



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # P2018-021 P&Z DATE 7.10.18 CC DATE 7.16.18 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input checked="" type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. PA018-020

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: AJ14

CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address John King Boulevard

Subdivision Sterling R. Barnes Survey

Lot N/A Block N/A

General Location Corner of John King Boulevard and East Quail Run Road

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Not Applicable (N/A)

Current Use Vaccant

Proposed Zoning Not Applicable (N/A)

Proposed Use Residential

Acreage 29.182

Lots [Current]

Lots [Proposed]

71

[✓] **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner Gideon Grove Addition 2 LTD

Applicant Same as Owner John Arnold

Contact Person

Contact Person

Address 8214 Westchester Drive

Address

Suite 710

City, State & Zip Dallas, TX 75225

City, State & Zip

Phone +1 (214) 522-4945

Phone

E-Mail

E-Mail

## NOTARY VERIFICATION [REQUIRED]

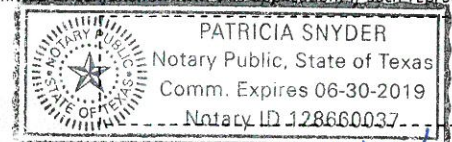
Before me, the undersigned authority, on this day personally appeared John Arnold [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 883.64, to cover the cost of this application, has been paid to the City of Rockwall on this the 12 day of June, 20 18. 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 12 day of June, 20 18.

Owner's/Applicant's Signature [Signature]

Notary Public in and for the State of Texas Patricia Snyder



My Commission Expires 6/30/2019



## **DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/27/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/22/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: P2018-021**

**Project Name: Gideon Grove**

**Project Type: PLAT**

**Applicant Name: JOHN ARNOLD**

**Owner Name: GIDEON, BRAD**

**Project Description: Discuss and consider a request by John Arnold of the Skorburg Co. on behalf of Gideon Grove Addition 2, LTD for the approval of a final plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV)**



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

**District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.**



# RECEIPT

Project Number: P2018-021  
Job Address: JOHN KING BLVD  
ROCKWALL, TX 75087

Receipt Number: B80395

Printed: 6/18/2018 3:57 pm

Fee Description	Account Number	Fee Amount
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PLATTING

01-4280

\$ 883.64

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**Total Fees Paid:**

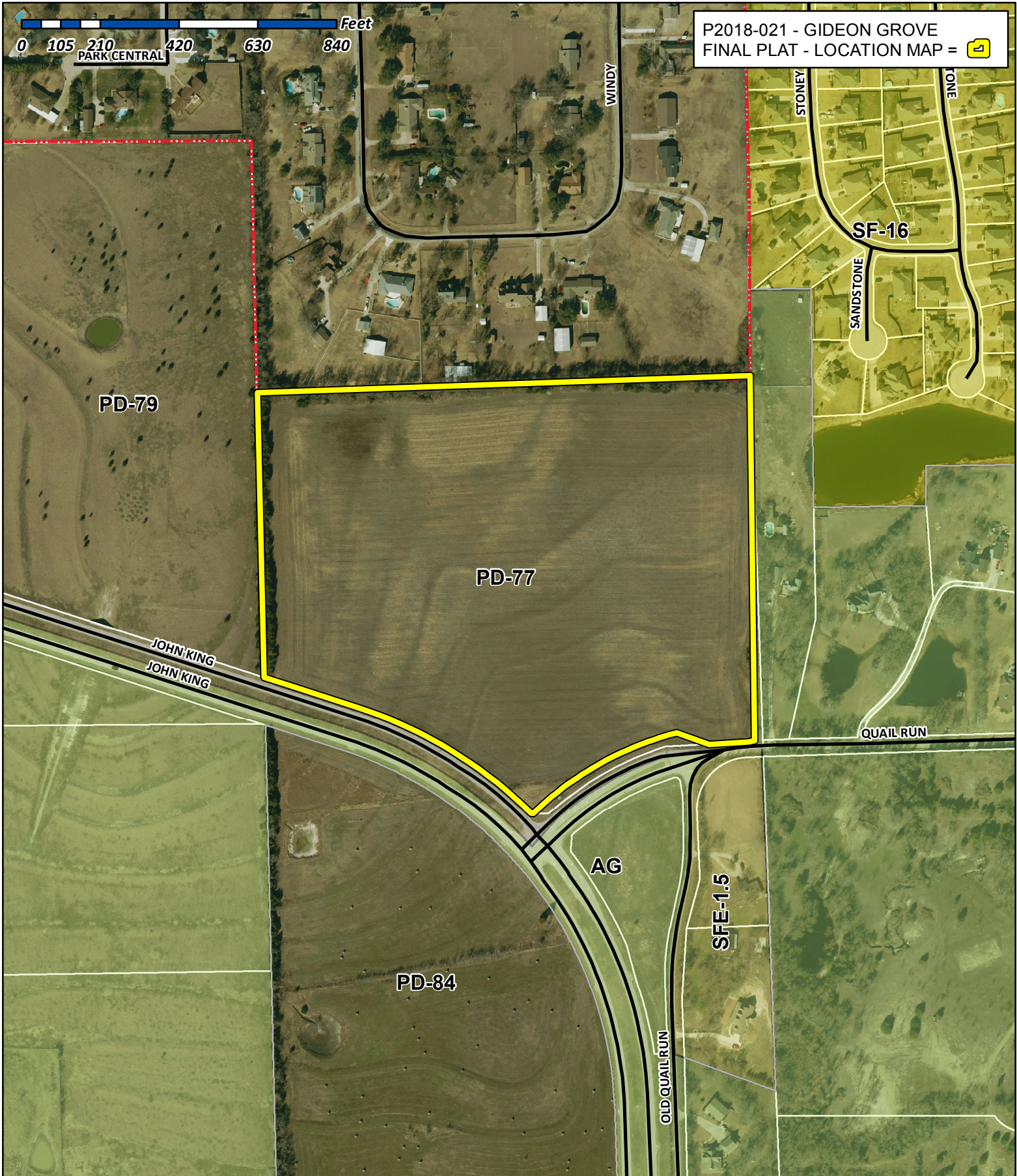
**\$ 883.64**

Date Paid: 6/18/2018 12:00:00AM

Paid By: Skorburg Lot Development, LLC

Pay Method: CHECK 883.64

Received By: LM



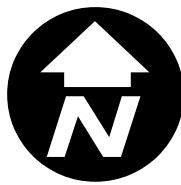
P2018-021 - GIDEON GROVE  
 FINAL PLAT - LOCATION MAP = [icon]



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.





