DETAIL "A"  
(1" = 80')

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	892.50'	149.16'	9°34'32"	S 76°28'13" W	148.98'
C2	20.00'	9.02'	25°50'31"	N 75°29'23" E	8.94'
C3	44.00'	41.30'	53°46'42"	N 61°31'18" E	39.80'
C4	44.00'	27.96'	36°24'18"	N 16°25'47" E	27.49'
C5	44.08'	12.57'	16°20'02"	N 09°57'40" W	12.52'
C6	44.00'	56.41'	73°27'40"	N 54°51'40" W	52.62'
C7	20.00'	22.40'	64°10'06"	N 33°39'47" W	21.25'
C8	20.00'	7.98'	22°50'53"	N 76°59'12" E	7.92'
C9	20.00'	9.02'	25°50'31"	S 78°40'06" E	8.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°24'39" W	359.41'
L2	N 88°24'39" E	268.09'
L3	N 88°24'39" E	47.69'
L4	N 01°47'18" W	95.39'
L5	N 01°34'38" W	7.81'
L6	S 01°36'01" E	25.00'
L7	S 88°24'39" W	177.57'
L8	S 01°35'21" E	10.00'
L9	S 88°24'39" W	20.00'
L10	N 01°35'21" W	10.00'
L11	N 88°24'39" E	20.00'
L12	N 13°45'19" W	119.98'
L13	N 29°13'46" E	75.42'
L14	N 13°53'18" W	298.84'
L15	N 31°07'07" E	36.36'
L16	N 76°44'35" E	70.88'
L17	N 31°44'35" E	5.44'
L18	N 14°18'45" W	8.52'
L19	S 60°50'54" E	40.47'
L20	S 76°44'35" W	30.17'
L21	S 31°44'35" W	7.54'

