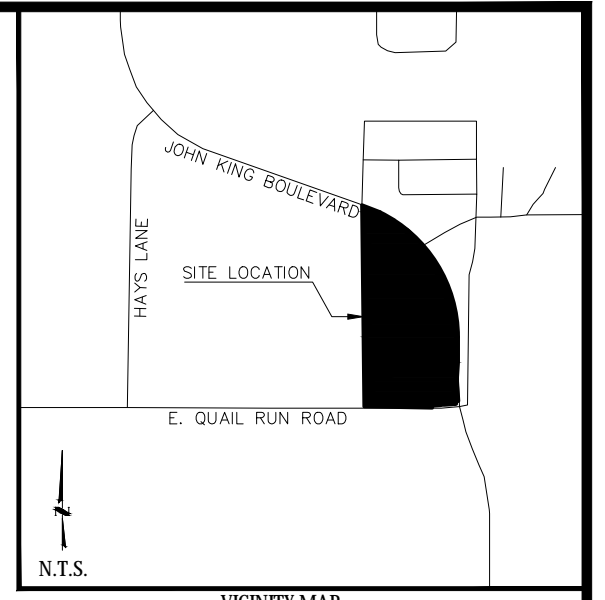


POINT OF BEGINNING
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E: 2598334.22

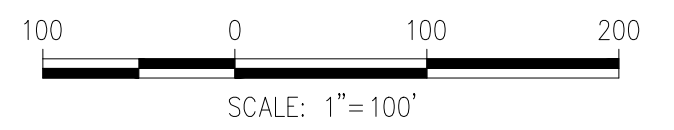
GIDEON GROVE
PHASE 1
PACESETER HOMES LLC
29.99 ACRES

N. JOHN KING BLVD.
(A VARIABLE WIDTH RIGHT-OF-WAY)

EAST QUAIL RUN ROAD



CITY OF ROCKWALL
VOL. 5951, PG. 84
O.P.R.C.T.



HERMAN UTLEY
CALLED 2.172 ACRE TRACT
VOLUME 4664, PAGE 273
D.R.R.C.T.

LOT 1, BLOCK A
D.R. TAYLOR ADDITION
E-317
O.P.R.C.T.

N. JOHN KING BLVD.
(A VARIABLE WIDTH RIGHT-OF-WAY)

RECORD DRAWING
THESE RECORD DRAWINGS ARE BASED ON AS-BUILT DOCUMENTS PROVIDED BY THE CONTRACTOR OR DEVELOPER. FIELD INSPECTION OF CONSTRUCTION, IF REQUIRED FOR COMPLIANCE WITH CERTAIN REGULATORY STANDARDS, WAS NOT PERFORMED BY THE DESIGN ENGINEER. IT IS NOT GUARANTEED THAT THIS DOCUMENT REPRESENTS 'AS-BUILT CONDITIONS.'
03/22/2022

CITY OF ROCKWALL
VOL. 5443, PG. 188
O.P.R.C.T.

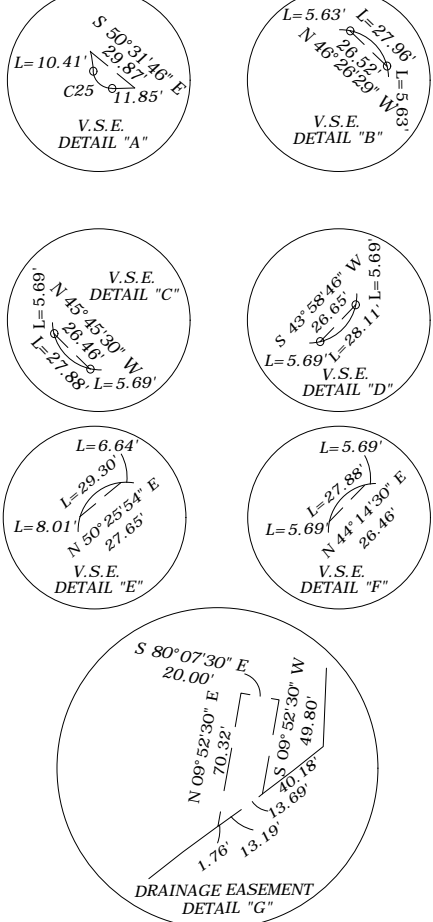
JOHN R. YINGLING AND WIFE LYNELLE C. YINGLING
VOL. 366, PG. 211
O.P.R.C.T.

MICHAEL WURSTER AND JENNIFER WURSTER
DOC. NO. 2020000003578
O.P.R.C.T.

QUAIL RUN ROAD

TRACT 1
CALLED 28.2 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99

TRACT 2
CALLED 44.3 ACRES
SAVE AND EXCEPT 5 ACRES
R & R HANCE INVESTMENTS, L.P.
VOL. 5702, PG. 99



N 01° 29' 44" W 1722.62'

30.060 ACRES - GIDEON GROVE ADDITION 2, LTD. (DOC. NO. 2020000001704) O.P.R.C.T.

RUBY WAY (50' ROW)

JASPER STREET (50' ROW)

OPAL DRIVE (50' ROW)

SAPPHIRE ROAD (50' ROW)

GEM DRIVE (50' ROW)

PEBBLE LANE (50' ROW)

JADE DRIVE (50' ROW)

E. QUAIL RUN ROAD (50' ROW)

LANDSCAPE BUFFER

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PIERCE-MURRAY
LAND SOLUTIONS
Engineering & Surveying
800 TALLYHO CIRCLE
TYLER, TEXAS 75703
(817) 239-5646
(903) 539-2256
TBPELS FIRM REGISTRATION NO. 10194437

OWNER
GIDEON GROVE ADDITION 2 GP CORP.
8214 WESTCHESTER DRIVE, STE 710
DALLAS, TX 75225
(214) 522-4945
CONTACT: JOHN ARNOLD

DEVELOPER
SKORBURG COMPANY
8214 WESTCHESTER DRIVE, STE 710
DALLAS, TX 75225
(214) 522-4945
CONTACT: HUMBERTO JOHNSON, JR.

ENGINEER
PAPE-DAWSON ENGINEERS, INC.
6500 WEST FREEWAY, STE 700
FORT WORTH, TX 76116

SURVEYOR
PIERCE-MURRAY LAND SOLUTIONS, LLC
800 TALLYHO CIR.
TYLER, TX 75703

FINAL PLAT
GIDEON GROVE PHASE 2

LOTS 1-12, 4X, BLOCK A; LOTS 1-4, 1X, 3X, BLOCK B; LOTS 1-29, 1X, 18X, 23X, 27X, 28X, BLOCK C; LOTS 1-26, 1X, 14X, BLOCK D; LOTS 1-13, 1X, 6X, BLOCK E; BEING 30.060 ACRES OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT NUMBER 13, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

THIS PLAT IS RECORDED IN DOCUMENT NUMBER . DATE: SHEET 1 OF 2 CASE NO. P2021-019