**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Gideon Grove, LTD is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Gideon Grove, LTD, by deed as recorded in Volume 2015, Page 14609, Deed Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, of the said deed Records, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract) as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pas the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract) as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod found at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed 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-NORTH**, 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 (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a 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:

- 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 any 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

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.

\_\_\_\_\_  
**GIDEON GROVE, LTD**  
**OWNER**

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Notary Public in and for the State of Texas**

\_\_\_\_\_  
**My Commission Expires**

**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
WILLIAM P. PRICE  
STATE OF TEXAS  
R.P.L.S. NO. 3047

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **WILLIAM P. PRICE** 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 \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Notary Public in and for the State of Texas**

\_\_\_\_\_  
**My Commission Expires**

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

\_\_\_\_\_  
**Planning & Zoning Commission, Chairman**      **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 \_\_\_\_\_, **2018**.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Mayor, City of Rockwall**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**City Engineer**

FINAL PLAT  
**GIDEON GROVE — NORTH**

29.182 ACRES OUT OF THE  
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
71 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS  
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)

PREPARATION DATE: JUNE, 2018

SHEET: 2 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

**SURVEY GROUP**  
**SURVEYING \* CONSULTING \* MANAGEMENT**

TBPS No. 101733-00  
1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.:	17-141
DATE:	June 14, 2018
SCALE:	1" = 100'
DRAWN BY:	RP





# Parcel Map Check Report

**Client:**  
**Prepared by:**  
SURVEY GROUP  
1475 HERITAGE PARKWAY

Date: 6/14/2018 8:52:32 AM

Parcel Name: Site 1 - GIDEON GROVE

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,036,776.8450' East: 2,599,659.8490'

Segment# 1: Line

Course: S86° 32' 03"W Length: 37.02'  
North: 7,036,774.6070' East: 2,599,622.8967'

Segment# 2: Line

Course: N2° 03' 11"W Length: 16.83'  
North: 7,036,791.4262' East: 2,599,622.2938'

Segment# 3: Line

Course: S86° 45' 26"W Length: 224.75'  
North: 7,036,778.7128' East: 2,599,397.9036'

Segment# 4: Curve

Length: 295.63' Radius: 842.50'  
Delta: 20.1048 (d) Tangent: 149.35'  
Chord: 294.11' Course: S62° 19' 59"W  
Course In: S17° 36' 52"E Course Out: N37° 43' 09"W  
RP North: 7,035,975.7139' East: 2,599,652.8527'  
End North: 7,036,642.1473' East: 2,599,137.4182'

Segment# 5: Line

Course: N37° 36' 01"W Length: 27.00'  
North: 7,036,663.5391' East: 2,599,120.9442'

Segment# 6: Line

Course: S51° 34' 33"W Length: 25.00'  
North: 7,036,648.0021' East: 2,599,101.3584'

Segment# 7: Line

Course: S37° 43' 04"E Length: 27.01'  
North: 7,036,626.6363' East: 2,599,117.8824'

Segment# 8: Curve

Length: 33.69' Radius: 842.50'  
Delta: 2.2911 (d) Tangent: 16.85'  
Chord: 33.69' Course: S50° 17' 32"W  
Course In: S38° 33' 45"E Course Out: N40° 51' 12"W  
RP North: 7,035,967.8614' East: 2,599,643.0699'  
End North: 7,036,605.1171' East: 2,599,091.9696'

Segment# 9: Line

Course: S47° 10' 13"W Length: 7.00'  
North: 7,036,600.3583' East: 2,599,086.8360'

Segment# 10: Line

Course: N88° 00' 45"W Length: 43.67'  
North: 7,036,601.8728' East: 2,599,043.1922'

Segment# 11: Curve

Length: 544.92' Radius: 1,160.00'

Delta: 26.9153 (d)  
Chord: 539.92'  
Course In: S44° 49' 07"W  
RP North: 7,035,779.0363'  
End North: 7,036,882.8651'

Tangent: 277.58'  
Course: N58° 38' 20"W  
Course Out: N17° 54' 12"E  
East: 2,598,225.5492'  
East: 2,598,582.1471'

Segment# 12: Line  
Course: N72° 05' 48"W  
North: 7,036,963.9973'

Length: 263.92'  
East: 2,598,331.0071'

Segment# 13: Line  
Course: N1° 30' 29"W  
North: 7,037,725.2335'

Length: 761.50'  
East: 2,598,310.9663'

Segment# 14: Line  
Course: N88° 29' 07"E  
North: 7,037,760.0347'

Length: 1,316.54'  
East: 2,599,627.0462'

Segment# 15: Line  
Course: S1° 54' 40"E  
North: 7,036,776.8519'

Length: 983.73'  
East: 2,599,659.8527'

Perimeter: 4,608.20'  
Error Closure: 0.0078  
Error North : 0.00687

Area: 1,271,174.70Sq.Ft.  
Course: N28° 01' 24"E  
East: 0.00365

Precision 1: 590,796.15

**CITY OF ROCKWALL**  
**PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 07/10/2018  
**APPLICANT:** John Arnold of *Skorburg Co.*  
**AGENDA ITEM:** **P2018-021**; *Final Plat: Gideon Grove Addition*

---

**SUMMARY:**

Discuss and consider a request by John Arnold of the Skorburg Co. on behalf of Gideon Grove Addition 2, LTD for the approval of a final plat for the Gideon Grove Subdivision consisting of 71 single-family residential lots on a 29.182-acre tract of land identified as a portion of Tract 1-01 of the S. R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 77 (PD-77), situated within the 205 By-Pass Corridor Overlay (205 BY-OV) District, located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard, and take any action necessary.