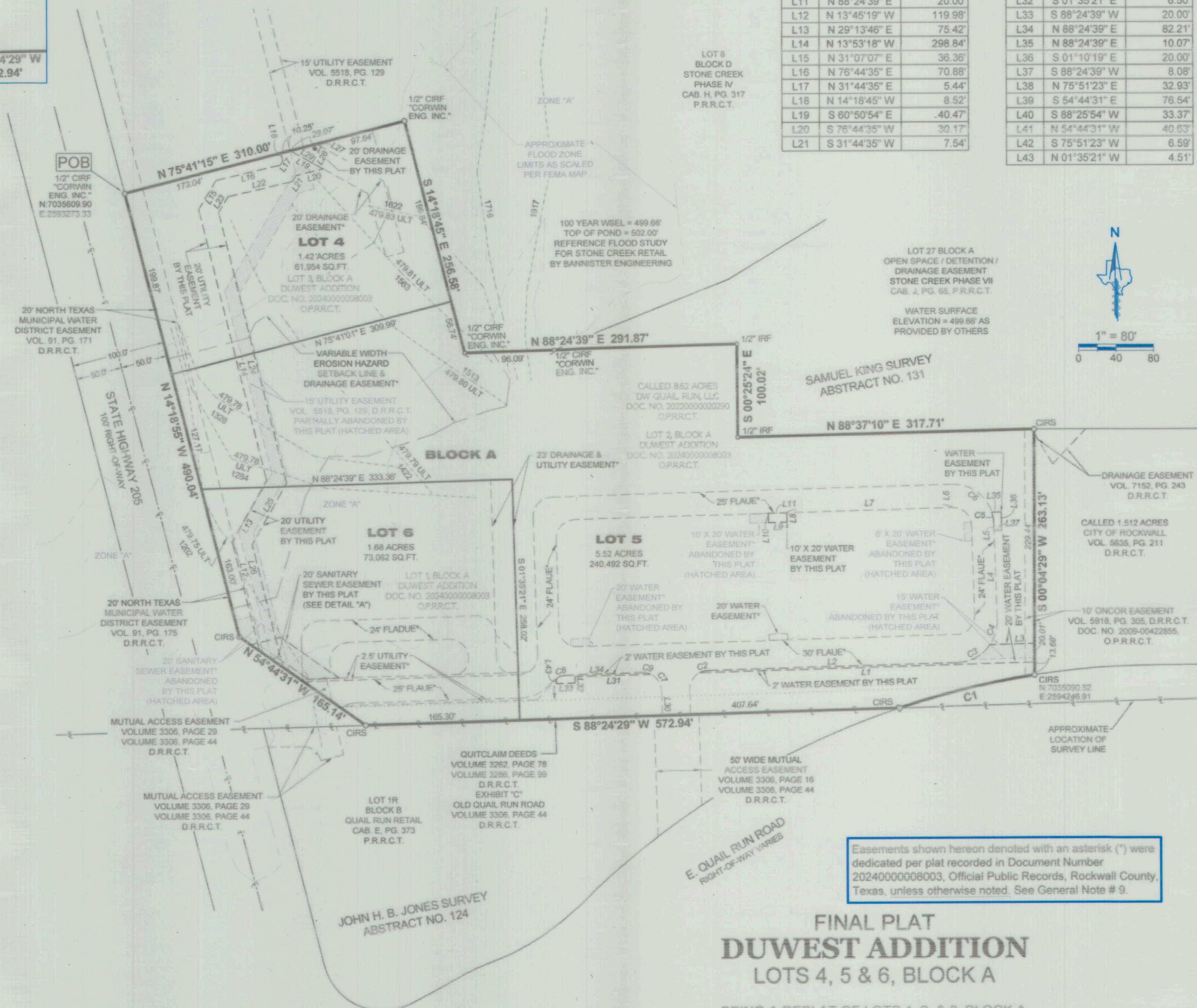
LINE TABLE		
LINE	BEARING	DISTANCE
L22	S 76°44'35" W	70.75'
L23	S 31°07'07" W	19.60'
L24	S 13°52'29" E	298.43'
L25	S 29°13'46" W	75.44'
L26	S 13°45'19" E	135.12'
L27	S 60°50'54" E	5.79'
L28	S 29°09'06" W	20.00'
L29	N 60°50'54" W	26.89'
L30	N 01°34'44" W	26.51'
L31	S 88°24'39" W	81.11'
L32	S 01°35'21" E	6.50'
L33	S 88°24'39" W	20.00'
L34	N 88°24'39" E	82.21'
L35	N 88°24'39" E	10.07'
L36	S 01°10'19" E	20.00'
L37	S 88°24'39" W	8.08'
L38	N 75°51'23" E	32.93'
L39	S 54°44'31" E	76.54'
L40	S 88°25'54" W	33.37'
L41	N 54°44'31" W	40.63'
L42	S 75°51'23" W	6.59'
L43	N 01°35'21" W	4.51'

## GENERAL NOTES

- The purpose of this plat is to dedicate and abandon existing easements on Lots 1, 2 & 3 as shown hereon.
- This property is located in Zone "A" & Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0030L, as affected by Letter of Map Revision with Case Number 14-06-0263P, issued April 18, 2014, and effective August 29, 2014 for the City of Rockwall, Rockwall County, Texas, Community Number 480547. The location of the Flood Zone is approximate. For the exact Flood Zone designation, contact 1-(877) FEMA MAP.
- The grid coordinates and bearings shown on this plat are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Subdivider's Statement. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- Drainage and Detention Easements. The property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- Cross section locations and ultimate flood elevations are shown hereon as scaled from the Flood Study dated October 17, 2022, prepared by Bannister Engineering, LLC for Stone Creek Retail located in Rockwall, Rockwall County, Texas of Tributary D of Squabble Creek. Cross section locations and ultimate flood elevation values are shown hereon for informational purposes only in their approximate locations and shall not be used or viewed or relied upon for design purposes.
- Easements shown hereon denoted with an asterisk (\*) were dedicated per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted.
- 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.

