

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS QUALICO DEVELOPMENT (US), INC., BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND SITUATED IN THE S.R. BARNES SURVEY, ABSTRACT NUMBER 13, ROCKWALL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO QUALICO DEVELOPMENT (US), INC. AS RECORDED IN INSTRUMENT NUMBER 2021000013056, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH A YELLOW CAP STAMPED "PIERCE-MURRAY" SET AT THE NORTHWEST CORNER OF SAID QUALICO DEVELOPMENT (US), INC. TRACT AND THE SOUTH RIGHT-OF-WAY OF N. JOHN KING BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A 3/8" IRON ROD FOUND BEARS N 01°29'44" W, A DISTANCE OF 888.49 FEET MARKING THE NORTHWEST CORNER OF GIDEON GROVE - NORTH SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 2020000008939, PLAT RECORDS, ROCKWALL COUNTY, TEXAS AND ALSO BEING THE NORTHWEST CORNER OF THE PARENT 80 ACRE TRACT DESCRIBED BY DEED TO LONNIE L. GIDEON AS RECORDED IN VOLUME 307, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY OF SAID N. JOHN KING BOULEVARD COMMON WITH THE NORTHERLY AND EASTERLY LINE OF SAID QUALICO DEVELOPMENT (US), INC. TRACT:

S 72°05'05" E, A DISTANCE OF 221.92' TO A 5/8" IRON ROD WITH CAP STAMPED "SERVCO" FOUND, BEING THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 1274.04', A RADIUS OF 1040.00', WITH A CHORD BEARING WHICH BEARS S 36°59'23" E, 1195.86';

S 01°53'42" E, A DISTANCE OF 243.24' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 02°35'19" W, A DISTANCE OF 140.71' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 01°53'42" E, A DISTANCE OF 41.83' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET AT THE BEGINNING OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, AN ARC LENGTH OF 191.03', A RADIUS OF 1571.00', WITH A CHORD WHICH BEARS S 05°22'42" E, 190.91' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 81°07'57" W, A DISTANCE OF 25.65' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 10°46'56" E, A DISTANCE OF 26.00' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 79°13'04" W, A DISTANCE OF 17.32' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET AT THE BEGINNING OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 131.03', A RADIUS OF 742.50', WITH A CHORD WHICH BEARS S 84°16'24" W, WITH A CHORD LENGTH OF 130.86';

S 83°34'16" W, A DISTANCE OF 82.52' TO A 1/2" IRON ROD WITH YELLOW CAP STAMPED "PIERCE-MURRAY" SET;

S 00°48'09" W, A DISTANCE OF 19.00' TO AN X-CUT SET IN CONCRETE FOR THE SOUTHERLY MOST SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING IN THE APPROXIMATE CENTER OF QUAIL RUN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE DEPARTING SAID COMMON LINE AND ALONG THE SOUTH PROPERTY LINE OF SAID QUALICO DEVELOPMENT (US), INC. TRACT AND THE APPROXIMATE CENTERLINE OF SAID QUAIL RUN ROAD S 89°12'52" W, A DISTANCE OF 656.77' TO AN X-CUT SET IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID QUALICO DEVELOPMENT (US), INC. TRACT;

THENCE N 01°29'44" W, ALONG THE WEST LINE OF SAID QUALICO DEVELOPMENT (US), INC. TRACT AND THE EAST LINE OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 1 AND TRACT 2 AS DESCRIBED BY DEED TO R & H HANCE INVESTMENTS, L.P., AS RECORDED IN VOLUME 5702, PAGE 99, DEED RECORDS, ROCKWALL COUNTY, TEXAS, A DISTANCE OF 1722.62 FEET TO THE POINT OF BEGINNING, CONTAINING 30.060 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GIDEON GROVE PHASE 2 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) 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, INSPECTION, PATROLLING, MAINTAINING, AND EITHER ADDING TO OR REMOVING ALL OR PART OF THEIR RESPECTIVE SYSTEM WITHOUT THE NECESSITY OF, AT ANY TIME, PROCURING THE PERMISSION OF ANYONE.
3. THE CITY OF ROCKWALL WILL NOT BE RESPONSIBLE FOR ANY CLAIMS OF ANY NATURE RESULTING FROM OR OCCASIONED BY THE ESTABLISHMENT OF GRADE OF STREETS IN THE SUBDIVISION.
4. THE DEVELOPER AND SUBDIVISION ENGINEER SHALL BEAR TOTAL RESPONSIBILITY FOR STORM DRAIN IMPROVEMENTS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE NECESSARY FACILITIES TO PROVIDE DRAINAGE PATTERNS AND DRAINAGE CONTROLS SUCH THAT PROPERTIES WITHIN THE DRAINAGE AREA ARE NOT ADVERSELY AFFECTED BY STORM DRAINAGE FROM THE DEVELOPMENT.
6. NO HOUSE DWELLING UNIT, OR OTHER STRUCTURE SHALL BE CONSTRUCTED ON ANY LOT IN THIS ADDITION BY THE OWNER OR ANY OTHER PERSON UNTIL THE DEVELOPER AND/OR OWNER HAS COMPLIED WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF ROCKWALL REGARDING IMPROVEMENTS WITH RESPECT TO THE ENTIRE BLOCK ON THE STREET OR STREETS ON WHICH PROPERTY ABUTS, INCLUDING THE ACTUAL INSTALLATION OF STREETS WITH THE REQUIRED BASE AND PAVING, CURB AND GUTTER, WATER AND SEWER, DRAINAGE STRUCTURES, STORM STRUCTURES, STORM SEWERS, AND ALLEYS, ALL ACCORDING TO THE SPECIFICATIONS OF THE CITY OF ROCKWALL.
7. ALL NON-STANDARD, DECORATIVE SIGNS POLE/POST, HARDWARE OR OTHER NON-STANDARD ITEMS WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE HOME OWNERS ASSOCIATION.
8. LOT 4X, BLOCK A; LOT 1X, BLOCK B; LOT 3X, BLOCK B; LOT 1X, BLOCK C; LOT 18X, BLOCK C; LOT 23X, BLOCK C; LOT 27X, BLOCK C; LOT 28X, BLOCK C; LOT 1X, BLOCK D; LOT 14X, BLOCK D; LOT 1X, BLOCK E; LOT 6X, BLOCK E; AND ALL OPEN SPACE LOTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