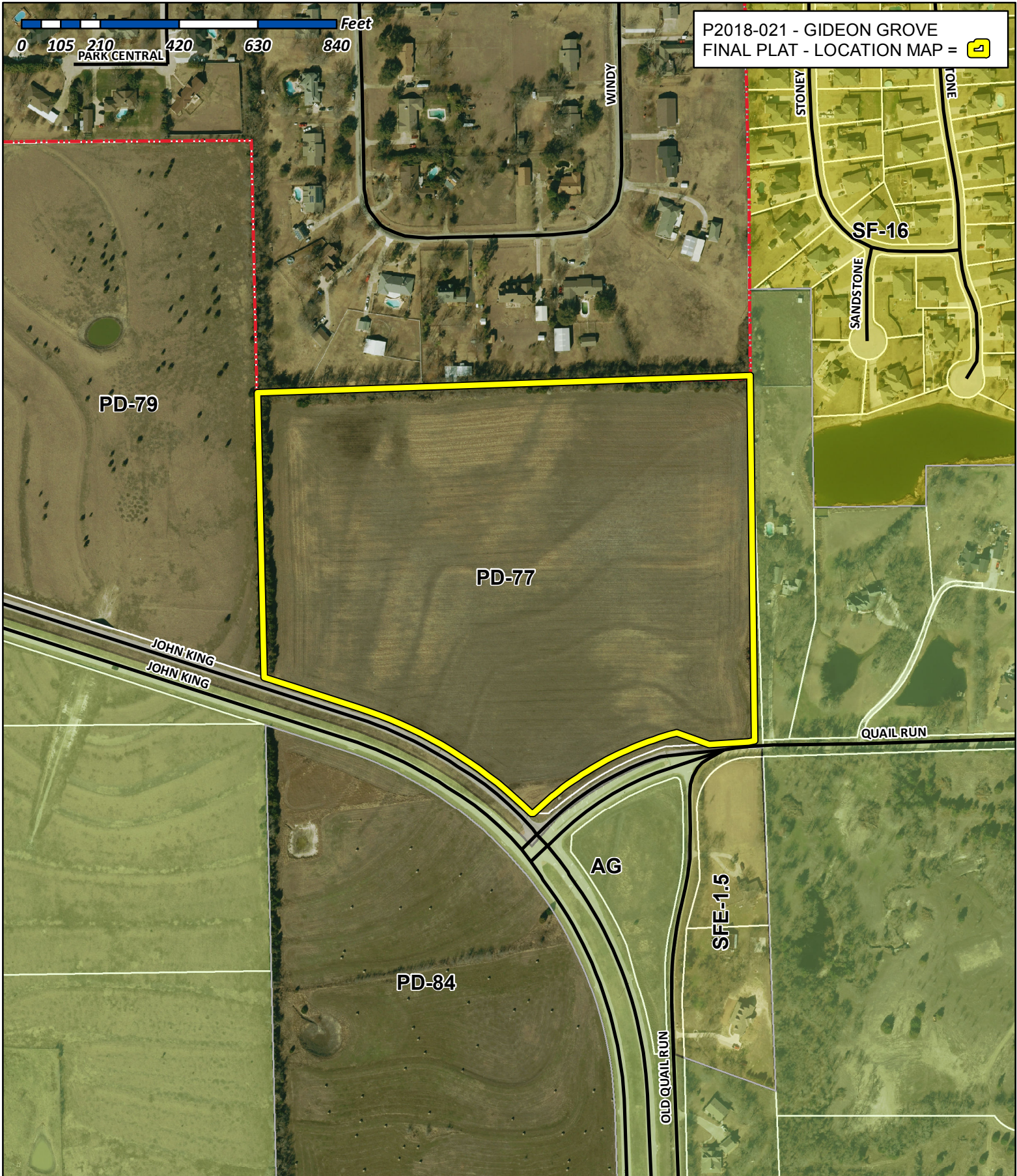
**PLAT INFORMATION:**

- The applicant is requesting approval of a final plat for 71 single-family residential lots on a 29.182-acre tract of land for the purpose of constructing a single phase residential subdivision [*i.e. Gideon Grove North Addition*]. The development will consist of three (3) lot types consisting of 10,000 SF lots [*i.e. 80-ft x 125-ft*], 12,000 SF lots [*i.e. 80-ft x 150-ft*], and 15,000 SF lots [*100-ft x 150-ft*]. The *subject property* is zoned Planned Development District 77 (PD-77), and is located at the northeast corner of the intersection of E. Quail Run Road and John King Boulevard.
- The proposed final plat conforms to the approved Preliminary Plat [*i.e. P2017-032*], which was approved on July 17, 2017.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat, conforming to the requirements for final plats as stated in the *Subdivision Ordinance* in the *Municipal Code of Ordinances*, is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- On July 3, 2018, the Parks Board reviewed proposed *final plat* and assessed pro-rata equipment fees and cash in lieu of land fees as required for District No. 6 and made the following recommendations:
  - 1) The developer shall pay pro-rata equipment fees in the amount of \$36,139.00 [*71 Lots @ \$509.00 Per Lot*] to be paid at final plat, and.
  - 2) The developer shall pay cash-in-lieu of land fees in the amount of \$29,384.00 [*71 Lots @ \$414.00 Per Lot*] to be paid at final plat.
  - 3) Construct a ten (10) foot trail along John King Boulevard.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Recommendation* section below.
- With the exception of the items listed in the *Recommendation* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

**RECOMMENDATIONS:**

If the Planning and Zoning Commission and City Council choose to approve the final plat for the *Gideon Grove Subdivision*, staff would recommend the following conditions:

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- 2) The *final plat* shall conform to the recommendations made by the Parks Board; and,
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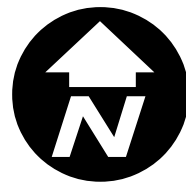
P2018-021 - GIDEON GROVE  
 FINAL PLAT - LOCATION MAP = [icon]