## LEGEND

POB	= POINT OF BEGINNING	FLAUE	= FIRE LANE, ACCESS, & UTILITY EASEMENT
CIRS	= CAPPED IRON ROD SET	FLADUE	= FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
CIRF	= CAPPED IRON ROD FOUND	---	= SUBJECT BOUNDARY
WSEL	= WATER SURFACE ELEVATION	---	= ADJOINER BOUNDARY
DOC. NO.	= DOCUMENT NUMBER	---	= EASEMENT
D.R.R.C.T.	= DEED RECORDS, ROCKWALL COUNTY, TEXAS	---	= ULTIMATE FLOOD CUT LINE
O.P.R.R.C.T.	= OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS	XXX ULT	= ULTIMATE FLOOD ELEVATION SECTION NUMBER
		1284	
		EASEMENT* = SEE GENERAL NOTE #9	



Easements shown hereon denoted with an asterisk (\*) were dedicated per plat recorded in Document Number 2024000008003, Official Public Records, Rockwall County, Texas, unless otherwise noted. See General Note # 9.

FINAL PLAT  
DUWEST ADDITION  
LOTS 4, 5 & 6, BLOCK A

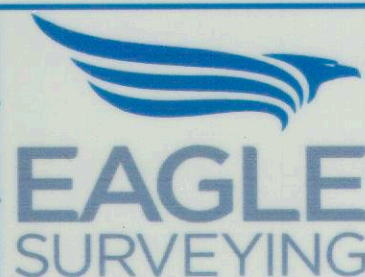
BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK A,  
DUWEST ADDITION  
BEING THREE (3) LOTS, 8.62-ACRES OR 375,509 SQ. FT.  
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2025-003  
PAGE 1 OF 2

Project  
2201.023-20

Date  
04/30/2025

Drafter  
BE/DJJ



**EAGLE SURVEYING, LLC**  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009  
TX Firm #10194177

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS DW QUAIL RUN, LLC is the sole owner of an 8.62 acre tract of land out of the Samuel King Survey, Abstract Number 131, situated in the City of Rockwall, Rockwall County, Texas and being all of Lots 1-3, Block A of DUWEST Addition, a subdivision of record in Document Number 20240000009003 of the Plat Records of Rockwall County, Texas, also being all of a called 8.62 acre tract of land conveyed to DW Quail Run, LLC by deed of record in Document Number 20220000020290 of said Official Public Records and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found in the East right-of-way line of State Highway 205 (100' right-of-way), being the most Westerly Southwest corner of Lot 8, Block D of Stone Creek Phase IV, a subdivision of record in Cabinet H, Page 317 of the Plat Records of Rockwall County, Texas, also being the Northwest corner of said 8.62 acre tract;

THENCE, leaving the East right-of-way line of State Highway 205, along the North line of said 8.62 acre tract, being in part, the common South line of said Lot 8 and in part, the common South line of Lot 27, Block A of Stone Creek Phase VII, a subdivision of record in Cabinet J, Page 65 of said Plat Records, the following five (5) courses and distances:

- North 75°41'15" East, a distance of 310.00 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found;
- South 14°18'45" East, a distance of 256.58 feet to a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the most Southerly Southwest corner of said Lot 8;
- North 88°24'39" East, passing at a distance of 96.09 feet, a 1/2" iron rod with yellow plastic cap stamped "CORWIN ENG. INC." found at the common South corner of said Lot 8 and said Lot 27 and continuing a total distance of 291.87 feet to a 1/2" iron rod found;
- South 00°25'24" East, a distance of 100.02 feet to a 1/2" iron rod found;
- North 88°37'10" East, a distance of 317.71 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of a called 1.512 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 5635, Page 211 of the Deed Records of Rockwall County, Texas, being the Northeast corner of said 8.62 acre tract;

THENCE, South 00°04'29" West, leaving the South line of said Lot 27, along the West line of said 1.512 acre tract, being the common East line of said 8.62 acre tract, a distance of 263.13 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the curving North right-of-way line of Quail Run Road (right-of-way varies), being the Southwest corner of said 1.512 acre tract, also being the Southeast corner of said 8.62 acre tract;

THENCE, along the curving North right-of-way line of Quail Run Road, being the common South line of said 8.62 acre tract, along a non-tangent curve to the left, having a radius of 892.50 feet, a delta angle of 09°34'32", a chord bearing and distance of South 76°28'13" West, 148.98 feet, an arc length of 149.16 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1R, Block B of Quail Run Retail, a subdivision of record in Cabinet E, Page 373 of said Plat Records;

