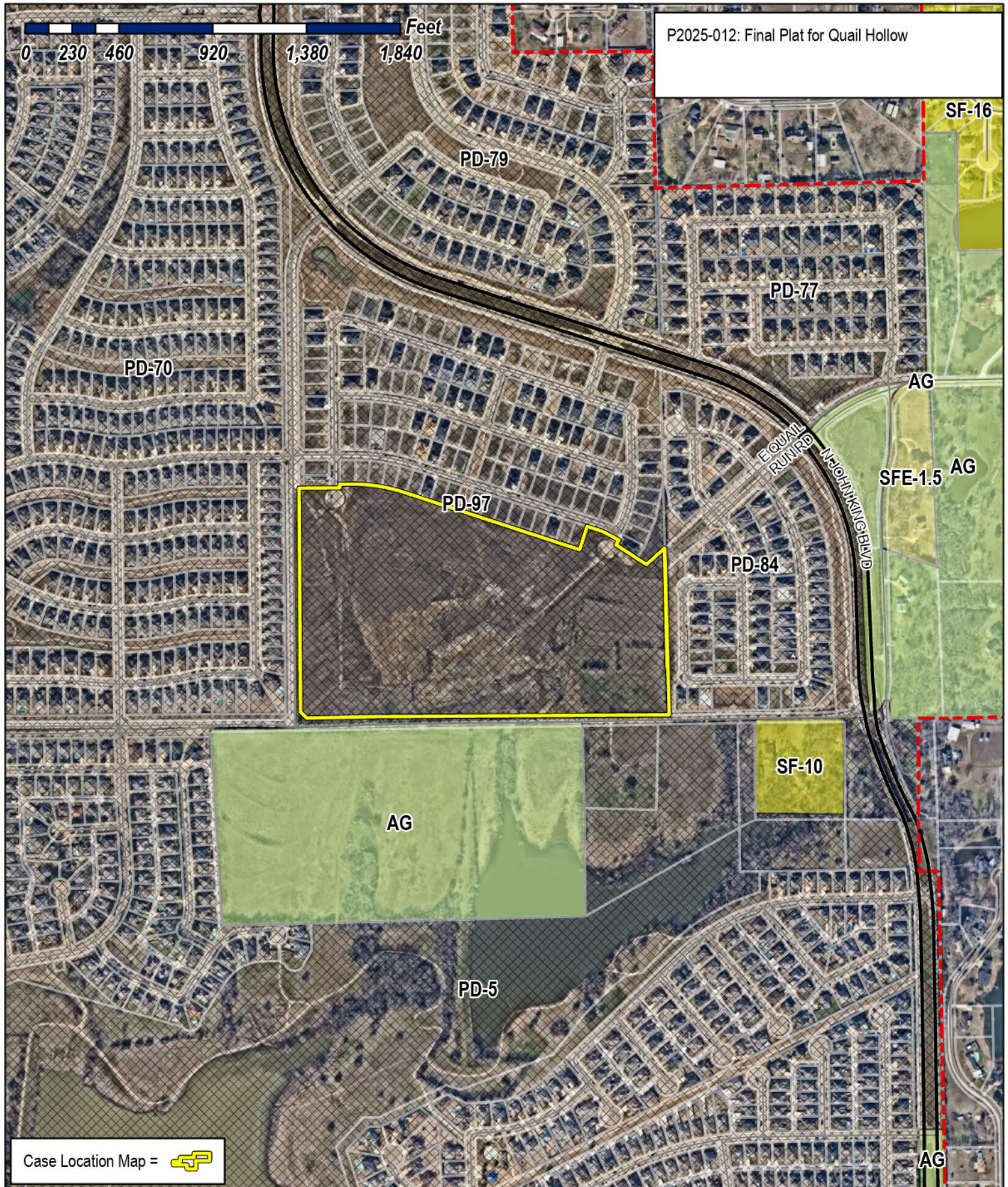
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF March, 2025.


OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 2/1/2028



Case Location Map = 

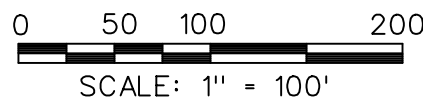


City of Rockwall

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

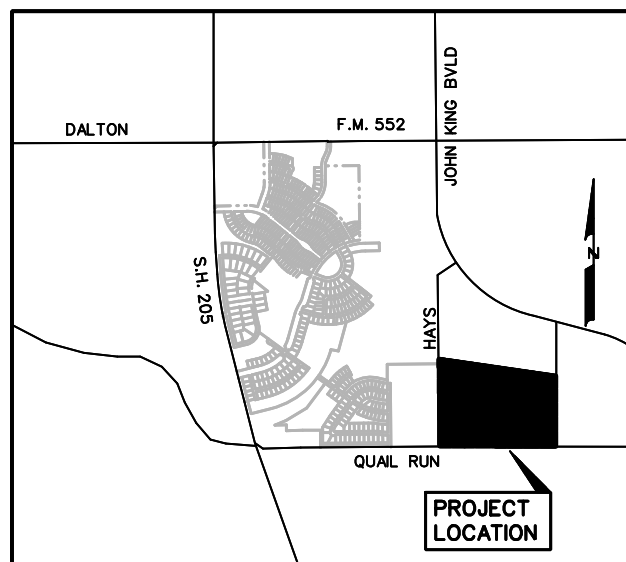
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and 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. 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.
- 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
CASE NO. P2024-xxx

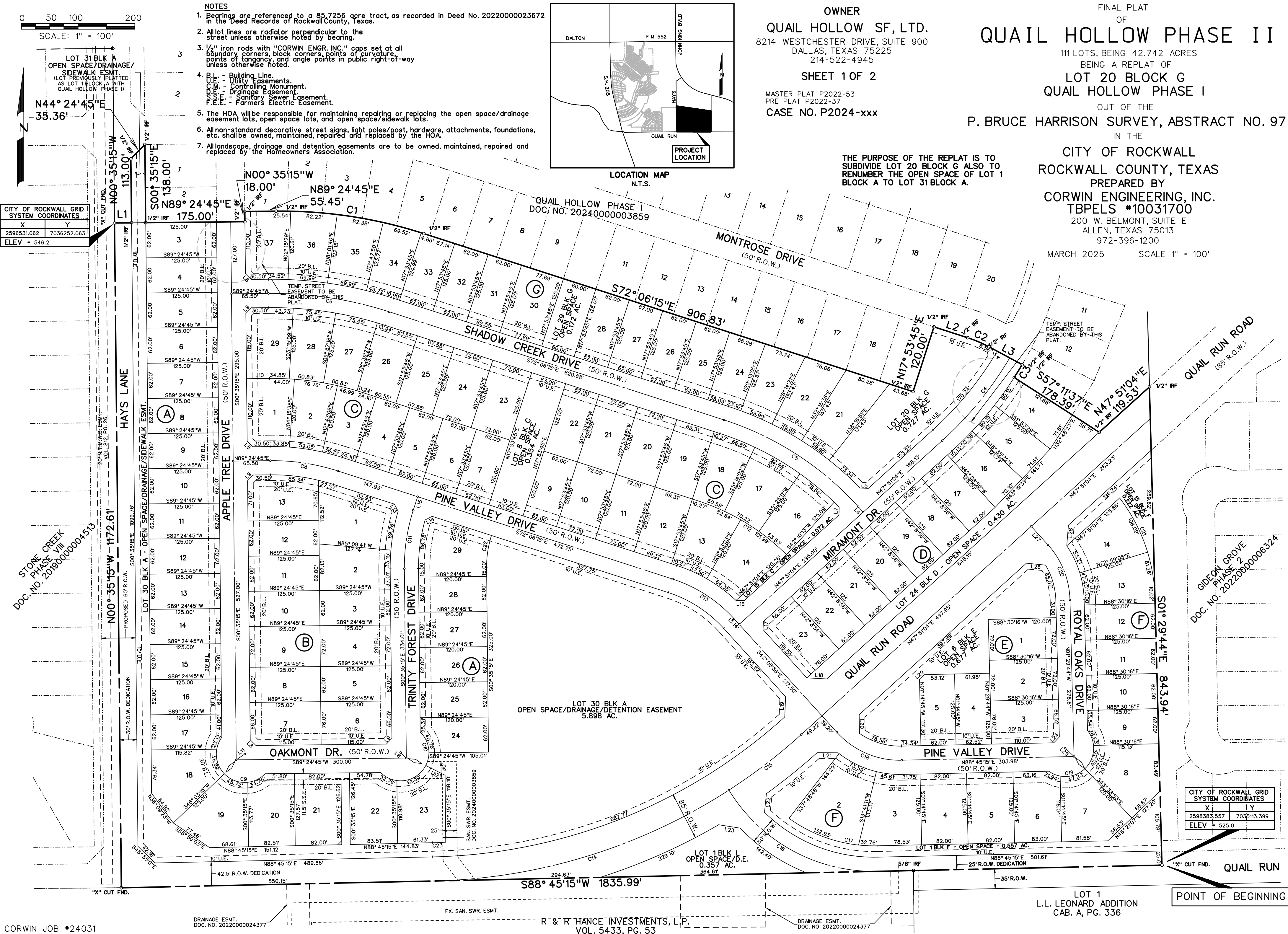
FINAL PLAT
OF
QUAIL HOLLOW PHASE II
111 LOTS, BEING 42.742 ACRES
BEING A REPLAT OF
LOT 20 BLOCK G
QUAIL HOLLOW PHASE I
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE

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

MARCH 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
2596531.062	7036252.063
ELEV = 546.2	



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

OW, 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 QUAL 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 QUAL 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 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/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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Utilian 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 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 _____, 2025.

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'

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, 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" West, 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 left 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.

Recommended for Final Approval:

Planning & Zoning Commission

Date

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 _____ day of _____, 2025.

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 _____ day of _____, 2025.

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 platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2025.

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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

FINAL PLAT
OF
QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.472 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

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-XXX

MARCH 2025



CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council

DATE: May 19, 2025

APPLICANT: Chase Finch; *Corwin Engineering*

CASE NUMBER: P2025-012; *Final Plat for Phase 2 of the Quail Hollow Subdivision*

SUMMARY

Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for Phase 2 of the Quail Hollow Subdivision consisting of 111 lots on 42.742-acres being identified as Lot 20, Block G of Quail Hollow, Phase 1 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, generally located at the northwest corner of the intersection of E. Quail Run Road and Hays Road, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 42.742-acre parcel of land (i.e. Lot 20, Block G of Quail Hollow, Phase 1 Addition) for the purpose of establishing Phase 2 of the Quail Hollow Subdivision, which will consist of 111 single-family residential lots and eight (8) open space lots (i.e. Lot 30, Block A; Lot 1, Block L; Lot 6, Block E; Lot 15, Block F; Lot 24, Block D; Lot 20, Block G; Lot 15, Block C; Lot 8, Lot 29, Block G). Concurrently with this request, the applicant has submitted a PD Site Plan [Case No. SP2024-049] in accordance with the requirements of the Planned Development District Ordinance.
- ☑ Background. The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 15, 2022, the City Council approved *Ordinance No. 22-44* rezoning the subject property from an Agricultural (AG) District to Planned Development District 97 (PD-97). On September 19, 2022, the City Council approved a *Preliminary Plat* [Case No. P2022-037] and *Master Plat* [Case No. P2022-039] for the subject property. On November 7, 2022, the City Council approved a revised *Master Plat* [Case No. P2022-039], which changed the phasing lines established on the previous *Master Plat*. On February 28, 2023, the Planning and Zoning Commission approved a *Site Plan* [Case No. SP2023-001] for Phase 1 of the Quail Hollow Subdivision. On March 6, 2023, the City Council approved a *Final Plat* [Case No. P2023-002] for Phase 1 of the Quail Hollow Subdivision.
- ☑ Parks Board. On December 3, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
 - (1) The property owner shall pay *Cash-In-Lieu of Land Fees* of \$82,574.01 (i.e. \$743.91 x 111 lots = \$82,574.01), and
 - (2) The property owner shall pay *Pro-Rata Equipment fees* of \$70,563.81 (i.e. \$635.71 x 111 lots = \$70,563.81).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

CONDITIONS OF APPROVAL

If City Council chooses to approve of a Final Plat for Phase 2 of the Quail Hollow Subdivision, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final 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.