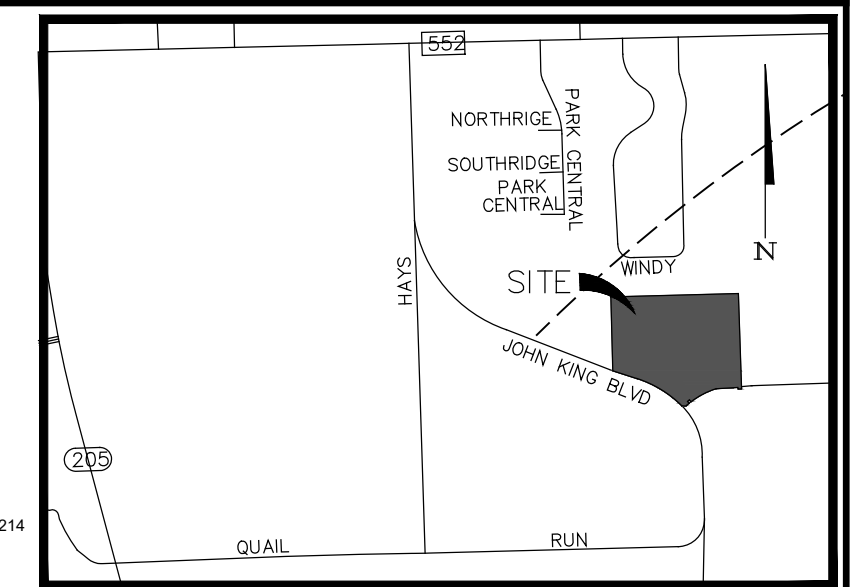


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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VICINITY MAP  
ROCKWALL, TEXAS  
NOT TO SCALE

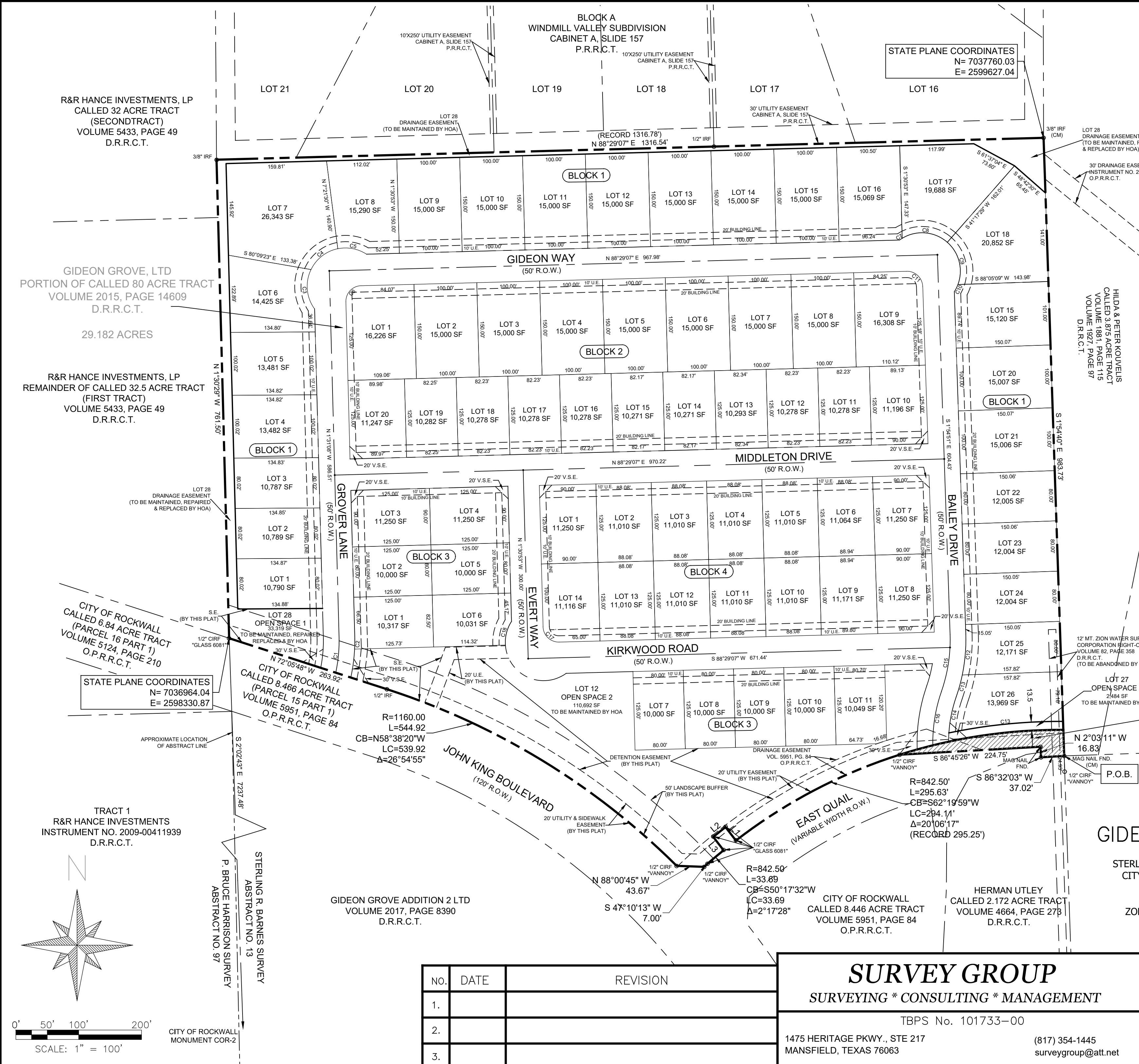
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- General Notes:
- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute 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.
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  - 4) C.M. = Controlling Monument
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  - 8) D.R.R.C.T. - Deed Records, Rockwall County, Texas
  - 9) P.R.R.C.T. - Plat Records, Rockwall County, Texas

FLOOD CERTIFICATE

As determined by the Flood Insurance Rate Maps Dallas County, Texas, the subject property Does Not lie within a Special Flood Hazard Area (100 Year Flood), Map date July 7, 2014 Community Panel No. 48113C 0255K subject lot is located in Zone X.