UNTIL AN ESCROW DEPOSIT, SUFFICIENT TO PAY FOR THE COST OF SUCH IMPROVEMENTS, AS DETERMINED BY THE CITY'S ENGINEER AND/OR CITY ADMINISTRATOR, COMPUTED ON A PRIVATE COMMERCIAL RATE BASIS, HAS BEEN MADE WITH THE CITY SECRETARY, ACCOMPANIED BY AN AGREEMENT SIGNED BY THE DEVELOPER AND/OR OWNER, AUTHORIZING THE CITY TO MAKE SUCH IMPROVEMENTS AT PREVAILING PRIVATE COMMERCIAL RATES, OR HAVE THE SAME MADE BY A CONTRACTOR AND PAY FOR THE SAME OUT OF THE ESCROW DEPOSIT, SHOULD THE DEVELOPER AND/OR OWNER FAIL OR REFUSE TO INSTALL THE REQUIRED IMPROVEMENTS WITHIN THE TIME STATED IN SUCH WRITTEN AGREEMENT, BUT IN NO CASE SHALL THE CITY BE OBLIGATED TO MAKE SUCH IMPROVEMENTS ITSELF. SUCH DEPOSIT MAY BE USED BY THE OWNER AND/OR DEVELOPER AS PROGRESS PAYMENTS AS THE WORK PROGRESSES IN MAKING SUCH IMPROVEMENTS BY MAKING CERTIFIED REQUISITIONS TO THE CITY SECRETARY, SUPPORTED BY EVIDENCE OF WORK DONE; OR

UNTIL THE DEVELOPER AND/OR OWNER FILES A CORPORATE SURETY BOND WITH THE CITY SECRETARY IN A SUM EQUAL TO THE COST OF SUCH IMPROVEMENTS FOR THE DESIGNATED AREA, GUARANTEEING THE INSTALLATION THEREOF WITHIN THE TIME STATED IN THE BOND, WHICH TIME SHALL BE FIXED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL.

I (WE) FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR 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 EXACTION'S MADE HEREIN.

John Vick, Assistant Secretary

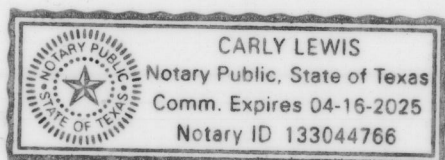
STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN VICK, ASSISTANT SECRETARY, 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 17th DAY OF February, 2022.

Notary Public in and for the State of Texas

4-16-25
MY COMMISSION EXPIRES



Planning & Zoning Commission, Chairman
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 17th day of May, 2021.
WITNESS OUR HANDS, this 21st day of March, 2022.
Mayor, City of Rockwall; Kristy Seague, City Secretary; Amy Will, PE, City Engineer.

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

LEGEND:
O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
IRS 1/2" IRON ROD W/YELLOW CAP STAMPED "PIERCE-MURRAY" SET
BL BUILDING LINE
UE UTILITY EASEMENT
DE DRAINAGE EASEMENT
OPE OPEN SPACE EASEMENT
MIN. FFE MINIMUM FINISHED FLOOR ELEVATION
AC ACRES
ETJ EXTRA TERRITORIAL JURISDICTION
V.S.E. VISIBILITY AND SIDEWALK EASEMENT

LAND USE TABLE
RESIDENTIAL LOTS 84
NON-RESIDENTIAL LOTS 12
RESIDENTIAL ACREAGE 16.089 AC.
NON-RESIDENTIAL ACREAGE 7.051 AC.
RIGHT OF WAY DEDICATION 6.920 AC.
PARK ACREAGE 0.000 AC.
NET ACREAGE 23.140 AC.
TOTAL ACREAGE 30.060 AC.

Table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L37 with their respective bearings and distances.

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C36 with their respective measurements.

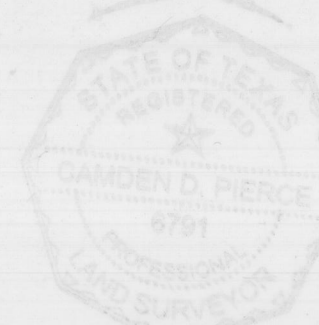
GENERAL NOTES

- 1. BEARINGS BASED ON TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE 4202, VIA THE ALLTERRA RTKNET VRS NETWORK.
2. 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.
3. THE SUBJECT PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48397C0030L, DATED SEPTEMBER 26, 2008.
4. DISTANCES SHOWN IN CURVES ARE "ARC" DISTANCES.

SURVEYOR'S CERTIFICATION

I, CAMDEN D. PIERCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION.

CAMDEN D. PIERCE, RPLS 6791
DATE: JUNE 11, 2021
REVISED: FEBRUARY 09, 2022



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