PLANNING AND ZONING COMMISSION

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the Final Plat by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.



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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☒ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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

Northeast corner of said Hays Lane and Quail Run Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE

42.742

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

111

- ☐ **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, Inc.

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS

8214 Westchester Dr. Ste. 900

ADDRESS

200 W. Belmont, Ste. E

CITY, STATE & ZIP

Dallas, Tx 75202

CITY, STATE & ZIP

Allen, Texas 75013

PHONE

214-522-4945

PHONE

972-396-1200

E-MAIL

jarnold@skorburgcompany.com

E-MAIL

cfinch@corwinengineering.com

NOTARY VERIFICATION [REQUIRED]

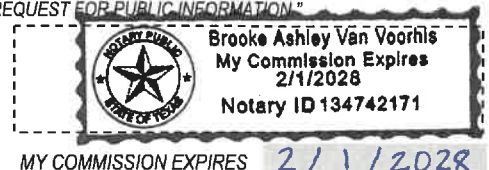
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1,154.80 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF March, 2025. 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."

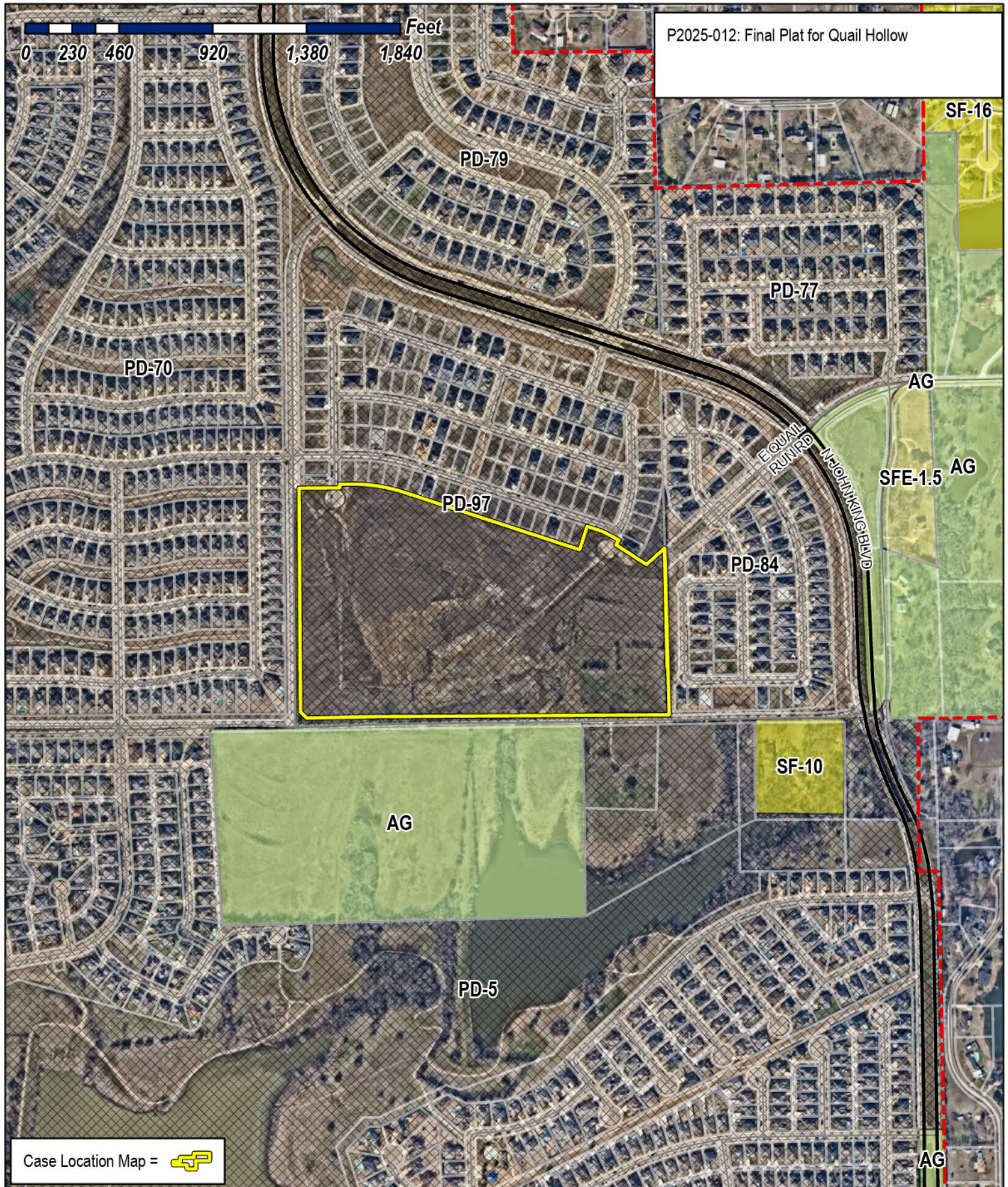
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF March, 2025.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 2/1/2028