If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



HILDA & PETER KOVCEK  
CALLED 3.876 ACRE TRACT  
VOLUME 1881, PAGE 115  
VOLUME 1927, PAGE 97  
D.R.R.C.T.

12' MT. ZION WATER SUPPLY  
CORPORATION RIGHT-OF-WAY EASEMENT  
VOLUME 82, PAGE 358  
D.R.R.C.T.  
(TO BE ABANDONED BY THIS PLAT)

EAST QUAIL RIGHT-OF-WAY  
DEDICATION  
5676 SF

LONNIE L. GIDEON  
CALLED 30 ACRE TRACT  
VOLUME 307, PAGE 259  
D.R.R.C.T.

FINAL PLAT  
GIDEON GROVE - NORTH

29.182 ACRES OUT OF THE  
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
71 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS  
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)

PREPARATION DATE: JUNE, 2018

SHEET: 1 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

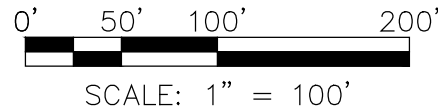
**SURVEY GROUP**  
SURVEYING \* CONSULTING \* MANAGEMENT

TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.:	17-141
DATE:	June 14, 2018
SCALE:	1" = 100'
DRAWN BY:	RP



CITY OF ROCKWALL  
MONUMENT COR-2

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Gideon Grove, LTD is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Gideon Grove, LTD, by deed as recorded in Volume 2015, Page 14609, Deed Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, of the said deed Records, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract) as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pas the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract) as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod found at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed 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-NORTH**, 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 (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a 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:

- 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 any 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

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.

\_\_\_\_\_  
**GIDEON GROVE, LTD**  
**OWNER**

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Notary Public in and for the State of Texas**

\_\_\_\_\_  
**My Commission Expires**

**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
WILLIAM P. PRICE  
STATE OF TEXAS  
R.P.L.S. NO. 3047

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **WILLIAM P. PRICE** 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 \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Notary Public in and for the State of Texas**

\_\_\_\_\_  
**My Commission Expires**

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

\_\_\_\_\_  
**Planning & Zoning Commission, Chairman**      **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 \_\_\_\_\_, **2018**.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Mayor, City of Rockwall**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**City Engineer**

FINAL PLAT  
**GIDEON GROVE — NORTH**

29.182 ACRES OUT OF THE  
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
71 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS  
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)

PREPARATION DATE: JUNE, 2018

SHEET: 2 OF 2

NO.	DATE	REVISION
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2.		
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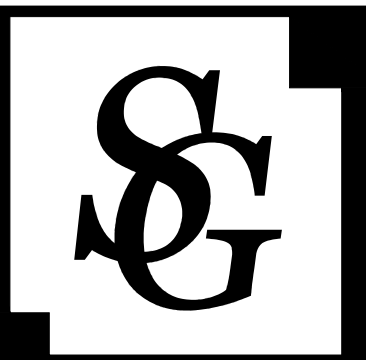
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TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.:	17-141
DATE:	June 14, 2018
SCALE:	1" = 100'
DRAWN BY:	RP



# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 07/16/2018

**APPLICANT:** John Arnold of *Skorburg Co.*

**AGENDA ITEM:** **P2018-021**; *Final Plat: Gideon Grove Addition*

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## **SUMMARY:**

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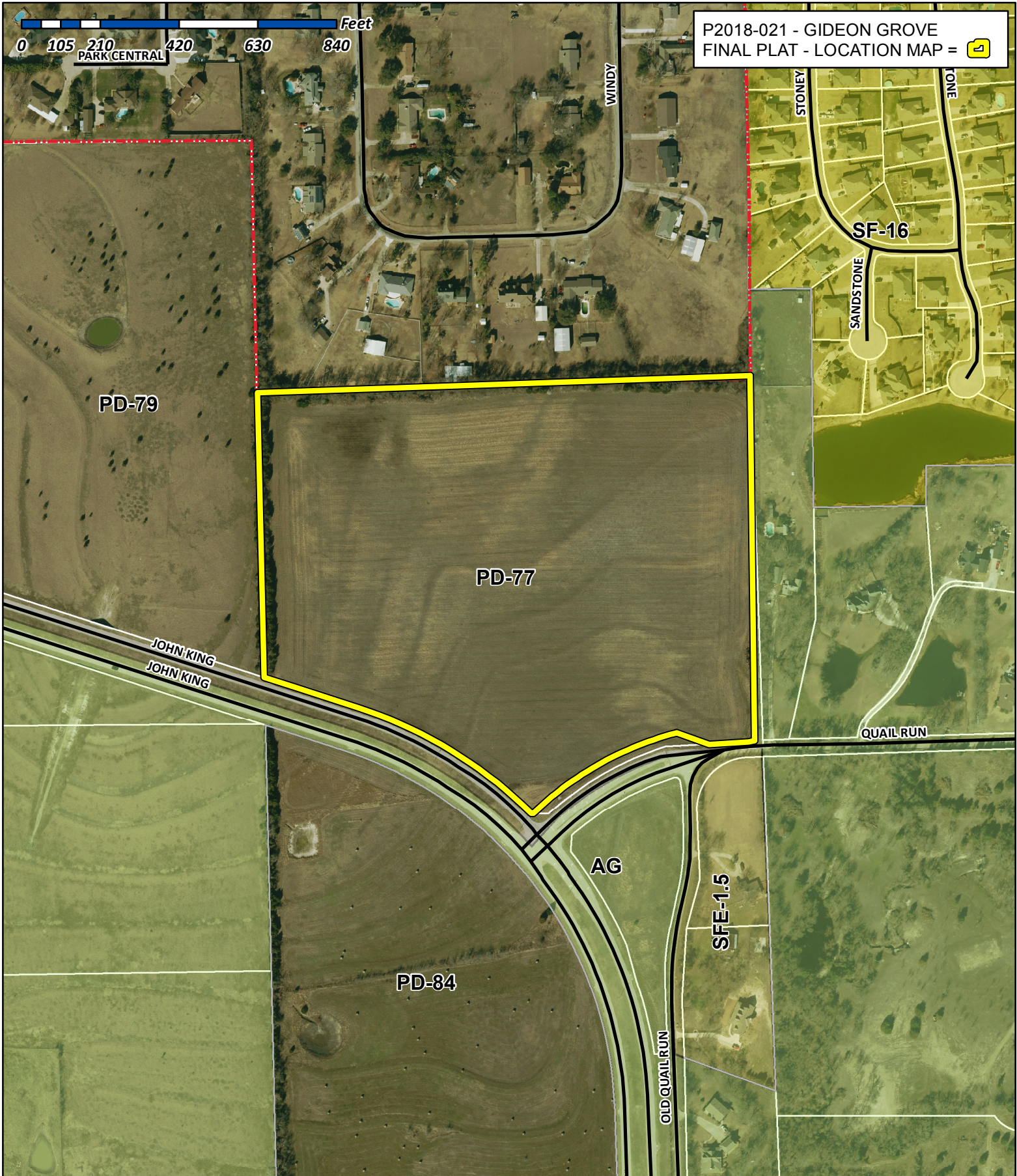
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**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On July 10, 2018, the Planning and Zoning Commission's motion to recommend approval of the final plat with staff conditions passed by a vote of 5 to 0 with Commissioners Moeller and Fishman absent.