THENCE, South 88°24'29" West, leaving the curving North right-of-way line of Quail Run Road, along the North line of said Lot 1R, being the common South line of said 8.62 acre tract, a distance of 572.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the Southwest corner of said 8.62 acre tract;

THENCE, leaving the North line of said Lot 1R, along the East right-of-way line of State Highway 205, being the common West line of said 8.62 acre tract, the following two (2) courses and distances:

- North 54°44'31" West, a distance of 165.14 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- North 14°18'55" West, a distance of 490.04 feet to the POINT OF BEGINNING, and containing an area of 8.62 acres of land, more or less.

OWNER'S CERTIFICATE & DEDICATION (CONTINUED)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DW QUAIL RUN, LLC, the undersigned owner of the land shown on this plat, and designated herein as DUWEST ADDITION, LOTS 4, 5 & 6, BLOCK A, a 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 further certify that all other parties who have a mortgage or lien interest in the DUWEST ADDITION, LOTS 4, 5 & 6, BLOCK A subdivision have been notified and signed this plat. I 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 also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

I 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, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNERS: DW QUAIL RUN, LLC

BY: Corey W. Duhon 5/10/25  
Signature Date

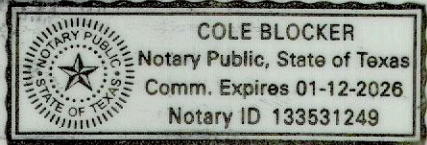
BY: COREY W. DUHON, MANAGER  
Printed Name & Title

STATE OF TEXAS §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared COREY W. DUHON MANAGER of DW QUAIL RUN, LLC known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this 13<sup>th</sup> day of MAY, 2025.

Carol Blocker  
Notary Public in and for the State of Texas



CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, MATTHEW RAABE, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Math Raabe  
Matthew Raabe  
Registered Professional Land Surveyor #6402



05-09-25  
Date

THE STATE OF TEXAS  
COUNTY OF ROCKWALL

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

20250000012651 PLAT  
07/16/2025 10:22:20 AM Total Fees: \$98.00

Jennifer Fogg, County Clerk  
Rockwall County, TX

Jennifer Fogg



CERTIFICATE OF APPROVAL

APPROVED:

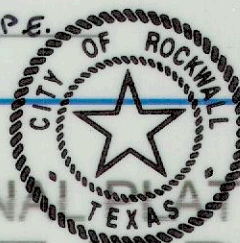
I hereby certify that the above and foregoing plat of DUWEST ADDITION, LOTS 4, 5 & 6, BLOCK A, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 3<sup>rd</sup> day of March, 2025.

Tim McCall  
Mayor, City of Rockwall

Kristy League  
City Secretary, City of Rockwall

Amy Williams, P.E.  
City Engineer

Sean Conway  
Planning & Zoning Commission Chairman

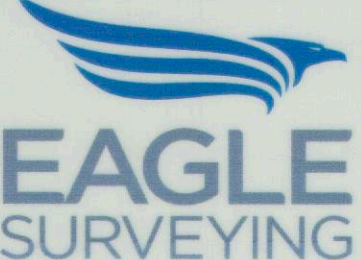


FINAL PLAT  
DUWEST ADDITION  
LOTS 4, 5 & 6, BLOCK A

BEING A REPLAT OF LOTS 1, 2, & 3, BLOCK A,  
DUWEST ADDITION

BEING THREE (3) LOTS, 8.62-ACRES OR 375,509 SQ.FT.  
SITUATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE NO.  
P2025-003  
PAGE 2 OF 2

Project	2201.023-20	 <b>EAGLE SURVEYING, LLC</b> 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	04/30/2025	
Drafter	BE/DJJ	

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
Claymore Engineering, Inc.  
Contact: Matt Moore  
301 S. Coleman, Suite 40  
Prosper, TX 75078  
(817) 281-0572

**OWNER**  
DW Quail Run, LLC  
Contact: Bowen Hendrix  
4403 N. Central Expressway, Suite 200  
Dallas, TX 75205  
(214) 918-1804