Case Location Map = 

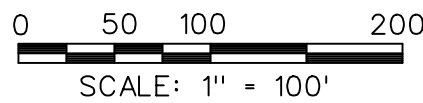


City of Rockwall

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

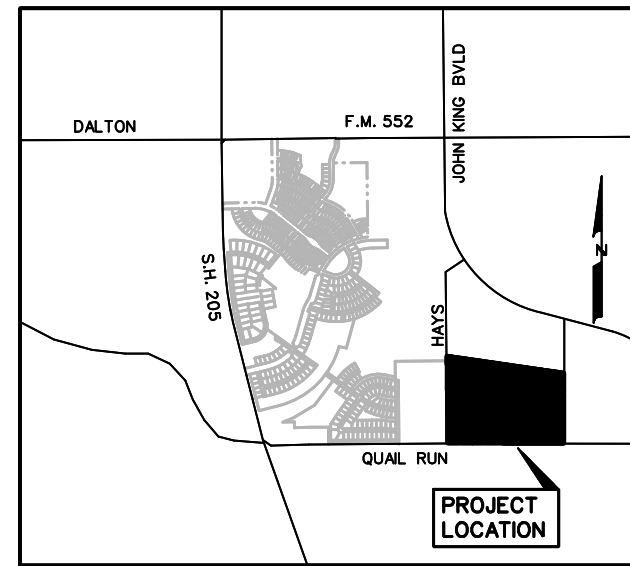
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





NOTES

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. Building Line.
C.C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.E. - Sanitary Easement.
F.E. - Farmers Electric Easement.
5. The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots, open space lots, and open space/sidewalk 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.