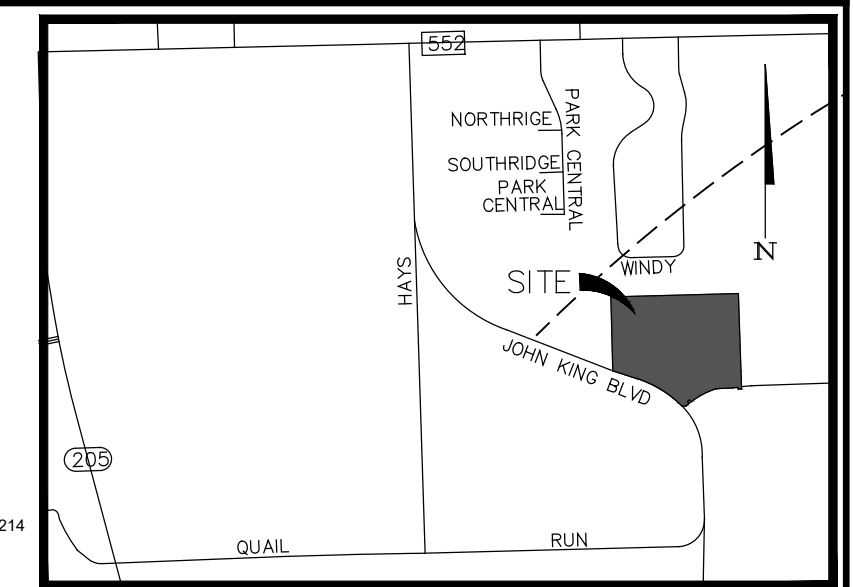


# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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ROCKWALL, TEXAS  
NOT TO SCALE

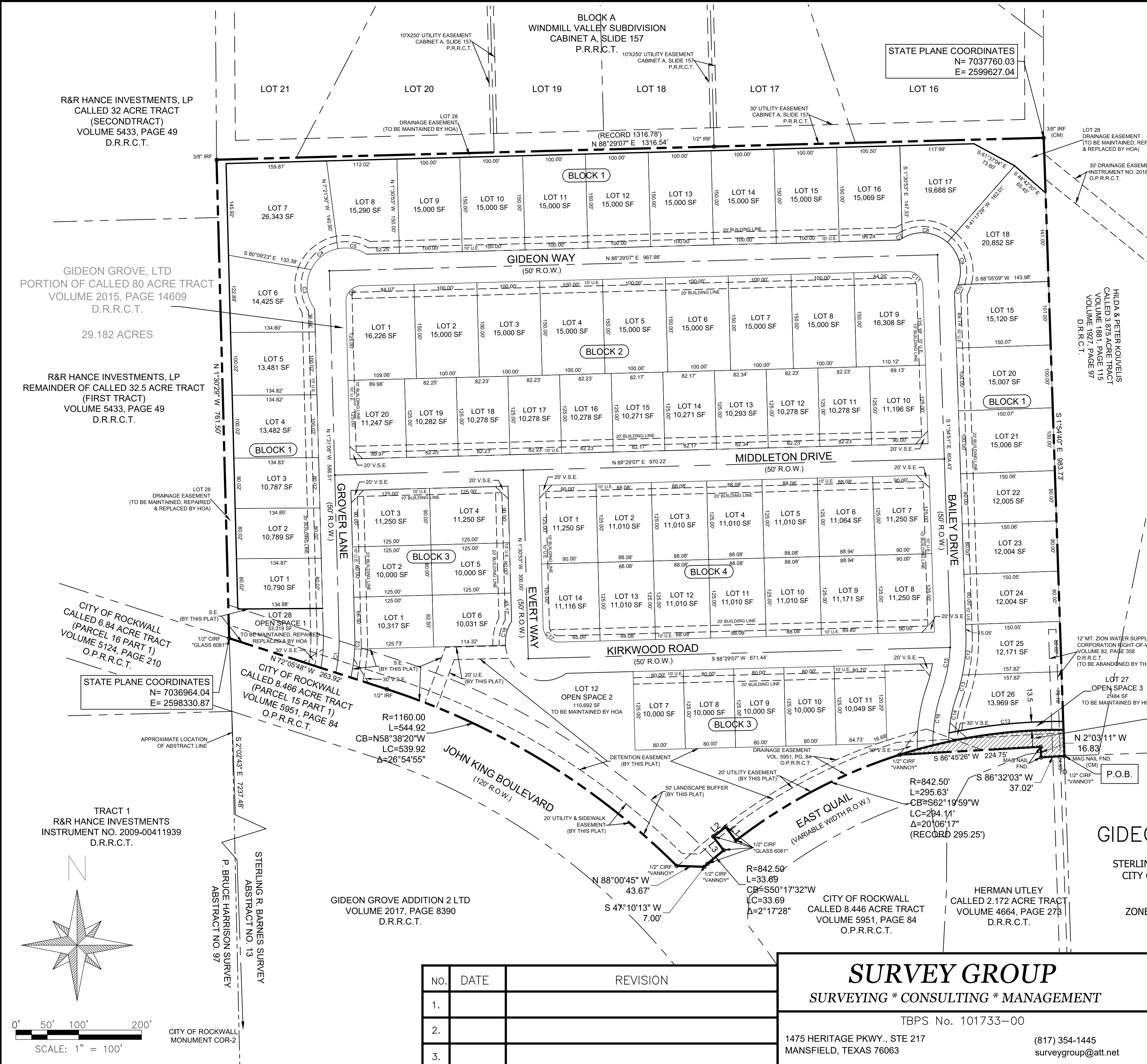
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If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.