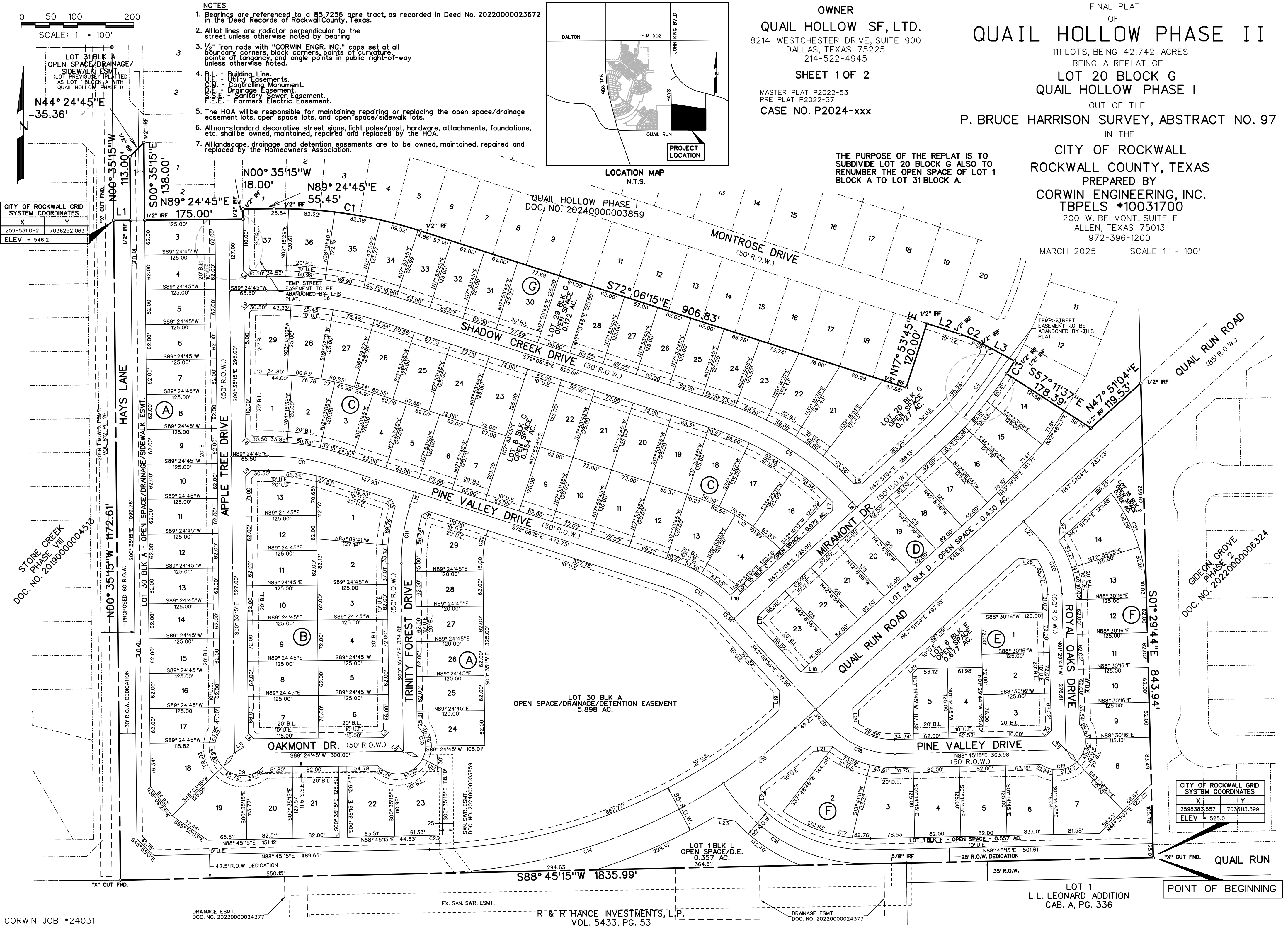
OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945
SHEET 1 OF 2
MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-xxx

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

MARCH 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
2596531.062	7036252.063
ELEV = 546.2	



CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598383.557	7035113.399
ELEV = 525.0	

OW, 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 QUAL 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 QUAL 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 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/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 structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Utilian 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 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 _____, 2025.

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'

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, 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" West, 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 left 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.

Recommended for Final Approval:

Planning & Zoning Commission

Date

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 _____ day of _____, 2025.

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 _____ day of _____, 2025.

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 platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2025.

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 _____ day of _____, 2025.

Notary Public in and for the State of Texas

FINAL PLAT
OF
QUAIL HOLLOW PHASE II

111 LOTS, BEING 42.472 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

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2024-XXX

MARCH 2025



DATE: May 29, 2025

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

CC: John Arnold
8214 Westchester Drive Suite 900
Dallas, Texas 75202

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

SUBJECT: P2025-012; *Final Plat for Phase 2 of the Quail Hollow Subdivision*

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 City Council on May 19, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this *Final 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.

Planning and Zoning Commission

On May 13, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 4-0, with Commissioners Thompson and Hustings absent, and one (1) vacant seat.

City Council

On May 19, 2025, the City Council approved a motion to approve the *Final Plat* by a vote of 7-0.

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: \$50.00 per page for the 1st set only (*No charge for additional sets*).


Tax Certificates: \$30.00 for the 1st certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1st and December 31st, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a statement/letter from the *Rockwall Central Appraisal District (RCAD)* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from 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) 772-6488.

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, appearing to read "Bethany Ross".

Bethany Ross, Planner

City of Rockwall Planning and Zoning Department

From: [Lee, Henry](#)
To: [Chase Finch](#)
Cc: [John Arnold](#); [Ross, Bethany](#)
Subject: Project Comments P2025-012
Date: Friday, April 25, 2025 1:44:53 PM
Attachments: [Engineering Markups \(04.23.2025\).pdf](#)
[Project Comments \(04.24.2025\).pdf](#)

Good Afternoon,

Attached are the project comments for your case. Revisions for this case are due May 6, 2025. The meeting schedule for this case is as follows:

Planning and Zoning Commission: April 29, 2025
Parks Board: May 6, 2025
Planning and Zoning Commission: May 13, 2025
City Council: May 19, 2025

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Senior Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: [Ross, Bethany](#)
To: [Ty Young](#)
Cc: [Adam Buczek](#); [John Arnold](#); [James Murphey](#); [CFinch@corwinengineering.com](#); [WCorwin@corwinengineering.com](#); [Miller, Ryan](#)
Subject: Fw: Quail Hollow Ph 2 - Final Plat Revisions
Date: Thursday, May 8, 2025 2:53:20 PM
Attachments: [P2025-012 - Final Plat - Phase 2 Quail Hollow Subdivision - 3.pdf](#)

Hi Ty,

The lot widths appear to be acceptable. Please find the attached markups from Engineering for your review.

We're still awaiting the updated landscape and hardscape plans at your earliest convenience.

Thank you,

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
brross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Browning, Jonathan <jbrowning@rockwall.com>
Sent: Thursday, May 8, 2025 2:15 PM
To: Price, Madelyn <MPrice@rockwall.com>; Ross, Bethany <brross@rockwall.com>
Subject: RE: Quail Hollow Ph 2 - Final Plat Revisions

Please see attached with my comments.

Jonathan Browning, P.E. CFM
Assistant City Engineer
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-772-6405

From: Price, Madelyn <MPrice@rockwall.com>
Sent: Thursday, May 8, 2025 2:08 PM
To: Ross, Bethany <brross@rockwall.com>; Browning, Jonathan <jbrowning@rockwall.com>
Subject: RE: Quail Hollow Ph 2 - Final Plat Revisions

Hi Bethany,

Same comment as last time, looks like they didn't address it. See attached

Thank you,
Madelyn Price, P.E.
Civil Engineer
City of Rockwall
385 S. Goliad
Rockwall, TX 75087
972-772-6443

From: Ross, Bethany <bröss@rockwall.com>
Sent: Thursday, May 8, 2025 1:15 PM
To: Price, Madelyn <MPrice@rockwall.com>; Browning, Jonathan <jbrowning@rockwall.com>
Subject: FW: Quail Hollow Ph 2 - Final Plat Revisions

See updated plat. Please let me know if you all have comments.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bröss@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Ty Young <tyoung@skorburgcompany.com>
Sent: Thursday, May 8, 2025 10:03 AM
To: Miller, Ryan <RMiller@rockwall.com>; Ross, Bethany <bröss@rockwall.com>
Cc: Adam Buczek <abuczek@skorburgcompany.com>; John Arnold <jarnold@skorburgcompany.com>; James Murphey <jmurphey@skorburgcompany.com>; Chase Finch <cfinch@corwinengineering.com>; Warren Corwin <wcorwin@corwinengineering.com>
Subject: Quail Hollow Ph 2 - Final Plat Revisions

Ryan / Bethany,

We've completed the revisions to the Quail Hollow Ph 2 FP that we discussed yesterday. All lots now meet the minimum lot width requirements along the rear property line. Also attached is a screenshot showing the lot lines that we revised (in green).

Best Regards,

Ty Young | Skorburg Company
8214 Westchester Drive, Suite 900
Dallas, Texas 75225
C: 214.536.2323

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