HILDA & PETER KOVCEK  
CALLED 3.876 ACRE TRACT  
VOLUME 1881, PAGE 115  
VOLUME 1927, PAGE 97  
D.R.R.C.T.

12' MT. ZION WATER SUPPLY  
CORPORATION RIGHT-OF-WAY EASEMENT  
VOLUME 82, PAGE 358  
D.R.R.C.T.  
(TO BE ABANDONED BY THIS PLAT)

EAST QUAIL RIGHT-OF-WAY  
DEDICATION  
5676 SF

LONNIE L. GIDEON  
CALLED 30 ACRE TRACT  
VOLUME 307, PAGE 259  
D.R.R.C.T.

FINAL PLAT  
GIDEON GROVE - NORTH

29.182 ACRES OUT OF THE  
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
71 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS  
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)

PREPARATION DATE: JUNE, 2018

SHEET: 1 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

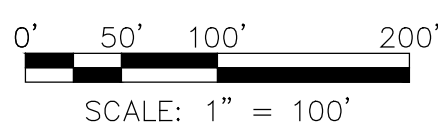
**SURVEY GROUP**  
SURVEYING \* CONSULTING \* MANAGEMENT

TBPS No. 101733-00

1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.:	17-141
DATE:	June 14, 2018
SCALE:	1" = 100'
DRAWN BY:	RP



CITY OF ROCKWALL  
MONUMENT COR-2

**OWNERS CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Gideon Grove, LTD is the owner of a 29.182 acre tract of land located in the Sterling R. Barnes Survey, Abstract No. 13, City of Rockwall, Rockwall County, Texas, being a portion of that certain 80 acres tract of land conveyed to Gideon Grove, LTD, by deed as recorded in Volume 2015, Page 14609, Deed Records, Rockwall County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a mag. nail found at the southeast corner of the herein described tract, for the southwest corner of a called 3.875 acre tract of land as described in a deed to Hilda and Peter Kouvelis as recorded in Volume 1881, Page 115 and Volume 1927, Page 97, of the said deed Records, being the northwest corner of a called 30 acre tract of land as described in a deed to Lonnie L. Gideon as recorded in Volume 307, Page 259 of the said deed records, and the northeast corner of a called 2.172 acre tract of land as described in a deed to Herman Utley as recorded in Volume 4664, Page 273 of the said deed records;

THENCE South 86 deg. 32 min. 26 sec. West, along the common line of this tract and the said Utley tract, a distance of 37.02 feet to a mag. nail found in the north right-of-way line of East Quail (Variable Width R.O.W.);

THENCE along the said East Quail right-of-way the following courses and distances:

North 02 deg. 03 min. 11 sec. West a distance of 16.83 feet to a mag. nail found for corner;

South 86 deg. 45 min. 26 sec. West a distance of 224.75 feet to a capped 1/2 inch iron rod stamped "VANNOY" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 62 deg. 19 min. 59 sec. West and a chord length of 294.11 feet;

Along said curve to the left a distance of 295.63 (Record 295.25 feet), to a capped 1/2 inch iron rod stamped "GLASS 6081";

North 37 deg. 36 min. 01 sec. West a distance of 27.00 feet to a capped 1/2 inch iron rod stamped "GLASS 60810";

South 51 deg. 34 min. 33 sec. West a distance of 25.00 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 37 deg. 43 min. 04 sec. East a distance of 27.01 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found in the beginning of a curve to the left having a radius of 842.50 feet and a chord bearing South 50 deg. 17 min. 32 sec. West and a chord length of 33.69 feet;

Along said curve to the left a distance of 33.69 feet to a capped 1/2 inch iron rod stamped "GLASS 6081";

South 47 deg. 10 min. 13 sec. West a distance of 7.00 feet to a capped 1/2 inch iron rod stamped "VANNOY";

THENCE North 88 deg. 00 min. 45 sec. West a distance of 43.67 feet to a capped 1/2 inch iron rod found in the northeasterly right-of-way line of John King Boulevard (120 foot R.O.W.), being in the beginning of a curve to the left having a radius of 1160.00 feet and a chord bearing North 58 deg. 38 min. 20 sec. West and a chord length of 539.92 feet;

THENCE along said curve to the left and the John King Boulevard right-of-way, a distance of 544.92 feet to a 1/2 inch iron rod found;

THENCE North 72 deg. 05 min. 48 sec. West along the common line of this tract and the said John King right-of-way, a distance of 263.92 feet to a capped 1/2 inch iron rod stamped "GLASS 6081" found at the southeast corner of the remainder of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (First Tract) as recorded in Volume 5433, Page 49 of the said deed records;

THENCE North 01 deg. 30 min. 29 sec. West, along the common line of this tract and the said R&R Hance tract, pas the common east line of a called 32.5 acre tract of land as described in a deed to R&R Hance Investments, LP (Second Tract) as recorded in Volume 5433, Page 49 of the said deed records, a distance of 761.50 feet to a 3/8 inch iron rod found at the southwest corner of Lot 21, Block A, Windmill Valley Subdivision as recorded in Cabinet A, Slide 157, Plat Records, Rockwall County, Texas;

THENCE North 88 deg. 29 min. 07 sec. East along the south line of Lots 21-16, Block A of said subdivision, a distance of 1316.54 feet (Record 1316.78 feet), to a 3/8 inch iron rod found in the west line of the said Kouvelis tract;

THENCE South 01 deg. 54 min. 40 sec. East along the common line of this tract and the said Kouvelis tract, a distance of 983.73 feet to the POINT OF BEGINNING and containing 29.182 acres of computed 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-NORTH**, 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 (we) further certify that all other parties who have a mortgage or lien interest in the **GIDEON GROVE-NORTH** a 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:

- 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 any 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.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems in the detention and drainage easements.
- No fencing shall be placed within or across any drainage easement.

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.

\_\_\_\_\_  
**GIDEON GROVE, LTD**  
**OWNER**

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Notary Public in and for the State of Texas**

\_\_\_\_\_  
**My Commission Expires**

**SURVEYORS CERTIFICATE**

I, HEREBY CERTIFY, THAT I PREPARED THIS SURVEY PLAT SHOWN HEREON FROM AN ACTUAL SURVEY ON THE GROUND BY ME AND THAT ALL CORNERS ARE MARKED, AND THAT ALL DIMENSIONS SHOWN THEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND FURTHERMORE THERE ARE NO ENCROACHMENTS, PROTRUSIONS, IMPROVEMENTS, EASEMENTS, RIGHT-OF- WAY, OR 100 YEAR FLOOD PLAIN AFFECTING THE PROPERTY EXCEPT AS SHOWN THEREON.

WITNESS UNDER MY HAND THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

\_\_\_\_\_  
WILLIAM P. PRICE  
STATE OF TEXAS  
R.P.L.S. NO. 3047

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared **WILLIAM P. PRICE** 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 \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Notary Public in and for the State of Texas**

\_\_\_\_\_  
**My Commission Expires**

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	53.30	245.18	12.46	N5° 43' 19"E	53.19
C2	16.01	319.96	2.87	N1° 05' 22"E	16.01
C3	65.96	61.00	61.96	N5° 09' 11"W	62.80
C4	55.87	61.00	52.48	N52° 04' 02"E	53.94
C5	47.69	61.00	44.79	N79° 17' 47"W	46.48
C6	39.27	25.00	90.00	N43° 29' 00"E	35.36
C7	5.03	61.00	4.72	S56° 23' 40"W	5.03
C8	77.22	61.00	72.53	N84° 58' 39"W	72.17
C9	73.68	61.00	69.20	N14° 06' 34"W	69.28
C10	12.82	61.00	12.05	N26° 30' 57"E	12.80
C11	39.10	25.00	89.60	S46° 42' 52"E	35.23
C12	65.57	275.00	13.66	N4° 54' 59"E	65.41
C13	35.49	275.00	7.40	N15° 26' 40"E	35.47
C14	59.34	225.00	15.11	N11° 35' 14"E	59.17
C15	91.87	250.00	21.06	N8° 36' 51"E	91.36
C16	87.50	250.00	20.05	S9° 06' 56"W	87.05
C17	39.27	25.00	90.00	N46° 31' 00"W	35.35
C18	39.51	61.00	37.11	S14° 27' 11"W	38.82

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.00'	N37°36'01"W
L2	25.00'	S51°34'33"W
L3	27.01'	S37°43'04"E

RECOMMENDED FOR FINAL APPROVAL:

\_\_\_\_\_  
**Planning & Zoning Commission, Chairman**      **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 \_\_\_\_\_, **2018**.

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, **2018**.

\_\_\_\_\_  
**Mayor, City of Rockwall**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**City Engineer**

FINAL PLAT  
**GIDEON GROVE — NORTH**

29.182 ACRES OUT OF THE  
STERLING R. BARNES SURVEY, ABSTRACT NUMBER 13  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
71 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS  
ZONED PLANNED DEVELOPMENT NO. 77 (PD-77)

PREPARATION DATE: JUNE, 2018

SHEET: 2 OF 2

NO.	DATE	REVISION
1.		
2.		
3.		

**SURVEY GROUP**  
**SURVEYING \* CONSULTING \* MANAGEMENT**

TBPS No. 101733-00  
1475 HERITAGE PKWY., STE 217  
MANSFIELD, TEXAS 76063

(817) 354-1445  
surveygroup@att.net

JOB NO.:	17-141
DATE:	June 14, 2018
SCALE:	1" = 100'
DRAWN BY:	RP





July 17, 2018

**ATTN: JOHN ARNOLD**  
JOHN ARNOLD  
8214 WESTCHESTER DRIVE, SUITE 710  
Dallas, TX 75225

**RE: FINAL PLAT (P2018-021), Gideon Grove**

Dear Applicant:

This letter serves to notify you that the above referenced platting case that you submitted before the City of Rockwall was approved by City Council on 07/16/2018. The following is a record of all recommendations, voting records and conditions of approval:

*RECOMMENDATIONS:*

*If the Planning and Zoning Commission and City Council choose to approve the final plat for the Gideon Grove Subdivision, staff would recommend the following conditions:*

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;*
- 2) The final plat shall conform to the recommendations made by the Parks Board; and,*
- 3) Any construction resulting from the approval of this final plat shall conform to the requirements set forth by the Unified Development Code, the International Building Code, 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.*

*CITY COUNCIL:*

*On July 16, 2018, the City Council's motion to approve the final plat with staff conditions passed by a vote of 7 to 0.*

Prior to submitting the required materials for filing please send/submit to staff a bonded or PDF copy of the plat to ensure that all staff's comments have been addressed. Once staff has verified all comments have been addressed, please submit a minimum of two (2) sets of mylars, one (1) tax certificate for each property being platted, and a check made out to the Rockwall County Clerk's Office for the required filing fees.

See the following example for calculation of fees: Mylars = \$50 per page (Ex.2 page plat= \$100) Tax Certificates= \$30.00 for the 1st certificate and \$4.00 for each additional certificate. (2 properties= \$30+ \$4= \$34. Total filing fees for a 2 page plat with tax certificates =\$134.00

Please note that all replats or final plats must be filed with Rockwall County within 180 days of the approval date. *If the 180-day deadline is missed, the plat shall be deemed expired and must be resubmitted for approval.*



For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

**David Gonzales, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX